



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, DECEMBER 12, 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 28, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing & Recommendation 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) Public Hearing & Recommendation of Rezone – 2.31+/- ac located at 1801 Knowles Road – Rickey Patterson, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

November 28, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, November 28, 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, Vice Chairman Taylor and Member Phillips. Members Carter, Ramos and Chairman Sims were not present.

The second item on the agenda was the Approval of the Agenda. Member Davis 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 Lindsey, Member McKissic, 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. Vice Chairman Taylor asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, 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 forth item on the agenda was the approval of November 14, 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 McKissic. 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: None. Motion thus passed.

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

The sixth item on the agenda was the Acceptance of Rezone of 1.12+/- acres located at 5203 Summerville Road – Edward E. Cook, Jr., Roger D. Cook, Jeffery W. Cook and Tina M. Rogers, owners. 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 21, 2023

RE: Rezone – 1.12+/- acres located at 5203 Summerville Road

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, Vice Chairman Taylor and Member Phillips. Nays: None Abstain: None. Motion thus passed

The seventh item on the agenda was the Acceptance of Rezone of 2.31+/- acres located at 1801 Knowles Road – Rickey Patterson, 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 21, 2023

RE: Rezone – 2.31+/- acres located at 1801 Knowles Road

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 McKissic. 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: None. Motion thus passed

The eighth item on the agenda was the Public Hearing and Recommendation of Rezone of 7.28+/- acres located at 800 US Hwy 431 South – Love Life Ministries, Inc., owner. City Engineering 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 21, 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 approval.

Vice Chairman Taylor opened the Public Hearing. Nor seeing or hearing from anyone Vice Chairman Taylor closed the Public Hearing. Vice Chairman asked if there was a motion to approve or deny. Member Davis made a motion to make a recommendation to City Council for approval, 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, Vice Chairman Taylor and Member Phillips. Nays: None Abstain: None. Motion thus passed

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

The tenth item on the agenda was New Business. None

The eleventh 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, 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 December 12, 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 2023 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

NOTHING HEREIN IS INTENDED TO BE A SUBSTITUTE FOR THE SERVICES OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT.

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
**EDWARD L. COOK, JR., ROGER DANIEL COOK,
 JEFFERY WAYNE COOK & TINA MARIE ROGERS**
 LOTS 6 AND PART OF LOT 7, C.D. LAUDE F. PIERCE PROPERTY
 LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST
 PHENIX CITY, LEE COUNTY, ALABAMA

SITE NOTES

PROPERTY TO BE REZONED FROM R-1 TO C-3.

ADJACENT PROPERTY OWNERS TO C-3 ZONING:

WEST: JAMES W. BROWN, JR. (R-1)

EAST: JAMES W. BROWN, JR. (R-1)

SOUTH: JAMES W. BROWN, JR. (R-1)

NORTH: JAMES W. BROWN, JR. (R-1)

PROPERTY TO BE REZONED FROM R-1 TO C-3.

ADJACENT PROPERTY OWNERS TO C-3 ZONING:

WEST: JAMES W. BROWN, JR. (R-1)

EAST: JAMES W. BROWN, JR. (R-1)

SOUTH: JAMES W. BROWN, JR. (R-1)

NORTH: JAMES W. BROWN, JR. (R-1)

CERTIFICATES

CONVEYANCE CERTIFICATE

WE, THE UNDERSIGNED, COUNTY CLERK OF LEE COUNTY, ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE ABOVE NAMED PERSONS AND THAT THE SAME IS BEING CONVEYED TO THE ABOVE NAMED PERSONS BY THE ABOVE NAMED PERSONS.

RECORDING CERTIFICATE

WE, THE UNDERSIGNED, COUNTY CLERK OF LEE COUNTY, ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE ABOVE NAMED PERSONS AND THAT THE SAME IS BEING CONVEYED TO THE ABOVE NAMED PERSONS BY THE ABOVE NAMED PERSONS.

WITNESSETH

1. **EDWARD L. COOK, JR.** DATE: 11/11/23

2. **ROGER DANIEL COOK** DATE: 11/11/23

3. **JEFFERY WAYNE COOK** DATE: 11/11/23

4. **TINA MARIE ROGERS** DATE: 11/11/23

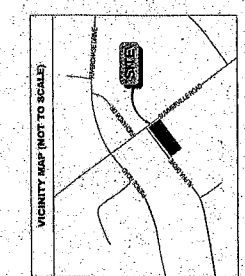
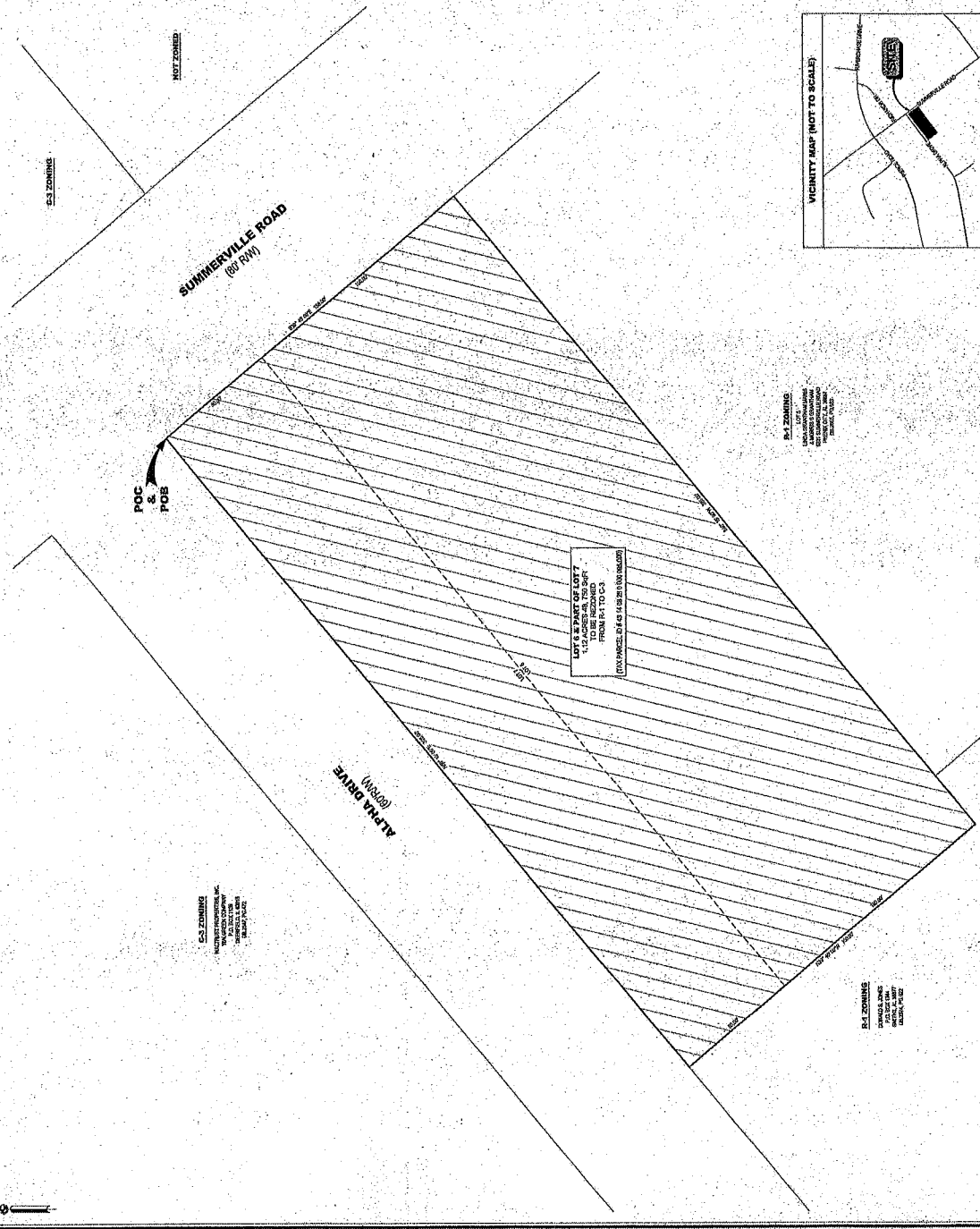
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1. **EDWARD L. COOK, JR.** DATE: 11/11/23

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3. **JEFFERY WAYNE COOK** DATE: 11/11/23

4. **TINA MARIE ROGERS** DATE: 11/11/23



SURVEYOR'S INFO

BARRETT-SIMPSON, INC.

1000 W. UNIVERSITY BLVD., SUITE 100
 PHENIX CITY, ALABAMA 36030
 PHONE: (205) 836-1111
 FAX: (205) 836-1112
 WWW.BSINC.COM

SURVEYOR'S CERTIFICATE

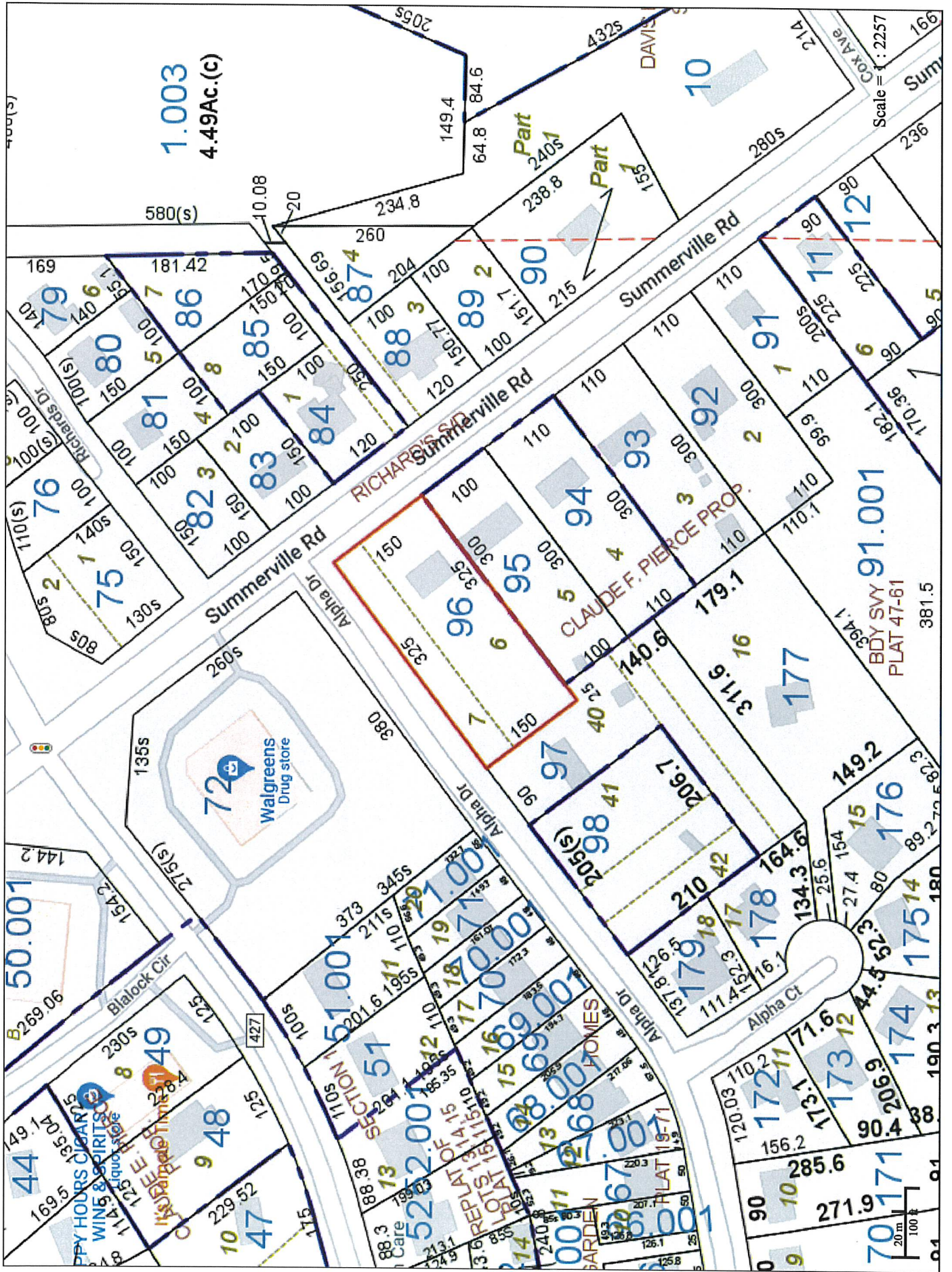
WE, THE UNDERSIGNED, SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS THE PROPERTY OF THE ABOVE NAMED PERSONS AND THAT THE SAME IS BEING CONVEYED TO THE ABOVE NAMED PERSONS BY THE ABOVE NAMED PERSONS.

DATE: 11/11/23

BY: [Signature]

STATE OF ALABAMA

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1.003
4.49Ac.(C)

Scale = 1" : 225'

Walgreens
Drug store

RICHARDS

CLAUDE F. PIERCE PROP.

BDY SVY
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5203 SUMMERVILLE RD.



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
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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: December 8, 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 approval.



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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:

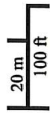
- Based on the 2023 Comprehensive Plan, future residential uses along the corridor should be multi-family developments with smaller lots, and higher density, single-family residential subdivisions located on collector roads off of the main corridor arterial road.

Engineer/Owner Comments

None



Scale = 1:2257





1801 KNOWLES RD.



PHENIX CITY
Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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MEMORANDUM

To: Planning Commission
From: Angel Moore, P.E., City Engineer/Public Works Director
Date: December 8, 2023
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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 approval.