



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, OCTOBER 12, 2021  
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 28, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Rezone – 11 +/- acres West side of Lakewood Drive & South of Holland Creek - from an R-1 (Low Density Residential District) to a R-3 (High Density Residential District) – GGG Partners, LLC (John Daniel Greene, Dudley Elizabeth Greene, and Brooks Harrison Greene), owners
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Acceptance of Rezone – 0.47 +/- acres located at 1300 South Railroad Street - from a A-O (Apartment and Office district) to a C-3 (Neighborhood Commercial District) – Catarang Properties, LLC. (Rodney Niles). owners
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Old Business
- 9) New Business
  - Re-Election of Officers: Chairman, Vice Chairman and Parliamentarian
- 10) Adjournment

**September 28, 2021**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 28, 2021 at 5:15 PM EST in the Martin-Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

Chairman Howard called the meeting to order and asked Secretary Phillips to call roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Taylor, and Member Phillips. The following members answered present by way of telephone: Member Lindsey. The following members answered present by way of Zoom: Member Johnson and Member McKissic. The following members were not present: Member Sims.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, Member Taylor, and Member Phillips. Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: City councilmember Vicki Carter-Johnson. City Engineer Angel Moore, Asst. Director of Engineer Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Deputy Building Official Ray Rogers, Economic Development Manager Shaun Culligan, City Planner Tracie Hadaway, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis. The following members answered present by way of Zoom: Fire Chief Kris Kennedy.

The fourth item on the agenda was the approval of the September 14, 2021 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Member Ivy, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, and Member Taylor. Abstain: Member Johnson and Member Phillips. Nays: None. Motion thus passed.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda was a Public Hearing and Approval of a Preliminary Plat of Evans Crossing Subdivision located at the intersection of Lee Road 219 and Lee Road 213, Evans Road Development, LLC., owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard open the Public Hearing. With no one coming forward or calling in the Public Hearing was closed. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

*To: Planning Commission*

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

*Date: September 24, 2021*

*RE: Preliminary Plat for Evans Crossing*

*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.*

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The seventh on the agenda was a Public Hearing and Approval of a Conditional Use located at 1116 Broad Street, Mildred F. and Harry L. Isabell (Heather Manville, Power of Attorney), owners. City Engineer Angel Moore reviewed the staff report with the members. Economic Development Manager Shaun Culligan came forward along with the owner and Mr. Justin Balsam, partner in project to give information on the proposed business. This is the type of business we are looking for to be in the Entertainment District. Mr. Justin Balsam gave the members more information on the Brewery side of the proposed business. At this time Chairman Howard opened the public hearing. Mr. Neil Koon came forward and stated he was against this proposed business due to having alcohol available. Ms. Carol Barber came forward opposing and also stated that she is not a drinker and she would not visit the business due to this reason. Restaurants and other similar businesses is what is needed in the area so everyone can enjoy it. With no one else coming forward or calling in the public hearing was closed. Councilmember Johnson asked how many days of operation as well as ask the parking availability. The days of operations would be seven (7) days a week and that most of the business would be after 5:00pm and the street parking on Broad Street as well as parking at the River Walk and walking to the business would be utilized. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

*To: Planning Commission*

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

*Date: September 24, 2021*

*RE: Conditional Use – 1116 Broad Street*

*The above referenced Conditional Use has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.*

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Vice Chairman Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was an Approval of Administrative Replat of 1600 & 1601 Summit Court, Richard & Diana Allen and Estate of Elizabeth J. Poole, owners. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

*To: Planning Commission*

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

*Date: September 24, 2021*

*RE: Administrative Replat – 0.89+/- acres located at 1600 & 1601 Summit Court*

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

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

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

The tenth item on the agenda was New Business. Chairman Howard asked if everyone had a chance to review the 2022 Proposed Planning Commission Meeting Schedule. Vice Chairman Davis made a motion to approve, seconded by Member Ivy, all in favor.

The eleventh item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member Johnson. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, Member Taylor, and 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 October 12, 2021.

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Chairman – Pat Howard

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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 CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Councilmember District 3

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

## Item No. 6

### Type of Request: Rezone

#### General Information

**Applicant:** GGG Partners c/o Leslie E. Greene  
**Surveyor of Record:** Barrett Development Consultants, LLC  
**Site Location:** West side of Lakewood Drive & South of Holland Creek  
**Acreage:** 11 +/- acres  
**Current Zoning:** R-1, Low Density Residential District  
**Proposed Zoning Classification:** R-3 High Density Residential District  
**Current Use of Property:** Vacant  
**Proposed Use of Property:** Residential (as allowed per R-3 Zoning)  
**District:** One (1)  
**Survey Plat:** Attached  
**City Services:** Phenix City Water, Sewer, Streets & Drainage, Fire, Police

#### Staff Comments

##### Considerations:

- One access point on Lakewood Drive will limit the number of units.
- Holland Creek runs through the property on the east boundary. A 25' buffer will be required.
- The subject property is largely located within the flood way of Holland Creek as shown on the flood map. The Flood Hazard Area will be a factor in development and building codes.

- Suburban Residential policy regarding development that may be considered: Encourage a variety of residential lot sizes from more urban to more suburban neighborhoods.
- The average daily traffic count for 2020 per ALDOT is 8,220 vehicles. The subject property will require a traffic study to be submitted during the construction plan review process.
- The proposed development will have to meet Fire Code requirements.

Land Use Table:

Location	Future Land Use	Current Zoning Classification	Existing Land use
Subject Property	Suburban Residential	R-1	Vacant
North of Subject Property	Suburban Residential	R-1	Park
East of Subject Property	Suburban Residential	R-1	Church
South of Subject Property	Suburban Residential	M-1 and R-3	Distribution Center/Health Care Facility
West of Subject Property	Mixed Use Corridor	R-3	Residential

**Engineer/Owner Comments**

None





**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**  
Mayor Pro Tem / At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

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**MELONY LEE**, 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:** October 8, 2021

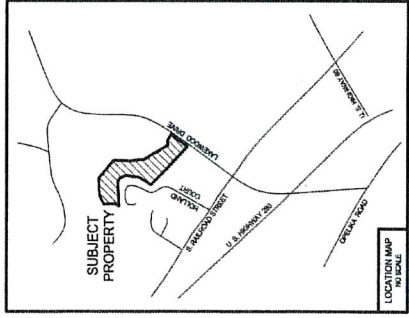
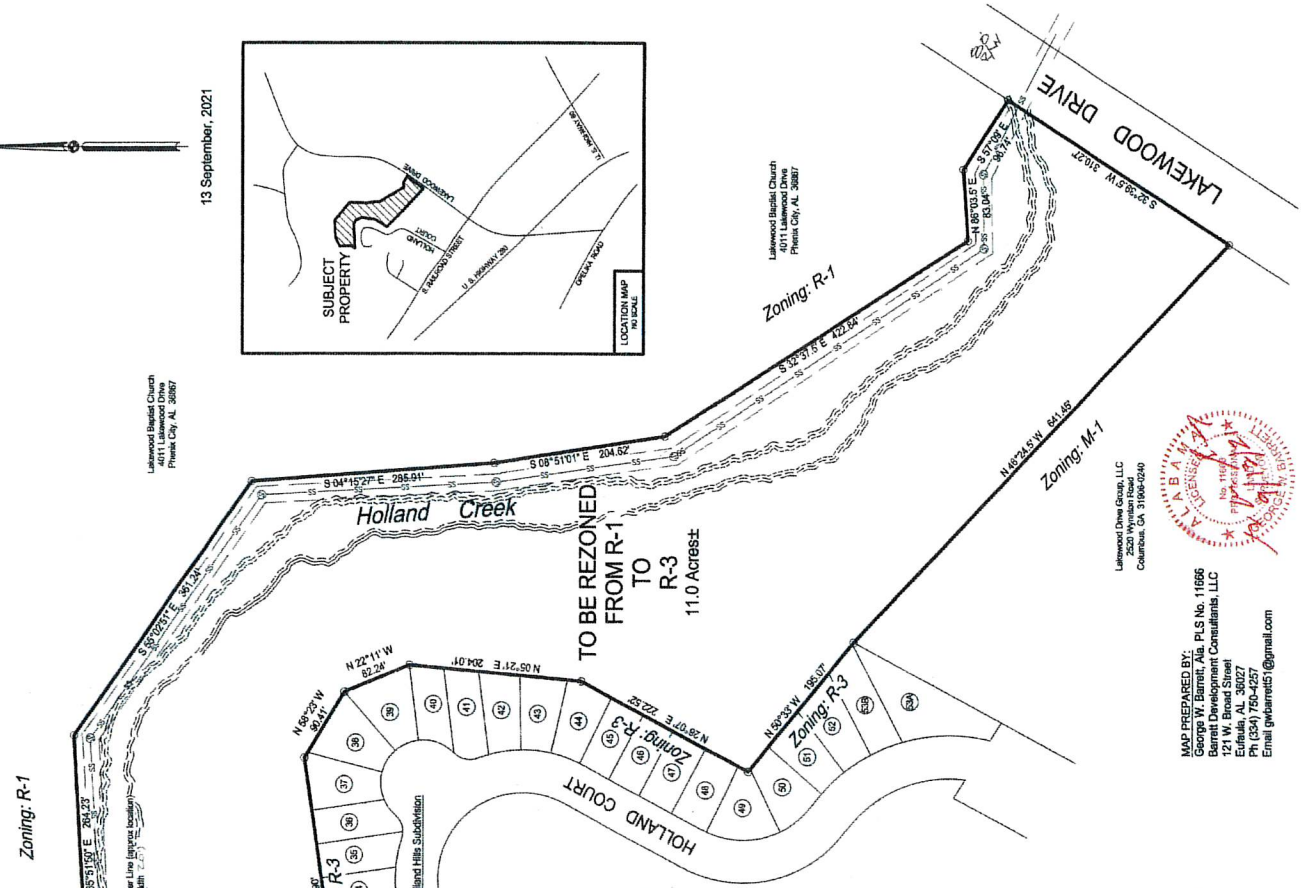
**RE:** Rezone – 11 +/- acres located at along the west side of Lakewood Drive & south of Holland Creek

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The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for acceptance.

**MAP ACCOMPANIMENT TO REZONING PETITION  
PROPERTY OF  
JOHN DANIEL GREENE, DUDLEY ELIZABETH GREENE & BROOKS HARRISON GREENE  
LOCATED IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA**

13 September, 2021



Lakewood Baptist Church  
4011 Lakewood Drive  
Phenix City, AL 36867

Lakewood Drive Group, LLC  
2500 Wynnham Road  
Columbus, GA 31906-0240



MAP PREPARED BY:  
George W. Barnett, Ala. P.S. No. 11696  
Barrett Development Consultants, LLC  
121 W. Broad Street  
Etihula, AL 36877  
PH (205) 750-4257  
Email: gwbarnett@gmail.com

Zoning: R-1

Zoning: R-3

Zoning: R-1

Zoning: R-3

TO BE REZONED  
FROM R-1  
TO  
R-3  
11.0 Acres

**NOTE:**  
This map was compiled entirely from information taken from plats and deeds of record and DOES NOT represent an accurate survey of this date. This map is intended only as an accompaniment or exhibit to the rezoning petition and is not valid for the conveyance of real property. Deeds and Plats utilized in the preparation of this map: Plat of Dudley, Dudley & Dudley recorded in Book 1351, Page 114 Survey for the City of Phenix City recorded in Plat BK 7, Page 297 Survey of Part of the Northwest Quarter of Section 4 prepared by F. Wayne Allen dated Feb. 21, 1994

**OWNERS CERTIFICATE:**

We the undersigned, John Daniel Greene, Dudley Elizabeth Greene and Brooks Harrison Greene, certify that we are the owners of the property shown and depicted hereon and that we hereby petition The City of Phenix City to rezone the subject property from an R-1 District to a R-3 District and to establish the minimum building setback lines and buffer zones required by the R-3 District with our free consent.

John Daniel Greene  
Dudley Elizabeth Greene  
Brooks Harrison Greene

Date: 09-15-21  
Date: 9-15-21  
Date: 9-21

**NOTARY CERTIFICATE:**

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_  
My Commission Expires: November 16, 2024

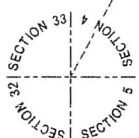
*M. Webb*  
M. Webb, Notary Public

I, \_\_\_\_\_ a Notary Public hereby certify that John Daniel Greene, Dudley Elizabeth Greene and Brooks Harrison Greene, whose names are signed to the foregoing certificate, and who are known to me, acknowledged before me on this date that being informed of the contents of this map have executed the same voluntarily.

Given under my hand and seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

My Commission expires \_\_\_\_\_

Notary Public



- 15 Bridgeway Condominium Assoc., PO Box 9 Phenix City, AL 36867
- 16 Elizabeth A. Esheliff, 3718 Holland Court, Phenix City, AL 36867
- 17 Benny J. Coleman, 11414 1/2 1st St., Phenix City, AL 36867
- 18 Kevin L. Hodenbrough-White & Emilee V. White, Phenix City, AL 36867
- 19 Kimberly Stangis, 3710 Holland Ct., Phenix City, AL 36867
- 20 James L. Morris, 1641 Tompkins Drive, Phenix City, AL 36867
- 21 Tracy Ann Morris, 806 Shadow Wood Drive, Smiths Station, AL 36877
- 22 Joy Boon, 4200 Bridgeway Condo, Unit H3, Phenix City, AL 36867
- 23 Thomas R. (LE) Bannock & Christ Bannock, 4200 Bridgeway Dr., Unit H-4, Phenix City, AL 36867
- 24 David Kowalewski, 3812 Holland Court, Phenix City, AL 36867
- 25 Allen Jeremiah Glason & Yogi Glason, 3810 Holland Ct., Phenix City, AL 36867
- 26 John Starland & Patricia M. Bush, 3608 Holland Court, Phenix City, AL 36867
- 27 Stephen Broadus, 3608 Holland Court, Phenix City, AL 36867
- 28 James Ryan Retford, 3604 Holland Court, Phenix City, AL 36867
- 29 Williams & Michael Lab Williams, 3604 Hollis Court, Phenix City, AL 36867
- 30 Cheryl Allen, 3622 Holland Court, Phenix City, AL 36867
- 31 Terry M. Long, 3600 Holland Court, Phenix City, AL 36867
- 32 David Beck, 3724 Holland Court, Phenix City, AL 36867
- 33 Charles L. Rogers, 3720 Holland Ct., Phenix City, AL 36867
- 34 Kathleen Rose Dickson, 3718 Holland Ct., Phenix City, AL 36867

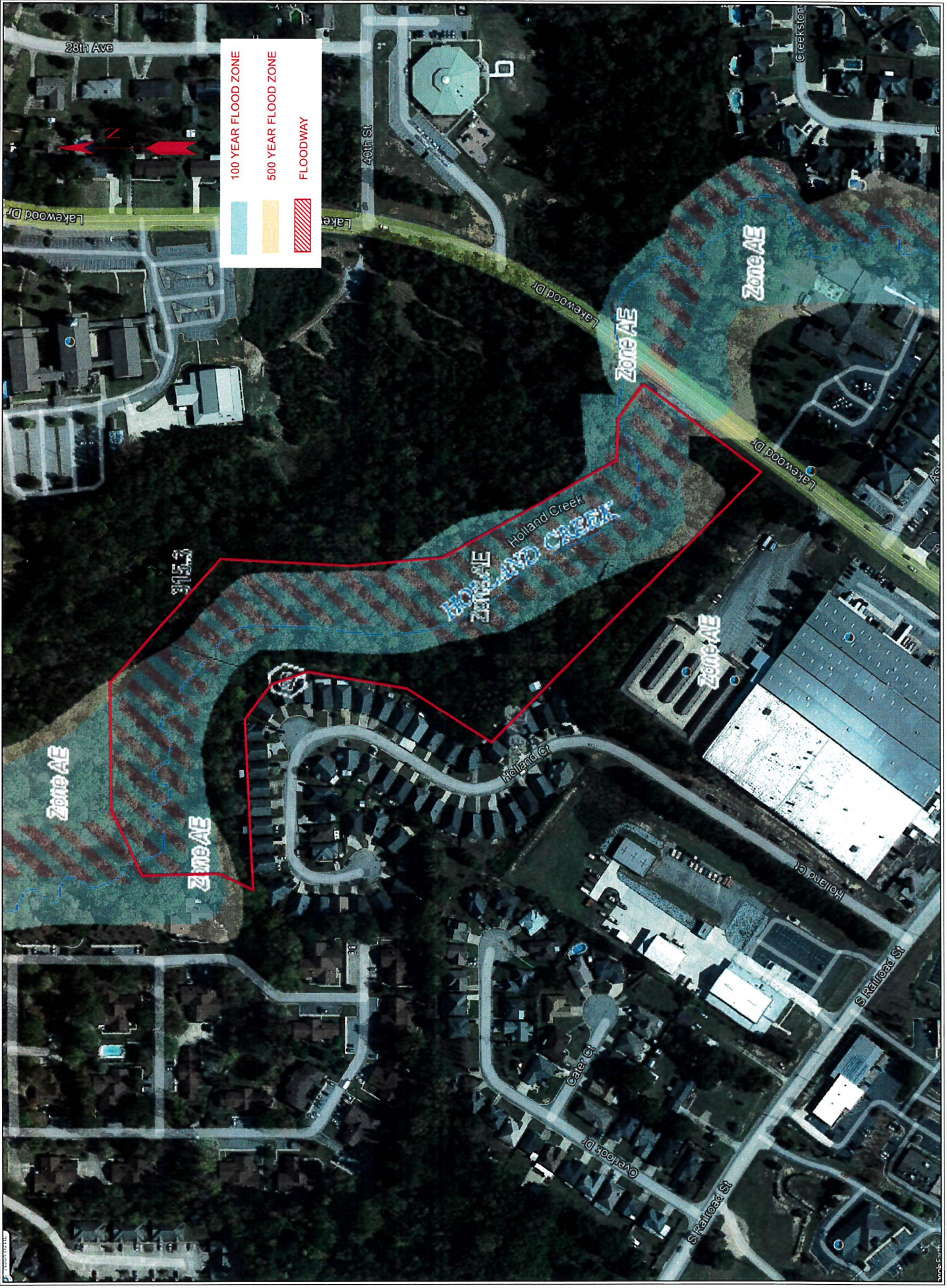
This list of names of the adjoining owners was obtained from the Russell County Public GIS Website on 8 Sept., 2021.

**BDC**  
Barrett Development Consultants, LLC  
Lead Development & Professional Land Surveying Consulting Services  
121 W. Broad Street, Etihula, AL 36877  
PH (205) 750-4257 Email: gwbarnett@gmail.com

REVISION: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SCALE: 1" = 400'





100 YEAR FLOOD ZONE

500 YEAR FLOOD ZONE

FLOODWAY



**GREENE PROPERTY  
LAKEWOOD DR**



LAKEWOOD DR

40TH ST

R-1

GREENE JOHN DANIEL &  
GREENE DUDLEY ELIZA  
ZONE: R-1

M-1

HOLLAND CT

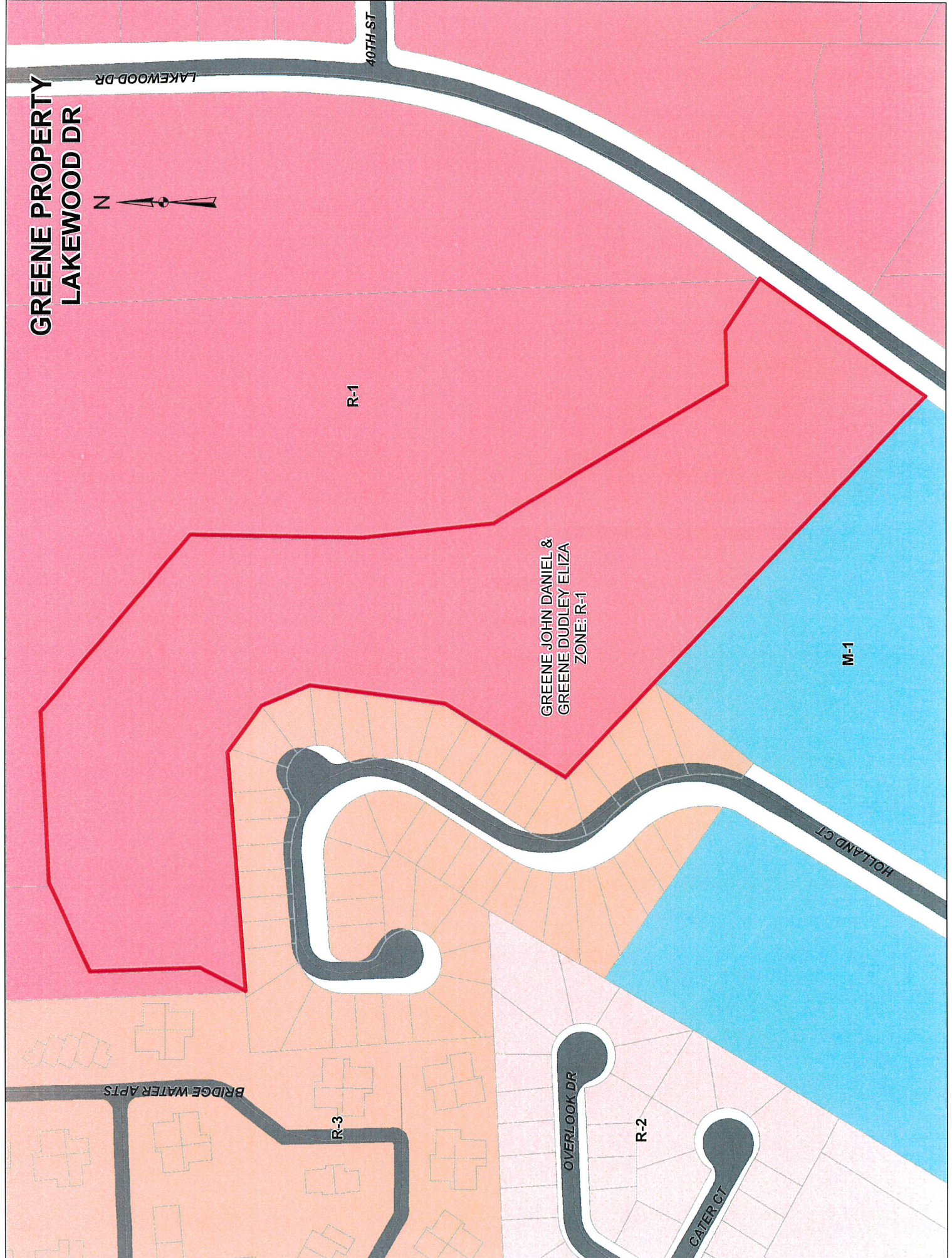
BRIDGE WATER APTS

R-3

OVERLOOK DR

R-2

CATER CT







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

### Item No. 7

**Type of Request: Rezone**

#### General Information

<b>Applicant:</b>	Catarang Properties, LLC
<b>Surveyor of Record:</b>	McBride & McGill Inc.
<b>Site Location:</b>	1300 South Railroad Street
<b>Acreage:</b>	0.47 +/- acres
<b>Current Zoning:</b>	A-O, Apartment and Office District
<b>Proposed Zoning Classification:</b>	C-3 Neighborhood Commercial District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Commercial (Daycare Facility)
<b>District:</b>	Two (2)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

#### Staff Comments

##### Considerations:

- Primarily commercial area.
- Mixed-Use Corridor designation on the Future Land Use Map
- The proposed development will have to meet Fire Code requirements.

Land Use Table:

Location	Future Land Use	Current Zoning Classification	Existing Land use
Subject Property	Mixed Use Corridor	A-O	Vacant
North of Subject Property	Mixed Use Corridor	C-3; Railroad	Commercial Building
East of Subject Property	Mixed Use Corridor	Railroad Property	Railroad
South of Subject Property	Mixed Use Corridor	US 80 ROW	US 80
West of Subject Property	Mixed Use Corridor	C-3	Vacant

**Engineer/Owner Comments**

None





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

STEVE BAILEY  
Councilmember District 1

EDDIE N. LOWE  
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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: October 8, 2021

RE: Rezone – 0.47 +/- acres located at 1300 South Railroad Street

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The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for acceptance.





3102 SOUTH RAILROAD STREET



R-1

A/O

3102 SOUTH RAILROAD ST  
ZONE: C-3

C-3

S RAILROAD ST

