



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, APRIL 13, 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 March 23, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) * TABLED FROM MARCH 23, 2021 MEETING* - Approval of Administrative Replat – 3.01+/- acres located at 3501 Summerville Road – Norman W. Davis, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Acceptance of Rezone 3501 Summerville Road – from an C-3 Zone (Neighborhood Commercial District) to a R-1 Zone (Low Density Residential District) – Norman W. Davis, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

March 23, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 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: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Phillips. The following members answered present by way of live stream via City Website or by the platform Zoom was Member Johnson and Member Taylor. Member McKissic was 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 Sims. 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, 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: Councilmember Johnson, City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Andrew Patterson, Acting Utilities Director Charles Woody, Building Official Gil Griffith, 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 Fire Chief Kris Kennedy.

The fourth item on the agenda was the approval of the March 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 Sims, Member Taylor, and Member Phillips. Abstain: Vice Chairman Davis and 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 Rezone for 0.48+/- acres located at 814 16th Avenue from an R-3 Zone (High Density Residential District) to a C-4 Zone (Highway Commercial District) for owner Marcus Mitchell. 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: March 18, 2021

RE: Rezone - .48+/- acres located at 814 16th Avenue

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 opened the public hearing. Ms. Smith, the mother of Ms. Lawanda McCrory, owner of the property located at 15th Avenue West came forward. Ms. Smith stated that her daughter would like to rezone as well. Chairman Howard stated she would need

to contact the Phenix City Engineering Office for the process. With no one else coming forward the public hearing was closed. At this time Chairman Howard asked for a motion to approve or deny. 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 Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

The seventh item on the agenda was a Waiver Request for 3.01+/- acres located at 3501 Summerville Road for Norman W. Davis. City Engineer Angel Moore reviewed the request with the members. Discussion followed with members, owner, and City Attorney. 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: March 18, 2021

RE: Waiver Request- 3.01+/- acres located at 3501 Summerville Road

The submitted Waiver request for the proposed subdivision does not meet the requirements of Article VI, Section 5B of the Subdivision Regulations which states that all lots should abut a dedicated public street with a minimum frontage of twenty-five (25) feet.

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

The eighth item on the agenda was the Approval of Administrative Replat of 3.01+/- acres located at 3501 Summerville Road for Norman W. Davis, owner. City Engineer Angel Moore reviewed the staff report with the members. Discussion followed. 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: March 18, 2021

RE: Administrative Re-Plat 3.01+/- acres located at 3501 Summerville Road

The above referenced Administrative Replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the requirements of the Subdivision Regulations for public street frontage, however a Waiver Request has been submitted for relief from this requirement.

At this time Chairman Howard asked for a motion to approve or deny. A motion to table until the next meeting on Tuesday, April 13, 2021 when the owner is to provide legal documentation of the sale for the back lot of 1.25+/- acres was made by Vice Chairman Davis seconded by Member Johnson. 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, Member Taylor, and Member Phillips. Abstain: None. Motion thus was TABLED.

The ninth item on the agenda was a Statutory Review for 513 Fontaine Road for The Hometeam Initiative (Chloe Benyoun), applicant. 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: March 18, 2021

RE: Statutory Review Request – Community Center located at 513 Fontaine Road

The submitted Statutory Review request for the proposed Community Center at 513 Fontaine Road has been reviewed by the Engineering, Fire, Building and Utilities Departments and the following comments have been sent to the applicant.

Utilities

- 1.) If any dishes will be washed at this location, under-sink grease containment will be required.

Fire

- 1.) An inspection by the Phenix City Fire Department will be required. In addition, all fire extinguishers will need to be checked and up to date.
- 2.) If an on-site dining area is provided in the future, a re-inspection, occupant load and additional fire protection may be required.

At this time Chairman Howard asked for a motion to approve or deny. 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 Johnson, Member Lindsey, 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 Sims. 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, 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, April 13, 2021.

Chairman – Pat Howard

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: Norman Davis

Surveying Firm: Schoel Engineering Company, Inc.

Site Location: 3501 Summerville Road

Acreage: 3.00 +/-

Number of Lots: 2

Current Zoning: C-3 Neighborhood Commercial District

Current Use of Property: Vacant

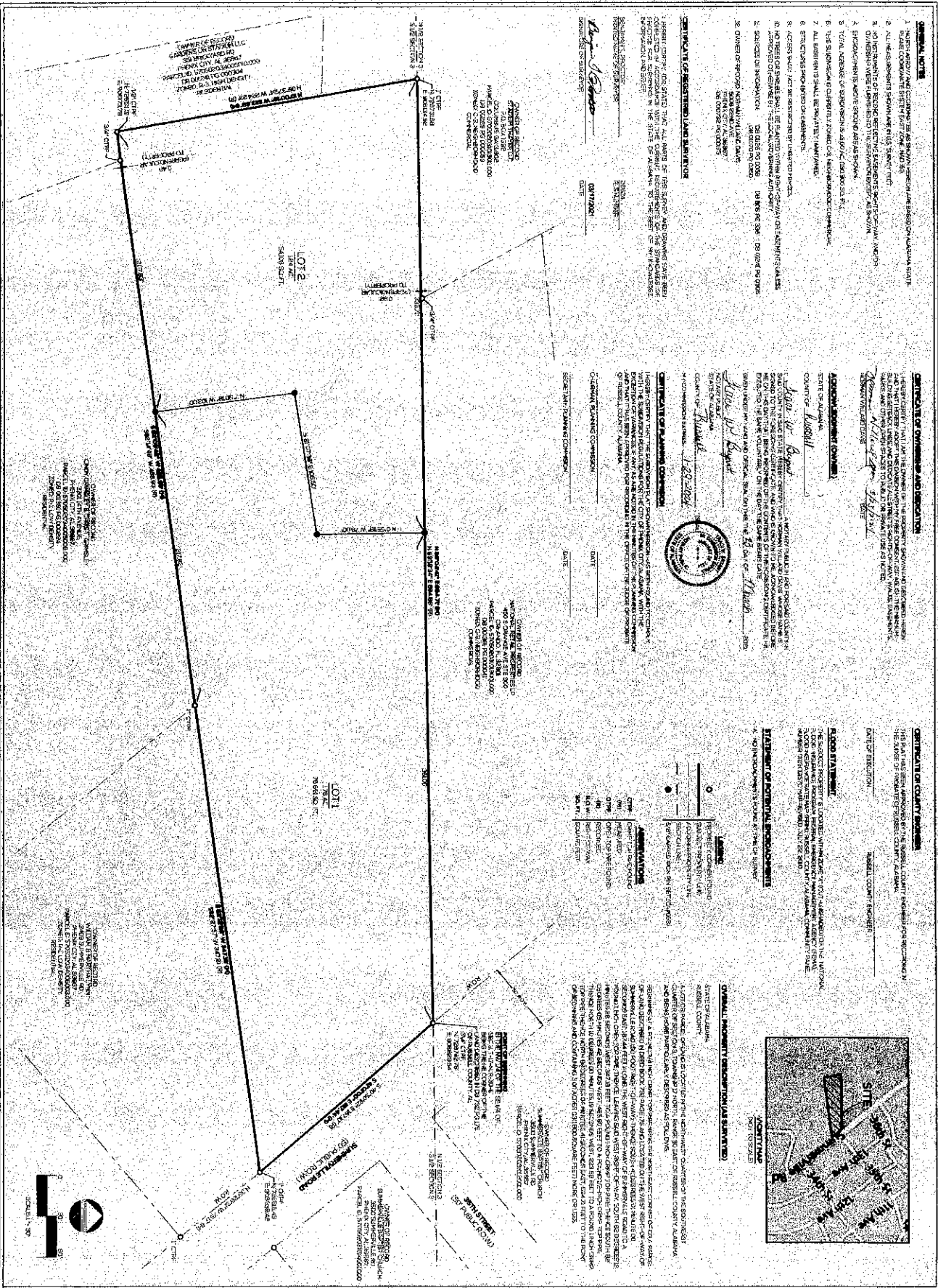
Proposed Use of Property: Commercial/Residential

Survey Plat: Attached

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

Additional Information: The owner has submitted a copy of the sales contract as requested by the Planning Commission at the March 23rd meeting.

Surveyor and or Owner Comment(s): None



GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA STATE ENGINEERING AND SURVEYING BOARD'S REGULATIONS.
2. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA STATE ENGINEERING AND SURVEYING BOARD'S REGULATIONS.
3. ALL MEASUREMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ALABAMA STATE ENGINEERING AND SURVEYING BOARD'S REGULATIONS.
4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
5. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
6. THE SUBMITTER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
7. ALL UTILITIES SHALL BE DEPTH MARKED AND MAINTAINED THROUGHOUT CONSTRUCTION.
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16. ALL UTILITIES SHALL BE DEPTH MARKED AND MAINTAINED THROUGHOUT CONSTRUCTION.

CITY OF PHENIX AND COUNTY OF RUSSELL

APPROVED FOR THE CITY OF PHENIX AND COUNTY OF RUSSELL:

DATE: 1/29/2024

CITY OF PHENIX AND COUNTY OF RUSSELL

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CITY OF PHENIX AND COUNTY OF RUSSELL

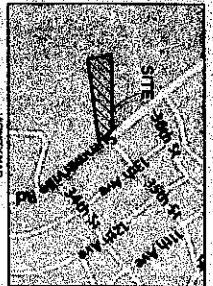
APPROVED FOR THE CITY OF PHENIX AND COUNTY OF RUSSELL:

DATE: 1/29/2024

CITY OF PHENIX AND COUNTY OF RUSSELL

APPROVED FOR THE CITY OF PHENIX AND COUNTY OF RUSSELL:

DATE: 1/29/2024



OWNER'S REPRESENTATIVE

NAME: [Signature]

DATE: 1/29/2024

OWNER'S REPRESENTATIVE

NAME: [Signature]

DATE: 1/29/2024

OWNER'S REPRESENTATIVE

NAME: [Signature]

DATE: 1/29/2024

OWNER'S REPRESENTATIVE

NAME: [Signature]

DATE: 1/29/2024

BROADWAY - SUMMERVILLE ROAD PHENIX CITY

PHENIX CITY, RUSSELL COUNTY, ALABAMA

SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 EAST



1 OF 1

1001 3rd Street South
Phenix City, Alabama 36030
904.359.1234

7250 Westpark Way, Ste. 510
Phenix City, Alabama 36030
904.359.1234

1001 3rd Street South
Phenix City, Alabama 36030
904.359.1234



PHENIX CITY

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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: April 8, 2021

RE: Administrative Re-plat – 3.00 +/- acres located at 3501 Summerville Road

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of Subdivision Regulations for public street frontage, however a Waiver Request has been approved for relief from this requirement.



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Director of Engineering / Director of Public Works

Staff Report No. 7

Type of Request: Rezone

Applicant: Norman Davis

Surveyor of Record: Schoel Engineering Company, Inc.

Site Location: 3501 Summerville Rd.

Acreage: 1.24 +/- acres

Current Zoning: C-3 Neighborhood Commercial District

Proposed Zoning Classification: R-1, Low Density Residential District

Current Use of Property: Commercial

Proposed Use of Property: Residential

Survey Plat: Attached

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

Additional Information: None

Engineer and or Owner Comment(s): None



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MEMORANDUM

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: April 8, 2021

RE: Rezone – 1.24 +/- acres located at 3501 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.