



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 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 July 28, 2020 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 1.90+/- acres located on 33rd Avenue South – Fernando Juarez and Maria Guadalupe Sanchez De La Rosa, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Public Hearing and Approval 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
- 8) Old Business
- 9) New Business
- 10) Adjournment

July 28, 2020

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 28, 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: Chairman Howard, Member Ivy, and Member Phillips. The following members answered present by way of live stream via City Website or by the platform Zoom. Member Bailey, Member McKissic, Member Sims, and Member Taylor. Those in attendance by way of conference call was Vice Chairman Davis and Member Lindsey.

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 Councilmember Steve Bailey, City Engineer Angel Moore, Utilities Engineer John Spraggins, and Administrative Assistant Kaleigh Wells. City Employees present by way of live stream via City Website were Utilities Director Stephen Smith, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, and City Attorney Jimmy Graham.

The forth item on the agenda was the approval of the July 14, 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: 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.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda was an Acceptance of Preliminary Plat for Summerville Highlands Subdivision located on Summerville Road north of Brown Road, Mark Anderson, 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 23, 2020

RE: Preliminary Plat – Summerville Highlands 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.

At this time Chairman Howard asked for a motion to accept. 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 McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

The seventh item on the agenda was an Approval of Administrative Replat of 19.11+/- acres located on Highway 280 East at the Phenix Corners Shopping Center, Second Street of Phenix City, LLC., 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 23, 2020

RE: Administrative Replat – 19.11+/- acres located at Highway 280 East

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

At this time Chairman Howard asked for a motion to approve or deny. 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, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

The eighth item on the agenda was an Approval of Waiver Request for Lee Road 318 for Bill Lowther, Developer. 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 23, 2020

RE: Waiver Request – Construction of New Road between Lee Rd 318 and Lee Rd 687

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.

Discussion followed. At this time Chairman Howard asked for a motion to approve or deny. A motion to approve was made by Member Bailey. Further discussion followed. Due to no second to the motion the motion fails.

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

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

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 Bailey. 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, August 11, 2020.

Chairman – Pat Howard

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: Administrative Replat

Applicant: Fernando Juarez & Maria Guadalupe Sanchez De La Rosa

Surveying Firm: Barrett Simpson, Inc.

Site Location: Lots 6, 7 & 8 33rd Avenue South

Acreage: 1.90 +/-

Number of Lots: 1

Current Zoning: R-2 Medium Density Residential District

Current Use of Property: Vacant

Proposed Use of Property: Residential

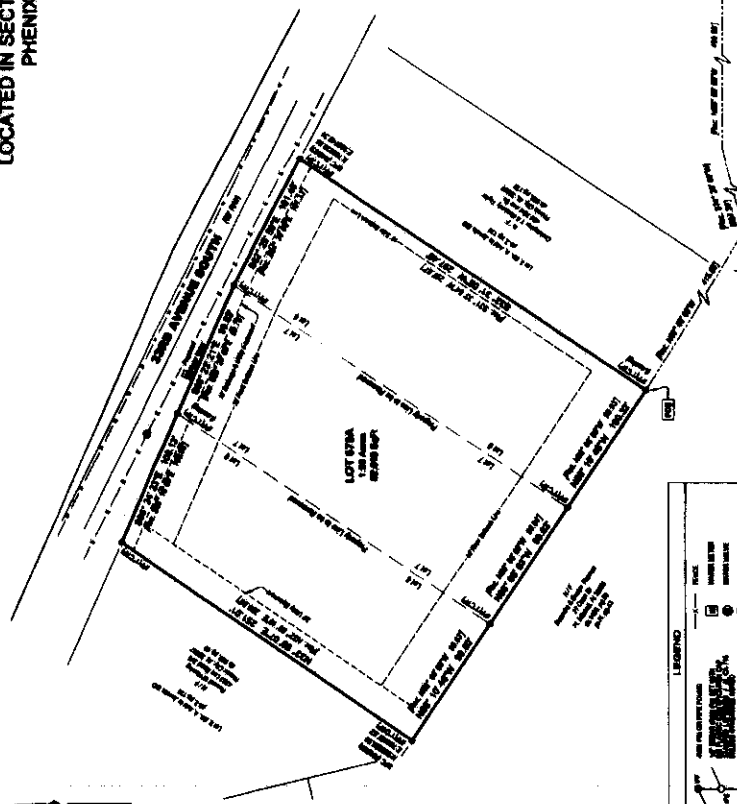
Survey Plat: Attached

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

Additional Information: None

Surveyor and or Owner Comment(s): None

PLAT OF PROPERTY DIVISION FOR
LOTS 6, 7 & 8, BLOCK A,
ADDITION TO JONELLA SUBDIVISION
 LOCATED IN SECTION 28, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA



LEGEND

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- 2. BLOCK
- 3. SECTION
- 4. TOWNSHIP
- 5. RANGE
- 6. PLAT
- 7. SUBDIVISION
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- 801. SECTION
- 802. TOWNSHIP
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- 805. SUBDIVISION
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- 819. SUBDIVISION
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- 824. RANGE
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- 1018. SECTION
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- 1023. LOT
- 1024. BLOCK
- 102



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: August 7, 2020
RE: Administrative Re-plat – 1.90 +/- acres located on 33rd Avenue South

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.

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MELONY LEE, City Clerk
ANGEL MOORE, P.E., City Engineer
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.



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

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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: August 7, 2020

RE: Preliminary Plat for Summerville Highlands 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.