



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, APRIL 26, 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 April 12, 2022 Meeting Minutes
5. Rules for Addressing Planning Commission
6. Approval of Administrative Subdivision Replat – 0.46+/- acres located on Lot 14, Rock Island Landing, Phase VII, MSB, LTD, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
7. Old Business
8. New Business
9. Planning Director Report
10. Adjournment

**April 12, 2022**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 12, 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 Tony Taylor, and Member Phillips, Members not present:

The **second** item on the agenda was the Approval of the Agenda. Member Vice Chairman Davis, made the motion to approve, 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, Member Sims, Member Taylor 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 Andrew Patterson, 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 March 8, 2022 minutes. Chairman Howard stated there was not enough members to make a quorum at the March 8, 2022 meeting for approval of the 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsay, Member McKissic, Member Taylor, and Member Phillips. Abstain: Vice Chairman Davis Member Johnson and Member Sims. Nays: None. Motion thus passed.

The **fifth** item on the agenda was the approval of March 22, 200 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 Sims and Member Phillips. Abstain: Member McKissic and Member Taylor. Nays: None. Motion thus passed.

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

The **seventh** item on the agenda was an Approval of Administrative Subdivision – 8.61+/-acres located on South Railroad Street and former Water Works Road – BFI, LLC & BFL, 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: April 7, 2022

Re: Approval of Administrative Subdivision – 8.61+/- acres located on South Railroad Street and former Water Work Road, BFI, LLC and BFL, LLC, 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 McKissic, Member Sims, Member Taylor and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The **eighth** item on the agenda was a Public Hearing of De-Annexation –0.77 +/- acres located at 1249 Pierce Rd., Charles Dunn Investment, 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: April 7, 2022

Re: Public Hearing of De-Annexation – 0.77+/- acres located at 1249 Pierce Rd., Charles Dunn Investments, LLC, 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.*

*Mr. Howard opened the public hearing no one was in attendance either for or in opposition to the de-annexation request. Mr. Howard closed the public hearing.*

A motion to accept was made by Member Sims, 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, Member Sims, Member Taylor 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 stated she had no report at this time.

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 Member Sims. Upon said being to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, 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 April 26, 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**

<b>Applicant:</b>	MSB, Ltd.
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Lot 14 of Rock Island Landing Ph. VII
<b>Acreage:</b>	0.46 +/- 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**

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**DR. R. GRIFF GORDY**  
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TRACIE H. HADAWAY, Planning Director | SHAUN CULLIGAN, Economic Development Mgr.

## MEMORANDUM

**To: Planning Commission**

**From: Tracie Hadaway, Planning Director**

**Date: April 22, 2022**

**RE: Administrative Subdivision – 0.46 +/- acres Lot 14, 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.