



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, OCTOBER 11, 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 August 23, 2022 Meeting Minutes
- 5) Approval of the September 13, 2022 Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Preliminary Plat – 24 Month Extension Request for Summerville Highlands
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Old Business
- 9) New Business -
  - Election of the Officers: Chairman, Vice-Chairman and Parliamentarian
  - Approval of 2023 Calendar
- 10) Planning Director Report
  - Introduction of New City Planner
  - Comprehensive Plan Update
- 11) Adjournment

**September 13, 2022**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 13, 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 Recording Secretary Jennifer Lowman 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, Members not present: Member Taylor and Secretary Eliza Phillips

The **second** item on the agenda was the Approval of the Agenda. Member Vice Chairman Davis, made the 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 Johnson, Member Lindsey, Member McKissic, Member Sims 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 Recording Secretary Lowman to call roll for the City Employees. The following City Personnel were present in person: City Councilmember Vickey Carter Johnson, City Engineer Angel Moore, Asst. Director of Engineering Mike Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, Planning Director Tracie Hadaway, and City Attorney Jimmy Graham, City manager Wallace B. Hunter and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of August 23, 2022 minutes. Chairman Howard stated there were not enough members present to erase and approve August 23<sup>rd</sup> meeting minutes. Those minutes will have to be approved at the next meeting.

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 Administrative Subdivision Replat –.14.64 +/- acres located along the West End of Lee Road 2097 and the West Side of Lee Road 2095, Barry & Sun Cha Fleming, owners. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Recording Secretary Lowman to read the department memo.

*Memo*

*To: Planning Commission*

*From: Tracie Hadaway; Planning Director*

*Date September 8, 2022*

*Re: Administrative Subdivision Replat – 14.64 +/- acres located along the West End of Lee Road 2097 and the West Side of Lee Road 2095, Barry & Sun Cha Fleming, owners.*

*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.*

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 McKissic, Member Sims. Abstain: None, Nays: None. Motion thus passed.

The **seventh** item on the agenda was a Public Hearing and Recommendation for a Rezone - 9.73 +/- acres located at Gardner Way, off of Whiterock Road, South of Highway 80, Whiterock LLC, owner. Planning Director Tracie Hadaway reviewed the staff report with the members.

Chairman Howard opened the Public Hearing. The following persons were in attendance and offered these comments:

**Attorney Travis Haggate** – Mr. Haggate introduced himself and his partner Attorney Richard Kammer to the Planning Commission as representing the applicant. Mr. Haggate spoke about county property surrounding Summer Vineyard. He stated that the property had been annexed into the city and spoke about the zoning district. He informed the Commission about the timing of the homes that had been built and the lot sizes of the homes. Asked Planning Commission for permission to allow them to continue the subdivision with the 50ft minimum lot width lots. Mr. Haggate stated that the homes would be approximately the same square footage of the previously developed homes and that his client would commit to single-family residential.

**Attorney Richard Kammer** – Mr. Kammer requested that the property be treated as a non-conforming use and continue to develop under the previous development requirements.

**Ray Roger City Deputy Building Official** – Mr. Rogers informed the Planning Commission that this would not meet the definition of a non-conforming lot and that the Building Inspection Department had received several calls concerning the water runoff. Mr. Rogers also reminded the Planning Commission that the R3 zoning district allowed apartments.

**Ana Noble** – Ms. Noble addressed the commission concerning the drainage problems that they were having in Phase 1 and 2 of Summer Vineyard subdivision. She asked if the change in minimum width to the lots would help the drainage issues.

**Tomasz Ratuszny** – Mr. Ratuszny addressed the Planning Commission with concerns of poor drainage, water sitting in yards and no answer from the contractor.

**Cathy Bowden** – Ms. Bowden addressed the Commission concerning the green space that had been part of the original development and the drainage issues.

**Angle Moore City Engineer Director** – Addressed the commission regarding Subdivision Regulations and stated that they were changed in 2016 to alleviate these issues.

Chairman Howard closed the Public Hearing and asked Jennifer Lowman for the memo to read the memorandum.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: August 19, 2022

Re: Public Hearing and Recommendation for Rezoning – 9.73 +/- acres located at Gardner Way, off of Whiterock Road, South of Highway 80, Whiterock LLC, owner.

*The above-referenced Rezoning Application has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and does not conform to the Phenix City Comprehensive Plan and Future Land Use map or the Phenix City Zoning Ordinance.*

A motion to recommend to deny the rezoning request was made by Vice Chairman Davis to Deny, 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. Abstain: None, Nays: None. The motion to recommend a denial of the rezoning request passed.

The **eighth** item on the agenda was Old Business. There was no old business to discuss.

The **ninth** item on the agenda was New Business. There was no new business to discuss.

The **tenth** item on the agenda was the Planning Director Report – Tracie Hadaway gave an update on the Downtown Vision Plan and had visual presentations for the Planning Commission to review.

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 by Member S. Upon said being to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, member Ivy, Member Johnson, Member Lindsey, Member McKissic, Member Sims. 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 September 27, 2022.

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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**  
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: Preliminary Plat 24-month Extension

#### General Information

**Applicant:** Summerville Highlands, LLC

**Surveyor of Record:** Precision Surveying

**Site Location:** Lee Road 248 (Summerville Rd.) near Lee Road 314

**Acreage:** 25 +/- acres

**Number of Lots:** 57 (Proposed)

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

**Current Use of Property:** Vacant

**Proposed Use of Property:** Single-family Residential

**District:** None

**Survey Plat:** Attached

**City Services:** Phenix City Utilities (water & sewer)

#### Staff Comments

##### Engineering

- The preliminary plat for this subdivision was approved on August 11, 2020. Since that time the subdivision has been under construction with periodic delays. At this time the subdivision is near completion and the developer is in the process of finishing the remaining items and requesting a final inspection prior to submitting a final plat.

# Summerville Highlands, LLC

15 September 2022

Ms. Angel Moore, P.E.  
City Engineer / Public Works Director  
601 12<sup>th</sup> Street  
Phenix City, Alabama 36867

Re: Summerville Highlands Subdivision  
Preliminary Plat Extension

Ms. Moore,

Summerville Highlands, LLC would like to request that the previously approved preliminary plat for the Summerville Highlands Subdivision be granted an extension of twenty-four (24) months. We would like for this request to be on the agenda of the earliest possible Planning Commission meeting. The construction of the subdivision is well under way and is expected to be completed easily within this time frame.

Sincerely,

Summerville Highlands, LLC



Mike Bowden  
Owner Representative

**Preliminary Subdivision Plat**  
**Summerville Highlands**  
 A Redivision of  
**Parcels 101, 102, 103 and 104**  
 SECTION 21 T 18 N R 30 E  
 Lee County, Alabama

THE COUNTY OF LEE, ALABAMA, HAS REVIEWED THE PLAT HEREON AND HAS FOUND IT TO COMPLY WITH THE REQUIREMENTS OF THE ALABAMA SUBDIVISION ACT AND THE ALABAMA CONSTITUTION. THE COUNTY CLERK HAS THEREUPON RECORDED THIS PLAT IN THE PUBLIC OFFICE OF THE COUNTY OF LEE, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2000.

DATE OF EXHIBITION: \_\_\_\_\_  
 PREPARED BY: \_\_\_\_\_  
 COUNTY CLERK: \_\_\_\_\_  
 COUNTY COMMISSIONER: \_\_\_\_\_  
 COUNTY ENGINEER: \_\_\_\_\_  
 COUNTY HEALTH DEPARTMENT: \_\_\_\_\_  
 COUNTY PLANNING DEPARTMENT: \_\_\_\_\_  
 COUNTY PUBLIC SAFETY DEPARTMENT: \_\_\_\_\_  
 COUNTY SOCIAL SERVICES DEPARTMENT: \_\_\_\_\_  
 COUNTY WATER DEPARTMENT: \_\_\_\_\_

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 COUNTY CLERK: \_\_\_\_\_  
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 COUNTY ENGINEER: \_\_\_\_\_  
 COUNTY HEALTH DEPARTMENT: \_\_\_\_\_  
 COUNTY PLANNING DEPARTMENT: \_\_\_\_\_  
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 COUNTY PLANNING DEPARTMENT: \_\_\_\_\_  
 COUNTY PUBLIC SAFETY DEPARTMENT: \_\_\_\_\_  
 COUNTY SOCIAL SERVICES DEPARTMENT: \_\_\_\_\_  
 COUNTY WATER DEPARTMENT: \_\_\_\_\_

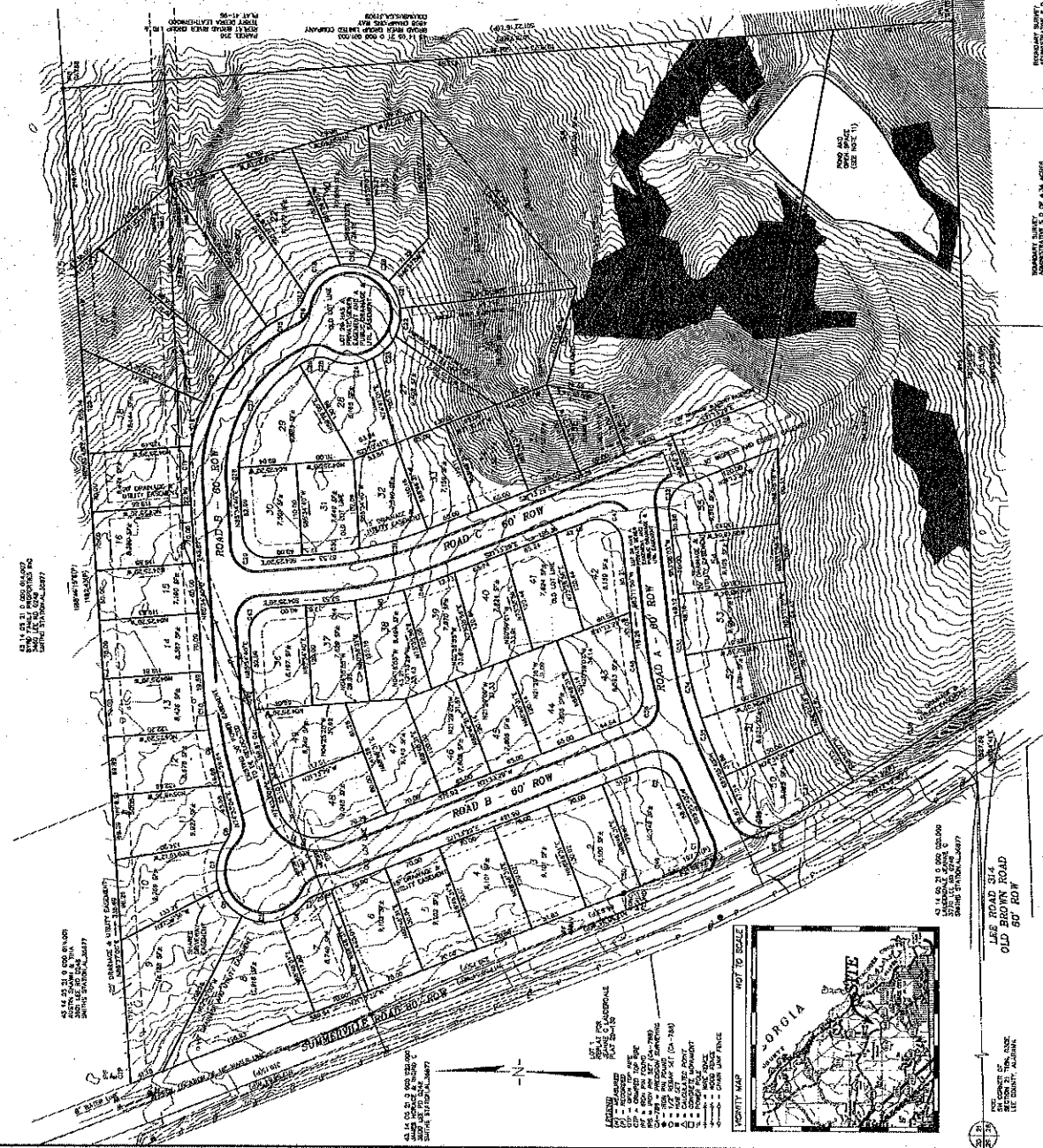
DATE OF EXHIBITION: \_\_\_\_\_  
 PREPARED BY: \_\_\_\_\_  
 COUNTY CLERK: \_\_\_\_\_  
 COUNTY COMMISSIONER: \_\_\_\_\_  
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 COUNTY SOCIAL SERVICES DEPARTMENT: \_\_\_\_\_  
 COUNTY WATER DEPARTMENT: \_\_\_\_\_

Lot	Area (Acres)	Area (Square Feet)	Area (Square Feet)
01	1.14	48,400	48,400
02	1.14	48,400	48,400
03	1.14	48,400	48,400
04	1.14	48,400	48,400
05	1.14	48,400	48,400
06	1.14	48,400	48,400
07	1.14	48,400	48,400
08	1.14	48,400	48,400
09	1.14	48,400	48,400
10	1.14	48,400	48,400
11	1.14	48,400	48,400
12	1.14	48,400	48,400
13	1.14	48,400	48,400
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15	1.14	48,400	48,400
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95	1.14	48,400	48,400
96	1.14	48,400	48,400
97	1.14	48,400	48,400
98	1.14	48,400	48,400
99	1.14	48,400	48,400
100	1.14	48,400	48,400



**PRECISION SURVEYING**  
 SUBDIVISIONS, ERECTIONS  
 REDIVISION OF PARCELS  
 101, 102, 103 AND 104

1100 N. 10th St.  
 Birmingham, AL 35203  
 Phone (205) 887-1100  
 Fax (205) 887-1101  
 Email: info@precision-surveying.com  
 Website: www.precision-surveying.com

THIS PLAT IS THE RESULT OF A SURVEY MADE BY A PROFESSIONAL SURVEYOR IN ACCORDANCE WITH THE ALABAMA SUBDIVISION ACT AND THE ALABAMA CONSTITUTION. THE SURVEYOR HAS FOUND THAT THE PLAT COMPLIES WITH THE REQUIREMENTS OF THE ALABAMA SUBDIVISION ACT AND THE ALABAMA CONSTITUTION. THE SURVEYOR HAS THEREUPON RECORDED THIS PLAT IN THE PUBLIC OFFICE OF THE COUNTY OF LEE, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2000.

DATE OF EXHIBITION: \_\_\_\_\_  
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 COUNTY SOCIAL SERVICES DEPARTMENT: \_\_\_\_\_  
 COUNTY WATER DEPARTMENT: \_\_\_\_\_





**PHENIX CITY**  
*Alabama*

**PLANNING DEPARTMENT**

931 Broad Street | Phenix City, AL 36867 | Ph: 334-448-2856 | Fx: 334-448-9022 | phenixcityal.us/edo

**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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Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

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

## MEMORANDUM

**To:** Planning Commission

**From:** *THH*  
Tracie Hadaway; Planning Director

**Date:** September 6, 2022

**RE:** Preliminary Plat – Summerville Highlands 24-month Extension Request

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The above referenced 24-month Extension Request on the Preliminary Plat for Summerville Highlands Subdivision meets the requirements of Article III Section 3 of the Subdivision Regulations. Department staff has no issues with this request.





# 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

**JENNIFER LOWMAN**  
Recording Secretary

**VICKEY CARTER JOHNSON**

**DON IVY**

**ANNIE LINDSEY**

**SIERRA MCKISSIC**

**BILLY SIMS**

**TONY TAYLOR**

### 2023 Phenix City Planning Commission Meeting Schedule

January 10, 2023  
January 24, 2023

July 11, 2023  
July 25, 2023

February 14, 2023  
February 28, 2023

August 08, 2023  
August 22, 2023

March 14, 2023  
March 28, 2023

September 12, 2023  
September 26, 2023

April 11, 2023  
April 25, 2023

October 10, 2023  
October 24, 2023

May 9, 2023  
May 23, 2023

November 14, 2023  
November 28, 2023

June 13, 2023  
June 27, 2023

December 12, 2023  
\*December 26, 2023