



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, March 14, 2023
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 February 14, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Waiver Request – Lot width at building line (2 lots) 3108 Newsome Road – Anthony Rasmus, owner
 - Staff Report
 - Developer’s Comment
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Planning Director Report
 - Update on Comprehensive Plan
- 10) Adjournment

February 14, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 14, 2023, at 5:15 PM EST in the Martin Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

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

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

The **third** item on the agenda was the attendance call for City Personnel and Elected Officials. Chairman Sims asked Secretary Eliza Phillips to call roll for the City Employees. The following City Personnel were present in person: Asst. Director of Engineering Mike Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, City Planner Tracie Hadaway, Planner Terry Curry, City Attorney James R. McKoon, Jr., and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of January 24, 2023 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes, Member Lindsey made the motion to approve, seconded by Vice-Chairman Taylor. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Chairman Sims, Vice Chairman Taylor, Member McKissic, Member Lindsey, and Member Phillips. Nays: None. Abstain: Member Carter, Member Howard, and Member Ivy. Motion thus passed

The **fifth** item on the agenda was Chairman Sims, who set the rules for addressing the Planning

The **sixth** item on the agenda was the Approval of the Administrative Subdivision 0.7 +/- acres located at War Eagle Drive, Patricia Ward, owner. City Planner Tracie Hadaway reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips to read the department memo. Member Davis made the motion to approve, seconded by Vice-Chairman Taylor. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, Member McKissic, and Member Phillips. Nays: None. Abstain: None. Motion thus passed

The **seventh** item on the agenda was the Approval of Administrative Subdivision 0.48 +/- acres, located at 1008 2nd St., Jack Warren, owner. City Planner Tracie Hadaway reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips to read the department memo. Member Davis made the motion to approve, seconded by Vice-Chairman Taylor. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Howard, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, Member McKissic, and Member Phillips. Nays: None. Abstain: None. Motion thus passed

The **eighth** item on the agenda was the Approval of Administrative Subdivision 0.95 +/- acres, located at 1611 Grist Mill Isle., Thereasa and Steven Printz, owner. City Planner Tracie Hadaway reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips to read the department memo. Member Ivy made the motion to approve, seconded by Member Howard. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Howard, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, Member McKissic, and Member Phillips. Nays: None. Abstain: None. Motion thus passed

The **ninth** item on the agenda was the Public Hearing and Approval of Preliminary 11.793 +/- acres, located at US431/280, Phenix City, AL., Scott Lindstrom, owner. City Planner Tracie Hadaway reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips to read the department memo. Member Ivy made the motion to approve, seconded by Member Howard, Upon said motion being to a vote, the following vote was recorded: Yeas:, Member Howard, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, Member McKissic, and Member Phillips. Nays: None. Abstain: None. Motion thus passed

The **tenth** item on the agenda was the Public Hearing of Proposed Fee Changes. City Planner Tracie Hadaway reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips to read the department memo. Member Davis made the motion to approve, seconded by Member Ivy. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Ivy, Member Davis, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips. Nays: Member McKissic, Member Howard. Abstain: None. Motion thus passed

The **eleventh** item on the agenda was Old Business. There was no old business to discuss.

The **twelfth** item on the agenda was New Business. There was no new business to discuss

The **thirteenth** item on the agenda was the Planning Director Report- City Planner Tracie Hadaway updated the Planning Commission on the two text amendments that had been recommended for approval. The City Council approved both the side lot line amendment for Patio Homes and the amendment for Medical Cannabis Dispensaries.

The **fourteenth** item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Howard, seconded by Member Ivy. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Chairman Sims, Vice Chairman Taylor, Member Phillips. 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 February 28, 2023.

Chairman – Billy Sims

Secretary – Eliza Phillips

REQUEST FOR WAIVER

NAME OF DEVELOPER(S): ANTHONY RASMUS

NAME OF ENGINEERING FIRM: McBRIDE-McGILL INC

EMAIL ADDRESS OF OWNER: cycleraz@gmail.com

NAME OF SUBDIVISION: N/A

LOCATION OF SUBDIVISION: 3108 NEWSOME ROAD

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

THE SUBDIVISION REGULATIONS REQUIRE A MINIMUM LOT WIDTH OF 100'
AT THE FRONT BUILDING SETBACK LINE FOR LOTS WITHOUT PUBLIC
SANITARY SEWER. THE PROPOSED LOTS ARE 91.1' AT THE 35' BUILDING
SETBACK LINE.

STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:

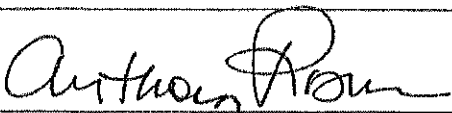
THE PROPOSED LOTS HAVE APPROVED SEPTIC PERMITS ISSUED BY THE
RUSSELL COUNTY HEALTH DEPARTMENT.

LIST ANY ATTACHMENTS TO THIS PETITION:

SITE PLANS AND SEPTIC PERMITS

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

THE LOTS WILL MEET THE STATES MINIMUM LOT SIZE REQUIREMENTS FOR
LOTS WITHOUT PUBLIC SEWER.





Signature of Owner

2-15-2008
Date

**RECOMMENDED PER TABLE-3 APPENDIX "A"
EFFLUENT FIELD INFORMATION**

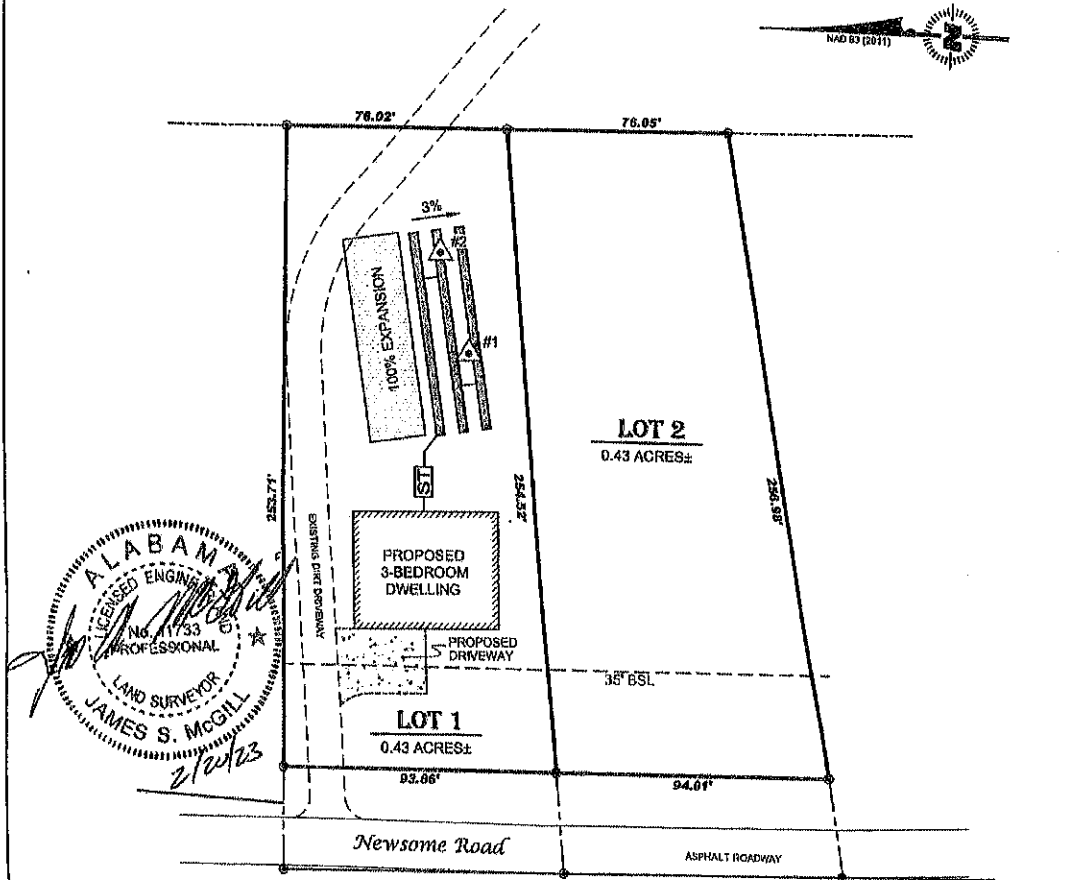
- 1) RECOMMENDED: 216 L.F. OF QUICK 4 PLUS LP (54 CHAMBERS) IN A 38" WIDE TRENCH AT A DEPTH OF 8" INTO ORIGINAL GROUND WITH 11" OF FILL.
- 2) REQUIRED: 1,000 GAL (MIN) SEPTIC TANK WITH BAFFLE WALL & EF-4 FILTER.
- 3) ABSORPTION FIELD TO BE INSTALLED PER THE RULES OF THE ALABAMA DEPARTMENT OF PUBLIC HEALTH ONSITE SEWAGE DISPOSAL SYSTEMS AND AS DIRECTED BY THE RUSSELL COUNTY HEALTH DEPARTMENT.
- 4) THE MATERIALS AND CONSTRUCTION METHODS USED DURING INSTALLATION ARE NOT GUARANTEED BY THE ENGINEER, THEREFORE THE ENGINEER SHALL BE LIABLE FOR THE COST OF DESIGN ONLY. THE WITHIN DESIGN CONFORMS WITH THE ALABAMA DEPARTMENT OF PUBLIC HEALTH CHAPTER 420-3-1 ONSITE SEWAGE TREATMENT AND DISPOSAL RULES.
- 5) IF GRAVITY FEED CANNOT BE ACCOMPLISHED, (1) 250 GALLON (MIN.) PUMP CHAMBER, WITH AN EFFLUENT PUMP IS TO BE INSTALLED.

LEGEND

-  PROPERTY CORNER
-  SOIL BORE
-  SEPTIC TANK

ADDITIONAL NOTES:

- *WATER LINE LOCATION IS UNKNOWN.
- *POWER PROVIDER SHOULD BE CONTACTED REGARDING RELOCATION OF EXISTING POWER LINES & POLES ON THE LOT.



NOTE:

- * THIS IS NOT A BOUNDARY SURVEY.
- * UNDERGROUND UTILITIES SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION COMMENCES.
- * THIS PLAN IS INTENDED FOR THE USE OF THE "PREPARED FOR" PARTY ONLY AND IS NOT VALID FOR ANY OTHER PARTY.
- * THIS PLAN IS TO BE USED FOR ON-SITE SEPTIC ONLY, AND HAS NOT BEEN ANALYZED FOR FLOOD RISK.
- * SOIL TESTS *OK*



McBride & McGill, Inc
Civil Engineering & Land Surveying

2605 Crawford Road, Phenix City, AL 36867
Office: (334) 297-5717 - Fax: (334) 297-1066
Email: comments@mcbride-mcgill.com
Web: www.McBride-McGill.com

ON-SITE SEWAGE DISPOSAL PLAN

3108 Newsome Road (Lot 1)
LYING IN
SECTION 5, TOWNSHIP 17 NORTH, RANGE 30 EAST
RUSSELL COUNTY, ALABAMA

PREPARED FOR:
Tony Rasmus

DRAWN BY: *G. Huslaby* JOB NO: 1312.22 SCALE: 1" = 50' DATE: FEB. 20, 2023 SHEET NO: 1/1




THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBRIDE-MCGILL, INC.

RECOMMENDED PER TABLE-3 APPENDIX "A"

EFFLUENT FIELD INFORMATION

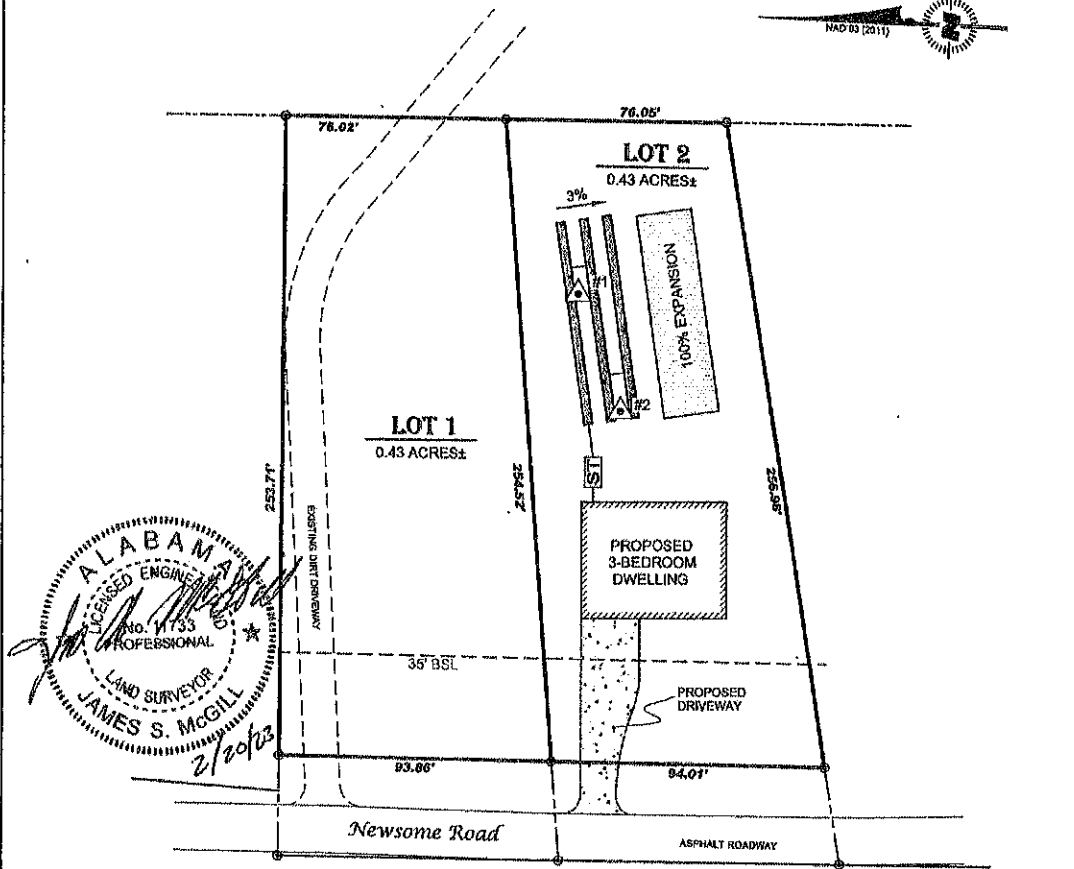
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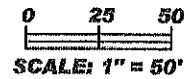
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- * SOIL TESTS = GH



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Office: (334) 297-5717 - Fax: (334) 297-1066
Email: comments@mcbride-mcgill.com
Web: www.McBride-McGill.com

ON-SITE SEWAGE DISPOSAL PLAN
3108 Newsome Road (Lot 2)
LYING IN
SECTION 5, TOWNSHIP 17 NORTH, RANGE 30 EAST
RUSSELL COUNTY, ALABAMA
PREPARED FOR:
Tony Rasmus

DRAWN BY: <i>G. Haskaby</i>	JOB NO: 1312.22	SCALE: 1" = 50'	DATE: FEB. 20, 2023	SHEET NO: 1/1
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THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBRIDE-MCGILL, INC.



DR. R. GRIFF GORDY
Mayor Pro Tem / At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

TRACIE H. HADAWAY, Planning Director | SHAUN CULLIGAN, Economic Development Mgr.

Item No. 6

Type of Request: Waiver Request

General Information

Applicant:	Anthony Rasmus
Surveyor of Record:	McBride & McGill, Inc.
Site Location:	3108 Newsome Road
Acreage:	1.10 +/- acres (.43 each)
Number of Lots:	2
Current Zoning:	Planning Jurisdiction
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	Phenix City Water
Waiver Request:	The lot width at the building line is 91.1' for both lots. Regulations require a 100' lot width at building line.

Staff Comments

- The Subdivision Regulations state that the minimum lot width permitted shall be sixty (60) feet measured at the building setback line for subdivisions that have public sanitary sewer and one hundred (100) feet measured at the building setback line for subdivisions that do not have public sanitary sewer.
- Russell County Health Department shall prescribe lot sizes to conform to Health standards
- The applicant has septic permits attached to petition for the proposed lots.

Engineer/Owner Comments

None



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MEMORANDUM

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: March 14, 2023

RE: Waiver Request – Lot width requirement, 3108 Newsome Road, Phenix City, AL 36870.

The above referenced Waiver Request has been reviewed by the Planning, Building, Utilities, Fire and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations. The minimum lot width permitted under these regulations shall be sixty (60) feet measured at the building setback line for subdivisions that have public sanitary sewer and one hundred (100) feet measured at the building setback line for subdivisions that do not have public sanitary sewer. Where individual on-site sewage disposal systems are utilized, the Russell County or Lee County Health Department and the State Department of Health shall prescribe lot sizes to conform health standards.