



THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, March 28, 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 March 14, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision –3.28+/- acres located on 3700 S. Railroad Street, R&R LLC, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Planning Director Report
- 10) Adjournment

March 14, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 14, 2023, 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, Member McKissic and Member Phillips. Members not present: Member Carter

The **second** item on the agenda was the Approval of the Agenda. Chairman Sims, made the motion to approve, seconded by Member Ivy Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Howard, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor 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, Attorney Greg Graham, and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of February 14, 2023 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 Member Davis. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Howard, Member Ivy, Chairman Sims, Vice Chairman Taylor, Member Lindsey and Member Phillips. Nays: None. Abstain: 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 Waiver Request located at 3108 Newsome Road, Anthony Ramus, owner. City Planner Tracie Hadaway reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips to read the department memo. Member Ivy made the motion to approve, seconded by Member Howard. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor . Nays: Member Carter, Member Lindsey, and Member Phillips. 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 updated the Planning Commission on the next vision workshop scheduled for April 4th, 2023 5th Street South, 6 p.m.

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 March 28, 2023.

Chairman – Billy Sims

Secretary – Eliza Phillips

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
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: Administrative Subdivision

General Information

Applicant: R&R, LLC
Surveyor of Record: R.D. Robertson, PLS
Site Location: 3700 S. Railroad Street, Phenix City AL 36867
Acreage: 3.28 +/- Acres
Proposed Number of Lots: 1
Current Zoning: C-4 / A-O
Current Use of Property: Vacated Road
Proposed Use of Property: Medical Offices
District: 1
Survey Plat: Attached
City Services: Phenix City Water & Sewer, Fire Department, Police Department

Staff Comments

None

Engineer/Owner Comments

None

PETITION FOR REPLAT

(PLEASE PRINT OR TYPE INFORMATION CLEARLY)

NAMES OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) R & R, LLC.
- 2.) _____

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) 1800 ST. ANDREWS WAY, PHOENIX CITY, AL 36067
- 2.) _____

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) (706) 905-9955
- 2.) ()

EMAIL ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

lscajiv@gmail.com

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

3700 S. RAILROAD STREET, PHOENIX CITY, AL 36067

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

3.28 ACRES

CURRENT ZONING CLASSIFICATION OF PROPERTY TO BE REPLATED:

CA

CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY:

AO NORTH & EAST, CA WEST & SOUTH

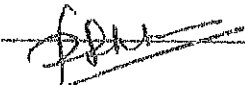
PROPOSED USE OF PROPERTY TO BE REPLATED:

MEDICAL OFFICES

REASON OR JUSTIFICATION FOR REPLATING PROPERTY:

VACATED WATER WORKS ROAD & PURCHASED 0.28 ACRES - CURRENT PLAT REQUIRED BY PLANNING COMMISSION

SIGNATURE OF OWNERS OF PROPERTY TO BE REPLATED:

- 1.) 
- 2.) _____

(DO NOT WRITE BELOW THIS LINE)

FEES: \$100.00 FILING FEE TOTAL AMOUNT DUE \$ _____

CASH _____ CHECK _____

COLLECTED BY: _____



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

STEVE BAILEY
Councilmember District 1

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MEMORANDUM

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: March 28, 2023

RE: Administrative Subdivision –3700 S. Railroad St, Phenix City, AL 36867

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.