



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 9, 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 26, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing & Approval of Rezone – 0.34+/- acres located at 5202 Summerville Road – from an A-1 Zone (Low Density Residential and General Agricultural District) to a C-3 Zone (Neighborhood Commercial District) – David Alexander Quinney, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

January 26, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 26, 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, Member Sims, 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 was Member McKissic and Member Taylor. Member Johnson, was not present.

The second 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: Member Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, 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, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, and Recording Secretary Kathy Jo Davis. City Employees present by way of live stream via City Website were 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 January 12, 2021 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 Sims, 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, and Member Phillips. Abstain: Member McKissic and Member Taylor. Nays: None. Motion thus passed.

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

The sixth item on the agenda was the Approval of Administrative Replat for .64+/- acres located at 1216 8th Avenue – Donald & Patricia Hamrick, owners. 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 22, 2021

RE: Administrative Re-Plat – 0.64+/- acres located at 1216 8th Avenue

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 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 seventh item on the agenda was the Acceptance of Rezone of 0.34+/- acres located at 5202 Summerville Road, David Quinney, 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 19, 2021

RE: Rezone - .34+/- acres located at 5202 Summerville Road

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. A motion to accept 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 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 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. 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, February 9, 2021.

Chairman – Pat Howard

Member – Don Ivy

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: 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

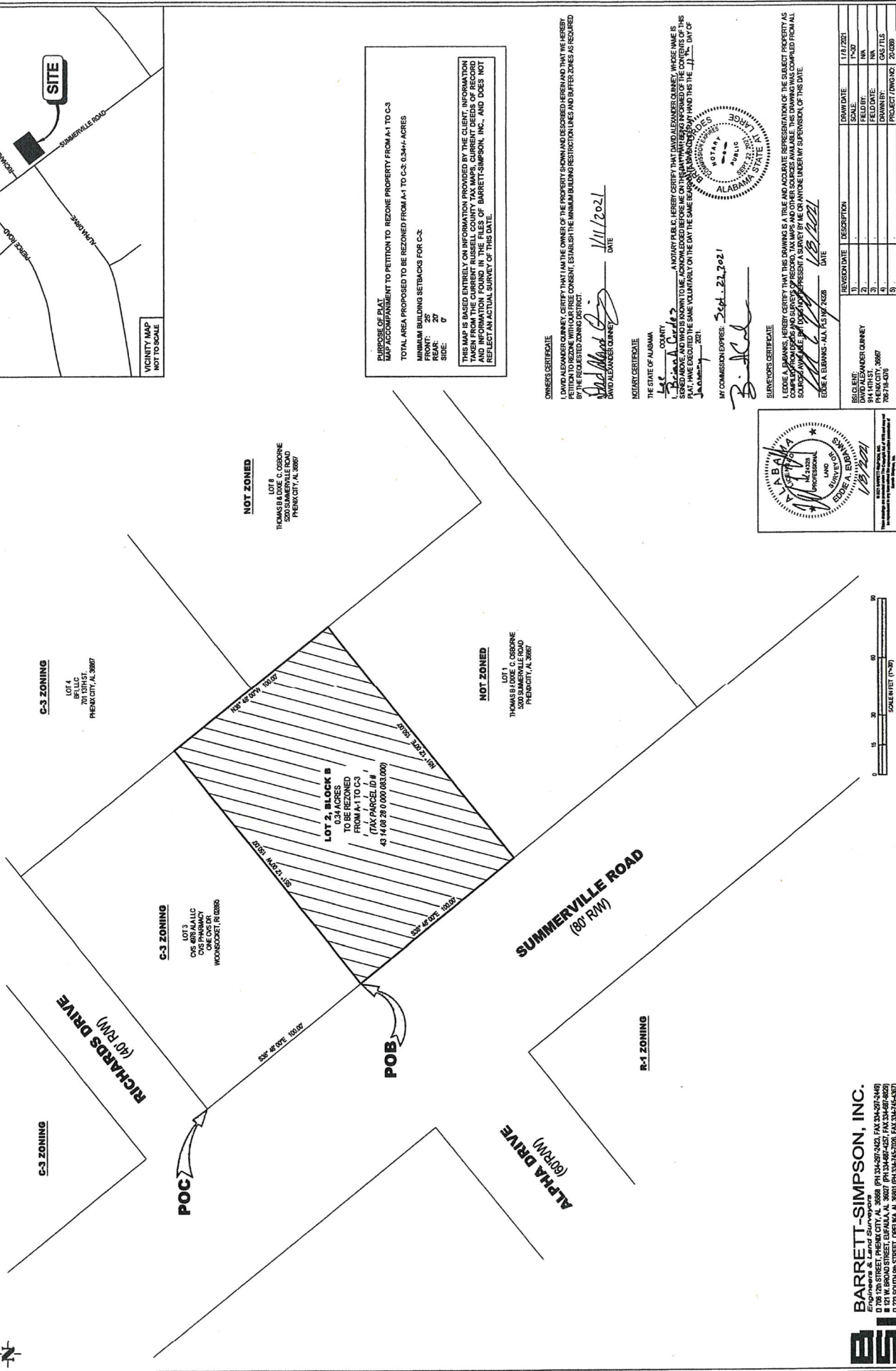
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Additional Information: None

Engineer and or Owner Comment(s): None

NORTH REFERENCE & LEASING BASIS IS THE PLAT OF RICHARDS SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 20, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

**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



C-3 ZONING
LOT 1
DAVID A. QUINNEY
701 13TH ST.
PHENIX CITY, AL 36867

C-3 ZONING
LOT 3
DAVID A. QUINNEY
ONE ONE ONE ER
WINDSOCKET, RI 02896

NOT ZONED
LOT 6
THOMAS B. LOVE, C. OSBORNE
500 SUMMERVILLE ROAD
PHENIX CITY, AL 36867

NOT ZONED
LOT 1
THOMAS B. LOVE, C. OSBORNE
500 SUMMERVILLE ROAD
PHENIX CITY, AL 36867

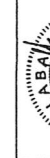
**LOT 2, BLOCK B
0.34 ACRES
TO BE REZONED
FROM A-1 TO C-3
(TAX PARCEL ID #
43 14 08 28 0 000 083 0000)**

PURPOSE OF PLAT
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
MINIMUM BUILDING SETBACKS FOR C-3:
FRONT: 20'
REAR: 20'
SIDE: 0'
THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT. INFORMATION TAKEN FROM THE CURRENT RUSSELL 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.

OWNER'S CERTIFICATE
I, DAVID ALEXANDER QUINNEY, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY PETITION TO REZONE WITHOUT FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND BUFFER ZONES AS REQUIRED BY THE REQUESTED ZONING DISTRICT.
David Alexander Quinney
DAVID ALEXANDER QUINNEY
DATE: 1/11/2021

NOTARY CERTIFICATE
THE STATE OF ALABAMA
LEE COUNTY
I, *Barbara L. Carde*, Notary Public for the State of Alabama, do hereby certify that *David Alexander Quinney* is the owner of the property described in the foregoing instrument and that he has executed the same voluntarily on the day the same were executed.
BARBARA L. CARDE
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2-21-2021

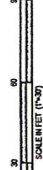
SURVEYOR'S CERTIFICATE
LEE A. BRANNING, LICENSED SURVEYOR, CERTIFIES THAT THIS DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS COMPILED FROM DEEDS AND SURVEYS OF RECORD, TAX MAPS AND OTHER SOURCES AVAILABLE. THIS DRAWING WAS COMPILED FROM ALL SOURCES AVAILABLE AND DOES NOT REPRESENT A SURVEY BY ME OR ANYONE UNDER MY SUPERVISION OF THIS DATE.
Lee A. Branning
LEE A. BRANNING - ALA. #574268
DATE: 1/11/2021



REVISION DATE	DESCRIPTION	DRAWN DATE	1/11/2021
1)		REVISION	1/11/2021
2)		REVISION	1/11/2021
3)		REVISION	1/11/2021
4)		REVISION	1/11/2021
5)		REVISION	1/11/2021

NO.	DATE	DESCRIPTION	BY
1	1/11/2021	PREPARED	DAVID ALEXANDER QUINNEY
2		REVISION	DAVID ALEXANDER QUINNEY
3		REVISION	DAVID ALEXANDER QUINNEY
4		REVISION	DAVID ALEXANDER QUINNEY
5		REVISION	DAVID ALEXANDER QUINNEY

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
1706 17th Street, Phenix City, AL 36868 (PH) 334-297-5105 (FX) 334-297-5108
1223 South 10th Street, Opelika, AL 36801 (PH) 334-745-7026 (FX) 334-745-4367



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: February 9, 2021
RE: Rezone – .34 +/- acres located at 5202 Summerville Road

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.