



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 13, 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 July 23, 2019 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 23.39+/- acres located at 1233 Lee Road 427 – Charles Dunn Investments, LLC. – owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Request for Approval of Wavier – US Highway 80 West – JD Real Properties, LLC – owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Administrative Replat – 3.35+/- acres located at 3946 Highway 80 West – JD Real Properties, LLC. – owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Old Business
 - Re-certification Class Topics
- 10) New Business
- 11) Adjournment

July 23, 2019

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 23, 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, Member McKissic, 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 McKissic, 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: Assistant Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Fire Chief Kris Kennedy, Utilities Director/Assistant City Manager Steve Smith, Utilities Engineer John Spraggins, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the June 25, 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 Lindsey, 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 Lindsey, and Member McKissic. Abstain: Member Sims, Member Taylor, and Member Culligan. Motion thus passed.

The fifth item on the agenda was the approval of the June 25, 2019 cancelled meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes stating a meeting was not held. 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 Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Culligan. Motion thus passed.

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

The seventh item on the agenda is the Approval of Administrative Replat of 7.92+/- acres located at 601 12th Street, 1111 Broad Street, and 709 12th Street – City of Phenix City, owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the board members. 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: July 19, 2019

RE: 7.92+/- acres located 601 12th Street, 1111 Broad Street, and 709 12th Street

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 for approval.

At this time Chairman Howard asked if there was a motion to approve or deny. 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 McKissic, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion passed.

The eighth item on the agenda was the Administrative Replat of 0.86+/- acres located at 3000 4th Avenue for Michael S. Bowden, owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the board members. 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: July 19, 2019

RE: Administrative Re-plat – 0.86+/- acres located at 3000 4th Avenue

The above referenced Administrative Replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval contingent upon the following comments from the Phenix City Utilities Department.

- The Phenix City Utilities Department recommends approval of the subdivision plat contingent upon a full access gate being installed where the fence crosses the sanitary easement or the fence being removed from said easement. The plat would not receive approval and would not be able to be recorded at the court house until once of these contingencies are met.*

At this time, Chairman Howard asked if there was a motion to approve or deny. Member Ivy made a motion to approve with the contingency that the fence be removed, 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 Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion passed.

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

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

The eleventh 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, Member McKissic, 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, August 12, 2019.

Chairman - Pat Howard

Secretary – Shaun Culligan



PHENIX CITY *Alabama*

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.us

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 Request: Administrative Replat

Applicant: Charles Dunn Investments, LLC - owner

Surveying Firm: Precision Survey, Inc.

Site Location: 1233 Lee Road 427

Acreage: 23.39 +/-

Number of Lots: 2

Current Zoning: C-3/None

Current Use of Property: Vacant/Commercial

Proposed Use of Property: Vacant/Commercial

Survey Plat: Attached

City Services: Phenix City Water

Additional Information: None

Surveyor and or Owner Comment(s): None



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MEMORANDUM

To: Planning Commission

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

Date: August 9, 2019

RE: Administrative Re-plat – 23.39 +/- acres located at 1233 Lee Road 427

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



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Staff Report No. 7

Type of Request: Waiver

Applicant: JD Real Properties, LLC. - owner

Surveying Firm: Barrett-Simpson

Site Location: 3946 US Highway 80 W

Acreage: 3.35 +/-

Number of Lots: 2

Reason for Waiver Request: Request is being asked for 25' access easement for ingress/egress to proposed Parcel #B1.2 as shown on the plat of property division.

Current Zoning: None

Current Use of Property: Vacant/Commercial

Proposed Use of Property: Commercial

Survey Plat: Attached

City Services: None

Additional Information: The Request for Waiver is attached. The request does not meet the Subdivision Regulations. See the attached memo.

Engineer and or Owner Comments: See application for waiver

REQUEST FOR WAIVER

NAME OF DEVELOPER(S): J D Real Properties, LLC

NAME OF ENGINEERING FIRM: Barrett-Simpson, Inc.

EMAIL ADDRESS OF OWNER: gildyer@yahoo.com

NAME OF SUBDIVISION: Property Division for J D Real Properties, LLC

LOCATION OF SUBDIVISION: U.S. Highway 80 W

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

Request 25' Access Easement for Ingress / Egress to Proposed Parcel #B1.2 as shown
on the attached Plat of Property Division

STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:

Proposed Parcel #B1.2 will be an extension of Existing the Rapid Tire Site- it will be Rapid Tire II

LIST ANY ATTACHMENTS TO THIS PETITION:

Plat of Property Division

PROVIDE A SHORT EXPLANATION WHY YOU BELIEVE THE WAIVER SHOULD BE APPROVED:

Proposed Parcel #B1.2 will be an extension of Existing the Rapid Tire Site- it will be Rapid Tire II


Signature of Owner

7/23/2019

Date



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MEMORANDUM

To: Planning Commission

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

Date: August 9, 2019

RE: Waiver Request – 3.35 +/- acres located at 3946 US Highway 80 W

The submitted Waiver request for 3946 US Highway 80 W does not meet the requirements of Article IV, Section 5 of the Subdivision Regulations which requires all lots to abut a dedicated public street with a minimum frontage of twenty five (25) feet.



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Staff Report No. 8

Type of Request: Administrative Replat

Applicant: JD Real Properties, LLC. - owner

Surveying Firm: Barrett Simpson, LLC.

Site Location: 3946 Highway 80 West

Acreage: 3.35 +/-

Number of Lots: 2

Current Zoning: None

Current Use of Property: Vacant/Commercial

Proposed Use of Property: Commercial

Survey Plat: Attached

City Services: None

Additional Information: None

Surveyor and or Owner Comment(s): None



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MEMORANDUM

To: Planning Commission
From: Angel Moore, P.E., City Engineer/Public Works Director
Date: August 9, 2019
RE: Administrative Re-plat – 3.35 +/- acres located at 3946 US Highway 80 W

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of Subdivision Regulations. A Waiver Request has been submitted by the property owner.