



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, March 8, 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 22, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision Replat – 2.81+/- acres located at Lathenbrook Rd, Larry Wood Sr.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Old Business
- 8) New Business
- 9) Planning Director Report
- 10) Adjournment

## February 22, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 22, 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, and Member Phillips. Members not present: Member Billy Sims and Member Tony Taylor.

The **second** item on the agenda was the Approval of the Agenda. Vice Chairman Davis, made the 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, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The **third** item on the agenda was Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: City Council Member Vicky Carter Johnson, City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, 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, Economic Dev. Manager Shaun Culligan, 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 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, and Member Phillips. Abstain: 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 – 0.69+/-acres located on Lot 13 – Rock Island Landing Phase VII, MSB, LTD owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Ms. Hadaway explained that both cases on the agenda (Item 6 and Item 7) were replat request in reference to the Rear Lot Line. Ms. Hadaway explained that both of the lots were irregular shaped and that the Phenix City Subdivision Regulations had a definition for Rear Lot Lines to read “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.”

Barrett-Simpson, Inc. Eddie Eubanks presented a larger site map for the Planning Commission to look over.

Chairman Howard asked Secretary Phillips to read the department memo.

Memo

*To: Planning Commission*

*From: Tracie Hadaway; Planning Director*

*Date: February 18, 2022*

*Re: Approval of Administrative Subdivision – 0.69+/-acres located on Lot 13 - Rock Island Landing Phase VII.*

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

The **seventh** item on the agenda was an Approval of Administrative Subdivision. Chairman Howard stated that the item was for the 1.06 +/- ac located on Lot 20 – Rock Island Landing Phase VII MSB, LTD owner.

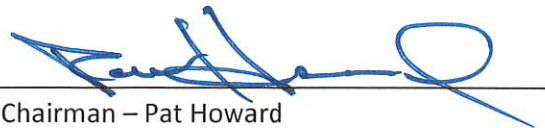
A motion to approve the replat for rear lot line was made by Vice Chairman Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, and Member Phillips. 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

The **tenth** item on the agenda was the Planning Director Report -Tracie Hadaway, Planning Director gave an update on the rezoning request from GGG Partners on Lakewood Dr. 11 acres. Ms. Hadaway also requested that the Planning Commission members review the Phenix City Planning Commission By-laws. She stated that she had given them the City of Dothan's By-laws and the City of Prattville's By-laws for reference. Chairman Howard stated that it may be a good topic for the next Re-certification Training.

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 McKissic. Upon said being to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, 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 March 8, 2022.



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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: Administrative Subdivision**

### General Information

**Applicant:** Larry Wood, Sr.  
**Surveyor of Record:** Barrett-Simpson, Inc.  
**Site Location:** At the end of Lathenbrook Rd.  
**Acreage:** 2.81 +/- acres  
**Number of Lots:** 1  
**Current Zoning:** None  
**Current Use of Property:** Vacant  
**Proposed Use of Property:** Residential  
**District:** None (Planning Jurisdiction)  
**Survey Plat:** Attached  
**City Services:** Phenix City Utilities Jurisdiction

### Staff Comments

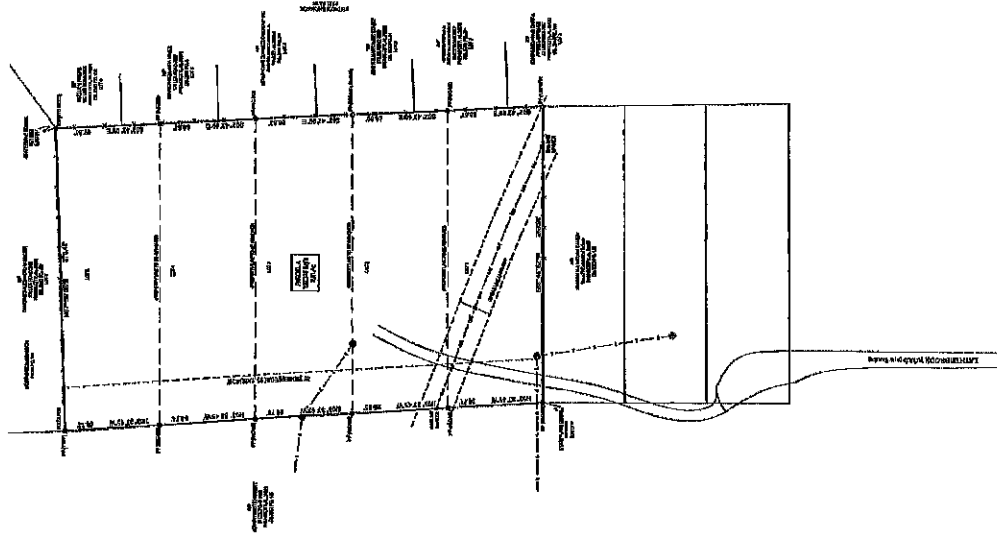
**Fire** – If the property is annexed into the Phenix City Fire jurisdiction, it will have the meet the 2018 International Fire Code.

### Engineer/Owner Comments

None

VELOCITY MAP PHOTO-SCULER

PLAT OF ADMINISTRATIVE PROPERTY DIVISION FOR  
LARRY WOOD, SR  
REFLAT OF LOTS 1, 2, 3, 4 & 5, PER PG. 29 PG. 105  
LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 29 EAST  
LEE COUNTY, ALABAMA



RECORDED INFORMATION



CERTIFICATIONS

STATE OF ALABAMA  
COUNTY OF LEE  
I, the undersigned, being duly qualified as a Surveyor in and for the County of Lee, State of Alabama, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office on this 15th day of August, 1955.



PLANK CITY REQUIRED NOTICE

NOTICE TO THE PLANK CITY OF LEE COUNTY, ALABAMA, THAT THE PLAT OF ADMINISTRATIVE PROPERTY DIVISION FOR LARRY WOOD, SR, REFLECTING THE REFLAT OF LOTS 1, 2, 3, 4 & 5, PER PG. 29 PG. 105, LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 29 EAST, LEE COUNTY, ALABAMA, WAS RECORDED IN MY OFFICE ON THIS 15TH DAY OF AUGUST, 1955.

LEE COUNTY NOTICE

NOTICE TO THE COUNTY OF LEE, ALABAMA, THAT THE PLAT OF ADMINISTRATIVE PROPERTY DIVISION FOR LARRY WOOD, SR, REFLECTING THE REFLAT OF LOTS 1, 2, 3, 4 & 5, PER PG. 29 PG. 105, LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 29 EAST, LEE COUNTY, ALABAMA, WAS RECORDED IN MY OFFICE ON THIS 15TH DAY OF AUGUST, 1955.

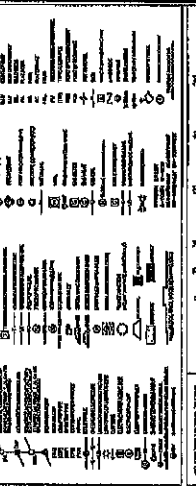
SITE NOTES

1. THE PROPERTY IS BEING REDEVELOPED FOR RESIDENTIAL PURPOSES.  
2. THE PROPERTY IS BEING REDEVELOPED FOR RESIDENTIAL PURPOSES.  
3. THE PROPERTY IS BEING REDEVELOPED FOR RESIDENTIAL PURPOSES.  
4. THE PROPERTY IS BEING REDEVELOPED FOR RESIDENTIAL PURPOSES.  
5. THE PROPERTY IS BEING REDEVELOPED FOR RESIDENTIAL PURPOSES.

SURVEYING METHODS

1. THE PROPERTY IS BEING REDEVELOPED FOR RESIDENTIAL PURPOSES.  
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LEGEND



SURVEYING METHOD

BARRETT-SIMPSON, INC.  
SURVEYING METHOD



Table with columns for 'DATE', 'BY', 'CHECKED', 'APPROVED', 'RECORDED', 'INDEXED', 'FILED'.



**PHENIX CITY**  
*Alabama*

**PLANNING DEPARTMENT**

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**DR. R. GRIFF GORDY**  
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**STEVE BAILEY**  
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**MELONY LEE**, City Clerk

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

## MEMORANDUM

**To:** Planning Commission

**From:** Tracie Hadaway, *T.H.H.* Planning Director

**Date:** March 3, 2022

**RE:** Administrative Subdivision – 2.81 +/- acres located on Lots 1, 2, 3, 4 & 5 Per Plat Book 29 Page 105

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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.