



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, JANUARY 26, 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 January 12, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – .64+/- acres located at 1216 8<sup>th</sup> Avenue – Donald & Patricia Hamrick, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Acceptance of Rezone – .34+/- acres located at 5202 Summerville Road – David Quinney, owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

**January 12, 2021**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 12, 2021 at 5:15 PM EST in the Martin-Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama or via Zoom or by teleconference.

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, and Member Phillips. The followings members answered present by way of phone. Member Lindsey. The following members answered present by way of live stream via City Website or by the platform Zoom. Member Johnson, and Member Sims. Members McKissic and Taylor were not present.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, 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 Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo and Recording Secretary Kathy Jo Davis. City Employees present by way of live stream via City Website were Councilmember Vickey Carter Johnson, Assistant Utilities Director Charles Woody, Utilities Engineer John Spraggins, Building Official Gil Griffith, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan and City Attorney Jimmy Graham.

The forth item on the agenda was the approval of the December 8, 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 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, and Member Phillips. Abstain: None. Nays: None. Motion thus passed.

The fifth item on the agenda was the approval of the December 22, 2020 Cancelled meeting minutes due to the Christmas Holidays. Chairman Howard asked if there was a motion to approve the minutes. A motion to approve was made by Member Johnson, 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, 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 the Approval of Administrative Replat for 2.59+/- acres located on Highway 80 West (Rapid Tire) for JD Real 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: January 8, 2021

*RE: Administrative Re-Plat – 2.59+/- acres located on US Highway 80 West (Rapid Tire)  
The above referenced Administrative Re-plat has been reviewed by the Building,  
Utilities, Fire, and Engineering Departments and meets the minimum requirements of the  
Subdivision Regulations.*

At this time Chairman Howard asked for a motion to approve or deny. 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, and Member Phillips. Abstain: None. Motion thus passed.

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

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

The tenth 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 Phillips. 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, 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, January 26, 2021.

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Chairman – Pat Howard

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Secretary – Eliza Phillips



# 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

**Staff Report No. 6**

### Type of Request: Administrative Replat

**Applicant:** Donald & Patricia Hamrick

**Surveying Firm:** Barrett Simpson, Inc.

**Site Location:** 1216 8<sup>th</sup> Avenue

**Acreage:** 0.64 +/-

**Number of Lots:** 2

**Current Zoning:** C-2 General Commercial District

**Current Use of Property:** Commercial

**Proposed Use of Property:** Commercial

**Survey Plat:** Attached

**City Services:** Phenix City Utilities, Streets & Drainage, Police and Fire

**Additional Information:** None

**Surveyor and or Owner Comment(s):** None





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**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:** January 22, 2021  
**RE:** Administrative Re-plat – 0.64 +/- acres located at 1216 8<sup>th</sup> Avenue

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



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Director of Engineering / Director of Public Works

## Staff Report No. 7

### Type of Request: Rezone

**Applicant:** David Alexander Quinney

**Surveyor of Record:** Barrett Simpson, Inc.

**Site Location:** 5202 Summerville Rd.

**Acreage:** 0.34 +/- acres

**Current Zoning:** A-1, Low Density Residential and General Agricultural District

**Proposed Zoning Classification:** C-3, Neighborhood Commercial District

**Current Use of Property:** Residential

**Proposed Use of Property:** Commercial

**Survey Plat:** Attached

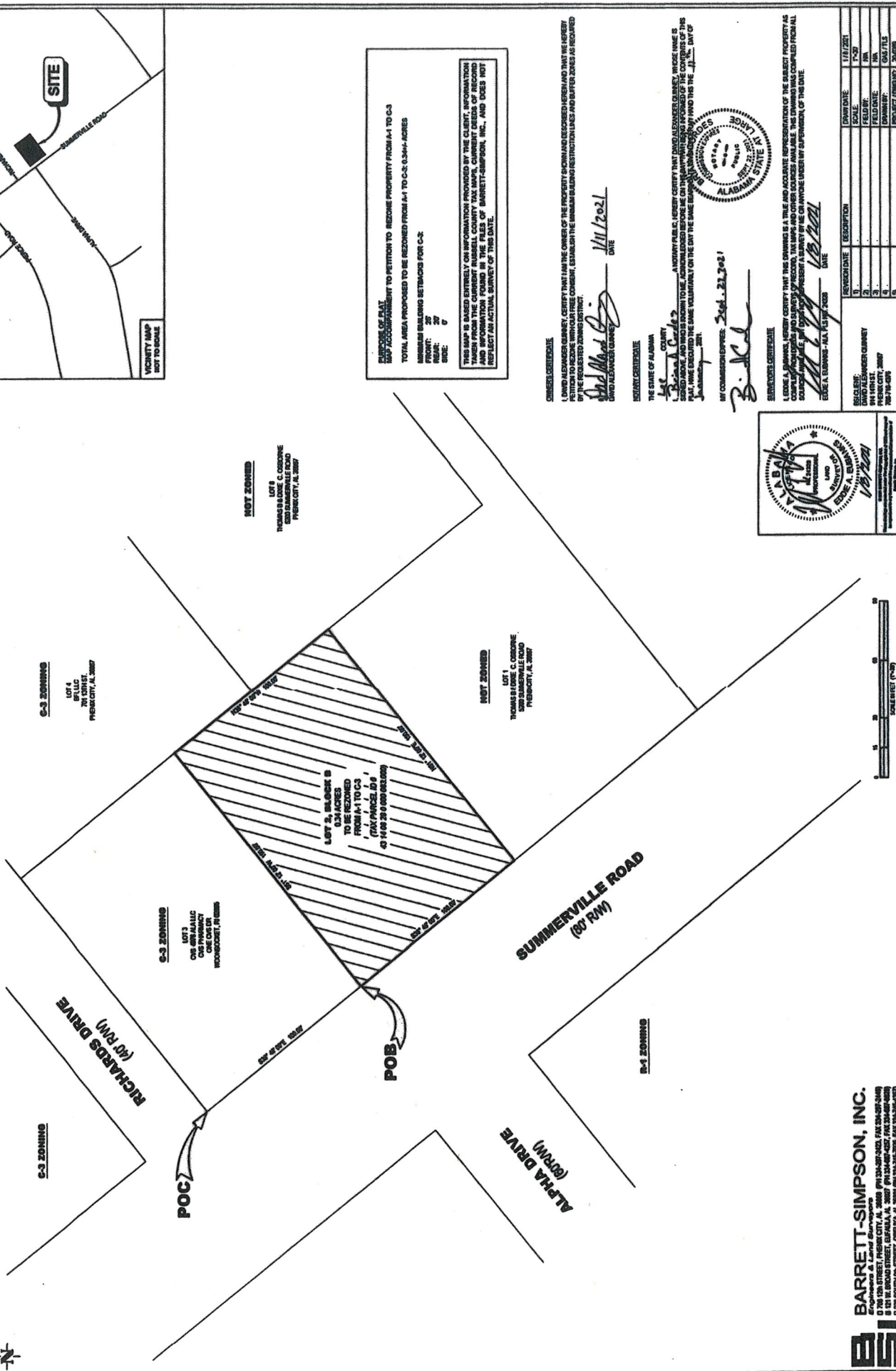
**City Services:** Phenix City Water, Sewer, Streets & Drainage, Fire, Police

**Additional Information:** None

**Engineer and or Owner Comment(s):** None

**MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR  
DAVID ALEXANDER QUINNEY**  
LOT 2, BLOCK B, RICHARDS SUBDIVISION  
LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST  
PHENIX CITY, LEE COUNTY, ALABAMA

NORTH REFERENCE & SEPARATION LINES IN THE PLAT OF RICHARDS SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 24, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA



**G-3 ZONING**  
LOT 1  
THOMAS BRADY C. OSBORNE  
300 SUMMERVILLE ROAD  
PHENIX CITY, AL 36067

**G-3 ZONING**  
LOT 3  
OSWALD  
ONE OSWALD  
ONE OSWALD  
PHENIX CITY, AL 36067

**NOT ZONED**  
LOT 2  
THOMAS BRADY C. OSBORNE  
300 SUMMERVILLE ROAD  
PHENIX CITY, AL 36067

**NOT ZONED**  
LOT 1  
THOMAS BRADY C. OSBORNE  
300 SUMMERVILLE ROAD  
PHENIX CITY, AL 36067

LOT 2, BLOCK B  
TO BE REZONED  
FROM A-1 TO C-3  
0.34 ACRES  
1440 28 (000) 000000  
43 14 40 28 (000) 000000

**PURPOSE OF MAP**  
MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM A-1 TO C-3  
TOTAL AREA PROPOSED TO BE REZONED FROM A-1 TO C-3, 0.34 ACRES  
LAWSON BUILDING SETBACKS FOR C-3:  
FRONT: 20'  
REAR: 20'  
SIDE: 5'

THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT, INFORMATION TAKEN FROM THE CURRENT LEE COUNTY TAX MAPS, CURRENT DEEDS OF RECORD, AND INFORMATION FOUND IN THE FILES OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THIS DATE.

**CONVEYOR'S CERTIFICATE**  
I, DAVID ALEXANDER QUINNEY, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT THE HERETOFORE PETITION TO REZONE WITHIN OUR FREE CONVEYANCE, ESTABLISHES THE IMMEDIATE RESTRICTIONS AND BUFFER ZONES AS REQUIRED BY THE REQUESTED ZONING DISTRICT.

*David Alexander Quinney*  
DAVID ALEXANDER QUINNEY  
DATE: 1/11/2021

**RECORDS CERTIFICATE**  
THE STATE OF ALABAMA  
COUNTY OF LEE  
I, *Barrett Simpson*, COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENTS HAVE BEEN FILED IN THE PUBLIC RECORDS OF THIS COUNTY AND THAT THE SAME HAVE BEEN INDEXED IN THE INDEXES MAINTAINED IN THIS OFFICE. THE DATE OF RECORDING IS 1/11/2021.

MY COMMISSION EXPIRES: 2nd, 23, 2021

*Barrett Simpson*  
BARRETT-SIMPSON, INC.  
1/11/2021

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*Barrett Simpson*  
BARRETT-SIMPSON, INC.  
1/11/2021



**BARRETT-SIMPSON, INC.**  
Engineering & Land Surveying  
670 15th Street, Phenix City, AL 36060 (919) 242-2000, FAX (919) 242-2009  
1225 South 10th Street, Opelika, AL 36861 (919) 242-2000, FAX (919) 242-2009

REVISION	DATE	DESCRIPTION
1	1/11/2021	DRY DATE
2	1/11/2021	SCALE
3	1/11/2021	FIELD
4	1/11/2021	REVISION
5	1/11/2021	SCALE
6	1/11/2021	FIELD
7	1/11/2021	REVISION
8	1/11/2021	SCALE
9	1/11/2021	FIELD
10	1/11/2021	REVISION





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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:** January 19, 2021  
**RE:** Rezone – .34 +/- acres located at 5202 Summerville Road

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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 acceptance.