



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, FEBRUARY 08, 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 25, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 1.21+/- acres at 1608 14<sup>th</sup> Court – The Village Church, owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Public Hearing and Approval of Rezone – 3.71+/- ac located on College Drive & South Seale Road – Allwood, LLC, owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Old Business
- 9) New Business
- 10) Planning Director Report
- 11) Adjournment

**January 25, 2022**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 25, 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 the roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Members not present: Member McKissic.

The **second** item on the agenda was the Approval of the Agenda. Member Ivy, made the motion to approve, 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 Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The **third** item on the agenda Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: City Council Vicky Carter Johnson, City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Building Official Gil Griffith, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, City Planner Tracie Hadaway, City Attorney Jimmy Graham, City Manager Wallace Hunter and Recording Secretary Kathy Jo Davis.

The **fourth** item on the agenda was the approval of the January 11, 2022 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 Johnson, Member Lindsay, Member Taylor, and Member Phillips. Abstain: Member Sims. Nays: None. Motion thus passed.

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

The **sixth** item on the agenda was an Acceptance of Rezone for 3.71+/- acres located at 2515 College Drive and 2514 South Seale Road, ALLWood, LLC., owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

*Memo*

*To: Planning Commission*

*From: Tracie Hadaway; Planning Director*

*Date: January 20, 2022*

*Re: Acceptance of Rezone – 3.71+/-acres located at 2515 College Drive and 2514 South Seale Road  
The above-referenced Rezoning request has been reviewed by the Building, Utilities,  
Fire, and Engineering Department and meets the minimum requirements the Zoning Ordinance of  
acceptance.*

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

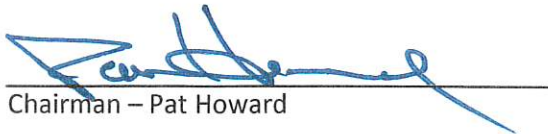
The **seventh** item on the agenda was Old Business

The **eighth** item on the agenda is New Business


### **Planning Director Report**

Tracie Hadaway, Planning Director updated the Planning Commission on Auburn University Master of Community Planning students coming here on Friday, January 28th, 2022, and the final presentation will be in May 2022. Planning Director Tracie Hadaway informed the Planning Commission that many of the development processes would be transitioning from Engineering Department to the Planning Department.

The **ninth** item on the agenda was Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Johnson, seconded Member Ivy. Upon said being to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsay, Member Sims, 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 February 8, 2022



Chairman – Pat Howard



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: Administrative Subdivision

#### General Information

<b>Applicant:</b>	The Village Church
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	1608 14 <sup>th</sup> Ct.
<b>Acreage:</b>	1.21 +/- acres
<b>Number of Lots:</b>	1
<b>Current Zoning:</b>	R-2 Medium Density Residential District
<b>Current Use of Property:</b>	Place of Worship
<b>Proposed Use of Property:</b>	Place of Worship (The Village Church)
<b>District:</b>	Two (2)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Sewer, Streets and Drainage, Fire, Police

#### Staff Comments

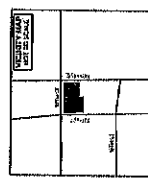
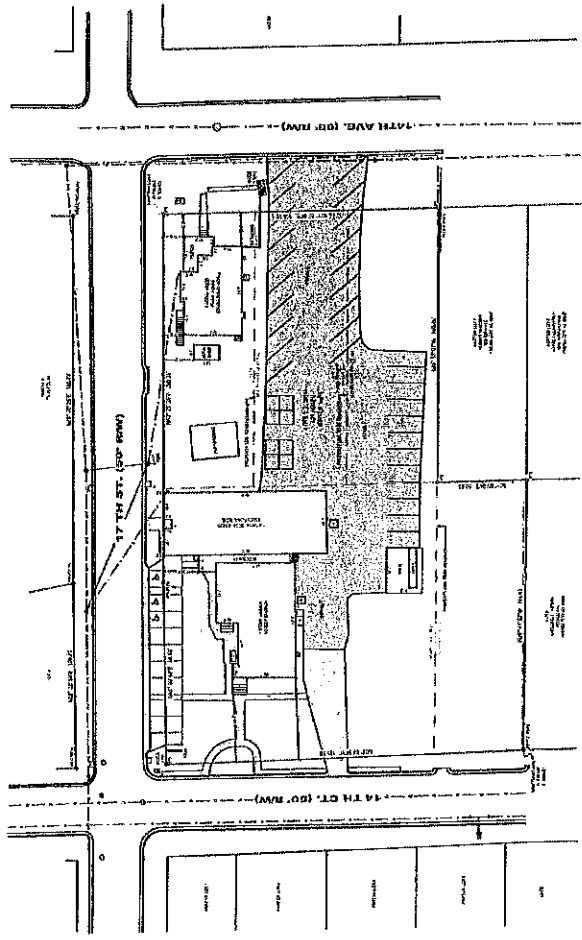
None

#### Engineer/Owner Comments

None

PLAN OF PROPERTY DIVISION FOR  
**THE VILLAGE CHURCH**  
 LOTS 1, 2, 13 & 14, 11W, EDWARDS SUBDIVISION  
 LOCATED IN SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 EAST  
 PHOENIX CITY, RUSSELL COUNTY, ALABAMA

RECORDED INFORMATION



**CONTINGENTS**

THE UNDERSIGNED HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF AND THAT HE HAS NOT BEEN ADVISED OF ANY FACTS WHICH WOULD MAKE THIS STATEMENT FALSE OR MISLEADING.

DATE OF PREPARATION: \_\_\_\_\_

BY: \_\_\_\_\_

**BARRETT-SIMPSON, INC.**  
 ENGINEERS & ARCHITECTS  
 1000 14TH AVENUE, SUITE 100  
 PHOENIX, ALABAMA 36004

REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 10000

REGISTERED PROFESSIONAL ARCHITECT  
 LICENSE NO. 10000

**PHOENIX CITY REQUIRED NOTES**

1. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE CITY OF PHOENIX, ALABAMA.

2. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE COUNTY OF RUSSELL, ALABAMA.

3. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE STATE OF ALABAMA.

4. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE FEDERAL GOVERNMENT.

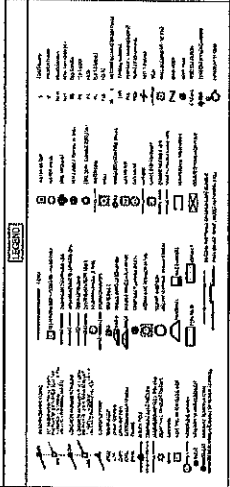
**ENGINEER'S NOTES**

1. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE CITY OF PHOENIX, ALABAMA.

2. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE COUNTY OF RUSSELL, ALABAMA.

3. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE STATE OF ALABAMA.

4. THE PROPERTY SHOWN ON THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND ORDINANCES OF THE FEDERAL GOVERNMENT.





## 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, *THH* Planning Director

Date: February 4, 2022

RE: Administrative Subdivision – 1.21 +/- acres located on Lots 1, 2, 13 & 14, J.W. Edmunds Subdivision

---

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.



**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

### Item 7

**Date of Planning Commission:** February 8, 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)

**Council 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.”



2515 COLLEGE DRIVE  
2514 SOUTH SEALE ROAD



R-1

COLLEGE DR

R-1

2515 COLLEGE DRIVE \ 2514 SOUTH SEALE ROAD  
CURRENT ZONING: R-1  
PROPOSED ZONING: A10

UNIVERSITY PL

R-1

A10

S SEALE RD

17TH ST S

R-1

23RD CT S

R-1

2515 COLLEGE DRIVE  
2514 SOUTH SEALE ROAD

COLLEGE DR

2515 COLLEGE DRIVE 2514 SOUTH SEALE ROAD  
CURRENT ZONING: R1  
PROPOSED ZONING: AO

UNIVERSITY PL

S SEALE RD

23RD CT S

S 17TH ST



**Zoning Compliance:**

Currently the site is a non-conforming use. A rezoning decision to A-O district will allow the use to be conforming.

**Technical Review Committee:**

- Utilities: The subject property has access to Phenix City water and sewer.
- Engineering: The subject site has road frontage along South Seale Rd. which is classified as a minor arterial and along College Dr. which is classified as a local road.
- Fire Chief: Any construction performed on the property will have to meet the requirements of the 2018 International Fire Code.
- Building Official: The rezoning of the property for R-1 (Low Density Residential District) to A-O (Apartment and Office District) would bring the existing use of the property into a conforming use per the Zoning Ordinance.



## 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

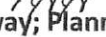
WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

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

# MEMORANDUM

To: Planning Commission

From: Tracie Hadaway;  Planning Director

Date: February 8, 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 approval.