

March 10, 2020

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 10, 2020 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Howard called the meeting to order and asked Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member McKissic, Member Sims, and Member Taylor. Member Lindsey was not present.

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

Chairman Howard asked Recording Secretary Davis to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Assist. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director Stephen Smith, Utilities Engineer John Spraggins, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the February 25, 2020 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 Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member McKissic, and Member Taylor. Abstain: Vice Chairman Davis and Member Sims. 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 Approval of Administrative Replat of 4.31+/- acres located at 660 Lee Road 314, Roy & Kathryn W. Culpepper, owners. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: March 6, 2020

RE: Administrative Re-Plat – 4.31+/- acres located at 660 Lee Road 314

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.

At this time Chairman Howard asked for 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 McKissic, Member Sims, and Member Taylor. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Approval of Administrative Replat of 182.17+/- acres west of the intersection of Lee Road 312 & Lee Road 860, Broad River Group, LLC., owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: March 6, 2020

RE: Administrative Re-Plat – 182.17+/- acres located West of the intersection of Lee Road 312 & Lee Road 860

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.

At this time Chairman Howard asked for a motion to approve or deny. A motion to approve was made by Vice Chairman Davis, 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 McKissic, Member Sims, and Member Taylor. Abstain: None. Motion thus passed.

The eighth item on the agenda was a Waiver Request for property located on Summerville Road (Lee Road 248), Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, T. Bruce Wade, III and Jason S. Dyer, owners. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read waiver request and the department memo.

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: March 6, 2020

RE: Waiver Request – 23.53+/- acres located at 4407, 4409 and 4411 Lee Road 248

The submitted Waiver request for 4407, 4409 and 4411 Lee Road 248 does not meet the requirements of Article VI, Section 5B of the Subdivision Regulations which states that all lots should about a dedicated public street with a minimum frontage of twenty-five (25) feet.

At this time Chairman Howard asked for a motion to approve or deny the waiver request. A motion to approve and to attach the waiver to the written minutes 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 McKissic, Member Sims, and Member Taylor. Abstain: Member Bailey. Motion thus passed.

The ninth item on the agenda was the Approval of Administrative Replat of 23.53+/- acres located at 4407, 4409 and 4411 Summerville Road (Lee Road 248), Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, T. Bruce Wade, III and Jason S. Dyer, owners. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: March 6, 2020

RE: Administrative Re-plat – 23.53+/- acres located at 4407, 4409 and 4411 Lee Road 248

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the requirements of the Subdivision Regulations, however, a waiver request has been submitted by the owners.

At this time Chairman Howard asked for a motion to approve or deny. A motion to approve 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 McKissic, Member Sims, and Member Taylor. Abstain: Member Bailey. Motion thus passed.

The tenth item on the agenda was the Acceptance of Administrative Replat of Summerville Highlands 25.00+/- acres located on Lee Road 248 (Summerville Road), North of Lee Road 314, Summerville Highlands (Mark Anderson) owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: March 6, 2020

RE: Preliminary Plat for Summerville Highlands Subdivision

The above referenced amended preliminary plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the requirements of the Subdivision Regulations for acceptance.

At this time Chairman Howard asked for 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: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member McKissic, Member Sims, and Member Taylor. Abstain: None. Motion thus passed.

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

The twelfth item on the agenda was New Business. None

The thirteenth 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 Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member McKissic, Member Sims, and Member Taylor. 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 24, 2020.

Member – Donald Ivy

Member – Tony Taylor