



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, August 22, 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 August 8, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 0.68 +/- acres located on 14<sup>th</sup> Court S, Uncommon Ventures AI, LLC Owner.
- 7) Approval of Administrative Subdivision – 5.45 +/- acres located on 4160 US 431 South, Phenix Mutual Corporation, Ray Terry Jr, Owner.
- 8) Approval of Administrative Subdivision – 6.90 +/- acres located on Lee Road 314, Strategic Properties, LLC (Daniel Kennefick), Owner.
- 9) Old Business
- 10) New Business
- 11) Planning Director Report
- 12) Adjournment

## August 8, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 8, 2023, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, 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 Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips. Members not present: None

The **second** item on the agenda was the Approval of the Agenda. Member Davis , made the motion to approve, seconded by Member Ivy Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Ivy, Member Davis, Member Howard, Member Lindsey, 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, Graduate Engineer Chris Casey, Utilities Director Charles Woody, Fire Chief Kristin Kennedy, 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 July 25, 2023 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Ivy made the motion to approve, seconded by Member Carter. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Carter, Member Ivy, Member Davis, Member Lindsey, Member McKissic, Chairman Sims, and Member Phillips. Nays: None. Abstain: Vice Chairman Taylor. 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 the Approval of Administrative Subdivision- 1.38+/- acres located at 15 McMurrian Rd, Russel Gorman and Mirl Godwin, owner. City Planner Terry J. Curry reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips to read the department memo. 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 Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor, Member Phillips. Nays: None Abstain: None. Motion thus passed

The **seventh** item on the agenda was the Approval of Administrative Subdivision- 5.37+/- acres located at 175 Ware Road, David L Braden, owner. City Planner Terry J. Curry reviewed the staff report with the members. Chairman Sims 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 Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor, Member Phillips. Nays: None Abstain: None. Motion thus passed.

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

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

The **eleventh** item on the agenda was the Planning Director Report. City Planner Terry J. Curry stated that each member of the City of Phenix City Planning Commission would receive a copy of the Comprehensive Plan. Comprehensive Plan components would include the Land Use Plan Draft, Facilities and Infrastructure Plan Draft, Transportation Plan Draft and Development Strategies. City Engineer Angel Moore stated importance of the Comprehensive Plan review process by city personnel and planning commission members.

The **twelfth** item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member McKissic. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, 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 August 22, 2023.

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Chairman – Billy Sims

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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**

<b>Applicant:</b>	Uncommon Ventures AI, LLC
<b>Surveyor of Record:</b>	Barret-Simpson, Inc.
<b>Site Location:</b>	14 <sup>th</sup> Court S, Phenix City, AL 36869
<b>Acreage:</b>	0.68 +/- acres
<b>Proposed Number of Lots:</b>	1, Divide into two lots (.34 acres each)
<b>Current Zoning:</b>	R-1
<b>Current Use of Property:</b>	Residential
<b>Proposed Use of Property:</b>	Residential
<b>District:</b>	3
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water/Sewer, Phenix City Fire Department, Phenix City Police Department

**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.) Uncommon Ventures AI, LLC
- 2.) \_\_\_\_\_

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) 2121 N. Frontage Road PMB# 10 Vail, CO 81657
- 2.) \_\_\_\_\_

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) ( 970 ) 376-3261
- 2.) ( \_\_\_\_\_ ) \_\_\_\_\_

EMAIL ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

mdesimone@23advisors.com

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

Russell County Tax Parcel # 57 05 08 27 1 014 034.000

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

0.68 Acres

CURRENT ZONING CLASSIFICATION OF PROPERTY TO BE REPLATED:

R-1

CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY:

R-1

PROPOSED USE OF PROPERTY TO BE REPLATED:

Residential

REASON OR JUSTIFICATION FOR REPLATING PROPERTY:

To divide property in half

SIGNATURE OF OWNERS OF PROPERTY TO BE REPLATED:

- 1.) Kong S. Pryor 2.) \_\_\_\_\_

By EDDIE A. ENOAMS  
BARNETT-SIMPSON, INC  
(DO NOT WRITE BELOW THIS LINE)

FEES: \$100.00 FILING FEE TOTAL AMOUNT DUE \$ \_\_\_\_\_

CASH \_\_\_\_\_ CHECK \_\_\_\_\_

COLLECTED BY: \_\_\_\_\_





**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

## MEMORANDUM

**To: Planning Commission**

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

**Date: August 22, 2023**

**RE: Administrative Subdivision –14<sup>th</sup> Court South, Phenix City, AL 36869**

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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

**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.7

### Type of Request: Administrative Replat

#### General Information

**Applicant:** Phenix Mutual Corporation,Quinton Ray Terry Jr  
**Surveyor of Record:** McBride & McGill, Inc  
**Site Location:** 4160 US 431 South, Seale, AL 36875  
**Acreage:** 5.45 +/- acres  
**Proposed Number of Lots:** 2  
**Current Zoning:** Planning Jurisdiction  
**Current Use of Property:** Residential  
**Proposed Use of Property:** Residential and Business  
**District:** N/A  
**Survey Plat:** Attached  
**City Services:** Phenix City Police Department

#### Staff Comments

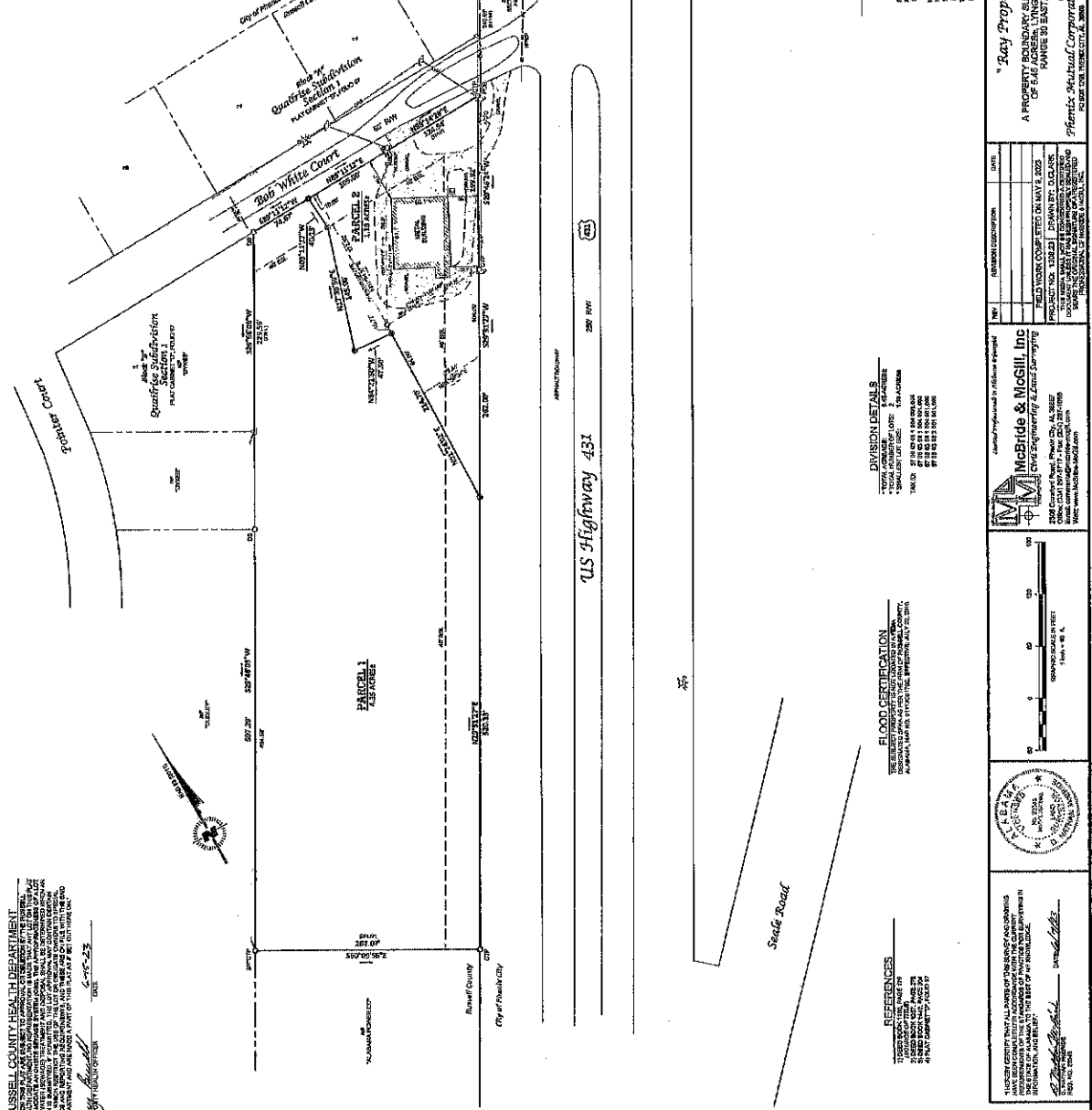
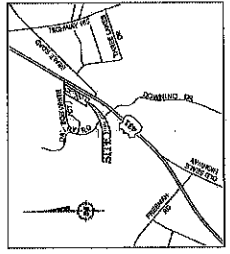
None

#### Engineer/Owner Comments

None







**RUSSELL COUNTY HEALTH DEPARTMENT**  
 CERTIFICATE OF APPROVAL  
 I, \_\_\_\_\_, Health Officer, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**CERTIFICATE OF APPROVAL**  
 I, \_\_\_\_\_, Health Officer, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**OWNERSHIP AND DEDICATION**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**NOTARY**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**OWNERSHIP AND DEDICATION**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**NOTARY**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**OWNERSHIP AND DEDICATION**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**NOTARY**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**OWNERSHIP AND DEDICATION**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**NOTARY**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**REFERENCES**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**FLOOD CERTIFICATION**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.

**DIVISION DETAILS**  
 I, \_\_\_\_\_, do hereby certify that the above described property is suitable for the proposed use and that the same complies with the health department regulations and ordinances of Russell County, Alabama.



**McBride & McGill, Inc.**  
 CIVIL ENGINEERING & SURVEYING  
 2208 Central Expressway, Alabaster, AL 35007  
 PHONE: (205) 988-1100  
 FAX: (205) 988-1101  
 WWW: WWW.MCBRIDEANDMCGILL.COM

NO.	REVISION/DESCRIPTION	DATE
1	FIELD WORK COMPLETED ON MAY 2, 2023	
2	DESIGN AND DRAWING	
3	FINAL CHECKS	

**"Ray Property Line Revision"**  
 A PROPERTY BOUNDARY SURVEY FOR THE PROPERTY LINE REVISION OF 5.46 ACRES, TRACTS IN SECTION 6, TOWNSHIP 18 NORTH, RANGE 10 EAST, RUSSELL COUNTY, ALABAMA.  
 Surveyed by: \_\_\_\_\_  
 Prepared by: \_\_\_\_\_  
 Date: JUNE 7, 2023  
 Scale: 1" = 80'  
 Sheet No: 1 OF 1

**LEGEND**  
 0 BOUNDARY LINE  
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**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

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

## MEMORANDUM

**To:** Planning Commission

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

**Date:** August 22, 2023

**RE:** Administrative Subdivision –4160 US 431 South Seale, AL 36875

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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

**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.8**

**Type of Request: Administrative Replat**

**General Information**

<b>Applicant:</b>	Strategic Properties, LLC c/o Daniel Kennefick
<b>Surveyor of Record:</b>	McBride & McGill, Inc
<b>Site Location:</b>	Lee Road 314 Phenix City, AL 36877
<b>Acreage:</b>	6.90 +/- acres
<b>Proposed Number of Lots:</b>	4
<b>Current Zoning:</b>	Planning Jurisdiction
<b>Current Use of Property:</b>	Residential
<b>Proposed Use of Property:</b>	Single Family Residential
<b>District:</b>	N/A
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	This property will receive no city services.

**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.) Strategic Properties, LLC (o/o Daniel Kennefick)  
2.) \_\_\_\_\_

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

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

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) ( 706 ) 681-6607  
2.) ( \_\_\_\_\_ ) \_\_\_\_\_

EMAIL ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

\_\_\_\_\_

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

From the intersection of Summerville Road (Lee Road 248) and Old Brown Road  
(Lee Road 314) travel west on Old Brown Road 1,920 feet located on south of road.

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

6.90

CURRENT ZONING CLASSIFICATION OF PROPERTY TO BE REPLATED:

PLANNING ONLY

CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY:

PLANNING & R-1

PROPOSED USE OF PROPERTY TO BE REPLATED:

SINGLE-FAMILY RESIDENTIAL LOTS

\_\_\_\_\_

\_\_\_\_\_

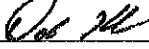
REASON OR JUSTIFICATION FOR REPLATING PROPERTY:

Residential development

\_\_\_\_\_

\_\_\_\_\_

SIGNATURE OF OWNERS OF PROPERTY TO BE REPLATED:

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

(DO NOT WRITE BELOW THIS LINE)

FEES: \$100.00 FILING FEE TOTAL AMOUNT DUE \$ \_\_\_\_\_

CASH \_\_\_\_\_ CHECK \_\_\_\_\_

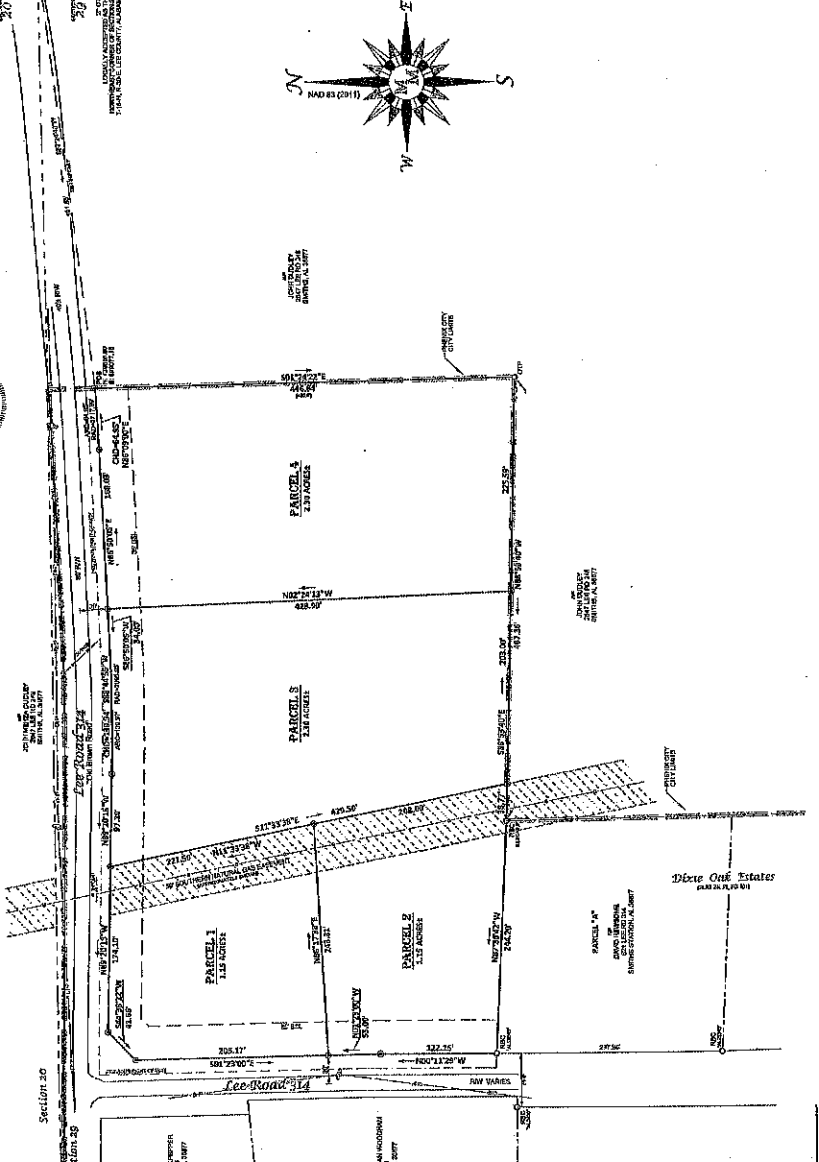
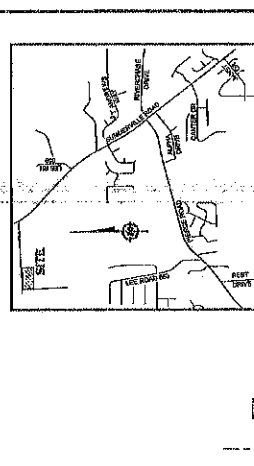
COLLECTED BY: \_\_\_\_\_

**APPROVAL BY THE LEE COUNTY ENGINEER**  
 I, \_\_\_\_\_, ENGINEER IN CHARGE OF THE LEE COUNTY ENGINEERING DEPARTMENT, HEREBY APPROVE THIS SUBDIVISION MAP FOR THE REASON OF THE ACCURACY OF THE INFORMATION AND THE COMPLETION OF THE REQUIREMENTS OF THE LEE COUNTY ENGINEERING DEPARTMENT.

**CERTIFICATE OF LEE COUNTY HEALTH DEPARTMENT**  
 I, \_\_\_\_\_, HEALTH DEPARTMENT, HEREBY APPROVE THIS SUBDIVISION MAP FOR THE REASON OF THE ACCURACY OF THE INFORMATION AND THE COMPLETION OF THE REQUIREMENTS OF THE LEE COUNTY HEALTH DEPARTMENT.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, \_\_\_\_\_, OWNER, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS MAP AND I HEREBY DEDICATE THE SAME TO THE PUBLIC USE AS SHOWN ON THIS MAP.

**NOTARY**  
 I, \_\_\_\_\_, NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN THE STATE OF ALABAMA AND I HAVE PERSONALLY KNOWN THE SIGNER OF THIS MAP AND I HAVE OBSERVED THE SIGNATURE OF THE SIGNER ON THIS MAP.



**ADMINISTRATIVE REPEAT NOTES**  
 THIS MAP WAS PREPARED BY THE ENGINEER AND THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LEE COUNTY ENGINEERING DEPARTMENT AND THE LEE COUNTY HEALTH DEPARTMENT.

**ENGINEER'S NOTES**  
 THE LAND SHOWN ON THIS MAP IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS, AND INTERESTS OF THIRD PARTIES WHICH ARE NOT SHOWN ON THIS MAP. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE LEE COUNTY ENGINEERING DEPARTMENT AND THE LEE COUNTY HEALTH DEPARTMENT.

**REFERENCES**  
 1. LEE COUNTY ENGINEERING DEPARTMENT  
 2. LEE COUNTY HEALTH DEPARTMENT  
 3. LEE COUNTY ENGINEERING DEPARTMENT

**FLOOD CERTIFICATION**  
 THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS NOT IN A FLOOD HAZARD AREA.

**ADMINISTRATIVE SUBMISSION DETAILS**  
 PROJECT NO. 2023-001  
 DATE: JULY 11, 2023  
 SCALE: 1" = 80'  
 SHEET NO. 1 OF 1

**McBride & McMill Inc**  
 2000 Century Parkway, Suite 100, Tallahassee, FL 32309  
 (904) 833-1111  
 www.mcbrideandmcmill.com

**LEGEND**  
 - PROPERTY BOUNDARIES  
 - EASEMENTS  
 - RIGHT-OF-WAY  
 - EXISTING UTILITIES  
 - PROPOSED UTILITIES

**6.90 Acre Division on Old Brown Road**  
 A PROPERTY 6.90 ACRES IN SIZE, BEING THE DIVISION OF 6.90 ACRES LYS IN THE NORTH-EAST QUARTER OF SECTION 29, TOWNSHIP 18 NORTH, RANGE 30 EAST, LEE COUNTY, ALABAMA

DATE: JULY 11, 2023  
 SCALE: 1" = 80'  
 SHEET NO. 1 OF 1

PROJECT NO. 2023-001  
 DATE: JULY 11, 2023  
 SCALE: 1" = 80'  
 SHEET NO. 1 OF 1

McBride & McMill Inc  
 2000 Century Parkway, Suite 100, Tallahassee, FL 32309  
 (904) 833-1111  
 www.mcbrideandmcmill.com

Lee County Engineering Department  
 Lee County Health Department



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

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

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**ARTHUR L. DAY, JR.**  
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WALLACE B. HUNTER, City Manager  
MELONY LEE, City Clerk  
TERRY J. CURRY, Planning

## MEMORANDUM

**To: Planning Commission**

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

**Date: August 22, 2023**

**RE: Administrative Subdivision –Lee Road 314 Phenix City, AL 36877**

---

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.