



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 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 March 8, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision Replat – 6.30+/- acres located at 1600 Sandfort Road – First Methodist Church, Phenix City, Alabama Incorporated, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Approval of Administrative Subdivision Replat – 0.76+/- acres located at 6 Giles Road – R. Maxwell and Kim Franklin, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Acceptance of De-Annexation – 1249 Pierce Road – Jeff Dunn, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Planning Director Report
 - Orchestra Partners
 - Auburn University MCP
 - CAPZO Meeting and Time
- 12) Adjournment

March 8, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 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: Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Taylor and Member Phillips. Members not present: Vice Chairman Davis, Member Billy Sims and Member Johnson.

The **second** item on the agenda was the Approval of the Agenda. Member Ivy, made the motion to approve, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Taylor 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: Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, 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 22, 2022 meeting minutes. Chairman Howard stated we have an amendment to the February 8th minutes. Chairman Howard asked Member Phillips to please read the memo. Chairman Howard asked if there was a motion to approve the written minutes with the amendment and remove the recorded minutes. A motion to approve was made by Member Ivy, seconded by McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, and Member Phillips. Abstain: Member Tony Taylor 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 – 2.81+/-acres located on Lathenbrook Road, Larry Wood Sr., 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: March 3, 2022

Re: Approval of Administrative Subdivision – 2.81+/-acres located on Lathenbrook Road, Larry Wood Sr.,

The above-referenced Administrative Subdivision has been reviewed by the Planning, 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 Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, 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

The **ninth** item on the agenda was the Planning Director Report - Tracie Hadaway, Planning Director informed the Planning Commission we have three items on the March 22nd meeting. Chairman Howard asked about any school information, and Planning Director Tracie Hadaway stated to Chairman Howard we have been in touch with UNA to get some dates for the course this summer.

The **tenth** 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 Taylor. Upon said being to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, 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 March 22, 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

Applicant:	First United Methodist Church
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	1600 Sandfort Rd.
Acreage:	6.30 +/- acres
Number of Lots:	2
Current Zoning:	R-1, Low Density Residential District
Current Use of Property:	Vacant/Place of Worship
Proposed Use of Property:	Residential/Place of Worship
District:	3
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire & Police

Staff Comments

Fire – Any construction performed on the subject property will have to meet the requirements of the 2018 International Fire Code.

Engineer/Owner Comments

None

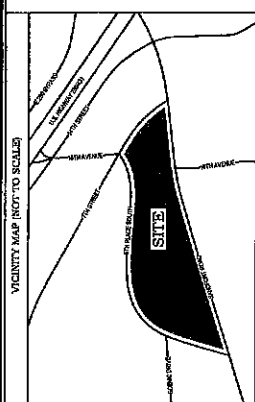
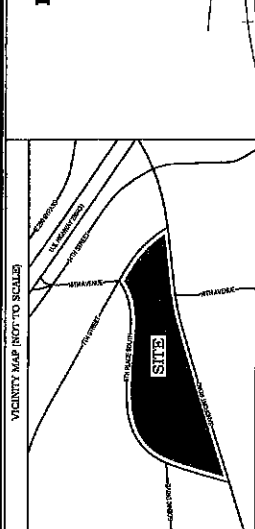
PLAT OF PROPERTY DIVISION FOR FIRST UNITED METHODIST CHURCH, PHENIX CITY, ALABAMA, INCORPORATED LOCATED IN SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST PHENIX CITY, RUSSELL COUNTY, ALABAMA

RECORDING INFORMATION
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK OF THE BOARD OF PUBLIC HEALTH AND SAFETY, PHENIX CITY, ALABAMA, FOR RECORDING AND REVISION TO THE PLAT OF THE RECORDING INFORMATION.

THE STATE OF ALABAMA
COUNTY OF RUSSELL

SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST

PHENIX CITY, RUSSELL COUNTY, ALABAMA



LEGEND
ALL DISTANCES ARE IN FEET
RUSSELL COUNTY REGISTERED PROFESSIONAL SURVEYOR
PHENIX CITY, ALABAMA
DATE: 1/12/22

CERTIFICATES
I, the undersigned, being duly qualified and sworn as a Surveyor in and for the County of Russell, State of Alabama, do hereby certify that the foregoing is a true and correct copy of the original plat as the same was filed in my office for recording and revision to the plat of the recording information.

APPROVED FOR THE CITY OF PHENIX CITY, ALABAMA
BY THE CITY CLERK

APPROVED FOR THE BOARD OF PUBLIC HEALTH AND SAFETY, PHENIX CITY, ALABAMA
BY THE CLERK OF THE BOARD OF PUBLIC HEALTH AND SAFETY

APPROVED FOR THE BOARD OF PUBLIC HEALTH AND SAFETY, PHENIX CITY, ALABAMA
BY THE CLERK OF THE BOARD OF PUBLIC HEALTH AND SAFETY

APPROVED FOR THE BOARD OF PUBLIC HEALTH AND SAFETY, PHENIX CITY, ALABAMA
BY THE CLERK OF THE BOARD OF PUBLIC HEALTH AND SAFETY

APPROVED FOR THE BOARD OF PUBLIC HEALTH AND SAFETY, PHENIX CITY, ALABAMA
BY THE CLERK OF THE BOARD OF PUBLIC HEALTH AND SAFETY

CITY REQUIRED NOTES
1. THE PROPERTY SHOWN IS SUBJECT PROPERTY AS SHOWN HEREON.
2. THE PROPERTY SHOWN IS SUBJECT PROPERTY AS SHOWN HEREON.
3. THE PROPERTY SHOWN IS SUBJECT PROPERTY AS SHOWN HEREON.
4. THE PROPERTY SHOWN IS SUBJECT PROPERTY AS SHOWN HEREON.
5. THE PROPERTY SHOWN IS SUBJECT PROPERTY AS SHOWN HEREON.

SURVEYORS NOTES
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STATE OF ALABAMA
COUNTY OF RUSSELL
SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST

PHENIX CITY, RUSSELL COUNTY, ALABAMA

SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST

PHENIX CITY, RUSSELL COUNTY, ALABAMA

SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST

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PHENIX CITY, RUSSELL COUNTY, ALABAMA

SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST



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
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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: Tracie Hadaway; Planning Director *THH*

Date: March 18, 2022

RE: Administrative Subdivision – 6.30 +/- acres located at 1600 Sandfort Road for First United Methodist Church

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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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

Applicant:	R. Maxwell Franklin & Kim Franklin
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	6 Giles Rd.
Acreage:	0.76 +/- acres
Number of Lots:	1
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Residential
District:	None
Survey Plat:	Attached
City Services:	None

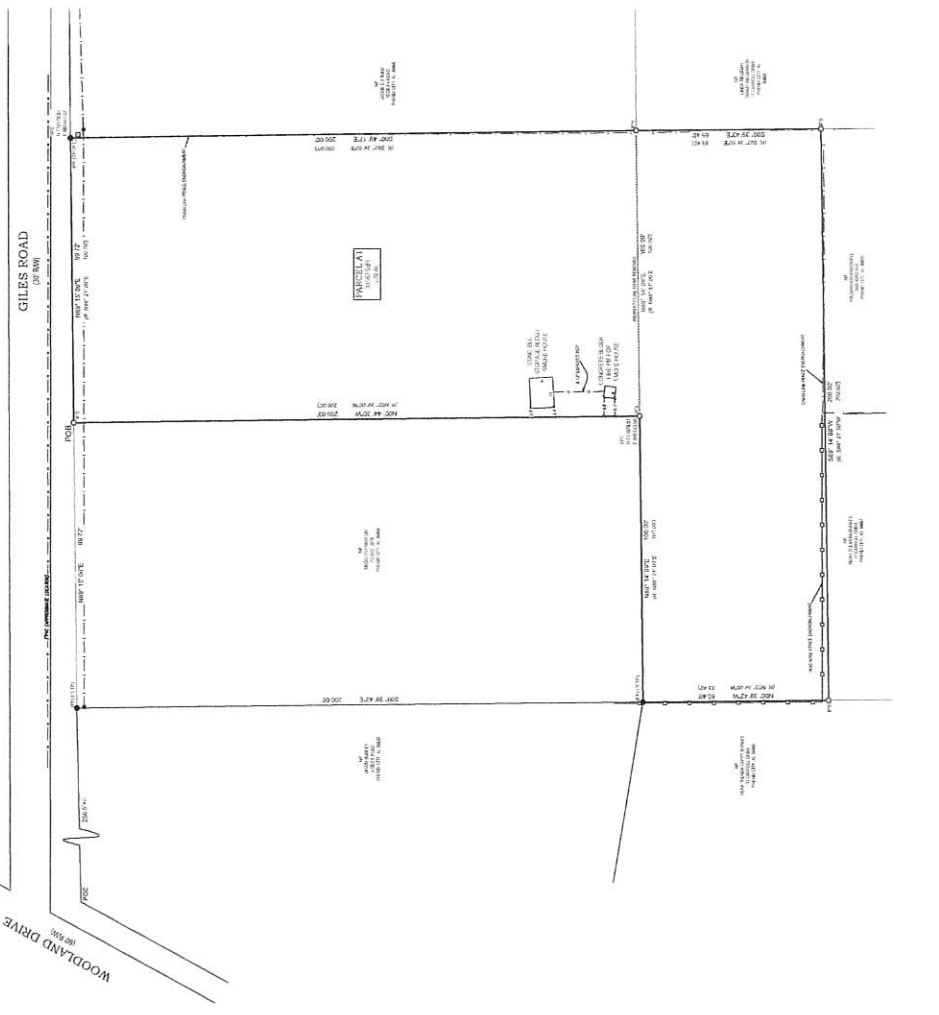
Staff Comments

Fire – Any construction performed on the subject property will have to meet the requirements of the 2018 International Fire Code.

Engineer/Owner Comments

None

**PLAT OF PROPERTY DIVISION FOR
R. MAXWELL FRANKLIN & KIM FRANKLIN
LOCATED IN SECTION 24, TOWNSHIP 17 NORTH, RANGE 29 EAST
RUSSELL COUNTY, ALABAMA**



RECORDING INFORMATION

THIS INSTRUMENT IS FILED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF ALABAMA, IN THE OFFICE OF THE CLERK OF THE SUPREME COURT, IN THE CITY OF MONTGOMERY, ALABAMA, THIS 31ST DAY OF MARCH, 2017, AT 10:00 AM.

CERTIFICATES

CERTIFICATE OF APPROVAL AND REGISTRATION
I, the undersigned, being duly qualified and sworn as a Surveyor in and for the State of Alabama, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and sworn Surveyor in and for the State of Alabama.

DATE OF PLAT: _____
DATE OF RECORDING: _____

REGISTERED PROFESSIONAL SURVEYOR
NAME: _____
STATE OF ALABAMA

THE STATE OF ALABAMA HAS ADOPTED THE METRIC SYSTEM OF MEASUREMENT AS THE OFFICIAL SYSTEM OF MEASUREMENT FOR THE STATE OF ALABAMA. ALL MEASUREMENTS SHALL BE IN METRIC UNITS UNLESS OTHERWISE SPECIFIED.



COUNTY REQUIRED NOTES

- ALL INSTRUMENTS FILED IN RUSSELL COUNTY MUST BE FILED IN THE OFFICE OF THE CLERK OF THE SUPREME COURT OF THE STATE OF ALABAMA, IN THE OFFICE OF THE CLERK OF THE SUPREME COURT, IN THE CITY OF MONTGOMERY, ALABAMA.
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SITE NOTES

- THE SITE IS LOCATED IN SECTION 24, TOWNSHIP 17 NORTH, RANGE 29 EAST, RUSSELL COUNTY, ALABAMA.
- THE SITE IS A PARCEL OF LAND WITH AN AREA OF _____ ACRES.
- THE SITE IS BOUND BY GILES ROAD TO THE NORTH AND WOODLAND DRIVE TO THE WEST.
- THE SITE IS BOUND BY _____ TO THE EAST AND _____ TO THE SOUTH.

SURVEYOR'S NOTES

- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.
- ALL MEASUREMENTS WERE MADE IN METRIC UNITS.
- THE SURVEY WAS CONDUCTED ON _____.
- THE SURVEY WAS CONDUCTED BY _____.

REQUIRED NOTES

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LEGEND

- 1. UNDEVELOPED LAND
- 2. DEVELOPED LAND
- 3. UNIMPROVED RIGHT-OF-WAY
- 4. IMPROVED RIGHT-OF-WAY
- 5. EASEMENT
- 6. ENCUMBRANCE
- 7. BOUNDARY LINE
- 8. SURVEY POINT
- 9. ADJACENT PROPERTY
- 10. WATER BODY
- 11. ROAD CENTERLINE
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BARRETT-SIMPSON, INC.
SURVEYORS CERTIFICATE

DATE OF PLAT: 3/17/2017
DATE OF RECORDING: 3/17/2017

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- THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT.
- ALL MEASUREMENTS WERE MADE IN METRIC UNITS.
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PHENIX CITY
Alabama

PLANNING DEPARTMENT

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

MEMORANDUM

To: Planning Commission

From: Tracie Hadaway; *THH* Planning Director

Date: March 18, 2022

RE: Administrative Subdivision – 0.76 +/- acres located at 6 Giles Road

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

Item No. 8

Type of Request: De-Annexation

General Information

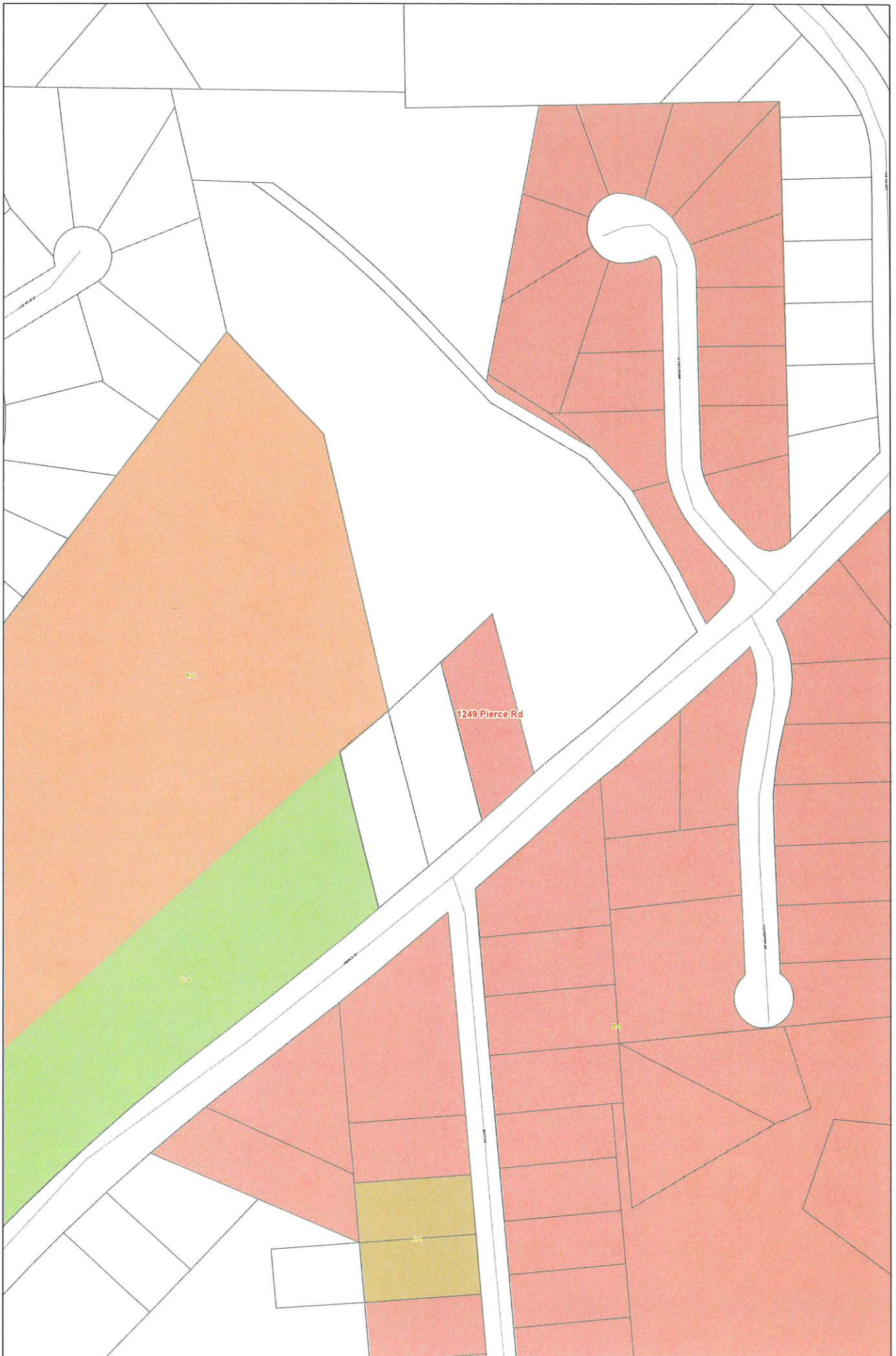
Applicant: Charles Dunn Investments, LLC - owner
Surveyor of Record: Precision Survey, Inc.
Site Location: 1249 Pierce Road
Acreage: 0.77 +/- acres
Number of Lots: 1
Current Zoning: R-1 (Low Density Residential)
Current Use of Property: Vacant
Proposed Use of Property: Commercial (Affordable Fencing Solutions)
District: One (Currently)
Survey Plat: Attached
City Services: Phenix City Water

Staff Comments

Engineering – Mr. Dunn received approval from the Planning Commission in September of 2019 with a request for de-annexation of the property to the west of current business which was not annexed into the City limits. He had purchased the property with intent of expanding his business. Mr. Dunn has now purchased the property on the east side of his current business with the intent to expand again.

Engineer/Owner Comments

None





PHENIX CITY
Alabama

PLANNING DEPARTMENT

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

MEMORANDUM

To: Planning Commission

From: Tracie H. Hadaway *THH*

Date: March 17, 2022

RE: De-annexation -0.77 +/- acres located at 1249 Pierce Road; Acceptance of Application

The above referenced application for de-annexation has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Departments and no issues were found with this acceptance request.