



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, APRIL 27, 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 April 13, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing & Approval of Rezone – 1.24+/- acres located at 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
- 7) Old Business
- 8) New Business
- 9) Adjournment

April 13, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 13, 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 Sims, and Member Phillips. The following members answered present by way of phone: Member Johnson. Vice Chairman Davis, Member McKissic, and Member Taylor 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 Johnson, 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, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Acting Utilities Director Charles Woody, Building Official Gil Griffith, City Attorney Jimmy Graham, City Manager Wallace B. Hunter and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the March 23, 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: Chairman Howard, Member Ivy, Member Johnson, Member Sims, 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 TABLED ITEM from the March 23, 2021 meeting for an Approval of Administrative Replat of 3.01+/- acres located at 3501 Summerville Road for owner Norman W. Davis. City Engineer Angel Moore reviewed the staff report with the members. City Attorney Jimmy Graham discussed and reviewed with the members the Amendment to the Sales Contract and stated that the City was good with it. 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: April 8, 2021

RE: Administrative Replat – 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 minimum requirements of the Subdivision Regulations for public street frontage, however a Waiver Request has been approved for relief from this requirement.

At this time Chairman Howard asked if there were any questions. Chairman Howard asked for a motion to approve or deny. 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 Johnson, Member Sims, and Member Phillips. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Acceptance of Rezone of 1.24+/- acres from a C-3 Zone (Neighborhood Commercial District) to an R-1 Zone (Low Density Residential District) for Norman W. Davis, owner. City Engineer Angel Moore reviewed the request 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: 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.

At this time Chairman Howard asked for a motion to accept. A motion to accept was made by Member Sims seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, 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 Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, 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, April 27, 2021.

Chairman – Pat Howard

Secretary – Eliza Phillips



PHENIX CITY *Alabama*

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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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: 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

3501 SUMMERVILLE RD



C-3

3501 SUMMERVILLE RD
C-3

R-3

R-1

13TH AV

35TH ST

16 HIG

SUMMERVILLE RD





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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 22, 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 approval.