



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, FEBRUARY 26, 2019  
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Approval of Agenda
- 3) Acknowledge City Council and City Personnel Present
- 4) Approval of the February 12, 2019 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Rezone – 6.1+/- acres located at 3000 4<sup>th</sup> Avenue, 2904 4<sup>th</sup> Avenue, and 29<sup>th</sup> Street – River Trace, LLC (Michael Bowden) and Joseph Barker, owners.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Approval of Conditional Use – 1307 Broad Street – J & S Properties (Derek Griggs), owner
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Approval of Conditional Use – 507 Dillingham Street – Mike Bowden, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 9) Acceptance of Annexation – 58.87+/- Acres at 44 Landfill Road – City of Phenix City, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 10) Old Business
- 11) New Business
  - Recertification Topics (4 Hour Class in October)
    1. Rezoning Do's & Don'ts
    2. PUD's
    3. Communication & Ethics for Local Officials
- 12) Adjournment

**FEBRUARY 12, 2019**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 12, 2019 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Pat Howard called the meeting to order and asked Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor. Member Culligan was not present.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; Councilmember Bailey. Chairman Howard asked Recording Secretary Davis to note the City Employees that were present in the minutes. The following City Personnel were present: Assistant Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the January 22, 2019 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Member Ivy, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Nays: None. Abstain: None. Motion Passed.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Approval of Administrative Replat of 1.76+/- acres at 310 North Seale Road, Raajikum Dasa, owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Recording Secretary Davis to read the department memo.

**MEMO**

*To: Planning Commission*

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

*Date: February 6, 2019*

*RE: Administrative Replat – 1.76+/- Acres at 310 N. Seale Road, Raajikum, owner*

*The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.*

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

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

The eighth item on the agenda was New Business. Member Marie Gill turned in her letter of resignation. Chairman Howard asked Recording Secretary Davis to ready the letter from Member Gill.

*February 5, 2019*

*The Planning Commission*

*Phenix City, Alabama*

*Dear Chairman and Members of the Phenix City Planning Commission,*

*Due to an upcoming move, I regret to inform you of my resignation effective 2/12/19.*

*Please accept this letter of resignation as documentation. I would also like to take the time to thank Mayor Lowe for appointing me to this wonderful opportunity to serve the City of Phenix City. I have thoroughly enjoyed my years on the Board.*

*I wish you all the best.*

*Sincerely,*

*Marie Gill*

*Member*

At this time Chairman Howard asked if there was a motion to accept or deny. Vice Chairman Davis made a motion to accept, seconded by Member Sims. All in favor. Motion passed,

The ninth item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Gill, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. 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 Tuesday, February 26, 2019.

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Chairman - Pat Howard

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Vice Chairman - Jimmy Davis



# PHENIX CITY *Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

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

**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

## Staff Report No. 6

### Type of Plat: Rezone

**Applicant:** River Trace LLC (Michael Bowden) and Joseph Barker

**Surveyor of Record:** Nathan McBride

**Site Location:** 3000 4<sup>th</sup> Avenue, 2904 4<sup>th</sup> Avenue, 29<sup>th</sup> Street

**Acreage:** 6.1

**Current Zoning Classification:** R-1, Low Density Residential

**Proposed Zoning Classification:** R-2, Medium Density Residential

**Current Use of Property:** Residential/Vacant

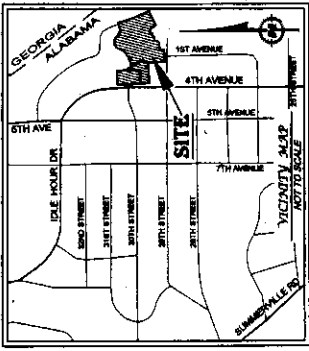
**Proposed Use of Property:** Development

**Rezone Map:** Attached

**City Services:** Storm, Streets, Utilities, Fire & Police Jurisdiction

**Additional Information:** The Comprehensive Plan states that mature neighborhoods are valuable resources that should be protected, enhanced and revitalized and that new neighborhood development will complement the overall community development and improvement. The policies and guidelines of the Comprehensive Plan encourage residential in-fill development within the existing neighborhoods with housing of similar style and size.

**Engineer and or Owner Comments:** None at this time



**OWNER CERTIFICATION**  
 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS REZONE PLAT AND THAT I HEREBY ADOPT THIS REZONE PLAT WITH MY FREE CONSENT.  
 DATE OF EXECUTION: 12-7-18  
 SIGNATURE: [Signature]

**OWNER CERTIFICATION**  
 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN ON THIS REZONE PLAT AND THAT I HEREBY ADOPT THIS REZONE PLAT WITH MY FREE CONSENT.  
 DATE OF EXECUTION: 12-7-18  
 SIGNATURE: [Signature]

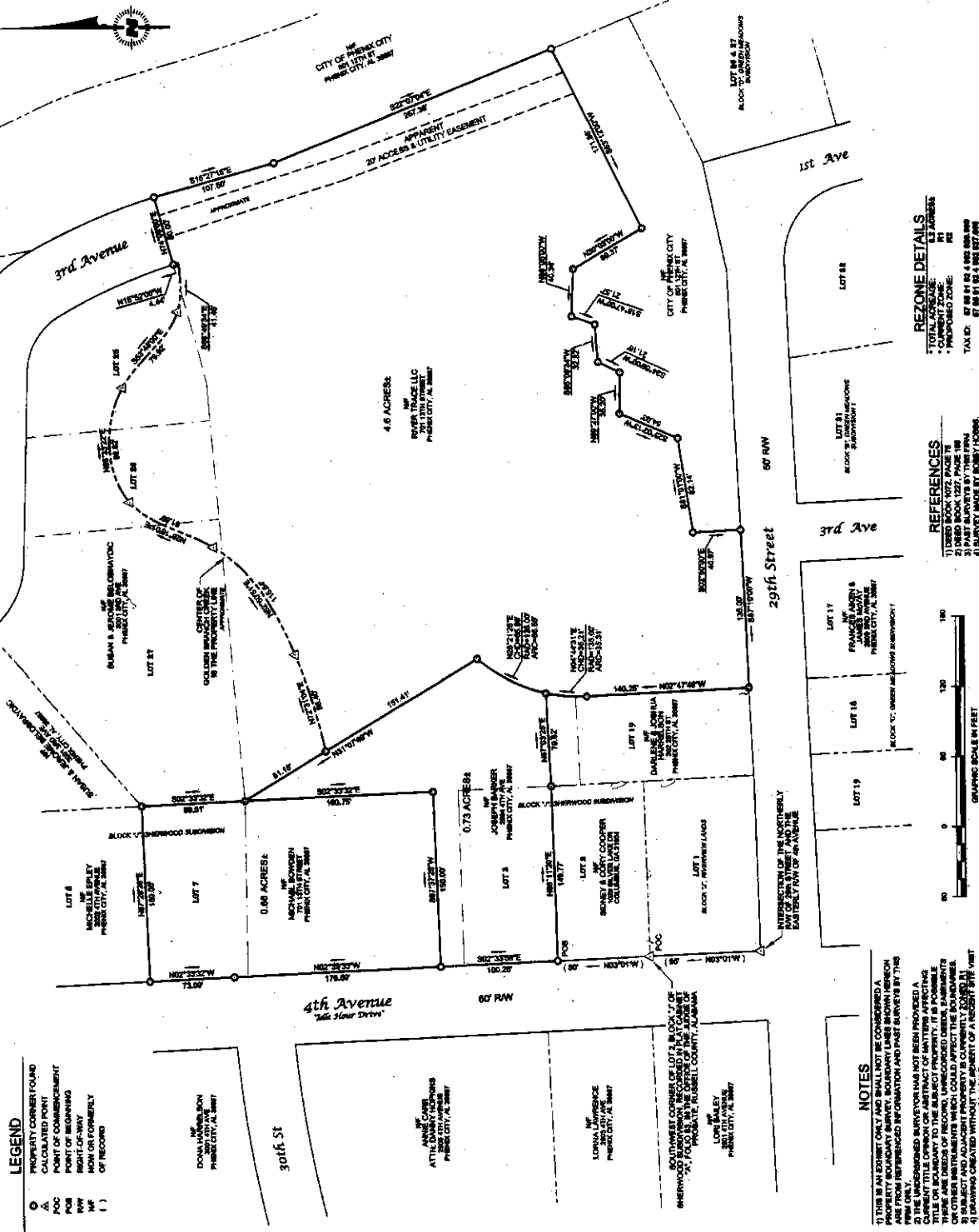
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 DATE OF EXECUTION: 12-7-18  
 SIGNATURE: [Signature]

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 DATE OF EXECUTION: 12-7-18  
 SIGNATURE: [Signature]

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 DATE OF EXECUTION: 12-7-18  
 SIGNATURE: [Signature]



**REZONE DETAILS**  
 \* CURRENT ZONE: [Blank]  
 \* PROPOSED ZONE: [Blank]  
 TAXES: BY 04 BY 04 4 WBS 000 000  
 BY 04 BY 04 4 WBS 000 000  
 BY 04 BY 04 4 WBS 000 000  
 BY 04 BY 04 4 WBS 000 000  
 DATED: APRIL 24, 2011

**REFERENCES**  
 1) DEED BOOK 1072 PAGE 78  
 2) DEED BOOK 1072 PAGE 79  
 3) DEED BOOK 1072 PAGE 80  
 4) SURVEY MADE BY BOBBY HARRIS  
 DATED: APRIL 24, 2011

**NOTES**  
 1) THIS IS AN EXISTING ONLY AS SHOWN. IT IS NOT TO BE CONSIDERED A PROPERTY BOUNDARY SURVEY. BOUNDARY LINES SHOWN HEREIN ARE FROM REFERENCED SURVEY, BOUNDARY LINES SHOWN BY THIS SURVEY ONLY.  
 2) THE ASSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE ON BOUNDARY TO THE SUBJECT PROPERTY. IT IS THE SURVEYOR'S RESPONSIBILITY TO OBTAIN A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE ON BOUNDARY TO THE SUBJECT PROPERTY.  
 3) SUBJECT AND ADJACENT PROPERTY IS CURRENTLY ZONED [Blank].  
 4) THE SUBJECT AND ADJACENT PROPERTY IS CURRENTLY ZONED [Blank].  
 5) SYMBOLS SHOWN ARE NOT TO SCALE.

**PROPERTY REZONE PLAT**  
 LOTS 3 & 7 AND PART OF LOTS 25, 26 & 27, BLOCK 'J', SHERWOOD SUBDIVISION, AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA  
 PREPARED FOR: Michael S. Bowdoin  
 701 15TH STREET, PHENIX CITY, AL 36867

**REV** | **REVISION DESCRIPTION** | **DATE**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**McBride & McGill, Inc.**  
 Civil Engineering & Land Surveying  
 PHENIX CITY OFFICE  
 3000 Central Road  
 Phenix City, AL 36867  
 Phone: (205) 761-2177  
 Fax: (205) 761-2089  
 Comments@McBride-McGill.com



I, THE UNDERSIGNED, MICHAEL S. BOWDOIN, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE PROPERTY TO BE REZONED.  
 DATE: 12-7-18  
 SIGNATURE: [Signature]  
 MICHAEL S. BOWDOIN  
 NOTARY PUBLIC  
 REG. NO. 22045

DATE: NOV. 7, 2018  
 SCALE: 1" = 60'  
 SHEET NO: 1 OF 1

DR. R. GRIFF GORDY  
Councilmember At Large

STEVE BAILEY  
Councilmember District 1

EDDIE N. LOWE  
Mayor

VICKEY CARTER JOHNSON  
Councilmember District 2

ARTHUR L. DAY, JR.  
Mayor Pro Tem / District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

## MEMORANDUM

To: Planning Commission

From: *M.P. For A.M.*  
Angel Moore, City Engineer

Date: February 21, 2019

RE: Rezone – 6.1 +/- Acres at 3000 4<sup>th</sup> Avenue, 2904 4<sup>th</sup> Avenue and 29<sup>th</sup> Street, River Trace LLC (Michael Bowden) and Joseph Barker, Owners

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The above referenced rezone has been reviewed by the Building, Fire, Engineering, and Utilities Departments and meets the minimum requirements of the Zoning Ordinance for an R-2, Medium Density Residential District for Acceptance. The Comprehensive Plan states that mature neighborhoods are valuable resources that should be protected, enhanced and revitalized and that new neighborhood development will complement the overall community development and improvement. The policies and guidelines of the Comprehensive Plan encourage residential in-fill development within the existing neighborhoods with housing of similar style and size.



**Goal: A City where the economy is the lifeblood of our community; and where:**

- The Downtown Core of Phenix City is a small-business friendly environment and a citywide activity center that includes opportunities related to the Troy Riverfront Campus, riverfront attractions such as the urban whitewater rafting course and other downtown specialty services.
- A signature urban boulevard, Broad Street, provides expanded opportunities for mixed-use businesses near the downtown core.
- There are new retail opportunities along the US Highway-431 Corridor south from growth in the city.
- Redevelopment of existing structures and infrastructure is an important step to revitalization.
- Special mixed-use corridors, centers and districts provide new investment opportunities for business and residential development.

**Goal: A City in which our neighborhoods are a source of community pride, and where:**

- **Mature neighborhoods are valuable resources that should be protected, enhanced and revitalized.**
- **New neighborhood development will complement overall community development and improvement.**

**Goal: A City which provides for excellence community facilities, amenities and cost effective infrastructure, where:**

- Schools, parks and community facilities are available to everyone and continuously improved.
- Infrastructure is provided on a cost effective and sustainable basis in support of overall community development.

**Goal: A City where the environment is protected and preserved for all, and where:**

- The Chattahoochee River is a valuable resource that is accessible and enjoyable by all citizens.
- Recognize the need to guide the development in the city, particularly the sensitive areas, in a manner appropriate for the community at large.
- Existing parks are enhanced and better connected to neighborhoods, for example the new park on 5<sup>th</sup> Street South.
- A citywide greenway system along Mill and Holland Creek links adjacent neighborhoods to each other and to the Downtown Core.

**Suburban Residential Neighborhoods** are districts that have been developed over the past twenty-to-thirty years in the form of suburban subdivisions and neighborhoods. These developments are typically more separated with undeveloped areas between them and have an internal street network. Within this district, housing is constructed on larger lots and typically the further away from downtown the neighborhood is located the larger the lot becomes.

The third kind of district land use pattern in the *Phenix City Comprehensive Community Master Plan* is the **Special Use or Industrial Development District**. These districts should be planned as more single purpose land uses and include major industrial sites, large recreational districts, or other special large scale developments. These districts might even include large planned redevelopments. Much of this land use is concentrated in two areas of the City, the first is along Brickyard Road with various existing industry and available land and buildings for new industry; the other location is the Phenix City Industrial Park along US Highway-431 southwest of downtown. Each of these two districts has distinctive features as industrial areas. The industrial district along Brickyard Yard has large parcel development potential as well as good access to the State Docks and water from the Chattahoochee River. The Phenix City Industrial Park is situated along a major arterial within the community that provides good access to the larger transportation network of the region. This district could also provide unique development opportunities based on geographic conditions or other site related issues. Locations along the Chattahoochee River could be potentially developed for recreational use or there could be large scale development of other uses such as business complexes or large office facilities.

### District Policies and Guidelines

The following are general policies and guidelines for development of these districts in the *Phenix City Comprehensive Plan*.

#### **Preserve and revitalize traditional and core area neighborhoods**

- Encourage residential in-fill development within the existing neighborhoods with housing of similar style and size.
- Improve pedestrian connections within neighborhoods by in-filling missing sidewalk connections and repairing sidewalks where needed.
- Encourage the use of redevelopment and rehabilitation of the creation of community or housing development corporations to improve housing services and conditions within existing neighborhoods.





**PHENIX CITY**

*Alabama*

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**EDDIE N. LOWE**  
Mayor

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**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

## Staff Report No. 7

### Type of Plat: Conditional Use

**Applicant:** J &S Properties (Derek Griggs)

**Site Location:** 1307 Broad Street

**Current Zoning Classification:** C-1, Core Commercial District

**Proposed Use of Property:** Barber Shop

**Location Map:** Attached

**Additional Information:** None at this time

**Engineer and or Owner Comments:** None at this time

PETITION FOR CONDITIONAL USE

SIGNATURE OF PROPERTY OWNER / OR AUTHORIZED AGENT OF THE PROPERTY

OWNER: J+5 PROPERTIES / DEREK GRIGGS (AGENT)

EMAIL ADDRESS OF OWNER: CITOLL@BEUSANTH.NET

ADDRESS OF PROPERTY TO BE CONSIDERED FOR CONDITIONAL USE:

1307 BROAD STREET PHOENIX CITY, AL 36867

PHONE: (334) 297-1177 OR (334) 297-3777 OR (706) 281-4831

CURRENT ZONE OF PROPERTY: C1

PROPOSED USE OF PROPERTY: BARBER SHOP

**PROVIDE A LIST OF ADJACENT PROPERTY OWNERS' NAMES AND MAILING ADDRESSES WITH A FEE OF \$ 5.00 PLUS CURRENT POSTAL RATE, PER NAME. (THIS REQUIRES A PUBLIC HEARING)**

**IN ADDITION TO THE ABOVE INFORMATION, YOU WILL NEED TO SUBMIT A SITE PLAN AND BE PREPARED TO ANSWER QUESTIONS CONCERNING:**

- A. ACCESS TO AND FROM THE PROPERTY AND THE PROPOSED STRUCTURE AND / OR USES, WITH PARTICULAR ATTENTION TO VEHICULAR AND PEDESTRAIN SAFETY AND CONVENIENCE, TRAFFIC FLOW AND CONTROL, AND EMERGENCY ACCESS.
- B. THE LOCATION AND ACCESSIBILITY OF OFF-STREET PARKING AND LOADING AREAS.
- C. THE LOCATION AND ACCESSIBILITY OF REFUSE AND SERVICE AREAS AND THEIR POTENTIALLY ADVERSE AFFECTS UPON SURROUNDING PROPERTIES.
- D. THE SCREENING AND BUFFERING OF POTENTIALLY ADVERSE VIEWS AND ACTIVITIES FROM SURROUNDING PROPERTIES.
- E. CONTROL OF NOISE, GLARE, ODOR, SURFACE WATER RUNOFF, AND OTHER POTENTIALLY DISTURBING IMPACTS UPON SURROUNDING PROPERTIES.
- F. THE AVAILABILITY, LOCATION, AND CAPACITY OF UTILITIES.
- G. THE LOCATION AND SCALE OF SIGNS AND LIGHTING WITH PARTICULAR REFERENCE TO TRAFFIC SAFETY, GLARE, AND VISUAL COMPATIBILITY WITH SURROUNDING PROPERTIES.
- H. THE BULK, DENSITY, AND LOT COVERAGE OF STRUCTURES, AND YARDS AND OPEN AREAS, WITH REFERENCE TO THEIR COMPATIBILITY WITH THE CHARACTER OF THE SURROUNDING AREA.

\*COMPLETED PETITION WILL BE PLACED ON THE NEXT AVAILABLE PLANNING COMMISSION AGENDA 30 DAYS FROM THE DATE IT WAS TURNED IN.

QUESTIONS, CONTACT ENGINEERING DEPARTMENT AT 334-448-2760.





PIGGLY WIGGLY

BROAD STREET

FUNDERBURK, DAY, & LANE

1307 BROAD STREET

1307 BROAD STREET  
PROPERTY

13TH STREET





**PHENIX CITY**

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**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / District 3

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

## MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: February 21, 2019

RE: Conditional Use -1307 Broad Street - J & S Properties (Derek Griggs), Owner

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The above petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Phenix City Zoning Ordinance allows a barber shop as a Conditional Use in a C-1 zone.



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MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## Staff Report No. 8

### Type of Plat: Conditional Use

<b>Applicant:</b>	<b>Mike Bowden</b>
<b>Site Location:</b>	<b>507 Dillingham Street</b>
<b>Current Zoning Classification:</b>	<b>C-1, Core Commercial District</b>
<b>Proposed Use of Property:</b>	<b>Retail Store</b>
<b>Location Map:</b>	<b>Attached</b>
<b>Additional Information:</b>	<b>None at this time</b>
<b>Engineer and or Owner Comments:</b>	<b>None at this time</b>



PETITION FOR CONDITIONAL USE

SIGNATURE OF PROPERTY OWNER / OR AUTHORIZED AGENT OF THE PROPERTY

OWNER: Mike Bowden

EMAIL ADDRESS OF OWNER: mbowden7@aol.com

ADDRESS OF PROPERTY TO BE CONSIDERED FOR CONDITIONAL USE:

507 Dillingham Street, Phenix City, Al 36867

PHONE: (706) 332-7777

CURRENT ZONE OF PROPERTY: C1

PROPOSED USE OF PROPERTY: Retail store

**PROVIDE A LIST OF ADJACENT PROPERTY OWNERS' NAMES AND MAILING ADDRESSES WITH A FEE OF \$ 5.00 PLUS CURRENT POSTAL RATE, PER NAME. (THIS REQUIRES A PUBLIC HEARING)**

**IN ADDITION TO THE ABOVE INFORMATION, YOU WILL NEED TO SUBMIT A SITE PLAN AND BE PREPARED TO ANSWER QUESTIONS CONCERNING:**

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**\*COMPLETED PETITION WILL BE PLACED ON THE NEXT AVAILABLE PLANNING COMMISSION AGENDA 30 DAYS FROM THE DATE IT WAS TURNED IN.**

**QUESTIONS, CONTACT ENGINEERING DEPARTMENT AT 334-448-2760.**



**507 DILLINGHAM STREET  
PROPERTY**

RUSSELL COUNTY COURTHOUSE

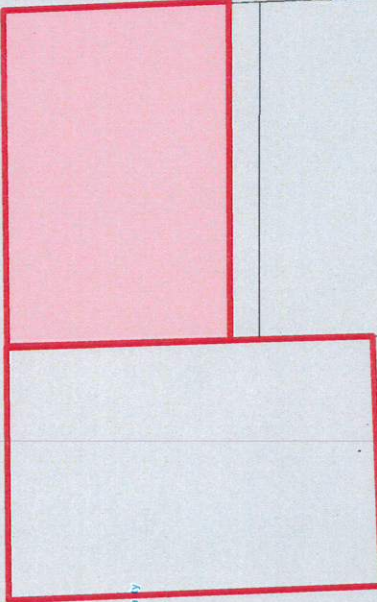


UNNAMED

DILLINGHAM STREET

BRICKYARD ROAD

MCCARLEY TRANSMISSION



Russell County

BROAD STREET





**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
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ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

# MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: February 21, 2019

RE: Conditional Use –507 Dillingham Street –Mike Bowden, Owner

---

The above petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Phenix City Zoning Ordinance allows a retail store as a Conditional Use in a C-1 zone.



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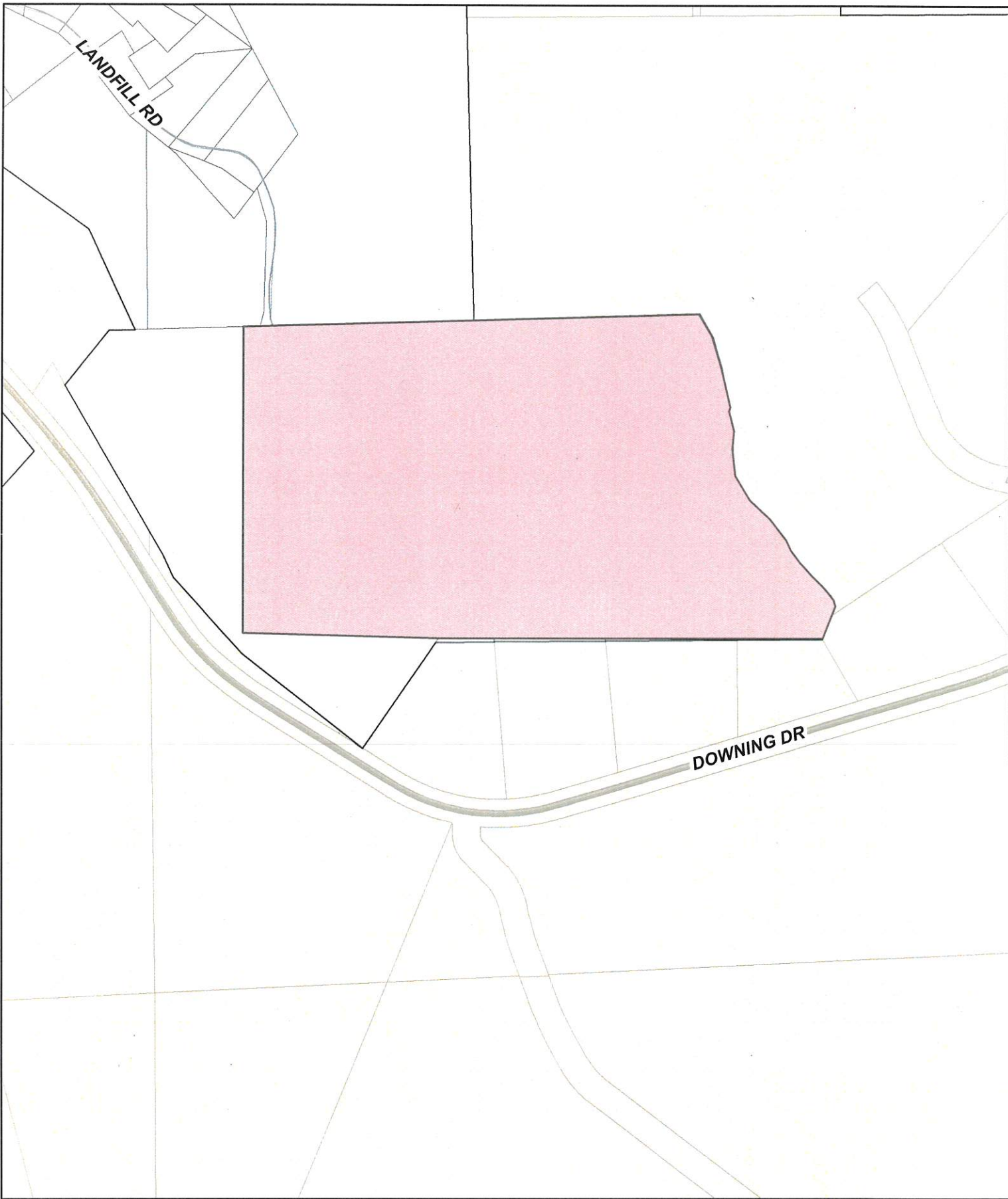
ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

## Staff Report No. 9

### Type of Plat: Annexation

<b>Applicant:</b>	<b>City of Phenix City</b>
<b>Site Location:</b>	<b>44 Landfill Road</b>
<b>Acreage:</b>	<b>58</b>
<b>Current Zoning Classification:</b>	<b>Not Zoned, Planning Jurisdiction Only</b>
<b>Proposed Zoning Classification:</b>	<b>M-2, Heavy Manufacturing District</b>
<b>Current Use of Property:</b>	<b>City C &amp; D Landfill</b>
<b>Proposed Use of Property:</b>	<b>City C &amp; D Landfill</b>
<b>Annexation Map:</b>	<b>Attached</b>
<b>City Services:</b>	<b>Police Jurisdiction – Current If annexed, will receive all City services.</b>
<b>Additional Information:</b>	<b>None at this time</b>
<b>Engineer and or Owner Comments:</b>	<b>None at this time</b>



CityName

 PHENIX CITY LIMITS

 PROPOSED ANNEXATION

# PROPOSED ANNEXATION 44 LANDFILL ROAD



1 in = 500 ft





**PHENIX CITY**  
*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

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

**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / District 3

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

## MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: February 21, 2019

RE: Annexation and Pre-Zone – 58 +/- Acres at 44 Landfill Road, City of Phenix City,  
Applicant

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The above referenced petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for Annexation and Pre-Zone to M-2 Zoning.