



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, JULY 28, 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 July 14, 2020 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Preliminary Plat – Summerville Highlands Subdivision 25.+/- ac located on Lee Road 248 (Summerville Road) near Lee Road 314 - Mark Anderson owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Approval of Administrative Replat – 19.11 +/- acres located on Highway 280E at the Phenix Corners Shopping Center - Second Street of Phenix City, LLC., owners.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Approval of Waiver Request – Between Lee Road 318 and Lee Road 687 – Bill Lowther, Developer.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

**July 14, 2020**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 14, 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 Secretary Phillips to call roll. Upon roll call, the following members answered present: Member Bailey, Chairman Howard, Member Ivy, Member Sims, and Member Phillips. The following members answered present by way of live stream via City Website or by the platform Zoom. Member McKissic, and Member Taylor. Those in attendance by way of conference call was Vice Chairman Davis. Member Lindsey was not present.

The second item on the agenda was the Approval of the Agenda. Member Ivy made a motion to approve, 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 McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, and Recording Secretary Kathy Jo Davis. City Employees present by the platform Zoom were Asst. Utilities Director Charles Woody, Utilities Engineer John Spraggins, Fire Chief Kris Kennedy, Building Official Gil Griffith, and City Attorney Jim McKoon.

The forth item on the agenda was the approval of the June 23, 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 Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: Member Bailey. Nays: None. 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 an Public Hearing and Approval of 1.16+/- acres located at 1600 13<sup>th</sup> Place (from a Zone R-2 to a Zone C-2) for Ronald N. Shows, owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

*Memo*

*To: Planning Commission*

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

*Date: July 9, 2020*

*RE: Rezone – 1.16+/- acres located at 1600 13<sup>th</sup> 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 approval.*

At this time Chairman Howard asked for a motion to approve or deny. 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, Chairman

Howard, Member Ivy, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

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 Sims, 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 McKissic, Member Sims, Member Taylor, and 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 Tuesday, July 28, 2020.

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Chairman – Pat Howard

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Secretary – Eliza Phillips



# 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:** Summerville Highlands, LLC.

**Surveying Firm:** Precision Surveying

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

**Acreage:** 25.0 +/-

**Number of Lots:** 57 (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):** None





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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:** July 23, 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.



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Director of Engineering / Director of Public Works

**Staff Report No. 7**

## Type of Request: Administrative Replat

**Applicant:** Second Street of Phenix City, LLC.

**Surveying Firm:** Flowers and White Engineering, LLC.

**Site Location:** Hwy 280E at the Phenix Corners Shopping Center

**Acreage:** 19.11 +/-

**Number of Lots:** 4

**Current Zoning:** C-4 Highway Commercial District

**Current Use of Property:** Commercial

**Proposed Use of Property:** Commercial

**Survey Plat:** Attached

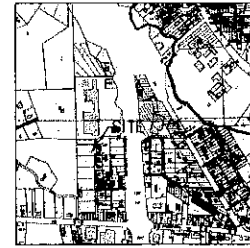
**City Services:** Phenix City Utilities (water & sewer), Streets & Drainage, Police and Fire

**Additional Information:** The developer is platting the former K-Mart building as a separate parcel.

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

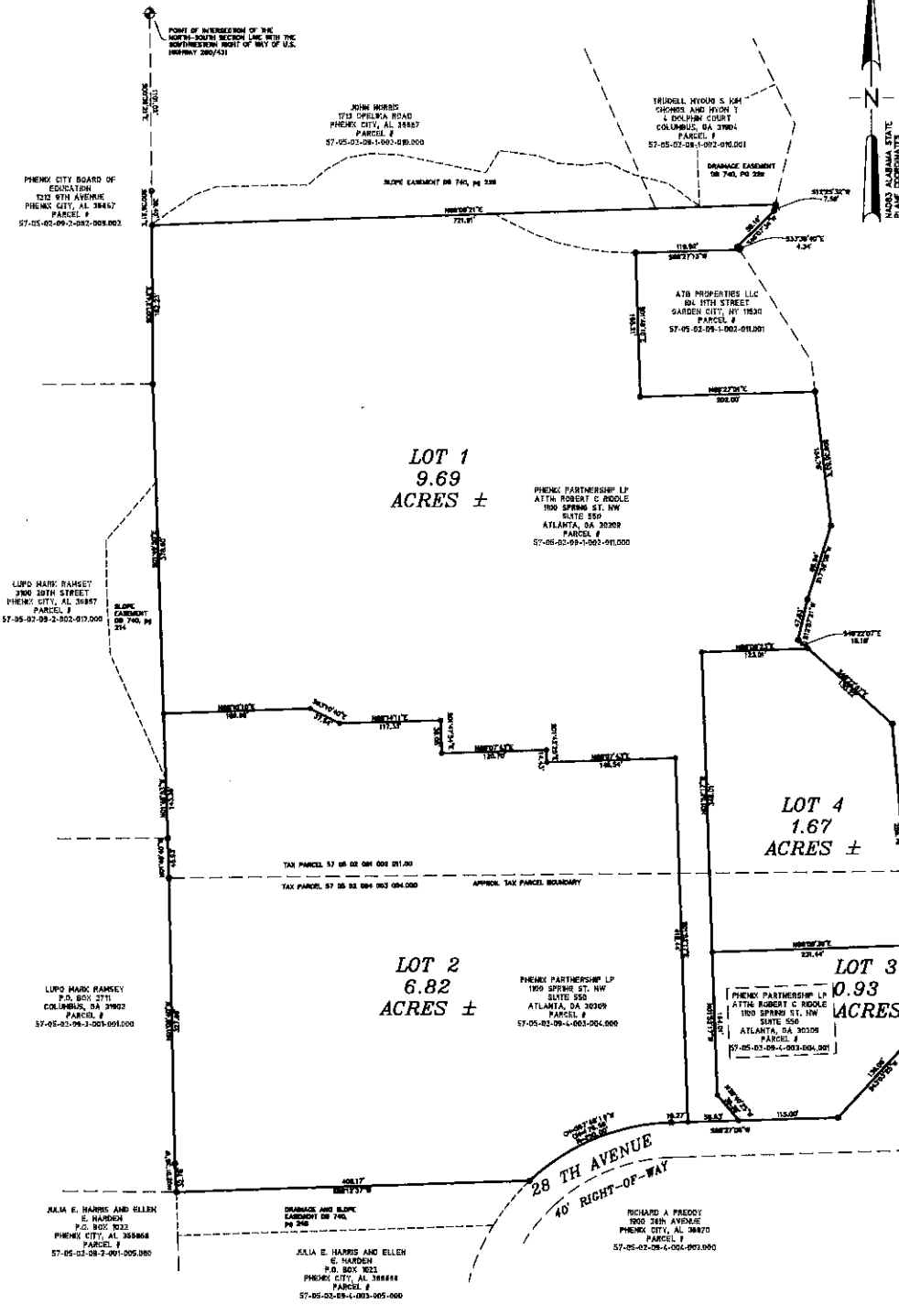
# PHENIX CORNERS PLAT NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 8, T-17-N, R-30-E, RUSSELL COUNTY, ALABAMA.



VICINITY  
MAP

U.S. HIGHWAY 280/431  
RIGHT-OF-WAY VALUES



**SURVEY NOTES:**

1. DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE, THIS SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS AND/OR SUBJECTS OF WAY, RECORDED OR NOT RECORDED.

**ZONING:**  
CURRENT ZONING FOR THIS PROPERTY IS C-4.

**OWNER INFORMATION:**  
SECOND STREET OF PHENIX CITY, LLC  
1000 HIGHLAND COLONY PKWY  
SUITE 100A  
RIDGELAND, MS 39157

**LEGEND**

NEIGHBOR'S BOUNDARY	MEASURE / DISTANCE
—○—	IRON PIN FOUND
—●—	IRON PIN SET
—	PROPERTY LINE
---	ADJACENT PROPERTY LINE

**CERTIFICATE OF RUSSELL COUNTY ENGINEER**

THIS PLAT HAS BEEN APPROVED BY THE RUSSELL COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PHENIX CITY, ALABAMA.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF REGISTERED LAND SURVEYOR**

STATE OF ALABAMA  
RUSSELL COUNTY

I, BRADLEY M. FLOWERS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT RECORD OF AN ORIGINAL SURVEY MADE BY ME, OR UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN, AND THAT ALL PARTS OF THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATUTES OF ALABAMA FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BRADLEY M. FLOWERS  
PRINTED NAME OF SURVEYOR

DATE: \_\_\_\_\_

**CERTIFICATE OF PLANNING COMMISSION**

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA, BY THE DEPARTMENT OF MANAGEMENT, IT HAS BEEN APPROVED BY THE MEMBERS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PHENIX CITY, RUSSELL COUNTY, ALABAMA.

CHAIRMAN, PLANNING COMMISSION DATE: \_\_\_\_\_

SECRETARY, PLANNING COMMISSION DATE: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

STATE OF ALABAMA  
RUSSELL COUNTY

I (WE) HEREBY CERTIFY THAT I (WE) AND THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I (WE) HEREBY ADMIT THIS DIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE ORIGINAL BOUNDARY SURVEY LINES AND BOUNDARY ALL STREETS, RIGHT-OF-WAY, EASEMENTS, EMBANKMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

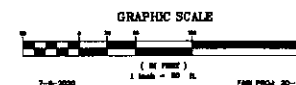
STATE OF ALABAMA  
RUSSELL COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE UNDERSIGNED IS BOUND TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS BOUND TO BE ADJUDICATED BEFORE ME ON THE DAY THAT SUCH AFFIRMED OF SAID SURVEYOR'S CERTIFICATE, PLAT AND MAP, BE, AS SUCH AFFIRMED ABOVE AND WITH FULL AUTHORITY, CERTIFIED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID LIMITED LIABILITY COMPANY AS OF THE DATE HEREIN.

GIVEN UNDER MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2008.

(REAL)

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_



**FLOWERS & WHITE**  
ENGINEERING, L.L.C.

PO BOX 271288, MONTEGOMERY, AL 36121  
PH: 205.296.5490 FAX: 205.296.1211





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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: July 23, 2020

RE: Administrative Re-plat – 19.11 +/- acres located on Hwy 280E at the Phenix Corners Shopping Center

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The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of Subdivision Regulations.

**DR. R. GRIFF GORDY**  
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Director of Engineering / Director of Public Works

## Staff Report No. 8

**Type of Request:** Waiver

**Applicant:** Bill Lowther

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

**Site Location:** Between Lee Road 318 and Lee Road 687

**Acreage:** N/A

**Number of Lots:** N/A

**Current Zoning:** None (Planning Jurisdiction)

**Current Use of Property:** Vacant

**Proposed Use of Property:** Vacant

**Survey Plat:** Attached

**City Services:** Currently none

**Additional Information:** The developer proposes to construct this road with the intent of bypassing the bridge on Lee Rd. 687 that failed in May of 2018.

**Engineer and or Owner Comment(s):** See Waiver Request

REQUEST FOR WAIVER

NAME OF DEVELOPER (S): Bill Lowther

NAME OF ENGINEERING FIRM: Barrett-Simpson, Inc. - Chris Rogers

NAME OF SUBDIVISION: N/A

LOCATION OF SUBDIVISION: Lee Road 318

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

This waiver is being requested in an effort to install a 20' wide, ditch section road to  
connect Lee Road 318 to Lee Road 687. The road is proposed as a solution to bypass  
the bridge that failed on Lee Road 687 in May of 2018. The Phenix City Planning Juris-  
isdiction will apply to half of the road and require that the road be 26' wide with curb and  
gutter. If the waiver were granted, the proposed road would match the roads in the  
surrounding area.

STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:


Half of the proposed road lies within the Smiths Station Planning Jurisdiction, and the  
requested road geometry complies with the regulations of the City of Smiths Station and  
the Lee County Highway Department.

LIST ANY ATTACHMENTS TO THIS PETITION:

Attached.

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

This waiver should be approved because the requested roadway would provide a new  
route to access Lee Road 687 without the use of a private bridge. The proposed road  
would match the character of the surrounding area.

  
\_\_\_\_\_  
Signature of Owner Engineer

7/14/2020  
\_\_\_\_\_  
Date





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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:** July 23, 2020

**RE:** Waiver Request – Construction of New Road Between Lee Rd. 318 and Lee Rd. 687

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The submitted Waiver request to construct a new road between Lee Rd. 318 and Lee Rd. 687 does not meet Article V, Section 2.B of the Subdivision Regulations which states that "Curb and Gutter shall be provided on all proposed streets within a proposed subdivision and in accordance with the standards and specifications of these regulations.". In addition, the subject Property lies within the Phenix City Planning Jurisdiction which requires all street widths and turn-a-round provisions to conform to current Fire Code requirements adopted by the City of Phenix City.