



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, OCTOBER 22, 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 October 8, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Final Replat – Evans Crossing Subdivision – located at the intersection of Lee Road 219 & Evans Road – Evans Road Development, LLC., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

**October 8, 2024**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 8, 2024, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Vice Chairman Taylor 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, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Member Carter and Chairman Sims 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 Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, 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. Vice Chairman Taylor asked Secretary Phillips-Wyatt to call roll for the City Employees. The following City Personnel were present in person. Asst. Director of Engineering Michael Pattillo, 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 September 24, 2024 meeting minutes. Vice Chairman Taylor 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 Davis, Member Ivy, Member Lindsey, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

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

The sixth item on the agenda was the Approval of Administrative Subdivision – 1.25+/- acres located at 2907 & 2909 21<sup>st</sup> Avenue – Gary L. & Felicia B. Vickers, owners. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

*Memo*

*To: Planning Commission*

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

*Date: October 4, 2024*

*RE: Administrative Subdivision – 1.25+/- acres located at 2907 & 2909 21<sup>st</sup> Ave*

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

The seventh item on the agenda was the Public Hearing & Approval 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. Civil Engineer/PE Chris Casey reviewed the staff report with the members. At this time Vice Chairman Taylor opened the public hearing. With no one coming forward the public hearing was closed. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

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

*Date: October 4, 2024*

*RE: Preliminary Plat – 9.9+/- acres located along 28<sup>th</sup> Avenue – Hamilton Hills*

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

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

The eighth item on the agenda was the Public Hearing & Approval of Preliminary Plat – 10.22+/- acres located near the intersection of Auburn Road and Poyner Drive – Carlton Tony & Kathy Irene Rosso, owners. Civil Engineer/PE Chris Casey reviewed the staff report with the members. At this time Vice Chairman Taylor opened the public hearing. Mr. Alan Fonville came forward with several concerns. He wanted to know about the water drainage issues that have been there for 35+/- years, how many entrances, there is already a lot of traffic as well as speeders and will there be a turn lane coming from both directions. Eddie Eubanks with Barrett-Simpson, Inc came forward to address some of his concerns. There will be seven lots that will be developed at this time and each one will have their own driveway so there will not be any need for turn lanes. Drainage issues will be addressed during the construction plan review. Mr. Andrew Killingsworth came forward asking about retainer walls, runoff direction and driveways. Chris Rogers with Barrett-Simpson, Inc came forward to address his concerns. The retainer wall and direction of runoff water will be looked at during the construction review phase. Each lot will have their own driveway. With no one else coming forward the public hearing was closed. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

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

*Date: October 4, 2024*

*RE: Preliminary Plat – 10.22+/- acres located along Auburn Road – Rosso Subdivision*

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

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

The ninth item on the agenda was the Public Hearing and Approval of Preliminary Plat – 9.78+/- acres Summer Vineyard Phase III located along Gardner Way, Summer Vineyard Subdivision – Whiterock, LLC., owner. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Vice Chairman

Taylor opened the public hearing. Ms. Cathy Bowden came forward asking about green space. Chris Rogers with Barrett-Simpson, Inc. came forward and stated the green space, the slope area would stay as is. With no one else coming forward Vice Chairman Taylor closed the public hearing. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

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

*Date: October 4, 2024*

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

*The above referenced Preliminary Plat 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, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The tenth item on the agenda was Old Business. None.

The eleventh item on the agenda was New Business: Election of New Officers. Member Ivy nominated Billy Sims for Chairman, all in favor. Motion passed. Member Davis nominated Tony Taylor for Vice Chairman, all in favor. Motion passed. Member Lindsey nominated Member Ivy for Parliamentarian, all in favor. Motion passed.

The twelfth item on the agenda was Adjournment. Vice Chairman Taylor 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 Lindsey, Member McKissic, 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 October 22, 2024.

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Vice Chairman – Tony Taylor

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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: Final Plat**

### General Information

<b>Applicant:</b>	Evans Road Development, LLC
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Along Evans Road & Lee Road 219
<b>Acreage:</b>	14.83 +/- acres
<b>Number of Lots:</b>	20
<b>Current Zoning:</b>	None, Planning Jurisdiction
<b>Current Use of Property:</b>	Existing dwelling
<b>Proposed Use of Property:</b>	Existing dwelling on Lot 20 & Single Family Residential
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water & Sewer

### Staff Comments

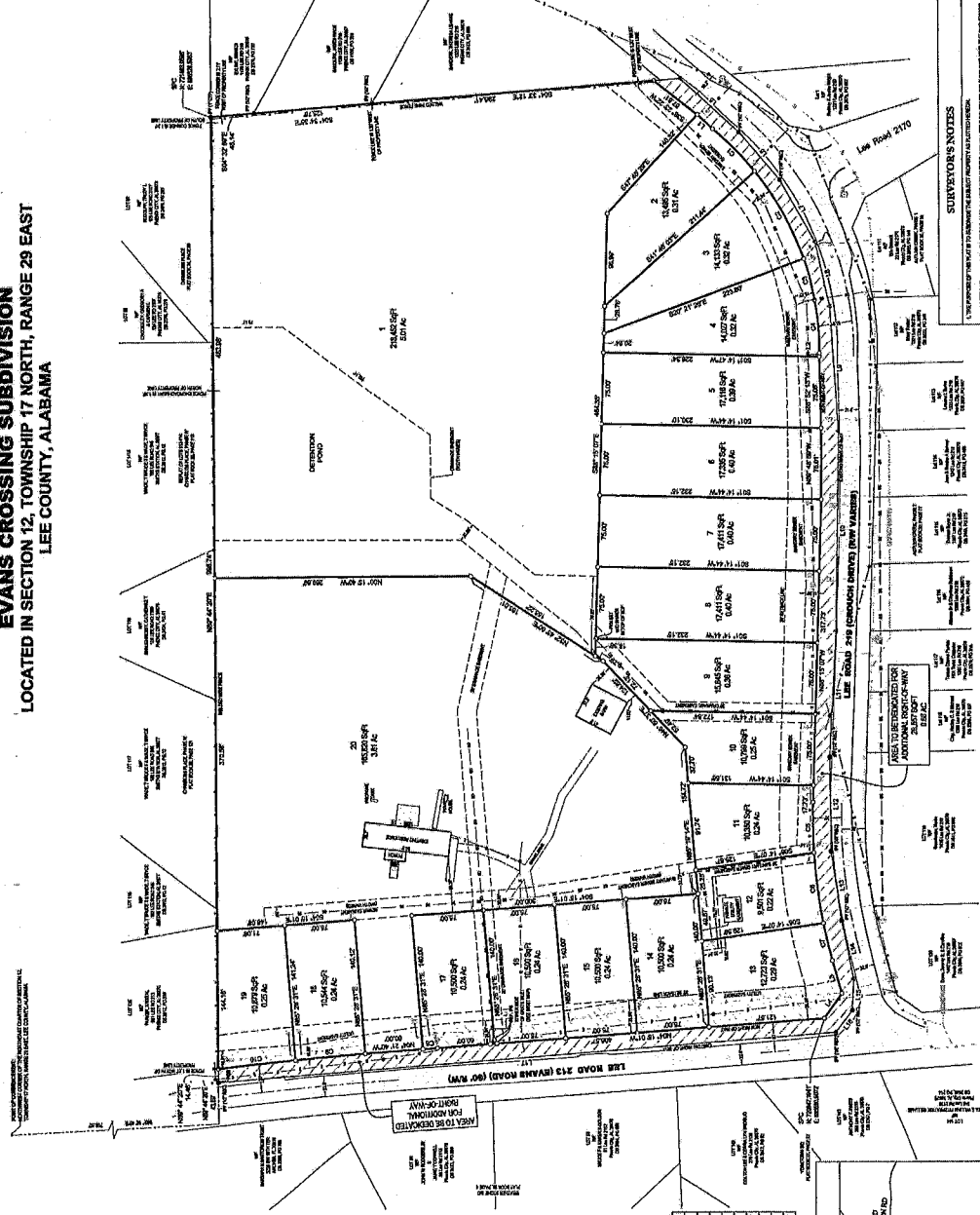
None

### Engineer/Owner Comments

None

# FINAL PLAT FOR RECORD EVANS CROSSING SUBDIVISION LOCATED IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 29 EAST LEE COUNTY, ALABAMA

THIS DOCUMENT IS A PUBLIC RECORD  
AS REQUIRED BY ALABAMA STATUTE



Lot No.	Area (Acres)	Dimensions	Notes
1	0.125	30.00' x 100.00'	
2	0.125	30.00' x 100.00'	
3	0.125	30.00' x 100.00'	
4	0.125	30.00' x 100.00'	
5	0.125	30.00' x 100.00'	
6	0.125	30.00' x 100.00'	
7	0.125	30.00' x 100.00'	
8	0.125	30.00' x 100.00'	
9	0.125	30.00' x 100.00'	
10	0.125	30.00' x 100.00'	
11	0.125	30.00' x 100.00'	
12	0.125	30.00' x 100.00'	
13	0.125	30.00' x 100.00'	
14	0.125	30.00' x 100.00'	
15	0.125	30.00' x 100.00'	
16	0.125	30.00' x 100.00'	
17	0.125	30.00' x 100.00'	
18	0.125	30.00' x 100.00'	
19	0.125	30.00' x 100.00'	
20	0.125	30.00' x 100.00'	

**SURVEYOR'S NOTES**

1. THIS PLAT IS THE FINAL PLAT FOR RECORD FOR THE EVANS CROSSING SUBDIVISION.
2. THE SURVEY WAS MADE BY THE SURVEYOR, BARRETT-SIMPSON, INC., ON 11/22/22.
3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.
4. THE SURVEY WAS MADE USING THE FOLLOWING INSTRUMENTS: TOTAL STATION, GPS, AND LEVEL.
5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.
6. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.
7. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.
8. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.
9. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.
10. THE SURVEY WAS MADE IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.

**SITES NOTES**

1. PROPERTY LOCATION: [Address]
2. PROPERTY OWNER: [Name]
3. PROPERTY SIZE: [Area]
4. PROPERTY ZONING: [Zoning]
5. PROPERTY USE: [Use]
6. PROPERTY VALUE: [Value]
7. PROPERTY TAXES: [Taxes]
8. PROPERTY RECORDS: [Records]
9. PROPERTY EASEMENTS: [Easements]
10. PROPERTY ENCUMBRANCES: [Encumbrances]

**CITY AND/OR COUNTY REQUIRED NOTES**

ALL CITY AND/OR COUNTY REQUIRED NOTES SHALL BE APPROVED BY THE CITY AND/OR COUNTY ENGINEER.

1. THE CITY AND/OR COUNTY ENGINEER SHALL REVIEW THIS PLAT FOR CONFORMANCE WITH THE ALABAMA SURVEYING ACT.
2. THE CITY AND/OR COUNTY ENGINEER SHALL REVIEW THIS PLAT FOR CONFORMANCE WITH THE ALABAMA SURVEYING ACT.
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**LEGEND**

- 1. [Symbol] EASEMENT
- 2. [Symbol] UTILITY EASEMENT
- 3. [Symbol] DRAINAGE EASEMENT
- 4. [Symbol] ACCESS EASEMENT
- 5. [Symbol] EASEMENT FOR ACCESS
- 6. [Symbol] EASEMENT FOR UTILITY
- 7. [Symbol] EASEMENT FOR DRAINAGE
- 8. [Symbol] EASEMENT FOR ACCESS
- 9. [Symbol] EASEMENT FOR UTILITY
- 10. [Symbol] EASEMENT FOR DRAINAGE

**RECORDING INFORMATION**

THE SURVEYOR HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE ALABAMA SURVEYING ACT AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE ACT.

**CERTIFICATES**

**CERTIFICATE OF COMPLETION OF SURVEYING**

I, THE SURVEYOR, HAVE MADE A SURVEY OF THE EVANS CROSSING SUBDIVISION, LOCATED IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 29 EAST, LEE COUNTY, ALABAMA, AND HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.

**CERTIFICATE OF THE CITY ENGINEER AND COUNTY ENGINEER**

I, THE CITY ENGINEER AND COUNTY ENGINEER, HAVE REVIEWED THIS PLAT FOR CONFORMANCE WITH THE ALABAMA SURVEYING ACT AND HAVE DETERMINED THAT IT IS IN ACCORDANCE WITH THE ACT.

**SURVEYOR'S INFO**

**BARRETT-SIMPSON, INC.**

1000 10TH STREET, SUITE 100  
ANNANDALE, VA 22003

**SURVEYOR'S CERTIFICATE**

I, THE SURVEYOR, HAVE MADE A SURVEY OF THE EVANS CROSSING SUBDIVISION, LOCATED IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 29 EAST, LEE COUNTY, ALABAMA, AND HAVE FOUND THAT THE SAME IS IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.

**SCALE**

1" = 40'

**DATE**

11/22/22

**BY**

[Signature]









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

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
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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: *M.P. FOR A.M.*  
Angel Moore, P.E., City Engineer/Public Works Director

Date: October 18, 2024

RE: Final Plat – 14.83 +/- acres located along Evans Road and Lee Rd. 219

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