THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 25, 2025
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 11, 2025 Meeting Minutes
5) Rules for Addressing Planning Commission
6) Approval of Administrative Subdivision – 16.09+/- acres located on Misty Forest Drive – Kelvin Perkins, owner.
    - Staff Report
    - Developer's Comments
    - Department Memo
7) Public Hearing and Recommendation of Rezone – 0.28+/- acres located at 3700 South Railroad Street from a A-O (Apartment and Office District) to an C-4 (Highway Commercial District) – R&R, LLC., owner.
    - Staff Report
    - Developer's Comments
    - Department Memo
8) Old Business
9) New Business
10) Adjournment

February 11, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 11, 2025, 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, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Carter was not present.

The second item on the agenda was the Approval of the Agenda. Chairman Sims asked if there was a motion to approve the agenda. 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, 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. Councilmember Dr. Griff Gordy, 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, Deputy Building Official Ricky Carlson, Fire Marshall/Battalion Chief Bennie Dubberly, City Manager Wallace B. Hunter, Asst. City Manager Chan Gamble, City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the January 28, 2025 meeting 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 Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion 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 – 31.56+/- acres located at 433 Wright Road – Donald Kelly, Jr., owner. City Engineer / Public Works Director Angel Moore 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: February 6, 2025
RE: Administrative Subdivision – 31.56+/- acres located at 433 Wright Road
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.

Chairman Sims asked if there was a motion to approve or deny. 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Approval of Administrative Subdivision – 2.65+/- acres located at 1214 Grist Mill Drive – John B. Snellings, owner. City Engineer / Public Works Director Angel Moore 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: February 6, 2025
RE: Administrative Subdivision – 2.65+/- acres located at 1214 Grist Mill Drive
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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy and 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, Chairman Sims, 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 Subdivision – 3.56+/- aces located at 1604 43rd Street – Summerville Homes, Inc., owner. City Engineer / Public Works Director Angel Moore 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: February 6, 2025
RE: Administrative Subdivision – 3.56+/- acres located at 1604 43rd Street
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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy and 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Acceptance of Rezone – 0.28+/- acres located at 3700 South Railroad Street from an A-O Zone (Apartment and Office District) to a C-4 Zone (Highway Commercial District) – R&R, LLC., owner. City Engineer / Public Works Director Angel Moore 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: February 6, 2025
RE: Acceptance of Rezone – 0.28+/- acres located at 3700 South Railroad Street
The above referenced Rezone is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this rezone be accepted for consideration by the Planning Commission.

Chairman Sims stated that at the last meeting the Preliminary Plat was approved with the contingency of restricted medical facilities only; the motion for this should be to rescind the contingency on the Preliminary Plat and accept the rezone. A motion to rescind the contingency on the Preliminary Plat and accept the rezone was made by Member Ivy and seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: 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 tenth item on the agenda was the Public Hearing and Recommendation of Rezone – 36.60+/- acres located along Colin Powell Parkway from a M-1 Zone (General Manufacturing District) to a M-2 Zone

(Heavy Manufacturing District) – Broken Arrow Land Holdings, LLC., owner. City Engineer / Public Works Director Angel Moore 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: February 6, 2025
RE: Public Hearing and Recommendation of Rezone – 36.60+/- acres located along Colin Powell Parkway
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.

Chairman Sims opened the public hearing. Ms. Upshaw-Dokman came forward representing her daughter asking what was going to be put in the location. It was explained that at this time it would be only a dirt pit, no development. Dr. Stephen Cooper came forward to speak on the South Railroad area. Recording Secretary Kathy Jo Davis advised Chairman that this was not the public hearing for South Railroad Street and Mr. Cooper was allowed to speak by the Planning Commission. Dr. Stephen Cooper came forward to present to the Commission of possibly renaming the area on South Railroad Street due to the continued growth in the area, maybe a possibility to add sidewalks and understands it would take some time for this to happen. Dr. Cooper has spoken to other business in the area and they are for it. Chairman closed the public hearing.

A motion to approve the rezone was made by Member Ivy and 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The eleventh item on the agenda was Old Business: None.

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

The thirteenth 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 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 February 25, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

PHENIX CITY Alabama
DEPARTMENT OF ENGINEERING / PUBLIC WORKS
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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:	Kelvin Perkins
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	Along Misty Forrest Dr.
Acreage:	16.09 +/- acres
Number of Lots:	From 4 lots to 2 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Residential (2 single family homes)
District:	None
Survey Plat:	Attached
City Services:	Police Jurisdiction, Phenix City Water & Sewer

Staff Comments

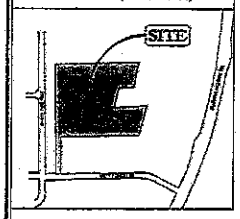
None.

Engineer/Owner Comments

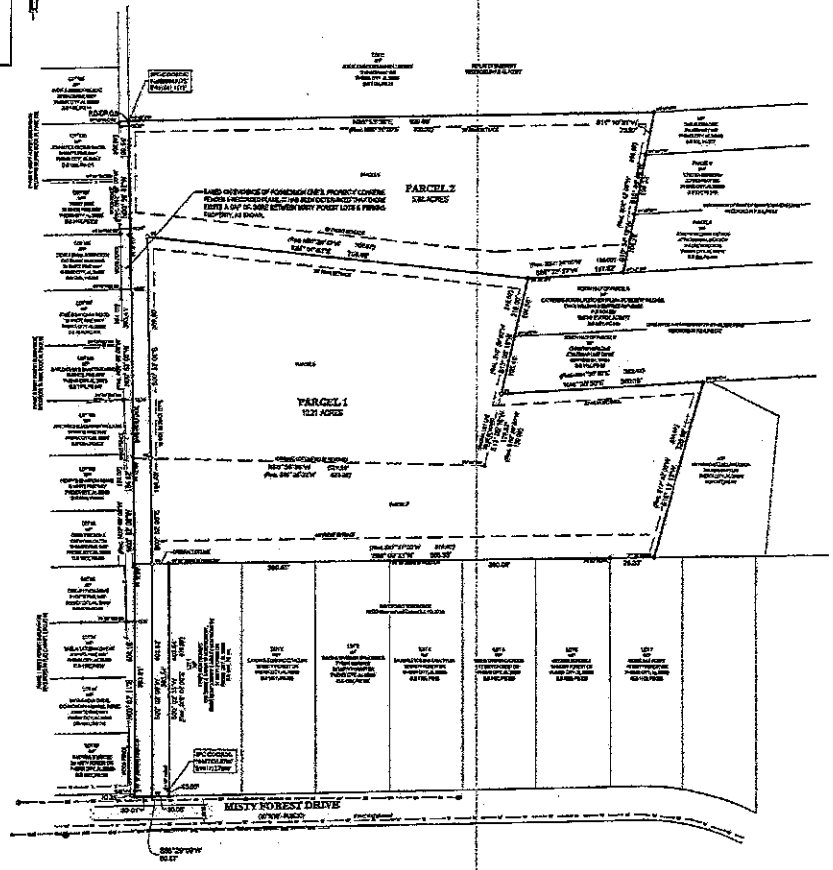
None.

PLAT OF PROPERTY DIVISION FOR
KELVIN LEE PERKINS
LOTS 7,8 & 9,SUBDIVISION OF PART PROPERTY OF EMMA STEPHENS
LOCATED IN SECTION 9, TOWNSHIP 16 NORTH, RANGE 30 EAST
RUSSELL COUNTY, ALABAMA

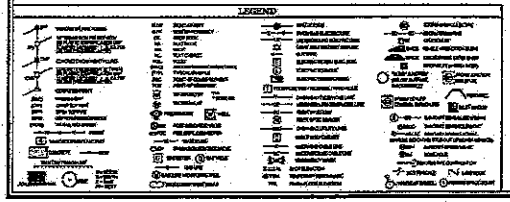
VICINITY MAP (NOT TO SCALE)



RECORDING INFORMATION



LEGEND



SCALE: 1in = 200ft

PHENIX CITY REQUIRED NOTES

SITE NOTES

SURVEYOR'S NOTES

RUSSELL COUNTY REQUIRED NOTES

CERTIFICATES

CERTIFICATE OF OWNERSHIP AND DEDICATION

SURVEYOR'S CERTIFICATE

CERTIFICATE OF APPROVAL BY THE RUSSELL COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL BY THE PHENIX MUNICIPAL WATER & SEWER

CERTIFICATE OF PLANNING COMMISSION

CERTIFICATE OF ACCEPTANCE BY THE RUSSELL COUNTY ENGINEER

SURVEYOR'S INFO

BSI
ENGINEERING | SURVEYING
121 W. BROAD STREET, EUFAULA, AL 36027
334-687-4237 | www.bsi4u.com

SURVEYOR'S CERTIFICATE

NO.	REVISION DATE	DESCRIPTION	DRAWN BY	CHK'D BY
1.	-	-	EDMC	TTMC
2.	-	-	RELEASE	RELEASE
3.	-	-	RELEASE	RELEASE
4.	-	-	DATE OF	TYPE
5.	-	-	PROJECT NUMBER	24-025

R-1B
R-1B
Blue Spruce Dr
Blue Spruce Dr
White Pine Way
White Pine Way
Misty Forest Dr
Misty Forest Dr
Misty Forest Dr
Misty Forest Dr
R-1
R-1
R-1
R-1
R-1
R-1
A-1
A-1
A-1
A-1
R-1
Al Hwy 165
Al Hwy 165
Al Hwy 165
Al Hwy 165
Al Hwy 165
Stephens Loop
Stephens Loop
Stephens Loop
Florence Ct
Joyce Dr
Joyce Dr
Maxar, Microsoft

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Director of Engineering / Director of Public Works

MEMORANDUM

To: **Planning Commission**

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

Date: **February 20, 2025**

RE: **Administrative Subdivision – 16.09 +/- acres located along Misty Forrest Drive**

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.

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Item No. 7

Type of Request: Rezone

General Information

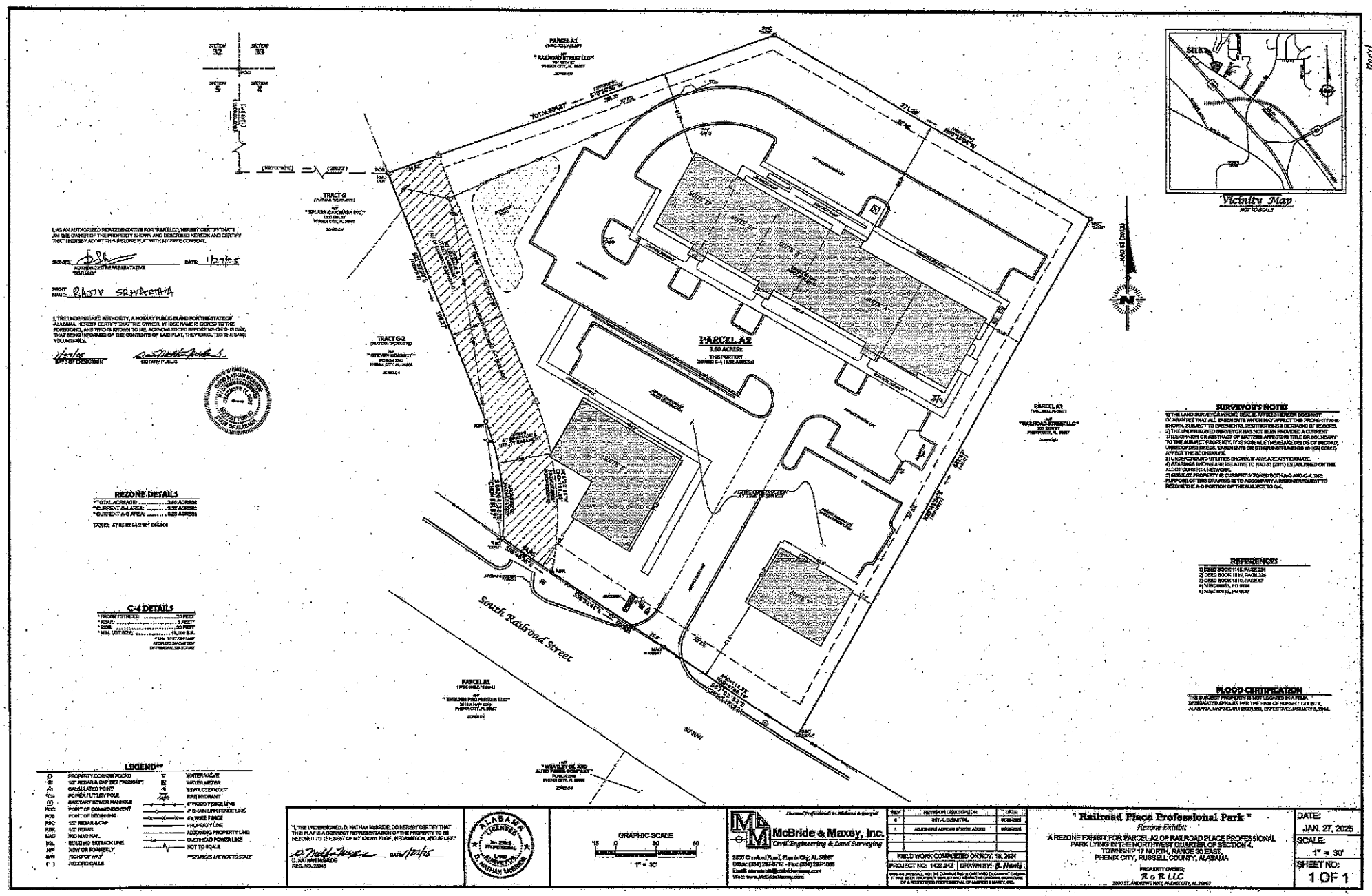
Applicant:	R & R, LLC
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	3700 South Railroad St.
Acreage:	0.28 +/- acres
Current Zoning:	A-O Apartment & Office
Proposed Zoning Classification:	C-4 Highway Commercial
Current Use of Property:	Medical Park
Proposed Use of Property:	Medical Park
District:	One (1)
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

- Based on the 2023 Comprehensive Plan, the subject area is shown on the Future Land Use plan as highway commercial.

Engineer/Owner Comments

None



I, AS AN AUTHORIZED REPRESENTATIVE FOR "RAR LLC", HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CERTIFY THAT I HEREBY ADOPT THIS REZONE PLAT WITH MY FREE CONSENT.

SIGNED: _____ DATE: 1/27/25
AUTHORIZED REPRESENTATIVE
"RAR LLC"

PRINT NAME: Rajiv Srivastava

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT, THEY EXECUTED THE SAME VOLUNTARILY.

1/27/25
DATE OF EXECUTION

_____
NOTARY PUBLIC

NOTARY PUBLIC
STATE OF ALABAMA
MY COMMISSION EXPIRES
NOVEMBER 15, 2028

REZONE DETAILS

* TOTAL ACREAGE ..... 3.60 ACRES±
* CURRENT C-4 AREA ..... 3.12 ACRES±
* CURRENT A-D AREA ..... 0.48 ACRES±

TAX ID(S): 47 06 03 04 2 001 006.000

C-4 DETAILS

* FRONT (STREET)	20 FEET
* REAR	0 FEET
* SIDE	20 FEET
* MIN. LOT SIZE	15,000 S.F.

*MIN. 30'0" FIRE LANE REQUIRED ON ONE SIDE OF PRINCIPAL STRUCTURE

LEGEND**

⊙	PROPERTY CORNER/POC/POB	WV	WATER VALVE
⊕	1/2" REBAR & CAP SET "ALDOT"	WM	WATER METER
△	CALCULATED POINT	SO	SEWER CLEANOUT
○	POWER/UTILITY POLE	FH	FIRE HYDRANT
Ⓢ	SANITARY SEWER MANHOLE		6' WOOD FENCE LINE
POC	POINT OF COMMENCEMENT		6' CHAIN LINK FENCE LINE
POB	POINT OF BEGINNING		6' WIRE FENCE
RBC	1/2" REBAR & CAP		PROPERTY LINE
RBS	1/2" REBAR		ADJOINING PROPERTY LINE
MAG	MAG NAIL		OVERHEAD POWER LINE
BSL	BUILDING SETBACK LINE		NOT TO SCALE
NAP	NON OR FORMERLY		
ROW	RIGHT OF WAY		
( )	RECORD CALLS		

**SYMBOLS ARE NOT TO SCALE

SURVEYOR'S NOTES

1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN, SUBJECT TO EASEMENTS, RESTRICTIONS & RESERVES OF RECORD.
2) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
3) UNDERGROUND UTILITIES SHOWN, IF ANY, ARE APPROXIMATE.
4) BEARINGS SHOWN ARE RELATIVE TO NAD 83 (2011) (EPOCH 2010.00) AS ESTABLISHED ON THIS ALDOT CORS RTK NETWORK.
5) SUBJECT PROPERTY IS CURRENTLY ZONED BOTH A-D AND C-4. THE PURPOSE OF THIS DRAWING IS TO ACCOMPANY A REZONE REQUEST TO REZONE THE A-D PORTION OF THE SUBJECT TO C-4.

REFERENCES

1) DEED BOOK 1146, PAGE 539
2) DEED BOOK 1072, PAGE 326
3) DEED BOOK 1010, PAGE 67
4) MISC BOOK 53, PG 0164
5) MISC BOOK 52, PG 0257

FLOOD CERTIFICATION

THIS SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SPECIAL FLOOD HAZARD AREA PER THE FIRM OF RUSSELL COUNTY, ALABAMA, MAP NO. 01113C0185D, EFFECTIVE: JANUARY 5, 2014.

"I, THE UNDERSIGNED, D. NATHAN McBRIDE, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE REZONED TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

_____ DATE: 1/27/25
D. NATHAN McBRIDE
REG. NO. 23940

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR D. NATHAN McBRIDE

GRAPHIC SCALE
15 0 30 60
1" = 30'

McBride & Maxey, Inc.
Civil Engineering & Land Surveying
3500 Crawford Road, Phenix City, AL 36867
Office: (334) 297-0717 - Fax: (334) 297-1086
Email: comments@mcbridemaxey.com
Web: www.McBrideMaxey.com

REV	REVISION DESCRIPTION	DATE
0	INITIAL SUBMITTAL	01/20/2025
1	ADJOINING ADDRESS STREET ADDED	01/27/2025

FIELD WORK COMPLETED ON NOV. 18, 2024
PROJECT NO: 1430.24Z | DRAWN BY: B. Manly

THIS MAP/PLAT, NOT TO BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN SIGNED, SEALED, AND THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF McBRIDE & MAXEY, INC.

" Railroad Place Professional Park "

Rezone Exhibit

A REZONE EXHIBIT FOR PARCEL A2 OF RAILROAD PLACE PROFESSIONAL PARK LYING IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA

PROPERTY OWNER:
R & R, LLC
3500 ST. ANDREWS WAY, PHENIX CITY, AL 36867

DATE: JAN. 27, 2025
SCALE: 1" = 30'
SHEET NO: 1 OF 1

C-4
R-2
Silver Terrace Ct
R-2
Bridgecrest Dr
R-3
A-0
Water Work Rd
Water Work Rd
C-4
A/0
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
S Railroad St
S Railroad St
S Railroad St
S Railroad St
S Railroad St
Overlook Dr
Overlook Dr
Cater Ct
R-2
M-1
C-4
C-4
C-4
Lee Co. AL GIS, Maxar, Microsoft

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MEMORANDUM

To: **Planning Commission**

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

Date: **February 20, 2025**

RE: **Public Hearing and Recommendation of Rezone – 0.28 +/- acres located at 3700 South Railroad St.**

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.