

SEPTEMBER 11, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 11, 2018 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Pat Howard called the meeting to order and asked Secretary Culligan to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Bailey. Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: Asst. Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the August 28, 2018 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Member Ivy and seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Taylor, and Member Culligan. Abstain: Member Gill and Member Sims. Nays: None. Motion thus passed.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Public Hearing and Approval of Annexation of 1.99+/- acres at 3899 US Highway 80 West – M.D. Evans (James Robert Vance, Executor of the Estate of Miriam D. Evans), owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer/Public Works Director

Date: September 6, 2018

RE: Annexation and Pre-Zone – 1.99+/- acres at 3899 US Highway 80 West, James R. Vance Applicant.

The above referenced petition has been reviewed by the Building, Utilities, Fire and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for Annexation and Pre-Zone to C-4 Zoning.

Jon Rasmussen with Gonzalez-Strength & Associates, Inc., a representative for the purchaser, Jack's Family Restaurant came forward and answered questions from the members. At this time Chairman Howard opened the Public Hearing. Donna Kirby of 5 Florida Drive came forward. Ms. Kirby wanted to know if there would be any exits onto Florida Drive. Mr. Rasmussen stated there would not be any exits onto Florida Drive. All exits would be onto Highway 80W. Her other concern was if there were going to be any type of barrier or privacy fence and what about the dumpsters. Mr. Rasmussen stated that he didn't think the owners would have a problem with putting up some type of privacy fence / barrier. He also stated that there would be a great deal of green space / landscaping between the rear of the parking lot to Florida Drive. Next coming forward was Mr. Calvin Shirah of 6 Tennessee Drive. Mr. Shirah lives on the side of the property and his concerns were the pedestrian traffic. Mr. Rasmussen stated that there were no plans for sidewalks for easy access from the side or rear of the property. Again, there would be a great deal of landscaping on the property and would be hard for people to pass through other than the front entrance from Highway 80W. Also Mr. Shirah wanted to know about the water drainage. Mr. Rasmussen explained the plans to him and he was satisfied and welcomed Jack's Family Restaurant to the area. With no one else coming forward Chairman Howard closed the public hearing and asked if there was a motion to approve or deny. A motion to approve was made by Vice Chairman Davis and seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed

The seventh item on the agenda was the Approval of Final Plat for Dove Ridge Subdivision located at 376 Lee Road 312 - Herbert M. Williams, owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer/Public Works Director

Date: September 6, 2018

RE: Final Plat for Dove Ridge Subdivision

The above referenced final plat has been reviewed by the Building, Utilities, Fire and Engineering Departments and meets the minimum requirements of the Subdivision Regulations with the exception of the approved waiver. A waiver was approved on June 26, 2018 by the Planning Commission to allow more than 10% of the lots to be flag lots.

At this time Chairman Howard asked for a motion to approve or deny. A motion to approve was made by Member Ivy and seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Abstain: Member Bailey. Nays: None. Motion thus passed.

The eighth item on the agenda was Old Business. None.

The ninth item on the agenda was New Business. None.

The tenth item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Taylor and seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on Tuesday, September 25, 2018.

Chairman - Pat Howard

Secretary - Shaun Culligan