



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, June 27, 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 June 13, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision-4.5+/- acres located at 3 Lake Drive Phenix City, AL 36870, JD Properties, LLC c/o Jamie Dyer, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Approval of Administrative Subdivision-5.37 +/- acres located at 695 Lee Rd 307, 1130 Lee Rd, & 1158 Rd 454, Phenix City, AL 36870, Carolyn Blackston, Sonya Bishop, Cathy & David Crowson, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Update on City of Phenix City Comprehensive Plan Review
  - Jason Fondren, Principle Planner KPS Group Consulting
- 9) Old Business
- 10) New Business
- 11) Planning Director Report
- 12) Adjournment

**June 13, 2023**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 13, 2023, at 5:15 PM EST in the Martin Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

As stated in the City of Phenix City Planning Commission BY-LAWS, Article III Section I, The Chairman, or in his/her absence, the Vice-Chairman, shall preside over all meetings of the Planning Commission. In the absence of both, a temporary presiding officer shall be elected from among the members present. Members Davis made the motion to elect Member Howard as the temporary presiding officer for the June 13, 2023 Meeting. Member Ivy seconded. All in favor. Motion passed.

Member Howard 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, Member Lindsey, Member McKissic and Member Phillips. Members not present: Chairman Sims, Vice-Chairman Taylor.

The **second** item on the agenda was the Approval of the Agenda. Member Ivy, made the motion to approve, seconded by Member Davis Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Ivy, Member Davis, Member Howard, Member McKissic, Member Lindsey, 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. Member Howard asked Secretary Eliza Phillips to call roll for the City Employees. The following City Personnel were present in person: 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 May 23, 2023 minutes. Member Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Lindsey made the motion to approve, seconded by Member McKissic. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Carter, Member Ivy, Member Howard, Member Davis, Member McKissic, Member Lindsey and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

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

The **sixth** item on the agenda was the Approval of Administrative Subdivision- 55.54 +/- acres located at 215 Lee Road 308, Rebecca Slappey, owner. City Planner Terry J. Curry reviewed the staff report with the members. Member Howard asked Secretary Eliza Phillips to read the department memo. Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Member Lindsey, Member Carter, Member McKissic, Member Phillips. Nays: None Abstain: None. Motion thus passed

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. There was nothing to report at this time.

The **tenth** item on the agenda was Adjournment. Member Howard 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, Member Lindsey, Member McKissic, 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 27, 2023.

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Chairman – Billy Sims

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Secretary – Eliza Phillips

# 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 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

<b>Applicant:</b>	JD Properties, LLC c/o Jamie Dyer
<b>Surveyor of Record:</b>	Alabama Power Transmission Survey/Mapping
<b>Site Location:</b>	3 Lake Drive Phenix City, AL 36870
<b>Acreage:</b>	4.5 +/- Acres
<b>Proposed Number of Lots:</b>	1
<b>Current Zoning:</b>	Planning Jurisdiction
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Future Substation Site
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Police

#### Staff Comments

None

#### Engineer/Owner Comments

None

**PETITION FOR REPLAT**

**(PLEASE PRINT OR TYPE INFORMATION CLEARLY)**

NAMES OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) JD Properties, LLC c/o Jamie Dyer
- 2.) \_\_\_\_\_

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) 3959 Hwy 80, Phenix City, AL 36870
- 2.) \_\_\_\_\_

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) ( 334 ) 297-4885
- 2.) ( \_\_\_\_\_ ) \_\_\_\_\_

EMAIL ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

jamie@gileautonow.com

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

3 Lake Drive, Phenix City, AL 36869

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

4.5 acres

CURRENT ZONING CLASSIFICATION OF PROPERTY TO BE REPLATED:

N/A- outside of City limits

CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY:

N/A- outside of City limits

PROPOSED USE OF PROPERTY TO BE REPLATED:

Future substation site

REASON OR JUSTIFICATION FOR REPLATING PROPERTY:

Alabama Power has entered into an agreement to buy a portion of the larger parcel from the current landowner

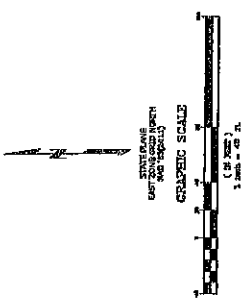
SIGNATURE OF OWNERS OF PROPERTY TO BE REPLATED:

- 1.) \_\_\_\_\_
- 2.) \_\_\_\_\_

(DO NOT WRITE BELOW THIS LINE)

FEES: \$100.00 FILING FEE TOTAL AMOUNT DUE \$ 100.00  
CASH  CHECK   
COLLECTED BY: \_\_\_\_\_

RUSSELL COUNTY, ALABAMA  
SECTION 14 TWP-17-N, RNG-29-E



ADJUSTMENTS	
NO. OF CORRECTIONS	1
NO. OF POINTS	1
NO. OF BEARS	1
NO. OF BEARS	1
NO. OF BEARS	1

CURVE TABLE	
STATION	100+00.00
STATION	100+10.00
STATION	100+20.00
STATION	100+30.00
STATION	100+40.00
STATION	100+50.00
STATION	100+60.00
STATION	100+70.00
STATION	100+80.00
STATION	100+90.00
STATION	101+00.00

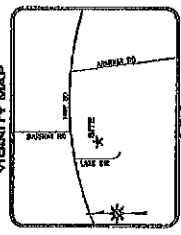
VESTING DEEDS:  
DEED BOOK 72811, PAGE 0108-0109

**NOTES**

1. Refer to the final approved plat for all details.
2. All lots are to be shown in accordance with the plat.
3. The survey was made by the undersigned on or about the date shown hereon.
4. The survey was made in accordance with the plat.
5. The survey was made in accordance with the plat.
6. The survey was made in accordance with the plat.
7. The survey was made in accordance with the plat.
8. The survey was made in accordance with the plat.
9. The survey was made in accordance with the plat.
10. The survey was made in accordance with the plat.

**LEGEND**

--- 100' PER SECTION LINE  
--- 200' PER SECTION LINE  
--- 300' PER SECTION LINE  
--- 400' PER SECTION LINE  
--- 500' PER SECTION LINE  
--- 600' PER SECTION LINE  
--- 700' PER SECTION LINE  
--- 800' PER SECTION LINE  
--- 900' PER SECTION LINE  
--- 1000' PER SECTION LINE

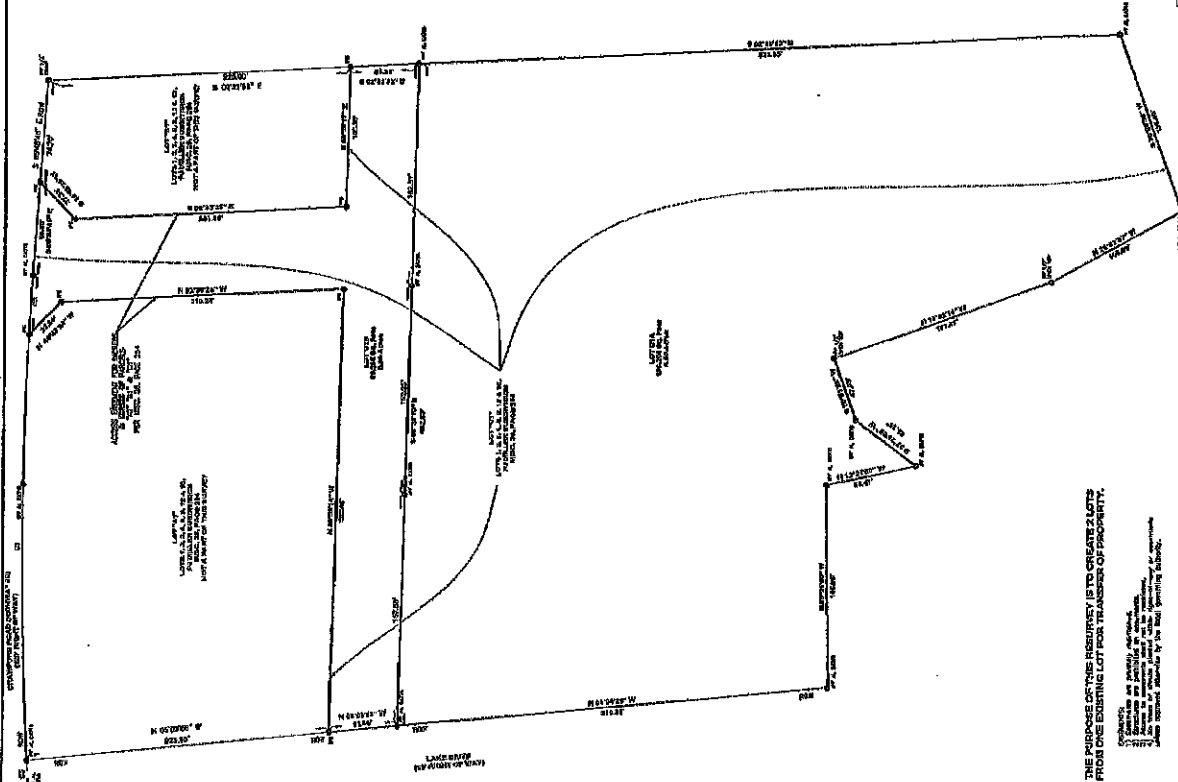


**Know what's below?**  
Call before you dig.  
800-4-A-SHIRT



THE PURCHASER OF THIS INSTRUMENT IS TO ASSUME ALL RISK FROM ONE EXISTING LOT FOR TRANSFER OF PROPERTY.

NOTES:  
1) This instrument is a plat.  
2) This instrument is a plat.  
3) This instrument is a plat.  
4) This instrument is a plat.



I, \_\_\_\_\_, a duly licensed Professional Engineer, and a resident in the State of Alabama, do hereby certify that I have personally examined the above plat and find that it is a true and correct copy of the original survey made by me and that it is in accordance with the laws of the State of Alabama, to the best of my knowledge and belief.

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of Alabama, do hereby certify that I have personally examined the above plat and find that it is a true and correct copy of the original survey made by me and that it is in accordance with the laws of the State of Alabama, to the best of my knowledge and belief.

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of Alabama, do hereby certify that I have personally examined the above plat and find that it is a true and correct copy of the original survey made by me and that it is in accordance with the laws of the State of Alabama, to the best of my knowledge and belief.

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of Alabama, do hereby certify that I have personally examined the above plat and find that it is a true and correct copy of the original survey made by me and that it is in accordance with the laws of the State of Alabama, to the best of my knowledge and belief.

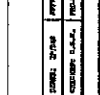
STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of Alabama, do hereby certify that I have personally examined the above plat and find that it is a true and correct copy of the original survey made by me and that it is in accordance with the laws of the State of Alabama, to the best of my knowledge and belief.

FINAL PLAT

LOTS 1, 2, 3, 4, 8, 9, 12 & 13,  
PJ MILLER SUBDIVISION PLAT NO. 2

THIS PLAT HAS BEEN APPROVED BY THE JUDICIAL COUNCIL OF THE COUNTY OF \_\_\_\_\_, ALABAMA, AND IS HEREBY RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE OFFICE OF THE CLERK OF THE COUNTY OF \_\_\_\_\_, ALABAMA.

DATE OF RECORDING: \_\_\_\_\_  
RECORD COUNTY NUMBER: \_\_\_\_\_



STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_, of the County of \_\_\_\_\_, State of Alabama, do hereby certify that I have personally examined the above plat and find that it is a true and correct copy of the original survey made by me and that it is in accordance with the laws of the State of Alabama, to the best of my knowledge and belief.

C-500071

**PHENIX CITY**

*Alabama*

**PLANNING DEPARTMENT**

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Councilmember District 3

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

## MEMORANDUM

**To:** Planning Commission

**From:** Terry J. Curry; City Planner

**Date:** June 27, 2023

**RE:** Administrative Subdivision –3 Lake Drive, Phenix City, AL 36870

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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 the Subdivision Regulations for approval.





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

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Councilmember District 3

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

**Item No.7**

**Type of Request: Administrative Subdivision**

**General Information**

**Applicant:** Carolyn Blackston, Sonya Bishop, Cathy & David Crowson

**Surveyor of Record:** McBride & McGill, Inc.

**Site Location:** 695 Lee Rd 307, 1130 Lee Rd, & 1158 Lee Rd 454, Phenix City, AL 36867

**Acreage:** 5.37 +/- Acres

**Proposed Number of Lots:** 5

**Current Zoning:** Planning Jurisdiction

**Current Use of Property:** Residential

**Proposed Use of Property:** Single Family Residential

**District:** None

**Survey Plat:** Attached

**City Services:** Phenix City Sewer

**Staff Comments**

None

**Engineer/Owner Comments**

None







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

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Councilmember District 1

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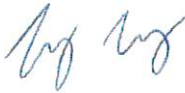
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## MEMORANDUM

To: Planning Commission

From: Terry J. Curry; City Planner



Date: June 27, 2023

RE: Administrative Subdivision – 695 Lee Rd 307, 1130 Lee Rd, 1158 Lee Rd 454,  
Phenix City, AL 36870

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