



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, FEBRUARY 11, 2020  
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 January 28, 2020 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Preliminary Plat – Kinnett Acres Subdivision located at U.S. Highway 80 West / Kinnett Drive – JD Real Properties, LLC., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Acceptance of Preliminary Plat of Summerville Highlands Subdivision located on Summerville Road, North of Brown Road – Summerville Highlands (Mark Anderson), owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

**January 28, 2020**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 28, 2020 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Vice Chairman Davis 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, Member Ivy, Member Lindsey, and Member Sims. Not present were Chairman Howard, Member McKissic, Member Taylor, and Member Culligan.

The second item on the agenda was the Approval of the Agenda. Member Ivy 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, Member Ivy, Member Lindsey, and Member Sims. Abstain: None. Nays: None. Motion thus passed.

Vice Chairman Davis asked Recording Secretary Davis to note the City Employees that were present in the minutes. The following City Personnel were present: Asst. 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, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the December 10, 2019 meeting minutes. Vice Chairman Davis 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 Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Ivy, Member Lindsey, and Member Sims. Abstain: Vice Chairman Davis. Motion failed due to lack of votes.

The fifth item on the agenda was the approval of the January 14, 2020 cancelled meeting minutes. Vice Chairman Davis asked if there was a motion to approve the written minutes. A motion to approve was made by Member Sims, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Ivy, Member Lindsey, and Member Sims. Abstain: None. 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 Acceptance of Preliminary Plat of Kinnett Acres Subdivision located at U.S. Highway 80 West and Kinnett Drive for JD Real Properties, LLC. Graduate Engineer Chris Casey reviewed the staff report with the commission. Short discussion followed. Vice Chairman Davis asked Recording Secretary Davis to read the department memo.

*Memo*

*To: Planning Commission*

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

*Date: January 24, 2020*

*RE: Preliminary Plat for Kinnett Acres Subdivision*

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

Member Taylor arrived at 5:19pm EST and Member McKissic arrived at 5:22pm EST.

Vice Chairman Davis asked if there was a motion to accept. A motion to accept 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, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Abstain: Member McKissic. Motion thus passed.

With enough members to vote Vice Chairman Davis requested to do a revote on the December 10, 2019 meeting minutes. Vice Chairman Davis 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 Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Ivy, Member Lindsey, Member McKissic, and Member Sims. Abstain: Vice Chairman Davis and Member Taylor. 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. Vice Chairman Davis asked if there was a motion to adjourn. A motion to adjourn was made by Member Sims, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Ivy, Member Lindsey, 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, February 11, 2020.

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Vice Chairman – Jimmy Davis

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Recording Secretary – Kathy Jo Davis



# 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:** Preliminary Plat

**Applicant:** J.D. Real Properties, LLC.

**Surveying Firm:** Barrett-Simpson, Inc.

**Site Location:** U.S. Hwy. 80 W and Kinnett Drive

**Acreage:** 34.11 +/-

**Number of Lots:** 21 (proposed)

**Current Zoning:** None

**Current Use of Property:** Vacant

**Proposed Use of Property:** Residential/Commercial

**Survey Plat:** Attached

**City Services:** Phenix City Utilities (water & sewer)

**Additional Information:** None

**Engineer and or Owner Comment(s):** None





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Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission  
**From:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** February 6, 2020  
**RE:** Preliminary Plat for Kinnett Acres Subdivision

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



**DR. R. GRIFF GORDY**  
Councilmember At Large

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Director of Engineering / Director of Public Works

**Staff Report No. 7**

**Type of Request:** Preliminary Plat

**Applicant:** Summerville Highlands, LLC.

**Surveying Firm:** Precision Surveying

**Site Location:** Lee Road 248 (Summerville Rd.) near Lee Road 314

**Acreage:** 25.0 +/-

**Number of Lots:** 60 (proposed)

**Current Zoning:** None

**Current Use of Property:** Vacant

**Proposed Use of Property:** Residential

**Survey Plat:** Attached

**City Services:** Phenix City Utilities (water & sewer)

**Additional Information:** None

**Engineer and or Owner Comment(s):** The addition of any lots above the proposed 60 lots will require construction of another entrance road for access.







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Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission  
**From:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** February 6, 2020  
**RE:** Preliminary Plat for Summerville Highlands Subdivision

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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 acceptance.