



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 25, 2022
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 January 11, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Rezone – 3.71+/- ac located on College Drive & South Seale Road – Allwood, LLC, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
 - Planning Director Report
- 9) Adjournment

January 11, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 11, 2022 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 Johnson, Member Lindsey, Member McKissic, Member Taylor, and Member Phillips. Members 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 McKissic. 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 Vickey Carter Johnson, City Engineer Angel Moore, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, City Planner Tracie Hadaway, City Attorney Jimmy Graham, City Manager Wallace B. Hunter, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the December 28, 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 Member Taylor. 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.

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

The sixth item on the agenda was an Approval of Administrative Subdivision of 107.72+/- acres located on Downing Drive (Soccer Field Complex) City of Phenix City owner. 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: January 7, 2022

RE: Administrative Subdivision -- 107.72+/- acres located along Downing Drive. Lots 12, 14, 15, 16 and 18 of the Phenix Industrial Park

The submitted 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.

Economic Development Manager Shaun Culligan came forward to give more information to the Commission. Mr. Culligan stated that in 2019 we located Daechang Seat Company into the old Fieldcrest building and since then has out grown the space. The City has agreed to sell 22+/- acres of the Industrial Soccer Field Complex on Downing Drive to Daechang Seat Company to build a bigger facility that in over a 2 year span will add around 300 new jobs for the area. At this time 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.

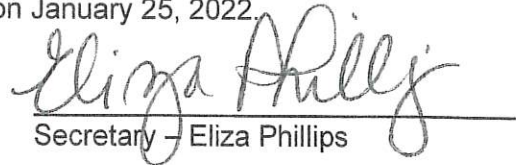
The seventh item on the agenda was Old Business. None.

The eighth item on the agenda was New Business. City Planner Tracie Hadaway gave an update to the Commission on a City project. She stated they are getting proposals to connect Broad Street to the Riverwalk to get more commercial development in the entertainment district along with landscaping and erosion control. This will be for the 11th Street and 12th Street area and this plan is from 1999.

The ninth 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 Johnson, 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 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 January 25, 2022.


Chairman – Pat Howard


Secretary – Eliza Phillips

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

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

TRACIE H. HADAWAY, Planning Director | SHAUN CULLIGAN, Economic Development Mgr.

Planning Commission Staff Report

Date of Planning Commission: January 25, 2022

Project: Rezone of 3.71 +/- acres

Applicant: ALLWood, LLC

Property Owner: Trevor Wood

Location of Property: 2515 College Drive and 2514 South Seale Road

Zoning Request: R-1 (Low-Density Residential) to A-0 (Apartment and Office District)

District: 3

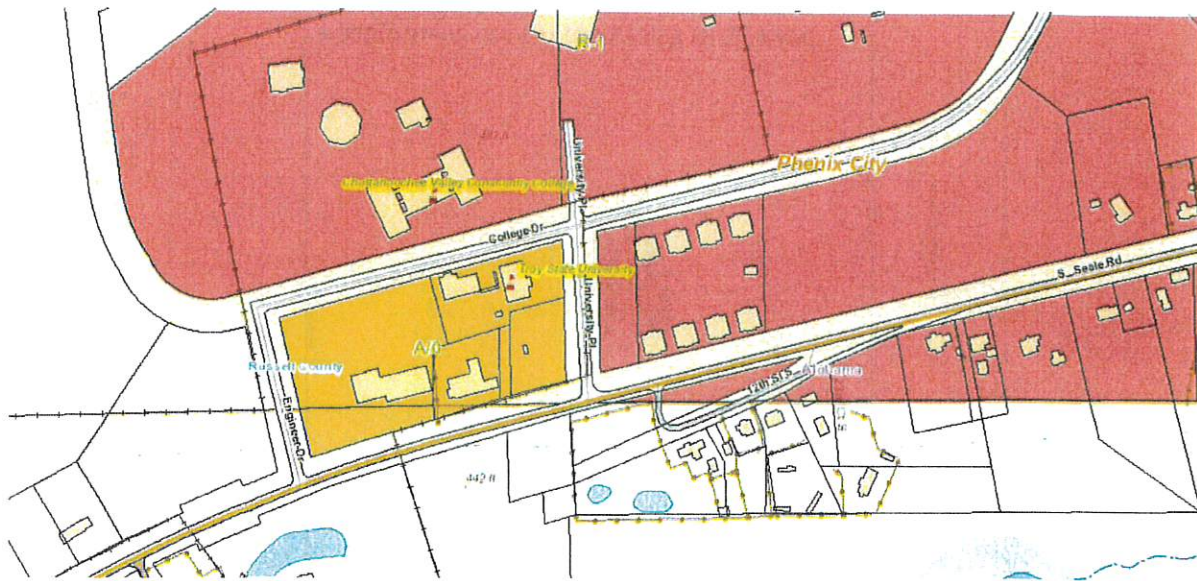
Project Request: The applicant is requesting the rezoning of 3.71 acres from an R-1 zoning district to an A-O zoning district. The site is located on 2515 College Drive and 2514 South Seale Road.

General Information: The site currently has eight (8) apartment buildings and a manager's office located on the 3.71 acres. The site is located across the road (College Drive) from the CVCC baseball field and is in close proximity to the CVCC campus.

Background: The buildings were constructed in 1976 and the property was zoned R-1 in 1978. The property and apartments have been a non-conforming use since that time.

Zoning and Land Use:

Location	Current Zoning Classification	Existing Land Use	Future Land Use Map
Subject Property	R-1	Apartments	Residential Mixed-Use Corridor
North of Subject Property	R-1	CVCC	Residential Mixed-Use Corridor
East of Subject Property	R-1	Vacant	Residential Mixed-Use Corridor
South of Subject Property	South Seale Road No Zoning Classification	South Seale Road	Residential Mixed Use Corridor
West of Subject Property	R-1	Vacant	Residential Mixed-Use Corridor



Conformance with Comprehensive Plan:

The 2014 Phenix City Comprehensive Plan identifies this area as a Residential Mixed-Use Corridor. As stated, these corridors are “transitional corridors, primarily along collector roads, that serve surrounding residential neighborhoods and developments. Along these corridors, land uses should include a mix of commercial, office and residential uses oriented toward adjacent districts, neighborhoods and centers.”



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

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
MELONY LEE, City Clerk

TRACIE H. HADAWAY, Planning Director | SHAUN CULLIGAN, Economic Development Mgr.

MEMORANDUM

To: Planning Commission

From: Tracie Hadaway; Planning Director *THH*

Date: January 20, 2022

RE: Rezoning of- 3.71 +/- acres located at 2515 College Dr. and 2514 South Seale Rd.

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