



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 27, 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 August 13, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 4.38+/- acres located at the intersection of Lee Road 315 & 613 (River Ridge II) – Bowden-Foley, LLC., owners
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Old Business
- 8) New Business
 - Zoning Ordinance Draft
- 9) Adjournment

August 13, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 13, 2024, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Vice Chairman Taylor 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, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Member Carter 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 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-Wyatt. 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-Wyatt to call roll for the City Employees. The following City Personnel were present in person. City Engineer / Public Works Director Angel Moore, Asst. Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Fire Chief Kris Kennedy, Public Safety Director Ray Smith, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, City Manager Wallace B. Hunter, Asst. City Manager Chan Gamble and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of July 9, 2024 meeting 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, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member McKissic. Motion thus passed.

The fifth item on the agenda was the approval of July 23, 2024 Cancelled meeting minutes. Vice Chairman Taylor asked if there was a motion to approve the written minutes. Member McKissic 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-Wyatt. Nays: None. Abstain: None. Motion thus passed.

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

The seventh item on the agenda was the Approval of Final Plat – Phenix City Retail Development Phase II – US Highway 280/431 – Scott Lindstrom, owner. Civil Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: August 8, 2024

RE: Final Plat – 1.17+/- acres located along Hwy 280/431N – Phenix City Retail Development Ph. II

The above referenced Final Plat 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 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-Wyatt. Nays: None. Abstain: None. Motion thus passed

The eighth item on the agenda was the Approval of Administrative Replat – 43.49+/- acres located at 4284, 4252 and 4214 Lee Road 248 – Estate of James Davis c/o Norman Davis, owner. Civil Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: August 8, 2024

RE: Administrative Subdivision – 43.49+/- acres located at 4284, 4252 and 4214 Lee Rd 248

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 Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. 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-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 August 27, 2024.

Vice Chairman – Tony Taylor

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:	Bowden-Foley, LLC, owners
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	Intersection of Lee Rd. 315 & 613
Acreage:	4.38 +/- acres
Number of Lots:	Divide one parcel into 5 parcels
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Single family residential
District:	None
Survey Plat:	Attached
City Services:	Phenix City Water

Staff Comments

None.

Engineer/Owner Comments

None.

APPROVAL BY THE LEE COUNTY ENGINEER
 I, the undersigned, being duly licensed and qualified as a Professional Engineer in the State of Alabama, do hereby certify that the above described project complies with the provisions of the Alabama Engineering Code and the rules and regulations of the Board of Engineers of the State of Alabama.

DATE OF EXPIRATION: _____
 COUNTY ENGINEER

CERTIFICATE OF PLANNING COMMISSION

THE PLANNING COMMISSION OF THE CITY OF PRICHARD, ALABAMA, HAS REVIEWED THE ABOVE DESCRIBED PROJECT AND HAS CONSIDERED THE INTERESTS OF THE CITY AND THE COUNTY. IT IS HEREBY RECOMMENDED THAT THE PROJECT BE APPROVED FOR THE CITY OF PRICHARD, ALABAMA.

DATE OF EXPIRATION: _____
 CHAIRMAN, PLANNING COMMISSION

CERTIFICATE OF HEALTH DEPARTMENT

THE HEALTH DEPARTMENT OF THE CITY OF PRICHARD, ALABAMA, HAS REVIEWED THE ABOVE DESCRIBED PROJECT AND HAS CONSIDERED THE INTERESTS OF THE CITY AND THE COUNTY. IT IS HEREBY RECOMMENDED THAT THE PROJECT BE APPROVED FOR THE CITY OF PRICHARD, ALABAMA.

DATE OF EXPIRATION: _____
 HEALTH DEPARTMENT

CERTIFICATE OF PUBLIC SAFETY

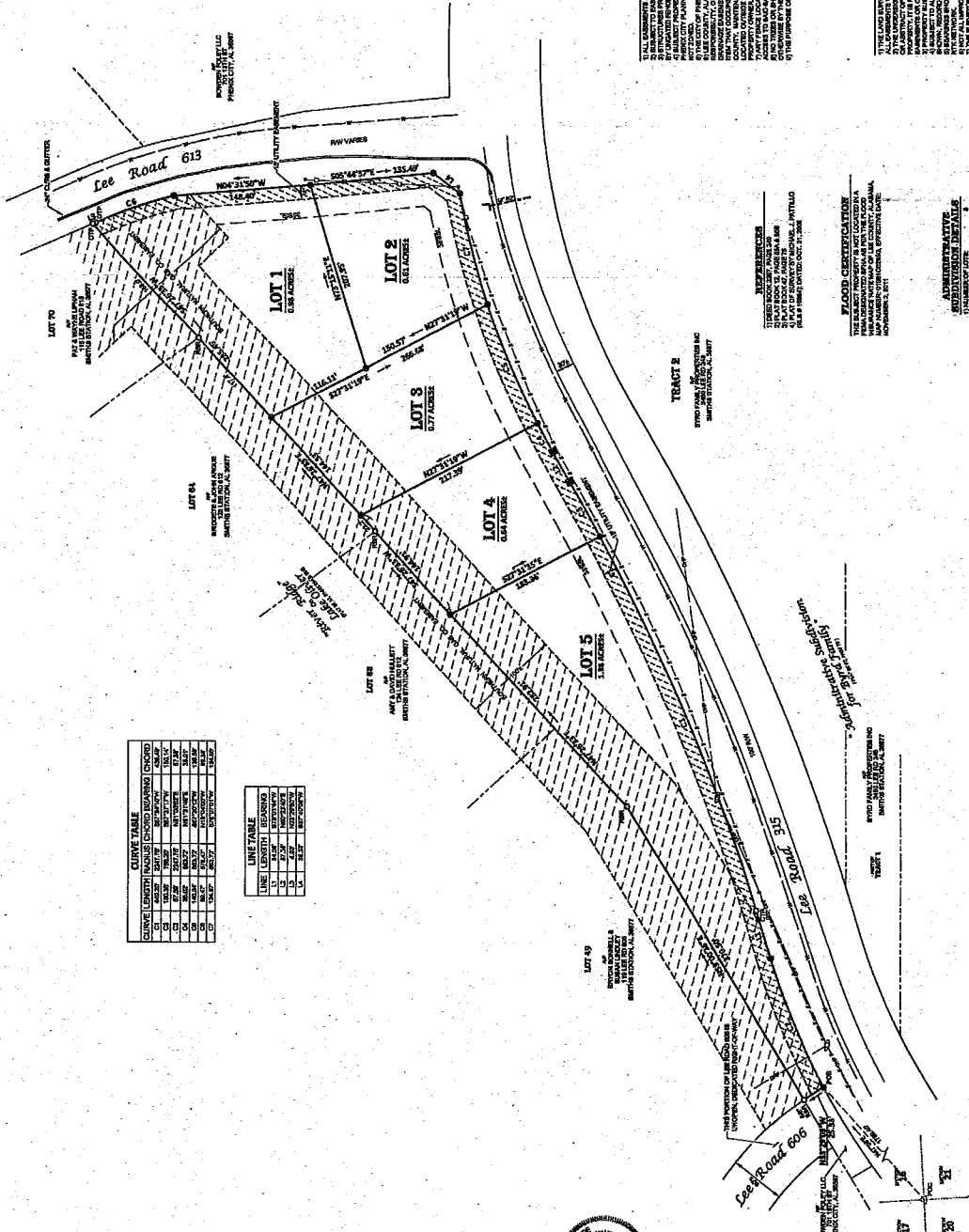
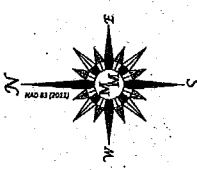
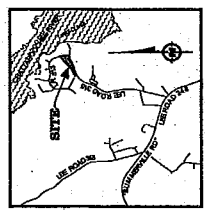
THE PUBLIC SAFETY DEPARTMENT OF THE CITY OF PRICHARD, ALABAMA, HAS REVIEWED THE ABOVE DESCRIBED PROJECT AND HAS CONSIDERED THE INTERESTS OF THE CITY AND THE COUNTY. IT IS HEREBY RECOMMENDED THAT THE PROJECT BE APPROVED FOR THE CITY OF PRICHARD, ALABAMA.

DATE OF EXPIRATION: _____
 PUBLIC SAFETY DEPARTMENT

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, the undersigned, being duly qualified as the owner of the above described property, do hereby certify that the above described project complies with the provisions of the Alabama Engineering Code and the rules and regulations of the Board of Engineers of the State of Alabama. I hereby dedicate the above described property to the City of Prichard, Alabama, for the use and benefit of the public.

DATE OF EXPIRATION: _____
 OWNER



LINE	LENGTH	BEARING	AREA
1	100.00	N 00° 00' 00" W	100.00
2	100.00	S 00° 00' 00" E	100.00
3	100.00	E 00° 00' 00" S	100.00
4	100.00	W 00° 00' 00" N	100.00
5	100.00	N 00° 00' 00" E	100.00

LINE	LENGTH	BEARING
1	100.00	N 00° 00' 00" W
2	100.00	S 00° 00' 00" E
3	100.00	E 00° 00' 00" S
4	100.00	W 00° 00' 00" N
5	100.00	N 00° 00' 00" E

ADMINISTRATIVE REPAIR NOTES
 1. ALL DIMENSIONS AND DISTANCES ARE TO BE MEASURED TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
 2. THE PROPERTY LINES ARE TO BE SHOWN BY A BOUNDARY SURVEY.
 3. THE PROPERTY LINES ARE TO BE SHOWN BY A BOUNDARY SURVEY.
 4. THE PROPERTY LINES ARE TO BE SHOWN BY A BOUNDARY SURVEY.
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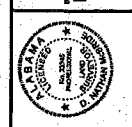
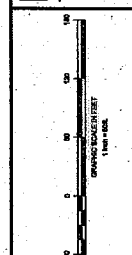
EXISTING CONDITIONS
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 5. THE EXISTING CONDITIONS ARE TO BE SHOWN BY A BOUNDARY SURVEY.

DATE: JULY 15, 2024
 SCALE: 1" = 80'
 SHEET NO. 1 OF 1

"River Ridge II"
 A PROPERTY DEVELOPMENT PROJECT FOR THE PURCHASE OF 4.88 ACRES, LYING IN THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 30 EAST, LEE COUNTY, ALABAMA.

NO.	REVISION DESCRIPTION	DATE
1	ISSUED FOR PERMITS	7/15/24
2	FIELD SURVEY COMPLETED	7/15/24

McBride & Maxey, Inc.
 Civil Engineering & Land Surveying
 1000 N. GULF SHORE BLVD., SUITE 100
 PRICHARD, ALABAMA 36877
 PHONE: (205) 837-1000
 FAX: (205) 837-1001



I, the undersigned, being duly licensed and qualified as a Professional Engineer in the State of Alabama, do hereby certify that the above described project complies with the provisions of the Alabama Engineering Code and the rules and regulations of the Board of Engineers of the State of Alabama.

DATE OF EXPIRATION: _____
 ENGINEER



Lee 0315 Rd

River Bluff Run

River Bluff Run

Lee 0315 Rd

Lee 0315 Rd

Lee 0315 Rd

Lee 0613 Rd

Lee 0613 Rd

Lee 0315 Rd

Lee 0315 Rd

Lee 0607 Rd

Lee 0612 Rd

Lee 0612 Rd

Lee 0613 Rd

Lee 0613 Rd

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

STEVE BAILEY
Councilmember District 1

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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: August 22, 2024

RE: Administrative Subdivision  4.38 +/- acres located at the intersection of Lee Rd. 315 & 613, River Ridge II

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.