

**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, NOVEMBER 12, 2024  
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 October 22, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 3.03+/- acres located at 28 Old Opelika Road – Timothy Johnson & River Smith, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Approval of Administrative Subdivision – 2.53+/- acres located at 228 AL Hwy 165 – Cynthia Newbern and Rodney Lockhart, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Acceptance of Zoning Ordinance
- 9) Old Business
- 10) New Business
  - Approval of the 2025 Proposed Planning Commission Meeting Schedule
- 11) Adjournment

**October 22, 2024**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 22, 2024, 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 Carter, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member McKissic was not present.

The second item on the agenda was the Approval of the Agenda. Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor 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 for the City Employees. The following City Personnel were present in person. Councilmember Carter, Asst. Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Fire Chief Kris Kennedy, Public Safety Director Ray Smith, City Attorney Jimmy Graham, Asst. City Manager Chan Gamble and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of October 8, 2024 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Davis made the motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member Carter and Chairman Sims. Motion thus 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 Approval of Final Plat – Evans Crossing Subdivision – located at the intersection of Lee Road 219 & Evans Road – Evans Road Development, LLC., owner. Civil Engineer/PE Chris Casey 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: October 18, 2024*

*RE: Final Plat – 14.83+/- acres located along Evans Road and Lee Road 219*

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

Member Ivy made the motion to approve contingent upon comments being address on the As-Builts, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

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

The eighth item on the agenda was New Business: None.

The ninth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Taylor, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor 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 November 12, 2024.

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Chairman: Billy Sims

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Secretary: Eliza Phillips-Wyatt



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

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY F. CARTER**  
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

<b>Applicant:</b>	Timothy Johnson & River Smith
<b>Surveyor of Record:</b>	Precision Surveying, Inc.
<b>Site Location:</b>	28 Old Opelika Rd.
<b>Acreage:</b>	3.03 +/- acres
<b>Number of Lots:</b>	From 3 lots to 2 lots
<b>Current Zoning:</b>	None (Planning Jurisdiction)
<b>Current Use of Property:</b>	Residential (Existing Homes)
<b>Proposed Use of Property:</b>	Existing Homes
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water & Police

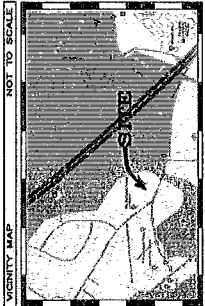
#### Staff Comments

None.

#### Engineer/Owner Comments

None.

**BUFORD SUBDIVISION**  
**PART OF LOTS 4, 5, AND 6**  
**BLOCK F**  
 ~Redivision of part of Lots 4, 5, and 6~  
 SECTION 32 T 19 N R 30 E  
 PHENIX CITY RUSSELL COUNTY ALABAMA



STATE OF ALABAMA  
 PUBLIC UTILITY SERVICE  
 PHENIX CITY, AL 36868

STATE OF ALABAMA  
 RUSSELL COUNTY  
 COUNCIL OF AGENCIES AND EDUCATION  
 PHENIX CITY, AL 36868

STATE OF ALABAMA  
 RUSSELL COUNTY  
 PLANNING COMMISSION  
 PHENIX CITY, AL 36868

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 PHENIX CITY, AL 36868



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 PHENIX CITY, AL 36868

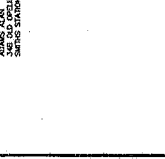
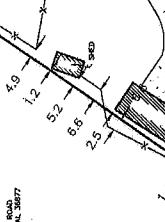
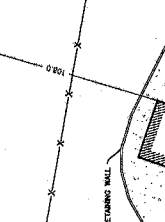
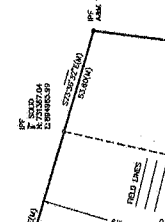
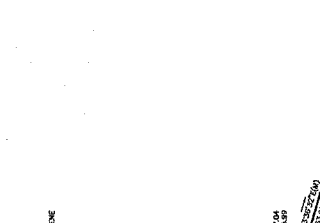
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 PHENIX CITY, AL 36868



NOTES:  
 1. OWNER'S RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAT IS SOLELY HIS OWN.  
 2. ALL DIMENSIONS SHOWN ON THIS PLAT ARE IN FEET AND DECIMALS THEREOF.  
 3. ALL DIMENSIONS SHOWN ON THIS PLAT ARE TO BE CONSIDERED AS APPROXIMATE.  
 4. THE PLAT IS BASED ON THE 1984 ALABAMA STATE PLAT BOOK 1514 PAGE 20.  
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**DR. R. GRIFF GORDY**  
Mayor Pro Tem / At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY F. CARTER**  
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: November 8, 2024

RE: Administrative Subdivision – 3.03 +/- acres located at 28 Old Opelika Road

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

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

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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

## Item No. 7

### Type of Request: Administrative Subdivision

#### General Information

<b>Applicant:</b>	Cynthia Newbern & Rodney Lockhart
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	228 AL Hwy 165
<b>Acreage:</b>	2.53 +/- acres
<b>Number of Lots:</b>	From 3 lots to 2 lots
<b>Current Zoning:</b>	None (Planning Jurisdiction)
<b>Current Use of Property:</b>	Residential (Existing Homes)
<b>Proposed Use of Property:</b>	Existing Homes
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Police

#### Staff Comments

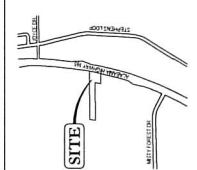
None.

#### Engineer/Owner Comments

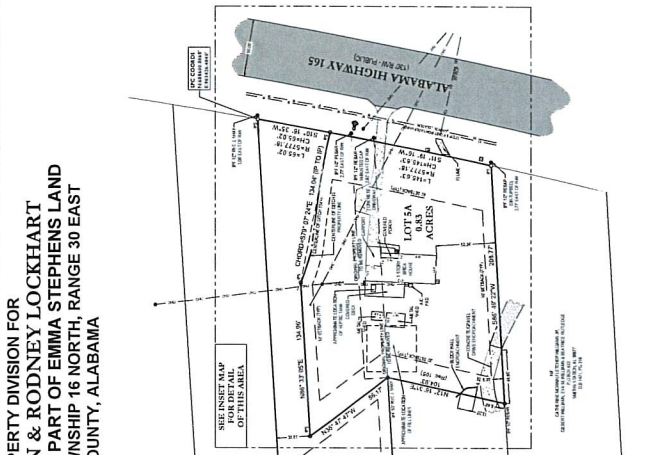
None.



VICINITY MAP (NOT TO SCALE)



THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A CONTRACT.

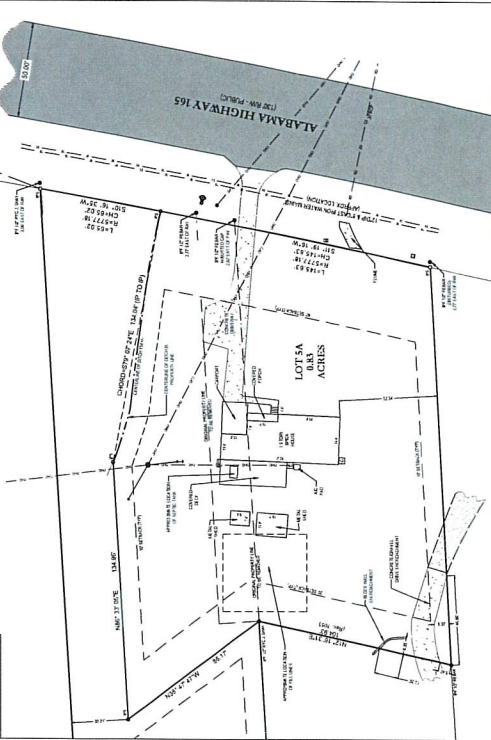


PLAT OF PROPERTY DIVISION FOR CYNTHIA NEWBORN & RODNEY LOCKHART LOTS 4 & 5, SUBDIVISION OF PART OF EMMA STEPHENS LAND LOCATED IN SECTION 9, TOWNSHIP 16 NORTH, RANGE 30 EAST RUSSELL COUNTY, ALABAMA

RECORDING INFORMATION

CERTIFICATES
CERTIFICATE OF LANDS AND INTERESTS
I, CYNTHIA NEWBORN, LANDLORD, HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREIN IS MY OWN AND I HAVE FULL POWER TO CONVEY THE SAME BY THIS INSTRUMENT.

INSET MAP (NOT TO SCALE)



PHINIX CITY REQUIRED NOTES

1. ALL UTILITIES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE PHINIX CITY ENGINEERING DEPARTMENT AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY BY THE CITY ENGINEER.

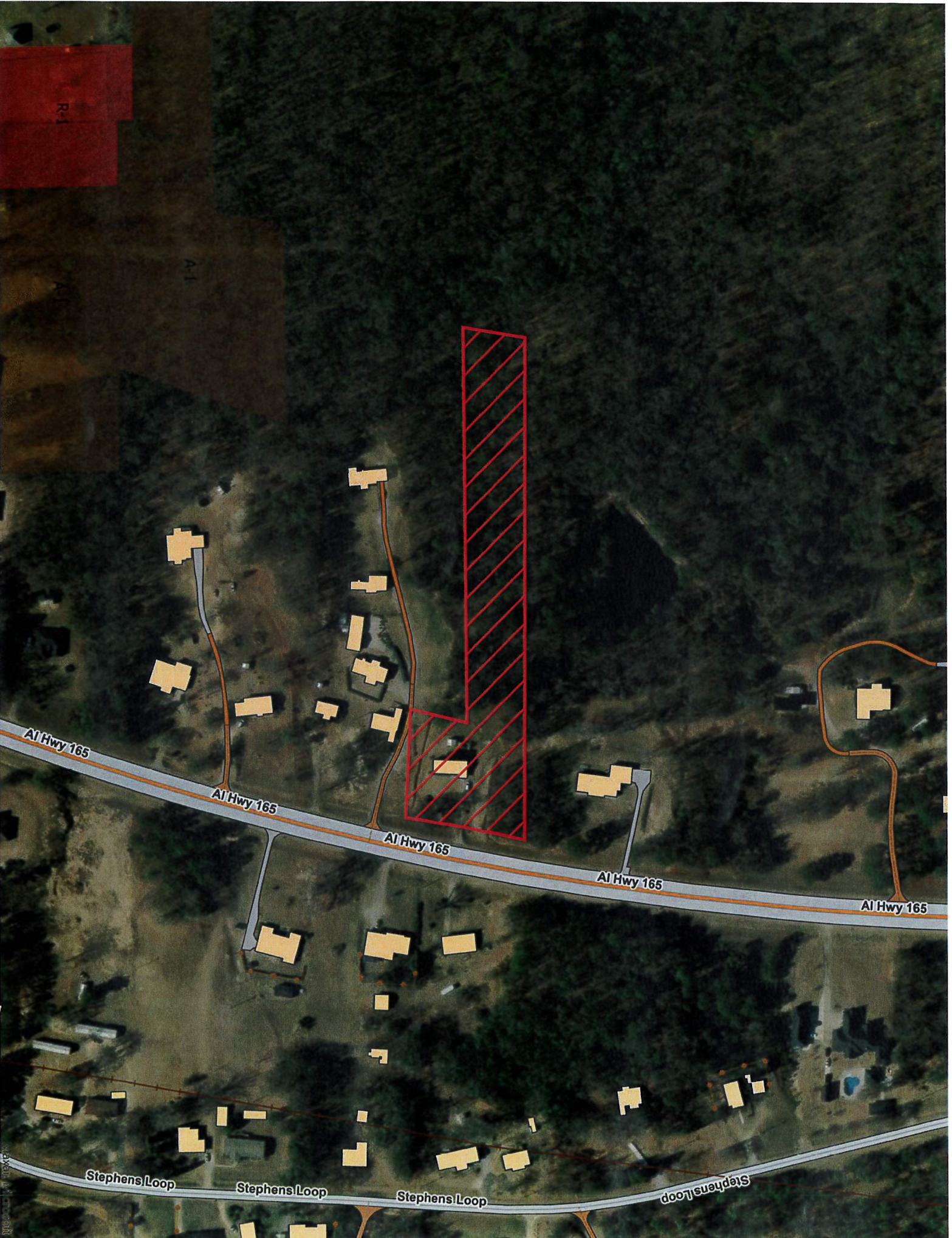
RUSSELL COUNTY REQUIRED NOTES

1. ALL UTILITIES SHOWN ON THIS MAP ARE BASED ON THE RECORDS OF THE RUSSELL COUNTY ENGINEERING DEPARTMENT AND ARE NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY BY THE COUNTY ENGINEER.

SITE NOTES

1. THE PROPERTY SHOWN ON THIS MAP IS THE PROPERTY OF CYNTHIA NEWBORN & RODNEY LOCKHART AND IS NOT TO BE CONSIDERED AS A GUARANTEE OF ACCURACY BY THE SURVEYOR.

LEGEND, SURVEYOR'S INFO, SURVEYOR'S CERTIFICATE, and a table with names and titles.



R-1

A-1

AI Hwy 165

AI Hwy 165

AI Hwy 165

AI Hwy 165

AI Hwy 165

Stephens Loop

Stephens Loop

Stephens Loop

Stephens Loop

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

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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: November 8, 2024

RE: Administrative Subdivision – 2.53 +/- acres located at 228 AL Hwy 165

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

**BILLY SIMS**  
Chairman

**TONY TAYLOR**  
Vice Chairman

**ELIZA PHILLIPS-WYATT**  
Secretary

**KATHY DAVIS**  
Recording Secretary

**VICKEY F. CARTER**

**JIMMY DAVIS**

**DON IVY**

**ANNIE LINDSEY**

**SIERRA MCKISSIC**

**JOSE RAMOS**

# MEMORANDUM

To: City Clerk

CC: Angel Moore, City Engineer / Public Works Director

From: Kathy Jo Davis, Planning Commission Recording Secretary

Date: November 1, 2024

RE: 2025 Planning Commission Calendar

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## The Planning Commission's Proposed 2025 Meeting Calendar.

January 11, 2025  
January 28, 2025

July 08, 2025  
July 22, 2025

February 11, 2025  
February 25, 2025

August 12, 2025  
August 26, 2025

March 11, 2025  
March 25, 2025

September 09, 2025  
September 23, 2025

April 08, 2025  
April 22, 2025

October 14, 2025  
October 28, 2025

May 13, 2025  
May 27, 2025

November 11, 2025  
November 25, 2025

June 10, 2025  
June 24, 2025

December 09, 2025  
December 23, 2025