



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, FEBRUARY 22, 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 February 8, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 0.62+/- acres at Lot 13 Rock Island Landing, Phase VII, MSB, LTD owner
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Approval of Administrative Subdivision –1.06+/- ac located at Lot 20 Rock Island Landing, Phase VII, MSB,LTD, owner
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Old Business
- 9) New Business
- 10) Planning Director Report
- 11) Adjournment

**February 8, 2022**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 8, 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 McKissic, Member Sims, Member Taylor, and Member Phillips. Members not present:

The **second** item on the agenda was the Approval of the Agenda. Vice Chairman Davis, made the motion to approve, 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 Lindsey, Member McKissic, 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, Utilities Engineer John Spraggins, Building Official Gil Griffith, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, Fire Marshall Kerry Bragg, City Planner Tracie Hadaway, City Attorney Jimmy Graham, City Manager Wallace Hunter and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of the February 8, 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 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 McKissic, 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 Approval of Administrative Subdivision – 1.21+/-acres located at 1608 14<sup>th</sup> Court, The Village Church, 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: February 4, 2022*

*Re: Approval of Administrative Subdivision – 1.21+/-acres located at 1608 14<sup>th</sup> Court.*

*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 McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The **seventh** item on the agenda was a Public Hearing and Rezone for 3.71 +/- ac 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: February 4, 2022*

*Re: PH/Approval of Administrative Subdivision –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 McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None, Nays: None. Motion thus passed.


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

The **ninth** item on the agenda is New Business Angel Moore City Engineer Director informed the Planning Commission on the Public Notice for the redistricting meetings. City Engineer Director Angel Moore enlightened the Planning Commission about the City population and how the City has to fight for grant funds versus an entitled city.

The **tenth** item on the agenda was the Planning Director Report -Tracie Hadaway, City Planner Director informed the Planning Commission about the two administrative subdivisions requested to be on the agenda for the February 22nd meeting. City Planner Director Tracie Hadaway informed the Planning Commission she would be sending out a copy of our Bylaws for review since the Planning Commission agenda is light.

The **eleventh** item on the agenda was Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded Member Johnson. Upon said being to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsay, Member McKissic, 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 22, 2022.



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Chairman – Pat Howard



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Secretary – Eliza Phillips



# 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

**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>	MSB, Ltd.
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Lot 13 of Rock Island Landing Ph. VII
<b>Acreage:</b>	0.62 +/- acres
<b>Number of Lots:</b>	1
<b>Current Zoning:</b>	R-1, Low Density Residential District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Residential
<b>District:</b>	1
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Sewer, Streets & Drainage, Fire & Police

#### Staff Comments

**Engineering** – Definition of a “*Lot Line, Rear* – That lot line, which is parallel to and most distant from the front lot line of the lot. In the case of an irregular, triangular, or gore-shaped lot, a line twenty (20) feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the front line shall be considered to be the rear lot line.”

#### Engineer/Owner Comments

None





**PHENIX CITY**

*Alabama*

**PLANNING DEPARTMENT**

931 Broad Street | Phenix City, AL 36867 | Ph: 334-448-2856 | Fx: 334-448-9022 | phenixcityal.us/edo

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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: Tracy Hadaway; Planning Director**

**Date: February 18, 2022**

**RE: Administrative Subdivision – 0.62 +/- acres Lot 13, Rock Island Landing Phase VII**

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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.





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

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Mayor

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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. 7

### Type of Request: Administrative Subdivision

#### General Information

<b>Applicant:</b>	MSB, Ltd.
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Lot 20 of Rock Island Landing Ph. VII
<b>Acreage:</b>	1.06 +/- acres
<b>Number of Lots:</b>	1
<b>Current Zoning:</b>	R-1, Low Density Residential District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Residential
<b>District:</b>	1
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Sewer, Streets & Drainage, Fire & Police

#### Staff Comments

**Engineering** – Definition of a “*Lot Line, Rear* – That lot line, which is parallel to and most distant from the front lot line of the lot. In the case of an irregular, triangular, or gore-shaped lot, a line twenty (20) feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the front line shall be considered to be the rear lot line.”

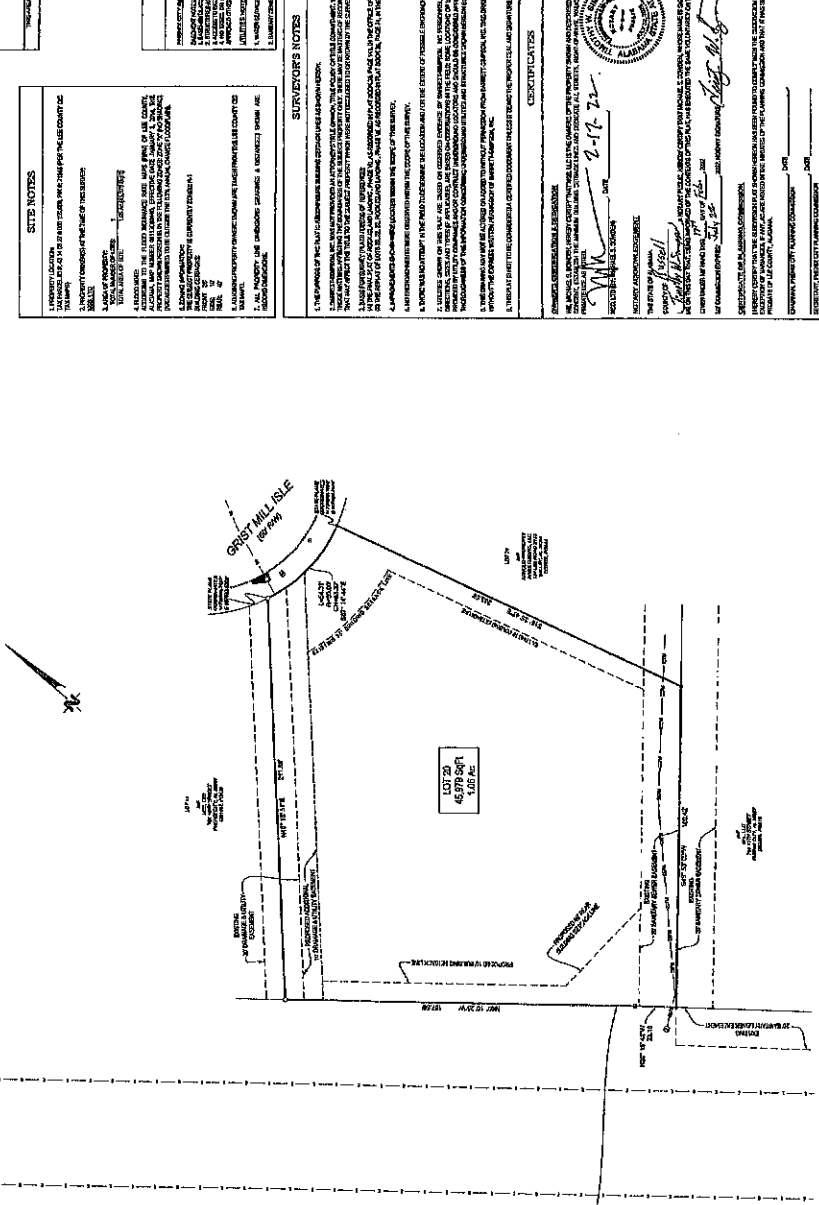
#### Engineer/Owner Comments

None



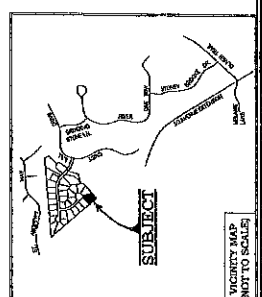
ADMINISTRATIVE RE-PLAT OF PROPERTY FOR  
MSB, LTD  
LOT 20, ROCK ISLAND LANDING, PHASE VII  
LOCATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 30 EAST  
PHENIX CITY, LEE COUNTY, ALABAMA

NOTE: THIS PLAT IS BASED UPON A SURVEY MADE BY WALTER W. SIMPSON, JR., REGISTERED SURVEYOR, LEE COUNTY, ALABAMA, DATED 08/04/2004, WHICH IS A PART OF RECORD MAP NO. 2004-0030, AS RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, ALABAMA.



**LEGEND**

	EASEMENT
	BOUNDARY LINE
	SURVEY LINE
	EASEMENT
	BOUNDARY LINE
	SURVEY LINE



**RECORDING INFORMATION**

NO. OF PAGES: 2  
NO. OF ORIGINALS: 1  
NO. OF COPIES: 1

**SURVEYOR'S INFO**

NAME: WALTER W. SIMPSON, JR.  
ADDRESS: 1010 N. HAYWOOD ST., PHENIX CITY, AL 36860  
PHONE: (205) 897-8111  
FAX: (205) 897-8112  
E-MAIL: wws@wmsi.com  
S.I. No.: 00000000000000000000000000000000

**PROFESSIONAL SEAL**

**SURVEYOR'S CERTIFICATE**

I, WALTER W. SIMPSON, JR., REGISTERED SURVEYOR, LEE COUNTY, ALABAMA, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND RESULTS OF MY SURVEY AND THAT I AM A RESIDENT OF THE STATE OF ALABAMA AND AM NOT UNDER ANY DISCIPLINARY ACTION BY THE BOARD OF SURVEYING ENGINEERS AND LAND SURVEYORS OF ALABAMA.

**DATE:** 08/04/2004  
**BY:** WALTER W. SIMPSON, JR.  
*(Signature)*



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## MEMORANDUM

**To:** Planning Commission

**From:** Tracy Hadaway; Planning Director

**Date:** February 18, 2022

**RE:** Administrative Subdivision – 1.06 +/- acres Lot 20, Rock Island Landing Phase VII

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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.