



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, APRIL 12, 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 08, 2022 Meeting Minutes
5. Approval of the March 22, 2022 Meeting Minutes
6. Rules for Addressing Planning Commission
7. Approval of Administrative Subdivision Replat – 8.61+/- acres located at S. Railroad Street and Former Water Works Road – BFI, LLC & BFL, LLC, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
8. Public Hearing and De-Annexation – 0.77 +/- acres located at 1249 Pierce Road – Jeff Dunn, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
9. Old Business
10. New Business
11. Planning Director Report
12. Adjournment

March 22, 2022

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

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

The **third** item on the agenda was the attendance call for City Personal and Elected Officials. Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Engineer John Spraggins, 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 March 8, 2022 meeting minutes. Chairman Howard stated we do not have enough Members here to approve the minutes. Chairman Howard asked if there was a motion to move the minutes to the April 12, 2022 meeting. A motion to was made by Member Ivy, seconded by Member Sims to move the minutes to the next agenda. 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 and Member Phillips. Abstain: None 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 – 6.30+/-acres located on Sandfort Road, First United Methodist Church, and 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 18, 2022

Re: Approval of Administrative Subdivision – 6.30+/-acres located on 1600 Sandfort Rd., First United Methodist Church, owner.

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

The **seventh** item on the agenda was an *Approval of Administrative Subdivision Replat – 0.76+/- acres located at Giles Road – R. Maxwell and Kim Franklin, owners*. 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 18, 2022

Re: Approval of Administrative Subdivision – 0.76+/-acres located on 6 Giles Rd., R. Maxwell and Kim Franklin, owners.

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 Sims, seconded by Member Johnson. 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 and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The **eighth** item on the agenda was an Acceptance of De-Annexation –0.77 +/- acres located at 1249 Pierce Rd., Jeff Dunn, 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 17, 2022

Re: Acceptance of De-Annexation – 1249 Pierce Rd., Jeff Dunn, owners.

The above-referenced Acceptance of De-Annexation 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 accept was made by Vice Chairman Davis, 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 Sims and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

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

The **tenth** item on the agenda was New Business

The **eleventh** item on the agenda was the Planning Director Report - Tracie Hadaway, Planning Director updated the Planning Commission regarding Orchestra Partners. She informed them that the City of Phenix City is partnering with Orchestra on a Downtown Visioning Plan. Also the City is working with two of Auburn University MCP classes and their final presentations will be on May 4th. She told the Commission that staff has contacted the University of North Alabama regarding the CAPZO training and possible dates. After discussion, the commission stated that weekends would work best.

The **twelfth** 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 Sims 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 April 12, 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. 7

Type of Request: Administrative Subdivision

General Information

Applicant:	BFI, LLC. & BFL, LLC
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	Along South Railroad St. and former Water Works Rd.
Acreage:	8.61 +/- acres
Number of Lots:	1
Current Zoning:	A-O, Apartment and Office District
Current Use of Property:	Vacant
Proposed Use of Property:	High Density Residential (Apartments)
District:	1
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



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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

Date: April 7, 2022

RE: Administrative Subdivision – 8.61 +/- acres located along South Railroad St. and the former Water Works Rd.

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

STEVE BAILEY
Councilmember District 1

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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

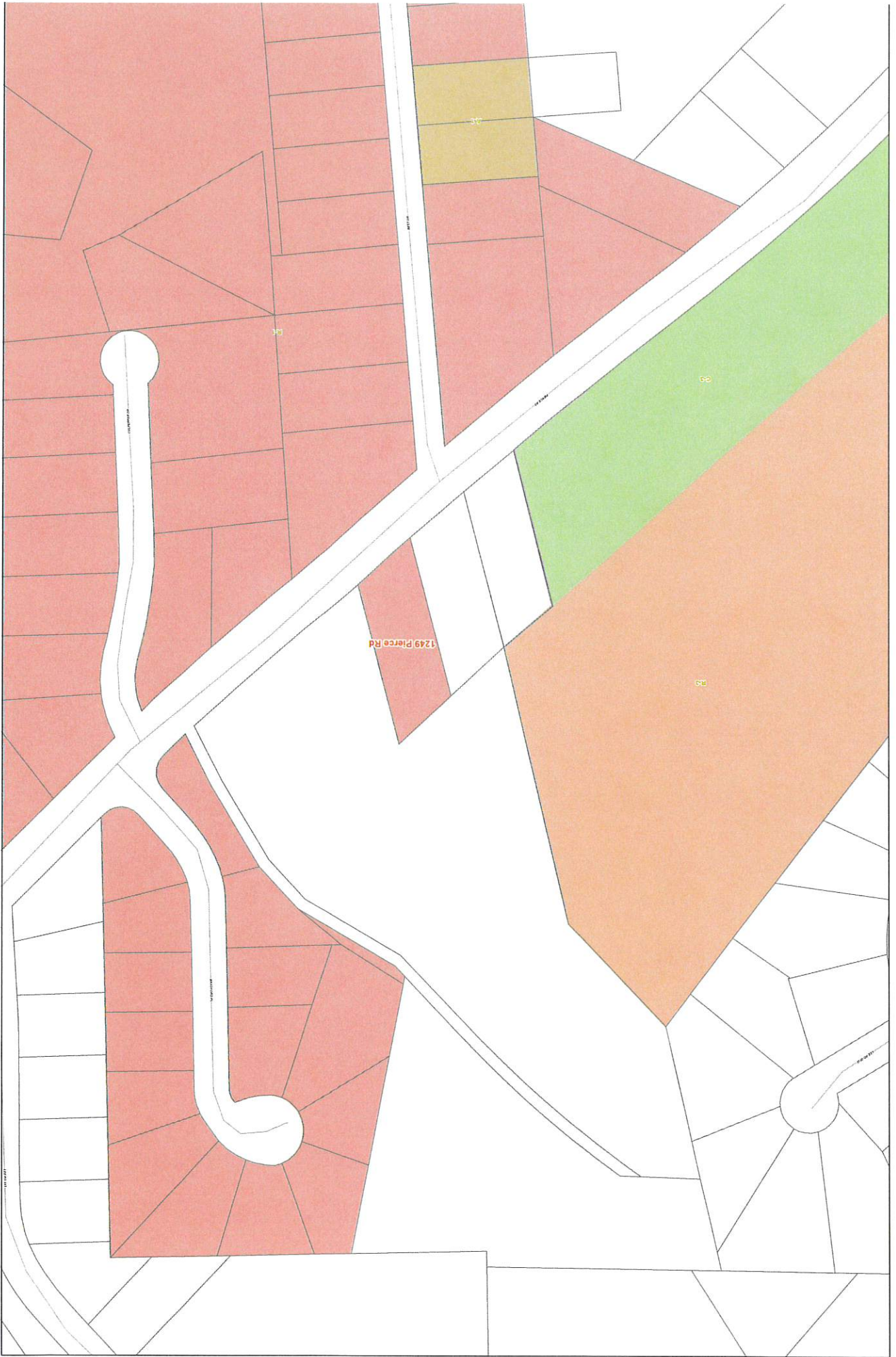
Applicant:	Charles Dunn Investments, LLC - owner
Surveyor of Record:	Precision Survey, Inc.
Site Location:	1249 Pierce Road
Acreage:	0.77 +/- acres
Number of Lots:	1
Current Zoning:	R-1 (Low Density Residential)
Current Use of Property:	Vacant
Proposed Use of Property:	Commercial (Affordable Fencing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

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

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MEMORANDUM

To: Planning Commission

From: Tracie Hadaway,  Planning Director

Date: April 7, 2022

RE: De-annexation – 0.77 +/- acres located at 1249 Pierce Rd.

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 request.