



**THE CITY OF PHOENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 26, 2019
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Approval of Agenda
- 3) Acknowledge City Council and City Personnel Present
- 4) Approval of the March 12, 2019 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Continued Public Hearing and Approval of Rezone – 6.1+/- acres located at 3000 4th Avenue, 2904 4th Avenue, and 29th Street – River Trace, LLC (Michael Bowden) and Joseph Barker, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

March 12, 2019

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 12, 2019 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 Secretary Culligan to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member Taylor. Member Sims and Member Culligan were not present.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, 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.

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 Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director Stephen Smith, City Attorney Jimmy Graham, and Engineering Administrative Assistant Kaleigh Wells.

The fourth item on the agenda was the approval of the February 26, 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 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 Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: 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 Rezone 6.1+/- acres located at 3000 4th Avenue, 2904 4th Avenue, and 29th Street, River Trace, LLC (Michael Bowden) and Joseph Barker, owners. City Attorney Jimmy Graham came forward and stated that per "Article 11, Section 2 of the Zoning Ordinance, All persons desiring to rezone real estate which is subject to the Zoning Ordinance of Phenix City, Alabama, shall make application to the Planning Commission, and shall at the time of making said application, certify to the Planning Commission that a sign has been posted on the property by the applicant, at the time of application, notifying interested persons that a rezoning application has been filed." The application was filed on January 23, 2019 and accepted by the Planning Commission on February 26, 2019. The signs were not posted until March 7, 2019, per the Building Official Gil Griffith. It is the recommendation of the City Attorney to table the Public Hearing until the next Planning Commission meeting on Tuesday, March 26, 2019 to let the property satisfy the notice requirements.

A motion to table until March 26, 2019 meeting 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. Member Bailey. Motion thus passed.

The seventh item on the agenda was the Public Hearing and Approval of 44 Landfill Road, City of Phenix City, applicant. City Engineering 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, City Engineer

Date: March 8, 2019

RE: Annexation and Pre-Zone – 58+/- Acres at 44 Landfill Road, City of Phenix City, 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 M-2 Zoning.

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. Nays: None. Abstain: 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 Ivy, 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, 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, April 9, 2019.

Chairman - Pat Howard

Vice Chairman – Jimmy Davis

DR. R. GRIFF GORDY
Councilmember At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Mayor Pro Tem / District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 6

Type of Plat: Rezone

Applicant: River Trace LLC (Michael Bowden) and Joseph Barker

Surveyor of Record: Nathan McBride

Site Location: 3000 4th Avenue, 2904 4th Avenue, 29th Street

Acreage: 6.1

Current Zoning Classification: R-1, Low Density Residential

Proposed Zoning Classification: R-2, Medium Density Residential

Current Use of Property: Residential/Vacant

Proposed Use of Property: Development

Rezone Map: Attached

City Services: Storm, Streets, Utilities, Fire & Police Jurisdiction

Additional Information: 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.

Engineer and or Owner Comments: None at this time

Goal: A City where the economy is the lifeblood of our community; and where:

- The Downtown Core of Phenix City is a small-business friendly environment and a citywide activity center that includes opportunities related to the Troy Riverfront Campus, riverfront attractions such as the urban whitewater rafting course and other downtown specialty services.
- A signature urban boulevard, Broad Street, provides expanded opportunities for mixed-use businesses near the downtown core.
- There are new retail opportunities along the US Highway-431 Corridor south from growth in the city.
- Redevelopment of existing structures and infrastructure is an important step to revitalization.
- Special mixed-use corridors, centers and districts provide new investment opportunities for business and residential development.

Goal: A City in which our neighborhoods are a source of community pride, and where:

- Mature neighborhoods are valuable resources that should be protected, enhanced and revitalized.
- New neighborhood development will complement overall community development and improvement.

Goal: A City which provides for excellence community facilities, amenities and cost effective infrastructure, where:

- Schools, parks and community facilities are available to everyone and continuously improved.
- Infrastructure is provided on a cost effective and sustainable basis in support of overall community development.

Goal: A City where the environment is protected and preserved for all, and where:

- The Chattahoochee River is a valuable resource that is accessible and enjoyable by all citizens.
- Recognize the need to guide the development in the city, particularly the sensitive areas, in a manner appropriate for the community at large.
- Existing parks are enhanced and better connected to neighborhoods, for example the new park on 5th Street South.
- A citywide greenway system along Mill and Holland Creek links adjacent neighborhoods to each other and to the Downtown Core.

Suburban Residential Neighborhoods are districts that have been developed over the past twenty-to-thirty years in the form of suburban subdivisions and neighborhoods. These developments are typically more separated with undeveloped areas between them and have an internal street network. Within this district, housing is constructed on larger lots and typically the further away from downtown the neighborhood is located the larger the lot becomes.

The third kind of district land use pattern in the *Phenix City Comprehensive Community Master Plan* is the **Special Use or Industrial Development District**. These districts should be planned as more single purpose land uses and include major industrial sites, large recreational districts, or other special large scale developments. These districts might even include large planned redevelopments. Much of this land use is concentrated in two areas of the City, the first is along Brickyard Road with various existing industry and available land and buildings for new industry; the other location is the Phenix City Industrial Park along US Highway-431 southwest of downtown. Each of these two districts has distinctive features as industrial areas. The industrial district along Brickyard Yard has large parcel development potential as well as good access to the State Docks and water from the Chattahoochee River. The Phenix City Industrial Park is situated along a major arterial within the community that provides good access to the larger transportation network of the region. This district could also provide unique development opportunities based on geographic conditions or other site related issues. Locations along the Chattahoochee River could be potentially developed for recreational use or there could be large scale development of other uses such as business complexes or large office facilities.

District Policies and Guidelines

The following are general policies and guidelines for development of these districts in the *Phenix City Comprehensive Plan*.

Preserve and revitalize traditional and core area neighborhoods

- Encourage residential in-fill development within the existing neighborhoods with housing of similar style and size.
- Improve pedestrian connections within neighborhoods by in-filling missing sidewalk connections and repairing sidewalks where needed.
- Encourage the use of redevelopment and rehabilitation of the creation of community or housing development corporations to improve housing services and conditions within existing neighborhoods.

DR. R. GRIFF GORDY
Councilmember At Large

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MELONY LEE, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: March 22, 2019

RE: Rezone – 6.1 +/- Acres at 3000 4th Avenue, 2904 4th Avenue and 29th 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.