



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 23, 2024
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 January 9, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 2.16+/- acres located at 797 Dillingham Street – Alfonza Smith, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

January 9, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 9, 2024, 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-Wyatt 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-Wyatt. Member Carter, Member McKissic, and Member Ramos 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 Ivy. 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-Wyatt. 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-Wyatt to call roll for the City Employees. The following City Personnel were present in person: Assistant Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Fire Chief Kristin Kennedy, Public Safety Director Ray Smith, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, Assistant City Manager Chan Gamble, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of December 12, 2023 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Davis 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt Nays: None. Abstain: None. Motion thus passed.

The fifth item on the agenda was the approval of the cancelled December 26, 2023 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Lindsey made the motion to approve, seconded by Member Taylor. 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-Wyatt Nays: None. Abstain: None. 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 Approval of Administrative Subdivision Replat for 77.05+/- acres located at 447 Wright Road for Joseph T. Anthony and Donald G. Kelley., Jr., owners. Civil Engineer/PE Chris Casey reviewed the staff report with the members.

Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: January 5, 2024

RE: Administrative Subdivision Replat – 77.05+/- ac located at 447 Wright Road

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

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

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

The ninth item on the agenda was New Business. None

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 Ivy, seconded by Member Taylor. 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-Wyatt. Nays: None. Abstain: None. Motion thus passed.

Member Carter arrived at 5:21pm EST.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on January 23, 2024.

Chairman – Billy Sims

Secretary – Eliza Phillips-Wyatt



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
SHANNON DAVIS, 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

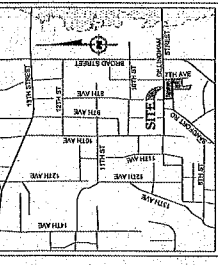
Applicant:	Alfonza Smith
Surveyor of Record:	McBride & McGill, Inc.
Site Location:	797 Dillingham St.
Acreage:	2.16 +/- acres
Number of Lots:	2
Current Zoning:	R-3 High Density Residential
Current Use of Property:	Place of Worship
Proposed Use of Property:	Place of Worship / Residential Home
District:	Two (2)
Survey Plat:	Attached
City Services:	Phenix City Water & Sewer, Fire, Police, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

The intent of this survey is to separate the existing residential home from the Church property.



Totten's Map of Phenix City

7th Avenue

CERTIFICATE OF APPROVAL
PHENIX CITY ENGINEER
I HEREBY CERTIFY THAT THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT AND THE CITY ENGINEERING DEPARTMENT HAS GRANTED ITS APPROVAL OF THE SAME.
DATE: 10/20/2023

CERTIFICATE OF APPROVAL
PLANNING COMMISSION
I HEREBY CERTIFY THAT THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE PLANNING COMMISSION AND THE PLANNING COMMISSION HAS GRANTED ITS APPROVAL OF THE SAME.
DATE: 10/20/2023



CERTIFICATE OF APPROVAL
NOTARY PUBLIC
I HEREBY CERTIFY THAT THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE NOTARY PUBLIC AND THE NOTARY PUBLIC HAS GRANTED ITS APPROVAL OF THE SAME.
DATE: 10/20/2023

CERTIFICATE OF APPROVAL
COUNTY ENGINEER
I HEREBY CERTIFY THAT THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE COUNTY ENGINEER AND THE COUNTY ENGINEER HAS GRANTED ITS APPROVAL OF THE SAME.
DATE: 10/20/2023

OWNERSHIP AND DEDICATION
THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF RUSSELL, ALABAMA, HEREBY CERTIFY THAT THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE COUNTY ENGINEER AND THE COUNTY ENGINEER HAS GRANTED ITS APPROVAL OF THE SAME.

ADMINISTRATIVE REPEAT NOTES
1. THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE CITY ENGINEERING DEPARTMENT AND THE CITY ENGINEERING DEPARTMENT HAS GRANTED ITS APPROVAL OF THE SAME.
2. THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE PLANNING COMMISSION AND THE PLANNING COMMISSION HAS GRANTED ITS APPROVAL OF THE SAME.
3. THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE NOTARY PUBLIC AND THE NOTARY PUBLIC HAS GRANTED ITS APPROVAL OF THE SAME.
4. THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE COUNTY ENGINEER AND THE COUNTY ENGINEER HAS GRANTED ITS APPROVAL OF THE SAME.

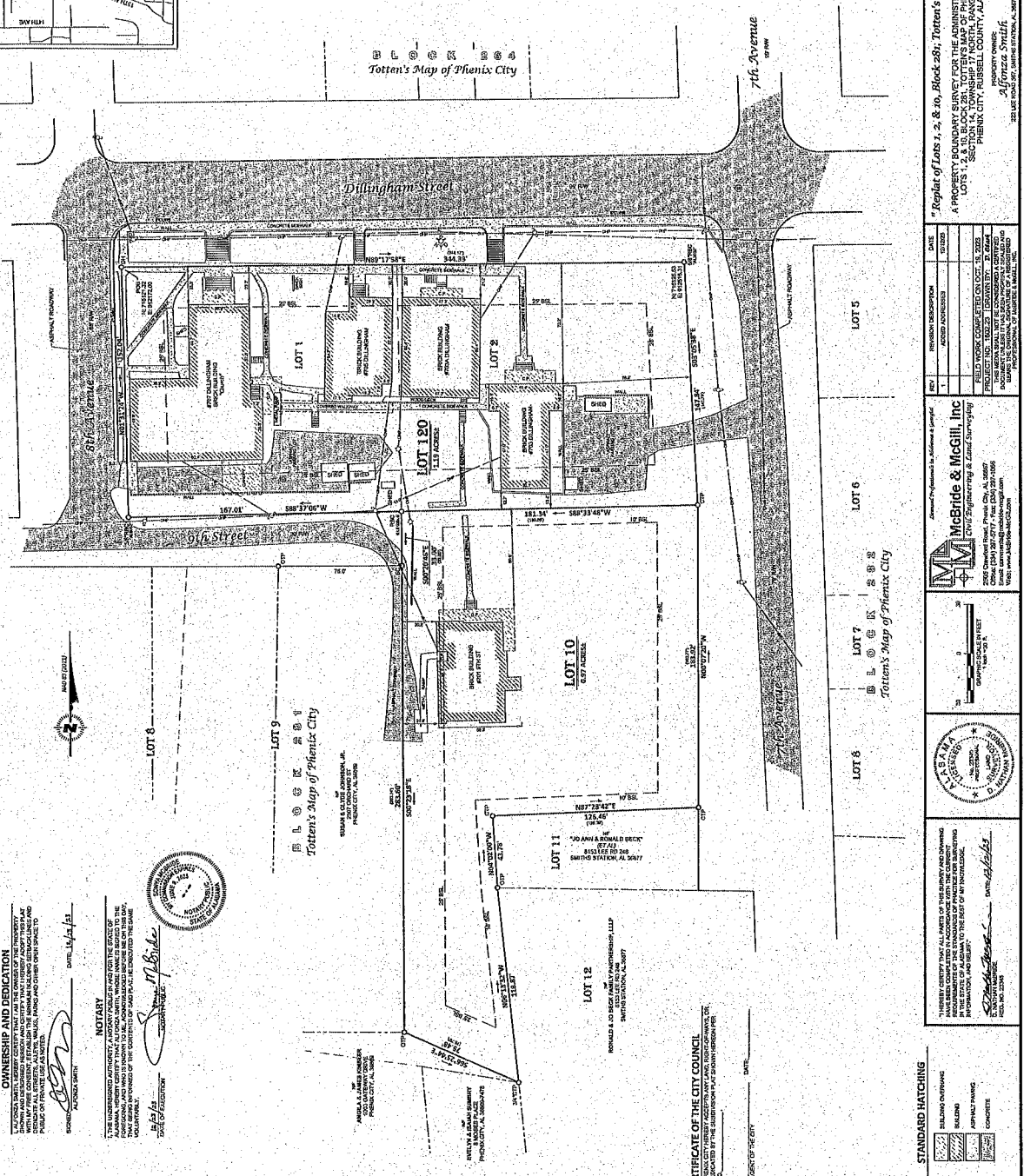
SURVEYORS NOTES
1. THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE SURVEYORS AND THE SURVEYORS HAS GRANTED ITS APPROVAL OF THE SAME.
2. THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE SURVEYORS AND THE SURVEYORS HAS GRANTED ITS APPROVAL OF THE SAME.

REFERENCES
1. THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE REFERENCES AND THE REFERENCES HAS GRANTED ITS APPROVAL OF THE SAME.
2. THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE REFERENCES AND THE REFERENCES HAS GRANTED ITS APPROVAL OF THE SAME.

FLOOD CERTIFICATION
THE SEVERAL PLATS SHOWN HEREON HAVE BEEN EXAMINED AND FOUND TO CONFORM WITH THE REQUIREMENTS OF THE FLOOD CERTIFICATION AND THE FLOOD CERTIFICATION HAS GRANTED ITS APPROVAL OF THE SAME.

DIVISION DETAILS
TOTAL LENGTH: 2.48 ACRES
TOTAL WIDTH: 1.17 ACRES
TOTAL AREA: 2.87 ACRES
DATE: 10/20/2023

LEGEND**
PROPERTY BOUNDARIES: DASHED LINE
STREET CENTERLINE: SOLID LINE
STREET RIGHT-OF-WAY: DASHED LINE WITH INWARD POINTS
STREET FRONT SETBACK: SOLID LINE WITH INWARD POINTS
STREET REAR SETBACK: SOLID LINE WITH INWARD POINTS
STREET SIDE SETBACK: SOLID LINE WITH INWARD POINTS
STREET CORNER SETBACK: SOLID LINE WITH INWARD POINTS
STREET FRONT YARD SETBACK: SOLID LINE WITH INWARD POINTS
STREET REAR YARD SETBACK: SOLID LINE WITH INWARD POINTS
STREET SIDE YARD SETBACK: SOLID LINE WITH INWARD POINTS
STREET CORNER YARD SETBACK: SOLID LINE WITH INWARD POINTS
STREET FRONT SETBACK: SOLID LINE WITH INWARD POINTS
STREET REAR SETBACK: SOLID LINE WITH INWARD POINTS
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STREET REAR YARD SETBACK: SOLID LINE WITH INWARD POINTS
STREET SIDE YARD SETBACK: SOLID LINE WITH INWARD POINTS
STREET CORNER YARD SETBACK: SOLID LINE WITH INWARD POINTS



REGISTERED SURVEYOR
McBride & McGill, Inc.
2000 Cahoon Drive, Phenix City, AL 36867
937-836-1234
www.mcbrideandmcgill.com

REGISTERED SURVEYOR
DATE: OCT. 20, 2023
SCALE: 1" = 30'
SHEET NO. 1 OF 1

NO.	REVISION DESCRIPTION	DATE
1	REVISION DESCRIPTION	DATE

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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

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SHANNON DAVIS, 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: January 18, 2024

RE: Administrative Subdivision – 2.16 +/- acres located at 797 Dillingham St.

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.