



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, July 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 July 12, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Final Plat – 11.13 +/- acres located at Crosswinds Dr. off US Hwy 431 S., Altera Development Company, LLC, owners.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Old Business
- 8) New Business
- 9) Planning Director Report
- 10) Adjournment

**July 12, 2022**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 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 Eliza Phillips to call the roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Taylor and Secretary Eliza Phillips. Members not present: Member McKissic, Member Sims, and Member Johnson

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 Lindsey, Member Taylor and Secretary Eliza Phillips. Nays: None. Abstain: None. Motion thus passed.

The **third** item on the agenda was the attendance call for City Personnel 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 Chris Casey, Graduate 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 June 28, 2022 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 Lindsay, Member Taylor, and Member Phillips. Abstain: 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 –1.59+/-acres located between the end of the current Marketplace Dr. ROW and US Hwy 280/431N, Halpern Enterprises, Inc., owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Member Phillips to read the department memo.

*Memo*

*To: Planning Commission*

*From: Tracie Hadaway; Planning Director*

*Date: July 8, 2022*

*Re: Approval of Administrative Subdivision– 1.59+/-acres located between the end of the current Marketplace Dr. ROW and US Hwy 280/431N, Halpern Enterprises, Inc., owner.*

*The above-referenced Administrative Subdivision Replat has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements of the Subdivision regulations for approval.*

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

The **seventh** item on the agenda was an Approval of Administrative Subdivision –8.27+/-acres located at 330 Lee Rd 450 and South of the intersection of Lee Rd 450 & 451, Mary Jane and Jerry Rudd, owners. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Member Phillips to read the department memo.

Memo

*To: Planning Commission*

*From: Tracie Hadaway; Planning Director*

*Date: July 8, 2022*

*Re: Approval of Administrative Subdivision– 8.27+/-acres located at 330 Lee Rd. 450 and South of the intersection of Lee Rd. 450 & 451, Mary Jane & Jerry Rudd, owner.*

*The above-referenced Administrative Subdivision Replat has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements of the Subdivision regulations for approval.*

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 Lindsey, 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 was New Business

The **tenth** item on the agenda was the Planning Director Report - Tracie Hadaway had no comments.

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 Taylor, seconded by Member Ivy. Upon said being to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, 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 July 26, 2022.

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Chairman – Pat Howard

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Recording 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: Final Plat

#### General Information

<b>Applicant:</b>	Altera Development Company, LLC
<b>Surveyor of Record:</b>	Goodwyn, Mills & Cawood, Inc.
<b>Site Location:</b>	Along Crosswinds Dr. off of US Hwy 431 S
<b>Acreage:</b>	11.13 +/- acres
<b>Number of Lots:</b>	6
<b>Current Zoning:</b>	C-4, Highway Commercial District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Commercial Development
<b>District:</b>	3
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Sewer, Streets & Drainage, Fire & Police

#### Staff Comments

None

#### Engineer/Owner Comments

None





**PHENIX CITY**  
*Alabama*

**PLANNING DEPARTMENT**

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

**STEVE BAILEY**  
Councilmember District 1

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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: *THH* Tracie Hadaway; Planning Director

Date: July 21, 2022

RE: Final Plat – 11.13 +/- acres located in the Village at Crosswinds Phase II

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The above referenced Final Plat has been reviewed by the Planning, Building, Utilities, Fire and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.