



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, FEBRUARY 23, 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 February 9, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) *TABLED from the February 9, 2021 meeting* - 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

**February 9, 2021**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 9, 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: 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 was Member McKissic, Member Sims, and Member Taylor. Vice Chairman Davis and Member Johnson were not present.

The second item on the agenda was the Approval of the Agenda. Member Ivy made a motion to approve, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: 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, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Building Official Gil Griffith, Fire Chief Kris Kennedy, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis. City Employees present by way of live stream via City Website were Utilities Engineer John Spraggins, and Economic Development Manager Shaun Culligan.

The fourth item on the agenda was the approval of the January 26, 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 Ivy, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. 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 Public Hearing and Approval of a Rezone of 0.34+/- acres from an A-1 Zone (Low Density Residential and General Agricultural District) to a C-3 Zone (Neighborhood Commercial District) located at 5202 Summerville Road, David Alexander 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: 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.*

At this time Chairman Howard provided telephone number 334-448-2719 to the public for those that wished to call in and opened the public hearing. Mr. Tommy Osborne of 5200

Summerville Road came forward and stated he owns two parcels beside the proposed rezone and opposes the request. Mr. Osborne stated he has done a lot of work to his house; are any of the currently zoned commercial lots not fit for this need; is all Summerville Road going to all commercial and doesn't think this rezone is necessary.

Mr. Maurice Grantham owns his mother's house across the street at 5201 Summerville Road with his sister. He is currently considering moving to this location and remodeling but if it's going all to commercial he doesn't want to waste his money and opposes the rezone.

Mr. Osborne asked why the signs were only put up a week before the meeting. If they were put up sooner there would be more people present.

City Attorney Jimmy Graham came forward and stated that the City Ordinance requires the signs to be up at the time of application is made and they were not. Mr. Graham recommends to table this rezone until the next meeting to satisfy the sign limit requirement.

Mr. David Alexander Quinney of 2907 Four Seasons Drive, owner of property being rezoned came forward. Mr. Quinney stated where is at now, he is being asked to vacate due to a death in the family. He stated he is also a neighbor, has grew up in the area and only wants the best for his family. He stated he did look at the already currently vacant commercial buildings and they are asking too much. This is a family owned business, not a Publix or Walgreens so therefore there will be low traffic, his business is only open Monday – Friday from 8:00am to 5:00pm so there will not be any weekend traffic.

Mr. David Quinney of 2916 Four Seasons Drive came forward and also stated that the business locations available for lease are too high to afford. The corner lot across from Walgreens, they are asking around \$350,000.00.

At this time Chairman Howard closed the Public Hearing and asked for a motion to table until the next meeting to satisfy the sign limit requirement. A motion to table was made by Member Ivy, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: 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 Old Business. None.

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

The ninth 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: 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 23, 2021.

---

Chairman – Pat Howard

---

Secretary – Eliza Phillips



**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

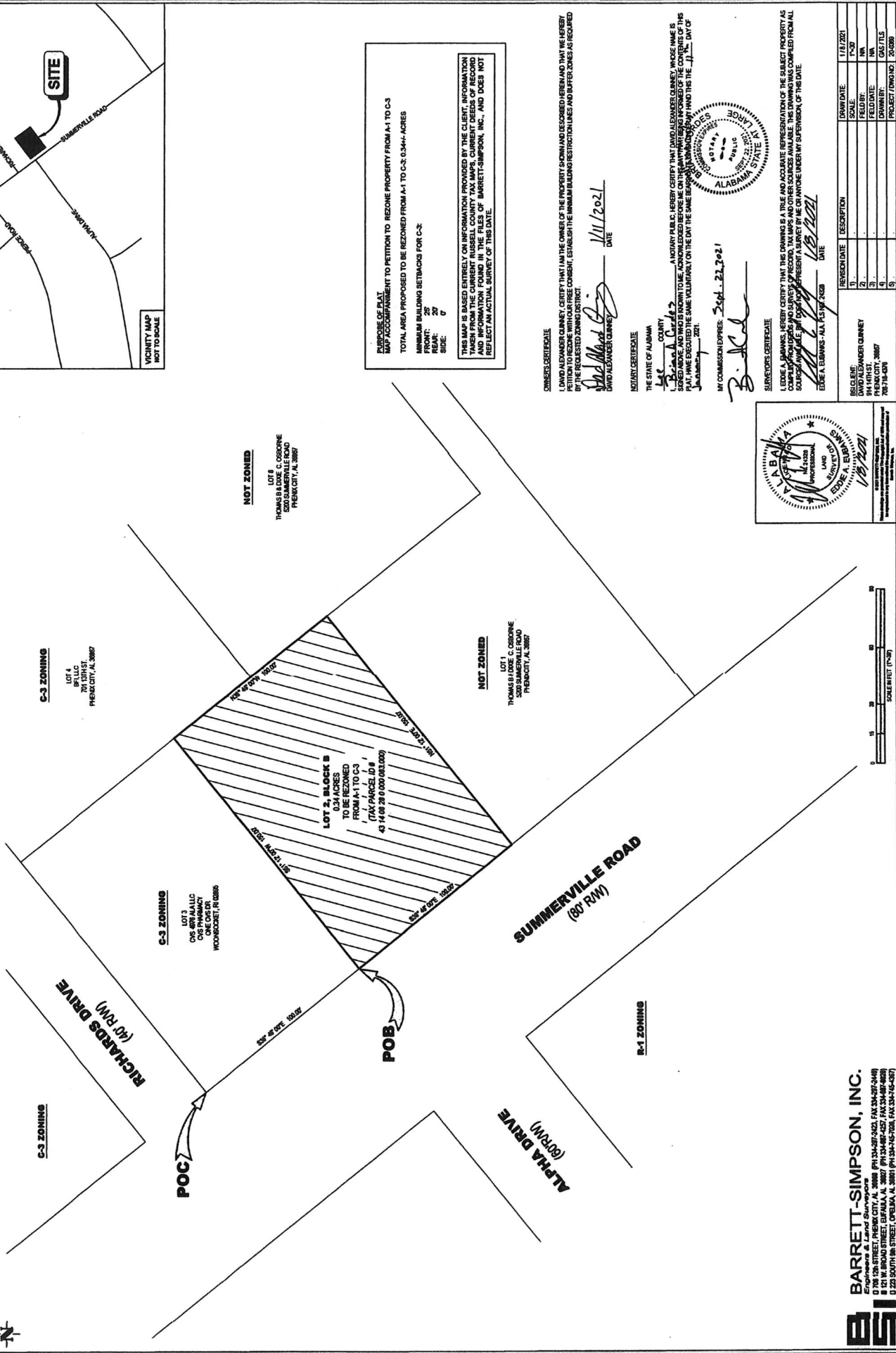
**City Services:** Phenix City Water, Sewer, Streets & Drainage, Fire, Police

**Additional Information:** None

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

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 & BOUNDING DIMS IS THE PLAT OF RICHARDS SUBDIVISION, LEE COUNTY, ALABAMA, FILED IN THE OFFICE OF THE CLERK OF PROBATE OF LEE COUNTY, ALABAMA.



**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: 25'  
 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 WITH OUR FREE CONSENT, ESTABLISH THE IMMEDIATE RESTRICTION LINES AND BUFFER ZONES AS REQUIRED BY THE REQUESTED ZONING DISTRICT.  
 DAVID ALEXANDER QUINNEY DATE 11/11/2021

**NOTARY CERTIFICATE**  
 THE STATE OF ALABAMA  
 COUNTY  
 I, *Barbara Card*, A NOTARY PUBLIC, HEREBY CERTIFY THAT DAVID ALEXANDER QUINNEY, WHOSE NAME IS SUBSCRIBED, AND I HAVE KNOWN HIM TO ME AND HE IS THE SAME PERSON AS THE SIGNER OF THE PETITION AND THE DATE OF HIS COMMISSION EXPIRES: 26th Sept. 2021.  
 MY COMMISSION EXPIRES: 26th Sept. 2021 DATE  
 BARBARA CARD

**SURVEYOR'S CERTIFICATE**  
 I, EDIE A. EUBANKS, HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS SHOWN AND DESCRIBED THEREON AND THAT I HAVE PERSONALLY EXAMINED THE PROPERTY AND FOUND IT TO BE AS SHOWN AND DESCRIBED THEREON.  
 EDIE A. EUBANKS - ALA. L.S. # 7458 DATE 10/29/2021

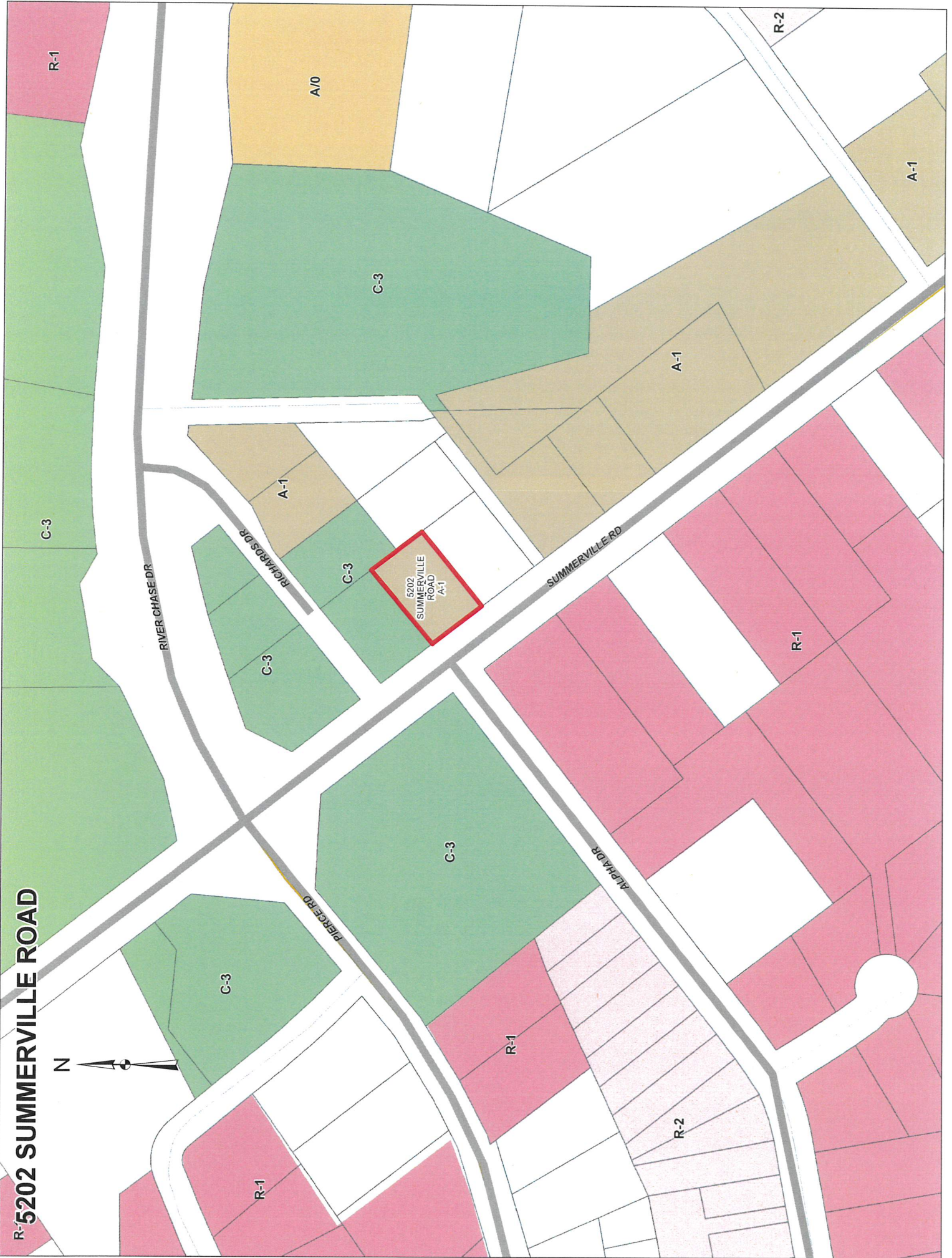


REVISION/DATE	DESCRIPTION	DRAWN/DATE	1/18/2021
1)		SCALE	1"=30'
2)		FIELD BY	NWA
3)		FIELD DATE	NWA
4)		DATE PLOTTED	08/11/21
5)		PROJECT / DRAWING NO.	28088

DESIGNED BY: DAVID ALEXANDER QUINNEY  
 PHENIX CITY, AL 36867  
 707-716-4374

**BSI**  
**BARRETT-SIMPSON, INC.**  
 Engineers & Land Surveyors  
 8 124 N. BROAD STREET, PHENIX CITY, AL 36860 (PH 334-397-3449)  
 8 121 N. BROAD STREET, DEPAUL, AL 36827 (PH 334-487-4527) FAX 334-487-4689  
 8 222 SOUTH 9TH STREET, OPELOUSA, AL 36861 (PH 334-676-5281) FAX 334-676-6547

R-5202 SUMMERVILLE ROAD



R-1

A10

C-3

R-2

A-1

A-1

A-1

C-3

5202  
SUMMERVILLE  
ROAD  
A-1

RIVER CHASE DR

RICHARDS DR

C-3

SUMMERVILLE RD

R-1

C-3

ALPHEA DR

C-3

R-1

R-2

R-1



**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

## MEMORANDUM

**To:** Planning Commission  
**From:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** February 18, 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.