



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, SEPTEMBER 22, 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 September 8, 2020 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Final Plat and As-Builts – Ladonia Commercial located off Highway 80W – Girard Partners, LP., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

**September 8, 2020**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 8, 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: Member Bailey, Chairman Howard, and Member Ivy. 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. Members Davis, Lindsey and Phillips were not present.

The second item on the agenda was the Approval of the Agenda. Member Ivy 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, Chairman Howard, Member Ivy, Member McKissic, Member Sims, and Member Taylor. 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 Councilmember Steve Bailey, City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, and Recording Secretary Kathy Jo Davis. City Employees present by way of live stream via City Website were Building Official Gil Griffith, Utilities Director Stephen Smith, Asst. Utilities Director Charles Woody, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, and City Attorney Jim McKoon.

The forth item on the agenda was the approval of the August 11, 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, Chairman Howard, Member Ivy, Member McKissic, Member Sims, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

The fifth item on the agenda was the approval of the August 25, 2020 cancelled 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, Member McKissic, Member Sims, and Member Taylor. Abstain: None. Nays: 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 a Request for Waiver for Kinnett Acres of 34 +/- acres located on US Highway 80 West for JD Real Properties, LLC (Gil Dyer), owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Recording Secretary Davis to read the department memo.

*Memo*

*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 on 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.*

At this time Chairman Howard asked for a motion to add the Request for Waiver to the 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, Chairman Howard, Member Ivy, Member McKissic, Member Sims, and Member Taylor. Abstain: None. Motion thus passed.

At this time Chairman Howard asked for a motion to approve or deny the request for waiver. 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, and Member Taylor. 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 Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member McKissic, Member Sims, and Member Taylor. 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 22, 2020.

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Chairman – Pat Howard

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Member – 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. 6**

**Type of Request:** Final Plat

**Applicant:** Girard Partners, LLC.

**Engineering Firm:** Mass Engineering, Inc.

**Site Location:** U.S. HWY 80 W next to Walmart Marketplace

**Acreage:** 14.0

**Number of Lots:** 6

**Current Zoning:** C-4

**Current Use of Property:** Vacant

**Proposed Use of Property:** Commercial

**Survey Plat:** Attached

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

**Additional Information:** None

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





**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

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Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission  
*M.P. For A.M.*  
**From:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** September 18, 2020  
**RE:** Final Plat – Ladonia Commercial

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The above referenced Final Plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.