



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, September 12, 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 22, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Preliminary Plat – 6.5 +/- acres located on 1601 43rd Street, Summerville Homes, Inc, Owner.
 - Staff Report
 - Developer's Comment
 - Department Memo
- 7) Approval of Administrative Subdivision – 1.03 +/- acres located on 10 Thompson Lane, Henry Mann, III, Owner.
 - Staff Report
 - Developer's Comment
 - Department Memo
- 8) Old Business
 - Comprehensive Plan Update
- 9) New Business
- 10) Adjournment

August 22, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 22, 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 Recording Secretary Jennifer Lowman to call the roll. Upon roll call, the following members answered present: Member Davis, Member Howard, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, and Vice Chairman Taylor. Members not present: Member Carter, Member Phillips.

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 Ivy, Member Davis, Member Howard, Member Lindsey, Member McKissic, Chairman Sims, and Vice Chairman Taylor. 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 Recording Secretary Jennifer Lowman to call roll for the City Employees. The following City Personnel were present in person: Asst. Director of Engineering Mike Pattillo, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kristin Kennedy, Economic Development Manager Shaun Culligan, City Planner Terry J. Curry, City Attorney Jimmy Graham, and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of August 8, 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Ivy, Member Davis, Member Lindsey, Member McKissic, Chairman Sims, and Vice Chairman Taylor. Nays: None. Abstain: Member Howard. 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 - 0.68+/- acres located at 14th Court S, Uncommon Ventures AI, LLC, owner. City Planner Terry J. Curry reviewed the staff report with the members. Chairman Sims asked Recording Secretary Jennifer Lowman to read the department memo. Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor. Nays: None Abstain: None. Motion thus passed

The **seventh** item on the agenda was the Approval of Administrative Subdivision - 5.45+/- acres located at 4160 US 431 South, Phenix City Mutual Corporation, Ray Terry Jr, owner. City Planner Terry J. Curry reviewed the staff report with the members. Chairman Sims asked Recording Secretary Jennifer Lowman to read the department memo. Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor. Nays: None Abstain: None. Motion thus passed.

The **eighth** item on the agenda was the Approval of Administrative Subdivision - 6.90+/- acres located at Lee Road 314, Strategic Properties, LLC, (Daniel Kennnefick), owner. City Planner Terry J. Curry reviewed the staff report with the members. Chairman Sims asked Recording Secretary Jennifer Lowman to read the department memo. 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 Davis, Member Howard, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor. 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 informed the Planning Commission members about the current status of the Comprehensive Plan. The Planning Commission members were made aware that the deadline to submit any comments and concerns is August 25, 2023.

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 put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Howard, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor. 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 12, 2023.

Chairman – Billy Sims

Secretary – Jennifer Lowman



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: Preliminary Plat

General Information

Applicant:	Summerville Homes, Inc
Surveyor of Record:	Moon & Meeks Associates
Site Location:	1601 43 rd Street Phenix City, AL 36867
Acreage:	6.5 +/- acres
Proposed Number of Lots:	7
Current Zoning:	R-1
Current Use of Property:	Residential
Proposed Use of Property:	Residential Development
District:	District 1
Survey Plat:	Attached
City Services:	Phenix City Police Department, Phenix City Fire Department, Phenix City Water, Phenix City Sewer

Staff Comments

None

Engineer/Owner Comments

None

Petition for Subdivision

(Please Print OR Type Information Clearly)

Name of Subdivision: Helen Estates

Location: 43rd Street

Number of Lots: 7

Current Zoning Classification: R-1

Number of Adjacent Lots: 12

Current Zoning Classification of Adjacent Property: R-1

Name of Owner: Summerville Homes, Inc.

Address of Owner: 2716 Sawgrass Lane, Phenix City, AL 36867

Telephone Number(s) of Owner: 706-681-8658

Email Address of Owner: summervillehomesinc@gmail.com

Signature of Owner: 

Joe Mixon

(DO NOT WRITE BELOW THIS LINE)

Fees:

\$100.00 Base Filing Fee

\$5.00 Plus Current Postal Rate For Each Adjoining Property Owner For Required Certified Letter

Total Amount Due: \$ _____

Cash: _____

Check: _____

Collected By: _____



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

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Councilmember District 1

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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: Angel Moore, P.E., City Engineer/Public Works Director

Date: September 12, 2023

RE: Preliminary Plat –1601 43rd Street Phenix City, AL 36867

The above referenced Preliminary Plat has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for acceptance.



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

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Councilmember District 1

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Councilmember District 2

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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:	Henry Mann,III
Surveyor of Record:	McBride & McGill, Inc.
Site Location:	10 Thompson Lane, Phenix City AL 36870
Acreage:	1.03
Proposed Number of Lots:	Replat one lot into two lots
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 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.) Henry Mann, III
- 2.) _____

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) 5790 Lee Rd 145, Salem, AL 36874
- 2.) _____

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) (706) 570-2532 (Bubba Mann)
- 2.) (_____) _____

EMAIL ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

10 Thompson Lane, Phenix City, AL 36869

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

1.03

CURRENT ZONING CLASSIFICATION OF PROPERTY TO BE REPLATED:

Planning Only

CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY:

Planning Only

PROPOSED USE OF PROPERTY TO BE REPLATED:

Single Family Residential

REASON OR JUSTIFICATION FOR REPLATING PROPERTY:

Replat 1 lot into 2

SIGNATURE OF OWNERS OF PROPERTY TO BE REPLATED:

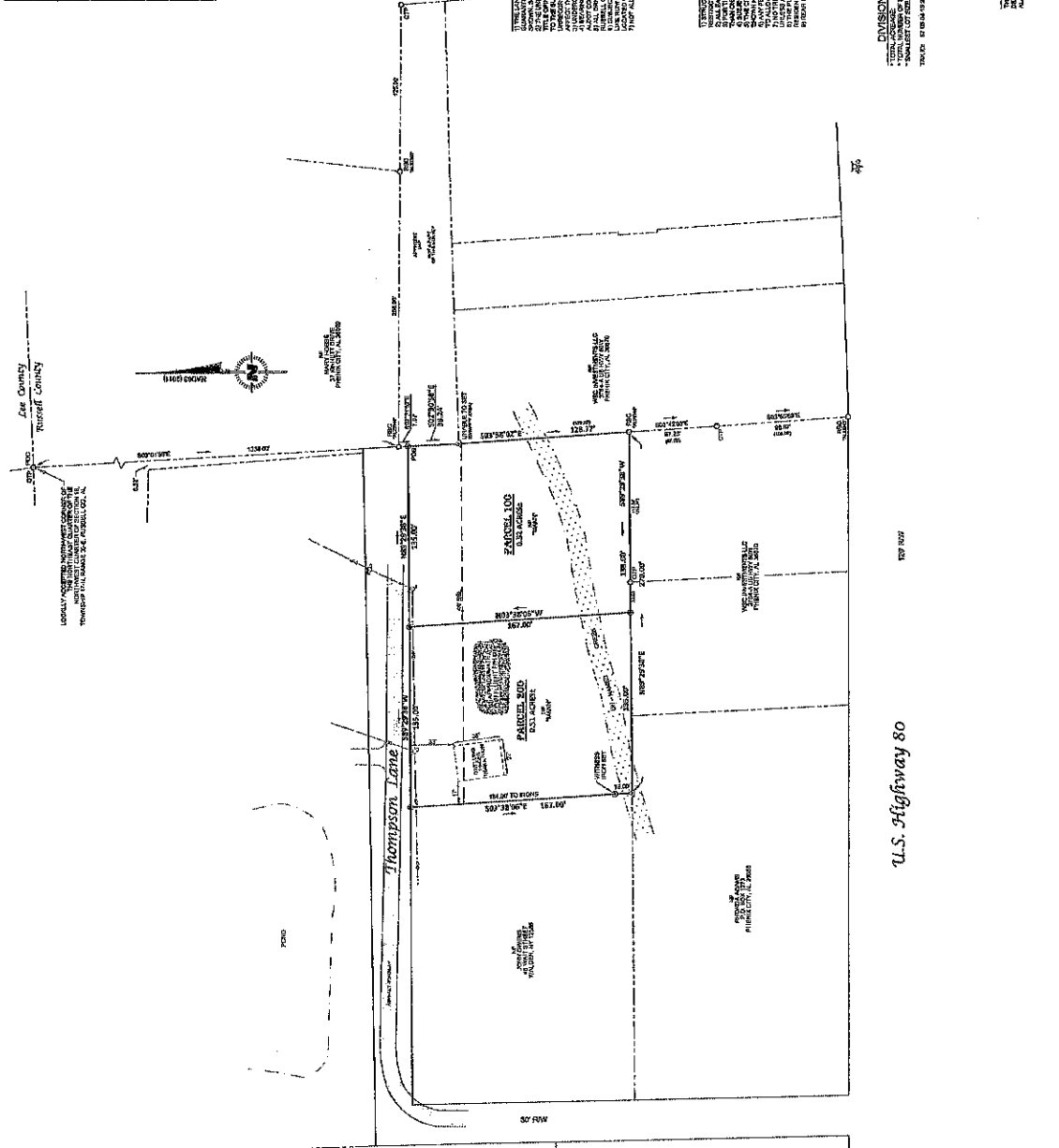
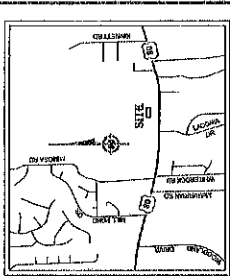
- 1.) *Henry Mann III*
- 2.) _____

(DO NOT WRITE BELOW THIS LINE)

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

CASH _____ CHECK _____

COLLECTED BY: _____



CERTIFICATE OF ENGINEER
RUSSELL COUNTY ENGINEER
 I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Alabama, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Alabama.

DATE: _____
 DATE: _____

CERTIFICATE OF APPROVAL
 I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Alabama, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Alabama.

DATE: _____
 DATE: _____

RUSSELL COUNTY HEALTH DEPARTMENT
 I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Alabama, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Alabama.

DATE: _____
 DATE: _____

CERTIFICATE OF OWNERSHIP & DEDICATION
 I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Alabama, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Alabama.

DATE: _____
 DATE: _____

NOTARY CERTIFICATION
 I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Alabama, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Alabama.

DATE: _____
 DATE: _____

SURVEYOR'S NOTES
 THE BOUNDARIES SHOWN ON THIS PLAT ARE BASED ON THE SURVEY OF THE PROPERTY BY THE SURVEYOR AND HIS ASSISTANTS. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS.

ADMINISTRATIVE REPEAT NOTES
 THIS PLAT IS A REPEAT OF A PREVIOUS PLAT. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS.

REFERENCES
 1. THE SURVEY OF THE PROPERTY BY THE SURVEYOR AND HIS ASSISTANTS.
 2. THE SURVEY OF THE PROPERTY BY THE SURVEYOR AND HIS ASSISTANTS.
 3. THE SURVEY OF THE PROPERTY BY THE SURVEYOR AND HIS ASSISTANTS.

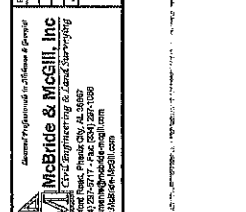
DIVISION DETAILS
 TOTAL AREA: _____
 TOTAL AREA: _____
 TOTAL AREA: _____

FLOOD CERTIFICATION
 THIS PLAT IS A REPEAT OF A PREVIOUS PLAT. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY IS NOT SUBJECT TO ANY EASEMENTS, ENCUMBRANCES, OR OTHER INTERESTS.

"Martha Property Division on Thompson Lane"
 A PROPERTY SUBJECT TO THE JURISDICTION OF THE DIVISION OF LANDS, SURVEYS AND MAPPING, RUSSELL COUNTY, ALABAMA.
 PLAT NO. _____
 SHEET NO. 1 OF 1

NO.	REVISION DESCRIPTION	DATE
1	DATE OF SURVEY: JUNE 2, 2023	
2	DATE OF PLAT: JUNE 2, 2023	
3	DATE OF RECORDING: JUNE 2, 2023	

McBride & McGill, Inc.
 Surveying, Engineering & Land Surveying
 2000 Charming Forest, Prichard, AL 36070
 Phone: (205) 371-7777
 Fax: (205) 371-7777
 Website: www.mcbride-mcgill.com



LEGEND
 --- 1" = 100' HORIZONTAL SCALE
 --- 1" = 20' VERTICAL SCALE
 --- 1" = 10' HORIZONTAL SCALE
 --- 1" = 2' VERTICAL SCALE

NOTARY CERTIFICATION
 I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Alabama, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer in the State of Alabama.

DATE: _____
 DATE: _____



PHENIX CITY
Alabama

PLANNING DEPARTMENT

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TERRY J. CURRY, Planning

MEMORANDUM

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: September 12, 2023

RE: Administrative Subdivision –10 Thompson Lane Phenix City, AL 36870

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.