



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, June 28, 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 June 14, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 7.76 +/- acres located at 304 & 376 Lee Rd.312 – Troy Pope, Katherine & Nathan Johnson, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Old Business
- 8) New Business
- 9) Planning Director Report
- 10) Adjournment

**June 14, 2022**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 14, 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 McKissic, Member Sims and Secretary Eliza Phillips. Members not present: Member Tony Taylor

The **second** item on the agenda was the Approval of the Agenda. Member Vice Chairman Davis, made the motion to approve, 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 McKissic, Member Sims 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: City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Chris Casey, Graduate Andrew Patterson, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, Planner Tracie Hadaway, City Attorney Jimmy Graham, City Manager Wallace Hunter and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of May 24, 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, Member McKissic, Member Sims and Member Eliza Phillips. Abstain: Member Tony Taylor. 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 –58.13.55+/-acres located along Lee Rd 315, Byrd Family Properties (Susan Fitzwater) 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: June 9, 2022*

*Re: Approval of Administrative Subdivision– 58.13+/-acres located along Lee Rd 315, Byrd Family Properties (Susan Fitzwater), 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. The letter from the attorney is attached to the minutes.*

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

The **seventh** item on the agenda was an Public Hearing/Approval for Preliminary Plat –4.65+/-acres located 308 34<sup>th</sup> 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: June 9, 2022

Re: Public Hearing/Approval of Preliminary Plat– 4.65+/-acres located at 308 34<sup>th</sup> 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 approval. Chairman Howard opened the Public Hearing. There was no one present. Chairman Howard closed the Public Hearing.*

A motion to approval 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 Johnson, Member Lindsey, Member McKissic, Member Sims and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The eight item on the agenda was Old Business

The ninth item on the agenda was New Business

The tenth item on the agenda was the Planning Director Report - Tracie Hadaway presented the planning commission with a copy of the Auburn University study and displayed three posters the students completed regarding 13th and 14th street here in Phenix City. Tracie informed the planning commission about the charrette held on the 2nd and 3rd of June 2022 with stakeholders. We are trying to make Phenix City more connected and walkable.

The eleventh item on the agenda was Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded Member Sims. Upon said being to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, and Member Eliza 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 June 28, 2022.

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Chairman – Pat Howard

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Recording Secretary – Eliza Phillips



# 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**  
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

<b>Applicant:</b>	Troy Pope Katherine & Nathan Johnson
<b>Surveyor of Record:</b>	McBride & McGill, Inc.
<b>Site Location:</b>	304 & 376 Lee Rd. 312
<b>Acreage:</b>	7.76 +/- acres
<b>Number of Lots:</b>	4
<b>Current Zoning:</b>	None (Planning Jurisdiction)
<b>Current Use of Property:</b>	Residential/Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water Jurisdiction

### Staff Comments

None

### Engineer/Owner Comments

None

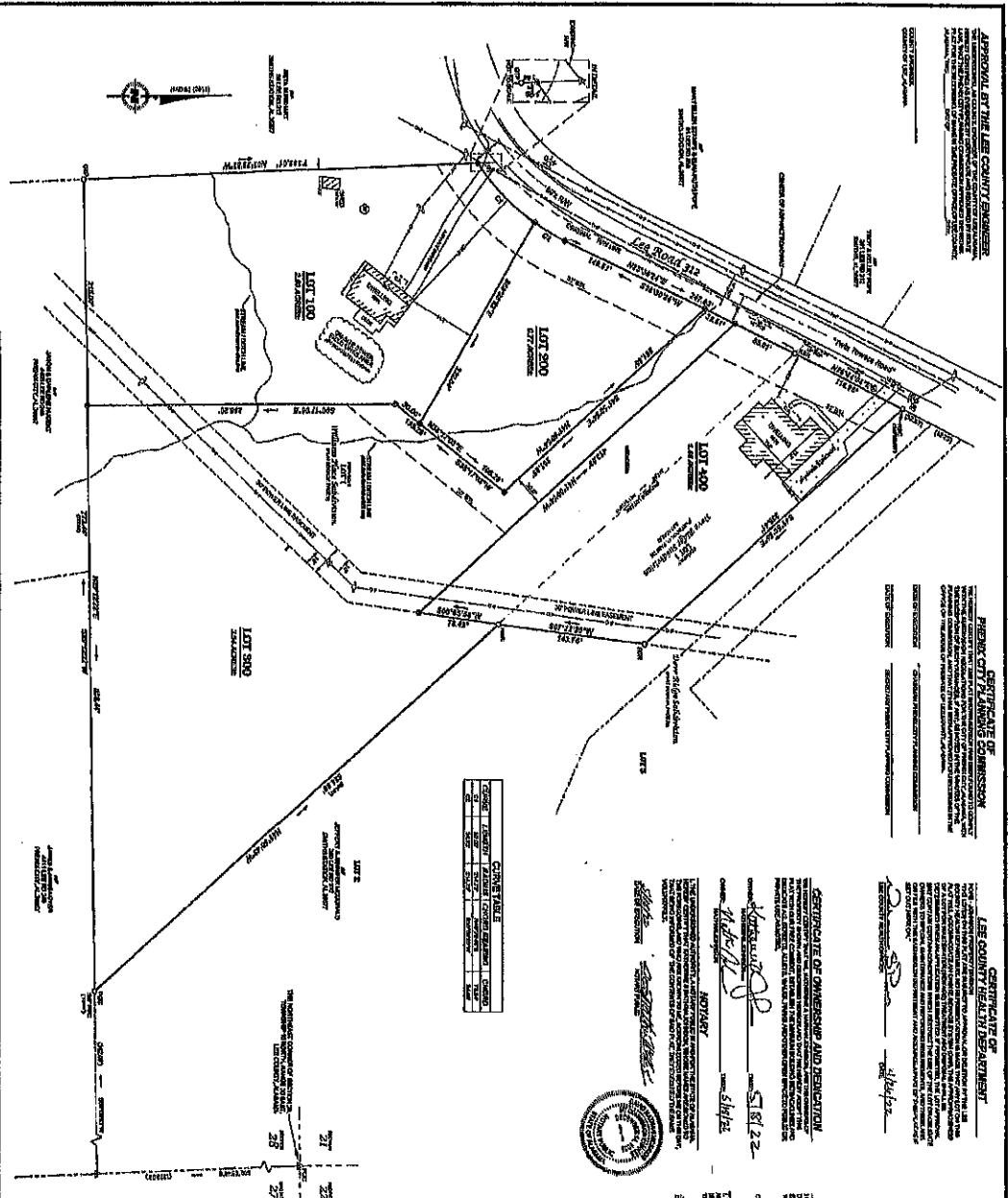
**APPROVAL BY THE LEASING ENGINEER**  
 I, the undersigned, being duly qualified and licensed as a Leasing Engineer under the laws of the State of Tennessee, do hereby certify that the above described property is suitable for the purposes herein stated and that the same is in compliance with the provisions of the laws of the State of Tennessee relating to the leasing of land.

**CERTIFICATE OF APPROVAL BY THE PLANNING CITY UTILITIES DEPARTMENT**  
 I, the undersigned, being duly qualified and licensed as a Planning City Utilities Department Engineer under the laws of the State of Tennessee, do hereby certify that the above described property is suitable for the purposes herein stated and that the same is in compliance with the provisions of the laws of the State of Tennessee relating to the leasing of land.

**CERTIFICATE OF LEASING AND DESCRIPTION**  
 I, the undersigned, being duly qualified and licensed as a Leasing and Description Engineer under the laws of the State of Tennessee, do hereby certify that the above described property is suitable for the purposes herein stated and that the same is in compliance with the provisions of the laws of the State of Tennessee relating to the leasing of land.

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**SCALE TABLE**

1" = 100'	1" = 200'	1" = 300'	1" = 400'	1" = 500'	1" = 600'	1" = 700'	1" = 800'	1" = 900'	1" = 1000'
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**ADMINISTRATIVE**  
 I, the undersigned, being duly qualified and licensed as an Administrative Engineer under the laws of the State of Tennessee, do hereby certify that the above described property is suitable for the purposes herein stated and that the same is in compliance with the provisions of the laws of the State of Tennessee relating to the leasing of land.

**FLOOD CERTIFICATION**  
 I, the undersigned, being duly qualified and licensed as a Flood Certification Engineer under the laws of the State of Tennessee, do hereby certify that the above described property is suitable for the purposes herein stated and that the same is in compliance with the provisions of the laws of the State of Tennessee relating to the leasing of land.

**APPROVAL BY THE LEASING ENGINEER**  
 I, the undersigned, being duly qualified and licensed as a Leasing Engineer under the laws of the State of Tennessee, do hereby certify that the above described property is suitable for the purposes herein stated and that the same is in compliance with the provisions of the laws of the State of Tennessee relating to the leasing of land.

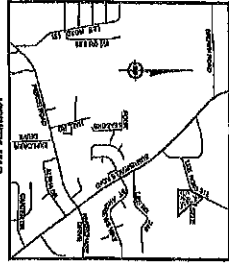


**Masuda & Masuda, Inc.**  
 1000 Main Street, Nashville, TN 37203  
 Phone: (615) 259-1234  
 Fax: (615) 259-5678  
 Email: info@masuda.com

NO.	DESCRIPTION	DATE
1	PRELIMINARY PLAN	10/15/2021
2	FINAL PLAN	05/19/2022

**"Royle & Johnson Property Division"**  
 A PROFESSIONAL ENGINEERING FIRM  
 1000 Main Street, Nashville, TN 37203  
 Phone: (615) 259-1234  
 Fax: (615) 259-5678  
 Email: info@royleandjohnson.com

**DATE** MAY 19, 2022  
**SCALE** 1" = 50'  
**SHEET NO.** 1 OF 1



Prop G-1-22  
 5/19/22



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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: June 23, 2022

RE: Administrative Subdivision – 7.76 +/- acres located at 304 & 376 Lee Rd. 312

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