



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, June 14, 2022
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 May 24, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 58.13 +/- acres along Lee Rd. 315– Byrd Family Properties (Susan Fitzwater), owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Public Hearing/Approval for Preliminary Plat – 4.65+/- acres located at 308 34th Ave. South – Kendell R. Smith, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Planning Director Report
- 11) Adjournment

May 24, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 26, 2022, 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 Secretary Eliza Phillips to call the roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Tony Taylor, and Secretary Eliza Phillips. Members not present: Member McKissic and Member Sims

The **second** item on the agenda was the Approval of the Agenda. Member Ivy, made the motion to approve, seconded by Member 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 Johnson, Member Lindsey, , Member Taylor and Secretary Eliza Phillips. Nays: None. Abstain: None. Motion thus passed.

The **third** item on the agenda was the attendance call for City Personnel and Elected Officials. Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: Asst. Director of Engineering Michael Pattillo, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, Economic Dev. Manger Shaun Culligan, Planner Tracie Hadaway, City Attorney Jimmy Graham, and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of April 26, 2022 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 Johnson, Member Lindsay, Member Taylor. Abstain: Secretary Eliza Phillips. Motion thus passed.

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

The **sixth** item on the agenda was an Approval of Administrative Subdivision Replat –67.55+/-acres located at Uchee Hill Hwy, Susan E. Phenix, owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Member Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: May19, 2022

Re: Approval of Administrative Subdivision Replat– 67.55+/-acres located along Uchee Hill Hwy, Susan E. Phenix, owner.

The above-referenced Administrative Subdivision Replat has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements of the Subdivision regulations for approval.

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 Johnson, Member Lindsey, Member Taylor and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The **seventh** item on the agenda was an Acceptance of Preliminary Plat –4.65+/-acres located 308 34th Ave. South, Kendell R. Smith, owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Member Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: May19, 2022

Re: Acceptance of Preliminary Plat– 4.65+/-acres located at 308 34th Avenue South, Kendell R. Smith, owner.

The above-referenced Preliminary Plat has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements of the Subdivision regulations for acceptance.

A motion to accept 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 Johnson, Member Lindsey, Member Taylor and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The **eighth** item on the agenda was a Public Hearing and Recommendation of Conditional Use Application – 1805 Knowles Rd., Brookhaven Property, LLC, owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Member Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: May 20, 2022

Re: Public Hearing and Recommendation of Conditional Use Application – 1805 Knowles Rd., Brookhaven property, LLC, owner

The above-referenced Conditional Use Application has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements the Zoning Ordinance for approval. Chairman Howard opened the Public Hearing. There was no one present. Chairman Howard closed the Public Hearing.

A motion to approve was made by, Vice Chairman Davis, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Taylor and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The **ninth** item on the agenda was Old Business

The tenth item on the agenda was New Business

The **eleventh** item on the agenda was the Planning Director Report - Tracie Hadaway had no items for this agenda.

The twelfth item on the agenda was Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Johnson, seconded Member Lindsey. Upon said being to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, Member Sims, 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 June 14, 2022.

Chairman – Pat Howard

Recording Secretary – Eliza Phillips



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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

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

Item No. 6

Type of Request: Administrative Subdivision

General Information

Applicant:	Byrd Family Properties (Susan Fitzwater)
Surveyor of Record:	Harris-Gray, LLC
Site Location:	Along Lee Rd. 315
Acreage:	58.13 +/- acres
Number of Lots:	2
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Unknown (Family Estate)
District:	None
Survey Plat:	Attached
City Services:	Phenix City Water

Staff Comments

Fire – The subject property is not within the Phenix City Fire jurisdiction. If annexed into the City, the subject property will have to meet the requirements of the 2018 International Fire Code.

Engineer/Owner Comments

None

LAW OFFICES
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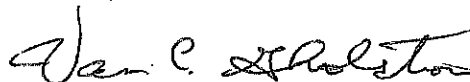
June 9, 2022

Lori M. McDaniel, Project Assistant
Harris Gray, LLC
824 3rd Avenue
West Point, GA 31833

Ms. McDaniel:

The purpose of this letter is to verify the need to subdivide real property owned by Byrd Family Properties, Inc. Guerry S. Lowther was the owner of Byrd Family Properties, Inc. at the time of his death on June 11, 2016. Mr. Lowther's will was probated in the Probate Court of Lee County, Alabama on July 07, 2016, and Susan Lowther Fitzwater was named as Executor of said will. The beneficiaries under Mr. Lowther's will who received an interest in Byrd Family Properties, Inc. wish to divide the real property owned by the said corporation among themselves in order to comply with the terms of Mr. Lowther's will and in the manner shown on the survey enclosed herewith marked as Exhibit A.

Sincerely,



Van C. Gholston,
Attorney for the Estate for Guerry S. Lowther

VCG:jks

Enclosures



PHENIX CITY
Alabama

PLANNING DEPARTMENT

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DR. R. GRIFF GORDY
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STEVE BAILEY
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TRACIE H. HADAWAY, Planning Director | SHAUN CULLIGAN, Economic Development Mgr.

MEMORANDUM

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: June 9, 2022

RE: Administrative Subdivision – 58.13 +/- acres located along Lee Rd. 315

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



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

Item No. 7

Type of Request: Preliminary Plat

General Information

Applicant:	Kendall Rakeem Smith
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	308 34 th Avenue South
Acreage:	4.65 +/- acres
Number of Lots:	3
Current Zoning:	R-2 Medium Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Residential Lots
District:	Three (3)
Survey Plat:	Attached
City Services:	Phenix City Fire, Police, Water, Streets & Drainage

Staff Comments

Fire –

Utilities –

Building –

Engineer/Owner Comments

None



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TRACIE H. HADAWAY, Planning Director | SHAUN CULLIGAN, Economic Development Mgr.

MEMORANDUM

To: Planning Commission

From: *THH* Tracie Hadaway; Planning Director

Date: June 9, 2022

RE: Preliminary Plat – 4.65 +/- ac located at 308 34th Avenue South

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