



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, SEPTEMBER 28, 2021  
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 14, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Preliminary Plat of Evans Crossing Subdivision located at the intersection of Lee Road 219 and Lee Road 213, Evans Road Development, LLC., owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Public Hearing & Approval of Conditional Use – 1116 Broad Street – Mildred F. and Harry L. Isabell (Heather Manville, Power of Attorney), owners.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Approval of Administrative Replat – 1600 & 1601 Summit Court – Richard & Diana Allen and the Estate of Elizabeth J. Poole, owners.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 9) Old Business
- 10) New Business
  - Approval of the 2021 Proposed Planning Commission Meeting Schedule
- 11) Adjournment

**September 14, 2021**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 14, 2021 at 5:15 PM EST in the Martin-Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

Chairman Howard called the meeting to order and asked Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Sims, and Member Taylor. The following members answered present by way of telephone: Member Lindsey. The following members answered present by way of Zoom: Member McKissic. The following members were not present: Member Johnson and Member Phillips.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, 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 Lindsey, 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 Engineer Angel Moore, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Chief Building Official Gil Griffith, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis. The following members answered present by way of Zoom: Fire Chief Kris Kennedy.

The fourth item on the agenda was the approval of the August 10, 2021 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 Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, and Member Taylor. Abstain: Member Sims. Nays: None. Motion thus passed.

The fifth item on the agenda was the approval of the August 24, 2021 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 Vice Chairman Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, 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 Public Hearing and Approval of a Conditional Use located at 507-B Dillingham Street for Mike Bowden, owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard open the Public Hearing. With no one coming forward or calling in the Public Hearing was closed. 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 9, 2021*

*RE: Conditional Use – 507-B Dillingham Street*

*The above referenced Conditional Use Application has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.*

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Vice Chairman Davis, 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 Lindsey, Member McKissic, Member Sims, Member Taylor. Nays: None. Abstain: None. Motion thus passed.

The eighth on the agenda was an Acceptance of Preliminary Plat of Evans Crossing Subdivision locate at the intersection of Lee Road 219 and Lee Road 213, Evans Road Development, LLC., 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 9, 2021*

*RE: Preliminary Plat for Evans Crossing*

*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.*

Chairman Howard asked if there was 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: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was an Approval of Administrative Replat of 1103 14<sup>th</sup> Street and 1108 13<sup>th</sup> Street for Sharpe Real Estate, LLC., 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 9, 2021*

*RE: Administrative Replat – 0.49+/- acres located at 1103 14<sup>th</sup> Street & 1108 13<sup>th</sup> Street*

*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 for approval.*

Chairman Howard asked if there was 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: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor. Nays: None. Abstain: None. Motion thus passed.

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

The eleventh item on the agenda was New Business. City Engineer Angel Moore introduced Tracy Hadaway as the new City Planner.

The twelfth 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 Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, and Member Taylors. 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 28, 2021.

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Chairman – Pat Howard

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Vice Chairman – Jimmy Davis



**DR. R. GRIFF GORDY**  
Mayor Pro Tem / At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
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**ARTHUR L. DAY, JR.**  
Councilmember 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:** Evans Road Development, LLC.

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

**Site Location:** Intersection of Lee Rd. 219 & Lee Rd. 213 (Evans Rd.)

**Acreage:** 14.82 +/-

**Number of Lots:** 20 (proposed)

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

**Current Use of Property:** Vacant/Residential

**Proposed Use of Property:** Residential

**District:** None

**Survey Plat:** Attached

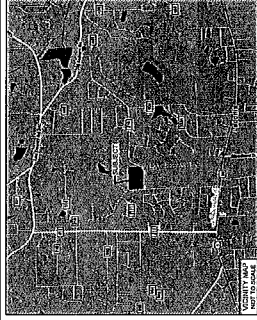
**City Services:** Currently none (Requesting Phenix City Water & Sewer)

**Additional Information:** None

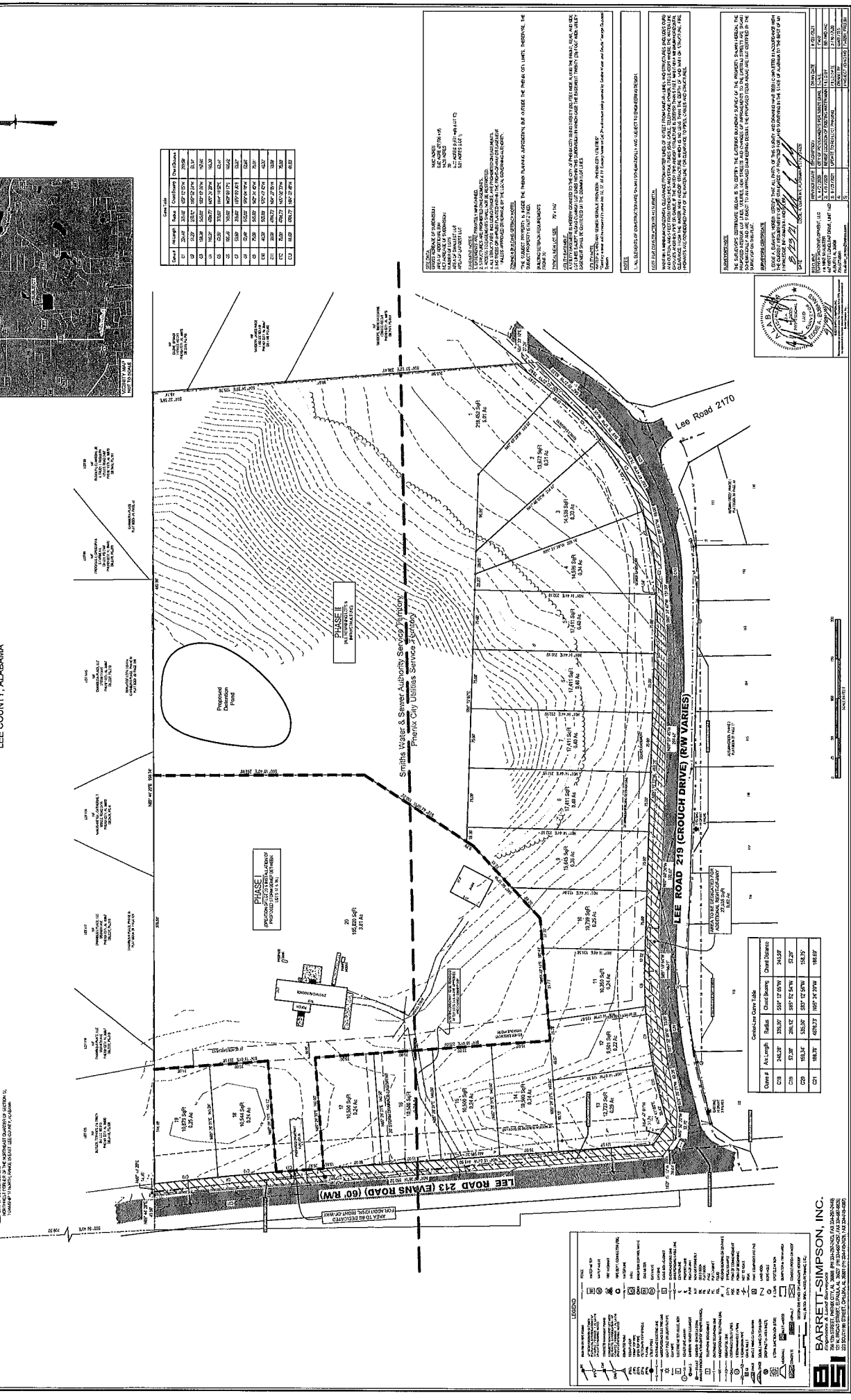
**Engineer and or Owner Comment(s):** Owner has resubmitted this application with the plan to phase the development and sell Lot 20 to generate funding to install the infrastructure for the remaining lots in Phase II.

# PRELIMINARY PLAT EVANS CROSSING

LOCATED IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 28 EAST  
LEE COUNTY, ALABAMA



NOTE: THIS PLAT IS SUBJECT TO THE EXISTING RECORD PLATS AND SURVEYS OF RECORD IN THE PUBLIC RECORDS OF LEE COUNTY, ALABAMA.



Curve Data

Station	Length	Radius	Chord/Bearing	Direction
17	30.14'	150.7'	109° 52' 58"	RIGHT
18	15.07'	75.35'	109° 52' 58"	RIGHT
19	15.07'	75.35'	109° 52' 58"	RIGHT
20	30.14'	150.7'	109° 52' 58"	RIGHT
21	30.14'	150.7'	109° 52' 58"	RIGHT
22	15.07'	75.35'	109° 52' 58"	RIGHT
23	15.07'	75.35'	109° 52' 58"	RIGHT
24	30.14'	150.7'	109° 52' 58"	RIGHT
25	30.14'	150.7'	109° 52' 58"	RIGHT
26	15.07'	75.35'	109° 52' 58"	RIGHT
27	15.07'	75.35'	109° 52' 58"	RIGHT
28	30.14'	150.7'	109° 52' 58"	RIGHT
29	30.14'	150.7'	109° 52' 58"	RIGHT
30	15.07'	75.35'	109° 52' 58"	RIGHT
31	15.07'	75.35'	109° 52' 58"	RIGHT
32	30.14'	150.7'	109° 52' 58"	RIGHT
33	30.14'	150.7'	109° 52' 58"	RIGHT
34	15.07'	75.35'	109° 52' 58"	RIGHT
35	15.07'	75.35'	109° 52' 58"	RIGHT

SMITHS, HIGHER & SEWER AUTHORITY SERVICES, INC.  
PHASE II  
PROPOSED UTILITY SERVICES

PHASE I  
PROPOSED UTILITY SERVICES

PHASE III  
PROPOSED UTILITY SERVICES

PHASE IV  
PROPOSED UTILITY SERVICES

PHASE V  
PROPOSED UTILITY SERVICES

PHASE VI  
PROPOSED UTILITY SERVICES

PHASE VII  
PROPOSED UTILITY SERVICES

LEGEND

1. PROPOSED UTILITY SERVICE	15. EXISTING UTILITY SERVICE
2. PROPOSED ROAD CROSSING	16. EXISTING ROAD CROSSING
3. PROPOSED EASEMENT	17. EXISTING EASEMENT
4. PROPOSED EASEMENT	18. EXISTING EASEMENT
5. PROPOSED EASEMENT	19. EXISTING EASEMENT
6. PROPOSED EASEMENT	20. EXISTING EASEMENT
7. PROPOSED EASEMENT	21. EXISTING EASEMENT
8. PROPOSED EASEMENT	22. EXISTING EASEMENT
9. PROPOSED EASEMENT	23. EXISTING EASEMENT
10. PROPOSED EASEMENT	24. EXISTING EASEMENT
11. PROPOSED EASEMENT	25. EXISTING EASEMENT
12. PROPOSED EASEMENT	26. EXISTING EASEMENT
13. PROPOSED EASEMENT	27. EXISTING EASEMENT
14. PROPOSED EASEMENT	28. EXISTING EASEMENT

OVERSIGHT DATA TABLE

Cover #	Av. Length	Radius	Chord Bearing	Chord Distance
C19	240.0'	300.0'	58° 57' 59"	240.0'
C20	103.8'	129.75'	88° 52' 58"	103.8'
C21	103.8'	129.75'	88° 52' 59"	103.8'

SMITHS, HIGHER & SEWER AUTHORITY SERVICES, INC.  
PHASE I  
PROPOSED UTILITY SERVICES

Barrett-Simpson, Inc. logo and contact information.

Barrett-Simpson, Inc.  
2100 UNIVERSITY AVENUE, SUITE 200  
DALLAS, TEXAS 75201  
PH: 972.714.0000 FAX: 972.714.0001  
WWW.BSINC.COM

Professional Engineer seal for Barrett-Simpson, Inc. in the state of Alabama.

NOTICE TO CONTRACTORS: THIS PLAT IS SUBJECT TO THE EXISTING RECORD PLATS AND SURVEYS OF RECORD IN THE PUBLIC RECORDS OF LEE COUNTY, ALABAMA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF ALABAMA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF ALABAMA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES OF THE STATE OF ALABAMA.

REVISIONS

No.	Description	Date
1	ISSUED FOR PERMITS	08/14/2018
2	REVISED PER PERMITS	08/14/2018
3	REVISED PER PERMITS	08/14/2018
4	REVISED PER PERMITS	08/14/2018
5	REVISED PER PERMITS	08/14/2018

DATE: 08/14/2018



**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**  
Mayor Pro Tem / At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
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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:** September 24, 2021  
**RE:** Preliminary Plat for Evans Crossing

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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.

**DR. R. GRIFF GORDY**  
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Mayor

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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: Conditional Use

**Applicant:** Heather Manville

**Site Location:** 1116 Broad Street

**Current Zoning:** C-1 Core Commercial District

**Proposed Use of Property:** Brewery/Tap Room

**District:** Two (2)

**Survey Plat:** Attached

**City Services:** Phenix City Water, Sewer, Streets & Drainage, Fire, Police

**Additional Information:** C-1 Core Commercial District requires all proposed businesses to submit a Conditional Use Application for review and approval.

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





1116 BROAD STREET

BROAD STREET

1116 BROAD ST

City of Phenix City

Electronic Tracking Systems

N



**PHENIX CITY**  
*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

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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:** September 24, 2021

**RE:** Conditional Use – 1116 Broad Street

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The above referenced Conditional Use Application has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.



**DR. R. GRIFF GORDY**  
Mayor Pro Tem / At Large

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Mayor

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ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

**Staff Report No. 8**

**Type of Request: Administrative Replat**

**Applicant:** Richard F. and Diana M. Allen  
The Estate of Elizabeth J. Poole

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

**Site Location:** 1600 & 1601 Summit Ct.

**Acreage:** 0.89 +/-

**Number of Lots:** 2

**Current Zoning:** R-3 High Density Residential District

**Current Use of Property:** Residential

**Proposed Use of Property:** Residential

**District:** One (1)

**Survey Plat:** Attached

**City Services:** Phenix City Water, Sewer, Streets & Drainage, Police and Fire

**Additional Information:** None

**Surveyor 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: September 24, 2021

RE: Administrative Re-plat – 0.89 +/- acres located at 1600 & 1601 Summit Court

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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 for approval.

**PHENIX CITY**

*Alabama*

**PLANNING COMMISSION**

1206 7th Ave. | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.us

**PAT HOWARD**  
Chairman

**JIMMY DAVIS**  
Vice Chairman

**ELIZA PHILLIPS**  
Secretary

**KATHY DAVIS**  
Recording Secretary

**VICKEY CARTER JOHNSON**

**DON IVY**

**ANNIE LINDSEY**

**SIERRA MCKISSIC**

**BILLY SIMS**

**TONY TAYLOR**

2022 Phenix City Planning Commission Proposed Meeting Schedule

January 11  
January 25

July 12  
July 26

February 08  
February 22

August 09  
August 23

March 08  
March 22

September 13  
September 27

April 12  
April 26

October 11  
October 25

May 10  
May 24

November 08  
November 22

June 14  
June 28

December 13  
December 27