

## FEBRUARY 26, 2019

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 26, 2019 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, 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, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; Councilmember Bailey. Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, Utilities Director Stephen Smith, City Attorney Jim McKoon, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the February 12, 2019 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, seconded by Member Lindsey. 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 Sims, and Member Taylor. Nays: None. Abstain: Member Culligan. Motion 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 Acceptance of Rezone 6.1+/- acres locate at 3000 4<sup>th</sup> Avenue, 2904 4<sup>th</sup> Avenue, and 29<sup>th</sup> Street, River Trace, LLC (Michael Bowden) and Joseph Barker, owners. City Engineer Angel Moore 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, P.E., City Engineer/Public Works Director*

*Date: February 21, 2019*

*RE: Rezone – 6.1+/- Acres at 3000 4<sup>th</sup> Avenue, 2904 4<sup>th</sup> Avenue and 29<sup>th</sup> Street, River Trace, LLC (Michael Bowden) and Joseph Barker, owners.*

*The above referenced rezone has been reviewed by the Building, Fire, Engineering, and Utilities Departments and meets the minimum requirements of the Zoning Ordinance for an R-2, Medium Density Residential District for Acceptance. The Comprehensive Plan states that mature neighborhoods are valuable resources that should be protected, enhanced and revitalized and that new neighborhood development will complement the overall community development and improvement. The policies and guidelines of the*

*Comprehensive Plan encourage residential in-fill development within the existing neighborhoods with housing of similar style and size.*

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

The seventh item on the agenda was the Public Hearing and Approval of 1307 Broad Street, J&S Properties (Derek Griggs), owner. City Engineer Angel Moore 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, P.E., City Engineer/Public Works Director*

*Date: February 21, 2019*

*RE: Conditional Use – 1307 Broad Street – J&S Properties (Derek Griggs), owner*

*The above petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Phenix City Zoning Ordinance allows a barber shop as a Conditional Use in a C-1 zone.*

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Vice Chairman Davis, seconded by Member Sims. 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 Sims, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

The eighth item on the agenda was the Public Hearing and Approval of 507 Dillingham Street, Mike Bowden, owner. City Engineer Angel Moore 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, P.E., City Engineer/Public Works Director*

*Date: February 21, 2019*

*RE: Conditional Use – 507 Dillingham Street – Mike Bowden, owner*

*The above petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Phenix City Zoning Ordinance allows a retail store as a Conditional Use in a C-1 zone.*

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Sims, seconded by Member Ivy. 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 Sims, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

The ninth item on the agenda was the Acceptance of Annexation of 58.87+/- acres at 44 Landfill Road, City of Phenix City, owner. City Engineer Angel Moore 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, P.E., City Engineer/Public Works Director

Date: February 21, 2019

RE: Annexation and Pre-zone – 58.87+/- acres at 44 Landfill Road, City of Phenix City, owner.

The above 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 M-2 Zoning.

Chairman Howard asked if there was a motion to accept. A motion to accept was made by Vice Chairman Davis, seconded by Member Sims. 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 Sims, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

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

The eleventh item on the agenda was New Business. Recording Secretary Davis stated that recertification was coming up and presented three (3) topics to the members to choose from or they could give suggestions on other topics. The class will be scheduled for some time in October 2019; it would be a four (4) hour class one afternoon during the week. An email will be sent out with a listing of those who are up for recertification and for the members to please email her with their suggestions for class.

The twelfth 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 Ivy, seconded by Member Sims. 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 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, March 12, 2019.

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Chairman - Pat Howard

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Vice Chairman – Jimmy Davis