



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, June 13, 2023
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 23, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision –55.54+/- acres located at 215 Lee Road 308, Rebecca Slaphey, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Planning Director Report
- 10) Adjournment

May 23, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 23, 2023, at 5:15 PM EST in the Martin Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

Chairman Sims called the meeting to order and asked Secretary Eliza Phillips to call the roll. Upon roll call, the following members answered present: Member Carter, Member Davis, Member Howard, Member Ivy, Chairman Sims, Member Lindsey, Vice Chairman Taylor, Member McKissic and Member Phillips. Members not present: None

The **second** item on the agenda was the Approval of the Agenda. Member Ivy , made the motion to approve, seconded by Member Howard Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Ivy, Member Davis, Member Howard, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member 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 Sims asked Secretary Eliza Phillips to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, Asst. Director of Engineering Mike Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Deputy Building Official Ray Rogers, City Planner Terry J. Curry, City Attorney Jimmy Graham, and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of April 25, 2023 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Davis made the motion to approve, seconded by Member Ivy. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Carter, Member Ivy, Member Howard, Member Davis, Chairman Sims, Vice Chairman Taylor, Member McKissic, Member Lindsey and Member Phillips. Nays: None. Abstain: Member McKissic. Motion thus passed

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

The **sixth** item on the agenda was CAPZO Training Overview. City Planner Terry Curry discussed that there would be a CAPZO training for Planning Commission members on May 27, 2023. All members are required to be at the meeting for recertification. The training will be administered by City of Dothan Planning Director, Todd McDonald.

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

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

The **ninth** item on the agenda was the Planning Director Report.

The **tenth** item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Davis, seconded by Member Ivy. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Howard, Member Ivy, Chairman Sims, Vice Chairman Taylor, Member 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 13, 2023.

Chairman – Billy Sims

Secretary – Eliza Phillips



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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
MELONY LEE, City Clerk
TERRY J. CURRY, Planning

Item No.6

Type of Request: Administrative Subdivision

General Information

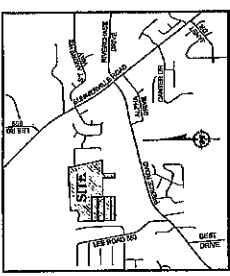
Applicant:	Rebecca Slappey
Surveyor of Record:	McBride & McGill, Inc.
Site Location:	215 Lee Road 308, Phenix City, AL, 36867
Acreage:	55.54 +/- Acres
Proposed Number of Lots:	5
Current Zoning:	Planning Jurisdiction
Current Use of Property:	Vacant
Proposed Use of Property:	Family Residential
District:	None
Survey Plat:	Attached
City Services:	Phenix City Sewer

Staff Comments

Waiver was given for Slappey Family to divide land among family members at the December 13th 2022 Planning Commission.

Engineer/Owner Comments

None



ENGINEER'S NOTES

THIS PLAN AND SPECIFICATIONS SHALL BE CONSIDERED AS NOT BEING A CONTRACT DOCUMENT. THE CONTRACT DOCUMENT SHALL BE THE CONTRACT AGREEMENT AND THE SPECIFICATIONS AND THE CONTRACT AGREEMENT SHALL BE THE CONTRACT DOCUMENT. THE CONTRACT DOCUMENT SHALL BE THE CONTRACT DOCUMENT. THE CONTRACT DOCUMENT SHALL BE THE CONTRACT DOCUMENT.

REFERENCES

1. STANDARD SPECIFICATIONS FOR PUBLIC WORKS, 2011 EDITION, ALABAMA DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION

DIVISION DETAILS

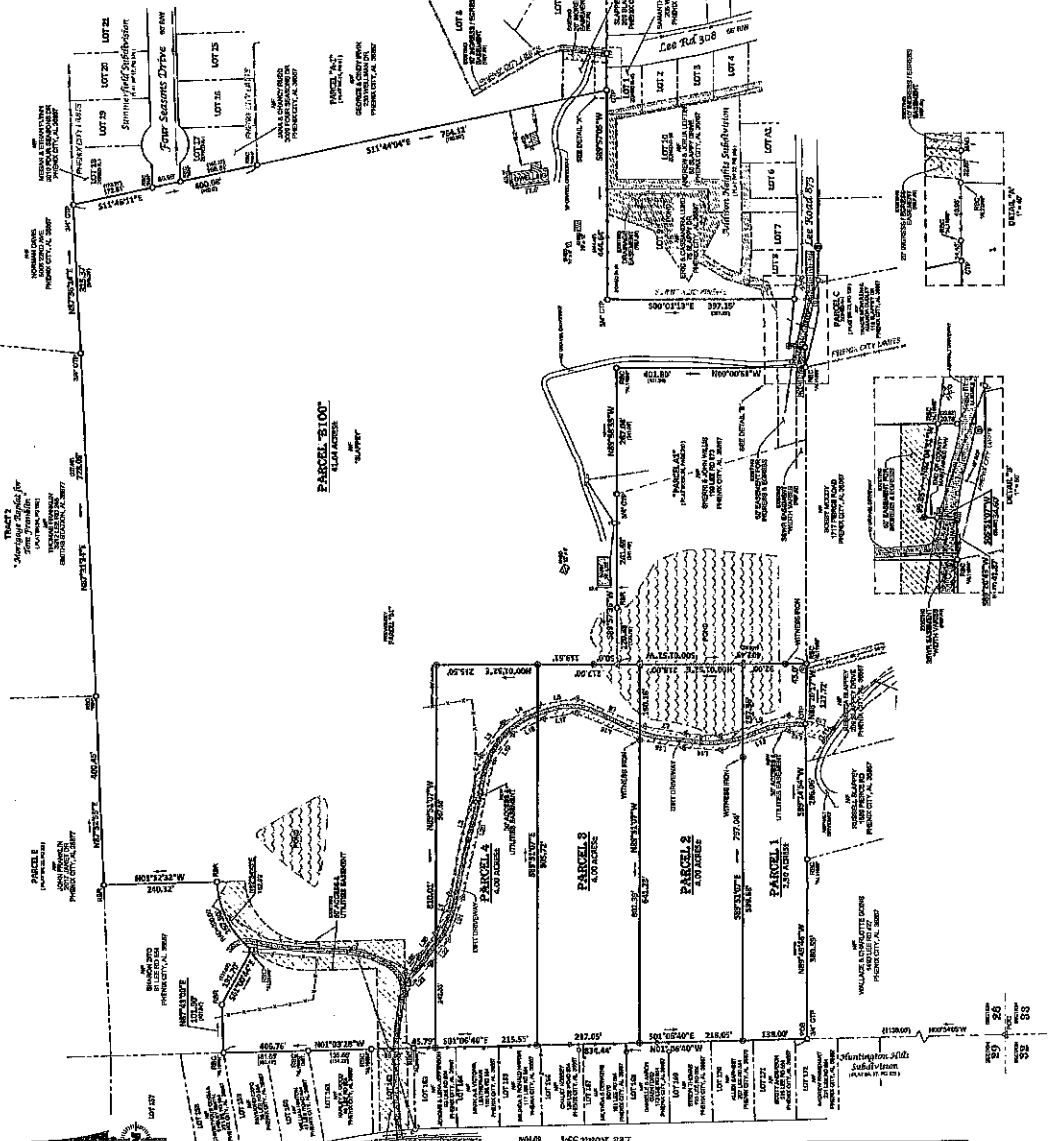
SEE DIVISION 200 FOR ALL DETAILS

FLOOD CERTIFICATION

THE ENGINEER HAS REVIEWED THE FLOOD HAZARD MAP AND HAS DETERMINED THAT THE PROPOSED WORK IS NOT IN A FLOOD HAZARD AREA.

ADMINISTRATIVE REPEAT NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND THE CONTRACT AGREEMENT.



SCALE: 1" = 100'

DATE: FEB. 18, 2023

PROJECT: PROPERTY BOUNDARY SURVEY FOR THE FAMILY DIVISION OF 65.64 ACRES, LIVING SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST, LEE COUNTY, ALABAMA

ENGINEER: Meggie L. Stappery, P.E., Registered Professional Engineer, State of Alabama, License No. 10000

DATE: FEB. 18, 2023

PROJECT: PROPERTY BOUNDARY SURVEY FOR THE FAMILY DIVISION OF 65.64 ACRES, LIVING SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST, LEE COUNTY, ALABAMA

ENGINEER: Meggie L. Stappery, P.E., Registered Professional Engineer, State of Alabama, License No. 10000

DATE: FEB. 18, 2023

PROJECT: PROPERTY BOUNDARY SURVEY FOR THE FAMILY DIVISION OF 65.64 ACRES, LIVING SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST, LEE COUNTY, ALABAMA

ENGINEER: Meggie L. Stappery, P.E., Registered Professional Engineer, State of Alabama, License No. 10000

APPROVAL BY THE LEE COUNTY ENGINEER

MEGGIE L. STAPPERY, P.E., REGISTERED PROFESSIONAL ENGINEER, STATE OF ALABAMA, LICENSE NO. 10000

CERTIFICATE OF PHENIX CITY PLANNING COMMISSION

THE PHENIX CITY PLANNING COMMISSION HAS REVIEWED THE PROPOSED PROJECT AND HAS APPROVED IT FOR CONSTRUCTION. THE COMMISSION HAS REVIEWED THE PROJECT AND HAS APPROVED IT FOR CONSTRUCTION.

CERTIFICATE OF OWNERSHIP

THE ENGINEER HAS REVIEWED THE DEED AND HAS DETERMINED THAT THE PROPOSED WORK IS IN ACCORDANCE WITH THE DEED. THE ENGINEER HAS REVIEWED THE DEED AND HAS DETERMINED THAT THE PROPOSED WORK IS IN ACCORDANCE WITH THE DEED.

NOTARY

MEGGIE L. STAPPERY, P.E., REGISTERED PROFESSIONAL ENGINEER, STATE OF ALABAMA, LICENSE NO. 10000

LEGEND

1. WATER MAINS
2. SANITARY SEWER
3. GAS
4. ELECTRIC
5. FIBER OPTIC
6. TELEPHONE
7. CABLE TV
8. SLOTTED CURB
9. UNGRAVELLED DRIVE
10. GRAVEL DRIVE
11. ASPHALT DRIVE
12. CONCRETE DRIVE
13. CONCRETE SIDEWALK
14. ASPHALT SIDEWALK
15. CONCRETE CURB
16. ASPHALT CURB
17. CONCRETE CURB
18. ASPHALT CURB
19. CONCRETE CURB
20. ASPHALT CURB

McBride & McGill, Inc.
 CIVIL ENGINEERING & SURVEYING
 10000 W. UNIVERSITY BLVD., SUITE 100
 PHENIX CITY, ALABAMA 36060
 PHONE: (205) 837-7000
 FAX: (205) 837-7009
 WWW.MCBRIDEANDMCGILL.COM

Scale: 1" = 120'

DATE: FEB. 18, 2023

SCALE: 1" = 120'

SHEET NO.: 1 OF 1

PROJECT: PROPERTY BOUNDARY SURVEY FOR THE FAMILY DIVISION OF 65.64 ACRES, LIVING SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST, LEE COUNTY, ALABAMA

ENGINEER: Meggie L. Stappery, P.E., Registered Professional Engineer, State of Alabama, License No. 10000

DATE: FEB. 18, 2023

PETITION FOR REPLAT

(PLEASE PRINT OR TYPE INFORMATION CLEARLY)

NAMES OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) Rebecca Slappey
- 2.) _____

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) 209 Slappey Dr, Phenix City, AL 36867
- 2.) _____

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) (706) 505-4798 (P.O.C. Russell Slappey, son)
- 2.) (_____) _____

EMAIL ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

rslappey22.rs@gmail.com

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

215 Lee Rd 308, Phenix City, AL 36867

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

55.54

CURRENT ZONING CLASSIFICATION OF PROPERTY TO BE REPLATED:

Planning Only

CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY:

Planning Only, R-1, R-1B, R-3, A-1

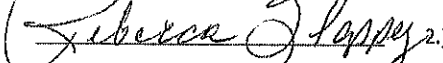
PROPOSED USE OF PROPERTY TO BE REPLATED:

Family (Residential)

REASON OR JUSTIFICATION FOR REPLATING PROPERTY:

Estate Division for direct family members

SIGNATURE OF OWNERS OF PROPERTY TO BE REPLATED:

- 1.) 
- 2.) _____

(DO NOT WRITE BELOW THIS LINE)

FEES: \$100.00 FILING FEE

TOTAL AMOUNT DUE \$ 100.00

CASH _____

CHECK # 13851 - McBride

COLLECTED BY: _____



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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor
WALLACE B. HUNTER, City Manager
MELONY LEE, City Clerk
TERRY J. CURRY, Planning

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

MEMORANDUM

To: Planning Commission

From: Terry J. Curry; City Planner

Date: June 13, 2023

RE: Administrative Subdivision –215 Lee Road 308, Phenix City, AL 36867

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.