

April 9, 2019

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 9, 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 Administrative Assistant Kaleigh Wells to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic and Member Sims. Member Taylor and Member Culligan were not present.

The second item on the agenda was the "Oath of Office" for new member Sierra McKissic. Chairman Howard asked Ms. McKissic to read her "Oath of Office"

"I solemnly swear that I am eligible for membership on the Planning Commission of the City of Phenix City, and will execute the duties of same according to the best of my ability, and that I will support the Constitution, and will obey the Laws of the United States and the State of Alabama; that I will, in all respect, observe the provisions of the Ordinances of the City of Phenix City, and will faithfully discharge the duties of the office of the Planning Commission of the City of Phenix City, Alabama."

The third 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 and Member Sims. Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Ms. Wells 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 Engineer John Spraggins, Utilities Director/Asst. City Manager Stephen Smith, City Attorney Jim McKoon, and Administrative Assistant Kaleigh Wells.

The fifth item on the agenda was the approval of the March 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 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, and Member Lindsey, Nays: None. Abstain: Member McKissic and Member Sims. 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 was the Request for Waiver for 23.70+/- acres located on US Hwy 280 East for BFI, Inc., (Michael Bowden), owner. City Engineer Angel Moore reviewed the staff report with the board members. Mr. Brent Osborne, representative for BFI, Inc., Michael Bowden came forward. Mr. Osborne gave a brief history of the property. Mr. Bowden purchased the land in 1995 when the subdivision regulations did not require an additional entrance for a development with more than 60 lots. The current subdivision regulation does require an additional entrance for developments over 60 lots and this causes an economic hardship on the developer since the DOT is not in favor of two entrances on Highway 280 East. Discussion followed with comments/concerns of a possible easement to development off of Landmark; traffic coming down Highway 280 East at high speed is a safety issue; the State is not in favor of 2 entrances and can we work with the local developers; purchase date of property

does not matter when wanting to develop. Chairman Howard asked Ms. Wells to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: March 22, 2019

RE: Waiver for Wynnbrook Subdivision

The submitted waiver for Wynnbrook Subdivision, which is a proposed 68 lot subdivision with one entrance/exit road, does not meet the requirements of Article IV, Section 2.A of the City of Phenix City Subdivision Regulations which states that subdivisions between 61 and 200 lots are required to construct two entrance/exit roads. Although information has been provided that ALDOT will not allow an additional entrance onto US Hwy 280, the developer could reduce the number of lots in the subdivision to 60 lots to meet the requirement. Also, the waiver form states that the request should be approved based on the fact that the subject property was purchased prior to the previously mentioned requirement being adopted into the Subdivision Regulations. It is my opinion that the developer should have considered that regulations are subject to change over time. The most current regulations govern at the time a property is developed, not at the time of purchase.

At this time Chairman Howard asked if there was a motion. Vice Chairman Davis made a motion to approve, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Nays: Chairman Howard, Member Ivy, Member Lindsey, Member McKissic and Member Sims. Abstain: None. Motion thus failed.

The eighth item on the agenda was the Approval of Amended Preliminary Plat for Ladonia Commercial located off Highway 80 for Girard Partners, LP., owner. City Engineer Angel Moore reviewed the staff report with the board members. Vice Chairman Davis asked if the lawsuit had been settled. City Attorney Jim McKoon stated that for the time being yes, but the County has appealed the decision. Chairman Howard asked Ms. Wells to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: April 5, 2019

RE: Amended Preliminary Plat for Ladonia Commercial Subdivision

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

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

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

The tenth item on the agenda was New Business. City Engineering introduced new Graduate Engineering Chris Casey and stated he would be attending the meetings and will be helping out with planning commission.

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 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, and Member Sims. 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 23, 2019.

Chairman - Pat Howard

Vice Chairman – Jimmy Davis