



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, JUNE 8, 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 May 25, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat - .92+/- ac located at 1205 9<sup>th</sup> Street South – Jose R. Morales & Argelio R. Vasquez, owners
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Acceptance of Rezone – 0.14+/- acres located at 219 23<sup>rd</sup> Street – from an R-2 Zone (Medium Density Residential District) to a C-3 Zone (Neighborhood Commercial District) - Sandra Anglin, owner
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Old Business
  - CAPZO Re-Certification Topics
- 9) New Business
- 10) Adjournment

**May 25, 2021**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 25, 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 Johnson, and Member Phillips. The following members answered present by way of Zoom: Member McKissic and Member Taylor. Member Lindsey and Member Sims were not present.

The second item on the agenda was the Approval of the Agenda. Member Ivy made a motion to approve, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member McKissic, 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, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Building Official Gil Griffith, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, 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 April 27, 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 Johnson. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Taylor, and Member Phillips. Abstain: Vice Chairman Davis and Member McKissic. Nays: None. Motion thus passed.

The fifth item on the agenda was the approval of the May 11, 2021 cancelled meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes. A motion to approve was made by Vice Chairman Davis, 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 McKissic, Member Taylor, and Member Phillips. Abstain: None. Nays: None. Motion thus passed.

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

The seventh item on the agenda was the Approval of Final Plat and As-Builts for Ivy Creek Phase IV located off Lee Road 456 – Ivy Creek, LLC (Michael Bowden), 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: May 20, 2021

RE: Final Plat – Ivy Creek Phase IV, Ivy Creek, LLC., Michael S. Bowden

*The above referenced Final Plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.*

At this time Chairman Howard asked if there were any questions. Discussion followed. At this time Chairman Howard asked for a motion to approve or deny. A motion to approve was made by Member Ivy seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member McKissic, 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. City Engineer Angel Moore went over the sidewalk requirements as stated in the current Subdivision Regulations in reference to some possible developments that may be coming before the Planning Commission. Discussion followed. Also Mrs. Moore stated that the July 13, 2021 meeting would be an "in person" meeting. Joining by Zoom or teleconference would not be available and will keep the Board updated.

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 Johnson, 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 McKissic, 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, June 8, 2021.

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Chairman – Pat Howard

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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: Administrative Replat

**Applicant:** Jose Ramirez Morales  
Argelio Ramirez Vasquez

**Surveying Firm:** McBride & McGill, Inc.

**Site Location:** 1205 9<sup>th</sup> Street South

**Acreage:** 0.92 +/-

**Number of Lots:** 1

**Current Zoning:** R-1 Low Density Residential District

**Current Use of Property:** Residential

**Proposed Use of Property:** Residential

**Survey Plat:** Attached

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

**Additional Information:** None

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



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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: June 3, 2021

RE: Administrative Re-plat – 0.92 +/- acres located on Lots 14 & 15, Block 'D', Meadowview

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The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of Subdivision Regulations for approval.



**DR. R. GRIFF GORDY**  
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**ANGEL MOORE, P.E.**, City Engineer  
Director of Engineering / Director of Public Works

## Staff Report No. 7

### Type of Request: Rezone

**Applicant:** Sandra Anglin

**Surveyor of Record:** Barrett-Simpson, Inc.

**Site Location:** 219 23<sup>rd</sup> Street

**Acreage:** 0.14 +/- acres

**Current Zoning:** R-2, Medium Density Residential District

**Proposed Zoning Classification:** C-3 Neighborhood Commercial District

**Current Use of Property:** Residential

**Proposed Use of Property:** Commercial

**Survey Plat:** Attached

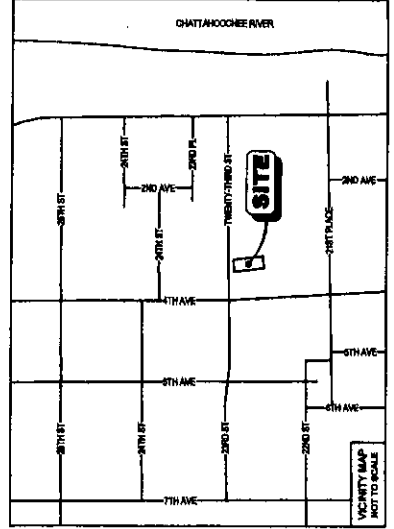
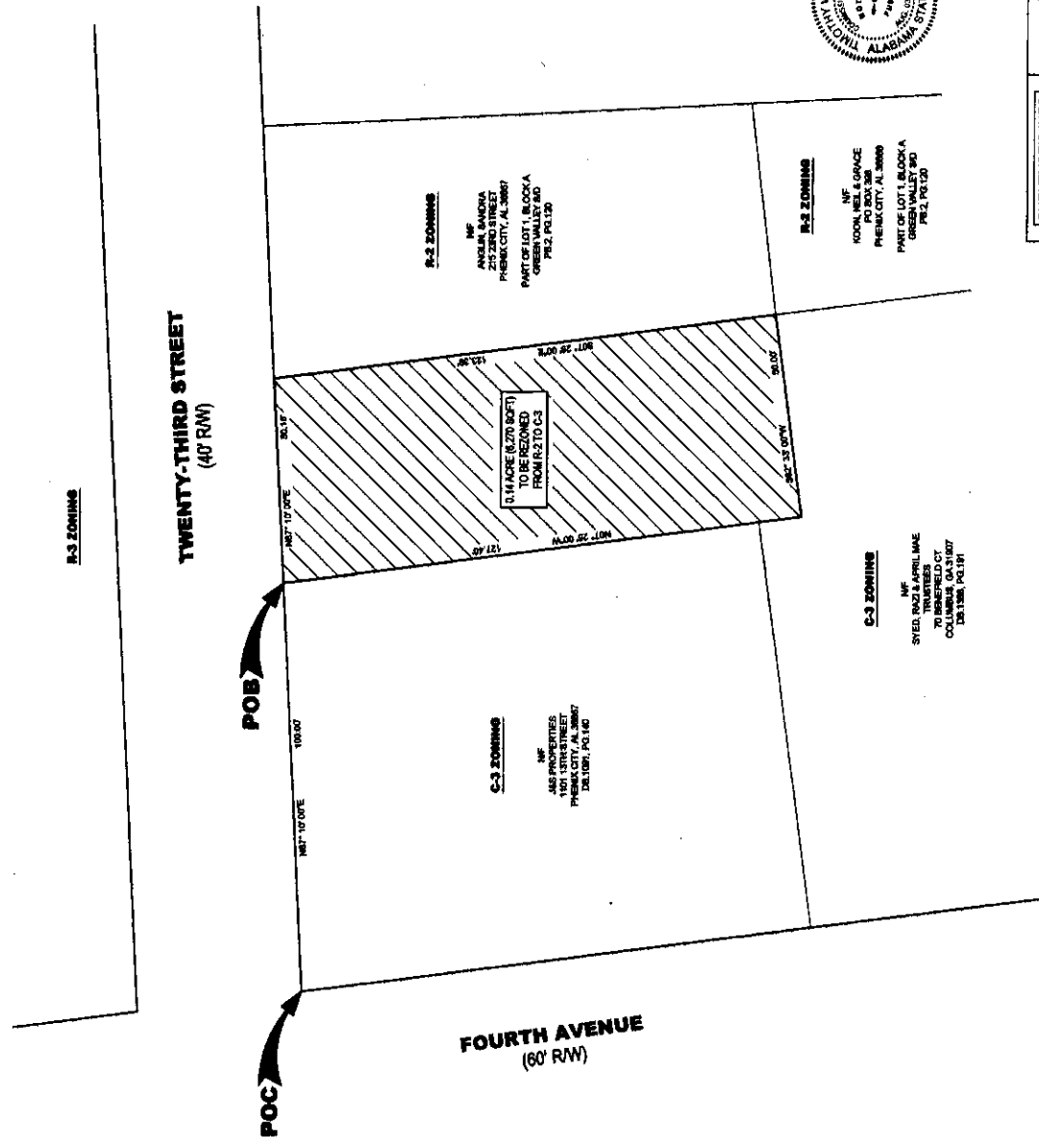
**City Services:** Phenix City Water, Sewer, Streets & Drainage, Fire, Police

**Additional Information:** None

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

NOTHING IS TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION IS PROVIDED AS IS AND WITHOUT WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NONINFRINGEMENT OF THIRD PARTY RIGHTS. ALL RIGHTS RESERVED.

**MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR SANDRA L. ANGLIN**  
 (219 23RD STREET)  
 LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 30 EAST  
 PHENIX CITY, RUSSELL COUNTY, ALABAMA



**PURPOSE OF PLAT:**  
 MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM R-2 TO C-3  
**TOTAL AREA PROPOSED TO BE REZONED:** 0.14 ACRES (0.270 ACRE)  
**APPLICANT:** SANDRA L. ANGLIN  
**FRONT:** 27'  
**REAR:** 27'  
**LEFT SIDE YARD BUFFER STRIP:** WHERE NEAR YARD ABUTS A RESIDENTIAL DISTRICT  
**RIGHT SIDE YARD BUFFER STRIP:** WHERE SIDE YARD ABUTS A RESIDENTIAL DISTRICT

THIS MAP IS BASED ENTIRELY ON THE INFORMATION PROVIDED BY THE CLIENT. INFORMATION TAKEN FROM THE ZONING MAPS AND RECORDS OF THE COUNTY OF RUSSELL COUNTY, ALABAMA, AND ANY INFORMATION FOUND IN THE FILES OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THE DATE.

**DRAWN BY:** SANDRA L. ANGLIN  
**DATE:** 6/24/2021



**COMMISSION EXPIRES:** 06/24/2024

**CLIENT:** SANDRA L. ANGLIN  
**ADDRESS:** 219 23RD STREET, PHENIX CITY, AL 36867  
**PHONE:** 205-881-0700  
**EMAIL:** sandra@barrett-simpson.com

**SURVEYOR'S INFO**

**BARRETT-SIMPSON, INC.**  
 11205 S.W. 10TH STREET, SUITE 100, MIAMI, FL 33156  
 305-551-1100  
 www.barrett-simpson.com

REVISION DATE	DESCRIPTION	DATE
10/02/2021	CORRECTED ADDRESS	10/02/2021
06/24/2021	DATE OF PLAT SUBMITTAL	06/24/2021

NO.	FIELD NO.	PROJECT / DRAWING NO.
1	1	219 23RD ST
2	2	219 24TH ST
3	3	219 25TH ST
4	4	219 26TH ST
5	5	219 27TH ST
6	6	219 28TH ST
7	7	219 29TH ST
8	8	219 30TH ST
9	9	219 31ST ST

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Director of Engineering / Director of Public Works

## MEMORANDUM

**To: Planning Commission**

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

**Date: June 3, 2021**

**RE: Rezone – 0.14 +/- acres located at 219 23<sup>rd</sup> Street**

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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.