



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 8, 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 August 11, 2020 Meeting Minutes
- 5) Approval of the August 25, 2020 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Request for Waiver – Kinnett Acres 34+/- acres located on US Hwy 80W – JD Real Properties, LLC (Gil Dyer), owner
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

August 11, 2020

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 11, 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, and Member Phillips. The following members answered present by way of live stream via City Website or by the platform Zoom. Member McKissic, Member Sims, and Member Taylor. Those in attendance by way of conference call was Member Lindsey. Member Davis 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 Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Nays: None. Motion thus passed. Member Lindsey lost connection and was not able to connect back to the meeting.

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, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Building Official Gil Griffith and Recording Secretary Kathy Jo Davis. City Employees present by way of live stream via City Website were Utilities Engineer John Spraggins, Fire Marshal Marc Wells, City Manager Wallace B. Hunter, and City Attorney Jimmy Graham.

The forth item on the agenda was the approval of the July 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 Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 Approval of Administrative Replat of 1.90+/- acres located at 33rd Avenue South for Fernando Juarez and Maria Guadalupe Sanchez De La Rosa, owners. 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: August 7, 2020

RE: Administrative Replat – 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 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 Member Bailey. Upon said motion being put to

a vote, the following vote was recorded: Yeas: Member Bailey, 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 Public Hearing and Approval 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: August 7, 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 approval.

At this time Chairman Howard opened the Public Hearing. With not seeing nor hearing from anyone the Public Hearing was closed. Chairman Howard asked for a motion to approve or deny. 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 McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. 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. 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, 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, September 8, 2020. The Tuesday, August 25, 2020 meeting has been cancelled due to elections.

Chairman – Pat Howard

Secretary – Eliza Phillips

August 25, 2020

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, August 25, 2020 meeting due to Election Day.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, September 8, 2020.

Chairman – Pat Howard

Secretary – Eliza Phillips



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. 7

Type of Request: Waiver

Applicant: JD Real Properties, LLC. - owner

Surveying Firm: Barrett-Simpson

Site Location: US Highway 80 W across from T-Bones Steakhouse

Acreage: 34 +/-

Number of Lots: 13

Reason for Waiver Request: The waiver is being requested in an effort to plat Tracts 1 & 4 as shown on the Conceptual Layout, which are considered Double Frontage Lots. The intent is to provide all access ultimately from US Highway 80, and take no access from Kinnett Drive.

Current Zoning: None

Current Use of Property: Vacant

Proposed Use of Property: Commercial/Residential

Survey Plat: Attached

City Services: Phenix City Water

Additional Information: Proposed subdivision is located within the Police/Planning Jurisdiction.

Engineer and or Owner Comments: See application for waiver



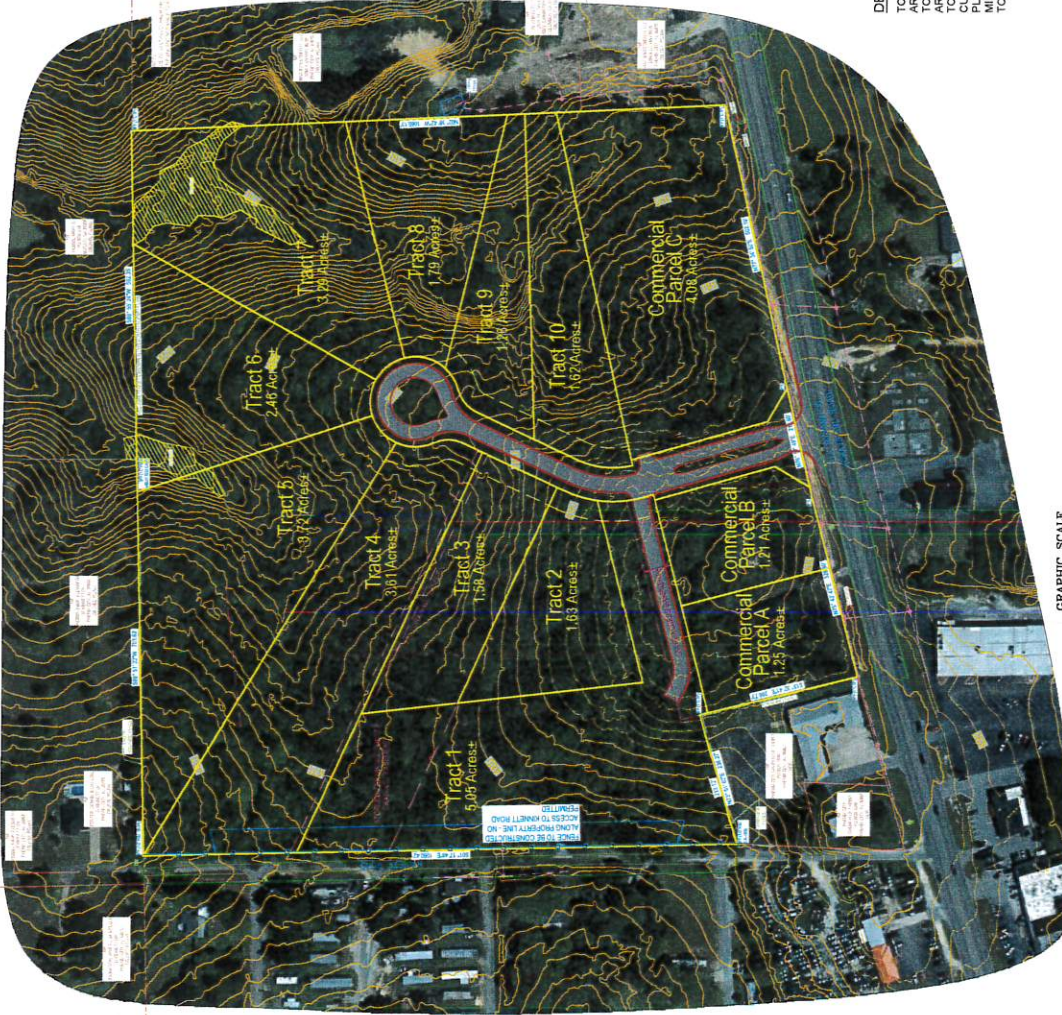
Conceptual Plan KINNETT ACRES

Located in Section 18, Township 17 North, Range 30 East, Russell County, Alabama



LOCATION MAP
RUSSELL COUNTY

This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the site and the project that have not been identified. The plan should only be disclosed by a thorough site assessment, including a survey, topographic survey, environmental assessment, and other studies. The information shown on this conceptual plan has not been performed by Barrett-Simpson, Inc. that the property can be developed according to this plan, or a reasonable cost.



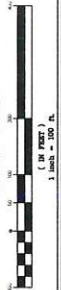
The Conceptual Plan for Kinnett Acres has been reviewed by Phenix City Fire Marshal and is accepted.

- NOTES:
1. Plan and drawing prepared for the exclusive benefit of JD Real Properties, LLC
 2. Boundary information derived from Russell County Tax Maps, not verified
 3. Aerial imagery taken from Google Earth
 4. Aerial imagery taken from Google Earth

DEVELOPMENT DATA

TOTAL PROPERTY AREA: 34.11 ACRES±
 AREA PROPOSED FOR RESIDENTIAL DEVELOPMENT: 27.57 ACRES±
 TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED: 0
 TOTAL NUMBER OF COMMERCIAL LOTS PROPOSED: 3
 TOTAL NUMBER OF COMMERCIAL LOTS PROPOSED: 3
 CURRENT ZONING CLASSIFICATION: NOT ZONED
 PLANNING JURISDICTION: CITY OF PHENIX CITY
 TOTAL NUMBER OF ACRES: 34.11 ACRES±
 TOTAL LENGTH OF NEW STREET PROPOSED: 0.85 L.F.±

GRAPHIC SCALE



BARRETT-SIMPSON, INC.
 Civil Engineers & Land Surveyors
 1000 10th Street, Phenix City, AL 36860
 PHENIX CITY, ALABAMA 36860

REVISED: 25 JULY 2017
 REVISION: 25 JULY 2017
 PROJECT NO: 2017-001

DATE: 28 JULY 2017
 DRAWN BY: [Name]
 CHECKED BY: [Name]

REQUEST FOR WAIVER

NAME OF DEVELOPER (S): J.D. Real Properties, LLC. - Gil Dyer

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

NAME OF SUBDIVISION: Kinnett Acres

LOCATION OF SUBDIVISION: US Highway 80 @ Kinnett Drive

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

This waiver is being requested in an effort to plat Tracts 1 & 4 as shown on the attached
Conceptual Layout, which are considered Double Frontage Lots. Article IV, Section 5E
of the Phenix City Subdivision regulations allow double frontage lots to be allowed
only when the lot abuts a major street, or to overcome topographic challenges. The
intent is to provide all access ultimately from US Highway 80, and take no access from
Kinnett Drive.

STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:


Tracts 1 & 4 are proposed to access the new road within this development. A privacy
fence will be installed along the frontage of Kinnett Drive and a note will be placed on the
Final Plat to ensure that no access will be taken from Kinnett Drive.

LIST ANY ATTACHMENTS TO THIS PETITION:

Conceptual Layout attached.

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

This waiver should be approved because the proposed configuration for Tracts 1 and 4 will allow access
to be taken from the proposed road. The proposed road will be designed to meet all of the required codes
and regulations and provide the means for a safe access to the property.



Signature of Engineer

8/13/2020

Date



DR. R. GRIFF GORDY
Councilmember At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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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: September 3, 2020

RE: Waiver Request – Kinnett Acres 34 +/- acres located at US Highway 80 across from T-Bones Steakhouse

The submitted Waiver request for Kinnett Acres does not meet the requirements of Article V Section 5E Subdivision Regulations regarding requirements for double frontage lots, however, City staff has no issue with the waiver based on the following proposed improvements.

- The proposed development will construct a new road that will allow access to Lots 1 & 4.
- A privacy fence is shown to be constructed the length of Lots 1 & 4 along Kinnett Drive, restricting access.
- It will be noted on the Final Plat that access to Kinnett Drive is restricted.