



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 22, 2019
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 8, 2019 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of De-Annexation - 2.12 +/- acres located 1233 Lee Road 427 – Charles Dunn Investments, LLC., owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Request for Waiver – Kinnett Estates located on Highway 80W (Crawford Road) – JD Real Properties, LLC., owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
 - Re-Certification Class will be Friday, November 8, 2019 from 12pm EST to 4:30pm EST at the Fire Training Facility.
- 9) New Business
 - Re-Election of Officers: Chairman, Vice Chairman and Parliamentarian
- 10) Adjournment

OCTOBER 8, 2019

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 8, 2019 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

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 Lindsey, Member McKissic, and Member Sims. Member Bailey, Member Taylor and Member Culligan were not present.

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

Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the September 24, 2019 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 Sims. Abstain: None. Motion thus passed.

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

The sixth item on the agenda is the Acceptance of De-Annexation for 2.12+/- acres located at 1233 Lee Road 427 for Charles Dunn Investments, LLC., owner. City Engineer Angel Moore reviewed the staff report with the board 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: October 3, 2019

RE: Administrative Re-Plat – 2.12+/- acres located at 1233 Lee Road 427

The above referenced application for de-annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments and no issues were found with this request.

At this time Chairman Howard asked if there was a motion to accept. Member Sims made a motion to approve, seconded by Member Lindsey. 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 Sims. Nays: None. Abstain: None. Motion passed.

The seventh item on the agenda was Old Business. Chairman Howard presented two (2) dates to the board for the re-certification class. The two (2) dates were November 8, 2019 or

November 15, 2019; both days are a Friday and the time will be 12:00pm EST to 4:30pm EST at the Fire Training Center. Member Sims motioned for November 8, 2019 seconded by Member Ivy. All in favor.

The eighth item on the agenda was New Business. Chairman Howard reviewed the proposed 2020 Planning Commission Meeting schedule with the members. A motion to approve was made by Member Lindsey seconded by Member Sims. All in favor. Vice Chairman Davis asked when the re-election for officers were and Recording Secretary Davis stated she would check on it and let everyone know.

The ninth 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 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 and 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 Tuesday, October 22, 2019.

Chairman - Pat Howard

Vice Chairman – Jimmy Davis



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
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: De-annexation

Applicant: Charles Dunn Investments, LLC - owner

Surveying Firm: Precision Survey, Inc.

Site Location: 1233 Lee Road 427

Acreage: 2.12 +/-

Number of Lots: 1

Current Zoning: C-3/None

Current Use of Property: Commercial

Proposed Use of Property: Commercial

Survey Plat: Attached

City Services: Phenix City Water

Additional Information: None

Surveyor and or Owner Comment(s): None

Subdivision Plat DUNN-DUDLEY SUBDIVISION SECTION 32 T 18 N R 30 E LEE COUNTY, PHENIX CITY, ALABAMA

STATE OF ALABAMA
I, Michael T. Miller, a Professional Licensed Land Surveyor of Alabama, hereby certify that all parts of the plat are correct and true to the original survey and that the same are in accordance with the provisions of the Statute of this State relating to the subdivision of land. I have personally examined the plat and the original survey and find that the same are correct and true to the original survey and that the same are in accordance with the provisions of the Statute of this State relating to the subdivision of land. I have personally examined the plat and the original survey and find that the same are correct and true to the original survey and that the same are in accordance with the provisions of the Statute of this State relating to the subdivision of land.

DATE OF SURVEY: JULY 2019
DATE OF PLAT: JULY 2019
MICHAEL T. MILLER
Professional Licensed Land Surveyor
No. 10000
Lee County, Alabama

THE UNDERSIGNED, a Notary Public in and for the State of Alabama, do hereby certify that the above and foregoing plat was duly and lawfully approved by the Board of Commissioners of Lee County, Alabama, on this 20th day of July, 2019.

LEE COUNTY, ALABAMA
COUNTY CLERK
I, [Signature]
Notary Public in and for the State of Alabama
No. 10000
Lee County, Alabama

STATE OF ALABAMA
LEE COUNTY
I, [Signature]
Notary Public in and for the State of Alabama
No. 10000
Lee County, Alabama

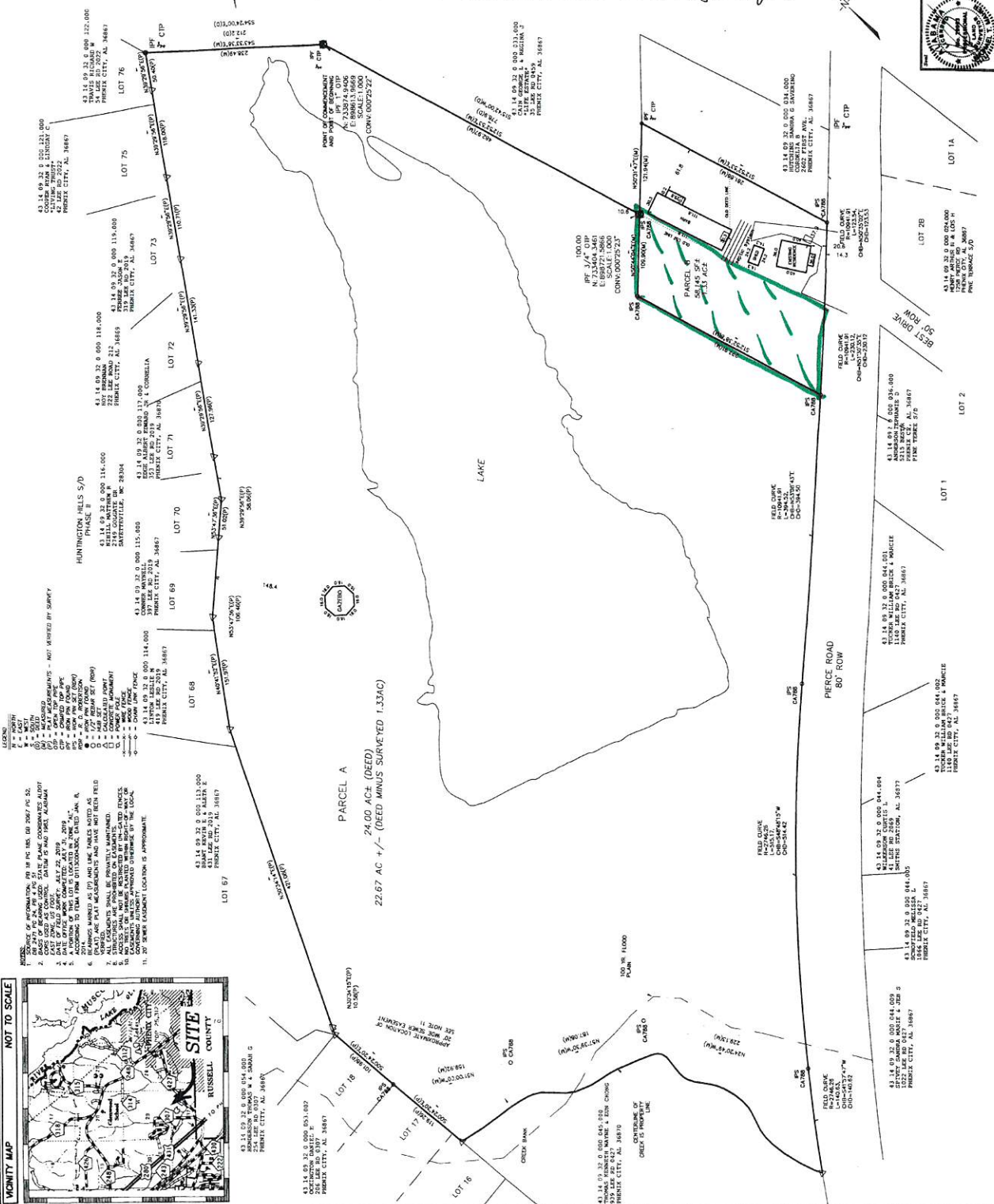
DATE: 8-13-19
I, [Signature]
Notary Public in and for the State of Alabama
No. 10000
Lee County, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
I, [Signature]
County Engineer
Lee County, Alabama

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
I, [Signature]
Planning Commission
Lee County, Alabama

2214 Morrow Mill Road
Phenix City, Alabama 36860
Phone (334) 837-9100
www.phenixcityal.gov

PRECISION SURVEYING
1" = 60'
GRAPHIC SCALE
60 0 60 120 180



- LEGEND
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MEMORANDUM

To: Planning Commission

From: *M.P. For A.M.*
Angel Moore, P.E., City Engineer/Public Works Director

Date: October 18, 2019

RE: De-annexation – 2.12 +/- acres located at 1233 Lee Road 427

The above referenced application for de-annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments and no issues were found with this request.



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Director of Engineering / Director of Public Works

Staff Report No. 7

Type of Request: Waiver

Applicant: JD Real Properties, LLC. - owner

Surveying Firm: Barrett-Simpson

Site Location: US Highway 80 W across from T-Bones Steakhouse

Acreage: 34 +/-

Number of Lots: 11

Reason for Waiver Request: The proposed subdivision, which is located within the Planning Jurisdiction, will be made up of nine (9) large acre estate lots ranging from 1.5 to 6 acres. The concept of the design is to keep the development as natural looking as possible which is not conducive to curb and gutter along the road.

Current Zoning: None

Current Use of Property: Vacant

Proposed Use of Property: Commercial/Residential

Survey Plat: Attached

City Services: None

Additional Information: The Request for Waiver is attached. The request does not meet the Subdivision Regulations. See the attached memo.

Engineer and or Owner Comments: See application for waiver



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Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: *M.P. For A.M.*
Angel Moore, P.E., City Engineer/Public Works Director

Date: October 18, 2019

RE: Waiver Request – Kinnett Estates 34 +/- acres located at US Highway 80 across from T-Bones Steakhouse

The submitted Waiver request for Kinnett Estates does not meet the requirements of Article V, Section 2.B of the Subdivision Regulations which states that "Curb and Gutter shall be provided on all proposed streets within a proposed subdivision and in accordance with the standards and specifications of these regulations."



Conceptual Plan KINNETT ESTATES

Located in Section 18, Township 17 North, Range 30 East, Russell County, Alabama



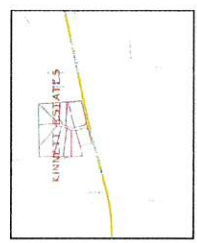
DEVELOPMENT DATA

TOTAL PROPERTY AREA:	34 ACRES±
AREA PROPOSED FOR RESIDENTIAL DEVELOPMENT:	27 ACRES±
CURRENT ZONING CLASSIFICATION:	NOT ZONED
PROPOSED ZONING CLASSIFICATION:	CITY OF PRINER CITY 5
TOTAL NUMBER OF LOTS PROPOSED:	16
MINIMUM LOT AREA PROPOSED:	1.6 ACRES±
TOTAL LENGTH OF NEW STREET PROPOSED:	800 LF

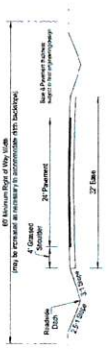
DATE: 05/18/2017
DRAWN BY: J. SIMPSON



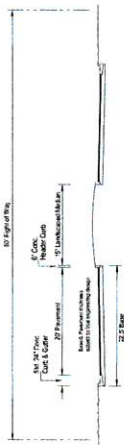
This plan is prepared for the development of the subject property. There may be factors that could affect the development, such as utility availability, which may have not been shown on this plan. The engineer and surveyor make no warranty, representation or assumption as to the accuracy of the information shown on this plan, and no assurance is given by Barrett Simpson, Inc. that the property can be developed according to this plan, or a reasonable part thereof.



LOCATION MAP NOT TO SCALE



TYPICAL SECTION PROPOSED RESIDENTIAL STREET



TYPICAL SECTION DIVIDED ENTRANCE STREET

- NOTES:
1. The plan is prepared for the development of the subject property.
 2. Boundary information derived from Russell County GIS data, not verified.
 3. Topographic information taken from Russell County GIS data, not verified.
 4. Aerial imagery taken from Google Earth.

BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
P.O. Box 202781
Tomball, TX 77376