



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 14, 2026
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Approval of Agenda
- 3) Acknowledge City Council and City Personnel Present
- 4) Approval of the June 23, 2026 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 28.49+/- acres located at 59 Pine Ridge Trail – John E. Griggs, Jr. & Jamie Griggs, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Approval of Administrative Subdivision – 1.44+/- acres located at 1114 28th Avenue – Salvador Martinez-Arreola, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Approval of Administrative Subdivision – 1.09+/- acres located at 2060 Lee Road 427 (Pierce Road) and 5302 Wilma Avenue – Milltown Properties, LLC. & James Hall, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Acceptance of Annexation - 1.62+/- acres located at 20354 US Highway 280 East – Timothy & Jene' Greer, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo

10) Acceptance of Rezone - 52+/- acres located along US Highway 280 East – 5B, LLC., owner.

- Staff Report
- Developer's Comments
- Department Memo

11) Public Hearing and Recommendation of Annexation – 0.12+/- acres located at 2060 Lee Road 427 (Pierce Road) & 5302 Wilma Avenue – James Hall, owner.

- Staff Report
- Developer's Comments
- Department Memo

12) Public Hearing and Recommendation of an Amendment to the Zoning Ordinance – Article 5: Nonresidential And Mix-Use Districts.

- Staff Report
- Developer's Comments
- Department Memo

13) Old Business

14) New Business

15) Adjournment

June 23, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 23, 2026, 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 Hanks, Member Ivy, Member McKissic, Chairman Sims, and Member Phillips-Wyatt. Member Lindsey and Vice Chairman Taylor were not present.

The second item on the agenda was the approval of the agenda. Chairman Sims asked if there was a motion to approve the agenda. Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, Member Ivy, Member McKissic, Chairman Sims, 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. Councilmember Bailey, City Engineer / Public Works Director Angel Moore, Assistant City Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Chief of Police Joey Weierick, Chief of Fire Kristin Kennedy, Fire Marshall Chris Wright, City Attorney Jim McKoon, City Manager Wallace B. Hunter, Assistant City Manager Chan Gamble, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the June 9, 2026 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Carr 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 McKissic, Chairman Sims and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: Member Hanks. Motion passed.

The fifth item on the agenda was Chairman Sims, who set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Acceptance of Annexation – 0.12+/- acres located at 2060 Lee Road 427 (Pierce Road) and 5302 Wilma Avenue – James Hall, owner. City Engineer /Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: June 18, 2026

RE: Acceptance of Annexation Request – 0.12+/- acres located at 2060 Lee Road 427 & 5302 Wilma Avenue

The above referenced Annexation request is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this annexation request be accepted for consideration by the Planning Commission.

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

The seventh item on the agenda was the Public Hearing and Recommendation of Annexation – 0.20+/- acres located along Landmark Road – William & Patricia Sellers, owners. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. At this time Chairman Sims opened the public hearing. With no one coming forward the public hearing was closed. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: June 18, 2026

RE: Public Hearing & Recommendation of Annexation – 0.20+/- acres located along Landmark Road

The above referenced Annexation request has been reviewed by the Building, Utilities, Fire, and Engineering Departments. City Staff has no objection with the approval of this request for annexation.

Chairman Sims asked if there was a motion of recommendation for approval or denial. A motion to recommend for approval was made by Member Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, Member Ivy, Member McKissic, Chairman Sims, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Acceptance of an Amendment to the Zoning Ordinance – Article 5: Nonresidential and Mixed-Use Districts. Building Official Ray Rogers came forward to address the members. Mr. Rogers stated that the amendment was being requested after researching of other surrounding areas such as Opelika, Dothan, and Prattville that their maximum building area for Highway Commercial Districts were set at 50%. This amendment will be in line with the other surroundings areas and will also bring other developers into the City. Chairman Sims asked Secretary Eliza Phillips-Wyatt to read the department memo.

Memo

To: Wallace Hunter, City Manager

CC: Planning Commission

From: Rag Rogers, Chief Building Official

Date: June 4, 2026

RE: Max Building Area in C-4 Highway Commercial District

I would like to recommend that we amend the Zoning Ordinance by adjusting the maximum building area for the C-4: Highway Commercial District from 25% to 50%. While speaking with some developers and reviewing other jurisdictions around the area it was determined that our current ordinance is more restrictive by only allowing for 25% of building area compared to a 50% allowance in other areas and jurisdictions. It would allow developers more flexibility in designing developments.

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

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

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

The eleventh item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, Member Ivy, Member McKissic, Chairman Sims, 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 July 14, 2026.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
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. 6

Type of Request: Administrative Subdivision

General Information

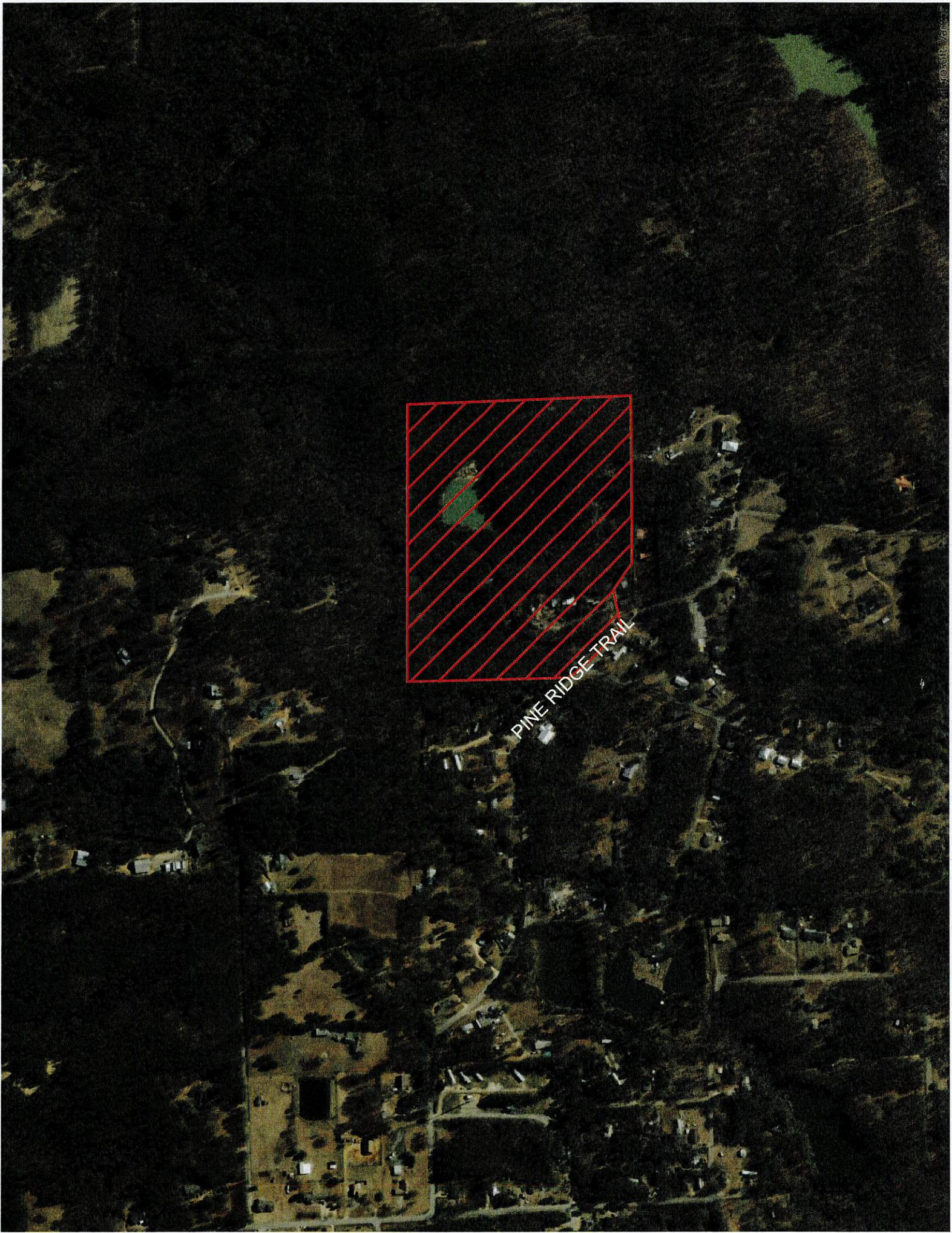
Applicant:	John E. Griggs, Jr. & Jamie Griggs
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	59 Pine Ridge Trail
Acreage:	28.49 +/- acres
Number of Lots:	2 lots to 3 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing dwellings
Proposed Use of Property:	Existing Dwellings
District:	None
Survey Plat:	Attached
City Services:	Phenix City Police Jurisdiction

Staff Comments

None

Engineer/Owner Comments

None.



PINE RIDGE TRAIL

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
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

MEMORANDUM

To: Planning Commission

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

Date: July 9, 2026

RE: Administrative Subdivision – 28.49 +/- acres located at 59 Pine Ridge Trail

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

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
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:	Salvador Martinez-Arreola
Surveyor of Record:	Moon Meeks & Associates, Inc.
Site Location:	1114 28 th Ave
Acreage:	1.44 +/- acres
Number of Lots:	1 lot to 2 lots
Current Zoning:	R-2 Medium Density Residential
Current Use of Property:	Existing dwelling
Proposed Use of Property:	Existing Dwelling & Single Family Residential
District:	Two
Survey Plat:	Attached
City Services:	Phenix City Water & Sewer, Fire, Police, Streets & Drainage

Staff Comments

None

Engineer/Owner Comments

None.

Chief Clerk - Mr. J. W. Miller



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
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ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

SHANNON DAVIS, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

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

Date: July 9, 2026

RE: Administrative Subdivision – 1.44 +/- acres located at 1114 28th Ave

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

PHENIX CITY

Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.gov

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
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. 8

Type of Request: Administrative Subdivision

General Information

Applicant:	Milltown Properties, LLC & James Hall
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	2060 Lee Rd 427 & 5302 Wilma Ave
Acreage:	1.09 +/- acres
Number of Lots:	Lot Enhancement
Current Zoning:	R-2 Medium Density Residential & Lee County Jurisdiction
Current Use of Property:	Existing dwellings
Proposed Use of Property:	Existing Dwellings
District:	One & Lee County Jurisdiction
Survey Plat:	Attached
City Services:	Phenix City Water, Fire, Police

Staff Comments

None

Engineer/Owner Comments

None.



WILMA AVE

LEE RD 427

R-2

R-1B

R-1

R-2.1

R-2.1

R-1

R-2.1

R-1

R-2

R-1

R-1

R-2.1

R-1

C-3

C-3

C-3

C-3

C-0

R-1

R-1

R-2

R-1

R-2

R-1

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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Councilmember District 2

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Councilmember District 3

WALLACE B. HUNTER, City Manager

SHANNON DAVIS, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

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

Date: July 9, 2026

RE: Administrative Subdivision – 1.09 +/- acres located at 2060 Lee Rd 427 & 5302 Wilma Ave

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

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Item No. 9

Type of Request: Annexation / Pre-Zone

General Information

Applicant:	Timothy & Jene' Greer
Surveyor of Record:	Gonzalez-Strength & Associates, Inc.
Site Location:	20354 US Hwy 280 E
Acreage:	1.62 +/- acres
Proposed Zoning Classification:	C-4 Highway Commercial
Current Use of Property:	Existing Structure
Proposed Use of Property:	Commercial Development
District:	One
Survey Plat:	Attached
City Services:	Phenix City Fire & Police

Staff Comments

- The City currently has a moratorium on annexations, however, the developer is consolidating this piece of property with a parcel that is currently in the City limits. This request will clean up the City limits line to match the property boundary proposed in their submitted preliminary plat.

Engineer/Owner Comments

None

EXHIBIT MAP ANNEXATION PARCEL

SOUTH ONE HALF OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 30 EAST
LEE COUNTY, ALABAMA

ABBREVIATIONS

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°36'19" W	531.44'
L2	S 40°20'13" E	341.29'
L3	N 48°39'25" E	413.41'

PARCEL ID:
43 14 09 30 0 000 022.000
5B LLC
1215 7TH AVE
PHENIX CITY, AL 36867
BOOK 2620, PAGE 989

FOUND CRIMP
NW CORNER
LOT 1920
IVY CREEK PHASE 4
PLAT BOOK 45, PAGE 62
S 88°36'19" W
803.94'(C)

POND
PROPOSED
PARCEL
70,536 Sq. Feet ±
1.62 Acres ±

PARCEL ID:
43 14 09 30 0 000 003.001
GREER JENE & TIMOTHY
20354 HWY 280 E
PHENIX CITY, AL 36870
DEED BOOK 1093, PAGE 471

SURVEY LEGAL

A parcel of land being situated in the South One-Half of Section 30, Township 18 North, Range 30 East, Lee County, Alabama and being more particularly described as follows:

Commence at a found crimp marking the Northwest corner of Lot 1920 of Ivy Creek Phase 4 as recorded in Plat Book 45, Page 62 in the Office of the Judge of Probate for Lee County, Alabama and also lying on the North line of the South One-Half of said Section 30, thence leaving said subdivision, run South 88 Degrees 36 Minutes 19 Seconds West along the North line of said South One-Half of Section 30 for a distance of 803.94 feet to the POINT OF BEGINNING; thence continue along the last described course, South 88 Degrees 36 Minutes 19 Seconds West, and along said South line a distance of 531.44 feet to a found 1/2 inch rebar lying on the Easterly Right of Way of U.S. Highway 280 'Right of Way varies'; thence leaving said North line, run South 40 Degrees 20 Minutes 13 Seconds East along said Right of Way a distance of 341.29 feet to a point; thence leaving said Right of Way, run North 48 Degrees 39 Minutes 25 Seconds East a distance of 413.41 feet to the POINT OF BEGINNING. Said parcel contains 70,536 square feet or 1.62 acres more or less.

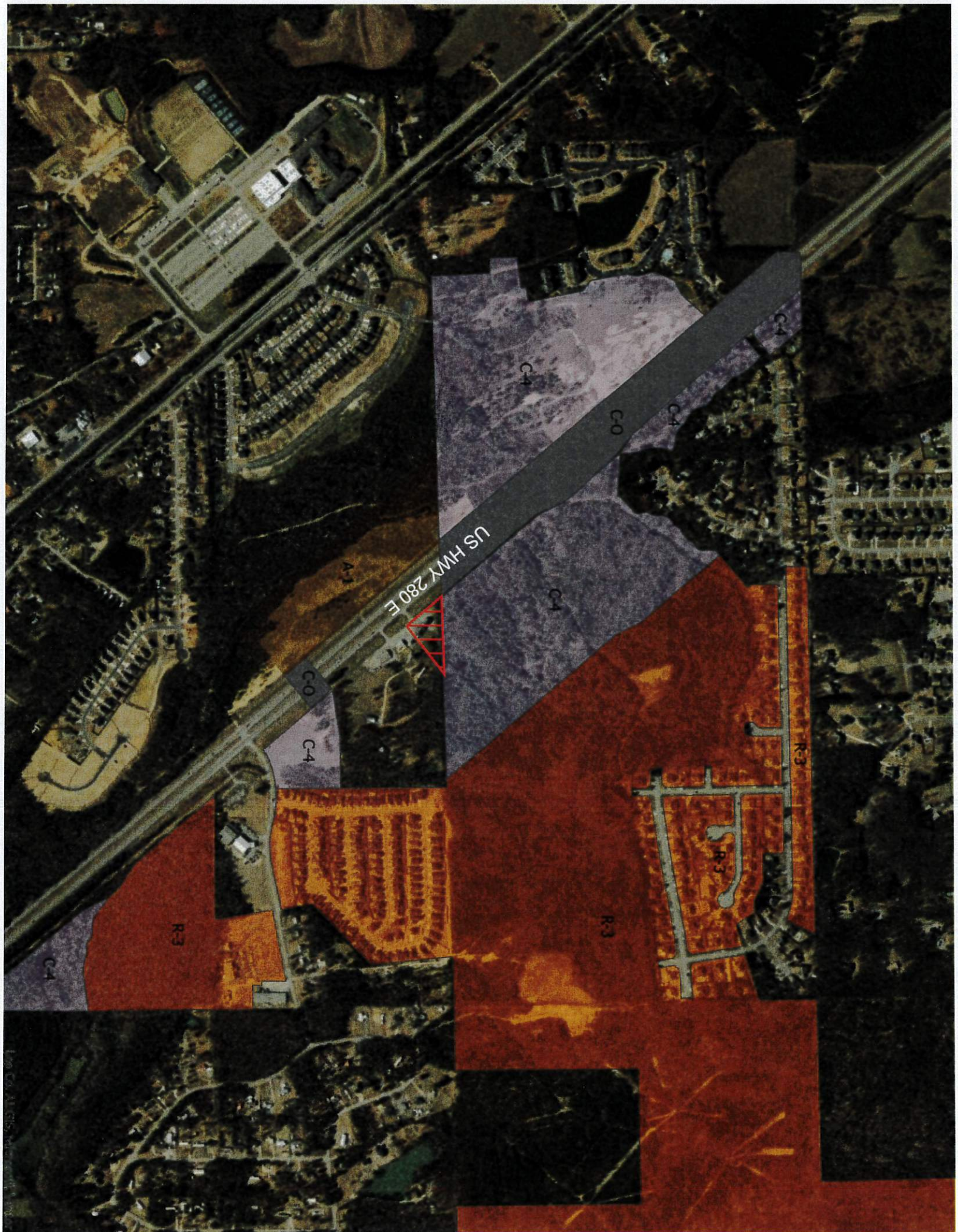
LEGEND

IPF ●	IRON PIN FOUND
IPS ●	IRON PIN SET 5/8" REBAR w/CAP (STAMPED CA-560LS)
■	CONCRETE MONUMENT FOUND
+	CROSS FOUND
○	CALCULATED POINT



SCALE IN FEET
1"=100'

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING
LANDSCAPE ARCHITECTURE - PIPELINE ENGINEERING & SURVEYING
1550 WOODS OF RIVERCHASE DRIVE SUITE 200
HOOPER, ALABAMA 36864
PHONE: (205) 942-2489
WWW.GONZALEZ-STRENGTH.COM an LJA company



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
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Councilmember District 2

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Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

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

Date: July 9, 2026

RE: Acceptance of Annexation Request – 1.62 +/- acres located at 20354 US Hwy 280 E

The above referenced Annexation request is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this annexation request be accepted for consideration by the Planning Commission.

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

SHANNON DAVIS, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Item No. 10

Type of Request: Rezone

General Information

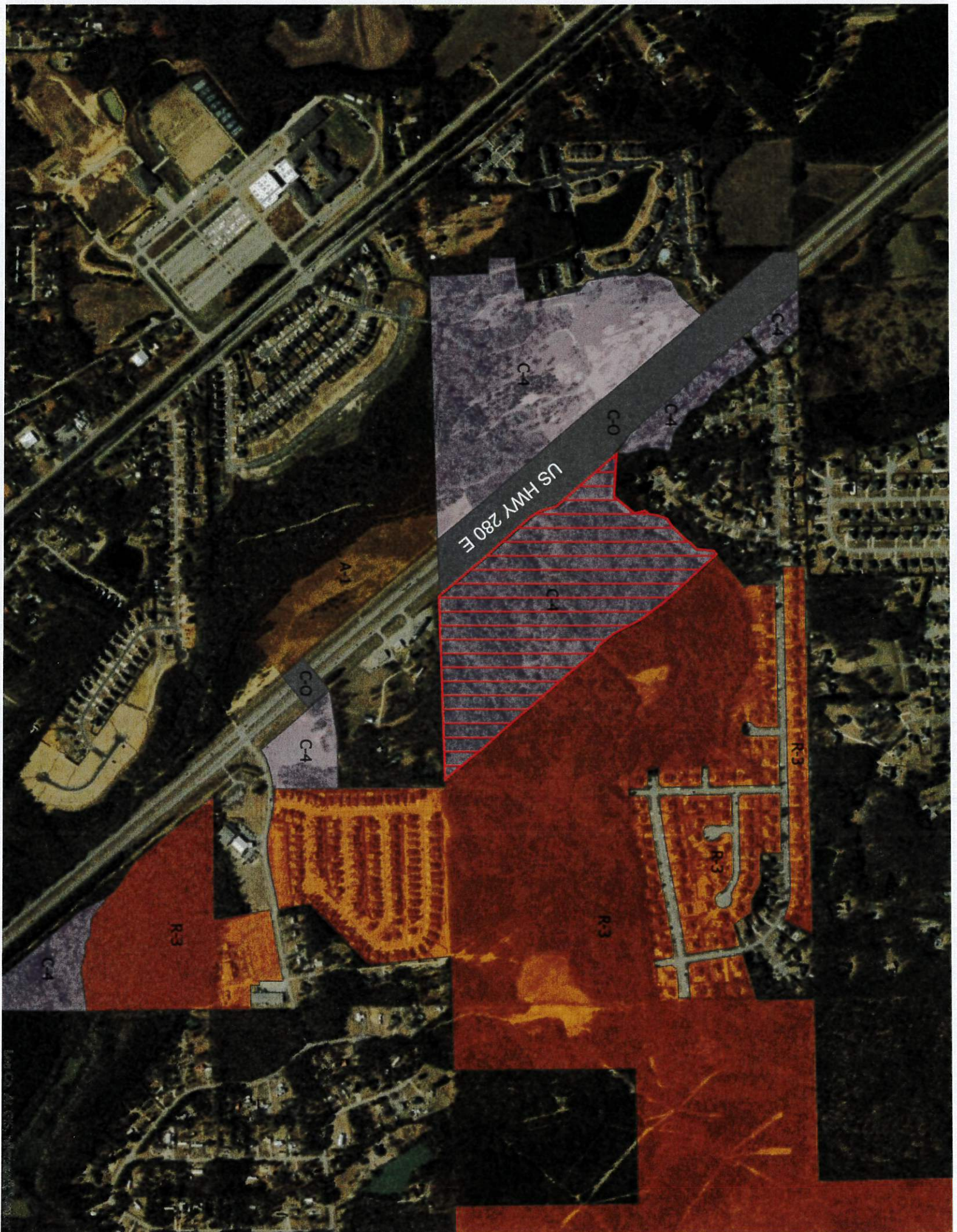
Applicant:	5B, LLC
Surveyor of Record:	Gonzalez-Strength & Associates, Inc.
Site Location:	Along US Hwy 280 E
Acreage:	52.0 +/- acres
Current Zoning:	R-3 High Density Residential
Proposed Zoning Classification:	C-4 Highway Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Commercial Development
District:	One
Survey Plat:	Attached
City Services:	Phenix City Fire, Police

Staff Comments

- The developer is adjusting the existing dividing line between the C-4 and R-3 zones which does not have a clear legal description.

Engineer/Owner Comments

None



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
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Councilmember District 2

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WALLACE B. HUNTER, City Manager

SHANNON DAVIS, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

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

Date: July 9, 2026

RE: Acceptance of Rezone – 52.0 +/- acres located along US Hwy 280 E

The above referenced Rezone is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this rezone be accepted for consideration by the Planning Commission.

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
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. 11

Type of Request: Annexation / Pre-Zone

General Information

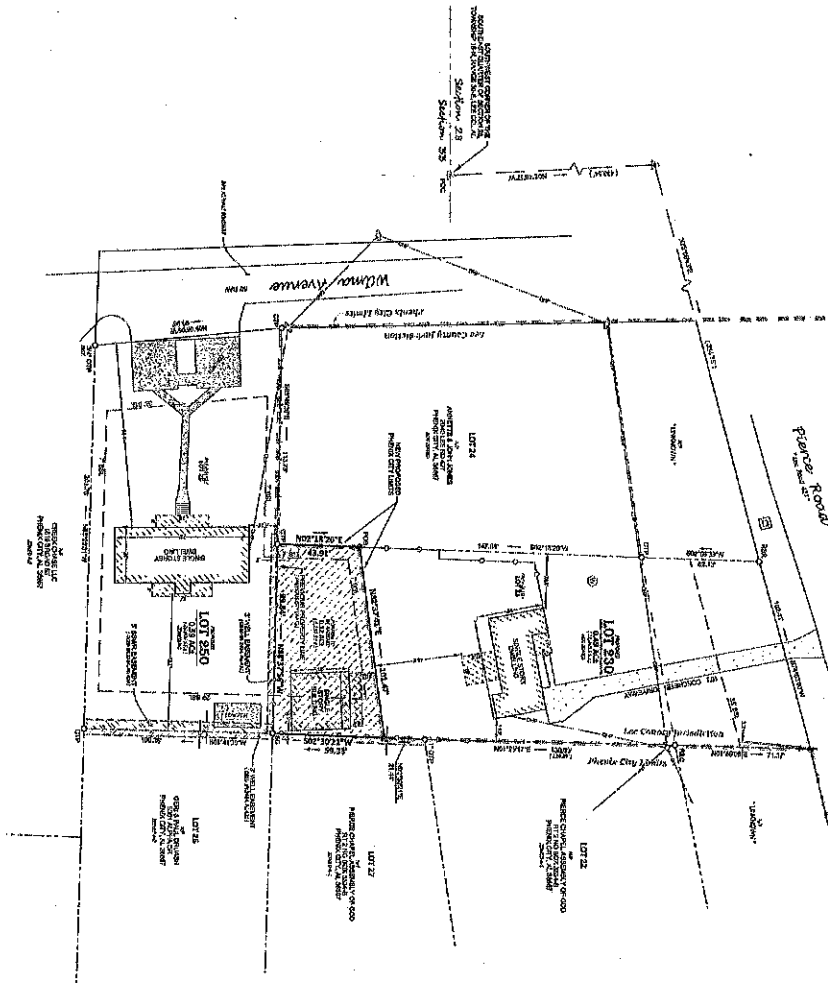
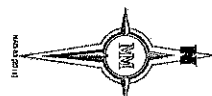
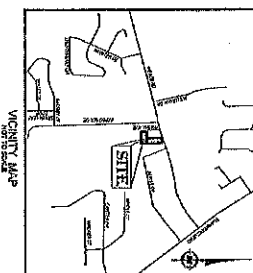
Applicant:	James Hall
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	2060 Lee Rd 427 & 5302 Wilma Ave
Acreage:	0.12 +/- acres
Proposed Zoning Classification:	R-2 Medium Density Residential
Current Use of Property:	Existing accessory structure
Proposed Use of Property:	Same
District:	One
Survey Plat:	Attached
City Services:	Phenix City Water, Fire, Police

Staff Comments

- Phenix City Fire has an objection to the annexation request unless the applicant is willing to annex the property at 2060 Lee Rd 427 and add a hydrant meeting Phenix City Fire Department requirements for the property at 5302 Wilma Ave.

Engineer/Owner Comments

None



FLOOD CERTIFICATION
THE FLOOD CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE FLOOD CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE FLOOD CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PROJECT INFORMATION PROJECT NO. 143 DATE: MAY 14, 2026 SCALE: 1" = 30' SHEET NO: 1 OF 1		PREPARED BY: CLAUDE F. PRINCE, INC. 10000 WILLOW AVENUE, SUITE 100 PHOENIX, ARIZONA 85042 TEL: (602) 998-1234 FAX: (602) 998-1235 WWW.CFPRINCE.COM													
CLIENT INFORMATION CLIENT NAME: CLAUDE F. PRINCE, INC. CLIENT ADDRESS: 10000 WILLOW AVENUE, SUITE 100, PHOENIX, ARIZONA 85042 CLIENT PHONE: (602) 998-1234 CLIENT FAX: (602) 998-1235 CLIENT EMAIL: INFO@CFPRINCE.COM		PROJECT DESCRIPTION PROJECT NAME: CLAUDE F. PRINCE, INC. PROJECT ADDRESS: 10000 WILLOW AVENUE, SUITE 100, PHOENIX, ARIZONA 85042 PROJECT PHONE: (602) 998-1234 PROJECT FAX: (602) 998-1235 PROJECT EMAIL: INFO@CFPRINCE.COM													
DESIGNER INFORMATION DESIGNER NAME: CLAUDE F. PRINCE, INC. DESIGNER ADDRESS: 10000 WILLOW AVENUE, SUITE 100, PHOENIX, ARIZONA 85042 DESIGNER PHONE: (602) 998-1234 DESIGNER FAX: (602) 998-1235 DESIGNER EMAIL: INFO@CFPRINCE.COM		REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>INITIAL DESIGN</td> <td>05/14/2026</td> </tr> <tr> <td>2</td> <td>REVISED DESIGN</td> <td>05/14/2026</td> </tr> <tr> <td>3</td> <td>FINAL DESIGN</td> <td>05/14/2026</td> </tr> </tbody> </table>		NO.	DESCRIPTION	DATE	1	INITIAL DESIGN	05/14/2026	2	REVISED DESIGN	05/14/2026	3	FINAL DESIGN	05/14/2026
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3	FINAL DESIGN	05/14/2026													



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

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Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

SHANNON DAVIS, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

MEMORANDUM

To: ~~Planning Commission~~

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

Date: July 9, 2026

RE: Public Hearing & Recommendation of Annexation Request – 0.12 +/- acres located at
2060 Lee Rd 427 & 5302 Wilma Ave

The above referenced Annexation request has been reviewed by the Building, Utilities, Fire, and Engineering Departments. City Staff objects to the annexation request unless the applicant is willing to annex the property at 2060 Lee Rd 427 and add a hydrant meeting Phenix City Fire Department requirements for the property at 5302 Wilma Ave.

PHENIX CITY

Alabama

BUILDING DEPARTMENT

1119 Broad Street | Phenix City, AL 36867 | Ph: 334-448-2740 | Fx: 334-448-2742 | phenixcityal.gov

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
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Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
RAY ROGERS, Chief Building Official

MEMORANDUM

To: Wallace Hunter, City Manager *WBH*

CC: Planning Commission

From: Ray Rogers, Chief Building Official *RR*

Date: June 4, 2026

RE: Max Building Area in C-4: Highway Commercial District

I would like to recommend that we amend the Zoning Ordinance by adjusting the maximum building area for the C-4: Highway Commercial District from 25% to 50%. While speaking with some developers and reviewing other jurisdictions around the area it was determined that our current ordinance is more restrictive by only allowing for 25% of building area compared to a 50% allowance in other areas and jurisdictions. With this amendment, it would allow developers more flexibility in designing developments.

ARTICLE 5 NONRESIDENTIAL AND MIXED-USE DISTRICTS

§5.01 District Purposes

- 5.01.01 MX-1: Limited Mixed Use District. The purpose of this District is to encourage the development of appropriate areas for a mixture of residential and office uses. Such uses would include high-density residential uses plus professional, administrative, and general sales offices.
- 5.01.02 C-1: Core Commercial District. This District consists of the traditional downtown area of Phenix City. As such it contains retail, office, financial, government, food service and personal service facilities. The use of upper floors for residential use is encouraged. Pedestrian access is also desirable; and development is in part characterized by lot line to lot line construction, and combined uses within buildings and on property.
- 5.01.03 C-2: General Commercial District. This District allows a variety of both small and large-scale retail and service facilities, and small to medium wholesale uses. These facilities are generally clustered into groups of similar and related activities; and are often designed to accommodate an integrated complex of retail and service facilities on a single site and sharing common parking.
- 5.01.04 C-3: Neighborhood Commercial District. The purpose of this District is to encourage and allow relatively small-scale convenience retail, service, office, and similar activities that serve people and businesses at the neighborhood and community level.
- 5.01.05 C-4: Highway Commercial District. The purpose of this District is to provide land to accommodate those uses, which tend to require a high degree of visibility and vehicular access, and/or serve the traveling public. The location and design of developments in these Districts shall minimize traffic hazards and adverse impacts on adjoining areas.
- 5.01.06 M-1: General Manufacturing District. This District is intended to accommodate manufacturing, processing, and assembly operations that are relatively small in terms of employment and space requirements and which do not adversely affect surrounding property by generating noise, dust, odor or glare.
- 5.01.07 M-2: Heavy Manufacturing District. This District includes land that is considered appropriate for larger scale manufacturing and assembly operations, which tend to rely on substantial inputs of raw materials and components and the subsequent shipment of finished goods.
- 5.01.08 MED: Medical District. The purpose of this District is to encourage the concentration of medical facilities and services in a location that is accessible to residents and business in the City.

§5.02 General Regulations

- 5.02.01 Any new freestanding C-2 or C-4 District created by rezoning must be at least four acres in area.
- 5.02.02 Any new freestanding C-3 District created by rezoning must be at least three acres in area.
- 5.02.03 Dimensional Requirements. Refer to Table 5-1.
- 5.02.04 Use Regulations. Refer to Table 5-2.
- 5.02.05 For new construction in the C-2, C-3 and C-4 Districts, refer to [§3.09 Building Materials Standards](#).

§5.03 C-1 Core Commercial District Standards

- 5.03.01 Off-street parking and other vehicular areas must be located to the side or rear of buildings and may not extend forward of the front building line.

5.03.02 Building Material Standards. The following standards apply to new construction, additions to existing buildings and any street façade improvement involving a change in exterior materials (refer also to Downtown Design Guidelines for applicability, approval process and design guidelines):

- a. At least 70% of each street façade of all principal buildings, other than doors, windows and glass curtain wall, must be clad in masonry. At least 25% of the ground floor portion of each street facade, measured to 12 ft. above grade level, must be door, window, glass curtain wall or a combination of these.
- b. At least 50% of all other exterior elevations, other than doors, windows and glass curtain wall, must be clad in masonry.
- c. 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.
- d. 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.
- e. 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. See Figure 3-1.

Table 5-1 Dimensional Regulations for Nonresidential Districts

		Min. Lot Area	Min. Lot Width	Minimum Yards (ft.) ^e			Max. Building Area	Max. Height of Structures
				Front	Rear	Side		
MX-1	Multifamily ^a	4,000 sf	100 ft	20	25	10	50%	65 ft
	Other residential uses ^b	4,000 sf	40 ft	20	20	10	50%	65 ft
	Nonresidential uses	12,500 sf	75 ft	20	20	n/a	50%	65 ft
C-1		c	c	0	10	0	n/a	85 ft
C-2		c	c	25	20	n/a	75%	85 ft
C-3		5,000 sf	50 ft	25	20	n/a	50%	35 ft
C-4		15,000 sf	75 ft	20	20	n/a ^d	25%	65 ft
M-1		1 acre	200 ft	50	50	30	50%	65 ft
M-2		4 acres	400 ft	50	75	75	50%	65 ft
MED		15,000 sf	75 ft	20	20	n/a	50%	65 ft

^a More than one residential structure may be erected on the same lot provided there is a minimum distance of 20 ft. between principal buildings.

^b Does not apply to townhouses, which are subject instead to [§7.19 Townhouses](#).

^c Lots must be of sufficient size to provide adequate parking and loading space as outlined in this Ordinance.

^d A minimum 20 ft. fire lane is required on one side of each principal structure.

^e Accessory structures used primarily for storage may not be located forward of the rear building line of the principal structure. This does not apply in Manufacturing Districts.

Section 114-132 -TABLE OF DIMENSIONAL REGULATIONS

Zone District	Residential Districts										Non-Residential District					
	Single-Family Districts					Multi-Family Districts					Manufactured Home Districts			Business Districts		
	A-C	R-1	R-2	R-3	R-4	R-A	MH-1 ^c	MH-2	B-1	B-2	B-3	O-1	O-2	O-3 ^e	L-1	H-1
Minimum lot area, sq. feet	1 acre or 15,000 ^d	12,000	8,400	4,000	4,800	29,200	3 acres	5,000 sq ft + 6 du/acre	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lot area per additional DU, sq. feet	n/a	n/a	n/a	n/a	2,400 ^b	2,000 ^b	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. lot width @ building line, feet	100	85	65	40	24	65	n/a	50	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. corner lot @ building line, feet	135	100	85	50	54	85	n/a	70	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Min. depth of front yard, feet	50	30	25	15	30	20	50 ^b	20	25	25	25	25	25	40	20	20
Min. depth of rear yard, feet	40	35	30	15	15	20	50 ^b	10	10	10	10	20	20	40	35	10
Min. width of each side yard, feet	15	10	10	5	7.5 ^a	20 ^a	50 ^b	15	5 ^a	5 ^a	5 ^a	5 ^a	20	20	20	10
Side yard abutting a street, feet	50	30	25	15	30	20	50 ^b	20	25	25	25	25	25	40	20	20
Max. building area, % of gross lot area	25	25	40	50	60	60	50	n/a	n/a	50	40	50	30	30	50	60
Max. building height:																
Feet	n/a	n/a	n/a	n/a	n/a	55	n/a	n/a	145	145	35	145	35	35	n/a	n/a
Stories	n/a	3	3	3	3	3	n/a	n/a	10	10	3	10	2	2	n/a	n/a
Buffer required - see Sec. 114-188	No	No	No	No	Yes ^f	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Off-street parking requirements:																
Min. living area, sf per family	1200	1200	1200	1000	750	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Development Plan approval	No	No	No	No	No	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V	See Art. V
^a Unless located in a common wall development which is approved by the Planning Commission and Building Official, no side yard required for interior units. Ten (10) ft. separation between structures is required for maintenance and access. Setbacks shall increase 20 ft. for each additional story if adjacent to existing single-family residentially used or zoned property except in the B-1 & MH-1 districts. Single-family dwellings comply with R-3 dimensional regulations. ^b Refer to the charts in Section 114-117 A.5 & 6. The minimum lot area for R-4 and R-A zoning districts is based on the minimum number of attached units required for the district. ^c Dimensional standards shown for MH-1 district apply to a manufactured home park and not to each lot within a manufactured home park. Refer to Section 114-138. ^d At least 20 feet of separation shall be maintained between all structures including but not limited to manufactured homes, patio covers, carports, awnings and other attached additions shall be included in determining separation between homes. Fifty (50) foot perimeter setback required. ^e No change of use shall be allowed in the O-3 district which does not provide for the erection of a six (6) foot tall (minimum height) solid masonry wall along any side or rear property line directly abutting residentially zoned property, or property used for residential purposes, except any portion of such property line, which in the judgment of the City of Dothan Planning Director, or designee, should remain unobstructed for traffic or life safety reasons. Said wall shall conform in its design and materials to the design standards maintained on file in the office of the Building Official. ^f Buffer is required with three dwellings or greater. ^g One acre per unit required when not in a platted subdivision. Single family residential in platted subdivisions shall comply with R-1 dimensional regulations.																

Notes:

serving the public, such as universities, colleges, public schools, hospitals, parks, fairgrounds, and large state, federal and municipal facilities. Since these institutions operate in the public interest and are generally inoffensive in character, this chapter places principal reliance upon the voluntary cooperation of institutional authorities with municipal officials rather than upon detailed land use regulations. It is intended that the conversion of excess institutional land to non-institutional purposes should be preceded by cooperative planning between the planning and development department and the planning commission and should take place under appropriate controls to ensure that the future use of the excess land conforms to the long range development plan. Development and/or redevelopment of these areas are subject to the development plan regulations.

- (2) **O-2, Office park.** This district is intended to provide areas for groups of offices for uses such as offices for business and professional services, public buildings, banks, pharmacies (when adjunct to medical facilities), and television and radio station offices (without towers or aerials.) Development and/or redevelopment of these areas are subject to the development plan regulations.
 - (3) **O-3, Neighborhood office.** This district is intended to serve as a transitional district between residential districts and/or uses and more intensive non-residential activities. This district is further intended to avoid traffic onto residential streets or become an intrusion into a residential district. Development and/or redevelopment of these areas are subject to the development plan regulations.
- (d) **Business (commercial) districts.** Regulations for the business districts are designed to encourage stable and efficient commercial areas to meet the needs of various trade areas for commercial goods and services. The regulations are also designed to minimize the adverse effects of commercial uses on other land uses and provide opportunities for investment.
- (1) **B-1, Central business district (CBD).** The CBD is intended for personal and business services and general retail trade of the core business center of the community. It is designed to accommodate a wide variety of commercial uses in the traditional downtown business area and related areas of mixed commercial enterprises. It is designed to maintain, support and facilitate compatible redevelopment of existing and new uses with the core area. Residential uses may be appropriate above the ground floor of commercial or other uses within the CBD district. Development or redevelopment of the CBD is subject to all regulations as established in Article V, Development Plans.
 - (2) **B-2, Highway commercial.** The B-2 district is intended for major retail and service activities removed from the CBD, with major thoroughfare access and with adequate open space and parking. Landscaping and aesthetic considerations are important to this area with regional significance. The district is intended to serve residents, non-residents and transient traffic using major thoroughfares that run through and around the city. Development or redevelopment of these areas is subject to all regulations as established in Article V, Development Plans).

SECTION 7.3 SPECIFIC DISTRICT REGULATIONS

The following pages contains specific regulations for each district including uses permitted, uses prohibited, required lot area, density limitations, setbacks, and height limitations.

A. District Regulation.

The following regulations govern the yard and area requirements for each district.

AREA REQUIREMENTS ¹	DISTRICTS													
	R-1	R-1A	R-2	R-3 ²	R-4/M	R-5/M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
Minimum Lot Size (vs.) 10,000	43,560	30,000	15,000	10,000	7,500	7,500								
Dwelling Units Per Acre ^{2,3}	1	1.25	2.5	3.5	9	16	16 ⁴	16	16					
Minimum Lot Width (ft.)	100	90	80	70	60	60	60	60	60	60	60	60	100	100
Front Yard Setback (ft.)	50	40	35	30	25	25	None	30	30	40	40	20	40 ⁶	25 ⁶
Rear Yard Setback (ft.)	50	35	30	25	20	20	None	30	20	30	30	30	20 ⁶	20 ⁶
Side Yard Setback (ft.)	25	20	15	10	10	10	None	10	10	30	30	30	20 ⁶	10 ⁶
Side Yard on Street Setback (ft.)	35	30	25	20	20	20	None	25	25	30	30	20	30 ⁶	20 ⁶
Maximum Building Area (%)	25	25	25	40	40	60	100	40	50	50	50	50	70	80
Max. Impervious Surface Area (%)														
Max. Building Height (ft.)	35	35	35	35	45	45	75	75	75	75	75	75	75	75
Maximum Height of Signs	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Minimum Livable Floor Area Single Family	800	800	800	800	800	800		800	800	800	800	800	800	800

NOTES:

1. Area requirements will be applied for each conditional use for uses such as townhouses, garden homes, or any other use requiring conditional approval by the Planning Commission.
2. The placement of a single family residence should be in context with the scale and character of the existing neighborhood.
3. Maximum dwelling units allowed is to be determined as a factor of lot sizes, fractional number of units allowed per acre, lot coverage allowed, and building height limitations.
4. Densities may be increased by the Planning Commission through conditional use review by a maximum of 25%.
5. For residential development in commercial districts area requirements of R-5 shall apply. However, the Planning Commission may require greater conditions where deemed necessary in its review.
6. GC Overlay District, Setbacks. The setback requirements may be varied by the Planning Commission as part of development plan approval (see Section 7.6); if an alternative access, roadway/driveway is provided/available so that access is not taken directly from the designated corridor. It is recommended that access be provided via a perpendicular access road in order to protect the integrity of the subject corridor.

¹Date of Amendment: February 6, 2018 Ordinance No. 01-18 – GC-P/GC-S added and side yard on street added to table. Notes 5-6 covering Gateway requirements moved to Section 7.6.

² Date of Amendment: July 15, 2014- R-3 any final subdivision plat recorded prior to September 17, 2013 shall meet the following area requirements: Min. Lot Size 7,500 sf, Min. Lot Width 60 ft.; and Front Yard Setback 25 ft. Any deviation from area requirements prior to September 17, 2013 shall be considered by the Board of Zoning Appeals

R-4, R-4M Medium Density Residential Districts. These areas are for all types of residential development including, but not limited to single family detached, duplexes, cottages, townhouses, apartments, patio homes, cluster homes, mobile homes, subdivisions, and mobile home parks in developments not exceeding nine (9) units per acre. Developments in this district should be served by sanitary sewer, and should be in context with the scale and character of the existing neighborhood.

R-5, R-5M High Density Residential Districts. These districts are for areas with densities not exceeding sixteen (16) dwelling units per acre. Developments in these districts should be limited to areas having sanitary sewer. These developments should be in proper scale and context with the existing neighborhood.

C-1 Downtown Commercial District. This district is the central business core of Opelika located in the old, historic downtown area. Uses typically include retail, office, banking, insurance, government, food service, high density residential, service, and limited light assembly and manufacturing. Development here is characterized by lot line to lot line construction, lack of off-site parking, and mixed uses within building properties.

C-2 Office/Retail District. This district is intended to provide areas for offices and neighborhood small retail uses. Other uses would include residential, banks, fast food, convenience stores and similar uses.

C-3 General Commercial District. This district is characterized by a broad range of retail, wholesale, and service uses and is equivalent to previous general and highway business districts. Uses allowed are motels, individual businesses, small strip centers, banks, fast-food establishments, grocery stores, and similar uses. These areas should be served by sanitary sewer.

M-1, M-2 Industrial Districts. These districts are intended for a wide range of uses, including but not limited to, manufacturing, wholesale, warehouse, processing, assembling and commercial. Should be served by sanitary sewer or have provision for adequate on-site disposal. M-1 is for private ownership and M-2 is for public ownership such as the Opelika Industrial Development Board, etc.

I-1 Institutional District. This district is intended for major institutional uses such as; governmental buildings, parks, cemeteries, schools, the East Alabama Medical Center, and related medical uses. Uses in this district will be limited in order to establish areas for these uses and to protect them from the intrusion of incompatible uses.

TABLE 5-2 AREA AND DIMENSIONAL REQUIREMENTS, NONRESIDENTIAL DISTRICTS

	Minimum Yard Size			Minimum Lot Size		Maximum Height	Maximum Building Area
	Front ³	Side	Rear	Area	width at building line		
B-1	25 ft	1	20 ft	2	2	2 stories	n/a
B-2	n/a	n/a	n/a	2	2	65 ft or 5 stories	n/a
B-4	25 ft	20 ft	20 ft	20,000 sf	2	75 ft or 5 stories	50%
INST	25 ft	1	n/a	2	2	45 ft or 3 stories	n/a
O-1	25 ft	1	20 ft	2	2	45 ft or 3 stories	n/a
M-1	n/a	1	n/a	2	2	50 ft or 4 stories	n/a
M-2	n/a	1	n/a	2	2	50 ft or 4 stories	n/a

1. No side yard setback is required, although a setback may be required for buffers or perimeter landscaping in accordance with [§10.02 Buffers](#) and [§10.04 Vehicular Area Landscaping](#)
2. It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service
3. Where existing buildings on the same frontage (other than residential) are set back, the minimum front yard setback is the average of the setbacks of the existing buildings within 300 feet each side thereof

§5.03 B-2 General Business District

The purpose of this district is to provide for a wide variety of businesses, lodging, offices and compatible uses which are often located to serve through traffic. May include limited outdoor storage secondary to the principal use.

- §5.03.01 Manufacturing incidental to a retail business, not specifically prohibited, where articles are sold at retail on the premises may be permitted as a Special Exception (see [§12.03](#)).

§5.04 B-3 Community Shopping District

All B-3 zoned properties are subject to the requirements in effect at the time of their rezoning to B-3 and as may have been subsequently amended. It is the intent of the City that the B-3 District no longer be available for application to other properties.

§5.05 B-4 Highway Commercial District

The purpose of this district is to provide for businesses that cater to commuters, interstate and highway travelers and shoppers from within and beyond the city.

- §5.05.01 All Special Exception uses must be accompanied by a site plan which must be approved by the Board. Modifications to an approved site plan that involve conditions placed on it by the Board must be approved by the Board.

§5.06 O-1 Office District

The purpose of this district is to provide areas for business and professional offices and compatibles uses with limited hours of operation, traffic and other characteristics that allow flexibility in terms of location with respect to residential areas and transportation infrastructure.

- §5.06.01 Offices including not more than ten percent of the total floor area involved in storage and sale of goods or merchandise, may be permitted as Special Exceptions by the Board provided they meet all other requirements and any other restrictions imposed by the Board to preserve the character of the neighborhood.

§5.07 INST Institutional District

The purpose of this district is to provide locations for public and semi-public institutional uses, particularly those of larger scale and intensity than would be appropriate in residential areas.

§5.08 M-1 Light Industry District

The purpose of this district is to provide areas for light manufacturing, warehousing, distribution and compatible uses, which are not associated with retail trade and are generally not appropriate in community business and residential areas.

- §5.08.01 Special Exception uses: Any manufacturing or business use not specifically prohibited, including metal fabrications. Limited retail incidental and related to the principal use on site.
- §5.08.02 Prohibited uses: abattoir; slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plater, or paving materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forge plant; manufacture of acetylene, acid, ammonia, bleaching powder, brick, pottery, terra cotta or tile, concrete blocks, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas including storage of same; paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junkyards; cotton waste reclaiming; and similar types of plants or operations.