



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 26, 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 March 12, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision - 1.59+/- acres located along Grist Mill Drive - BFL, LLC. (c/o Mike Bowden) owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Approval of Administrative Subdivision - 1.15+/- acres located at 1130 US 280-431 - James & Martha Milligan owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Approval of Administrative Subdivision - 2.94+/- acres located along Crosswinds Drive - Altera Phenix City Shops / Patrick Denney, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

March 12, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 12, 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Ramos was not present.

The second item on the agenda was the Approval of the Agenda. 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, 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, 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 Jim McKoon, Acting Utilities Director / Assistant City Manager Chan Gamble, City Manager Wallace B. Hunter and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of February 27, 2024 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 Carter. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt Nays: None. Abstain: None. 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 Public Hearing and Recommendation of Rezone – 28.1+/- acres located on Riverchase Drive – Warr-Jordan, LLC (c/o William S. Warr, JR.) owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the members. At this time Chris Rogers with Barrett-Simpson, Inc. who was representing the owner came forward to address the Commission. Mr. Rogers asked for the item on the agenda to Rezone on Riverchase Drive be tabled due to the owner would like to gather more information on the development plan for the area. Chairman Sims asked if there was a motion to approve or deny the request to table the rezone. Member Davis made a motion to deny the request, seconded by Member Ivy. All in favor. At this time Chairman Sims opened the public hearing. Mr. Ed Agee came forward and stated he opposes the rezone. His concerns were the economic impact to the homes and that there were

already too many apartments on Riverchase Dr. Mr. Bob English came forward and thanked the Commission and stated he would like the area to stay zoned as it is. The City could use nice steak houses like Montana Grill or Stoney River as well as some seafood restaurants in the area. Mr. English then asked for permission from the Commission to read a letter from his neighbor that could not make it to the meeting. After permission was granted he read a letter from Mr. Steve Atchley who stated that he opposed the rezone for various reasons. Mr. Steve Bailey came forward and stated that he opposed the rezone and would like for it to stay as is and he doesn't want to lose the opportunity of commercial businesses coming to Phenix City if it was rezoned. With no one else coming forward Chairman Sims closed the public hearing. Member Davis stated that the Commission had spent several months on the Comprehensive Plan and would like to keep it as it is.

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: March 7, 2024

RE: Rezone – 28.1+/- 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 approval.

Member Ivy made the motion to deny, 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

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

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

The ninth 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 Carter. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, 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 26, 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:	BFL, LLC (c/o Mike Bowden)
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	along Grist Mill Dr. (Rock Island Landing)
Acreage:	1.59 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential Homes
District:	One (1)
Survey Plat:	Attached
City Services:	Phenix City Water, Fire, Police, Streets & Drainage

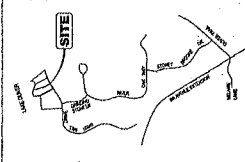
Staff Comments

None.

Engineer/Owner Comments

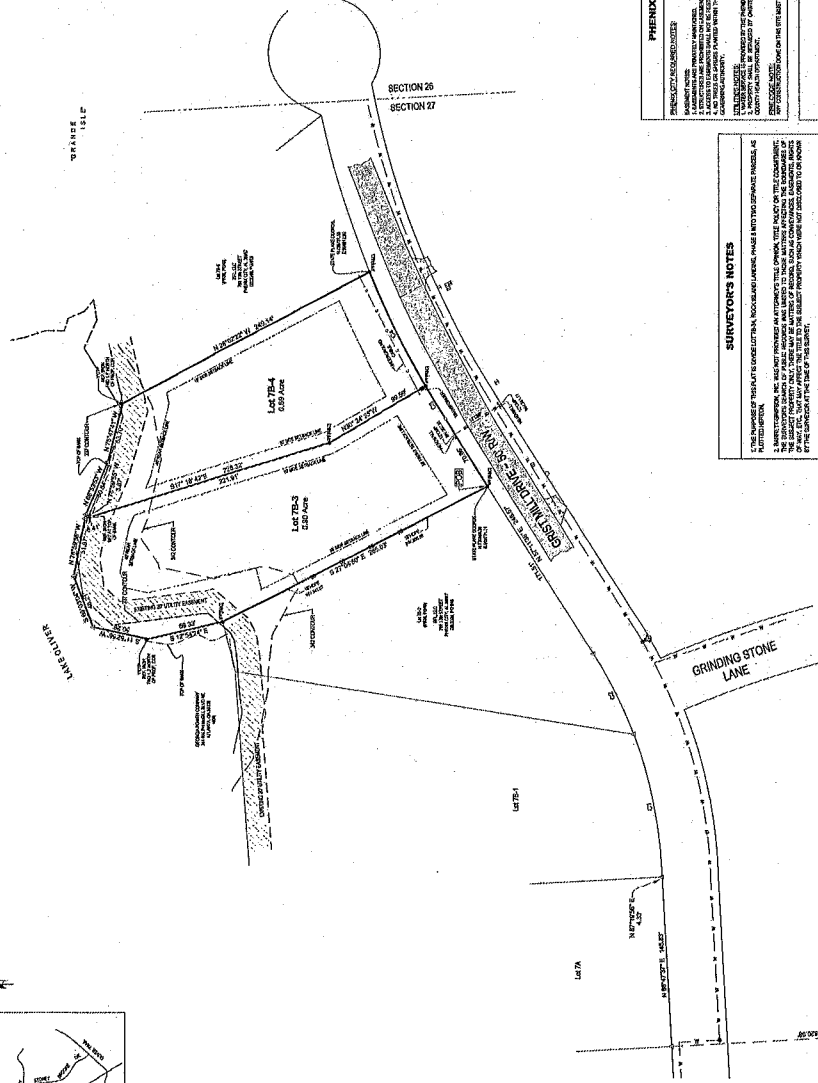
None.

VICINITY MAP (NOT TO SCALE)



OWNER'S NOTICE: THIS PLAT SHOWS THE PROPERTY AS DESCRIBED IN THE DEED FROM WHICH IT IS DERIVED. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND IT TO BE ACCURATELY DESCRIBED. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DEED OR THE DEED'S RECORDATION.

**PLAT OF PROPERTY RE-DIVISION OF LOT 7B-34
ROCK ISLAND LANDING, PHASE 8
LOCATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 30 EAST
PHENIX CITY, LEE COUNTY, ALABAMA**



COUNT	AREA	PERCENTAGE	ADJACENT	ADJACENT
1	0.15	22.73%	LAKEVIEW	LAKEVIEW
1	0.15	22.73%	LAKEVIEW	LAKEVIEW
1	0.15	22.73%	LAKEVIEW	LAKEVIEW
1	0.21	31.77%	LAKEVIEW	LAKEVIEW
1	0.15	22.73%	LAKEVIEW	LAKEVIEW
1	0.15	22.73%	LAKEVIEW	LAKEVIEW

CERTIFICATES

CERTIFICATE OF OWNERSHIP AND CONSENT
I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is owned by me and that I have read and approved the plat hereon contained and that I have executed the same in accordance with the provisions of the laws of the State of Alabama.

CERTIFICATE OF PLANNING COMMISSION
I, the undersigned, being the Chairman of the Planning Commission of the City of Phenix City, Alabama, do hereby certify that the above described property is located within the City of Phenix City, Alabama, and that the plat hereon contained is in accordance with the provisions of the laws of the State of Alabama.



PHENIX CITY REQUIRED NOTES

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND IT TO BE ACCURATELY DESCRIBED. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DEED OR THE DEED'S RECORDATION.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND IT TO BE ACCURATELY DESCRIBED. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DEED OR THE DEED'S RECORDATION.

SITE NOTES

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND IT TO BE ACCURATELY DESCRIBED. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DEED OR THE DEED'S RECORDATION.

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SURVEYOR'S NOTES

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND IT TO BE ACCURATELY DESCRIBED. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DEED OR THE DEED'S RECORDATION.

2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND IT TO BE ACCURATELY DESCRIBED. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DEED OR THE DEED'S RECORDATION.

LEGEND

- 1. BOUNDARY LINE
- 2. PROPERTY LINE
- 3. EASEMENT
- 4. RIGHT-OF-WAY
- 5. UNDEVELOPED AREA
- 6. EXISTING IMPROVEMENTS
- 7. PROPOSED IMPROVEMENTS
- 8. SURVEYOR'S OFFICE
- 9. ADJACENT PROPERTY
- 10. PUBLIC ROAD
- 11. WATERWAY
- 12. FENCE
- 13. UTILITY LINE
- 14. ELEC. POLE
- 15. TELEPHONE POLE
- 16. CEMENT DRIVE
- 17. ASPHALT DRIVE
- 18. GRAVEL DRIVE
- 19. DIRT DRIVE
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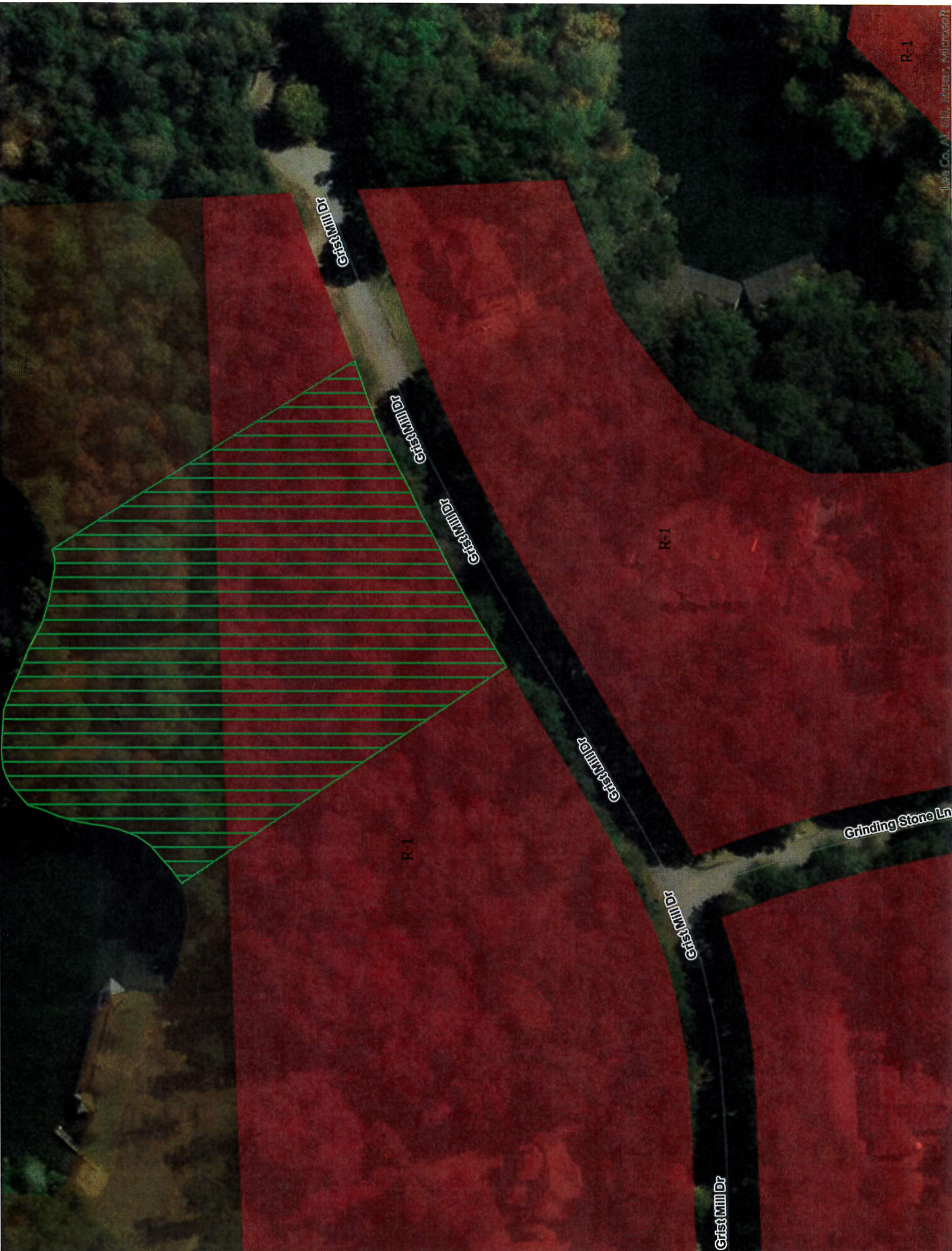
SURVEYOR'S INFO

BARRETT-SIMPSON, INC.
1000 W. BIRMINGHAM BLVD., SUITE 200
BIRMINGHAM, AL 35202
PHONE: (205) 988-1111
FAX: (205) 988-1112
WWW.BSINC.COM

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly qualified as a Professional Surveyor in the State of Alabama, do hereby certify that the above described property is located within the City of Phenix City, Alabama, and that the plat hereon contained is in accordance with the provisions of the laws of the State of Alabama.

DATE: 3/14/2024
BY: [Signature]
TITLE: Professional Surveyor



R-1

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Grist Mill Dr

Grist Mill Dr

R-1

Grist Mill Dr

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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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Councilmember District 1

EDDIE N. LOWE
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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

MEMORANDUM

To: Planning Commission
From: Angel Moore, P.E., City Engineer/Public Works Director
Date: March 22, 2024
RE: Administrative Subdivision – 1.59 +/- acres located along Grist Mill Dr.

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.



DR. R. GRIFF GORDY
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ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Item No. 7

Type of Request: Administrative Subdivision

General Information

Applicant:	James & Martha Milligan
Surveyor of Record:	Baseline Surveying & Design, LLC
Site Location:	1132 US 280-431
Acreage:	1.15 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	C-4 Highway Commercial District
Current Use of Property:	Retail Store (Piggly Wiggly)
Proposed Use of Property:	Food Service (Chick-Fil-A)
District:	Two (2)
Survey Plat:	Attached
City Services:	Phenix City Water and Sewer, Fire, Police, Streets & Drainage

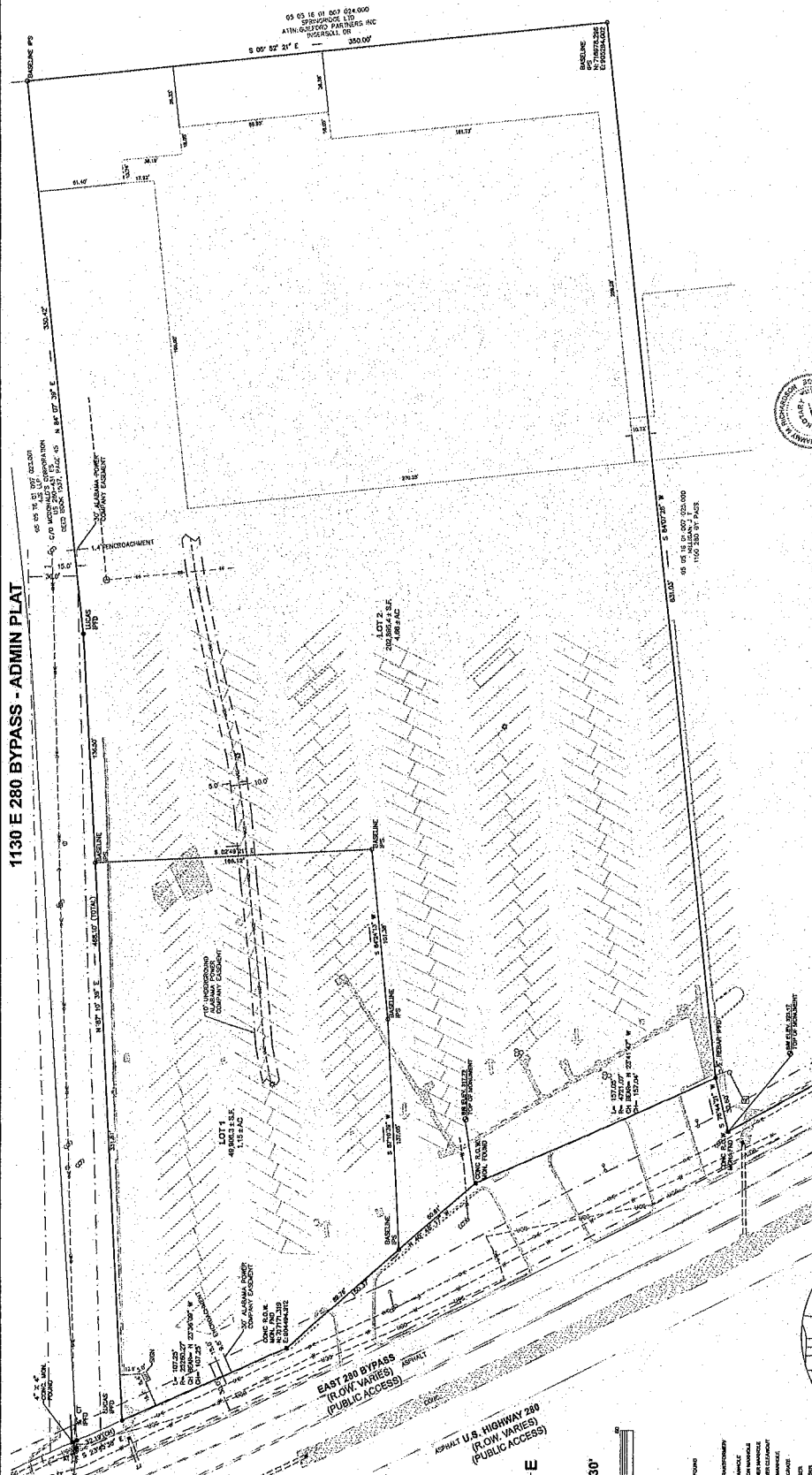
Staff Comments

None.

Engineer/Owner Comments

None.

1130 E 280 BYPASS - ADMIN PLAT



NOTARY FOR OWNER: SEDIMATIERE
 STATE OF ALABAMA
 COUNTY OF RUSSELL
 I, Sedimatiere, Notary Public for the State of Alabama, do hereby certify that the above and foregoing plat was duly recorded in the office of the Register of Deeds for the County of Russell, Alabama, on this day of March, 2024, at 11:30 o'clock AM of the year 2024.
 My Commission Expires May 10, 2025
 My Commission Number 2024000000
 My Commission Office 2024

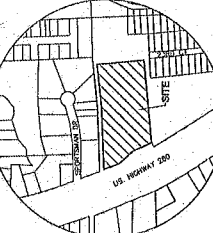
NOTARY PUBLIC
 STATE OF ALABAMA
 COUNTY OF RUSSELL
 I, Robert J. Williams, Notary Public for the State of Alabama, do hereby certify that the above and foregoing plat was duly recorded in the office of the Register of Deeds for the County of Russell, Alabama, on this day of March, 2024, at 11:30 o'clock AM of the year 2024.
 My Commission Expires 3/21/2024
 My Commission Number 2024

CERTIFICATE OF COUNTY ENGINEER
 THE PLAT HAS BEEN APPROVED BY THE RUSSELL COUNTY ENGINEERS FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.
 DATE OF ERECTION _____
 RUSSELL COUNTY ENGINEER _____

CERTIFICATE OF PLANNING COMMISSION
 I, Robert J. Williams, Chairman of the Planning Commission, do hereby certify that the plat meets all the requirements for street and utility improvements.
 DATE _____
 PLANNING COMMISSION _____

SECRETARY PLANNING COMMISSION
 DATE _____

CERTIFICATE OF CONVEYANCE AND DEDICATION
 I, Robert J. Williams, Chairman of the Planning Commission, do hereby certify that the above and foregoing plat was duly recorded in the office of the Register of Deeds for the County of Russell, Alabama, on this day of March, 2024, at 11:30 o'clock AM of the year 2024.
 My Commission Expires 3/21/2024
 My Commission Number 2024



VICINITY MAP
 DATE: 03/21/24
 SCALE: 1"=30'

NOTES:
 1. THIS PLAT IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY AFFECT THE LAND AND EASEMENTS SHOWN HEREON.
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 10. THE PLAT IS SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY AFFECT THE LAND AND EASEMENTS SHOWN HEREON.

- LEGEND**
- 1. 10' EASEMENT
 - 2. 15' EASEMENT
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 - 4. 10' UTILITY EASEMENT
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 - 100. 15' UTILITY EASEMENT







PHENIX CITY
Alabama

DEPARTMENT OF
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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 22, 2024

RE: Administrative Subdivision – 1.15 +/- acres located at 1132 US 280-431

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.

DR. R. GRIFF GORDY
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ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Item No. 8

Type of Request: Administrative Subdivision

General Information

Applicant: Altera Phenix City Shops, LLC - Patrick Denney
Surveyor of Record: TTL, Inc.
Site Location: along Crosswind Dr.
Acreage: 2.94 +/- acres
Number of Lots: From 2 lots to 3 lots
Current Zoning: C-4 Highway Commercial District
Current Use of Property: Vacant
Proposed Use of Property: Food Service (Taco Bell) & Vacant
District: Three (3)
Survey Plat: Attached
City Services: Phenix City Water, Fire, Police, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.

LEGEND

1. ALL RIGHTS RESERVED BY THE ENGINEER. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

2. THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.

3. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF THE PROJECT.

4. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF THE PROJECT.

5. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND DOES NOT EXTEND TO THE CONSTRUCTION OF THE PROJECT OR TO THE PERFORMANCE OF THE PROJECT.

GENERAL NOTES

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DATE OF RECORDING _____ **RECORDING COUNTY** PHENIX

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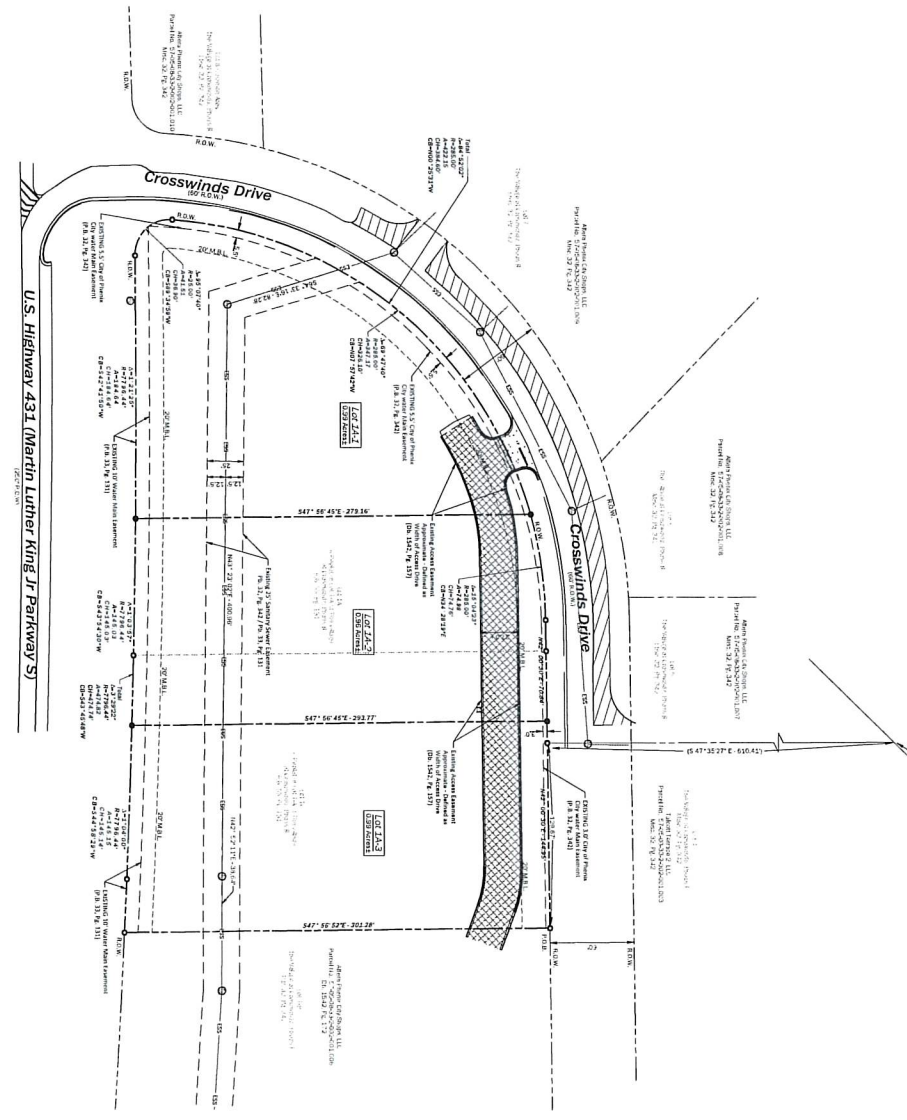
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Sheet Title		
SUBDIVISION FINAL PLAT		
No.	Date	Revision Description
1	03/22/24	Revised per City Comments
Drawn By: GNF		
Checked By: SGP/EMH		
Date Drawn: 01/29/2024		
Date Surveyed: n/a		
Scale: 1"=40'		
Proj. No.: 23-01-3613.00		
File Name: Tca03_23_3613_PP.dwg		



**RESURVEY of LOTS 1A and 1C of
A REPLAT of LOT 1-A OF
THE VILLAGE at CROSSWINDS PHASE II**

PHENIX CITY, ALABAMA
RUSSELL COUNTY, ALABAMA

TTL

3516 Greensboro Avenue | Tuscaloosa, AL 35401
205.345.0816 | www.ttlusa.com





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

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

MEMORANDUM

To: Planning Commission

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

Date: March 22, 2024

RE: Administrative Subdivision – 2.94 +/- acres located along Crosswinds Dr.

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.