



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, JULY 14, 2020  
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 June 23, 2020 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Rezone – 1.16+/- acres located at 1600 13<sup>th</sup> Place (from Zone R-2 to Zone C-2) – Ronald N. Shows, owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

**June 23, 2020**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 23, 2020 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street or via Zoom or by teleconference.

Chairman Howard called the meeting to order and asked Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Chairman Howard and Member Ivy. The following members answered present by way of live stream via City Website or by the platform Zoom. Member McKissic, Member Sims, and Member Taylor. Those in attendance by way of conference call were Vice Chairman Davis and Member Lindsey. Member Bailey was not present.

The Second item on the agenda was the Oath of Office – Eliza Phillips. Ms. Phillips read the Oath of Office.

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

Chairman Howard asked Recording Secretary Davis 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 Chris Casey, and Recording Secretary Kathy Jo Davis. City Employees present by way of live stream via City Website were Utilities Director Steve Smith, Asst. Utilities Director Charles Woody, Utilities Engineer John Spraggins, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Economic Development Manager Shaun Culligan, and City Attorney Jimmy Graham.

The fifth item on the agenda was the approval of the May 26, 2020 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, and Member McKissic. Abstain: Member Sims, and Member Phillips. Nays: None. Motion thus passed.

The sixth item on the agenda was the approval of the June 9, 2020 cancelled meeting minutes. Chairman Howard asked if there was a motion to approve the cancelled minutes. A motion to approve was made by Member Lindsey, seconded by Member 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 Lindsey, Member McKissic, Member Sims, Member Taylor. Abstain: Member Phillips. Nays: None. Motion thus passed.

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

The eighth item on the agenda was an Acceptance of Rezone of 1.16+/- acres located at 1600 13<sup>th</sup> Place for Richard N. Shows, owner. City Engineer Angel Moore reviewed the staff report with the members. 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: June 19, 2020

RE: Rezone – 1.16+/- acres located at 1600 13<sup>th</sup> Place

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 for a motion to accept this request. A motion 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 Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

The ninth item on the agenda was Approval of an Administrative Replat of 3.93+/- acres located at 522 Lee Road 315 and 532 Lee Road 315 for Richard Renfroe & Charles McClain, owners. City Engineer Angel Moore reviewed the staff report with the members. 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: June 19, 2020

RE: Administrative Replat – 3.93+/- acres located at 522 & 532 Lee Road 315

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 for approval.

At this time Chairman Howard asked for a motion to approve or deny. A motion to approve with the contingency of a statement being added to the plat that the existing old home on Lot-2A will be demolished within 90 days of the sale and/or transfer of ownership 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 Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

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

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

The twelfth 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, 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 Tuesday, July 14, 2020.

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Chairman – Pat Howard

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Secretary – Eliza Phillips



**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 Request: Rezone**

**Applicant:** Ronald N. Shows

**Surveyor of Record:** D. Nathan McBride, PLS; McBride-McGill, Inc.

**Site Location:** 1600 13<sup>th</sup> Place

**Acreage:** 1.16 +/- acres

**Current Zoning:** R-2, Medium Density Residential District

**Proposed Zoning Classification:** C-2, General Commercial District

**Current Use of Property:** Commercial

**Proposed Use of Property:** Commercial

**Survey Plat:** Attached

**City Services:** Phenix City Water, Sewer, Streets & Drainage, Fire, Police

**Additional Information:** None

**Engineer and or Owner Comment(s):** None at this time





**PHENIX CITY**

*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

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

**STEVE BAILEY**  
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Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission  
**From:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** July 9, 2020  
**RE:** Rezone – 1.16 +/- acres located at 1600 13<sup>th</sup> Place

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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 approval.