



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 12, 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 February 27, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Recommendation of Rezone – 28.10+/- acres located on Riverchase Drive – Warr-Jordan, LLC., c/o William S. Warr, Jr. owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

February 27, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 27, 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 Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt.

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 Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, 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. City Councilmember Vicky Carter, 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, Acting Utilities Director / Assistant City Manager Chan Gamble, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of February 13, 2024 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt Nays: None. Abstain: Member Ivy. 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 Approval of Administrative Subdivision for 1.76+/- acres located at 1101 1st Place South – Greater Mt. Zion Baptist Church c/o Nobel Williams, owner. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Short discussion followed.

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: February 23, 2024

RE: Administrative Subdivision – 1.76+/- acres located at 1101 1st Place 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 Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The seventh item on the agenda was the Acceptance of Rezone – 28.10+/- acres located on Riverchase Drive from a C-3 (Neighborhood Commercial District) to an R-3 (High Density Residential District) Warr-Jordan, LLC c/o William S. Warr, Jr., owner. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Discussion followed. Eddie Eubanks with Barrett-Simpson, Inc. stated the owner is currently proposing duplexes / townhomes. Chairman Sims asked how many and Mr. Eubanks stated he did not know at this time and Chairman Sims asked if that information could be available for the Public Hearing meeting on March 12, 2024. Councilmember Bailey came forward and stated he did not want to see the city lose commercial property on Riverchase Drive. It could be used for retail such as stores like those in Tiger Town and Columbus if this were to be rezoned. The only other commercial area on Riverchase Drive would be by the interchange and near Publix and Mavis Tire.

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: February 23, 2024

RE: Rezone – 28.10+/- acres located along Riverchase Drive

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 Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. 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 March 12, 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: Rezone

General Information

Applicant:	Warr-Jordan, LLC, owner
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	Along Riverchase Dr.
Acreage:	28.1 +/- acres
Current Zoning:	C-3 Neighborhood Commercial District
Proposed Zoning Classification:	R-3 High Density Residential District
Current Use of Property:	Vacant
Proposed Use of Property:	As allowed by R-3 Zoning
District:	One (1)
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

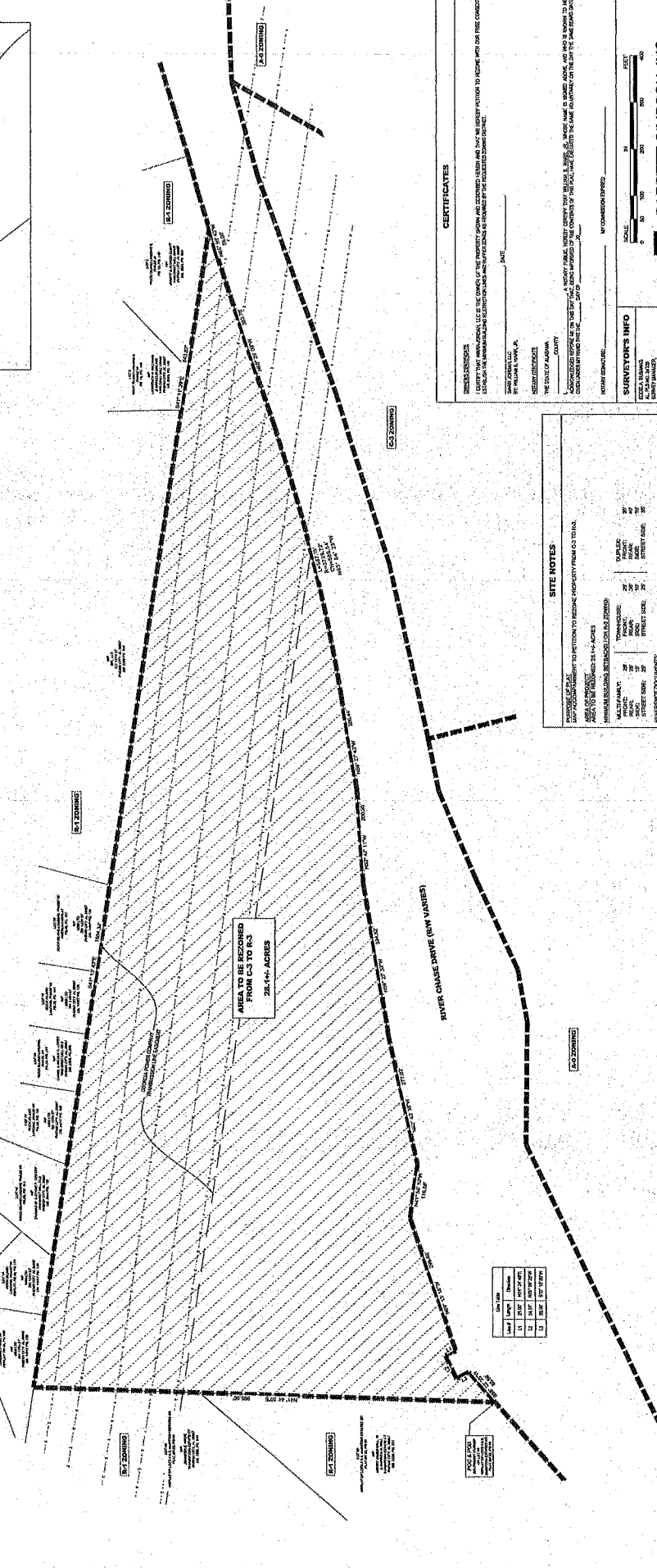
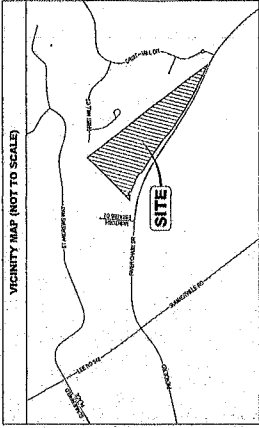
- Based on the 2023 Comprehensive Plan, the subject area is shown on the Future Land Use plan as low density residential, however there are multi-family developments across the street and just down Riverchase Dr.

Engineer/Owner Comments

None

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
WARR-JORDAN, LLC
 LOCATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 30 EAST
 PHENIX CITY, LEE COUNTY, ALABAMA

WORD REFERENCE MAPS OR BE IN ACCORDANCE WITH THE ALABAMA ZONING ACT, ALA. CODE § 11-1-1.



SITE NOTES

PROPOSED REZONE FROM C3 TO R-3. THE AREA TO BE REZONED IS 28.14+/- ACRES.

ADDITIONAL EASEMENTS BETWEEN BOUNDARIES:

MULTI-PART:	10'	10'	10'	10'	10'	10'
WATER:	5'	5'	5'	5'	5'	5'
STREET:	10'	10'	10'	10'	10'	10'

ALL DISTANCES ARE IN FEET UNLESS OTHERWISE NOTED.

THE MAP IS BASED UPON THE COMPOSITE PHOTO AERIAL PHOTOGRAPHY TAKEN BY BARRETT-SIMPSON, INC. AND DOES NOT REFLECT AN ACTUAL SURVEY OF THE DATE.

CERTIFICATES

PROFESSIONAL CERTIFICATE
 I, _____, SURVEYOR, DO HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA AND THAT THE SURVEY INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

STATE OF ALABAMA
 COUNTY OF _____

NOTARY PUBLIC
 I, _____, NOTARY PUBLIC, DO HEREBY CERTIFY THAT I AM A LICENSED NOTARY PUBLIC IN THE STATE OF ALABAMA AND THAT THE SIGNATURE OF THE SURVEYOR IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEYOR'S INFO

ESI BARRETT-SIMPSON, INC.
 12345678901234567890
 PHENIX CITY, ALABAMA 36060

DATE: 4/1/2024

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE SURVEYOR HAS REVIEWED THE MAP AND HAS FOUND IT TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEY INFORMATION CONTAINED THEREIN. THE SURVEYOR HAS ALSO REVIEWED THE TITLE RECORDS AND HAS FOUND NO ENCUMBRANCES AFFECTING THE SURVEYED PROPERTY.

NO.	REVISION	DATE
1	ISSUED	4/1/2024





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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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: March 7, 2024
RE: Rezone – 28.1 +/- acres located at along Riverchase Dr.

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.