



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 13, 2026
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Oath of Office – Steve Hanks
- 3) Approval of Agenda
- 4) Acknowledge City Council and City Personnel Present
- 5) Approval of the December 9, 2025 Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval Administrative Subdivision – 0.76+/- acres located off Old Brown Road (Lee Road 314) – Mark Strozier, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Approval Administrative Subdivision – 23.72+/- acres located at 310 Wright Road – Michael Cannon, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Approval of Final Plat and As-Builts for Henderson Subdivision – 18.35+/- acres along Newsome Road – EEH Holdings, LLC., owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 10) Old Business
- 11) New Business
 - Re-Development Plan
- 12) Adjournment

OATH OF OFFICE

" I solemnly swear that I am eligible for membership on the Planning Commission of the City of Phenix City, and will execute the duties of same according to the best of my ability, and that I will support the Constitution, and will obey the Laws of the United States and the State of Alabama; that I will, in all respect, observe the provisions of the Ordinances of the City of Phenix City, and will faithfully discharge the duties of the office of the Planning Commission of the City of Phenix City, Alabama."

Steve Hanks

Date

ATTEST:

**Billy Sims, Chairman,
Phenix City Planning Commission**

December 9, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, December 9, 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 Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt.

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 Bailey, Member Carr, 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. The following were present in person. City Councilman Bailey, City Engineer / Public Works Director Angel Moore, Civil Engineer / PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Chief of Police Joey Weierick, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, City Manager Wallace B. Hunter, City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the November 12, 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, 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 the approval of the November 25, 2025 cancelled meeting minutes due to Thanksgiving Holidays. Chairman Sims asked if there was a motion to approve the minutes. Member Ivy made the motion to approve, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, 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 – 1.65+/- acres located at 3211 20th Street – Keith Allen Barron, 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 Engineering/Public Works Director

Date: December 5, 2025

RE: Administrative Subdivision – 1.65+/- acres located at 3211 20th Street

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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, 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 – 0.85+/- acres located at 1309 9th Street South – Erika L. Ivy Tate, 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 Engineering/Public Works Director

Date: December 5, 2025

RE: Administrative Subdivision – 0.85+/- acres located at 1309 9th Street South

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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, 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 Approval of Administrative Subdivision – 21.65+/- acres located at 44 Palomino Road – Casey Charles and Jessica Brianne Davis, owners. 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 Engineering/Public Works Director

Date: December 5, 2025

RE: Administrative Subdivision – 21.65+/- acres located at Palomino Road

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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Carr, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, 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 Approval of Administrative Subdivision – 11.12+/- acres located at 1047 Lee Road 230 – Jane M. Eastridge, 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 Engineering/Public Works Director

Date: December 5, 2025

RE: Administrative Subdivision – 11.12+/- acres located at 1047 Lee Road 230

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.

Chairman Sims asked if there was a motion to approve. A motion to approve was made by Member Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, 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 the Approval of Administrative Subdivision – 12.16+/- acres located at the intersection of Ware Road & Millstone Drive – Fletcher Howard Estate, Catherine Howard Estate, and Samuel Howard Estate, owners. 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 Engineering/Public Works Director

Date: December 5, 2025

RE: Administrative Subdivision – 12.16+/- acres located at the intersection of Ware Road and Millstone 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.

Chairman Sims asked if there was a motion to approve. A motion to approve was made by Member Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The twelfth item on the agenda was old business. None.

The thirteenth item on the agenda was new business. None.

The fourteenth 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 Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, 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 January 13, 2026. There will not be a meeting on December 23, 2025 due to the Christmas Holidays.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

PHENIX CITY

Alabama

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DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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At Large / Mayor Pro Tem

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Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
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. 7

Type of Request: Administrative Subdivision

General Information

Applicant:	Mark Strozier
Surveyor of Record:	Strozier Services, LLC
Site Location:	off of Lee Rd. 314 (Old Brown Rd.)
Acreage:	0.76 +/- acres
Number of Lots:	From 2 lots to 1 lot
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	Utilities Jurisdiction

Staff Comments

None.

Engineer/Owner Comments

None.



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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 8, 2026

RE: Administrative Subdivision – 0.76 +/- acres located off of Lee Rd. 314 (Old Brown Rd.)

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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Director of Engineering / Director of Public Works

Item No. 8

Type of Request: Administrative Subdivision

General Information

Applicant:	Michael Cannon
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	310 Wright Rd.
Acreage:	23.72 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Residential
Proposed Use of Property:	Residential
District:	Three
Survey Plat:	Attached
City Services:	Police, Fire, Water, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.





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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: January 8, 2026

RE: Administrative Subdivision – 23.72 +/- acres located at 310 Wright Rd.

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.

PHENIX CITY

Alabama

PHENIX CITY, ALABAMA DEPARTMENT OF
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Item No. 9

Type of Request: Final Plat

General Information

Applicant:	EEH Holdings, LLC
Surveyor of Record:	BSI, Inc.
Site Location:	Along Newsome Rd.
Acreage:	18.35 +/- acres
Number of Lots:	8
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	Police Jurisdiction, Water

Staff Comments

None

Engineer/Owner Comments

None

**FINAL PLAT FOR RECORD
HENDERSON SUBDIVISION
for EEH Holdings, LLC
LOCATED IN SECTION 5, TOWNSHIP 17 NORTH, RANGE
RUSSELL COUNTY, ALABAMA**

V Holdings, LLC

LOCATED IN SECTION 5, TOWNSHIP 17 NORTH, RANGE 30 EAST
BLUFFTON, ALABAMA

RELIABILITY INFORMATION

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REVIEW OF THE RESEARCH NOTE
"THE INFLUENCE OF THE INSTITUTIONAL ENVIRONMENT ON THE
PERFORMANCE OF THE FINANCIAL SECTOR IN INDIA" BY
S. S. KALYANARAMAN AND R. S. KALYANARAMAN

Review by
S. S. KALYANARAMAN
and
R. S. KALYANARAMAN

Department of Finance
University of Texas at Dallas
Dallas, Texas 75201-3060

ABSTRACT
The authors examine the relationship between the institutional environment and the performance of the financial sector in India. The results indicate that the financial sector in India has performed poorly in comparison to other countries. The authors conclude that the institutional environment in India is not conducive to the development of the financial sector.

KEY WORDS
Financial system, India, institutional environment, performance.

1. **INTRODUCTION**
The financial system in India has been the subject of considerable research in recent years. The authors have conducted a study of the financial system in India and have found that the financial system in India has not performed well in comparison to other countries. The authors conclude that the institutional environment in India is not conducive to the development of the financial sector.

2. **THE INSTITUTIONAL ENVIRONMENT**
The institutional environment in India is characterized by a high level of regulation and a low level of competition. The government has a significant role in the financial system, and the central bank, the Reserve Bank of India, has a dominant influence on the financial system. The financial system is dominated by a few large state-owned banks, and there is a lack of competition among these banks. The government has a significant influence on the financial system, and the central bank, the Reserve Bank of India, has a dominant influence on the financial system. The financial system is dominated by a few large state-owned banks, and there is a lack of competition among these banks.

3. **THE FINANCIAL SECTOR**
The financial sector in India has been the subject of considerable research in recent years. The authors have conducted a study of the financial sector in India and have found that the financial sector in India has not performed well in comparison to other countries. The authors conclude that the institutional environment in India is not conducive to the development of the financial sector.

4. **THE INSTITUTIONAL ENVIRONMENT AND THE FINANCIAL SECTOR**
The authors have conducted a study of the relationship between the institutional environment and the performance of the financial sector in India. The results indicate that the financial sector in India has performed poorly in comparison to other countries. The authors conclude that the institutional environment in India is not conducive to the development of the financial sector.

5. **CONCLUSION**
The authors conclude that the institutional environment in India is not conducive to the development of the financial sector.

<p>1. NAME: <u>John Doe</u> ADDRESS: <u>123 Main Street, Anytown, USA</u> PHONE: <u>(555) 123-4567</u></p> <p>2. EDUCATION: <u>High School Graduate</u> EXPERIENCE: <u>10 years in construction</u></p> <p>3. SKILLS: <u>Concrete pouring, bricklaying, carpentry, electrical work, painting, welding, etc.</u></p> <p>4. REFERENCES: <u>John's references are available upon request. He has worked for the Johnson Construction Company for the past 10 years.</u></p> <p>5. EMPLOYMENT: <u>John is currently employed by Johnson Construction Company as a construction worker. He is currently working on a large residential building project.</u></p> <p>6. EMPLOYMENT HISTORY: <u>John has worked for Johnson Construction Company for the past 10 years. He has also worked for other construction companies in the area, including Smith Construction and Jones Construction.</u></p> <p>7. EMPLOYMENT PREFERENCES: <u>John prefers to work for a company that offers good benefits and opportunities for advancement. He also prefers to work in a safe and professional environment.</u></p> <p>8. EMPLOYMENT AGREEMENT: <u>I, John Doe, agree to work for Johnson Construction Company for a period of one year. I will be paid \$15.00 per hour. I will be responsible for my own tools and equipment. I will be required to work a 40-hour week, including overtime as needed.</u></p> <p>9. EMPLOYMENT TERMINATION: <u>I, John Doe, may terminate my employment with Johnson Construction Company at any time by giving 30 days notice. Johnson Construction Company may terminate my employment at any time for cause, such as poor performance or violation of company policies.</u></p> <p>10. EMPLOYMENT BENEFITS: <u>Johnson Construction Company offers a comprehensive benefits package to its employees, including health insurance, dental insurance, life insurance, and a 401(k) plan.</u></p> <p>11. EMPLOYMENT AGREEMENT SIGNATURE: <u>I, John Doe, have read and understood the terms and conditions of this employment agreement. I agree to be bound by the terms and conditions contained herein.</u></p> <p>12. EMPLOYMENT AGREEMENT DATED: <u>10/10/2023</u></p>	
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PHENIX CITY, ALABAMA DEPARTMENT OF
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Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission
AM
From: Angel Moore, P.E., City Engineer/Public Works Director
Date: January 8, 2026
RE: Final Plat – 18.35 +/- acres located along Newsome Rd.

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



PHENIX CITY
Alabama

**DOWNTOWN+RIVERFRONT
DESIGN GUIDELINES**



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Introduction

A. Purpose

1. Assure the long-term vitality of Downtown Phenix City
2. Establish the Downtown and Riverfront District as the visual and commercial “center” of the city
3. Encourage development that projects a positive image of the city from river views and engages the river and riverwalk
4. Develop an environment within the Downtown and Riverfront District that promotes healthy commerce and increases commercial activity
5. Encourage the preservation of historic buildings and in-fill development and new construction that complements and is consistent in form and materials with historic resources
6. Promote visual harmony among buildings
7. Encourage pedestrian activity and reinforce downtown’s compact, pedestrian-friendly development pattern
8. Promote mixed uses of existing and future buildings
9. Provide amenities to attract residents to downtown properties

B. Applicability

1. The Downtown Design Review [or Redevelopment] District is composed of two subdistricts (see Figure 1):
 - (a) The Primary Subdistrict, in which design review is mandatory and a Certificate of Appropriateness (COA) is required prior to approval of any City permits.
 - (b) The Secondary Subdistrict, in which design review is mandatory and a Certificate of Completion (COC) is required prior to approval of any City permits.

2. The Design Review [Redevelopment] District is comprised of the following Character Areas, which are defined based on historic and existing character and future development plans (see Figure 2):
 - (a) **Downtown Core**, an area intended for high intensity, urban development featuring commercial, institutional and residential uses
 - (b) **Broad Street**, areas intended for moderate intensity development featuring a mix of commercial, institutional and residential uses
 - (c) **Historic Commercial**, an area consisting of historic storefront buildings
 - (d) **Commercial Corridor**, an area intended for moderate intensity, mixed-use development fronting on 13th Street
 - (e) **14th Street**, an area consisting of moderate intensity, mixed-use development fronting on 14th Street
 - (f) **River and Creek**, areas along the Chattahoochee River and Holland Creek intended primarily for environmental conservation, passive recreation, trails and water access
 - (g) **Avenues**, areas adjacent to 13th Street that are intended for moderate intensity development featuring a mix of commercial, institutional and residential uses
 - (h) **Neighborhood Mix**, areas intended for a mix of residential uses and smaller-scale commercial and institutional uses at transitions with other character areas

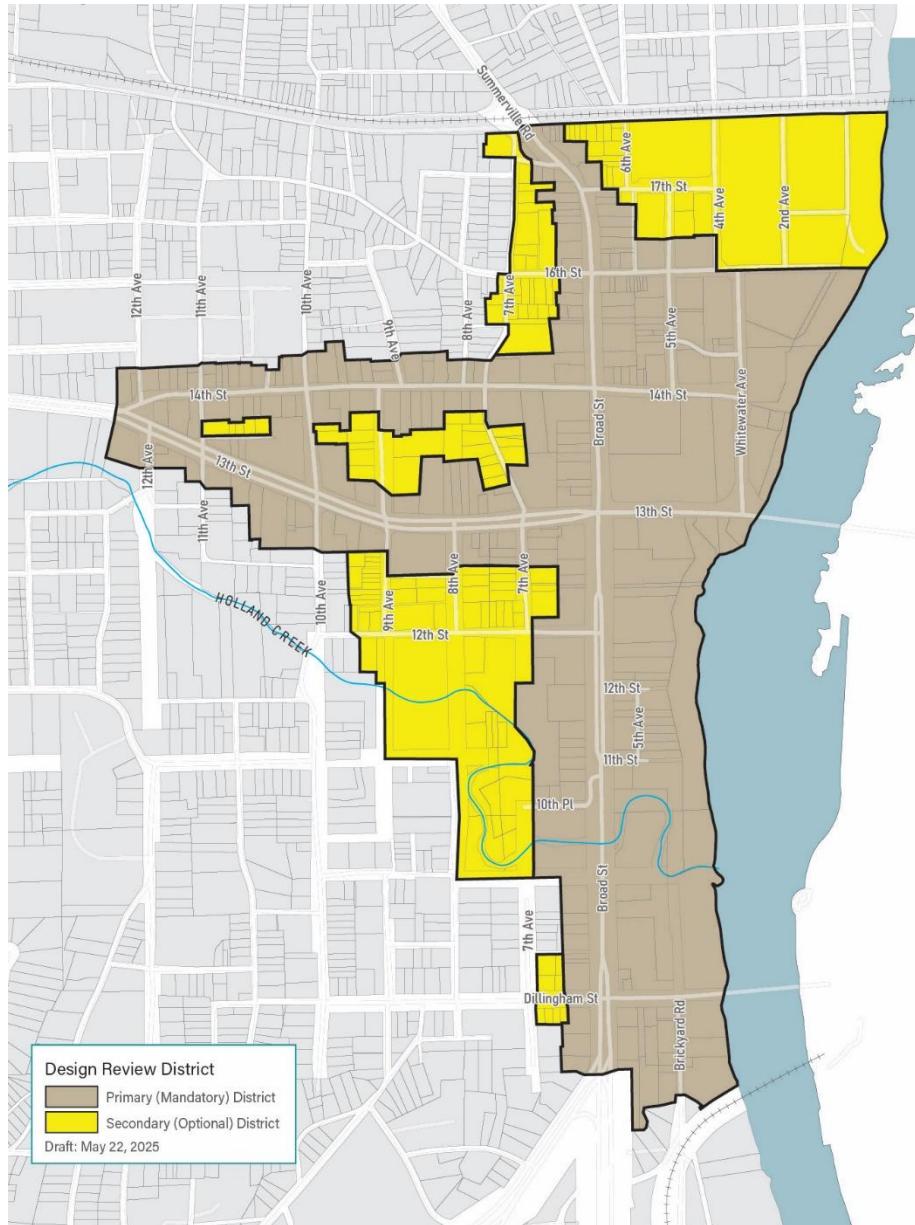


Figure 1 Design Review District

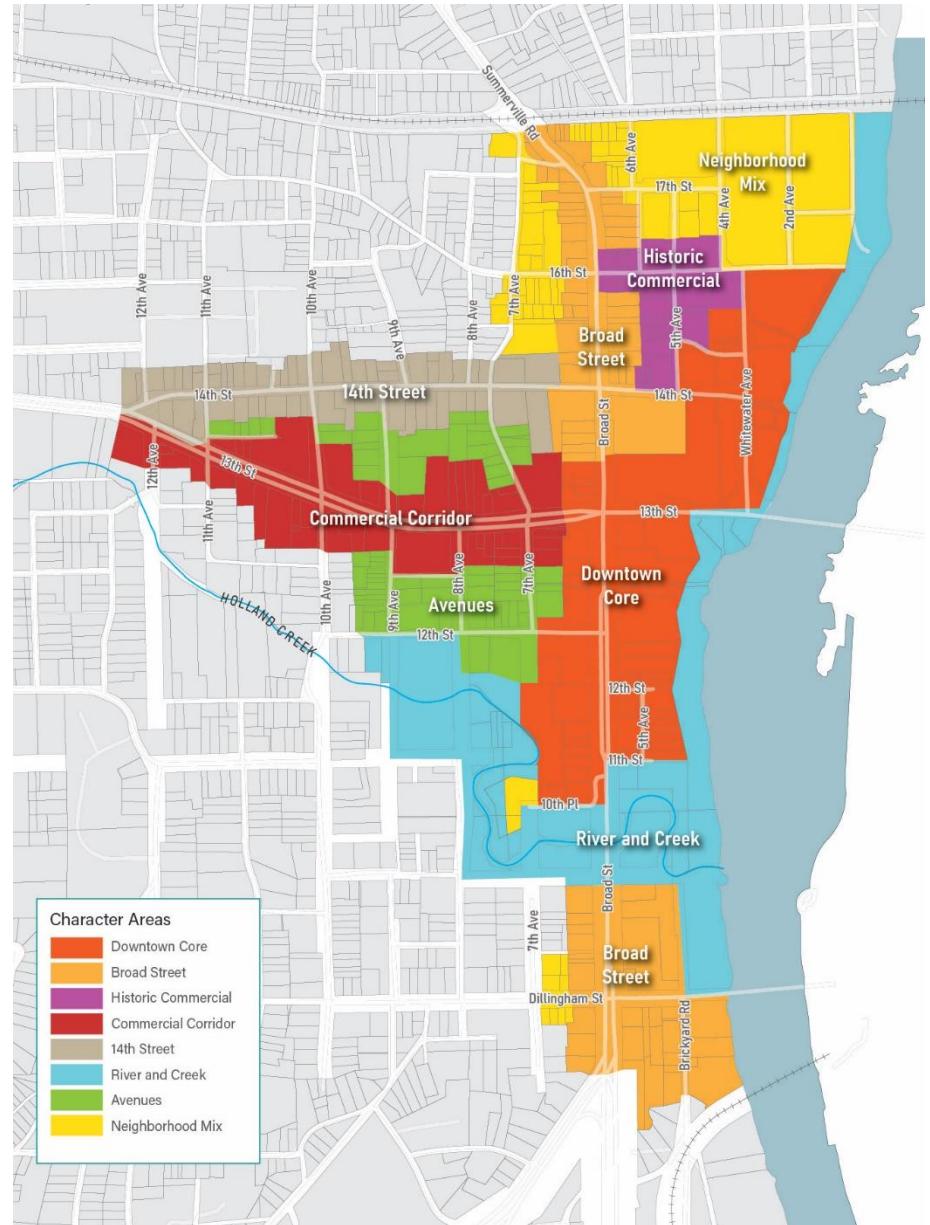


Figure 2 Character Areas

3. A COA or COC is required, where applicable, before a building, sign or other development permit can be issued for any material change in exterior appearance to a structure or premises within the Downtown Design Review [or Redevelopment] District.
 - (a) Certificates are required for, but are not limited to, any of the following activities:
 - Reconstruction or alteration of the size, shape, or facade of a structure, including the relocation of any doors or windows; or removal or alteration of any architectural features, details, or elements;
 - Demolition or relocation of a structure
 - Commencement of excavation for construction purposes;
 - Installation of permanent signs
 - Erection, alteration, restoration, or removal of any structure within the district, including walls, fences, parking areas, or other appurtenant features.
 - (b) Most types of routine maintenance and in-kind replacement activities do not require a COA or COC.

C. Procedure

1. Applications for COAs and COCs must be accompanied by plans, a description of improvements and any other information necessary to determine the appropriateness of features to be reviewed. Applications must be submitted to the Building Official at least 10 working days before the Board meeting at which it is requested to be considered.
2. Completed applications are reviewed by the Design Review Board.
3. All meetings are open to the public and any and all interested parties may attend the meeting. The applicant and affected property owners will be given an opportunity to address the Board at the meeting at which the application is presented.

4. COA Applications
 - (a) The DRB must approve, approve with modifications, or deny an application for a COA within 45 calendar days after it has been filed. Failure of the Board to act within this time period constitutes approval.
 - (b) If a COA application is approved or approved with modifications, then a COA is issued to the applicant. A copy of the COA will be forwarded to Code Enforcement, who is responsible for enforcement.
 - (c) If an application is rejected, the Board will notify the applicant in writing of their decision and state the reasons for the denial.
5. COC Applications. The DRB must approve a COC within 60 calendar days after a complete application has been filed, but in no case is the DRB required to grant a COC sooner than 30 calendar days after the applicant has appeared before the Board.
6. An applicant whose COA or COC is denied may appeal the decision to the City Council provided such appeal is filed within thirty calendar days after the Board's decision. Appeals to the decision of the Council are filed with a court of competent jurisdiction.

D. Interpretation

The application of these guidelines should recognize that every site is unique. It is not intended that a design proposal be automatically rejected because of an apparent conflict with the guidelines so long as the intent and purpose of the guidelines is upheld. Flexibility should be afforded to proposals involving existing buildings that do not conform to the guidelines, particularly with respect to building location and existing, exterior materials.

Design Guidelines

A. Urban Form and Site Design

1. Building setbacks should be consistent along each block frontage.
2. New buildings should extend near the front of properties in accordance with Table 1 and the following:
 - (a) Buildings must observe the setback requirements for the applicable zoning district including the exception provided in §3.02.06 Front Yard for Infill Lots.
 - (b) Buildings may be set back from front lot lines when a plaza or pedestrian area extends from the building entrance(s) to the adjoining sidewalk. Accent landscaping may be installed within the setback provided clear views of the building and entrances are maintained at eye-level along the sidewalk.
 - (c) Civic and other institutional buildings may be set back from sidewalks/front lot lines when fronted by a lawn or plaza.

Table 1 Building Frontage by Character Area

The following setbacks are recommended but may be superseded by zoning requirements.

14 th Street	0-20 ft
Avenues	0-15 ft
Broad Street	0-15 ft
Commercial Corridor	0-30 ft
Downtown Core	0 ft
Historic Commercial	0-15 ft
Neighborhood Mix	0-20 ft
River and Creek	n/a

3. Buildings should be oriented to enclose as much of the street frontage as practicable, including both frontages of corner lots (see Figure 3). This does not apply in the River and Creek character area.
4. Buildings along the river should present a high quality façade toward the river as well as any street on which it fronts.
5. Where a building on a corner lot extends to both property lines, the ground floor portion of the building should be chamfered or otherwise setback from the property line corner to maintain intersection sight distance (see Figure 4).
6. Most nonresidential and mixed-use buildings should have minimal spacing between them, often having shared or adjoining side walls.

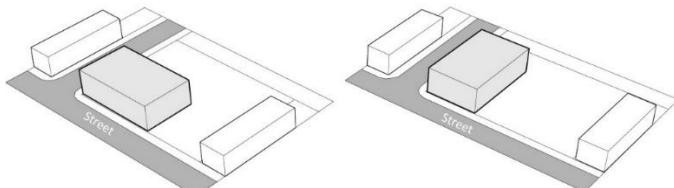


Figure 3 The proposed building on the left encloses more of the street frontage than the proposed building in the right image.

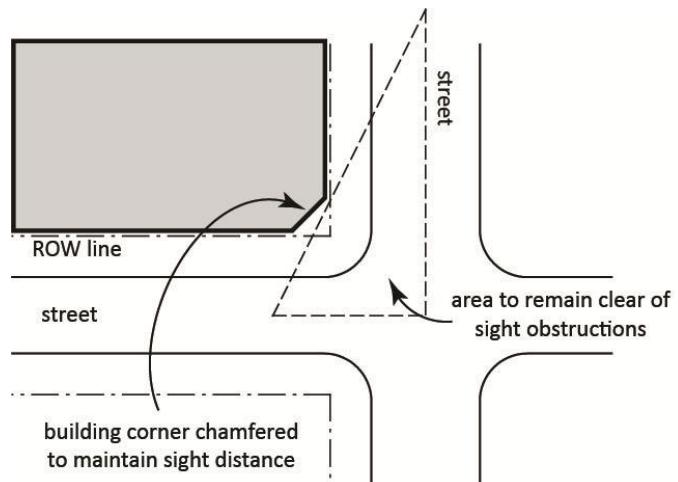


Figure 4 Building corner at intersection

7. Open Spaces

- (a) Open spaces, accessible to the general public or to patrons of one or more tenants on a premises, are encouraged for recreation, entertainment, relaxation and other activities compatible with the uses of the premises and its neighbors.
- (b) Riverfront developments, particularly those involving dining, recreation or entertainment uses, should incorporate outdoor spaces that capture views of the river.

8. Access, Parking and Loading

- (a) For new construction and redevelopment, parking should be located in accordance with Table 2:

Table 2 Parking Location by Character Area

14 th Street	Parking should be to the side and/or rear of buildings (see Figure 5). However, the DRB may approve front parking if it is not feasible to locate parking to the side or rear (e.g., due to narrowness of the lot). The DRB may also take into consideration parking on adjoining properties and may attach conditions to approval as it deems reasonable and necessary to limit effects on the surrounding properties and the character of the block.
Avenues	
Commercial Corridor	
Broad Street	
Downtown Core	Parking should be to the side and/or rear of buildings (see Figure 5).
Historic Commercial	
Neighborhood Mix	Parking should be behind the front building line, excluding parking on driveways of detached single-family and duplex dwellings.
River and Creek	n/a

- (b) It is encouraged that existing front parking areas, or portions thereof, be converted to outdoor space (e.g., outdoor dining), particularly in the Broad Street, Downtown Core and Historic Commercial character areas.
- (c) Private driveways and off-street parking and loading areas should be arranged to create joint access and joint parking areas at mid-block (see Figure 6). This does not apply in the Neighborhood Mix and River and Creek character areas.
- (d) Loading areas and dumpsters should be located away from the street and, where possible, arranged together at mid-block with those serving other tenants/buildings.

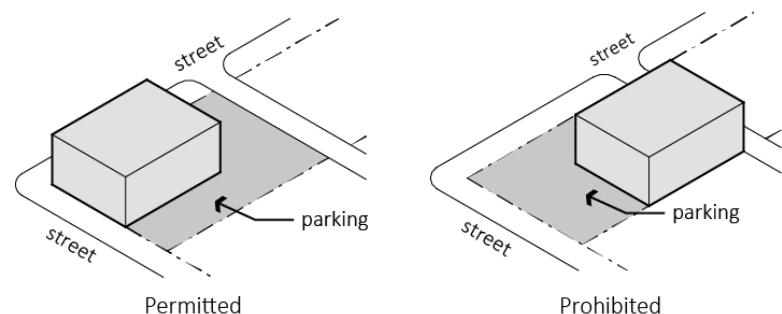


Figure 5 Parking Location

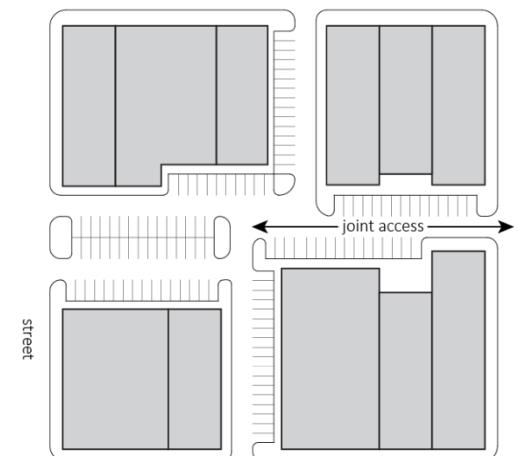


Figure 6 Mid-block parking and loading areas

(e) Drive-through facilities, if permitted, must be located toward the side and/or rear of the building. Driveways and other drive-through facilities may not be located between the building and front lot line/sidewalk (see Figure 7). While discouraged, in the Commercial Corridor character area, the DRB may approve a driveway (excluding order and pick-up windows) between the building and sidewalk if buildings on adjoining properties are set back behind vehicular areas.

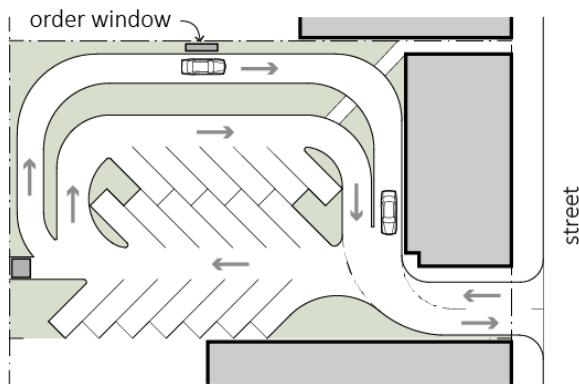


Figure 7 Permitted layout for drive-through

(f) Sidewalk paving materials should continue across any intervening driveway at the same grade and cross slope as on the adjacent sidewalk.

(g) Structured parking should be located toward the interior of blocks and obscured from street view.

- Parking structures may be “wrapped” with habitable structures along their street side (see Figure 8).
- If a parking structure is not concealed from street view by buildings, the street façade should be designed to appear as a conventional building with vertically-proportioned window openings (see Figure 9). Alternatively, parking structures may be screened with plant materials or an “art façade.” See Figures 10 and 11.



Figure 8 Structured parking concealed from street view



Figure 9 Parking structure designed as conventional building



Figure 10 Parking structure with planted screen



Figure 11 Parking structure “art façade”

9. Service Areas, Utilities and Appurtenances

- (a) Overhead wires, trash containers, mechanical units and storage areas are necessary components of the built environment. Proper placement of these elements can make a noticeable, positive impact on the appearance of the District. In general, these elements should be located out of view from the public right-of-way, behind buildings. Mechanical equipment may also be roof-mounted to achieve this.
- (b) Overhead utilities should be buried where possible or run along alleys or accessways to mid-block.
- (c) Outdoor storage areas, loading docks, appurtenances and ground level mechanical equipment must be screened from public view as required by the Zoning Ordinance.
- (d) Roof-mounted mechanical equipment should be placed so that it is not visible from the right-of-way and screened as needed (see Figure 12).



Figure 12 Screening may be necessary when location on the roof is not sufficient to obscure views of mechanical units from public view.

B. Building Design

- Buildings and their entrances should be oriented toward the front lot line/sidewalk. At least one public entrance for each ground floor tenant should be maintained along and directly accessible from the sidewalk.
- Building facades should feature a “base, middle and top.” See Figure 13.
 - For single-story buildings with storefronts, the bulkhead, e.g., is the base, the display windows and sign band are the middle and the parapet and cornice (flat roofs) or eave and roof structure (pitched roofs) are the top.
 - For multistory buildings, the storefront or first floor façade serves as the base. For buildings of four or more stories, the upper-most story is part of the “top” portion of the façade.



Figure 13 Base, middle and top of one- and two-story buildings

- The height of the ground floor of new buildings, measured from floor to ceiling, should be at least 12 feet to accommodate a variety of uses.
- If there is a dominant pattern, new buildings should continue the floor-to-floor heights of existing structures, provided such heights accommodate the proposed uses of the building.
- Buildings must observe the height limits in the zoning ordinance and the following:
 - Generally, building height should be accentuated so that buildings appear as tall as possible along their street frontage. This can be achieved through floor heights, façade and roof articulation. Street-facing gables, parapets, cupolas and other architectural features accentuate building height. See Figure 14.
 - Where a taller building is proposed alongside an existing, single-story building, particularly historic buildings, the height of the building or portion thereof nearest the existing building should be lowered to provide a more gradual transition.



Figure 14 Gables facing the street accentuate the height of this one-story historic building

C. Façade Design

Façade materials are subject to the applicable requirements of the Zoning Ordinance and the following:

1. Other than fenestration and accent materials, facades should include no more than three wall materials nor more than three material colors or color blends. This does not apply to the ground floor of buildings with custom-designed storefronts. See Figures 15 and 16.
2. The following are prohibited for building facades: vinyl siding, plain concrete block, thin brick veneer and EIFS designed to appear as brick, rib and R-panel metal siding (see Figure 17).
3. The following materials are acceptable on building facades when used in accordance with the applicable guidelines:
 - (a) Exterior Insulation and Finish Systems (EIFS). EIFS should not be used for large, uninterrupted portions of building facades. Instead, a high level of façade articulation must be used to break up large spans of EIFS (see Figure 18).
 - (b) Concrete block (CMU). Split face, scored, ribbed, colored-aggregate and similar types of decorative concrete block may not be used as the primary exterior material but may be used as an accent material, such as for water tables and decorative bands. The DRB may permit the use of split face, scored or ribbed concrete block as a primary material for designs incorporating secondary materials other than CMU and a high level of façade articulation. See Figure 19.
 - (c) Metal siding. Corrugated and standing seam metal siding should not be used as the primary exterior material but may be used as a secondary façade material (see Figures 20-21).
 - (d) Fiber cement siding (e.g., Hardie plank) may be used as a primary material on smaller, detached buildings but is discouraged from use on large, mixed-use and nonresidential buildings (see Figure 22).



Figure 15 Appropriate combination of materials and colors



Figure 16 Excessive variation in wall materials and colors



Figure 17 R-panel metal siding



Figure 18 Articulated EIFS facade



Figure 19 Excessive use of decorative CMU without other materials or articulation



Figure 20 Corrugated metal siding



Figure 21 Standing seam metal siding



Figure 22 Fiber cement siding

Building Material Standards in the Zoning Ordinance

In the C-1, C-2, C-3 and C-4 Districts, the following materials standards apply to new construction, additions to existing buildings and any street façade improvement involving a change in exterior materials:

- At least 70% of each primary façade of all principal buildings, other than doors, windows and glass curtain wall, must be clad in masonry.
- At least 50% of all exterior elevations, other than doors, windows and glass curtain wall, must be clad in masonry.
- The balance of exterior treatments on each elevation must consist of wood, glass, or a permitted type of metal siding, which includes corrugated, standing seam and flat panel. Rib and R-panel metal siding are not permitted.
- Only architectural grade concrete block (split face, textured and colored aggregate) may be used on building elevations above the finished floor elevation of the first floor.
- At an outside corner, any exterior building material used on one elevation must continue for at least two feet horizontally on the adjoining elevation. This is not required for inside corners.

Additional Standards in the C-1 District

- At least 25% of the ground floor portion of each street facade, measured to 12 feet above grade level, must be door, window, glass curtain wall or a combination of these.

Additional Standards for Residential Buildings

- At least 70% of the exterior elevations of all principal buildings, other than doors, windows and glass curtain wall, must be clad in masonry.

4. In the Downtown Core, Broad Street and Historic Commercial character areas, nonresidential buildings with street facades over 40 feet in width should be designed to incorporate multiple storefronts. Each storefront should contain an entrance (or to accommodate an entrance in the future) and be varied in configuration and detail from the adjacent storefronts.
5. The street facades of new buildings, including additions to existing buildings, should continue horizontal expression lines of adjacent buildings (see Figure 23). While the ground floor façade of buildings with multiple ground floor tenants may vary in design to accentuate individual tenant spaces, there should be consistency in horizontal expression lines of storefronts.



Figure 23 Horizontal expression lines

6. Street facades should incorporate windows, doors, recesses, projections, material changes or other forms of articulation. Facade articulation also helps provide buildings with human scale. Changes in color alone are not considered sufficient articulation. In the Downtown Core, Broad Street and Historic Commercial character areas, no unarticulated wall expanses should be wider than 15 feet.

7. Improvements to Existing Facades

- (a) Painting of masonry facades should be approached with caution.
 - Masonry should be maintained and repaired, as needed. Painting over deteriorated masonry is discouraged. Properly maintained masonry will maintain its appearance longer than paint, which fades and deteriorates more rapidly and, thus, requires repainting more frequently.
 - Paint colors should be selected from earth tone palettes.
 - Above the storefront, facades should not be “divided” by using different paint colors to distinguish one tenant space from another.
- (b) While it is generally preferred that nonconforming façade materials be replaced with conforming ones, it is understood that this may not be economically feasible in some projects. In such cases, creative solutions are encouraged that will offset or de-emphasize the presence of nonconforming materials.
- (c) Historic architectural details should not be added to facades to make existing buildings appear more historic than they appeared originally.
- (d) Existing windows should not be replaced with opaque materials.
- (e) For existing nonresidential buildings, opaque garage doors facing the street should be replaced with garage doors with tempered glass panels to meet required fenestration (refer to Storefront Entrances and Fenestration).
- (f) To the extent practicable, coverings installed over transom windows of existing buildings should be removed and that portion of the façade and transom windows restored. The condition of the original façade and method of attachment should be evaluated to determine the feasibility of removing the covering and restoration of the original façade.

8. Storefront Entrances and Fenestration

- (a) Each storefront should have a unified design that serves as a frame for display windows.
- (b) Building entrances should be recessed so that the door swing does not extend into the sidewalk.
- (c) Ground floor street facades should include at least 50% window and/or door area. Opaque garage doors are not counted as fenestration.
- (d) Mirrored and heavily tinted glass in storefront windows is discouraged.
- (e) Transom windows above the storefront are recommended for new buildings to allow natural light deeper into buildings, reducing the need for artificial lighting (see Figure 24).

9. Awnings and Canopies

- (a) Awnings along street facades should be sized to match structural openings in the façade (see Figure 25). Awnings longer than 40 feet are discouraged. This does not apply to canopies.
- (b) Awnings and canopies along a building's street facade should be installed at the same height though variation may be appropriate to emphasize building entrances or to respond to other façade design elements.
- (c) Generally, awnings along a street façade should be of a similar design (see Figure 26). Use of different, yet complementary, colors in awnings may be used to distinguish tenant storefronts. Uses of different awning shapes may be appropriate if the awnings are consistent in material and color.

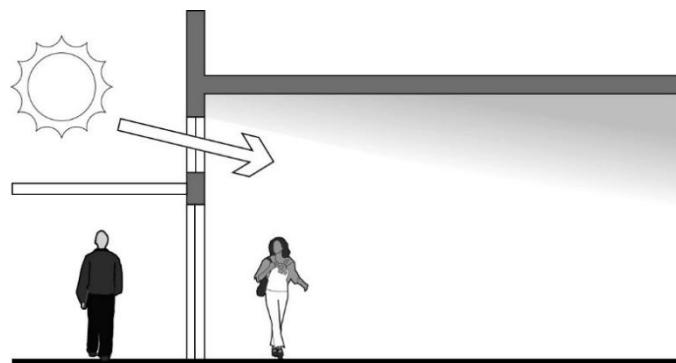


Figure 24 Daylighting from transom windows



Figure 25 The length of awnings matches the structural openings along the storefront.



Figure 26 Consistent use of awning materials and colors

- (a) Canopies along a building's street façade should be of the same design, materials and color (see Figure 27). Canopies on multiple buildings on the same street frontage should be mounted at a consistent height.
- (b) Fabric awnings are encouraged. Plastic and backlit awnings are discouraged (see Figure 28).
- (c) Awnings and canopies may extend over the sidewalk with approval of the City Engineer. A clear height of at least eight feet should be maintained between the sidewalk and the lowermost portion of any awning or canopy (see Figure 29).
- (d) Awnings should project outward from the façade to provide rain cover and/or shade along the sidewalk (see Figure 30).
- (e) Awnings extending over public right-of-way should not be enclosed by a soffit except where necessary to accommodate underlighting or other purposes requiring enclosure/weatherproofing.



Figure 27 Consistent canopy design along storefront



Figure 28 Backlit awnings are discouraged.



Figure 29 Clear height above sidewalk



Figure 30 Steeply pitched awnings that do not extend far from the façade provide little rain cover or shade.

10. Use of Color

- (a) One color or masonry color blend should be used for the majority of the building façade. Accent colors are encouraged but should be clearly subordinate to the primary color in terms of façade coverage. See Figures 15 and 16.
- (b) Earth tone colors are preferred for exterior wall materials. If used, bright colors should be used strategically, such as in signage or to accentuate the storefront.

D. Shipping Containers

Shipping containers may be approved by the DRB and are subject to Building Official approval.

1. Generally, shipping containers should only be used in conjunction with existing or new buildings (see Figure 31).
2. Placement of shipping containers on site should conform to Section A Urban Form and Site Design.
3. The exterior of shipping containers must present a clean, well-maintained appearance where visible to the public.

E. Residential Buildings

Buildings containing residential uses should be designed with a separation between the dwellings and adjacent public areas, such as sidewalks, trails, alleys, and public open spaces.

1. Separation can be provided by setting back residential portions of a building from adjacent public areas. In such cases, fences, walls or landscaping should be used to further separate dwellings from public areas.
2. As an alternative, the finished floor of dwellings should be raised at least 18 inches above adjacent grade level. In such cases, the lower-most edge of any dwelling's windows, which face an adjacent public area, should be at least 48 inches above adjacent grade level (see Figure 32).

3. Small residential buildings, such as single-family dwellings, duplexes and multiplexes, should feature porches along street facades.



Figure 31 Shipping containers used in conjunction with conventional buildings



Figure 32 Multifamily building with ground floor units raised above street level and a transitional space between the building and public sidewalk

F. Historic Buildings

1. Repairs to the exterior should be of like materials, colors and details.
2. Display windows and other large panes of glass should be replaced in kind or maintained. If original materials of historic buildings must be replaced, contemporary materials that most closely match original materials should be used. Non historic materials, such as EIFS, are discouraged.
3. Additions to historic buildings
 - (a) Additions should be located away from the front façade or set back from the original building line (see Figure 33).
 - (b) Additions should not extend the ridgeline of the existing roof.
 - (c) Additions should be visually subordinate to the design of the original structure, including use of less or simpler detailing (see Figure 34).
 - (d) Horizontal expression lines and proportions in the original structure should be continued in the addition (see Figure 23).
 - (e) Different but compatible colors and materials should be used to distinguish the addition from the original structure.
 - (f) Character-defining elements of an historic building should not be removed to accommodate an addition or be obscured by it.

G. Demolition and Relocation

1. Demolition of buildings, whether historic or not, are subject to approval by the Design Review Board.
2. Historic buildings should not be demolished unless they are significantly deteriorate and it is infeasible to restore them.
3. Generally, historic buildings should not be relocated off their original site nor other buildings relocated on to the site.



Figure 33 Addition to historic home with distinct materials set back to maintain the prominence of the original building



Figure 34 The addition on the left continues the horizontal lines of the original building while taking on a visually subordinate role.

Reinvesting in Existing Buildings



In this adaptive reuse of an existing building, garage doors were replaced with “storefront” windows and doors.



In addition to replacing garage doors with “storefront” windows and doors, a simple but decorative “cap” was added to this façade along with accent lighting, an attractive canopy and planters.



Buildings of all sizes and uses can be repurposed. This former timber warehouse was transformed into a food hall with restaurants, bars and test kitchens.



This former service station was reimaged as a pizza restaurant, adding a covered, outdoor dining area enhanced by landscaping and festive lighting.



The garage doors on this repurposed building are used to blend indoor and outdoor space seasonally.



This warehouse was converted into offices by constructing a second floor in the double-height space and adding a generous amount of windows.

New Construction



This small building was erected in a front parking lot, creating vertical enclosure at the intersection of two streets.



These recently constructed restaurants feature maximum transparency, industrial-style design and a shared pavilion bordering on an adjacent park.



The Shops at Magnolia Silos, featuring a historically-influenced design and a central lawn, were built as part of the redevelopment of a former industrial site.



Dining, lodging and entertainment businesses along the river have the opportunity to take advantage of one of Phenix City's greatest natural assets.



A modest setback and raised ground floor provide these homes an ample transition from the public sidewalk and tree-lined street.



This modest mixed-use development features a restaurant with upper-story residences in a simple but elegantly designed building.

H. Signs

1. Building signage should take into consideration legibility to pedestrians as well as motorists. For this reason, projecting signs and similar sign types that are easily legible to pedestrians are encouraged. See Figure 35.
2. Freestanding signs are discouraged but are considered appropriate for single-family homes converted to nonresidential uses and large institutional properties in which buildings are set back from the street. Where permitted, freestanding signs should be monument type and should not exceed the heights specified in Table 3. See Figure 36.



Figure 35 Signs that are perpendicular to the façade are legible to pedestrians and motorists.



Figure 36 Monument sign

Table 3 Freestanding Sign Height by Character Area

River and Creek, Neighborhood Mix, Historic Commercial, 14 th Street and Avenues	10 feet max
Commercial Corridor	15 feet max



Figure 37 Indirect lighting of sign using gooseneck fixtures.



Figure 38 Backlit sign

3. Indirect lighting of building signs, including backlighting, is encouraged. See Figures 37 and 38.
4. Sidewalk signs must be professionally constructed of durable materials like wood or metal.

5. Attached signs should be installed within the sign band, when present, above the storefront (see Figure 39).
 - (a) Attached signs should not cover or cause the removal of architectural features from historic building facades.
 - (b) For buildings with multiple tenant storefronts, attached signs should be installed in similar locations (see Figure 40).
6. Window signs should be professionally painted or cut from vinyl.
7. Signs should complement the colors and materials of the building and/or storefront.
8. Subject to zoning approval, attached signs may be located above the eave of a one-story building if there is no more appropriate location due to limits of the façade design (see Figure 41).



Figure 39 Sign bands above storefront



Figure 40 Attached signs in similar location on façade of building with multiple tenant storefronts



Figure 41 Acceptable use of roof-mounted sign

I. Murals

Murals are encouraged as a way to provide visual interest on unarticulated building walls that are visible to the public, subject to approval of the DRB and to the extent permitted by the Zoning Ordinance (see Figure 42).

J. Fences and Walls

1. Chain link fencing is not permitted in locations where the fence will be easily visible to the public, such as between the front building line and street frontage.
2. Freestanding fences and walls located in areas visible to the public must be articulated so that there is a change in the fence/wall line every 50 feet or less, such as through the use of piers that project outward from the fence/wall surface at least one inch.

K. Exterior Lighting

1. Exterior lighting should be provided for visibility and safety purposes in parking lots and other portions of a site that are accessible to the public after sunset. However, excessive exterior lighting is discouraged.
2. Freestanding light fixtures should be of a decorative design. Lights mounted on wooden poles and cobra-type fixtures are prohibited.
3. In the Neighborhood Mix and River and Creek Character Areas, freestanding lights in surface parking areas should not exceed 12 feet in height. This also applies in any Character Area where adjoining residential uses.
4. In all other Character Areas, freestanding lights in surface parking areas should not exceed 15 feet in height.
5. Outdoor dining and similar outdoor gathering spaces should be illuminated not only for safety and visibility, but also to enhance the character of the space (see Figure 43).



Figure 42 Mural used to enliven a mostly blank street façade



Figure 43 String lights are an inexpensive ways to illuminate outdoor spaces

M. Landscaping

Landscaping is used to soften and break up expanses of hardscape, provide shade, facilitate stormwater management and add beauty to the downtown. The following guidelines apply to landscaping within surface parking facilities, open spaces and streetscapes.

1. Perimeter landscaping must be provided as specified in the Zoning Ordinance. However, special exceptions may be requested in accordance with Table 4.

Table 5 Perimeter Landscaping by Character Area

Neighborhood Mix, 14 th Street, Broad Street, Avenues, Historic Commercial	Only desired when adjoining residential uses
Downtown Core	Only desired when adjoining residential uses (excluding mixed-use and multifamily)
Commercial Corridor, River and Creek	as provided in Zoning Ordinance

2. Parking must be separated from public sidewalks by frontage landscaping. Decorative walls or fences, in addition to landscape plantings, are encouraged in the Downtown Core, Broad Street and Historic Commercial character areas to screen parking lots from the street, delineate public and private property and reinforce the street edge. Alternatively, a solid hedge may be used. See Figures 44 and 45.



Figure 44 Decorative wall used to separate parking lot from public sidewalk



Figure 45 Continuous hedge used to separate parking lot from public sidewalk

4. Plant Materials

- (a) Species diversity should be maintained by conserving and planting a variety of tree species. No more than 30% of all trees in a given area should be planted with a single genus (i.e., maple), one genus within a single species (i.e., red maple); nor one cultivar within a single species (i.e., 'Red Sunset' red maple).
- (b) Native trees should be used to blend into the broader landscape and ecology of the region.
- (c) Large deciduous trees should be a minimum of 10 feet in height, with a minimum circumference of three and one half caliper inches (measured six inches from the ground) immediately after planting.
- (d) Evergreen trees should be at least six feet in height immediately after planting.
- (e) Large canopy trees should be used wherever adequate space exists.
- (f) Plant species should be selected whose requirements match site conditions, e.g., sunlight, soil pH, nutrient availability, soil moisture, and growing space.
- (g) Plant species should be used that will best provide the function desired (e.g., evergreen trees for year-round screening) and for their suitability to the existing topography, soils, and vegetation.
- (h) Strips of woodland should be maintained whenever they connect to other natural areas and form corridors for wildlife movement.
- (i) Drought tolerant, native species should be used to reduce irrigation needs. Where irrigation systems are used, drip irrigation or similar water-efficient technology should be used to reduce potable water consumption. Reuse of captured rainwater is encouraged.

5. Plazas and Streetscapes

- (a) Tree species should be selected from Appendix A Native Street Trees.
- (b) Large and medium sized trees should be used in streetscapes and plazas. Trees species should be matched to the amount of available growing space, given their mature size.
- (c) Trees should be selected to enhance architectural design and to avoid blocking important building details.
- (d) Trees planted within streetscapes and plazas should be spaced at a maximum interval of 50 feet unless adjacent parking lot trees are present within 30 feet.
- (e) Trees should be limbed to provide an eight foot minimum vertical clearance in pedestrian areas.
- (f) Trees should be planted where their limbs will not impede access for delivery or emergency vehicles.
- (g) Permeable or open paving systems that accommodate pedestrians and wheelchair access may be used in plazas to provide water to tree roots and decrease storm water loads by diverting water from the storm sewer into the soil.
- (h) Root barriers, channels and/or structural soil under sidewalks should be used to provide adequate root area, improve the health and longevity of street trees and prevent roots from impairing underground utilities and hardscape areas. See Figure 46.

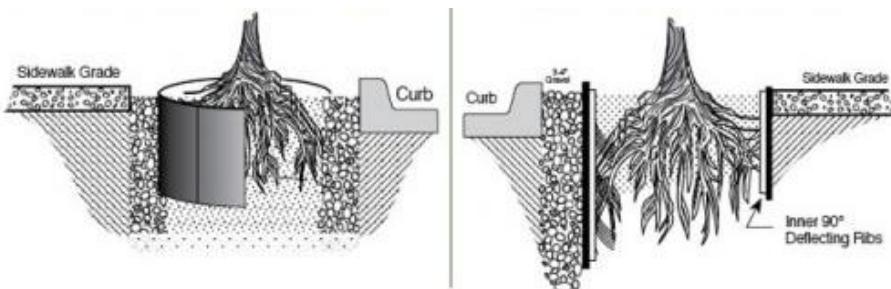


Figure 46 Root barriers used to deflect root growth away from pavement areas

6. Trees and Utilities

- Trees with aggressive root systems should not be used near underground utilities.
- At least 15 foot clearance should be maintained between overhead power lines and tree limbs.
- Only understory trees should be used beneath overhead power lines to ensure line clearance can be maintained.
- Medium canopy trees should be planted at least 20 feet from overhead utilities. Large canopy trees should be planted at least 40 feet from overhead utilities.
- Trees should be pruned according to professional standards, employing natural target pruning to remove undesirable limbs at the branch collar.
- Crown reduction pruning should be used instead of tree “topping” to maintain clearance between trees and utility lines (see Figure 47).
- Where necessary, installation or repair of cable, phone, electric, gas, water, or sewer lines should tunnel under tree roots instead of trenching through them within the critical root zone.



Figure 47 To avoid topping and excessive pruning, understory trees should be used near utility lines and, where necessary, their crowns pruned strategically over time.

N. Bicycle Parking

- Developments with parking lots over 15 spaces should include bicycle parking.
- Bicycle parking should be located near the building entrance or another easily visible, accessible location. Racks should be placed on a stable, hard surface (see Figure 48).

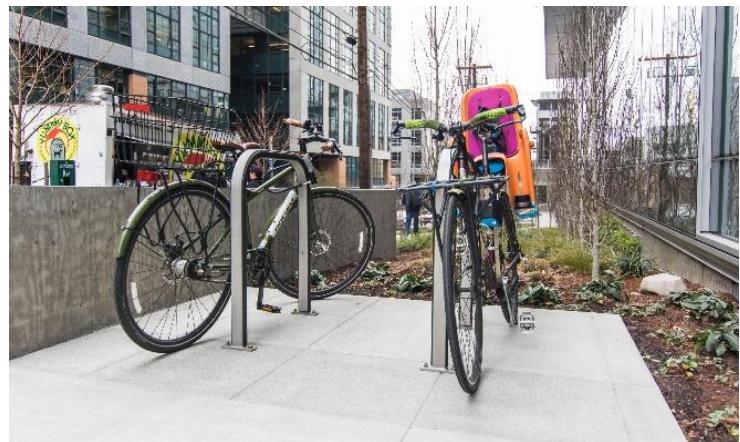


Figure 48 Bicycle parking

O. Greenways

The following guidelines, unless superseded by other adopted design specifications, apply to greenway trails, such as the Riverwalk and any future trails along Holland Creek:

1. In the River and Creek character area, riverfront developments should provide pedestrian access to the Riverwalk.
2. Paving Materials
 - (a) A combination of concrete pathway with red brick paver accents should be continued in all future sections of the Riverwalk and any paths connecting to adjoining development, sidewalks or open spaces.
 - (b) The paved width of greenway trails should be at least 12 feet. Paths that connect adjoining development, sidewalks, or open spaces to the Riverwalk should be at least eight feet in width.
 - (c) Bridges should be decked with wooden slats.
3. Lighting and Furnishings
 - (a) Acorn streetlights of the same manufacturer and finish, as existing, should be used on all new sections of greenway.
 - (b) Benches and trash receptacles should be matched with the existing furniture of the greenway, such as the coated expanded metal mesh site furniture in a green finish used on existing portions of the greenway.
4. Landscape and Vegetation
 - (a) Appropriate native tree species should be included in new greenway sections.
 - (b) In naturalized areas, trees and understory vegetation should be maintained on each side of the greenway to create a park-like setting. A 60-foot total swath should be maintained to support growth of canopy trees and open sight lines.

(c) In open areas, native canopy tree species and understory flowering trees should be planted along both sides of the greenway to provide shade and enhance visual appeal.

5. Development of Future Sections

- (a) New development adjacent to planned sections of greenway should provide easements or right-of-way for future greenway construction, where necessary.
- (b) Large-scale projects adjoining a planned greenway should be required to construct the greenway and trail section as part of the development.

Glossary

In addition to the following definitions, refer also to the Zoning Ordinance for the meaning of terms used in these Design Guidelines.

1. **Addition**. Construction of new space that increases the habitable floor area of an existing building.
2. **Alteration**. Any physical modification that materially changes the appearance of a building
3. **Awning**. A roof-like covering with an angled or curved profile extending outward from a building wall providing shade or rain cover.
4. **Block Frontage**. All property fronting on one side of a street between two cross streets or between a cross street and a railroad, interstate, river or similar boundary.
5. **Bulkhead**. That portion of a storefront façade between the display windows and the sidewalk or ground. Historically, the bulkhead often included an enclosure along the interior of the façade that was used to conceal mechanical systems or to provide storage for display goods (see Figure 49).
6. **Canopy**. A flat roof-like covering extending outward from a building wall providing shade or rain cover.
7. **Canopy Tree**. A tree achieving a mature height over 30 feet and with a wide canopy capable of providing shade to a large area. Canopy trees have a trunk height, from the lower-most branches to the ground, of at least seven feet.
8. **Certificate of Appropriateness**. A document executed by the Design Review Board approving work proposed within the Primary [mandatory] District and which authorizes the release of development permits upon City approval.

9. **Certificate of Completion**. A document executed by the Design Review Board stating that the review of work proposed within a Secondary [Optional] District has been completed and which authorizes the release of development permits upon City approval.



Figure 49 Parts of a traditional Storefront

10. **Chamfer**. To cut or bevel a building corner to increase sight distance for vehicles approaching an intersection.
11. **Character Area**. A portion of the Downtown Design Review [Redevelopment] District in which existing and desired development characteristics, including but not limited to, uses, scale, building height, and frontage conditions, differ from other portions of the overall district.
12. **Color Blend**. A mixture of complementary colors occurring in modular masonry units, especially brick, or that naturally occurs within stone masonry.

13. **Cornice**. A horizontal, decorative moulding that accentuates the top of buildings, particularly those with flat roofs (see Figure 50).
14. **Earth Tone**. A palette of colors that are similar to natural materials and landscapes, including browns, greens, grays, and other warm and muted shades.
15. **Fenestration**. Window and door openings on a building façade.
16. **Front Parking**. Off-street surface parking located between the front lot line and the building.
17. **Gable**. That portion of a façade, often triangular in shape, between intersecting roof pitches.
18. **Hardscape**. Hard-surfaced improvements within an open space, including walkways, steps, seating areas, low walls, pavers, etc.
19. **Historic Building or Structure**. A building or structure that is listed as “contributing” in the historic survey prepared for a local or national historic district.
20. **Parapet**. A wall that extends above the roofline of flat roofs. See Figure 51.
21. **Plaza**. An open space designated for public use enclosed on one or more sides by buildings and featuring a combination of hardscape and softscape.
22. **Primary [Mandatory] District**. That portion of the Downtown Design Review [Redevelopment] District in which project designs must be approved by the Design Review Board before development permits may be released.
23. **Secondary [Optional] District**. Portions of the Downtown Design Review [Redevelopment] District in which project designs must be reviewed by the Design Review Board before development permits may be released.
24. **Sign Band**. A flush area of the façade, in the uppermost portion of the storefront, that is design and reserved for placement of building signage.



Figure 50 Cornice



Figure 51 Parapet wall

25. **Softscape**. Vegetation within an open space and the soft-surfaced areas in which they are planted, including grass, trees, flowers, mulch beds, etc.
26. **Storefront**. The front portion of a nonresidential building at street level containing a building or tenant entrance, display windows. Refer to Figure 42 for parts of Storefront.
27. **Street Frontage**. That portion of a property adjoining a street right-of-way.
28. **Thin Brick**. A manufactured veneer made from clay, shale, cement or concrete to mimic the appearance of traditional brick masonry.
29. **Understory Tree**. A tree achieving a mature height typically under 30 feet.

Appendix

A. Recommended Native Street Trees

1. Large Deciduous Trees

- (a) *Acer barbatum* Southern Sugar Maple
- (b) *Acer rubrum* Red Maple
- (c) *Nyssa sylvatica* Blackgum
- (d) *Quercus alba* White Oak
- (e) *Quercus coccinea* Scarlet Oak
- (f) *Quercus falcata* Southern Red Oak
- (g) *Quercus laurifolia* Darlington Oak
- (h) *Quercus phellos* Willow Oak
- (i) *Quercus schumardii* Shumard Oak

2. Small Deciduous or Flowering Trees

- (a) *Cercis canadensis* Redbud
- (b) *Chionanthus virginicus* Fringetree
- (c) *Cornus florida* Dogwood
- (d) *Ostrya virginiana* Hophornbeam

Central City Urban Renewal and Redevelopment Plan

City Of Phenix City, Alabama

Draft: January 9, 2026

LEGAL AUTHORITY

The Project Area more particularly described and set forth in Figure 1 herein, is located within Phenix City's "central city," the urbanized area circumscribed by US 280, US 80 and the Chattahoochee River.

This Urban Renewal and Redevelopment Plan finds that blight and blighting factors exist in the Project Area and throughout the physical boundaries established by this Plan. Adoption of this Central City Urban Renewal and Redevelopment Plan (the "Plan"), amends the Downtown Phenix City Redevelopment Plan, 2001 and shall take precedence in the event of any conflict between its provisions and those of the 2001 Redevelopment Plan.

The Plan is authorized under Chapters 2 and 3 of Title 24 of the Code of Alabama (1975) as a separate, distinct and independent Urban Renewal and Redevelopment Project. The City of Phenix City has full power and authority under said legislation to carry out the Project defined herein pursuant to the Plan, upon the adoption of the Plan by the City Council of the City of Phenix City.

Background

The downtown and adjoining neighborhoods have experienced disinvestment since the 1960s, when the city began to lose population. By the time the city had rebounded from four decades of population loss, neighborhoods within the central city began to lose population in 2000. During this time, homeownership rates dropped and more and more homes became vacant. As a result, business areas serving the central city changed. Since then, the population in three key census tracts has declined by 16%, homeownership has withered to 30.4% and housing vacancy has grown to over 20%.

To stave off decline, the City has embarked on numerous efforts to spur private reinvestment: amphitheater, riverwalk, public parking deck, streetscape improvements. In addition, the City has acquired disinvested residential lots, in which houses had been demolished. In 2019, the Phenix City Housing Authority redeveloped an aging housing complex, producing the new Whitewater Village housing community in its place. These and other attempts to revitalize the downtown business district and neighborhoods, eliminate blight and improve housing conditions have had some successes but have not reached a sustainable level.

Data collected and evaluated regarding Downtown Phenix City's socioeconomic and housing conditions reinforces the need to stabilize the central city, improve housing and economic conditions, and eliminate blighting conditions. Socioeconomic and housing information for the Project Area outlined below is based on data for Census Tracts 302, 303 and 307 (Russell County,

Alabama) from the US Decennial Census 2000, 2010 and 2020 and American Community Survey 2023.

The Project Area is experiencing a continued decline in population. Since 2000 the population within the Project Area census tracts declined by 16%—a loss of almost 1500 residents. In contrast, the city overall grew by 10,000 residents as new neighborhoods were constructed outside the central city. According to the 2023 American Community Survey, poverty rates within the Project Area—which range from 31.4-50.4%—are well above the percentage of the city’s population living in poverty (23.8%).

The housing stock is aging and in danger from neglect and other blighting factors. Over half of occupied housing units in Project Area Census Tracts were built before 1960 and only about 11% have been built since 2000, most of which were built in a portion of Census Tract 307 outside of the Project Area. Vacant housing units have risen to 20.5%. The City has been proactive in demolishing and clearing deteriorating housing, which has blunted the full impact of housing deterioration. While this lessens their blighting effects, the remaining, unintended urban land and other vacant structures, some awaiting demolition, continue to contribute to community blight.

Housing ownership in the Project Area has waned, which is further contributing to the decline in the area’s stability. Originally owner-occupied single-family homes have become rental units. According to the 2000 Census, only 56.6% of housing units were renter-occupied. By 2020, almost two-thirds of occupied housing units were renter-occupied (64.5%), while renter-occupancy in the city overall was 52.9%.

There are approximately 1,240 acres of land within the Project Area. Today, 427 acres are vacant, including lots on which former buildings were demolished. Since 2000, over 500 housing units are estimated to have been lost in Census Tract 302.

As the area’s population and income levels have decreased, retail activity has ebbed. The construction of the US Hwy 280 bypass further accelerated loss of businesses from the Crawford Road/13th Street corridor, which up to then was a busy, commercial district and the primary connection into Downtown Phenix City and nearby Columbus.

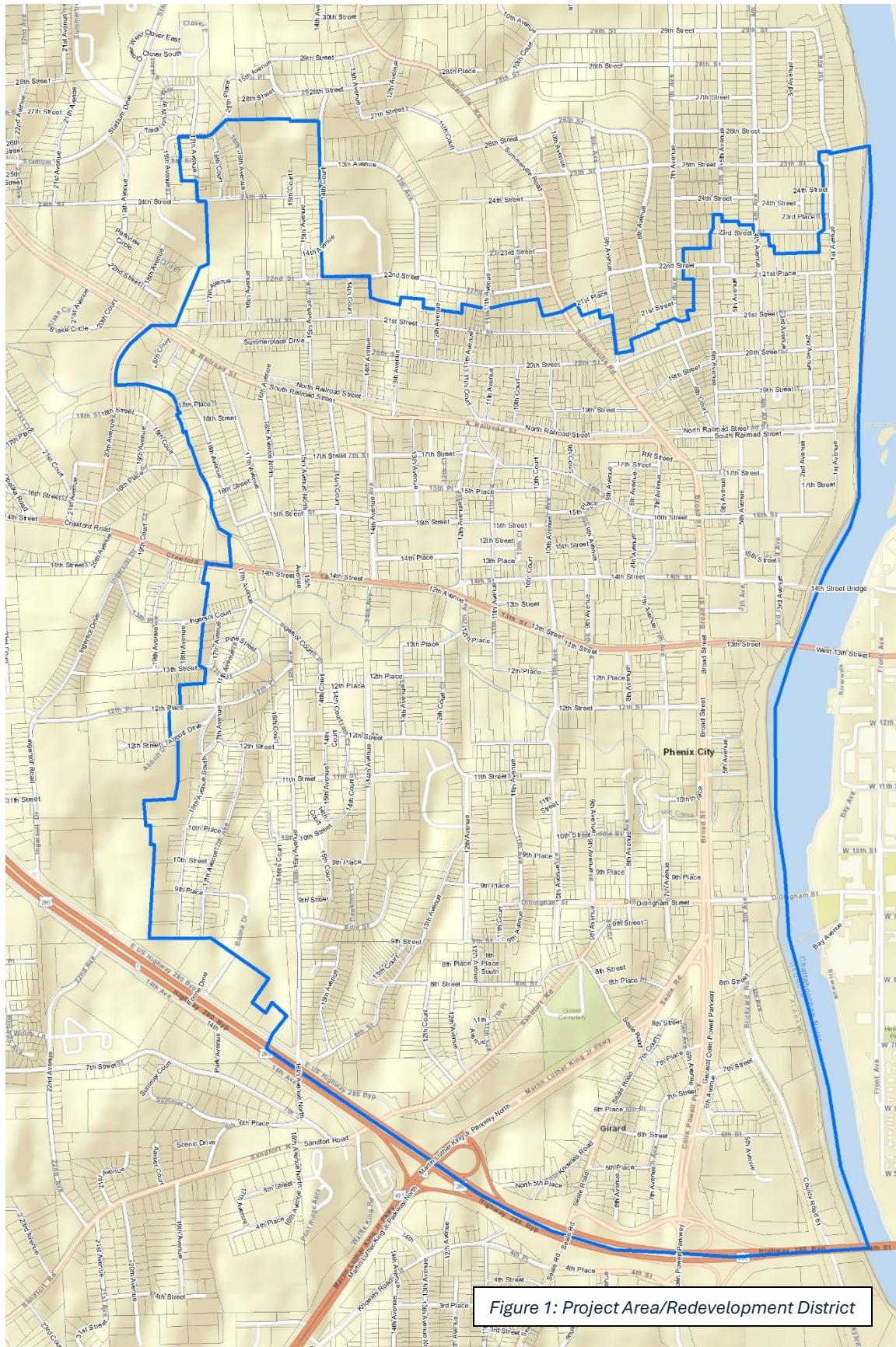
Project Area Boundary

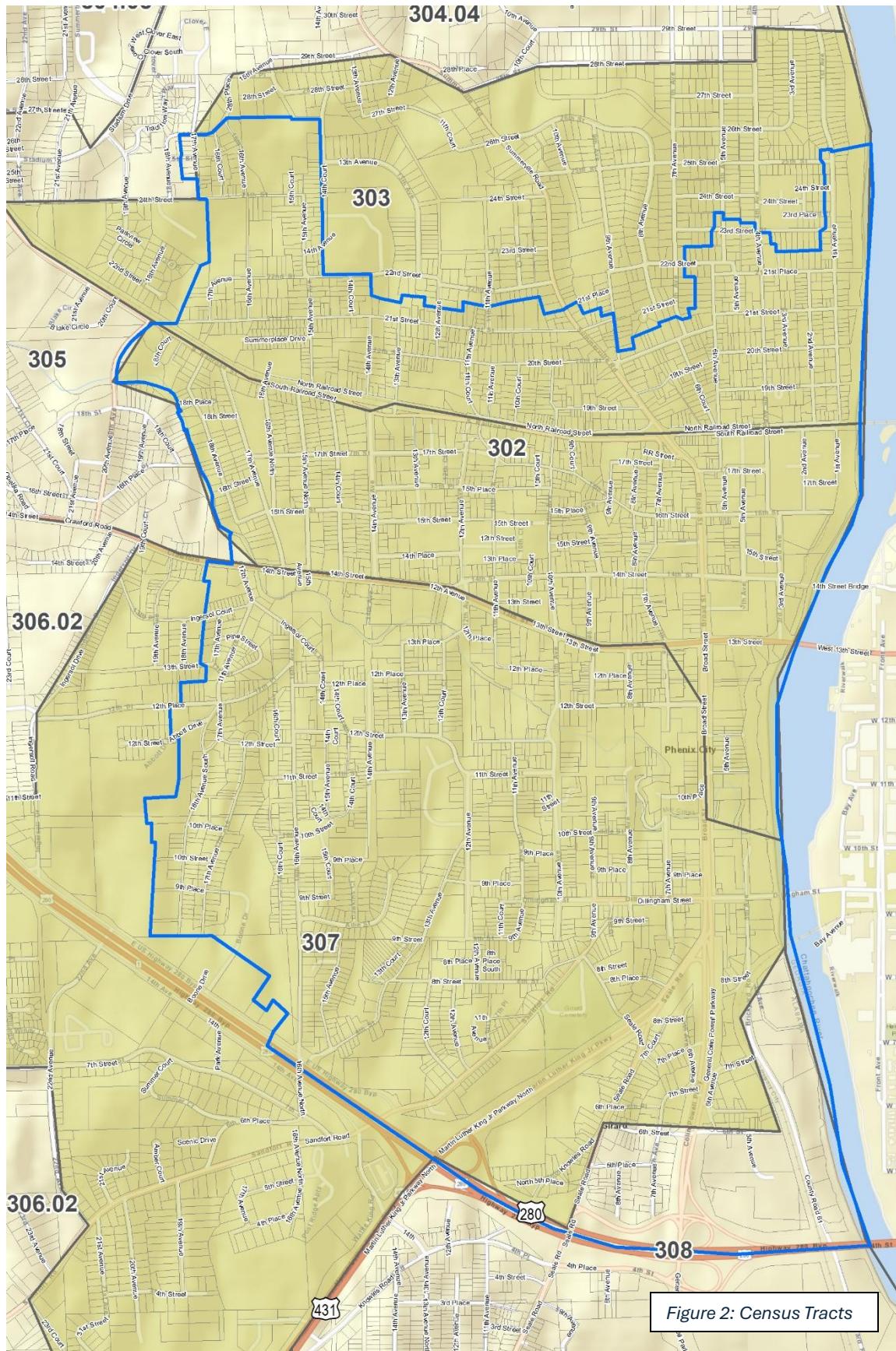
The Project Area, shown in Figure 1, is located within the central city area of Phenix City. The Project Area extends roughly from 21st Street to the southern portion of US 280 and from 18th Avenue to the Chattahoochee River, generally. The boundary is more particularly described on Exhibit A, attached hereto and incorporated herein by reference.

Project Summary

The adoption of this Plan will enable the City to implement strategies to eliminate or prevent the spread of deteriorated or blighted areas identified within the community. These activities will stabilize faltering commercial and residential areas and encourage reinvestment by property owners and developers. Beyond the provision of basic infrastructure needs such as sidewalks, streets, utilities, and other public improvements, the Plan authorizes the City to support or undertake programs which may include, but are not limited to, the acquisition, assembling, or disposal of real property, the demolition or rehabilitation of existing houses and other buildings, as well as the construction of new structures (the “Project”).

An important element in the success of the proposed Plan in stabilizing and renewing the identified Project Area is cooperation and coordination of efforts between the City, the Phenix City Housing Authority and other relevant organizations. As federal housing assistance and policy changes and as local financial resources decline, it has become increasingly evident that the provision of low and moderate income affordable housing will have to be a partnership effort among the public, private and non-profit sectors. To this end, the City will undertake to work with qualified community development corporations and other public and private agencies and organizations to promote new housing and commercial development opportunities within the Project Area.





REDEVELOPMENT PLAN OBJECTIVES

The adoption and implementation of this Plan will contribute to attaining the following objectives:

- To prevent the development or spread of blighting and deteriorating conditions.
- To eliminate blighting and deteriorating conditions and blighting and deteriorating influences on improved and unimproved property.
- To eliminate under-utilization and obsolete layout or defective or unusual conditions of title.
- To stabilize and improve development conditions so that private reinvestment may occur.
- To promote sound growth of the community, in the context of preserving community identity and long range land use goals.
- To promote the development of safe, sanitary and adequate low/moderate income housing, to provide for the demonstrated housing needs of the community, and to contribute to the revitalization of the central city.
- To provide public improvements such as sidewalks, streets, utilities and lighting as deemed necessary, and to create a safe, attractive environment.
- To stimulate economic growth and development through the creation of construction jobs.
- To afford persons of modest income the opportunity of home ownership.
- To create a partnership between the public and private sector, which may form the basis of future cooperation to provide additional adequate housing for persons of modest income.

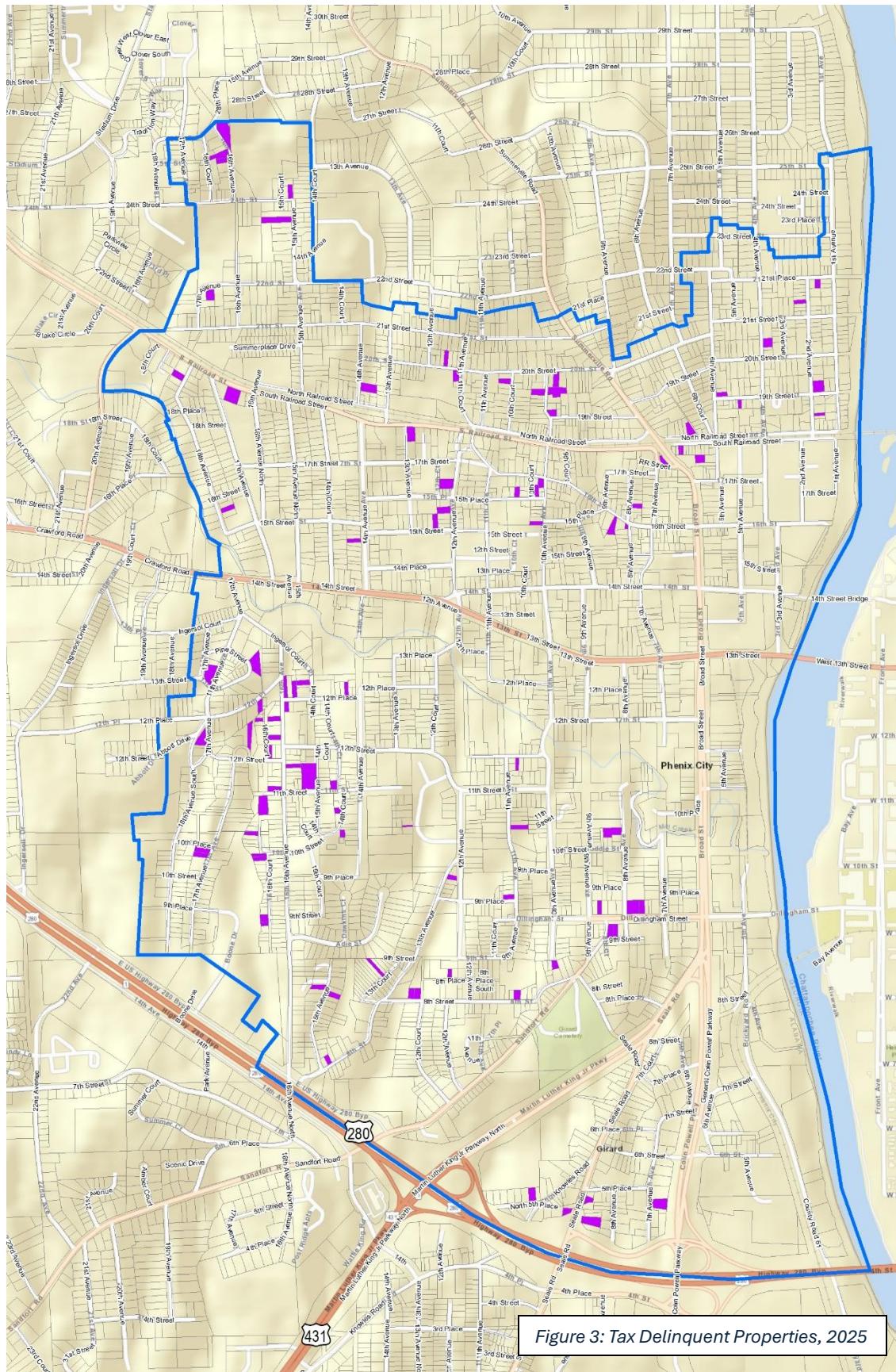
BLIGHTING CONDITIONS

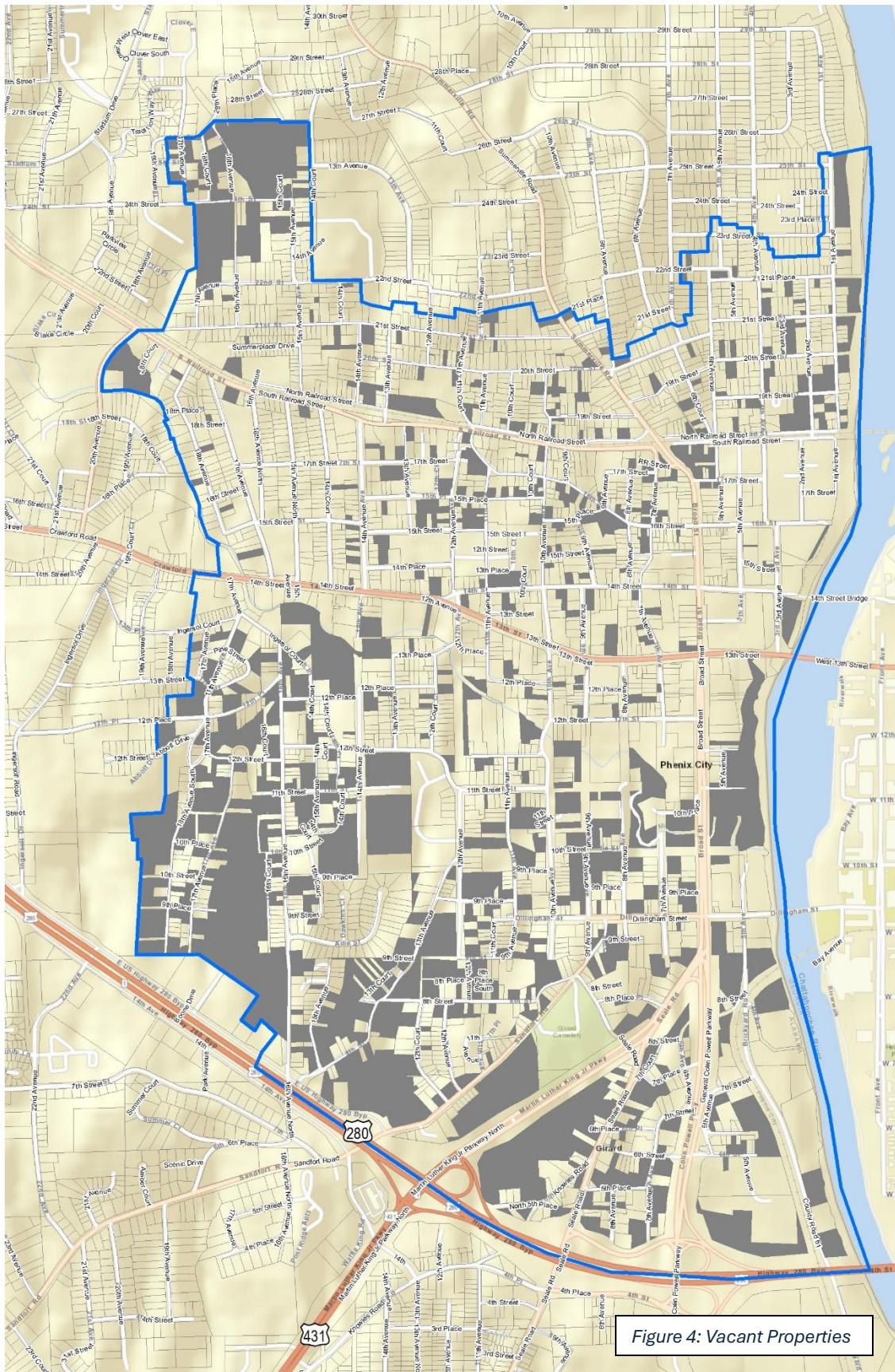
The following issues are present in the Project Area and are considered under the Code of Alabama to be characteristics of blight:

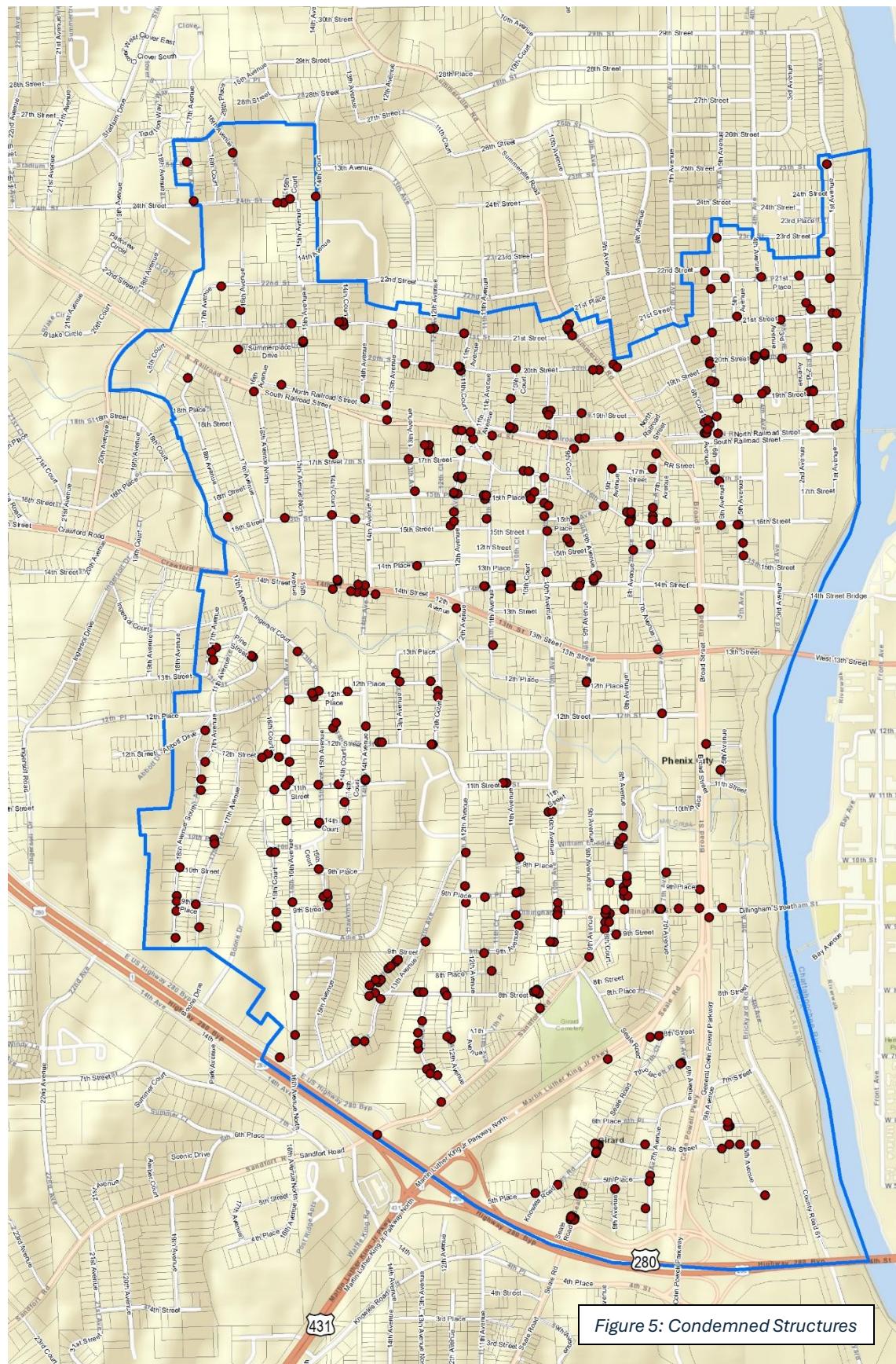
- Structures, buildings, or improvements that are unfit for human habitation or occupancy because of dilapidation, deterioration, or unsanitary or unsafe conditions, vacancy or abandonment, neglect or lack of maintenance, inadequate provision for ventilation, light, air, sanitation, vermin infestation, or lack of necessary facilities and equipment.
- A concentration of properties having defective or unusual conditions of title which make the free transfer or alienation of the properties unlikely or impossible.
- Structures from which the utilities, plumbing, heating, sewerage, or other facilities have been disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
- Excessive vacant land on which structures were previously located which, by reason of neglect or lack of maintenance, has become overgrown with noxious weeds, is a place for accumulation of trash and debris, or a haven for mosquitoes, rodents, or other vermin.
- Property which, because of physical condition, use, or occupancy, constitutes a public nuisance or attractive nuisance.
- Property with code violations affecting health or safety.
- Property that has tax delinquencies exceeding the value of the property.

Concentrations of vacant property, tax delinquent property and condemned structures (see Figures 3, 4 and 5), and properties with defective and complex chains of title have increased in the Project Area over time. Property titles in some cases include liens for sewer, demolition, weed abatement fees and penalties. Abandoned properties, both with and without structures, frequently become overgrown.

Much of the tax delinquent property is previously developed single family lots but that are now vacant and abandoned land. There are approximately 95 properties in the Project Area considered tax delinquent as of December 23, 2025, according to the State of Alabama Department of Revenue. Few tax delinquent properties are occupied. Approximately 96% of the tax delinquent properties contain no structures. Though struggling, the 13th Street commercial corridor and downtown area have relatively few tax delinquent properties. There are a number of vacant buildings but few properties along 13th and in the downtown area that are undeveloped.







GOALS

Promote and maintain a vital, attractive image and business environment for Downtown

- Encourage owners of vacant and underutilized properties to infill and/or redevelop them with buildings of an appropriate use, scale, and design character.
- Provide and maintain an appropriate appearance and use of open, vacant and unimproved properties.
- Promote activities that contribute to a healthy business environment.
- Develop and support a wide variety of downtown businesses and services.
- Encourage downtown housing development through mixed-use development and dense, high-quality housing in adjacent areas.
- Provide and maintain high quality public facilities.
- Encourage the use of attractive and effective commercial displays and signs.

Promote and maintain a vital, attractive image and business environment along the 13th Street Corridor

- Re-brand the corridor, including renaming it so that it has one name from US 280 (on west end) to the river. The roadway could be named, for example, to commemorate an important historic figure or event.
- Reduce concentration of auto repair and towing services, used car sales and other outdoor businesses.
- Require new construction to follow more urban development patterns east of Holland Creek, e.g., buildings close to and fronting on sidewalk with parking to the side or rear.
- Allow high density residential in redevelopments of larger properties along the corridor east of Holland Creek.
- Redesign roadway to suit traffic patterns, support bicycle and pedestrian mobility and increase safety.

Encourage private reinvestment in neighborhoods and business areas.

- Encourage the renovation and reuse of historic buildings through financial and/or regulatory incentives.
- Plan and implement infrastructure enhancements in targeted areas, including the re-design of 13th – 14th Street, extension of streets and street construction in previously unimproved rights-of-way.
- Partner with Phenix City Housing Authority to redevelop and/or relocate aging public housing complexes within the Project Area.
- Develop a trail for use by pedestrians, and to the extent practicable—bicycles, along and/or adjacent to Holland Creek and preserve a natural buffer along the creek and trail to serve as an amenity attractive to development.
- Discontinue incompatible and deleterious land uses from within neighborhoods.
- Create a “side lot” program, in which owners of single-family homes may purchase adjoining vacant property acquired by the City. Side lot programs are intended to encourage maintenance of vacant land by responsible landowners to decrease blight caused by overgrown, unmaintained lots.

Protect and celebrate the Chattahoochee River

- Make strong visual connections at key locations along the river.
- Encourage mixed-use developments with housing overlooking the river.
- Develop the riverfront as a recreational amenity for Downtown residents and workers.
- Actively seek development of commercial uses that will capture value from a riverfront location.
- Develop pedestrian connections to Riverwalk.
- Create an entertainment hub along the river as a regional attraction.



Increase multi-modal mobility and access.

- Maintain and support legible traffic patterns for safe and efficient travel throughout the city.
- Plan and develop a trail system along and/or adjacent to Holland Creek that connects to the Riverwalk.
- Minimize conflicts between vehicles and pedestrians to enhance safety and efficiency.
- Extend existing streets to strengthen the downtown street grid.
- Evaluate undeveloped rights-of-way, particularly south of 13th Street, to determine whether they should be retained for street or bike-ped use or abandoned and made available for acquisition and development.
- Redesign streets to calm traffic and enhance walkability.
- Provide adequate downtown parking facilities and loading zones for service and delivery vehicles.

STRATEGIC APPROACH TO REVITALIZATION

As the City and its public and private partners pursue individual projects to revitalize the Project Area, the following strategies are recommended to help prioritize investment. It is intended that through a strategic approach, the City can initiate revitalization efforts with judicious use of public funds to set the stage for private investment:

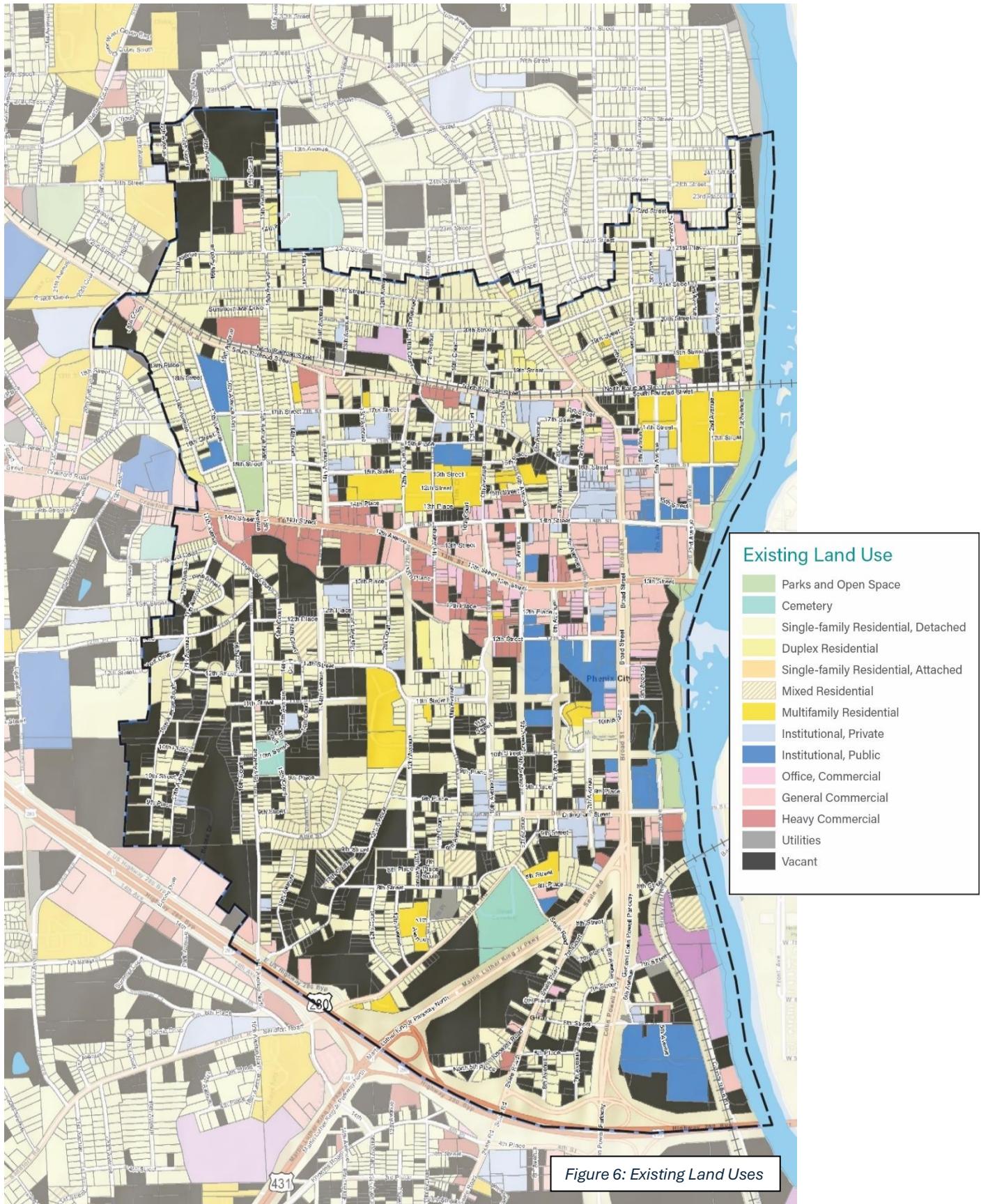
- Focus on an area where revitalization efforts can build on existing community assets, where some private or public investments are planned or taking place and/or where supportive public or nonprofit programs are being carried out to improve social or economic conditions.
- Focus on an area where blighting conditions can be remedied with noticeable, positive impacts but with relatively small costs, such as clean up activities or demolition of buildings that are so deteriorated that they represent a nuisance and safety hazard to the public.
- Focus on the perimeter of a relatively strong area where the vibrancy and activity of that area can be enhanced and leveraged to strengthen adjacent properties.
- Focus on an area where revitalization efforts can leverage the vibrancy and activity of two adjacent community assets or healthy business or residential areas to fill in the gap between them.

LAND USE PLAN

Figure 6 shows the pattern of land use investment—and disinvestment—in the Project Area today. To support the ultimate success of revitalization efforts, the land use policies herein will help achieve appropriate development patterns and avoid development decisions that have contributed to the decline of the central city's residential and business areas. The following land use goals, policies and Future Land Use Map shall apply with respect to future investment and regulatory decisions throughout the Project Area. The Future Land Use Map is adapted from the Land Use Plan component of the Comprehensive Plan.

Land Use Goals

- Create sustainable, safe and quality environments within Phenix City's central neighborhoods and business areas.
- Foster safety and crime deterrence through land use policies that reflect best urban design practices.
- Encourage reinvestment and/or redevelopment of existing multifamily housing.
- Protect single-family areas from encroachment of incompatible uses to foster owner-occupancy.
- Encourage business reinvestment and mixed-use development along 13th Street and in downtown to serve the needs of the community and provide job opportunities.
- Provide appropriate locations for quality, multifamily residential development and redevelopment to assure affordable and desirable housing choices.
- Encourage reinvestment that is of a mix, density, and design to support business development, walkability and transit access.



Land Use Policies

Zoning and land use policies and regulations, with respect to the Project area, should:

1. Foster the revitalization of downtown Phenix City into a walkable, mixed-use core.
 - Encourage mixed uses and compact development patterns in downtown that support transit, bicycle, and pedestrian access.
 - Discourage commercial uses oriented primarily to motorists, including car washes, gas stations, and drive-through businesses.
 - Attract uses that take advantage of and bring activity to the riverfront: retail, dining, entertainment and hospitality.
 - Create civic open space in a visible, central and accessible location linked to the Riverwalk.
2. Promote reinvestment along the 13th – 14th Street corridor
 - Enable and encourage uses that bring vitality to the corridor and that meet the needs of nearby residents, workers and visitors, including businesses and housing
 - Create an environment conducive to reinvestment and redevelopment through the redesign of 13th – 14th Street
 - Encourage the discontinuation or relocation of commercial uses that suppress property values and deter development on adjacent properties: automotive services, used car sales, alternative financial services
 - Establish design standards for commercial uses that are oriented primarily to motorists, including car washes, gas stations, and drive-through businesses to integrate them successfully into a multi-modal environment.
3. Protect and enhance single-family residential areas to increase investment and home ownership.
 - Define specific areas for protection of single-family dwellings from incompatible uses.
 - Encourage the discontinuation of existing islands of commercial and industrial uses within residential areas.
 - Designate areas appropriate for multifamily and other high density residential development.
 - Locate new multifamily housing adjacent to commercial areas and major roads.
 - Encourage a variety of higher density housing types (cluster housing, single-family attached, multifamily, etc.) to accommodate housing needs for a variety of incomes.
 - Avoid placing multifamily housing facing or between detached single-family dwellings on the same block face.

FUTURE LAND USE MAP

The Future Land Use Map (see Figure 7) is intended to guide future zoning and development decisions, in combination with the previously described land use goals and policies and land use and design principles. The map includes the following land use categories:

Detached Single Family Housing

The Low Density and Medium Density Residential categories include single-family dwellings, schools, churches, recreation facilities and other compatible uses. Housing densities and types include:

- Low Density Residential includes densities up to four dwelling units per gross acre. Housing types include single-family detached homes.
- Medium Density Residential includes densities up to six dwelling units per gross acre. Housing types include single-family detached homes and duplexes.

Attached Single-Family and Multifamily Housing

The Medium and Medium High Density Residential categories include dwellings, schools, churches, recreation and other community facilities and other compatible uses. Housing densities and types include:

- High Density Residential includes densities above six dwellings per acre. Housing types include detached, semi-detached and attached single family homes; duplexes; and three- and four-unit buildings.
- Multifamily Residential includes densities above six dwellings per acre. Housing types include detached, semi-detached and attached single family homes; duplexes; three- and four-unit buildings and multifamily developments.

Institutional

This includes government facilities, schools, churches, hospitals, health clinics, nursing homes, private nonprofit facilities, public services, and cemeteries.

Commercial and Mixed Use

- Highway Commercial Mixed-Use includes retail, business and personal services, dining, entertainment, lodging, offices and institutional uses. Commercial uses in this category typically serve regional, commuter and citywide markets and may involve large footprint buildings.
- Mixed Use includes commercial, recreational, institutional and high density and multifamily residential uses. They serve commuter, citywide and smaller market areas. Uses may be mixed vertically or horizontally. Use flexibility is intended to expand reinvestment opportunities in already developed areas.
- Downtown Mixed Use includes commercial, recreational, entertainment, lodging, institutional and high density and multifamily residential uses. Multistory buildings are desirable. Uses may be mixed vertically or horizontally.

Institutional

This category includes government facilities, schools, places of assembly and worship, medical, and community service uses and lands. NOTE: Only existing institutional uses are shown on the Future Land Use Map. Future institutional uses are appropriate in most land use categories, depending on their scale and intensity.

Utilities

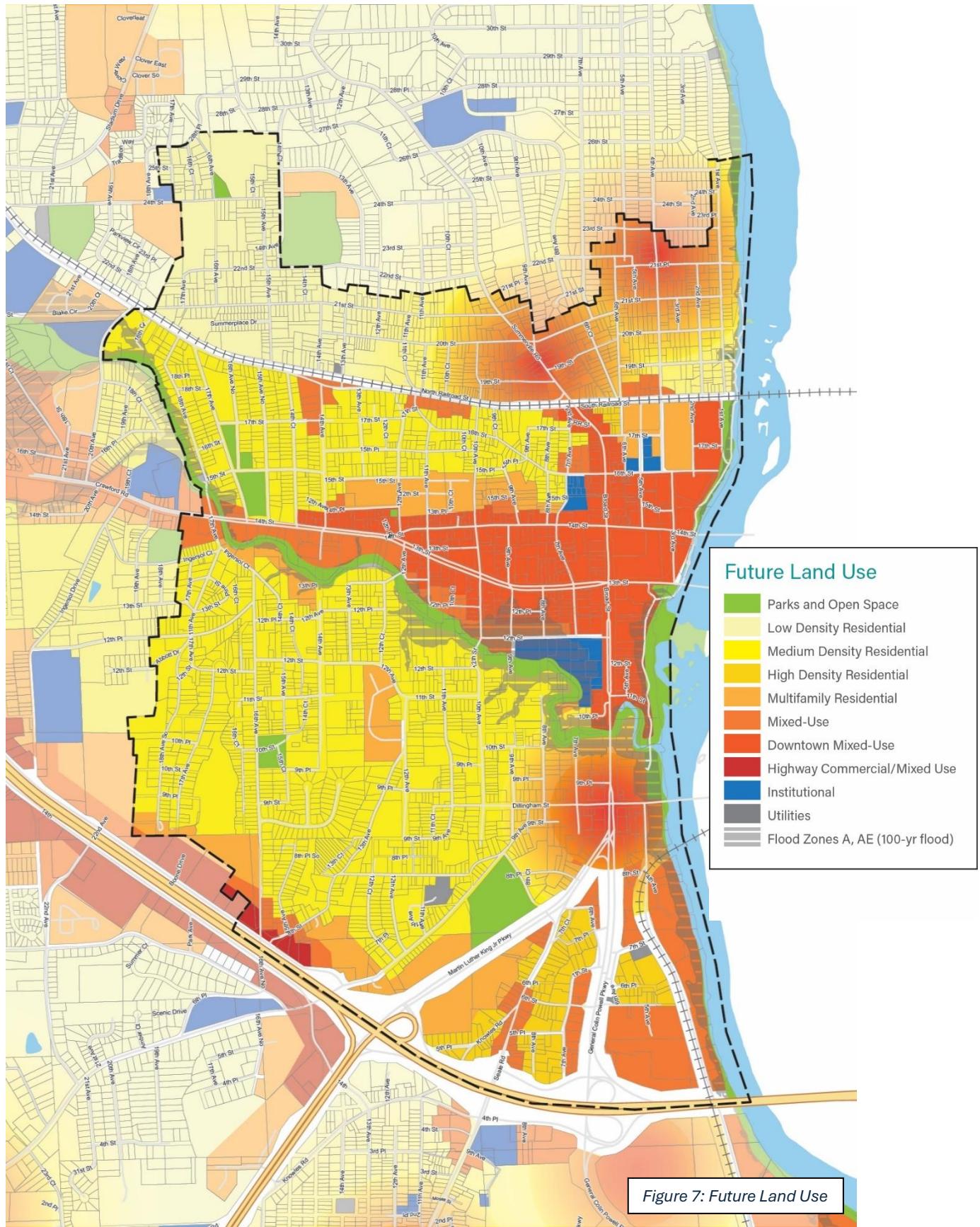
This category includes water, sewer, gas, electrical, telecommunications and other existing utility facilities. NOTE: Only existing locations are shown on the Future Land Use Map.

Parks and Open Space

This category includes land permanently reserved as open space and/or recreation including public parks and cemeteries. Floodways are also included to assure conservation of these areas and reduce development impacts on area waterways.

Flood Zones A and AE

This category identifies areas designated by the Federal Emergency Management Agency as Flood Zones A and AE, in which there is a significant risk of flooding, particularly from the 1-percent-annual-chance flood, often referred to as the "100-year flood." Special development practices are required by the City in accordance with its Stormwater Management Plan and associated standards.



REQUIREMENTS FOR PUBLICLY ACQUIRED LAND

Redevelopment Agreement

In special cases, where the acquisition of a specific parcel(s) by the City may be necessary to facilitate land assembly for redevelopment in furtherance of this Plan, the City shall enter into a Redevelopment Agreement with a redeveloper(s) which shall provide:

- All property in the Project Area, defined as the Downtown Urban Renewal and Redevelopment District designated by the City Council and as shown in Figure 1, acquired by the City and conveyed to the Redeveloper shall be utilized for the uses and purposes identified in this Plan;
- The Redeveloper will begin building improvements required or permitted by the Plan within the period of time determined by the City;
- The Redeveloper will comply with such other conditions as are deemed necessary, proper or convenient by the City to carry out the purposes of Chapters 2 and 3, Title 24, Code of Alabama, 1975, and this Plan; and
- The instruments of conveyance shall incorporate as covenants and conditions running with the land such obligations of the Redeveloper as the City deems necessary, proper or convenient to effectuate the provisions of the Plan. Such covenants and restrictions shall be for the sole use and benefit of the City.

City Review of Plans within District

As may be specified in any future Redevelopment Agreement pursuant to this Plan, the City specifically reserves the right to review and approve the Redeveloper's plans and specifications for redevelopment or rehabilitation with respect to their conformance with the provisions of this Plan and harmonious development of the Project Area. Such review and approval shall be concerned with, but not necessarily limited to, site planning, lighting, signs, parking, loading, landscaping, and building plans, elevations, construction details and environmental impacts.

Additional Provisions

The Redeveloper shall not enter into, execute, or be a party to any covenant, agreement, lease, deed, assignment, conveyance, or any other written instrument, which restricts the sale, lease, use or occupancy of the Project Area, or any part thereof, or any improvements placed thereon, upon the basis of national origin, race, religion, sex or color. The Redeveloper shall comply with all federal, state and local laws, in effect from time to time, prohibiting discrimination or segregation, and will not discriminate, by reason of national origin, race, religion, sex or color in the sale, lease or use of occupancy of the Project Area.

All land not covered by structures or paved parking, loading or service areas shall be provided with landscape treatment, which shall include paved areas for pedestrian circulation, decorative surface treatments and planting such as trees, shrubs, ground cover, grass and flowers. The amount of landscape treatment shall be determined by the nature of the development and shall serve to improve the utility of the site, provide shade, support stormwater management and provide visual harmony as well as adequate buffers along boundaries with non-compatible uses. All landscaping shall be maintained in good condition by the property owner.

All regulations and limitations of the Zoning Ordinance shall apply to the Project Area.

IMPLEMENTATION OF PROJECT

Authority and Redevelopment

In implementation of this Plan, the City is authorized to purchase or acquire property within the Project Area by the exercise of eminent domain as it deems necessary, convenient and proper to carry out the purposes of the Project and in accordance with the policies described below. In addition, the City may enter into a contract with such Developers as it deems necessary, convenient and proper to develop all or any part of the Project Area in accordance with the requirements set out herein.

The City is further authorized to take any and all other actions as are necessary and proper thereto, including but not limited to demolition and land preparation for redevelopment, subdivision and resubdivision of property, disposition of property, rehabilitation of existing buildings, construction of new buildings, and entering into such agreements and contracts and executing such documents and instruments as are incident and proper thereto.

Public Improvements

In implementation of this Plan, the City may provide such public improvements, including landscaping, along certain streets within the Project Area as it deems necessary and appropriate. Said landscape and street improvements shall be complementary to, and harmonious with, existing development.

Any lights, landscaping, sidewalks, benches, signs and other public improvements furnished in the Project Area shall be in accordance with standards approved by the City.

Acquisition

The purpose of this Plan is to facilitate and encourage the private redevelopment of the identified Project Area to eliminate vacant properties, reduce blighting conditions, and increase quality, affordable housing opportunities. It is anticipated that the majority, if not all, of the properties within the Project Area will be redeveloped through private efforts. Due to the size of the Project Area, it is likely that such redevelopment would occur over a period of time and in several phases. As each phase of redevelopment occurs, specific provisions shall be taken, where appropriate, to provide adequate buffers to protect adjoining property owners and to minimize disruption to existing residents or businesses.

It may be necessary for the City to acquire certain properties within the Project Area at a future date; however, no specific properties are identified for public acquisition or demolition at this time. Should such action be determined necessary as a result of a further refinement of this Plan, it would be limited to strategic areas exhibiting special problems and upon the submission of an appropriate amendment to this Plan.

Relocation

Any acquisition, demolition or construction proposed in the furtherance of this Plan shall be undertaken as necessary to minimize the disruption to existing businesses, institutions and residents.

The City may provide or may require the Redeveloper to provide such assistance as it deems necessary, proper and convenient to implement this Plan.

Zoning

Changes to existing zoning classifications are recommended within the Project Area, in accordance with the Land Use Plan herein, and are proposed for consideration upon adoption of this Plan. Such modifications shall be considered and adopted in accordance with established procedures including notice to affected property owners and the right of such property owners to be heard. Such modifications shall reinforce the provisions of this Plan.

It shall be the policy of the City regarding zoning, subdivision and other regulatory actions within the Project Area to retain site plan review to assure safe and efficient access as well as the construction of buffers, as deemed appropriate, to preserve the privacy of residents, screening them from any potential negative impacts such as noise, glare, odors and fumes, which may be associated with the redevelopment of the area.

Historic Preservation

In accordance with the objectives of this Plan, the review and approval of plans for rehabilitation or demolition will include consideration for the preservation of historic structures and districts which have been or may be designated by the City, the State of Alabama, or the US Department of the Interior.