



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, MARCH 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 February 23, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Rezone – 0.48+/- acres located at 814 16<sup>th</sup> Avenue – from an R-3 Zone (High Density Residential District) to a C-4 Zone (Highway Commercial District) – Marcus Mitchell, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

**February 23, 2021**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 23, 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, Member Johnson, 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. Vice Chairman Davis was not present.

The second item on the agenda was the Approval of the Agenda. Member Johnson 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 Johnson, 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, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis. City Employees present by way of live stream via City Website were Asst. Utilities Director Charles Woody, Utilities Engineer John Spraggins, Building Official Gil Griffith, Fire Chief Kris Kennedy and Economic Development Manager Shaun Culligan.

The fourth item on the agenda was the approval of the February 9, 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 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: Member Johnson. 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 which was tabled from the February 9, 2021 meeting. 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 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.*

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. With no one coming forward or calling in Chairman Howard closed the Public Hearing and asked for a motion to approve or deny. A motion to approve was made by Member Sims. A short discussion followed with the members. Member Johnson seconded the motion to approve. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Johnson, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: Member Ivy. 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 Johnson, 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, March 9, 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: Rezone

**Applicant:** Marcus Mitchel

**Surveyor of Record:** McBride-McGill, Inc.

**Site Location:** 814 16<sup>th</sup> Avenue

**Acreage:** 0.48 +/- acres

**Current Zoning:** R-3, High Density Residential District

**Proposed Zoning Classification:** C-4, Highway Commercial District

**Current Use of Property:** Commercial

**Proposed Use of Property:** Commercial

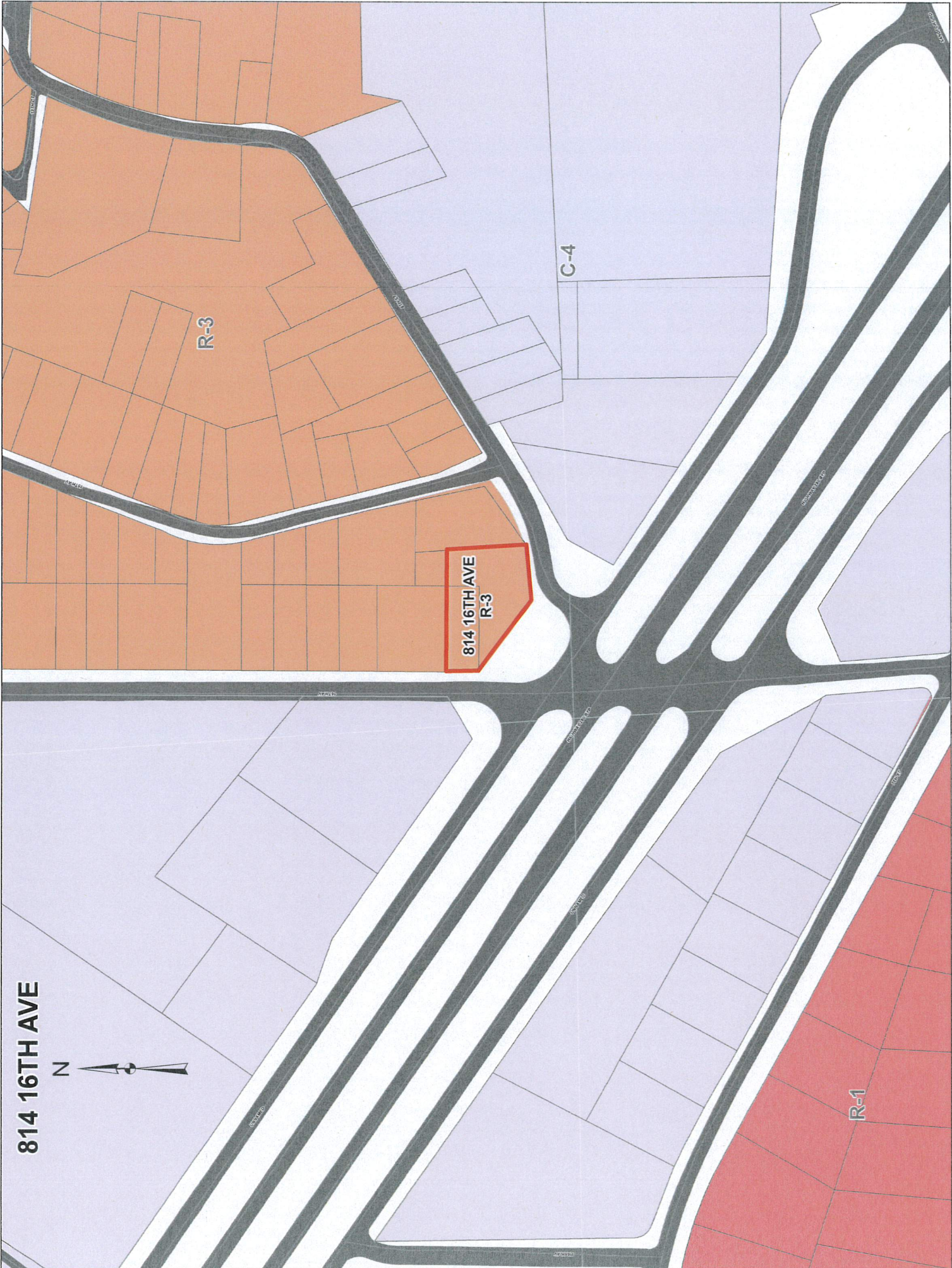
**Survey Plat:** Attached

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

**Additional Information:** None

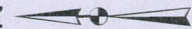
**Engineer and or Owner Comment(s):** None





814 16TH AVE

N



814 16TH AVE  
R-3

R-3

C-4

R-1



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**ANGEL MOORE, P.E.**, City Engineer  
Director of Engineering / Director of Public Works

## MEMORANDUM

To: Planning Commission  
From: *M.P. For A.M.*  
Angel Moore, P.E., City Engineer/Public Works Director  
Date: March 5, 2021  
RE: Rezone – .48 +/- acres located at 814 16<sup>th</sup> Avenue

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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.