



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, OCTOBER 10, 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 September 26, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 0.33+/- ac on 12<sup>th</sup> Ave at 17<sup>th</sup> St. – Robert H. Gunter, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Public Hearing and Approval of Conditional Use - corner of Pierce Road & Phenix Drive - Mike Osman, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Old Business
  - Comprehensive Plan Departmental Update
- 9) New Business
- 10) Adjournment

## September 26, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 26, 2023, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

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

The **second** item on the agenda was the Approval of the Agenda. Member Davis made the motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Ivy, Member Davis, 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 Phillips to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kristin Kennedy, Planner Terry J. Curry, City Attorney Jimmy Graham, City Manager Wallace Hunter, Asst. City Manager Chan Gamble, PSD Ray Smith, and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of September 12, 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 put to a vote, the following vote was recorded: Yeas: Member Ivy, Member Davis, Member Lindsey, Chairman Sims, Vice Chairman Taylor, 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 the Administrative Subdivision – 1.40 +/- acres located at 18 & 20 County Line Road, Tim Thomason and Tanner Thomason, owner's. City Engineer Angel Moore reviewed the staff report with the members. Chairman Sims asked Secretary Phillips to read the department memo. Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips. Nays: None Abstain: None. Motion thus passed

The **seventh** item on the agenda was the Public Hearing and Approval for Helen Estates – 6.5+/- acres located at 1601 43<sup>rd</sup> Street, Summerville Homes, Inc., owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Sims asked if there were any developer comments for the agenda item. Anthony Slaughter, owner's representative for Helen Estates said that he would answer any questions that residents may have pertaining to the agenda item. Barbara Bassett of 1504 43<sup>rd</sup> Street came forward. Her

concerns were how the driveways will access 43<sup>rd</sup> Street. Don Vernee of 1412 43<sup>rd</sup> Street came forward. His concerns were what style of homes will be built and how many homes will be built. Carmen Franchem of 1409 43<sup>rd</sup> Street. Her concerns were about a possible increase in property value. She was also concerned about the homes being smaller incompatible structures. Chairman Sims asked Secretary Phillips to read the department memo. Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips. Nays: None Abstain: None. Motion thus passed.

The **ninth** item on the agenda was Old Business. City Engineer Angel Moore informed the Planning Commission that staff is confirming comments and corrections made to the Comprehensive Plan document. Once all corrections have been confirmed, the document will be sent to the commission for acceptance and approval.

The **tenth** item on the agenda was New Business. The adoption of the FY 2023 - 2024 Planning Commission Calendar. Planning Commission members were asked if a meeting would be held on December 24, 2024. Discussion followed. Chairman Sims asked if there was a motion to remove December 24, 2024 from the calendar and approve the Planning Commission Calendar as is. Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Ivy, Member Davis, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The **eleventh** item on the agenda was the Planning Director Report. There was no business to discuss.

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

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Chairman – Billy Sims

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Vice Chairman – Tony Taylor



**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  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## Item No. 6

**Type of Request: Administrative Subdivision**

### General Information

**Applicant:** Robert H. Gunter  
**Surveyor of Record:** Moon-Meeks & Associates, Inc.  
**Site Location:** Along 12<sup>th</sup> Avenue across from the intersection of 17<sup>th</sup> Street  
**Acreage:** 0.33 +/- acres  
**Number of Lots:** 2  
**Current Zoning:** R-3, High Density Residential District  
**Current Use of Property:** Residential (Two existing dwellings)  
**Proposed Use of Property:** Residential  
**District:** 2  
**Survey Plat:** Attached  
**City Services:** Phenix City Water, Sewer, Streets & Drainage, Fire & Police

### Staff Comments

None.

### Engineer/Owner Comments

None.





**PHENIX CITY**

*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.us

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

**STEVE BAILEY**  
Councilmember District 1

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Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission

**From:** Angel Moore, P.E., City Engineer/Public Works Director

**Date:** October 6, 2023

**RE:** Administrative Subdivision – 0.33 +/- acres located at the Intersection of 12<sup>th</sup> Avenue and 17<sup>th</sup> Street

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





**DR. R. GRIFF GORDY**  
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## Item No. 7

**Type of Request: Conditional Use**

### General Information

<b>Applicant:</b>	Mike Osman
<b>Site Location:</b>	Corner of Pierce Road & Phenix Drive
<b>Current Zoning:</b>	C-4 Highway Commercial District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	High density residential (apartments)
<b>District:</b>	One (1)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Sewer, Police & Fire

### Staff Comments

Apartments are listed as a Conditional Use in a C-4 zone per the Zoning Ordinance.

### Engineer/Owner Comments

None.



UNIT COUNT  
 112 2 BR UNIT  
 120 3 BR UNIT  
 120 4 BR UNIT  
**CONCEPT PLAN C**  
 SCALE: 1" = 30' DATE: 07/12/23  
 P. HENDERSON, P.A., OWNER





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Mayor Pro Tem / At Large

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**MELONY LEE**, City Clerk  
**ANGEL MOORE, P.E.**, City Engineer  
Director of Engineering / Director of Public Works

# MEMORANDUM

**To:** Planning Commission  
**From:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** October 6, 2023  
**RE:** Conditional Use – Corner of Pierce Road & Phenix Drive

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The above referenced Conditional Use Application has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.