



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, NOVEMBER 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 November 14, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Rezone – 1.12+/- ac located at 5203 Summerville Road – Edward E. Cook, Jr., Roger D. Cook, Jeffery W. Cook & Tina M. Rogers, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Acceptance of Rezone – 2.31+/- ac located at 1801 Knowles Road – Ricky Patterson, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Public Hearing and Approval 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
- 9) Old Business
- 10) New Business
- 11) Adjournment

November 14, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, November 14, 2023, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Chairman Taylor 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, Member McKissic, Member Ramos, Vice Chairman Taylor and Member Phillips. Member Carter and Chairman Sims were not present.

The second item on the agenda was the Oath of Office for new Member Jose Ramos. Member Ramos read his Oath of Office.

"I solemnly swear that I am eligible for membership on the Planning Commission of the City of Phenix City, and will execute the duties of same according to the best of my ability, and that I will support the Constitution, and will obey the Laws of the United States and the State of Alabama; that I will, in all respect, observe the provisions of the Ordinances of the City of Phenix City, and will faithfully discharge the duties of the office of the Planning Commission of the City of Phenix City, Alabama."

The third 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 Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, Vice Chairman Taylor and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The fourth item on the agenda was the attendance call for City Personnel and Elected Officials. Vice Chairman Taylor asked Secretary Phillis to call roll for the City Employees. 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, Utilities Director Charles Woody, Chief Building Official Ray Rogers, Fire Chief Kristin Kennedy, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, City Manager Wallace B. Hunter, Assistant City Manager Chan Gamble, and Recording Secretary Kathy Jo Davis.

The fifth item on the agenda was the approval of October 24, 2023 minutes. Vice Chairman Taylor 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 Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips. Nays: None. Abstain: Member Ramos. Motion thus passed.

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

The seventh item on the agenda was the Acceptance of Rezone of 7.28+/- acres located at 800 US Hwy 431 South – Love Life Ministries, Inc., owner. City Engineer Angel Moore reviewed the

staff report with the members. Vice Chairman Taylor asked Secretary Phillips to read the department memo.

Memo

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 431S

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.

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 Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, Vice Chairman Taylor and Member Phillips. Nays: None Abstain: None. Motion thus passed

The eighth item on the agenda was Old Business. Vice Chairman Taylor opened the Public Hearing for the Comprehensive Plan. Not seeing or hearing from anyone Vice Chairman Taylor closed the Public Hearing. Vice Chairman asked if there was a motion to approved or deny. Member Davis made a motion to approved, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips. Nays: None Abstain: Member Ramos. Motion thus passed

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

The tenth item on the agenda was Adjournment. Vice Chairman Taylor 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 Lindsey, Member McKissic, Member Ramos, 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 28, 2023.

Vice Chairman – Tony Taylor

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. 6

Type of Request: Rezone

General Information

Applicant: Edward Earl Cook, Jr., Roger Daniel Cook, Jeffery Wayne Cook, Tina Marie Rogers, owners

Surveyor of Record: Barrett-Simpson, Inc.

Site Location: 5203 Summerville Rd.

Acreage: 1.12 +/- acres

Current Zoning: R-1 Low Density Residential District

Proposed Zoning Classification: C-3 Neighborhood Commercial District

Current Use of Property: Residential

Proposed Use of Property: Commercial as allowed by C-3 zoning

District: One (1)

Survey Plat: Attached

City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

- Based on the 2014 Comprehensive Plan, the subject area is a Residential Mixed-Use Corridor. Along these corridors, land uses should include a mix of commercial, office and residential uses oriented toward adjacent districts, neighborhoods and centers.

Engineer/Owner Comments

None



PHENIX CITY
Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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

STEVE BAILEY
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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: November 21, 2023
RE: Rezone – 1.12 +/- acres located at 5203 Summerville Rd.

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.



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

STEVE BAILEY
Councilmember District 1

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

Item No. 7

Type of Request: Rezone

General Information

Applicant:	Rickey L. Patterson, owner
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	1801 Knowles Rd.
Acreage:	2.31 +/- acres
Current Zoning:	C-4 Highway Commercial District
Proposed Zoning Classification:	R-3 High Density Residential District
Current Use of Property:	Residential
Proposed Use of Property:	As allowed by R-3 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



Scale 1:12257

20 m
100 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 21, 2023

RE: Rezone – 2.31 +/- acres located at 1800 Knowles Rd.

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.



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

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Item No. 8

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

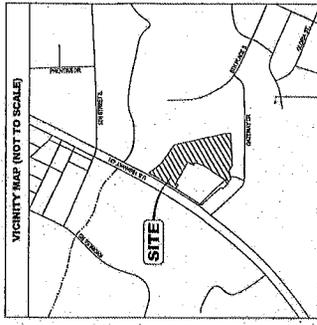
Considerations:

- 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

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
LOVE LIFE MINISTRIES, INC.
 LOCATED IN SECTION 28, TOWNSHIP 17 NORTH, RANGE 80 EAST
 PHOENIX CITY, RUSSELL COUNTY, ALABAMA



SITE NOTES

APPLICANT HAS BEEN ADVISED BY THE PHOENIX CITY PLANNING DEPARTMENT THAT THE PROPOSED REZONING FROM C-2 TO EX-1 ZONING IS A REZONING FROM A LOW DENSITY RESIDENTIAL ZONING TO A MEDIUM DENSITY RESIDENTIAL ZONING.

THE PROPOSED REZONING IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPOSED REZONING SHALL BE LIMITED TO THE PARCELS SHOWN ON THE ATTACHED MAP.

2. THE PROPOSED REZONING SHALL BE LIMITED TO THE PARCELS SHOWN ON THE ATTACHED MAP.

3. THE PROPOSED REZONING SHALL BE LIMITED TO THE PARCELS SHOWN ON THE ATTACHED MAP.

4. THE PROPOSED REZONING SHALL BE LIMITED TO THE PARCELS SHOWN ON THE ATTACHED MAP.

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8. THE PROPOSED REZONING SHALL BE LIMITED TO THE PARCELS SHOWN ON THE ATTACHED MAP.

9. THE PROPOSED REZONING SHALL BE LIMITED TO THE PARCELS SHOWN ON THE ATTACHED MAP.

10. THE PROPOSED REZONING SHALL BE LIMITED TO THE PARCELS SHOWN ON THE ATTACHED MAP.

CERTIFICATES

I, **Barrett Simpson**, Surveyor, do hereby certify that the above described property is the same as shown on the attached plat and that the same is the same as shown on the attached plat and that the same is the same as shown on the attached plat.

WITNESSED BY ME IN THE CITY OF PHOENIX, ALABAMA, THIS 11th DAY OF FEBRUARY, 2025.

Barrett Simpson
 Surveyor

SURVEYOR'S INFO

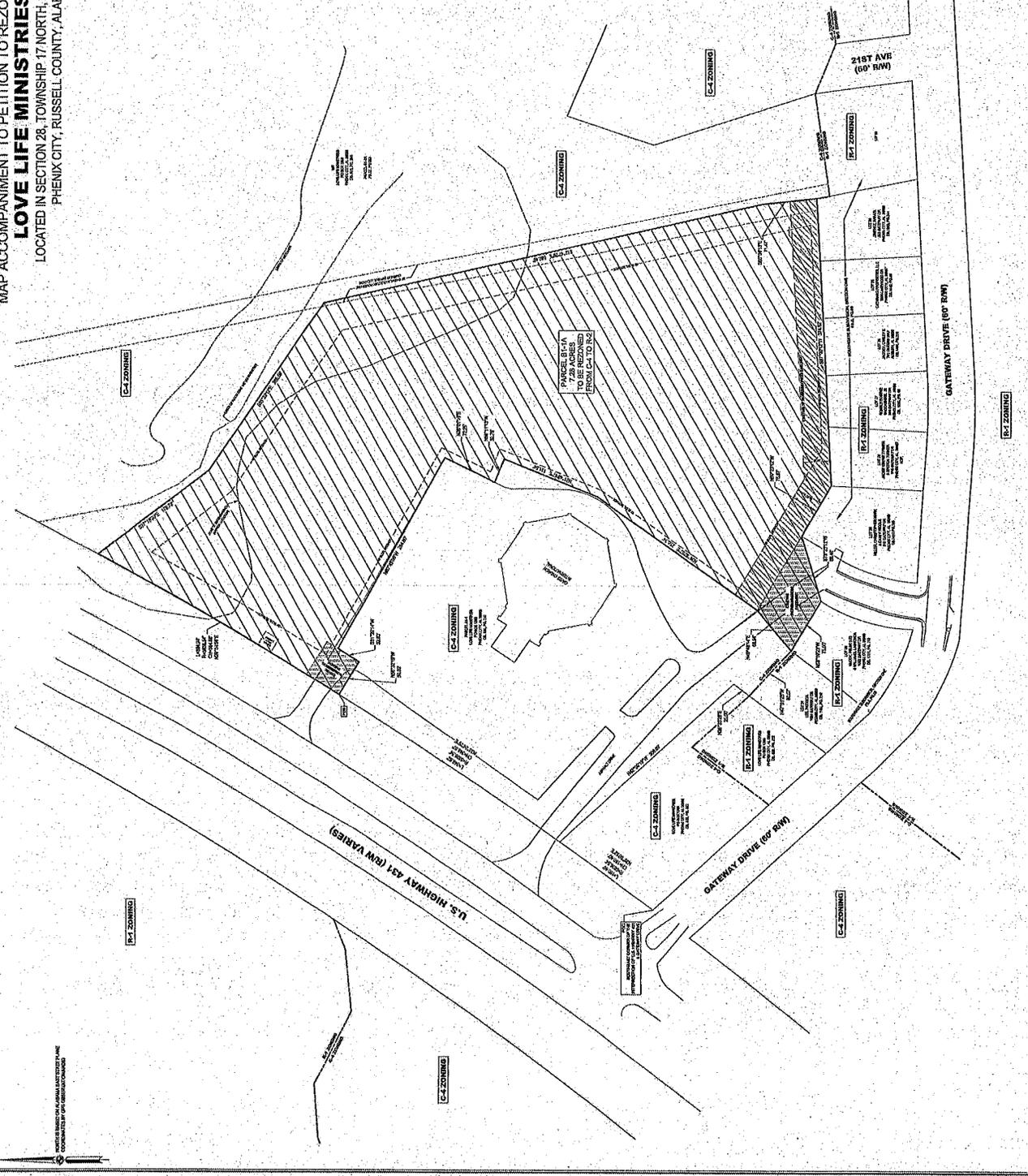
LOCAL SURVEYOR: Barrett Simpson, Inc.
 SURVEYOR'S LICENSE NO.: 11872
 SURVEYOR'S ADDRESS: 11872
 SURVEYOR'S PHONE: 11872
 SURVEYOR'S FAX: 11872
 SURVEYOR'S E-MAIL: 11872

SURVEYOR'S CERTIFICATE

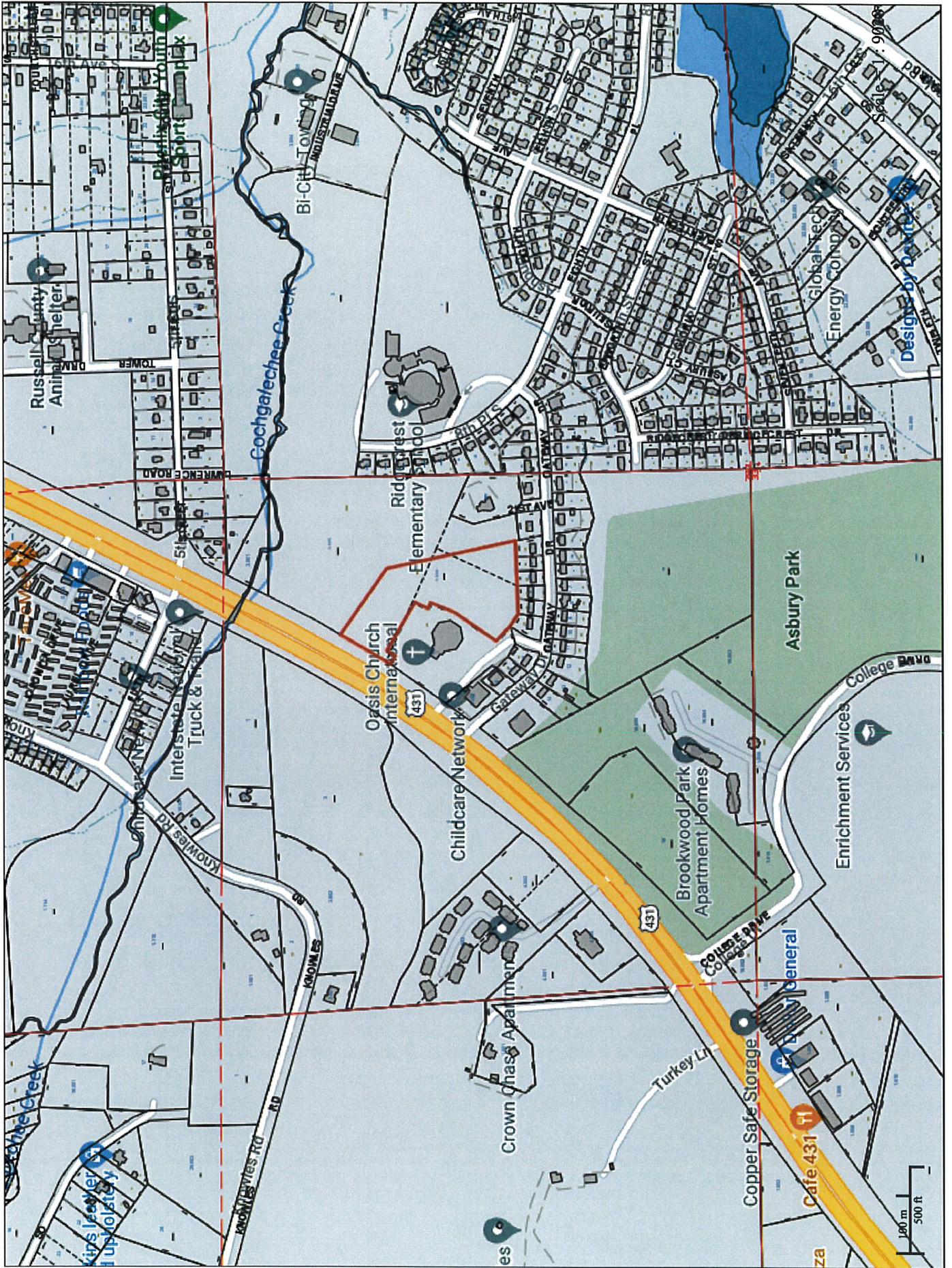
I, **Barrett Simpson**, Surveyor, do hereby certify that the above described property is the same as shown on the attached plat and that the same is the same as shown on the attached plat and that the same is the same as shown on the attached plat.

WITNESSED BY ME IN THE CITY OF PHOENIX, ALABAMA, THIS 11th DAY OF FEBRUARY, 2025.

Barrett Simpson
 Surveyor



PHOENIX CITY PLANNING DEPARTMENT
 11872
 11872
 11872





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MEMORANDUM

To: Planning Commission

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

Date: November 21, 2023

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