



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, NOVEMBER 14, 2023
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Oath of Office – Jose Ramos
- 3) Approval of Agenda
- 4) Acknowledge City Council and City Personnel Present
- 5) Approval of the October 24, 2023 Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Acceptance of Rezone – 7.28+/- ac located at 800 U.S. Hwy 431 South – Love Life Ministries, Inc., owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Old Business
 - Public Hearing of the Phenix City Comprehensive Plan
- 9) New Business
- 10) Adjournment

October 24, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 24, 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 Carter, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips.

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 Ivy, Member Carter, Member Lindsey, Member McKissic, 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 Phillis to call roll for the City Employees. City Councilmember Vicky Carter. The following City Personnel were present in person: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Fire Chief Kristin Kennedy, City Attorney Jimmy Graham, City Manager Wallace Hunter, Assistant City Manager Chan Gamble, Public Safety Director Ray Smith, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of October 10, 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 Davis, Member Ivy, Member Lindsey, Chairman Sims, and Vice Chairman Taylor. Nays: None. Abstain: Member Carter, Member McKissic and Member Phillips. 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 Plat – 0.33+/- acres located at 1216 28th Avenue for J & J Estates, owner. City Engineer Angel Moore reviewed the staff report with the members. Short discussion followed. Chairman Sims asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: October 19, 2023

RE: Administrative Subdivision – 0.33+/- acres located at 1216 28th Avenue

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

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 Carter, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips. Nays: None Abstain: None. Motion thus passed

The seventh item on the agenda was the Approval of Administrative Subdivision for 11.17+/- acres located at 800 US Hwy 431 South for Lover Life Ministries, LLC., 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. Short discussion followed. Chairman Sims asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: October 19, 2023

RE: Administrative Subdivision – 11.17+/- ac located at 800 US Hwy 431 South

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

Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Carter, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips. Nays: None Abstain: None. Motion thus passed.

The eighth item on the agenda was the Approval of Administrative Subdivision for the Flores Lot Combination for Gerardo Lopez, Fladelfo Flores and Iovanna Benitez, owners. City Engineer Angel Moore reviewed the staff report with the members. Chairman Sims asked if there were any developer comments for the agenda item. Short discussion followed. Chairman Sims asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: October 19, 2023

RE: Administrative Subdivision – 12.0+/- acres located along Sanks Drive

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

Member McKissic 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 Carter, Member Lindsey, Member McKissic, 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 came forward and introduced Mr. Jason Fondren with KPS Group, Inc. who would be giving an overview on the draft Comprehensive Plan. Mr. Fondren came forward and stated that they had started working on the Comprehensive Plan last year in 2022; they had a Community Meeting in January 2023 and had an Online Hub for citizens to list some things they would like to see in Phenix City. They gathered all the information and put together a vision which is the draft Comprehensive Plan you have before you. Mr. Fondren gave a short overview and also stated that they would soon start working on the Zoning Ordinance and then the Subdivision Regulations.

The tenth item on the agenda was New Business. None.

The eleventh item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Carter, Member Lindsey, Member McKissic, 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 November 14, 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
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Item No. 7

Type of Request: Rezone

General Information

Applicant:	Love Life Ministries, Inc., owner
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	800 US Highway 431 S
Acreage:	7.28 +/- acres
Current Zoning:	C-4 Highway Commercial District
Proposed Zoning Classification:	R-2 Medium Density Residential District
Current Use of Property:	Vacant
Proposed Use of Property:	As allowed by R-2 Zoning
District:	Three (3)
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

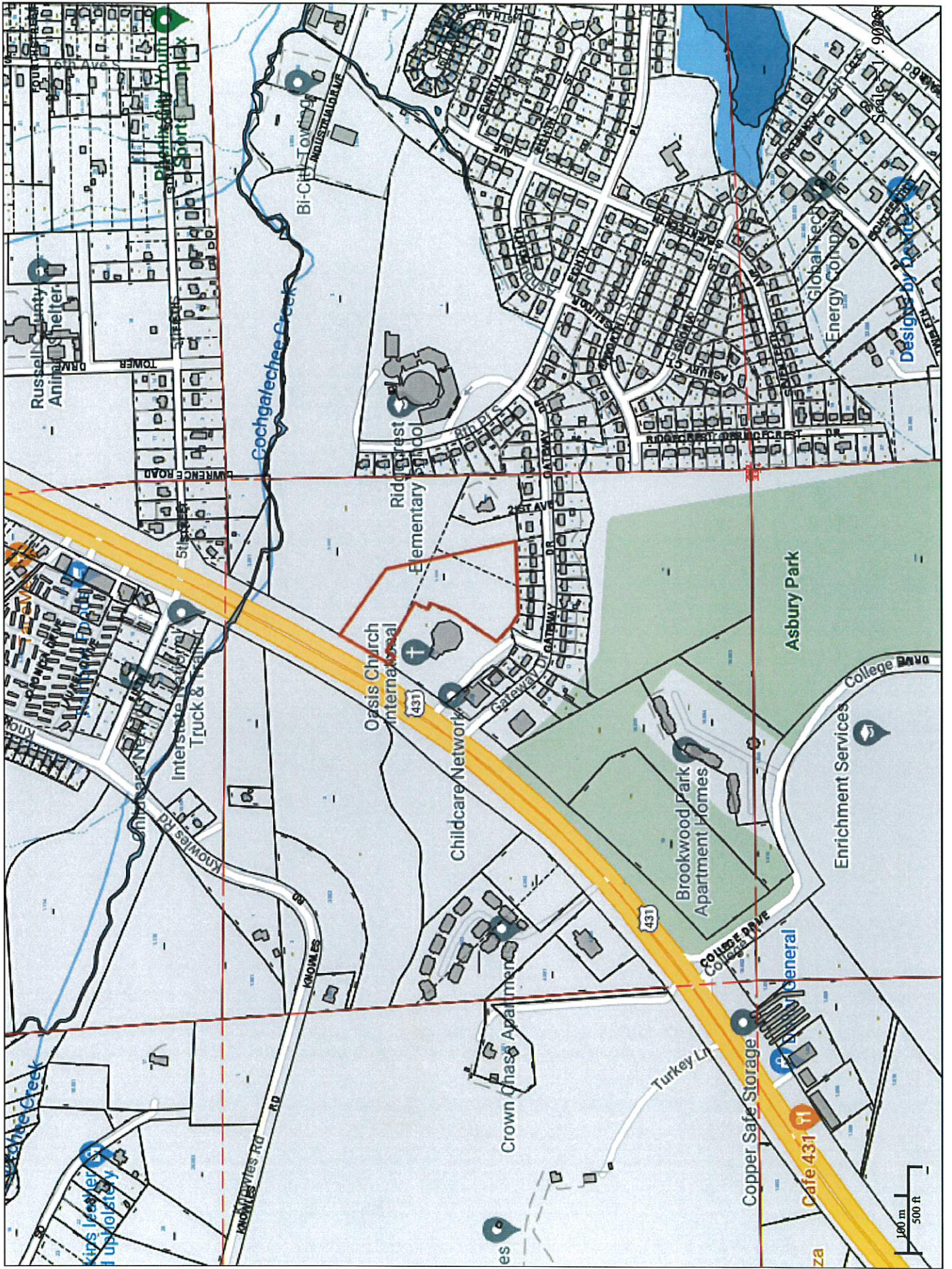
Staff Comments

Considerations:

- Based on the 2014 Comprehensive Plan, future residential uses along the corridor should be multi-family developments with smaller lots, and higher density, single-family residential subdivisions located on collector roads off of the main corridor arterial road.

Engineer/Owner Comments

None



Russell County
Animal Shelter

Interstate 431
Truck & Trailer

Knowles Rd

Knowles Rd

Knowles Rd

Cochgalechee Creek

BI-CITY TOWER INDUSTRIAL DRIVE

Oasis Church Internal Chapel

Childcare Network

Crown Chase Apartments

Ridgecrest Elementary School

Childcare Network

Brookwood Park Apartment Homes

Copper Safe Storage

Asbury Park

Enrichment Services

College Drive

Turkey Ln

Global Tech

Energy Control

College Drive

General

Design by

College Drive

College Drive

College Drive

100 m
500 ft



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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: November 9, 2023

RE: Rezone – 7.28 +/- acres located at 800 US Highway 431 S

The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for acceptance.