



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, January 24, 2023
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 December 27, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Preliminary Plat -11.793+/- acres locates US 431/280, Phenix City, Scott Lindstrom
 - Staff Report
 - Developer's Comment
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Planning Director Report – Proposed Fee Changes
- 10) Adjournment

December 27, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, December 27, 2022, at 5:15 PM EST in the Martin Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

Chairman Sims called the meeting to order and asked Secretary Eliza Phillips to call the roll. Upon roll call, the following members answered present: Member Davis, Member Howard, Member Ivy, Chairman Sims, Member Lindsey, Vice Chairman Taylor, and Member Phillips. Members not present: Member McKissic, Member Carter

The **second** item on the agenda was the Approval of the Agenda. Vice Chairman Taylor, made the motion to approve, seconded by Member Ivy Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Lindsey, Chairman Sims, and Member 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 Sims asked Secretary Eliza Phillips to call roll for the City Employees. The following City Personnel were present in person: Asst. Director of Engineering Mike Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, City Planner Tracie Hadaway, Planner Terry Curry, City Attorney James R. McKoon, Jr., and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of December 13, 2022 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes Member Ivy made the motion to approve, seconded by Vice Chairman Taylor. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Lindsey, Chairman Sims, and Member Phillips. Nays: None. Abstain: Member Lindsey and Chairman Sims None. Motion thus passed

The **fifth** item on the agenda was Chairman Sims, who set the rules for addressing the Planning Commission.

The **sixth** item on the agenda was Approval of Administrative Subdivision 2.51 +/- acres located at 3953 US Hwy 80, Stadium Drive, LLC, owner. City Planner Tracie Hadaway reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips to read the department memo. Member Davis made the motion to approve, seconded by Member Ivy. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Howard, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed

The **seventh** item on the agenda was Old Business. There was no old business to discuss.

The **eighth** item on the agenda was New Business. There was no new business to discuss

The **ninth** item on the agenda was the Planning Director Report- City Planner Tracie Hadaway reminded the Planning Commission Members on January 10th after the meeting well be having the vision session and Public Hearing for Comprehensive Plan.

The **tenth** item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Howard, seconded by Member Ivy. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Chairman Sims, Vice Chairman Taylor, 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 January 10, 2023.

Chairman – Billy Sims

Secretary – Eliza Phillips



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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

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

Item No. 6

Type of Request: Preliminary Plat

General Information

Applicant:	Scott Lindstrom, M-K Realty Company, Inc.
Surveyor of Record:	Professional Land Surveyors, LLC
Site Location:	US-431/280
Acreage:	11.793
Proposed Number of Lots:	5
Current Zoning:	C-4 Highway Commercial District
Current Use of Property:	Vacant
Proposed Use of Property:	Commercial
City Council District:	District 1
Survey Plat:	Attached
City Services:	Phenix City Water & Sewer, Streets and Drainage, Fire & Police

Staff Comments

None

Engineer/Owner Comments

None

Petition for Subdivision

(Please Print OR Type Information Clearly)

Name of Subdivision: Phenix City Retail Development

Location: US-431 just south of S. Railroad Street

Number of Lots: 5

Current Zoning Classification: C-4, Highway Commercial District

Number of Adjacent Lots: 3

Current Zoning Classification of Adjacent Property: All are zoned C-4

Name of Owner: M-K Realty Company, Inc.

Address of Owner: PO Box 2168, Columbus, GA 31902

Telephone Number(s) of Owner: 706.887.4500

Email Address of Owner: scott@lindstromandco.com

Signature of Owner: D. Scott Lindstrom Digitally signed by D. Scott Lindstrom
Date: 2023.01.09 16:04:14 -05'00'

(DO NOT WRITE BELOW THIS LINE)

Fees:

\$100.00 Base Filing Fee

\$5.00 + Current Postal Rate x _____ = \$ _____ (Adjacent Property Owners – Certified Letters)

Total Amount Due: \$ _____

Cash: _____

Check: _____

Collected By: _____

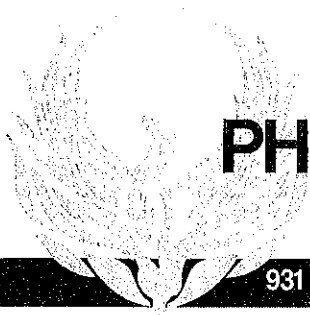
All that tract or parcel of land lying in and being in Sections 4 and 5, Township 17 North, Range 30 East, Phenix City, Russel County, Alabama and being more particularly described as follows:

Commencing at a 1 inch crimped top pipe found at the southern end of the mitered intersection of the southwesterly right of way of U.S. Highway 280 (having a variable width, publicly dedicated right of way) and the northerly right of way of Norfolk Southern Corp (having a 100 foot right of way), said 1 inch crimped top pipe being the TRUE POINT OF BEGINNING.

Thence leaving said right of way of U.S. Highway 280 and continuing along said right of way of Norfolk Southern Corp the following courses and distances: with a curve turning to the right with an arc distance of 306.67 feet, with a radius of 2023.42 feet, with a chord bearing of South 87 degrees 15 minutes 09 seconds West, with a chord length of 306.38 feet to a point; with a compound curve turning to the right with an arc distance of 35.64 feet, with a radius of 1719.92 feet, with a chord bearing of North 87 degrees 48 minutes 43 seconds West, with a chord length of 35.64 feet to a 5/8 inch capped rebar set; with a compound curve turning to the right with an arc distance of 254.55 feet, with a radius of 1719.92 feet, with a chord bearing of North 82 degrees 58 minutes 42 seconds West, with a chord length of 254.32 feet to a point; with a compound curve turning to the right with an arc distance of 40.88 feet, with a radius of 2178.31 feet, with a chord bearing of North 78 degrees 12 minutes 03 seconds West, with a chord length of 40.88 feet to a 5/8 inch capped rebar set; with a compound curve turning to the right with an arc distance of 80.71 feet, with a radius of 2178.31 feet, with a chord bearing of North 76 degrees 36 minutes 07 seconds West, with a chord length of 80.70 feet to a point; with a compound curve turning to the right with an arc distance of 120.60 feet, with a radius of 1570.30 feet, with a chord bearing of North 73 degrees 20 minutes 25 seconds West, with a chord length of 120.57 feet to a point; North 71 degrees 08 minutes 25 seconds West a distance of 10.80 feet to a point; with a curve turning to the right with an arc distance of 98.75 feet, with a radius of 3060.64 feet, with a chord bearing of North 70 degrees 12 minutes 57 seconds West, with a chord length of 98.74 feet to a point; North 69 degrees 17 minutes 30 seconds West a distance of 10.64 feet to a point; North 66 degrees 25 minutes 51 seconds West a distance of 41.42 feet to a point; with a curve turning to the right with an arc distance of 64.49 feet, with a radius of 1658.91 feet, with a chord bearing of North 65 degrees 19 minutes 02 seconds West, with a chord length of 64.48 feet to a point; with a compound curve turning to the right with an arc distance of 19.60 feet, with a radius of 1658.91 feet, with a chord bearing of North 63 degrees 51 minutes 54 seconds West, with a chord length of 19.60 feet to a 5/8 inch capped rebar set; with a compound curve turning to the right with an arc distance of 32.95 feet, with a radius of 1658.91 feet, with a chord bearing of North 62 degrees 57 minutes 27 seconds West, with a chord length of 32.95 feet to a point; North 62 degrees 23 minutes 18 seconds West a distance of 22.38 feet to a point; with a curve turning to the right with an arc distance of 276.36 feet, with a radius of 1820.86 feet, with a chord bearing of North 58 degrees 02 minutes 25 seconds West, with a chord length of 276.10 feet to a 5/8 inch capped rebar set; with a compound curve turning to the right with an arc distance of 256.51 feet, with a radius of 1820.86 feet, with a chord bearing of North 49 degrees 39 minutes 24 seconds West, with a chord length of 256.29 feet to a point; Thence leaving said right of way North 88 degrees 43 minutes 00 seconds East a distance of 480.67 feet to a 2 inch flat iron found; Thence North 88 degrees 42 minutes 37 seconds East a distance of 270.59 feet to a 1 1/2 inch open top pipe found; Thence North 26 degrees 12 minutes 42 seconds East a distance of 250.14 feet to a 1 inch crimped top pipe found on the southwesterly right of way of U.S. Highway 280; Thence continuing along said right of way the following courses and distances: South 42 degrees 46 minutes 09 seconds East a

distance of 196.62 feet to a concrete monument found; South 26 degrees 07 minutes 10 seconds East a distance of 29.72 feet to a 5/8 inch capped rebar set; South 26 degrees 07 minutes 10 seconds East a distance of 125.11 feet to a 5/8 inch capped rebar set; South 26 degrees 07 minutes 10 seconds East a distance of 53.99 feet to a 5/8 inch capped rebar set; South 42 degrees 46 minutes 08 seconds East a distance of 74.03 feet to a 5/8 inch capped rebar set; South 42 degrees 46 minutes 08 seconds East a distance of 24.49 feet to a 5/8 inch capped rebar set; South 59 degrees 16 minutes 10 seconds East a distance of 210.08 feet concrete monument found; South 42 degrees 44 minutes 07 seconds East a distance of 17.14 feet to a 5/8 inch capped rebar set; South 42 degrees 44 minutes 07 seconds East a distance of 275.93 feet to a 5/8 inch capped rebar set on the northerly end of the mitered intersection of the southwesterly right of way of U.S. Highway 280 and the northerly right of way of Norfolk Southern Corp: continuing along said miter South 01 degrees 47 minutes 08 seconds East a distance of 24.13 feet to 1 inch crimped top pipe found, said 1 inch crimped top pipe being the TRUE POINT OF BEGINNING.

Said tract of land contains 11.793 acres (513,665 square feet).



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: January 24, 2023
RE: Preliminary Plat–US 431/280

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