



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 25, 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 February 11, 2020 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Preliminary Plat of Summerville Highlands Subdivision located on Summerville Road, North of Brown Road – Summerville Highlands (Mark Anderson), owner.
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

February 11, 2020

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 11, 2020 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, Member 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: City Engineer Angel Moore, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director Stephen Smith, Utilities Engineer John Spraggins, City Manager Wallace B. Hunter, Chief of Police Ray Smith, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the January 28, 2020 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 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. Abstain: Chairman Howard and Member Culligan. 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 Preliminary Plat of Kinnett Acres Subdivision located at U.S. Highway 80 West and Kinnett Drive for JD Real Properties, LLC. City Engineer Angel Moore reviewed the staff report with the commission. 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: February 6, 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 approval.

At this time Chairman Howard opened the public hearing. Mr. Vince Adams of 32 Kinnett Drive came forward and asked what the time line was on completion of the project. Tim Allen with Barrett-Simpson, Inc., came forward and stated it should be sometime in the Spring of 2020. With no one else coming forward the public hearing was closed. 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 McKissic, Member Sims, Member Taylor, and Member Culligan. Abstain: None. Motion thus passed.

The seventh item on the agenda was the acceptance of Preliminary Plat of Summerville Highlands Subdivision located on Summerville Road, North of Brown Road for Summerville Highlands, LLC., (Mark Anderson), owner. City Engineer Angel Moore reviewed the staff report with the commission. 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: February 6, 2020

RE: Preliminary Plat for Summerville Highlands 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 acceptance.

Chairman Howard asked if there was a motion to acceptance. A motion to accept was made by Vice Chairman Davis, 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 McKissic, Member Sims, Member Taylor, and Member Culligan. Abstain: None. Motion thus passed.

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

The ninth item on the agenda was New Business. City Manager Wallace B. Hunter came forward to address the commission about some rumors concerning the Phenix City Housing Authority and the Phenix City Chamber of Commerce. Mr. Hunter handed out several packets of information to explain the roles of the Planning Commission and City Council during adoption of city plans to the commission for their reading at a later date. Mr. Steve Smith also came forward and addressed the commission and handed out the City's RatingsDirect for the commission to review at their convenience.

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 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 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 25, 2020.

Chairman – Pat Howard

Secretary – Shaun Culligan



PHENIX CITY
Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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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

MEMORANDUM

To: Planning Commission

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

Date: February 21, 2020

RE: Preliminary Plat for Summerville Highlands Subdivision

The above referenced preliminary plat has been requested, by the owner, to be removed from the Planning Commission agenda and to be resubmitted for acceptance at a later date.

**HYDRO
ENGINEERING
SOLUTIONS** 
A DIVISION OF HYDRO, LLC

February 21, 2020

Mr. Christopher J. Casey, E.I.
City of Phenix City
Graduate Civil Engineer

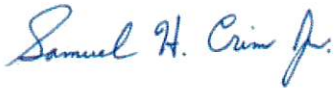
RE: Summerville Highlands
Plat Revision

Dear Mr. Casey,

We would like to request that you remove the current plat for Summerville Highlands that is on the Planning Commission agenda for a public hearing on 02/25/2020. We would like to request that the revised plat and the waiver regarding flag lots be placed on the 03/10/2020 Planning Commission meeting for preliminary acceptance.

If you have any questions feel free to call.

Sincerely,



Samuel H. Crim Jr., PE
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A Division of Hydro, LLC
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Auburn Location

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