



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, May 24, 2022
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 April 26, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision Replat – 67.55+/- acres located at Uchee Hill Hwy – Susan E. Phenix, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Acceptance of Preliminary Plat – 4.65+/- acres located at 308 34th Ave. South – Kendell R. Smith, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Public Hearing and Recommendation of Conditional Use Application – 1805 Knowles Road, Brookhaven Property, LLC, owner
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Planning Director Report
- 12) Adjournment

April 26, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 26, 2022, 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 Jennifer Lowman to call the roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims Member Tony Taylor, Members not present: Member McKissic and Secretary Eliza Phillips

The **second** item on the agenda was the Approval of the Agenda. Member Vice Chairman Davis, made the motion to approve, 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. Nays: None. Abstain: None. Motion thus passed.

The **third** item on the agenda was the attendance call for City Personal and Elected Officials. Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Andrew Patterson, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, Planner Tracie Hadaway, City Attorney Jimmy Graham, City Manager Wallace Hunter and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of April 12, 2022 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 Johnson, 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 Lindsay, Member Sims, Member Taylor. Abstain: Nays: None. Motion thus passed.

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

The **sixth** item on the agenda was an Approval of Administrative Subdivision Replat -0.46+/-acres located on Lot 14, Rock island Landing. Phase VII, Phenix City, Alabama, MSB LTD, owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Secretary Lowman to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: April 7, 2022

Re: Approval of Administrative Subdivision - 0.46+/-acres located on Lot 14, Rock Island Landin, MSB, LTD owner.

The above-referenced Administrative Subdivision has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements the Zoning Ordinance of acceptance.

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 Sims, Member Taylor. Abstain: None, Nays: None. Motion thus passed.

The **seventh** item on the agenda was Old Business

The **eighth** item on the agenda was New Business

The **ninth** item on the agenda was the Planning Director Report – Tracie Hadaway mentioned to the Planning Commission that Auburn University students would be here on May 4th for their final presentation on the downtown and 13th and 14th street design and development ideas and would like for the Planning Commission member to come if they are available.

The **tenth** item on the agenda was Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded Member Davis. Upon said being to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, Member Sims, 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 May 10, 2022.

Chairman – Pat Howard

Recording 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: Administrative Subdivision

General Information

| | |
|----------------------------------|------------------------------|
| Applicant: | Susan E. Phenix |
| Surveyor of Record: | Gregory A. Suggs, PLS |
| Site Location: | Along Uchee Hill Hwy |
| Acreage: | 67.55 +/- acres |
| Number of Lots: | 2 |
| Current Zoning: | None (Planning Jurisdiction) |
| Current Use of Property: | Vacant |
| Proposed Use of Property: | Residential/Agricultural |
| District: | None |
| Survey Plat: | Attached |
| City Services: | Phenix City Police |

Staff Comments

Fire – If annexed into the City any construction performed on the subject property will have to meet the requirements of the 2018 International Fire Code.

Utilities – This property is not within the Phenix City Utilities jurisdiction.

Building – The property is located in the Phenix City Police jurisdiction. Any construction work will need to be permitted through the Phenix City Building Department.

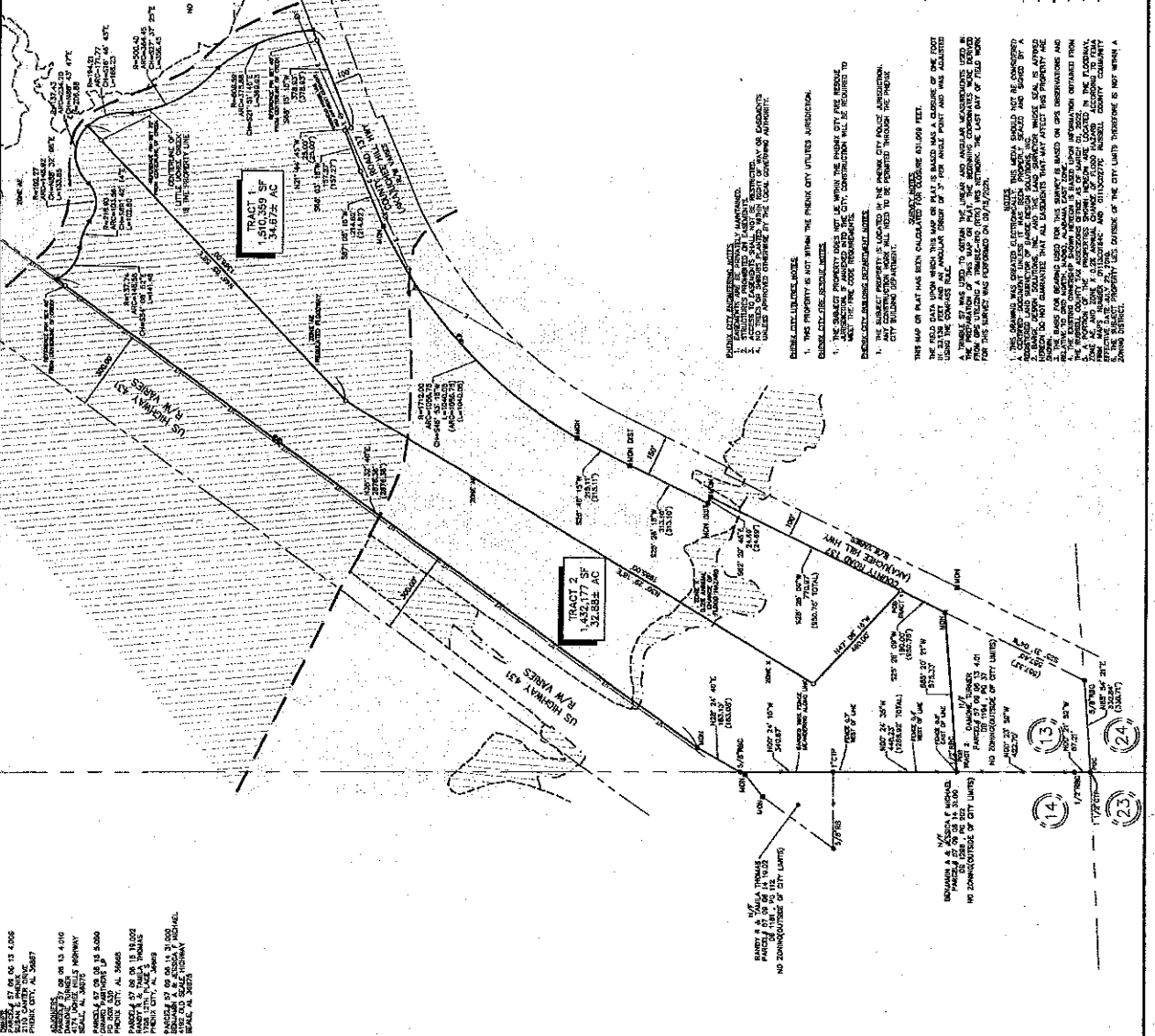
Engineer/Owner Comments

None

| NO. | DESCRIPTION | DATE | BY |
|-----|-------------|--------|----|
| 1 | REVISION | 5/9/22 | CS |
| 2 | REVISION | 5/9/22 | CS |

PROJ. NO. 202201

DATE: 5/17/2022
 LAST SAVE: 5/16/2022
 BY: GMS095

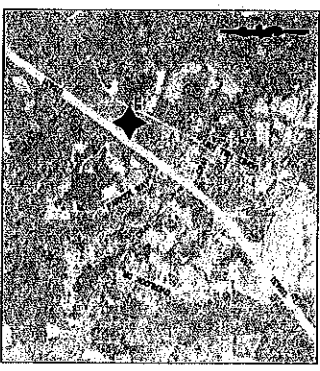


STATE PLAT NO. 1000
 EAST ZONE

LEGEND
 OPEN SPACE NUMBER
 ROAD RIGHT OF WAY
 ROAD & SIDEWALK
 POINT OF BEGINNING
 DEED DATE (1/2 ACRES & C+)
 FROM THE ROAD
 BOUNDARY LINE
 SECTION LINE
 PAINTED TREE LINE
 SURVEY TREE LINE
 ELECTRIC LINE
 FENCE LINE
 SECTION NUMBER

THIS MAP OR PLAN HAS BEEN CALCULATED FOR ACCURACY TO 1/10000 FEET.
 THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE PHENIX CITY LIMITED JURISDICTION.
 GENERAL NOTES:
 1. THIS PROPERTY IS NOT WITHIN THE PHENIX CITY LIMITED JURISDICTION.
 2. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE PHENIX CITY FIRE RESERVE.
 3. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE PHENIX CITY POLICE JURISDICTION.
 4. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE PHENIX CITY WILDLIFE JURISDICTION.

DATE: 5/17/2022
 LAST SAVE: 5/16/2022
 BY: GMS095



OWNER: _____ DATE: _____
 AGENT: _____ DATE: _____

STATEMENT OF WORK
 I, GEORGE ALLEN SAGES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HAVE BEEN HONORARILY REQUESTED BY THE CLIENT TO CONDUCT A SURVEY OF THE ABOVE DESCRIBED PROPERTY. I HAVE CONDUCTED A VISUAL SURVEY OF THE PROPERTY AND HAVE FOUND NO OBVIOUS ENCUMBRANCES OR DISCREPANCIES. I HAVE THEREFORE PREPARED THIS SURVEY MAP AND PLAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING.

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PHENIX CITY

Alabama

PLANNING DEPARTMENT

931 Broad Street | Phenix City, AL 36867 | Ph: 334-448-2856 | Fx: 334-448-9022 | phenixcityal.us/edo

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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

TRACIE H. HADAWAY, Planning Director | SHAUN CULLIGAN, Economic Development Mgr.

MEMORANDUM

To: Planning Commission

From: Tracie Hadaway, ^{*THH*} Planning Director

Date: May 19, 2022

RE: Administrative Subdivision – 67.55 +/- acres located along Uchee Hill Hwy

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



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

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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: | Kendall Rakeem Smith |
| Surveyor of Record: | Barrett-Simpson, Inc. |
| Site Location: | 308 34 th Avenue South |
| Acreage: | 4.65 +/- acres |
| Number of Lots: | 3 |
| Current Zoning: | R-2 Medium Density Residential |
| Current Use of Property: | Vacant |
| Proposed Use of Property: | Residential Lots |
| District: | Three (3) |
| Survey Plat: | Attached |
| City Services: | Phenix City Fire, Police, Water, Streets & Drainage |

Engineer/Owner Comments

None

PLAT OF PROPERTY CONVEYANCE FOR
KENDELL RAKEEM SMITH
BEING A PART OF SECTION 28, TOWNSHIP 17 NORTH, RANGE 30 EAST
MERICA CITY, RUSSELL COUNTY, ALABAMA.

RECORDING INFORMATION

This plat is recorded under the authority of the Alabama State Office of the Surveyor General.

VICINITY MAP (NOT TO SCALE)

CERTIFICATES

CONVEYANCE CERTIFICATE

I, the Surveyor General, hereby certify that the above described plat is a correct and true copy of the original as recorded in the office of the Surveyor General, Russell County, Alabama, on this 15th day of May, 2012.

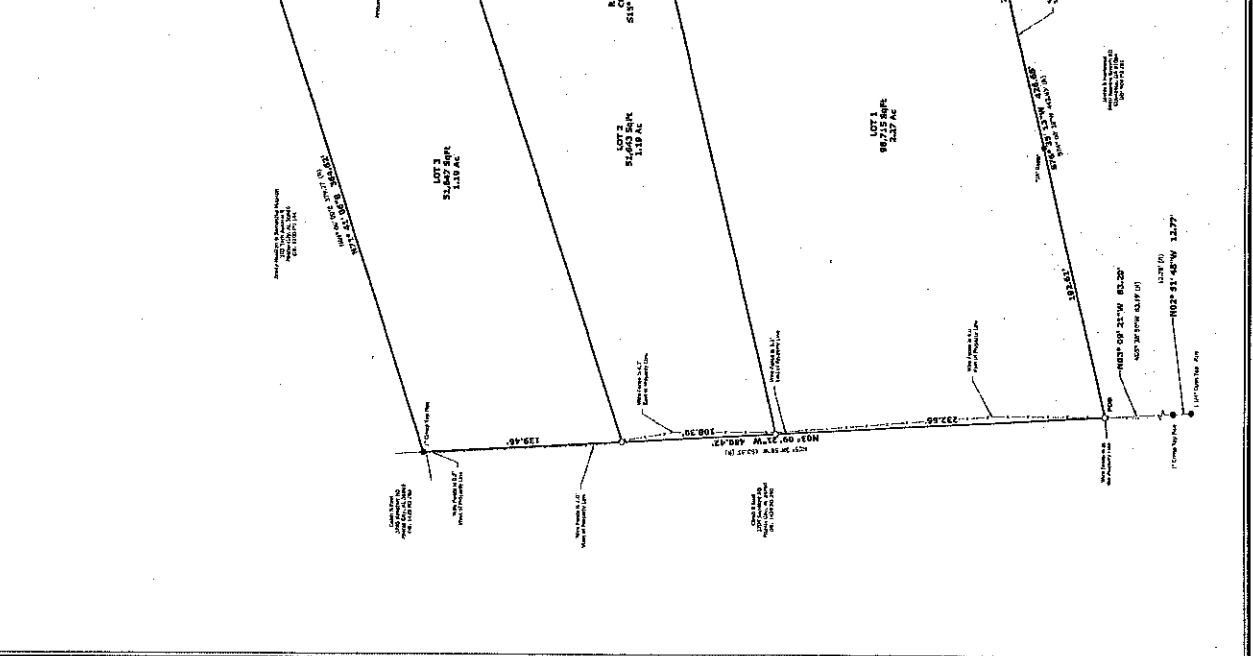
BARRETT-SIMPSON, INC.

Surveyor's Certificate

By: *[Signature]* Date: 5/15/12

SURVEYS NOTES

- The survey was made by the Surveyor General, Russell County, Alabama, on this 15th day of May, 2012, at the request of the Applicant, Kendell Rakeem Smith.
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LEGEN

| | |
|--|-------------------|
| | Surveyed Line |
| | Proposed Line |
| | Easement |
| | Right of Way |
| | Boundary Line |
| | Corner Mark |
| | Survey Station |
| | Property Line |
| | Easement Line |
| | Right of Way Line |



PHENIX CITY
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TRACIE H. HADAWAY, Planning Director | **SHAUN CULLIGAN**, Economic Development Mgr.

MEMORANDUM

To: Planning Commission

From: *THH*
Tracie Hadaway, Planning Director

Date: May 19, 2022

RE: Preliminary Plat – 4.65 +/- ac located at 308 34th Avenue South

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



PHENIX CITY *Alabama*

PLANNING DEPARTMENT

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| | |
|--|---|
| Staff Report No. | Agenda Item #8 |
| Type of Request: | Conditional Use |
| Applicant: | Brookhaven Property Group, LLC |
| Site Location: | 1805 Knowles Road |
| Current Zoning: | C-4 (Highway Commercial District) |
| Proposed Use of Property: | Multi-family Residential |
| District: | City Council District 3 |
| Survey Plat: | Attached |
| City Services: | Phenix City Water, Sewer, Streets & Drainage, Fire, Police |
| Additional Information: | See Attached Staff Report |
| Engineer and or Owner Comment(s): | None |

Conditional Use

Applicant: Brookhaven Property Group, LLC

Location of Property: 1805 Knowles Road

Proposed Use: Multifamily Residential (Addition of 18 Units)

Current Zoning: C-4

Future Land Use: Mixed Use Corridor

Apartments are a Conditional Use in the C-4 Zoning District and require review by the Planning Commission and action by the City Council

Conditional uses are those that have some special effect, which differs from the potential impacts of permitted uses or exceeds them in intensity, or have a uniqueness such that their effect upon the surrounding environment cannot be determined in advance of a use being proposed in a particular location.

In particular the Planning Commission shall determine that satisfactory provisions have been made concerning the following:

- a. Access to and from the property and the proposed structure and/or uses, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.

The lot is located and accessed from Knowles Road. The property is being developed as a part of the existing multi-family residential development. The two parcels should be combined into one parcel before any construction begins. The development will be required to perform a traffic study to determine if accel/decel/turn-lane or other traffic safety measures will need to be implemented.

- b. The location and accessibility of off-street parking and loading areas.

The site plan indicates that there will be 75 spaces for the development (1.5 spaces per unit) which meets Article VIII, Section 2 General Parking Requirements for Apartment Use.

- c. The location and accessibility of refuse and service areas and their potentially adverse effects upon surrounding properties.

The site plan refers to an existing dumpster for the entire development.

- d. The screening and buffering of potentially adverse views and activities from surrounding properties.

There is a 20' setback proposed for the site.

- e. Control of noise, glare, odor, surface water runoff, and other potentially disturbing impacts upon surrounding properties.

This proposed multi-family residential property is an additional unit to an existing multi-family residential complex. There should be no increase in noise, glare, odor or other potentially disturbing impacts on surrounding properties.

The site plan does indicate that a proposed detention pond will be included in the development. This development will be required to obtain an Erosion and Sediment Control Permit and therefore meet all of the requirements outlined in the City's Erosion and Sediment Control Policy.

- f. The availability, location, and capacity of utilities.

Water and sewer are available to this location.

- g. The location and scale of signs and lighting with particular reference to traffic safety, glare, and visual compatibility with surrounding properties.

Any signage will need to meet Article VI, Section 19, Signs and Outdoor Advertising of the Phenix City Zoning Ordinance, "Apartments, groups dwellings, and manufactured home parks may be permitted one (1) indirectly illuminated sign per abutting street, each such sign not to exceed eighteen (18) Square feet of sign copy area, not to exceed six (6) feet in height."

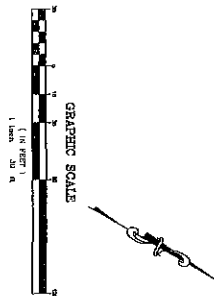
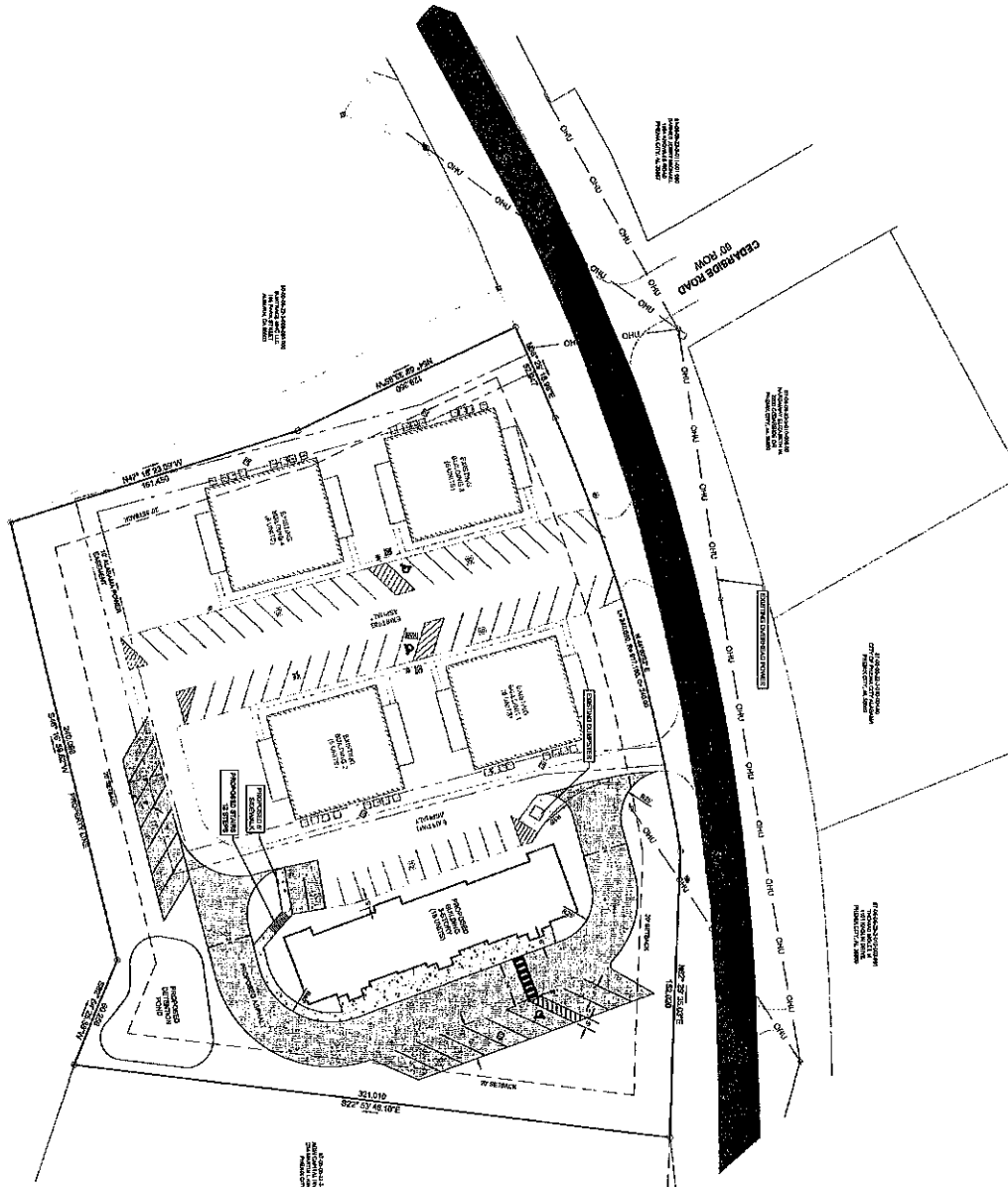
- h. The bulk, density, and lot coverage of structures, and yards and open areas, with reference to their compatibility with the character of the surrounding area.

These proposed units are adjacent to the existing multi-family residential properties and will be compatible with the character of the surrounding area.

The Planning Commission may impose such conditions for approval as it deems necessary in the particular case to protect the public interest and further the purposes of the Ordinance, in relation both to the items listed above and to any other factor it deems relevant. Such approval and conditions shall be granted to the property, structure, and/or for which conditional use is approved and not to a particular person.

Zoning Map:





| | |
|-------------------------|---------------------|
| SITE INFORMATION | 11.92 AC |
| TOTAL PROPERTY | 11.92 AC |
| EXISTING USE | RESIDENTIAL |
| PROPOSED USE | RESIDENTIAL |
| TOTAL RESIDENTS | 4 UNITS |
| CARRIER ZONING | R-1 |
| STREETS | 0' |
| FRONT | 0' |
| REAR | 0' |
| SIDE | 0' |
| PARKING SPACES | 75 SPACES |
| PARKING PROVIDER | 1.5 SPACES PER UNIT |
| LANDSCAPE | 2.5' MIN |

| | | | |
|--|--|--|--|
| | <p>PROPOSED SITE LAYOUT</p> <p>20 APRIL 2022 22-0029</p> | <p>BROOKHAVEN PROPERTY GROUP, LLC</p> <p>KNOWLES POINT APTS PHENIX CITY, AL</p> | <p>BARRETT-SIMPSON, INC. Civil Engineers & Land Surveyors</p> <p>100 10th St, Phenix City, AL 36860 (PH) 256-897-2420 200 S. 9th St, Phenix City, AL 36860 (PH) 256-897-7000 121 W. Broad St, Enterprise, AL 36032 (PH) 334-847-4325</p> |
|--|--|--|--|

Rec'd 4-21-22
 10:42 AM



PHENIX CITY
Alabama

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TRACIE H. HADAWAY, Planning Director | SHAUN CULLIGAN, Economic Development Mgr.

MEMORANDUM

To: Planning Commission
From: Tracie Hadaway, *THH* Planning Director
Date: May 20, 2022
RE: Conditional Use – 1805 Knowles Road

The above referenced Conditional Use Application has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.