



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 27, 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 October 13, 2020 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Kinnett Acres Subdivision – 34+/- acres located on Highway 80 West & Kinnett Drive – JD Real Properties, LLC., owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

October 13, 2020

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 13, 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 Lindsey, 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. Members 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 Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member Lindsey, 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, 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 Engineer John Spraggins, Fire Chief Kris Kennedy, and City Attorney Jimmy Graham.

The forth item on the agenda was the approval of the September 8, 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 Taylor, seconded by Member Ivy. 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: Member Lindsey and Member Phillips. Nays: None. Motion thus passed.

The fifth item on the agenda was the approval of the September 22, 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 Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor and Member Phillips. 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 the Approval of Final Plat and As-Builts for Ladonia Commercial located off Highway 80 West for Girard Partners, LP., 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: September 9, 2020

RE: Final Plat – Ladonia Commercial

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.

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

The eighth item on the agenda was the acceptance of Kinnett Acres Subdivision of 34.11 +/- acres located on Highway 80 West and Kinnett Drive for JD Real Properties, 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: September 9, 2020

RE: Preliminary Plat for Kinnett Acres 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 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, Member McKissic, Member Sims, Member Taylor and Member Phillips. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Approval of Administrative Replat of 1.0 +/- acres located on Marketplace Drive for Halpern Enterprises, Inc., 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: September 9, 2020

RE: Administrative Replat – 1.0 +/- acres located on Marketplace Drive

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.

At this time Chairman Howard asked for a motion to approve or deny. A motion to approve was made by Member Bailey, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor and Member Phillips. Abstain: None. Motion thus passed.

The tenth item on the agenda was the Approval of Administrative Replat of 4.93+/- acres located at 487 Lee Road 307 for Delores & Benjamin Anderson, 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: September 9, 2020

RE: Administrative Replat – 4.93+/- acres located at 487 Lee Road 307

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.

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

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

The twelfth item on the agenda was New Business. Chairman Howard asked members to review the proposed 2021 Meeting Schedule and was there any comments. With no Comments Chairman Howard asked if there was a motion to approve the scheduled. Member Ivy made a motion to approve, seconded by Member Lindsey. All in favor.

The thirteenth 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 Lindsey, 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, October 27, 2020.

Chairman – Pat Howard

Secretary – Eliza Phillips



PHENIX CITY *Alabama*

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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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: J.D. Real Properties, LLC.

Surveying Firm: Barrett-Simpson, Inc.

Site Location: U.S. Hwy. 80 W and Kinnett Drive

Acreage: 34.11 +/-

Number of Lots: 13 (proposed)

Current Zoning: None

Current Use of Property: Vacant

Proposed Use of Property: Residential/Commercial

Survey Plat: Attached

City Services: Phenix City utilities (water), Phenix City Police Jurisdiction

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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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/*QC FOR AM* Public Works Director
Date: October 23, 2020
RE: Preliminary Plat for Kinnett Acres 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.