

July 27, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 27, 2021 at 5:15 PM EST in the Martin-Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

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 Lindsey, Member Sims, Member Taylor, and Member Phillips. The following members were not present: Vice Chairman Davis and Member McKissic.

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 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 Vicky Carter-Johnson, Council Member Arthur Day, Jr. City Engineer Angel Moore, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the July 13, 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 Johnson, Member Sims, Member Taylor, and Member Phillips. Abstain: Member Lindsey. 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 of 9.40+/- acres located at 921 28th Avenue from an R-2 Zone (Medium Density Residential District) to a R-3 Zone (High Density Residential District) for SFC Properties, LLC., owner. At this time Chairman Howard stated that at the last meeting on Tuesday, July 13, 2021 the committee failed to get an approved motion for this item. Members that were not present at the last meeting can vote. 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: Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: Member Johnson, Member Taylor, and Member Phillips. Abstain: None. Motion passed.

The seventh item on the agenda was an Administrative Replat of 9.69+/- acres located on Hwy 280/431N (Phenix Corners) – Second Street of Phenix City, LLC., 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: July 22, 2021

*RE: Administrative Replat – 9.69+/- acres located at Phenix Corners Hwy 280/431 N
The above referenced Administrative Replat has been reviewed by the Building, Utilities,
Fire, and Engineering Departments and meets the minimum requirements of the
Subdivision Regulations for approval.*

Chairman Howard asked if there was 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 Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was an Administrative Replat of 1.19+/- acres located at 5 Mays Street – Bernard Averett, 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: July 22, 2021

RE: Administrative Replat – 1.19+/- acres located at 5 Mays Street

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

Chairman Howard asked if there was 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: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Acceptance of Rezone of 0.67+/- acres located at 4104 Summerville Road from an R-1 Zone (Low Density Residential District) to a C-3 Zone (Neighborhood Commercial District) for Johnny F. Burell, owner. City Engineer Angel Moore reviewed the staff report with the members. Ms. Sheri Burell Nishimura, daughter of Johnny F. Burell, owner, came forward to give a brief overview of the business she plans to put at this location. It would be a Movement & Massage Studio. Sheri is a Licensed Massage Therapist as well as other certifications in this area. 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: July 22, 2021

RE: Rezone – 0.67+/- acres located at 4104 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.*

Chairman Howard asked if there was a motion to accept. A motion to accept 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 Sims, Member Taylor, and Member Phillips. Nays: None. Abstain:

The tenth item on the agenda was an Acceptance of Rezone of 1.12+/- acres located at 5203 Summerville Road from an R-1 Zone (Low Density Residential District) to a C-3 Zone (Neighborhood Commercial District) for the Estate of Ella Sue Cook (Edward Earl Cook, Jr., Personal Representative) owner. City Engineer Angel Moore reviewed the staff report with the members. Eddie Eubanks with Barrett-Simpson, Inc., came forward stating the owners are wanting to change the zone of the property so when they get ready to market the property it will be more contingent with other property around 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: July 22, 2021

RE: Rezone – 1.12+/- acres located 5203 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.

Chairman Howard asked if there was a motion to accept. A motion to accept was made by Member Sims, 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 Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain:

The eleventh item on the agenda was Old Business. None.

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

The thirteenth 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: 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, August 10, 2021.


Chairman – Pat Howard


Secretary – Eliza Phillips