



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, DECEMBER 14, 2021
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 November 23, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Waiver – Shadow Wood Phase V – located on the Southern terminus of Shadow Wood Lane - 5B, LLC (Michael Bowden), owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Acceptance of Preliminary Plat – Shadow Wood Phase V – located on the Southern terminus of Shadow Wood Lane - 5B, LLC (Michael Bowden), owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Public Hearing and Approval of Rezone - 0.53+/- acres located on Waterworks Road - from No Zoning to A-O (Apartment and Office District) - City of Phenix City, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Public Hearing and Approval of Rezone - 1.08+/- acres located at 3900 Waterworks Road – from R-2 (Medium Density Residential District) to an A-O (Apartment and Office District) - BFI, LLC. (Michael Bowden) owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

November 23, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, November 26, 2021 at 5:15 PM EST in the Martin Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

Chairman Howard called the meeting to order and asked Secretary Phillips to call roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Members not present: Member McKissic.

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

Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: City Councilmember Vicki Carter Johnson. City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Building Official Gil Griffith, Fire Chief Kris Kennedy, City Planner Tracie Hadaway, 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 October 26, 2021 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 Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Taylor, and Member Phillips. Abstain: Member Sims. Nays: None. Motion thus passed.

The fifth item on the agenda was the approval of the November 9, 2021 cancelled 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 Vice Chairman Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Nays: None. Motion thus passed.

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

The seventh item on the agenda was an Approval of Administrative Replat for 3.71+/- acres located at 10 Herman Drive – Carol Duke, Lynda Fairer, and Joseph Lloyd owners. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: November 19, 2021

RE: Rezone – 3.71+/- acres located at 10 Herman Drive

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

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

The eighth on the agenda was an Acceptance of Rezone of 0.53+/- acres of Right-of-Way on Waterworks Road off South Railroad Street from No Zoning to an A-O (Apartment and Office District) for The City of Phenix City, owner. City Engineer Angel Moore reviewed the staff report and maps with the members. City Engineer advised that City Attorney Graham and City Attorney McKoon determined the Right-of-Way could be declared surplus by City Council to be sold as property. Mrs. Moore stated BFI, LLC has requested to purchase the Right-of-Way if declared surplus and rezoned to A-O. City Attorney Graham acknowledged he has reviewed and approved for City Council to declare the Right-of-Way surplus and rezone if Council chooses to. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: November 19, 2021

RE: Rezone 0.53+/- acres located along Waterworks Road

The above referenced rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for acceptance.

At this time Chairman Howard asked if there was a motion to accept. A motion to accept was made by Vice Chairman Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was an Acceptance of Rezone for 1.08+/- acres located at 3900 Waterworks Road from an R-2 (Medium Density Residential District) to an A-O (Apartment and Office District) for BFI, LLC (Michael Bowden) owner. City Engineer Angel Moore reviewed the staff report and maps with the members. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: November 19, 2021

RE: Rezone – 1.08+/- acres located at 3900 Waterworks Road

The above referenced rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for acceptance.

At this time Chairman Howard asked if there was a motion to accept. A motion to accept was made by Vice Chairman Davis, seconded by Member Sims. Upon said motion being put to

a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The tenth item on the agenda was an Approval of Administrative Replat for 1.31+/- acres located at 3616 & 3618 Hwy 431 N for English Properties, LLC., owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: November 19, 2021

RE: Rezone – 1.31+/- acres located US Hwy 280/431N and S. Railroad Street

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

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

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

The twelfth item on the agenda was New Business. City Engineer Angel Moore stated that the City Planner Tracie Hadaway was looking at doing some work sessions with the members to review/discuss the City's Subdivision Regulations, Zoning Ordinance, and Comprehensive Plan. Be looking at some dates for first of the year.

The thirteenth 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 Ivy, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. 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 December 14, 2021.

Chairman – Pat Howard

Secretary – Eliza Phillips



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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

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

Item No. 6

Type of Request: Waiver

General Information

Applicant:	5B, LLC; Michael Bowden, owner
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	Southern terminus of Shadow Wood Lane
Acreage:	20.85 +/- acres
Number of Lots:	42
Current Zoning:	R-3 High Density Residential District
Current Use of Property:	Vacant
Proposed Use of Property:	Single-family Residential
District:	One (1)
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

- The existing Shadow Wood development contains 180 lots with one entrance. The existing Ivy Creek development contains 137 lots with one entrance. With the addition of the proposed 42 lots connecting the two subdivisions, there will be a total of 359 lots with only two entrances. The subdivision regulations require three entrances when there are between 200 and 400 total lots.



Engineer/Owner Comments

- The proposed development will consist of 42 single family lots and provide a second entrance/exit to both Shadow Wood and Ivy Creek.

REQUEST FOR WAIVER

NAME OF DEVELOPER (S): 5B, LLC.

NAME OF ENGINEERING FIRM: Barrett-Simpson, Inc.

NAME OF SUBDIVISION: ShadowWood Subdivision, Phase 5

LOCATION OF SUBDIVISION: Southern terminus of Shadow Wood Lane

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

Article IV, Section 2A of the Phenix City Subdivision Regulations allow for up to 200 lots for two accesses. The proposed development will consist of 42 single family lots and provide a second entrance/exit to both ShadowWood and Ivy Creek. This Waiver is being requested to allow the proposed development without the construction of another access at this time.

STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:

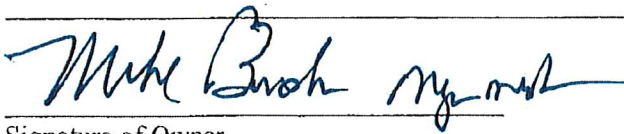
Ivy Creek Subdivision consists of 136 lots with a single entrance. ShadowWood 184 Subdivision consists of 184 lots with a single entrance. The proposed development would provide both subdivisions with an additional entrance.

LIST ANY ATTACHMENTS TO THIS PETITION:

Overall Development Map

PROVIDE A SHORT EXPLANATION WHY YOU BELIEVE THE WAIVER SHOULD BE APPROVED:

This Waiver should be approved because the proposed development will provide connectivity between ShadowWood and Ivy Creek subdivisions.



Signature of Owner

11/16/2021

Date



**BARRETT-
SIMPSON, INC.**
Civil Engineers & Land Surveyors

Timothy W. Simpson, P.E., P.L.S.
President
Eddie A. Eubanks, P.L.S.
East Division Surveying Manager, Partner
Jonathan A. Ham, P.L.S.
West Division Surveying Manager, Partner
Christopher M. Rogers, P.E.
Engineering Manager, Partner
M. Blake Rice, P.E.
West Division Project Manager, Partner

November 18, 2021

VIA HAND DELIVERY

Mr. Chris Casey
Phenix City Engineering Department
1206 7th Avenue
Phenix City, AL 36867

**Re: *ShadowWood Subdivision, Phase 5
Waiver Request***

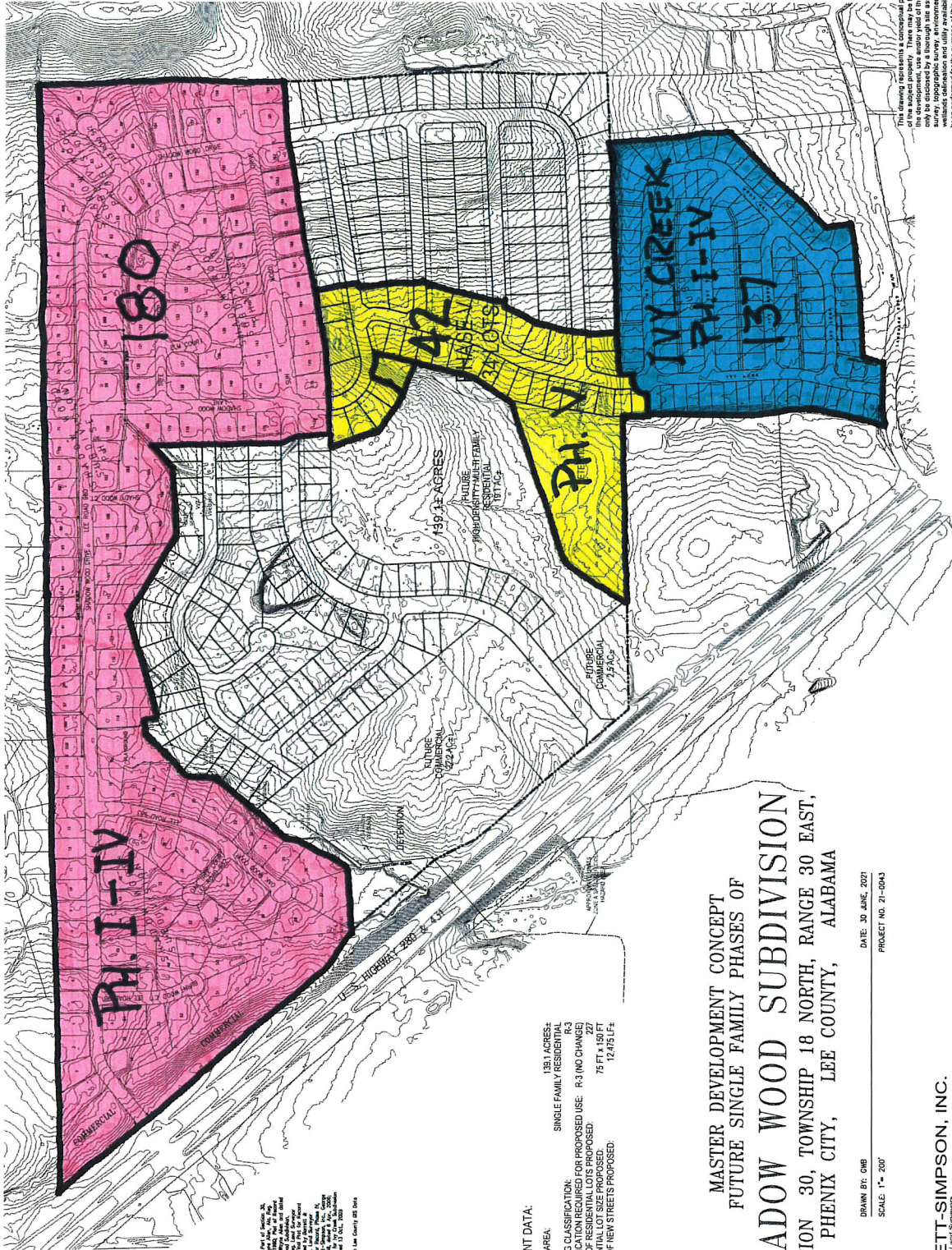
Dear Chris:

Attached please find a Waiver Request for the previously submitted Preliminary Plat for ShadowWood Subdivision, Phase 5. I would like to present this Waiver Request to the Planning Commission at the next regularly scheduled meeting.

Please let me know if you have any questions or require any additional information.

Sincerely,
Barrett-Simpson, Inc.

Chris Rogers, P.E.
Engineering Manager, Partner



This drawing represents a conceptual plan for the development of the property. It is not intended to be used for the development, use or yield of the property which would only be assessed by a thorough site assessment including a site plan, utility, and other engineering, which may have not been performed for the purpose of this conceptual plan. There are no warranties or representations made by the engineer, who can be developed according to this plan, at a reasonable cost.

SHADOW WOOD SUBDIVISION
 SECTION 30, TOWNSHIP 18 NORTH, RANGE 30 EAST,
 PHENIX CITY, LEE COUNTY, ALABAMA

DEVELOPMENT DATA:
 TOTAL PROJECT AREA: 131.1 ACRES;
 ZONING CLASSIFICATION: SINGLE FAMILY RESIDENTIAL
 CURRENT ZONING CLASSIFICATION: R-3 (NO CHANGE)
 ZONING CLASSIFICATION REQUIRED FOR PROPOSED USE: R-3 (NO CHANGE)
 TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED: 227
 TYPICAL RESIDENTIAL LOT SIZE PROPOSED: 75 FT X 150 FT
 TOTAL LENGTH OF NEW STREETS PROPOSED: 12475 LF

DATE: 30 JUNE, 2021
 PROJECT NO. 21-0043

ESI
BARRETT-SIMPSON, INC.
 106 SUN BELT AVENUE, PHENIX CITY, AL 36860, PH: 334-297-2423
 222 SOUTH 2ND STREET, LITTLE ROCK, AR 72201, PH: 501-513-2100

Boundary information from the "Survey of Part of Section 30, Township 18 North, Range 30 East, Lee County, Alabama" dated 10/13/2010, prepared by Robert Simpson, Surveyor, Lee County, Alabama. The survey was recorded in the Public Records of Lee County, Alabama, Book 185, Page 118. The survey was also recorded in the Public Records of Lee County, Alabama, Book 185, Page 118. The survey was also recorded in the Public Records of Lee County, Alabama, Book 185, Page 118. The survey was also recorded in the Public Records of Lee County, Alabama, Book 185, Page 118.







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
Mayor Pro Tem / At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember 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, P.E., City Engineer/Public Works Director

Date: December 9, 2021

RE: Waiver Request – Preliminary Plat for Shadow Wood Ph. V

The submitted Waiver request for the proposed subdivision does not meet the requirements for number of entrances/exits per Article IV Section 2A of the Subdivision Regulations.



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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

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

Item No. 7

Type of Request: Preliminary Plat

General Information

Applicant:	5B, LLC; Michael Bowden, owner
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	Southern terminus of Shadow Wood Lane
Acreage:	20.85 +/- acres
Number of Lots:	42
Current Zoning:	R-3 High Density Residential District
Current Use of Property:	Vacant
Proposed Use of Property:	Single-family Residential
District:	One (1)
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

- The existing Shadow Wood development contains 180 lots with one entrance. The existing Ivy Creek development contains 137 lots with one entrance. With the addition of the proposed 42 lots connecting the two subdivisions, there will be a total of 359 lots with only two entrances. The subdivision regulations require three entrances when there are between 200 and 400 total lots.



Engineer/Owner Comments

- The proposed development will consist of 42 single family lots and provide a second entrance/exit to both Shadow Wood and Ivy Creek.



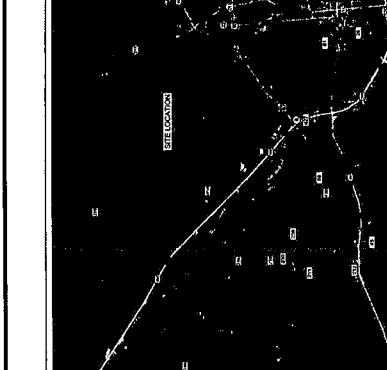
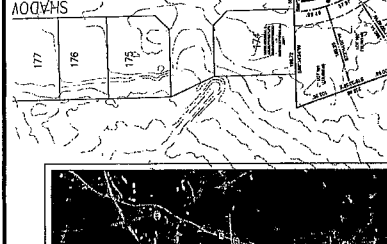
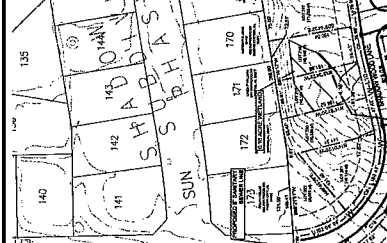
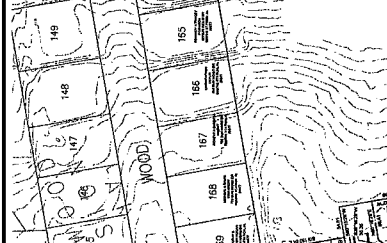
THE SHADOW WOOD PHASE V PRELIMINARY PLAT IS THE PROPERTY OF SB, LLC. ANY REPRODUCTION OR DISTRIBUTION OF THIS PLAT WITHOUT THE WRITTEN PERMISSION OF SB, LLC IS STRICTLY PROHIBITED. THE PLAT IS PROVIDED AS IS AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAT. THE USER AGREES TO HOLD SB, LLC HARMLESS FROM ANY SUCH DAMAGE. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF ALABAMA.

Curve Table

Curve #	Length	Radius	Delta
C1	507.000	271.025	132.256
C2	117.137	520.000	67.606
C3	127.665	560.000	74.657
C4	58.486	212.597	615.242
C5	113.820	442.000	614.246
C6	84.856	580.000	608.357
C7	85.848	211.000	623.012
C8	38.000	520.000	604.278
C9	270.164	151.000	102.617
C10	388.285	211.025	132.256

Clear Table

Line #	Length	Direction
L1	305.152	S17° 52' 04.79"E
L2	194.519	N20° 42' 28.02"E
L3	333.008	N12° 19' 51.19"E
L4	98.474	N12° 19' 51.19"E
L5	122.860	N12° 19' 51.19"E
L6	70.868	N20° 42' 28.02"E
L7	198.472	N17° 52' 04.79"E
L8	87.712	N17° 52' 04.79"E
L9	198.493	N20° 42' 28.02"E
L10	108.377	S72° 58' 40.49"E



SITE DATA:

TOTAL PROJECT AREA: 100.00 ACRES
 COUNTY ZONING CLASSIFICATION: R2
 AREA OF SMALLEST LOT: 0.10 ACRES
 TOTAL NUMBER OF RESIDENTIAL LOTS PROPOSED: 100
 LOT AREA PROPOSED: 100.00 SQ. FT.
 ROOT OF MAIN WASH: 100.00 SQ. FT.

EASEMENT NOTES:

1. EASEMENTS ARE PERMANENTLY MAINTAINED.
2. STRUCTURES ARE PROHIBITED ON EASEMENTS.
3. ALL UTILITIES ARE TO BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.
4. ALL UTILITIES ARE TO BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.
5. ALL UTILITIES ARE TO BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.

ZONING AND BUILDING SETBACK NOTES:

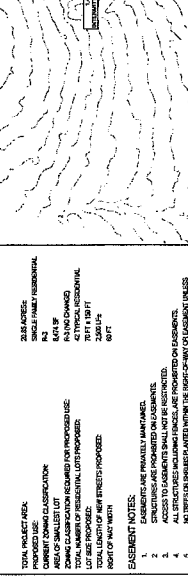
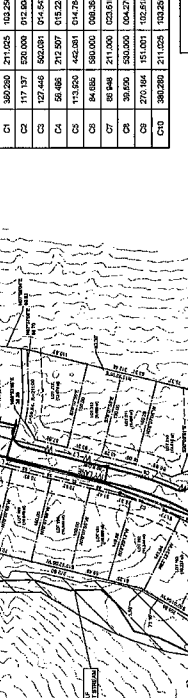
MINIMUM SETBACK REQUIREMENTS:
 FRONT: 20'
 SIDE: 10'
 REAR: 10'

UTILITY EASEMENTS:

A UTILITY EASEMENT IS HEREBY GRANTED TO THE CITY OF PHOENIX CITY BOUND TWENTY (20) FEET WIDE. THE EASEMENT SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER. THE EASEMENT SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER. THE EASEMENT SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER.

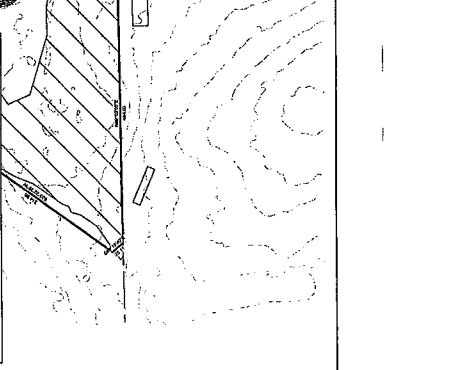
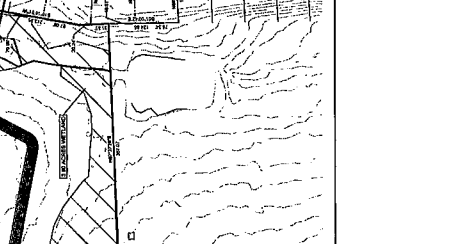
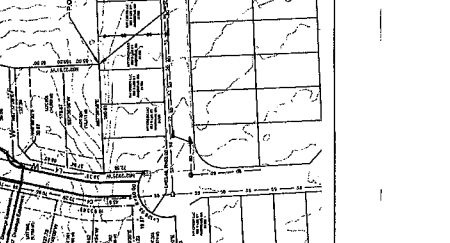
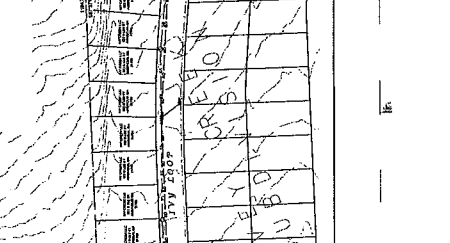
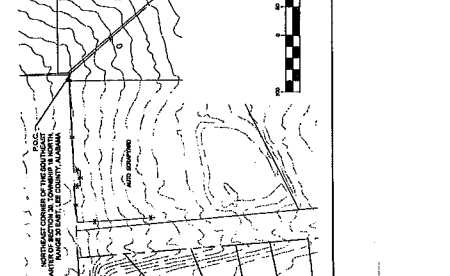
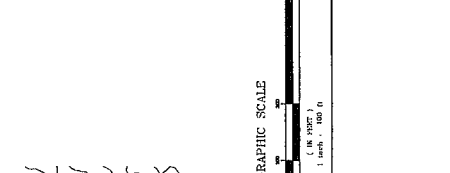
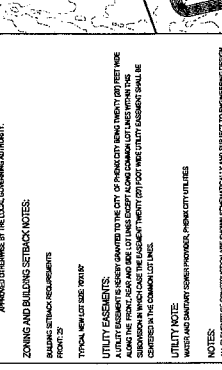
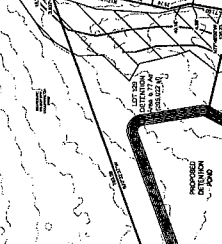
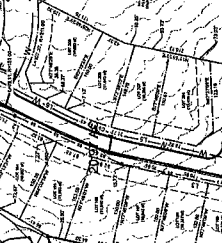
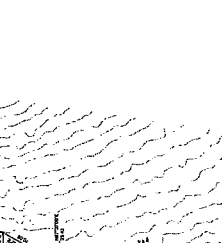
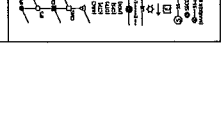
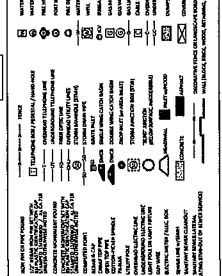
UTILITY NOTE:

UTILITY EASEMENTS ARE SHOWN AS SHOWN. ALL UTILITIES ARE SUBJECT TO ENGINEERING DESIGN.



LEGEND

- PROPERTY BOUNDARIES
- EXISTING LOT BOUNDARIES
- PROPOSED LOT BOUNDARIES
- PROPOSED EASEMENTS
- PROPOSED UTILITY EASEMENTS
- PROPOSED UTILITY LINES
- PROPOSED UTILITY STRUCTURES
- PROPOSED UTILITY TRENCHES
- PROPOSED UTILITY MANHOLES
- PROPOSED UTILITY VALVES
- PROPOSED UTILITY CONNECTIONS
- PROPOSED UTILITY OFFSETS
- PROPOSED UTILITY CROSSINGS
- PROPOSED UTILITY ENCLOSURES
- PROPOSED UTILITY ENCLOSURE WALLS
- PROPOSED UTILITY ENCLOSURE DOORS
- PROPOSED UTILITY ENCLOSURE WINDOWS
- PROPOSED UTILITY ENCLOSURE ROOFS
- PROPOSED UTILITY ENCLOSURE FOUNDATIONS
- PROPOSED UTILITY ENCLOSURE INTERIORS
- PROPOSED UTILITY ENCLOSURE EXTERIORS
- PROPOSED UTILITY ENCLOSURE ACCESSORIES
- PROPOSED UTILITY ENCLOSURE FINISHES
- PROPOSED UTILITY ENCLOSURE MATERIALS
- PROPOSED UTILITY ENCLOSURE METHODS
- PROPOSED UTILITY ENCLOSURE TOOLS
- PROPOSED UTILITY ENCLOSURE EQUIPMENT
- PROPOSED UTILITY ENCLOSURE SUPPLIES
- PROPOSED UTILITY ENCLOSURE SERVICES
- PROPOSED UTILITY ENCLOSURE CONTRACTORS
- PROPOSED UTILITY ENCLOSURE INSURANCE
- PROPOSED UTILITY ENCLOSURE TAXES
- PROPOSED UTILITY ENCLOSURE FEES
- PROPOSED UTILITY ENCLOSURE PENALTIES
- PROPOSED UTILITY ENCLOSURE FINES
- PROPOSED UTILITY ENCLOSURE JUDGMENTS
- PROPOSED UTILITY ENCLOSURE SETTLEMENTS
- PROPOSED UTILITY ENCLOSURE AGREEMENTS
- PROPOSED UTILITY ENCLOSURE CONTRACTS
- PROPOSED UTILITY ENCLOSURE DEEDS
- PROPOSED UTILITY ENCLOSURE MORTGAGES
- PROPOSED UTILITY ENCLOSURE LEASES
- PROPOSED UTILITY ENCLOSURE LICENSES
- PROPOSED UTILITY ENCLOSURE PERMITS
- PROPOSED UTILITY ENCLOSURE CERTIFICATES
- PROPOSED UTILITY ENCLOSURE ORDINANCES
- PROPOSED UTILITY ENCLOSURE REGULATIONS
- PROPOSED UTILITY ENCLOSURE STATUTES
- PROPOSED UTILITY ENCLOSURE CONSTITUTIONS
- PROPOSED UTILITY ENCLOSURE TREATIES
- PROPOSED UTILITY ENCLOSURE AGREEMENTS
- PROPOSED UTILITY ENCLOSURE CONTRACTS
- PROPOSED UTILITY ENCLOSURE DEEDS
- PROPOSED UTILITY ENCLOSURE MORTGAGES
- PROPOSED UTILITY ENCLOSURE LEASES
- PROPOSED UTILITY ENCLOSURE LICENSES
- PROPOSED UTILITY ENCLOSURE PERMITS
- PROPOSED UTILITY ENCLOSURE CERTIFICATES
- PROPOSED UTILITY ENCLOSURE ORDINANCES
- PROPOSED UTILITY ENCLOSURE REGULATIONS
- PROPOSED UTILITY ENCLOSURE STATUTES
- PROPOSED UTILITY ENCLOSURE CONSTITUTIONS
- PROPOSED UTILITY ENCLOSURE TREATIES





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
Mayor Pro Tem / At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember 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, P.E., City Engineer/Public Works Director

Date: December 9, 2021

RE: Preliminary Plat for Shadow Wood Ph. V

The above referenced preliminary plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations for acceptance however, a Waiver has been submitted for consideration.



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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

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

Item No. 8

Type of Request: Rezone

General Information

Applicant:	City of Phenix City
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	Waterworks Rd.
Acreage:	0.53 +/- acres
Current Zoning:	None
Proposed Zoning Classification:	A-O Apartment and Office District
Current Use of Property:	Right of Way
Proposed Use of Property:	Multifamily Residential (as allowed per A-O Zoning)
District:	One (1)
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

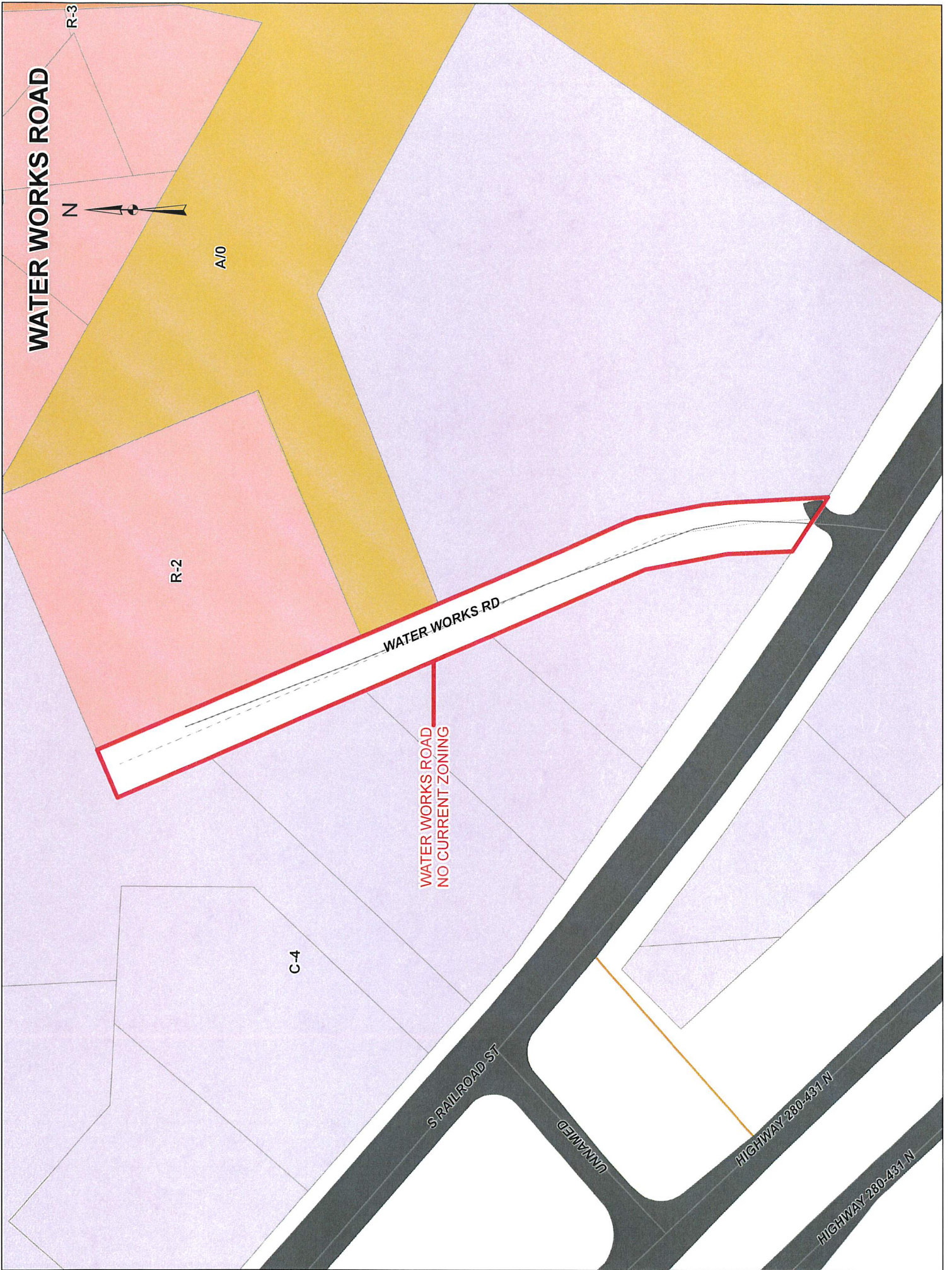
- Waterworks Rd. was declared surplus at the December 6, 2021 City Council Meeting allowing it to be sold to Mr. Michael Bowden at fair market value.
- The proposed development will have to meet Fire Code requirements.
- Based on the 2014 Comprehensive Plan, future residential uses along the corridor should be multi-family developments with smaller lots, and higher density, single-family residential subdivisions located on collector roads off of the main corridor arterial road.

Land Use Table:

Location	Current Zoning Classification	Existing Land Use	Future Land Use
Subject Property	ROW	Vacant	Mixed Use Corridor
North of Subject Property	C-4	Commercial	Mixed Use Corridor
East of Subject Property	R-2, C-4 and A-O	Residential, Office	Mixed Use Corridor
South of Subject Property	C-4	Commercial	Mixed Use Corridor
West of Subject Property	C-4	Commercial	Mixed Use Corridor

Engineer/Owner Comments

None



WATER WORKS ROAD



R-3

A/O

R-2

WATER WORKS RD

WATER WORKS ROAD
NO CURRENT ZONING

C-4

S RAILROAD ST

UNNAMED

HIGHWAY 280-431 N

HIGHWAY 280-431 N



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
Mayor Pro Tem / At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember 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, P.E., City Engineer/Public Works Director

Date: December 9, 2021

RE: Rezone – 0.53 +/- acres located at along Waterworks Rd.

The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for acceptance.



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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

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

Item No. 9

Type of Request: Rezone

General Information

Applicant:	BFI, LLC; Michael Bowden, owner
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	3900 Waterworks Rd.
Acreage:	1.08 +/- acres
Current Zoning:	R-2 Medium Density Residential District
Proposed Zoning Classification:	A-O Apartment and Office District
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Multifamily Residential (as allowed per A-O Zoning)
District:	One (1)
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

- The proposed development will have to meet Fire Code requirements.
- Based on the 2014 Comprehensive Plan, future residential uses along the corridor should be multi-family developments with smaller lots, and higher density, single-family residential subdivisions located on collector roads off of the main corridor arterial road.

Land Use Table:

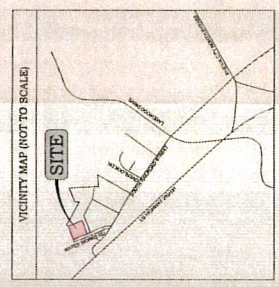
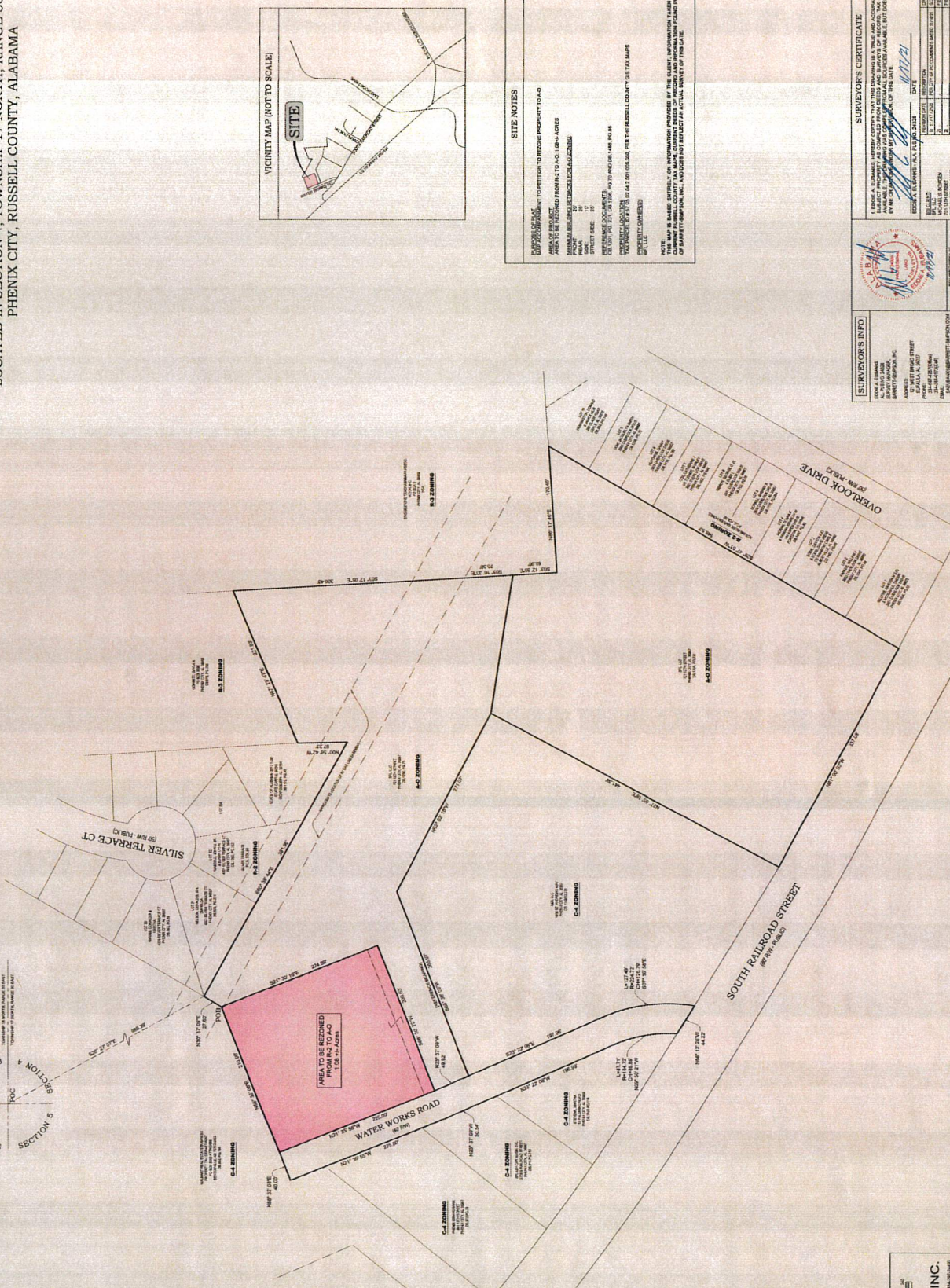
Location	Current Zoning Classification	Existing Land Use	Future Land Use
Subject Property	R-2	Residential	Mixed Use Corridor
North of Subject Property	C-4	Commercial	Mixed Use Corridor
East of Subject Property	A-O	Vacant	Mixed Use Corridor
South of Subject Property	A-O	Vacant	Mixed Use Corridor
West of Subject Property	C-4	Commercial	Mixed Use Corridor

Engineer/Owner Comments

None

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
BFI, LLC
 LOCATED IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA

THIS MAP IS A PRELIMINARY MAP AND DOES NOT REPRESENT AN OFFICIAL RECORD OF THE OFFICE OF THE COUNTY CLERK OF RUSSELL COUNTY, ALABAMA.



SITE NOTES

FOR INFORMATION TO PETITION TO REZONE PROPERTY TO A-2 ZONING DISTRICT, THE TOTAL AREA OF THE PROPERTY IS 1.56 ACRES. THE TOTAL AREA OF THE PROPERTY IS 1.56 ACRES. THE TOTAL AREA OF THE PROPERTY IS 1.56 ACRES.

PROPOSED ZONING DISTRICT: A-2 ZONING DISTRICT

STREET NAME: WATER WORKS ROAD

STREET WIDTH: 30 FEET

STREET FRONTAGE: 150 FEET

PROPOSED LOT SIZE: 100 X 150 FEET

PROPOSED LOT AREA: 15,000 SQUARE FEET

PROPOSED LOT COVERAGE: 10%

PROPOSED LOT AREA: 1,500 SQUARE FEET

PROPOSED LOT COVERAGE: 10%

PROPOSED LOT AREA: 1,500 SQUARE FEET

PROPOSED LOT COVERAGE: 10%

NOTE: THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT. INFORMATION SHOWN FROM THE SURVEY IS NOT GUARANTEED BY BARRETT-SIMPSON, INC., AND DOES NOT REPRESENT AN ACTUAL SURVEY OF THIS SITE.

SURVEYOR'S INFO

TERESA A. SIMPSON
 LICENSED SURVEYOR
 2010 ALA. REG. NO. 14020
 2010 ALA. REG. NO. 14020
 2010 ALA. REG. NO. 14020
 2010 ALA. REG. NO. 14020

SURVEYOR'S CERTIFICATE

I, TERESA A. SIMPSON, SURVEYOR, CERTIFY THAT THE DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEYED LAND AND THAT THE INFORMATION CONTAINED THEREIN WAS OBTAINED FROM A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND CONTROL, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA.

DATE OF SURVEY: 11/17/21

DATE OF PLOTTING: 11/17/21

DATE OF RECORDING: 11/17/21

DATE OF EXPIRATION: 11/17/21

DATE OF ISSUANCE: 11/17/21

DATE OF RECORDING: 11/17/21

DATE OF EXPIRATION: 11/17/21

DATE OF ISSUANCE: 11/17/21

DATE OF RECORDING: 11/17/21

DATE OF EXPIRATION: 11/17/21

DATE OF ISSUANCE: 11/17/21

DATE OF RECORDING: 11/17/21

DATE OF EXPIRATION: 11/17/21

DATE OF ISSUANCE: 11/17/21

DATE OF RECORDING: 11/17/21

DATE OF EXPIRATION: 11/17/21

SCALE

1" = 100' (AS SHOWN)

BARRETT-SIMPSON, INC.

1500 W. RAILROAD STREET, PHENIX CITY, ALABAMA 36860

TEL: 205-838-1100 FAX: 205-838-1101

WWW.BSINC.COM

3900 WATER WORKS ROAD



C-4

3900 WATER WORKS ROAD
ZONED: R-2

R-2

A10

WATER WORKS RD

S RAILROAD ST





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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember 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, P.E., City Engineer/Public Works Director

Date: December 9, 2021

RE: Rezone – 1.08 +/- acres located at 3900 Waterworks Rd.

The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for acceptance.