



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 25, 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 August 23, 2022 Meeting Minutes
- 5) Approval of the October 11, 2022 Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Public Hearing and Recommendation of Conditional Use Application – 1521 5th Avenue, Stephens R. Watkins, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Planning Director Report
- 11) Adjournment

October 11, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 11, 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 Recording 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 Taylor, Member Phillips Members not present: Member Johnson and Member McKissic

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

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

The **fourth** item on the agenda was the approval of August 23, 2022 minutes. Chairman Howard stated there were not enough members present to erase and approve August 23rd meeting minutes. Those minutes will have to be approved at the next meeting.

The **fifth** item on the agenda was the approval of September 13, 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 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 Lindsay, Member Sims, Member Taylor, Member Phillips. Abstain: Motion thus passed.

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

The **seventh** item on the agenda was a Preliminary Plat – 24 Month Extension Request for Summerville Highlands. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Secretary Eliza Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date September 6, 2022

Re: Preliminary Plat – Summerville Highlands 24 Month Extension Request

The above referenced 24-month Extension Request on the Preliminary Plat for Summerville Highlands Subdivision meets the requirements of Article III Section 3 of the Subdivision Regulations. Department staff has no issues with this request.

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

The **eighth** item on the agenda was Old Business. There was no old business to discuss.

The **ninth** item on the agenda was New Business. Re-Election of officers. Chairman Howard nominated Billy Sims for Chairman, seconded by Member Ivy; all in favor. Member Ivy nominated Tony Taylor for Vice Chairman, seconded by Vice Chairman Davis; all in favor. Member Sims nominated Member Ivy for Parliamentarian, seconded Member Lindsey; all in favor.

Chairman Howard asked members to review the proposed calendar for the 2023 meeting schedule and was there any comments. With no comments, Chairman Howard asked if there was a motion to approve the calendar for the 2023 meeting year. Vice Chairman Davis made the motion to approve, seconded by Member Sims; all in favor.

The **tenth** item on the agenda was the Planning Director Report – Tracie Hadaway introduced the new Planner Terry Curry and informed the Planning Commission that KPS was approved to update the City's Comprehensive Plan.

The **eleventh** 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 by Member Sims. Upon said being to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, 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 October 25, 2022.

Chairman – Pat Howard

Secretary – Eliza Phillips



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

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

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

Staff Report No. 7

Type of Request: Conditional Use

Applicant: Stephen Watkins, for BFI, LLC

Site Location: 1521 5th Avenue

Current Zoning: C-1

Proposed Use of Property: Barbershop, Salon

City Council District: District 1

City Services: Phenix City Services and Utilities

Additional Information: See Attached Staff Report

Conditional Use

Applicant: Stephen Watkins for BFI, LLC

Location of Property: 1521 5th Ave

Proposed Use: Barbershop and Styling Salon

Current Zoning: C-1 Core Commercial District

Future Land Use: Commercial/Mixed-Use Downtown Development

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 property has direct access to 5th Avenue. There is parking available in front of the building and along the west perimeter of the building. There is emergency access to fire hydrants and no conflict with traffic flow.

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

There is no off street parking available for this property. There is parking available to the west of the building.

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

There is one other operating business next to the property.

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

The location of this property will not have any effects to any property in the proximity.

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

The business will have no negative or disturbing impacts on surrounding environments.

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

City Of Phenix City will provide utility services.

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

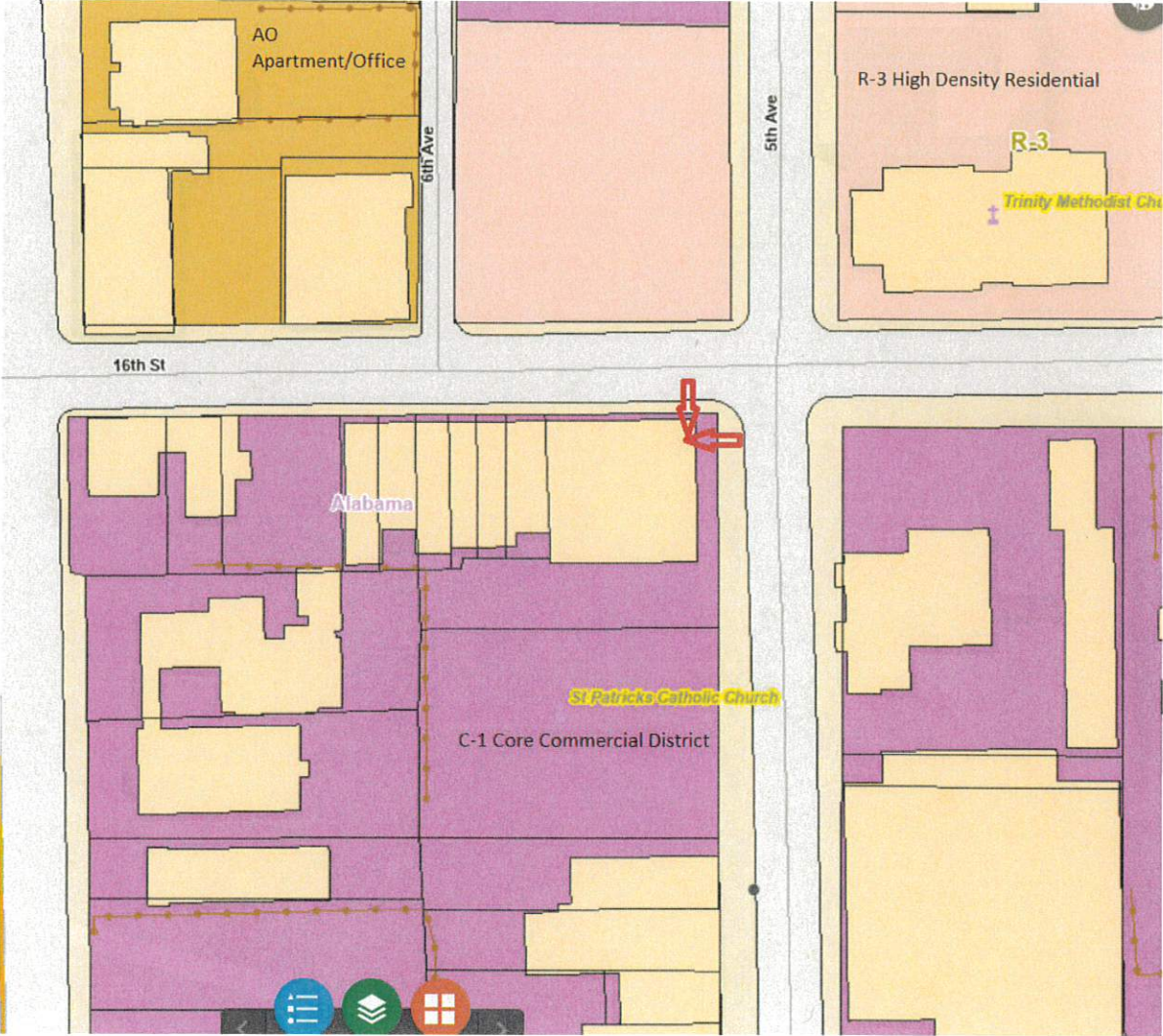
All signage will need to meet Article VI, Section 19. Signs and Outdoor Advertising in the Phenix City Zoning Ordinance.

- 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.

The structure of property on 1521 5th is compatible with the structure in the surrounding area.

Additional Processes: Phenix City Fire Rescue should not have any objections to the use of the building above for a proposed barber shop as long as it will meet the fire code requirements. An inspection for such will be required before occupancy. In the event the occupant plans to offer other beauty, spa or nail services, there may be additional fire code requirements that will need to be addressed.

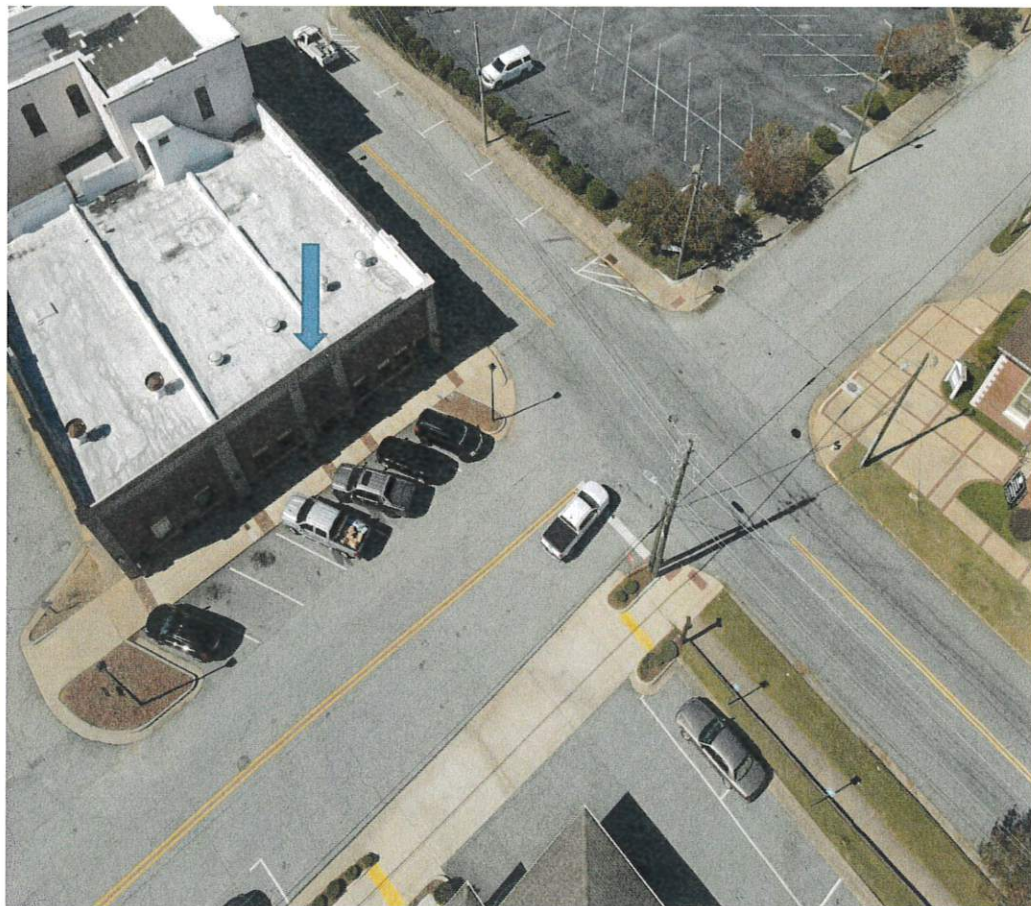
Zoning Map:

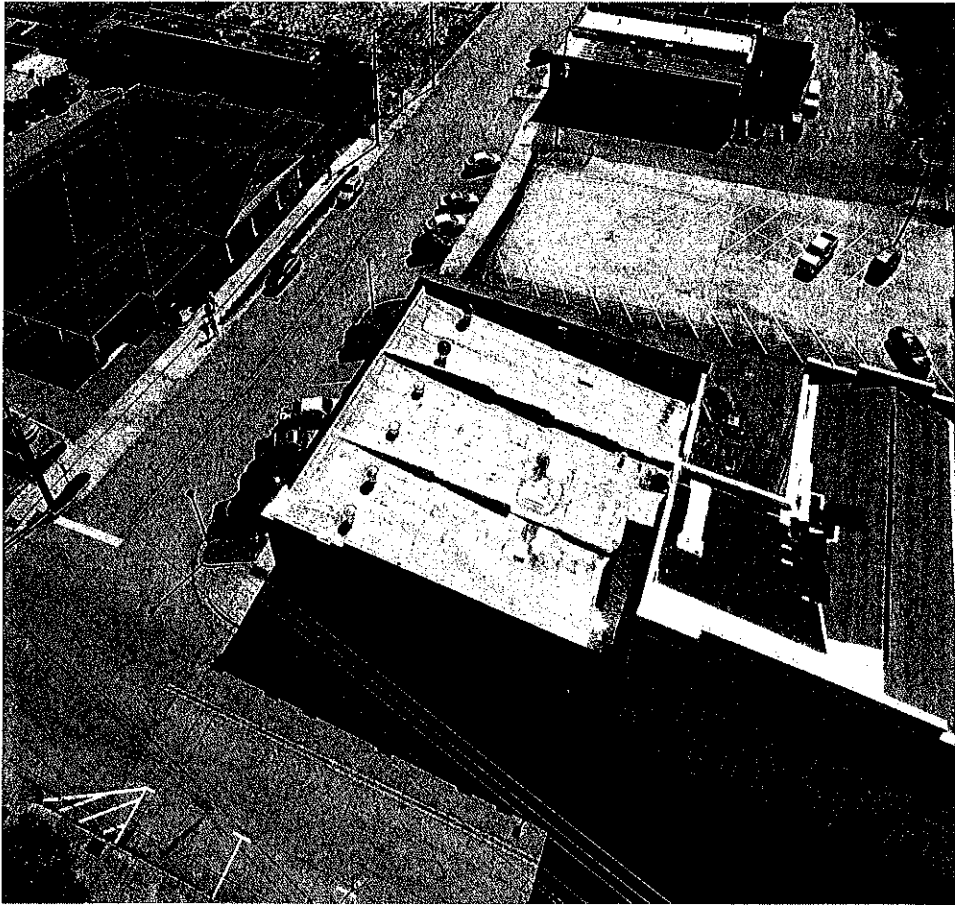


Aerial picture of the property and parking of 1521 5th Avenue.



The aerial imagery shows the property having access to collector road.





PETITION FOR CONDITIONAL USE

SIGNATURE OF PROPERTY OWNER / OR AUTHORIZED AGENT OF THE PROPERTY

OWNER: Watkins, Stephen R.

EMAIL ADDRESS OF OWNER: vibe.vault334@gmail.com

ADDRESS OF PROPERTY TO BE CONSIDERED FOR CONDITIONAL USE:

1521 5th Ave Phenix City, AL 36856

PHONE: (334) 614-0198 / (334) 614-5199

CURRENT ZONE OF PROPERTY: C-1

PROPOSED USE OF PROPERTY: Barbershop / Salon

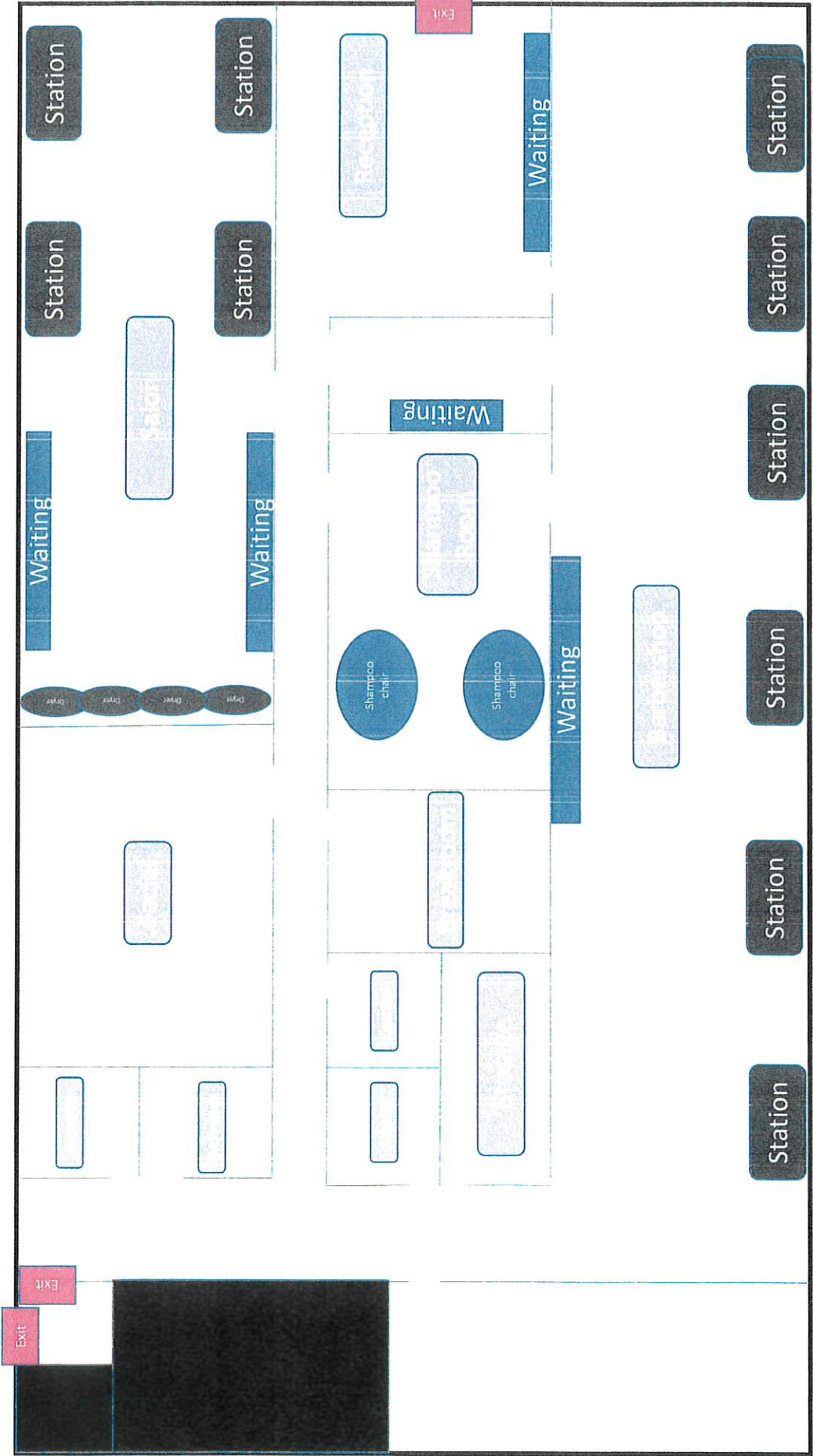
PROVIDE A LIST OF ADJACENT PROPERTY OWNERS' NAMES AND MAILING ADDRESSES WITH A FEE OF \$ 5.00 PLUS CURRENT POSTAL RATE, PER NAME. (THIS REQUIRES A PUBLIC HEARING)

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.





BFI, LLC
701 13th Street, Phenix City, AL
706-332-1807
BradBowden@BowdenCompanies.net
Brad Bowden
Re: 1521 5th Ave, Phenix City, AL 36867

Christopher and Phenix City,

Please accept this as an authorization from the owner of 1521 5th Ave, Phenix City, AL 36867 for Stephen Watkins to occupy the premises for the use of a barber shop. We authorize Phenix City and Mr. Watkins to obtain conditional use permit and approvals for the property.

Thank you,

Mike

Michael S. Bowden
Manager of BFI, LLC



PHENIX CITY
Alabama

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MEMORANDUM

To: Planning Commission
From: Tracie Hadaway, *THH* Planning Director
Date: October 20, 2022
RE: Conditional Use : 1521 5th Avenue

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.