



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 23, 2020
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Oath of Office – Eliza Phillips
- 3) Approval of Agenda
- 4) Acknowledge City Council and City Personnel Present
- 5) Approval of the May 26, 2020 Meeting Minutes
- 6) Approval of the June 9, 2020 Cancelled Meeting Minutes
- 7) Rules for Addressing Planning Commission
- 8) Acceptance of Rezone – 1.16+/- acres located at 1600 13th Place (from Zone R-2 to Zone C-2) – Ronald N. Shows, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Approval of Administrative Replat – 3.93+/- acres located at 522 Lee Road 315 and 532 Lee Road 315 – Richard Renfroe & Charles McClain, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

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."

Eliza Phillips

Date

ATTEST:

**Pat Howard, Chairman,
Phenix City Planning Commission**

May 26, 2020

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 26, 2020 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street or via Zoom or by teleconference.

Chairman Howard called the meeting to order and asked Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Chairman Howard and Member Ivy. The following members answered present by way of live stream via City Website or by the platform Zoom. Member Bailey, Member McKissic, and Member Taylor. Those in attendance by way of conference call were Member Lindsey. Vice Chairman Davis and Member Sims was not present.

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

Chairman Howard asked Recording Secretary Davis to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, and Recording Secretary Kathy Jo Davis. City Employees present by way of live stream via City Website were Utilities Director Steve Smith, Utilities Engineer John Spraggins, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, and City Attorney Jimmy Graham.

The fourth item on the agenda was the approval of the April 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, and Member McKissic. Abstain: Member Lindsey. Motion thus passed.

The fifth item on the agenda was the approval of the May 12, 2020 cancelled meeting minutes. Chairman Howard asked if there was a motion to approve the cancelled minutes. A motion to approve was made by Member Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member Lindsey, and Member McKissic. 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 Old Business. None.

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

The ninth 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 Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member Lindsey, and Member McKissic. 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, June 9, 2020.

Chairman – Pat Howard

Member – Don Ivy

June 9, 2020

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, June 9, 2020 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, June 23, 2020.

Chairman – Pat Howard

Vice Chairman – Don Ivy



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. 8

Type of Request: Rezone

Applicant: Ronald N. Shows

Surveyor of Record: D. Nathan McBride, PLS; McBride-McGill, Inc.

Site Location: 1600 13th Place

Acreage: 1.16 +/- acres

Current Zoning: R-2, Medium Density Residential District

Proposed Zoning Classification: C-2, General Commercial District

Current Use of Property: Commercial

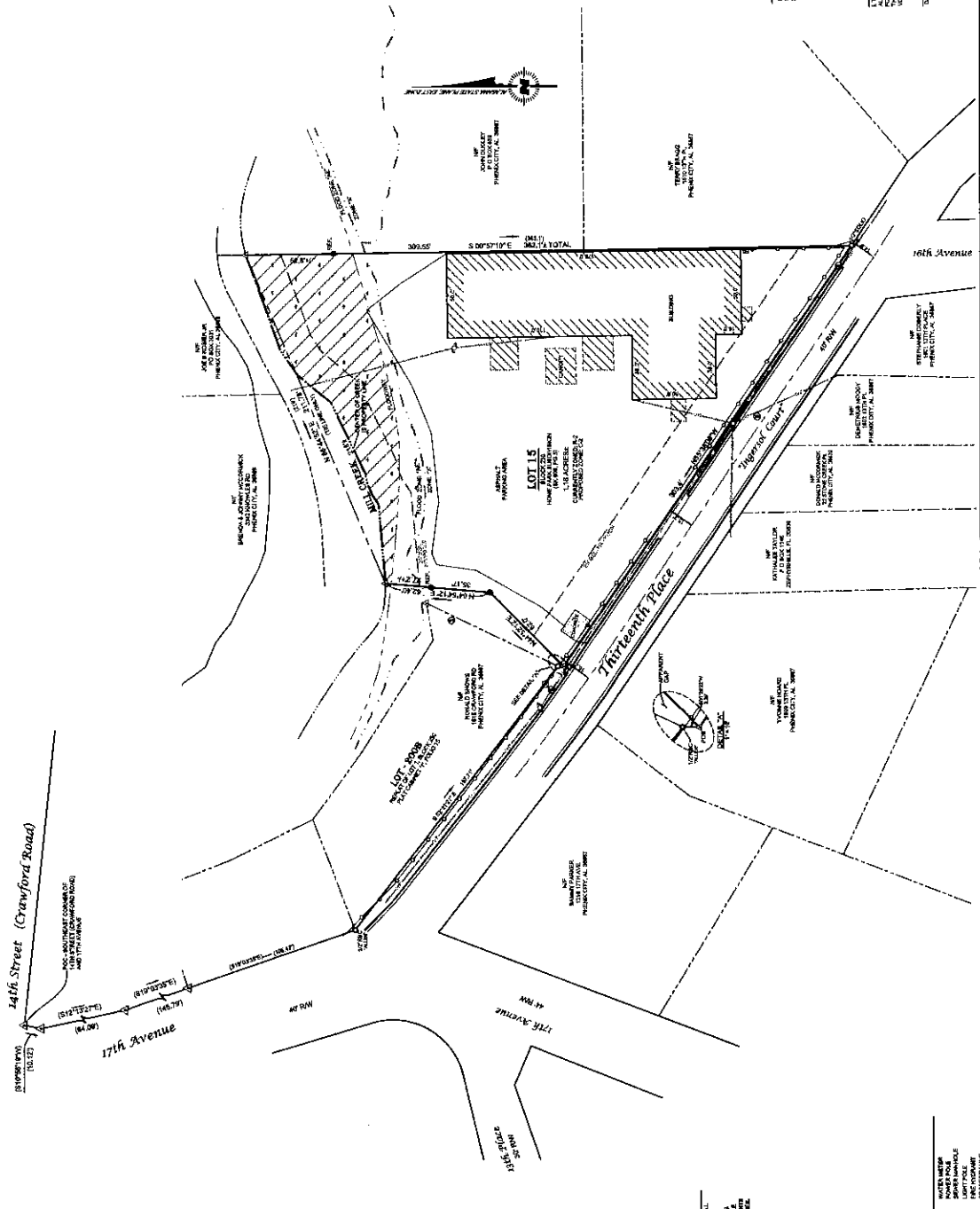
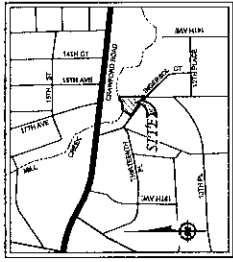
Proposed Use of Property: Commercial

Survey Plat: Attached

City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Additional Information: None

Engineer and or Owner Comment(s): None at this time



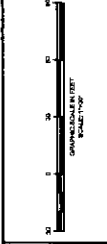
OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND FILED HEREIN, AND THAT I HEREBY DEDICATE THE SAME TO THE PUBLIC USE.

DRAWN: _____ DATE: _____
 NOTARY: _____
 DATE OF EXECUTION: _____

NOTARY
 I HEREBY CERTIFY THAT I AM A NOTARY PUBLIC FOR THE STATE OF ALABAMA, AND THAT I AM A MEMBER OF THE ALABAMA ASSOCIATION OF NOTARY PUBLICS. I HEREBY CERTIFY THAT I AM A MEMBER OF THE ALABAMA ASSOCIATION OF NOTARY PUBLICS, AND THAT I AM A MEMBER OF THE ALABAMA ASSOCIATION OF NOTARY PUBLICS.

DATE	REVISION	DESCRIPTION
10/13/2020	1	FIELD WORK COMPLETED ON 10/13/2020
11/11/2020	2	PROJECT NO. 15-001 DRAWING BY: D. COOKS

McBride & McGill, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 2000 CHANCELLER PARKWAY, SUITE 200, ALABAMA CITY, AL 35005
 PHONE: (205) 653-1111 FAX: (205) 653-1112
 WWW.MCBRIDEANDMCGILL.COM



I, THE UNDERSIGNED, SUBSCRIBER OF THIS CERTIFICATE, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY TO BE SURVEYED.

E. W. (UNDERSIGNED) DATE: _____

LEGEND

○	IRON PIN OR BOLT
●	WOODEN POST
△	CALCULATED POINT
□	MARKER
—	PROPERTY LINE
- - -	ADJACENT PROPERTY
~	ADJACENT PROPERTY
- - -	ADJACENT PROPERTY
○	ADJACENT PROPERTY
□	ADJACENT PROPERTY
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○	ADJACENT PROPERTY
□	ADJACENT PROPERTY
△	ADJACENT PROPERTY

PROPOSED ZONE C2 COMMERCIAL
 LOT 15
 1.5 ACRES
 176.23' x 148.79' x 146.29' x 146.29'

REZONE DETAILS
 1.5 ACRES
 176.23' x 148.79' x 146.29' x 146.29'

FLOOD CERTIFICATION
 THE FLOODED AREA SHOWN HEREON HAS BEEN DRAINED FROM ROAD AND NOT DRAINAGE APPROPRIATE TO USE.

SURVEYOR'S NOTES
 1. THE SURVEY WAS CONDUCTED ON 10/13/2020.
 2. THE SURVEY WAS CONDUCTED BY D. COOKS.
 3. THE SURVEY WAS CONDUCTED BY D. COOKS.
 4. THE SURVEY WAS CONDUCTED BY D. COOKS.

REFERENCES
 1. 1000 15th Place
 2. 1000 15th Place



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
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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: June 19, 2020

RE: Rezone – 1.16 +/- acres located at 1600 13th Place

The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for acceptance.



PHENIX CITY *Alabama*

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Staff Report No. 9

Type of Request: Administrative Replat

Applicant: Richard Renfroe and Charles McClain

Surveying Firm: McBride-McGill, Inc.

Site Location: 522 & 532 Lee Road 315

Acreage: 3.93 +/- acres

Number of Lots: 2

Current Zoning: None

Current Use of Property: Commercial/Residential

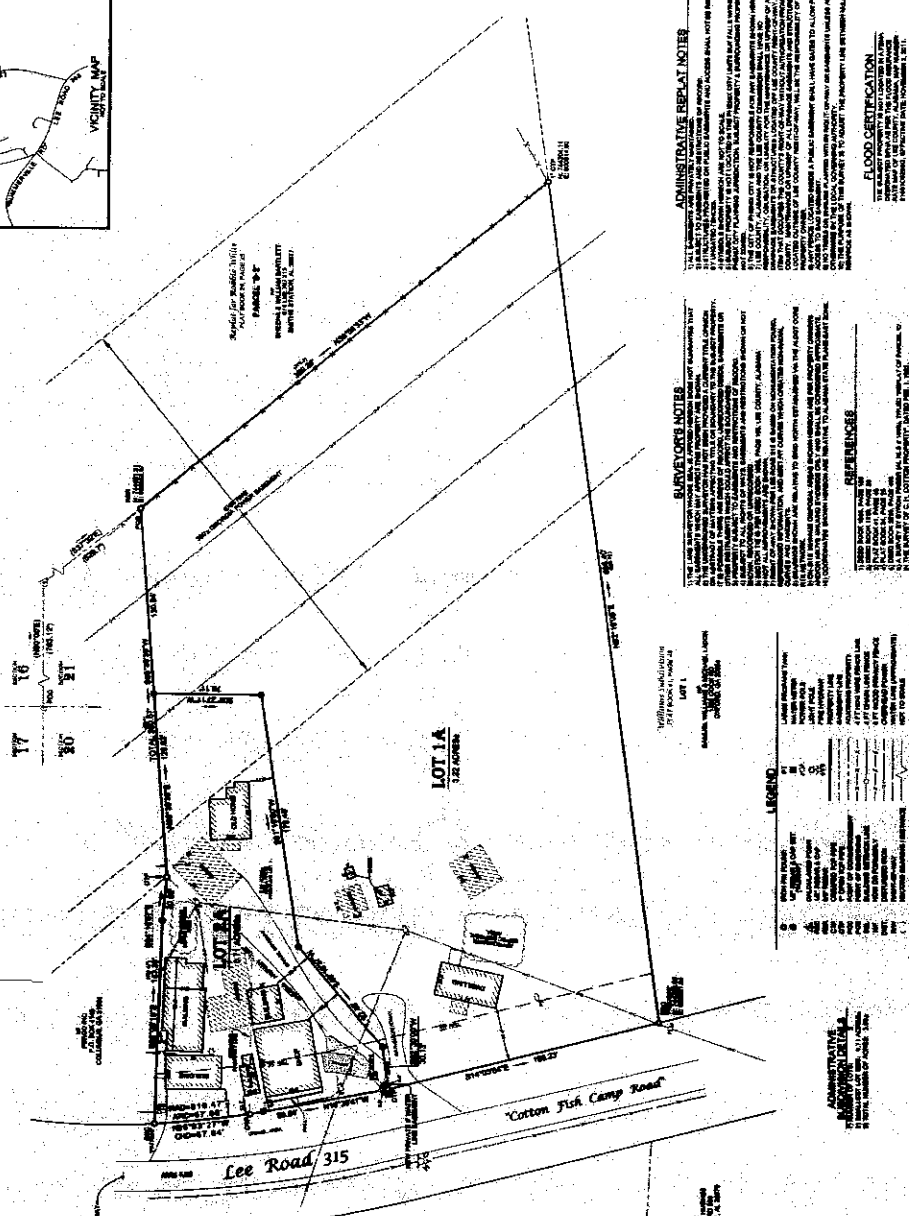
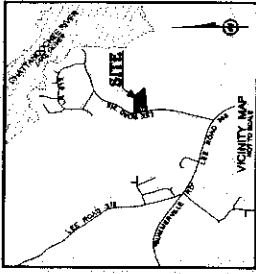
Proposed Use of Property: Commercial/Residential

Survey Plat: Attached

City Services: City of Phenix City Water

Additional Information: Located in the Planning Jurisdiction

Surveyor and or Owner Comment(s): None



APPROVAL BY THE LEE COUNTY ENGINEER:
THE COUNTY ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT COMPLIES WITH THE REQUIREMENTS OF THE LEE COUNTY ENGINEERING REGULATIONS AND THE LEE COUNTY ENGINEERING ACT. THE COUNTY ENGINEER'S APPROVAL IS VALID FOR THE PROJECT AS SHOWN ON THESE PLANS AND IS NOT VALID FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES.
COUNTY ENGINEER: _____
COUNTY OF LEE, ALABAMA

PHENIX CITY PLANNING COMMISSION
THE PHENIX CITY PLANNING COMMISSION HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT COMPLIES WITH THE REQUIREMENTS OF THE PHENIX CITY ZONING ORDINANCES AND THE PHENIX CITY PLANNING COMMISSION REGULATIONS. THE PHENIX CITY PLANNING COMMISSION'S APPROVAL IS VALID FOR THE PROJECT AS SHOWN ON THESE PLANS AND IS NOT VALID FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES.
DATE OF DECISION: _____
DATE OF EXPIRATION: _____

CERTIFICATE OF TITLE
LEE COUNTY PLANNING DEPARTMENT
I, _____, County Planner, do hereby certify that the above described property is in compliance with the requirements of the Lee County Planning Department and that the same is eligible for subdivision. This certificate is valid for the period of _____ months from the date of issuance.
COUNTY PLANNER: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, _____, owner, do hereby certify that the above described property is my own and that I have no other claims or interests therein. I have also dedicated the same to the public use of the community and have caused the same to be recorded in the public records of Lee County, Alabama.
OWNER: _____ DATE: 6/14/2020

NOTARY
I, _____, Notary Public for Lee County, Alabama, do hereby certify that the above described property is in compliance with the requirements of the Lee County Planning Department and that the same is eligible for subdivision. This certificate is valid for the period of _____ months from the date of issuance.
NOTARY: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, _____, owner, do hereby certify that the above described property is my own and that I have no other claims or interests therein. I have also dedicated the same to the public use of the community and have caused the same to be recorded in the public records of Lee County, Alabama.
OWNER: _____ DATE: 6/17/20

NOTARY
I, _____, Notary Public for Lee County, Alabama, do hereby certify that the above described property is in compliance with the requirements of the Lee County Planning Department and that the same is eligible for subdivision. This certificate is valid for the period of _____ months from the date of issuance.
NOTARY: _____

ADMINISTRATIVE REPEAT NOTICE
THE LEE COUNTY ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF THE PROJECT AND HAS DETERMINED THAT THE PROJECT COMPLIES WITH THE REQUIREMENTS OF THE LEE COUNTY ENGINEERING REGULATIONS AND THE LEE COUNTY ENGINEERING ACT. THE COUNTY ENGINEER'S APPROVAL IS VALID FOR THE PROJECT AS SHOWN ON THESE PLANS AND IS NOT VALID FOR ANY OTHER PROJECTS OR FOR ANY OTHER PURPOSES.
COUNTY ENGINEER: _____

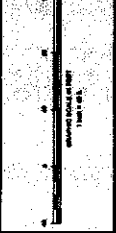
SURVEYOR'S NOTE
THE LOTS SHOWN ON THESE PLANS WERE SURVEYED BY ME OR BY A LICENSED SURVEYOR WHOSE SURVEY IS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER. THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE LEE COUNTY ENGINEERING REGULATIONS. THE SURVEY IS VALID FOR THE PERIOD OF _____ MONTHS FROM THE DATE OF ISSUANCE.
SURVEYOR: _____

LEGEND
1. LOT 1A (1.2 ACRES)
2. LOT 1B (1.2 ACRES)
3. LOT 1C (1.2 ACRES)
4. LOT 1D (1.2 ACRES)
5. LOT 1E (1.2 ACRES)
6. LOT 1F (1.2 ACRES)
7. LOT 1G (1.2 ACRES)
8. LOT 1H (1.2 ACRES)
9. LOT 1I (1.2 ACRES)
10. LOT 1J (1.2 ACRES)
11. LOT 1K (1.2 ACRES)
12. LOT 1L (1.2 ACRES)
13. LOT 1M (1.2 ACRES)
14. LOT 1N (1.2 ACRES)
15. LOT 1O (1.2 ACRES)
16. LOT 1P (1.2 ACRES)
17. LOT 1Q (1.2 ACRES)
18. LOT 1R (1.2 ACRES)
19. LOT 1S (1.2 ACRES)
20. LOT 1T (1.2 ACRES)
21. LOT 1U (1.2 ACRES)
22. LOT 1V (1.2 ACRES)
23. LOT 1W (1.2 ACRES)
24. LOT 1X (1.2 ACRES)
25. LOT 1Y (1.2 ACRES)
26. LOT 1Z (1.2 ACRES)

ADMINISTRATIVE DETAILS
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LEE COUNTY ENGINEERING REGULATIONS AND THE LEE COUNTY ENGINEERING ACT.
2. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM DEPTH OF _____ FEET.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
4. ALL TREE REMOVALS SHALL BE APPROVED BY THE LEE COUNTY ENGINEER AND THE PHENIX CITY PLANNING COMMISSION.
5. ALL FILLING SHALL BE APPROVED BY THE LEE COUNTY ENGINEER AND THE PHENIX CITY PLANNING COMMISSION.

DATE: MAY 14, 2020
SCALE: 1" = 40'
SHEET NO.: 1 OF 1
PROJECT: Redivision of Lot 1 & Lot 2 of C. H. Cotton Property
OWNER: Charles McCallum
PREPARED BY: Richard Randolph
DATE: MAY 14, 2020

NO.	DESCRIPTION	DATE
1	FIELD SURVEY COMPLETE	11/13/2019
2	CONTRACT NO. 1778-20	04/14/2020
3	CONTRACT NO. 1778-20	04/14/2020
4	CONTRACT NO. 1778-20	04/14/2020
5	CONTRACT NO. 1778-20	04/14/2020
6	CONTRACT NO. 1778-20	04/14/2020
7	CONTRACT NO. 1778-20	04/14/2020
8	CONTRACT NO. 1778-20	04/14/2020
9	CONTRACT NO. 1778-20	04/14/2020
10	CONTRACT NO. 1778-20	04/14/2020



NOTARY PUBLIC
I, _____, Notary Public for Lee County, Alabama, do hereby certify that the above described property is in compliance with the requirements of the Lee County Planning Department and that the same is eligible for subdivision. This certificate is valid for the period of _____ months from the date of issuance.
NOTARY: _____



DR. R. GRIFF GORDY
Councilmember At Large

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Councilmember District 1

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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: June 19, 2020

RE: Administrative Replat – 3.93 +/- acres located at 522 & 532 Lee Road 315

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.