



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, SEPTEMBER 24, 2024  
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 September 10, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 0.92+/- acres located at 1803 12<sup>th</sup> Place South – Satusnilo C. Arriaga, owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Acceptance of Preliminary Plat – Hamilton Hills – 9.9+/- acres located near the intersection of 28<sup>th</sup> Avenue and 9<sup>th</sup> Place – SFC Properties, LLC., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Acceptance of Preliminary Plat – Rosso Subdivision – 10.22+/- acres located near the intersection of Auburn Road and Poyner Drive – Carlton Tony & Kathy Irene Rosso, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 9) Acceptance of Preliminary Plat – Summer Vineyard Ph. III – 9.78+/- acres located along Gardner Way, Summer Vineyard Subdivision – Whiterock, LLC., owner
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

## September 10, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 10, 2024, 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 Phillips-Wyatt to call the roll. Upon roll call, the following members answered present: Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Carter and McKissic were not present.

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 Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. 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 Phillips-Wyatt to call roll for the City Employees. The following City Personnel were present in person. Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Fire Chief Kris Kennedy, Public Safety Director Ray Smith, City Attorney Jimmy Graham, Asst. City Manager Chan Gamble and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of August 27, 2024 meeting 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 Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. 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 – 0.36+/- acres located at 1001 & 1003 14<sup>th</sup> Street – Susan, Pearlie & Daniel Crews, owners. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

*Memo*

*To: Planning Commission*

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

*Date: September 6, 2024*

*RE: Administrative Subdivision – 0.36+/- acres located at 1001 & 1003 14<sup>th</sup> Street*

*The above referenced Administrative Subdivision has been reviewed by the Building, Utilities, Fire and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.*

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 Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The seventh item on the agenda was Old Business. Building Official Ray Rogers came forward to answer any questions. There were none.

The eighth item on the agenda was New Business: None.

The ninth 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 put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. 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 24, 2024.

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Chairman – Billy Sims

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Secretary – Eliza Phillips-Wyatt



**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  
SHANNON DAVIS, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## Item No. 6

### Type of Request: Administrative Subdivision

#### General Information

<b>Applicant:</b>	Satusnilo Colon Arriaga, owner
<b>Surveyor of Record:</b>	Moon Meeks & Associates, Inc.
<b>Site Location:</b>	1803 12 <sup>th</sup> Place S
<b>Acreage:</b>	0.92 +/- acres
<b>Number of Lots:</b>	Divide one parcel into two parcels
<b>Current Zoning:</b>	R-1 Low Density Residential District
<b>Current Use of Property:</b>	Existing home
<b>Proposed Use of Property:</b>	Existing home and Single Family Residential
<b>District:</b>	Three (3)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water & Sewer, Police, Fire, Streets & Drainage

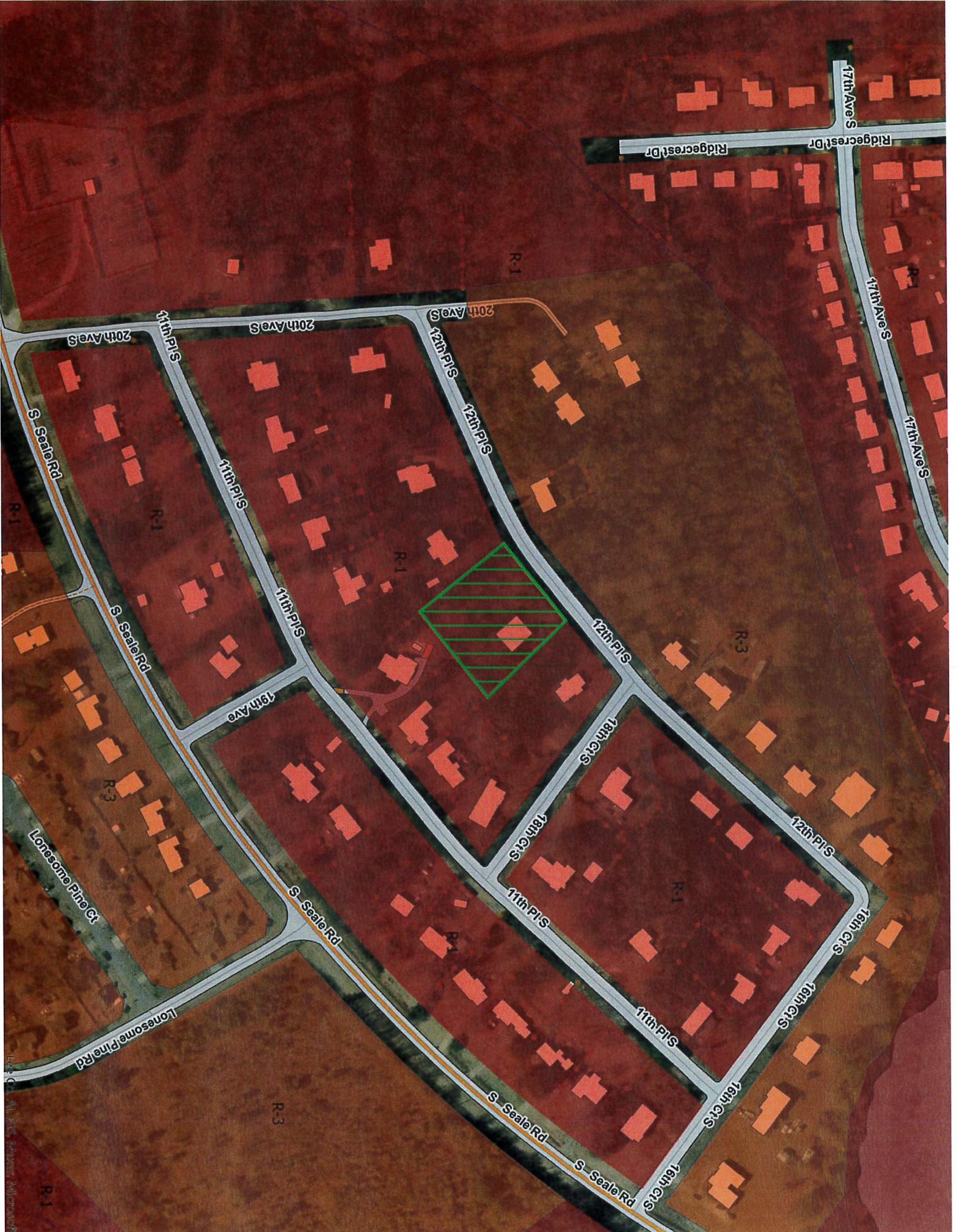
#### Staff Comments

None.

#### Engineer/Owner Comments

None.





**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  
SHANNON DAVIS, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission

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

**Date:** September 20, 2024

**RE:** Administrative Subdivision – 0.92 +/- acres located at 1803 12<sup>th</sup> Place South

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The above referenced Administrative Subdivision has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of Subdivision Regulations for approval.



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

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Director of Engineering / Director of Public Works

## Item No. 7

### Type of Request: Preliminary Plat

#### General Information

<b>Applicant:</b>	SFC Properties, LLC.
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Near the intersection of 28 <sup>th</sup> Ave. and 9 <sup>th</sup> Pl.
<b>Acreage:</b>	9.90 +/- acres
<b>Number of Lots:</b>	32
<b>Current Zoning:</b>	R-2 Medium Density Residential District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single-family Residential
<b>District:</b>	Three (3)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water & Sewer, Fire, Police, Streets & Drainage

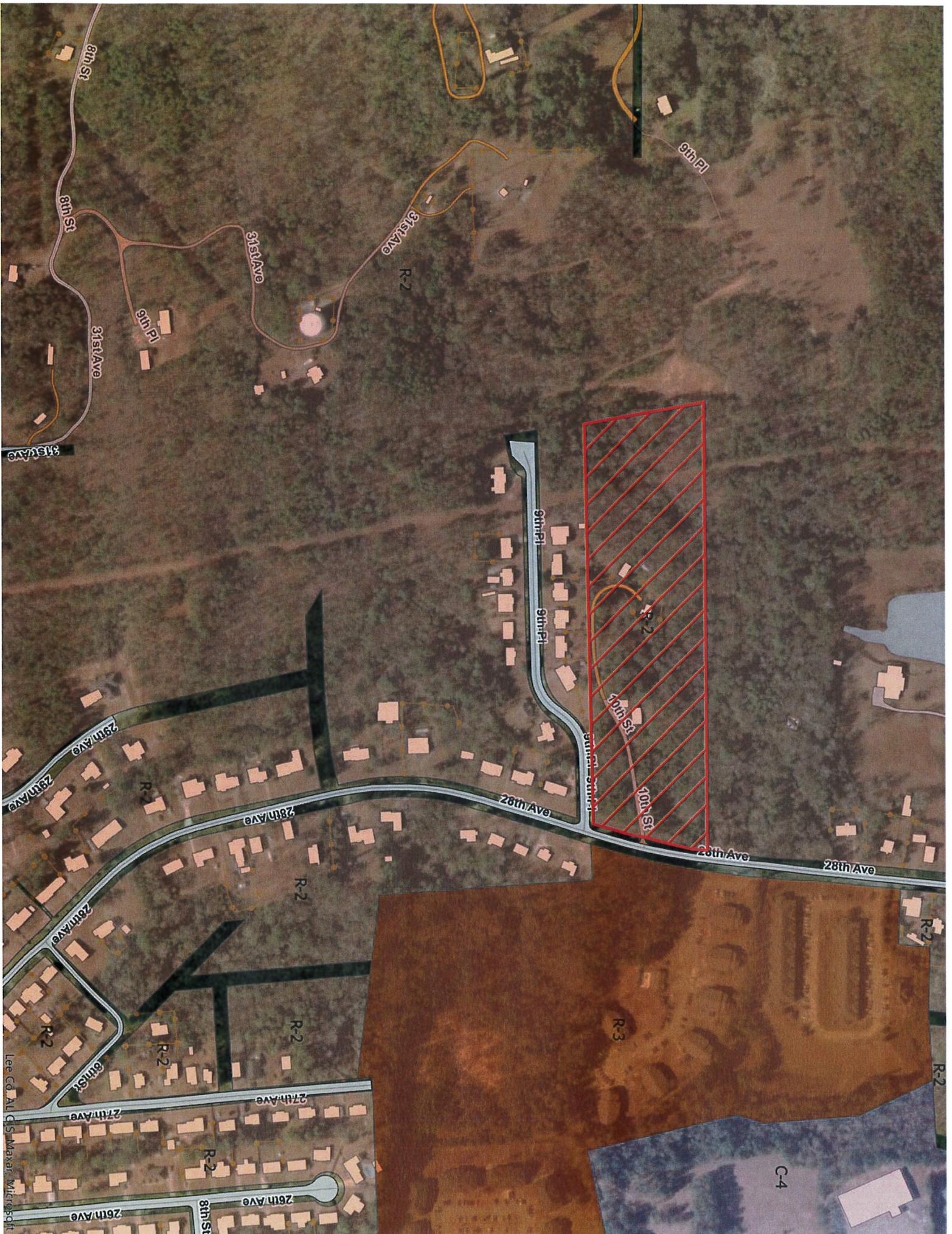
#### Staff Comments

This preliminary plat is under review by City departments. Comments regarding compliance with City standards will be sent to the surveyor of record and the developer once the review has been completed.

#### Engineer/Owner Comments

None.







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

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Councilmember District 1

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Mayor

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Councilmember District 3

WALLACE B. HUNTER, City Manager  
SHANNON DAVIS, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## MEMORANDUM

To: Planning Commission

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

Date: September 20, 2024

RE: Acceptance of Preliminary Plat – 9.9 +/- acres located along 28<sup>th</sup> Avenue

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The above referenced Preliminary Plat is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this preliminary plat be accepted for consideration by the Planning Commission.



**DR. R. GRIFF GORDY**  
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Director of Engineering / Director of Public Works

### Item No. 8

#### Type of Request: Preliminary Plat

#### General Information

<b>Applicant:</b>	Carlton Tony & Kathy Irene Rosso, owners
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Near the intersection of Auburn Rd. & Poyner Dr.
<b>Acreage:</b>	10.22 +/- acres
<b>Number of Lots:</b>	8
<b>Current Zoning:</b>	None (Planning Jurisdiction)
<b>Current Use of Property:</b>	Existing dwelling on Lot 1 & Vacant
<b>Proposed Use of Property:</b>	Existing dwelling & Single-family Residential
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Police

#### Staff Comments

This preliminary plat is under review by City departments. Comments regarding compliance with City standards will be sent to the surveyor of record and the developer once the review has been completed.

#### Engineer/Owner Comments

None.







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ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

# MEMORANDUM

**To:** Planning Commission

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

**Date:** September 20, 2024

**RE:** Acceptance of Preliminary Plat – 10.22 +/- acres located along Auburn Road

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The above referenced Preliminary Plat is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this preliminary plat be accepted for consideration by the Planning Commission.



**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**  
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SHANNON DAVIS, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## Item No. 9

### Type of Request: Preliminary Plat

#### General Information

<b>Applicant:</b>	Whiterock, LLC., owners
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Along Gardner Way, Summer Vineyard Subdivision
<b>Acreage:</b>	9.78 +/- acres
<b>Number of Lots:</b>	41
<b>Current Zoning:</b>	R-2 Medium Density Residential District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single-family Residential
<b>District:</b>	Two (2)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Police, Streets & Drainage

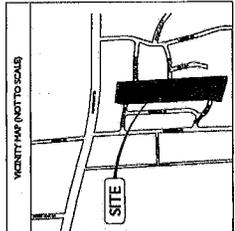
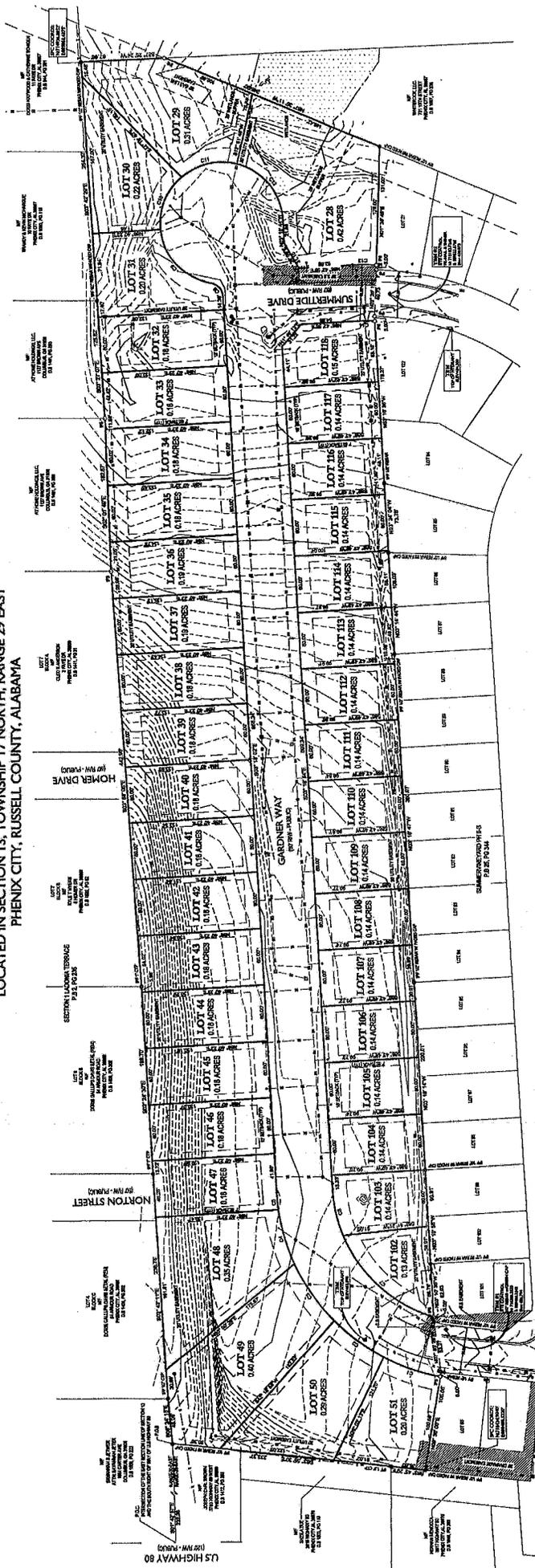
#### Staff Comments

This preliminary plat is under review by City departments. Comments regarding compliance with City standards will be sent to the surveyor of record and the developer once the review has been completed.

#### Engineer/Owner Comments

None.

**PRELIMINARY PLAT**  
**SUMMER VINEYARD, PHASE 3**  
 LOCATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 29 EAST  
 PHENIX CITY, RUSSELL COUNTY, ALABAMA



**EXAMINING THIS ADDRESS**

Lot	Area (Acres)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)
LOT 28	0.25	17,424	17,424	17,424
LOT 29	0.25	17,424	17,424	17,424
LOT 30	0.25	17,424	17,424	17,424
LOT 31	0.25	17,424	17,424	17,424
LOT 32	0.25	17,424	17,424	17,424
LOT 33	0.25	17,424	17,424	17,424
LOT 34	0.25	17,424	17,424	17,424
LOT 35	0.25	17,424	17,424	17,424
LOT 36	0.25	17,424	17,424	17,424
LOT 37	0.25	17,424	17,424	17,424
LOT 38	0.25	17,424	17,424	17,424
LOT 39	0.25	17,424	17,424	17,424
LOT 40	0.25	17,424	17,424	17,424
LOT 41	0.25	17,424	17,424	17,424
LOT 42	0.25	17,424	17,424	17,424
LOT 43	0.25	17,424	17,424	17,424
LOT 44	0.25	17,424	17,424	17,424
LOT 45	0.25	17,424	17,424	17,424
LOT 46	0.25	17,424	17,424	17,424
LOT 47	0.25	17,424	17,424	17,424
LOT 48	0.25	17,424	17,424	17,424
LOT 49	0.25	17,424	17,424	17,424
LOT 50	0.25	17,424	17,424	17,424
LOT 51	0.25	17,424	17,424	17,424

**CONVERT THIS ADDRESS**

Cover	Area (Acres)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)
C1	21.07	1,447,176	1,447,176	1,447,176
C2	21.07	1,447,176	1,447,176	1,447,176
C3	21.07	1,447,176	1,447,176	1,447,176
C4	21.07	1,447,176	1,447,176	1,447,176
C5	21.07	1,447,176	1,447,176	1,447,176
C6	21.07	1,447,176	1,447,176	1,447,176
C7	21.07	1,447,176	1,447,176	1,447,176
C8	21.07	1,447,176	1,447,176	1,447,176
C9	21.07	1,447,176	1,447,176	1,447,176
C10	21.07	1,447,176	1,447,176	1,447,176
C11	21.07	1,447,176	1,447,176	1,447,176
C12	21.07	1,447,176	1,447,176	1,447,176
C13	21.07	1,447,176	1,447,176	1,447,176
C14	21.07	1,447,176	1,447,176	1,447,176

**PHENIX CITY REQUIRED NOTES**

1. THE CITY ENGINEER SHALL REVIEW THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY ZONING ORDINANCES AND THE PHENIX CITY SUBDIVISION ACT.

2. THE CITY ENGINEER SHALL REVIEW THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY SUBDIVISION ACT AND THE PHENIX CITY ZONING ORDINANCES.

3. THE CITY ENGINEER SHALL REVIEW THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY SUBDIVISION ACT AND THE PHENIX CITY ZONING ORDINANCES.

4. THE CITY ENGINEER SHALL REVIEW THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY SUBDIVISION ACT AND THE PHENIX CITY ZONING ORDINANCES.

5. THE CITY ENGINEER SHALL REVIEW THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY SUBDIVISION ACT AND THE PHENIX CITY ZONING ORDINANCES.

**SITE NOTES**

1. THE PROPERTY IS LOCATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 29 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA.

2. THE PROPERTY IS BOUND BY NORTON STREET TO THE WEST, GARDNER WAY TO THE SOUTH, AND HOMER DRIVE TO THE EAST.

3. THE PROPERTY IS BOUND BY LOT 27 TO THE WEST, LOT 52 TO THE SOUTH, AND LOT 27 TO THE EAST.

4. THE PROPERTY IS BOUND BY LOT 27 TO THE WEST, LOT 52 TO THE SOUTH, AND LOT 27 TO THE EAST.

5. THE PROPERTY IS BOUND BY LOT 27 TO THE WEST, LOT 52 TO THE SOUTH, AND LOT 27 TO THE EAST.

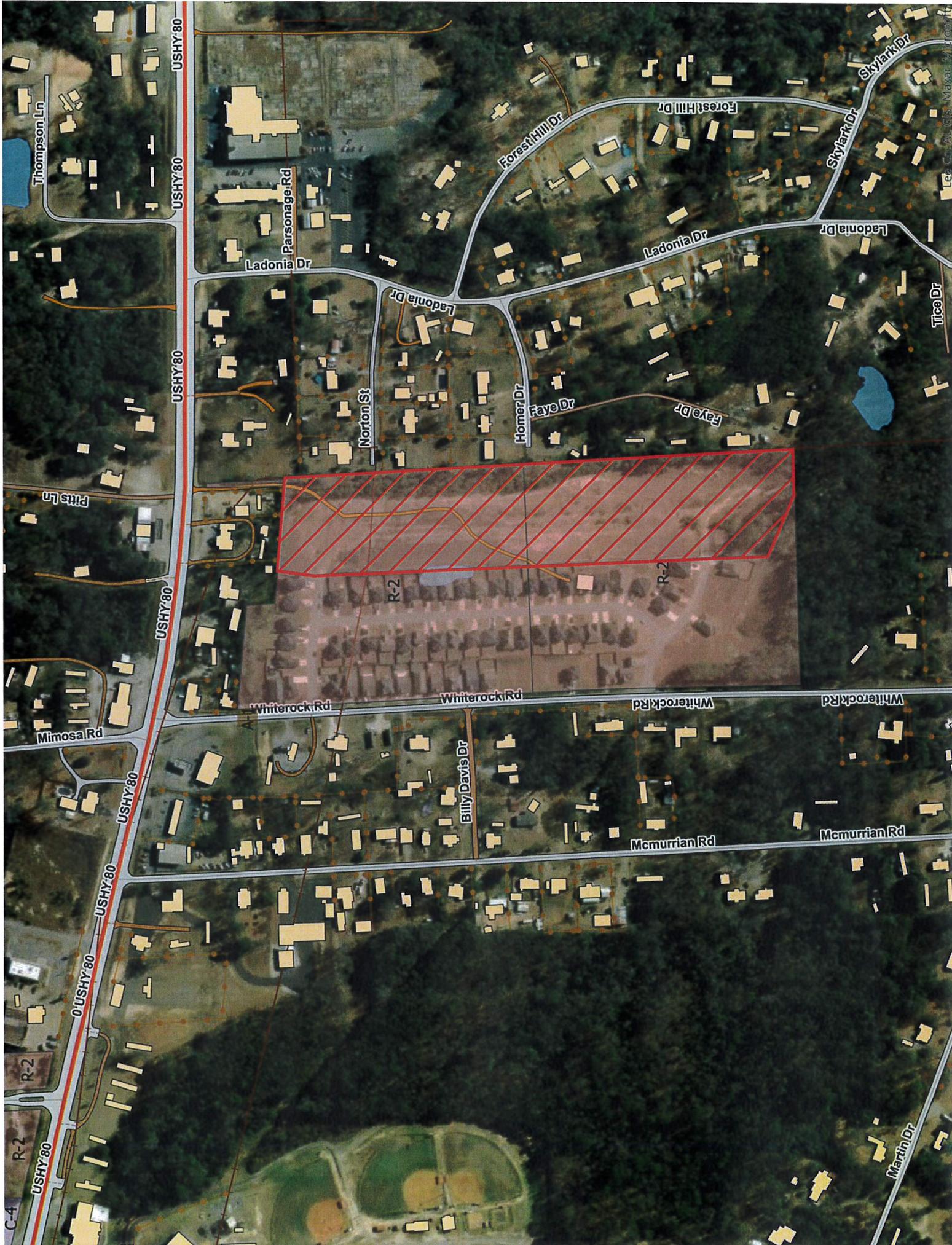
**LEGEND**

- 1. LOT BOUNDARIES
- 2. LOT AREA
- 3. LOT AREA (ACRES)
- 4. LOT AREA (SQ FT)
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- 49. LOT AREA (SQ FT)
- 50. LOT AREA (SQ FT)
- 51. LOT AREA (SQ FT)

**BARRETT-SIMPSON, INC.**  
 PROFESSIONAL ENGINEERS AND SURVEYORS  
 100 SOUTH WILSON AVENUE, SUITE 100  
 PHENIX CITY, ALABAMA 36060  
 PHONE: (205) 833-1111  
 FAX: (205) 833-1112  
 WWW.BSINC.COM







Let. Co. A. G. S. Mavak. V. H. 100. 11



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

**STEVE BAILEY**  
Councilmember District 1

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Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission

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

**Date:** September 20, 2024

**RE:** Acceptance of Preliminary Plat – 9.78 +/- acres located along Gardner Way

---

The above referenced Preliminary Plat is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this preliminary plat be accepted for consideration by the Planning Commission.