

**October 24, 2023**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 24, 2023, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Chairman Sims called the meeting to order and asked Secretary Phillips to call the roll. Upon roll call, the following members answered present: Member Davis, Member Ivy, Member Carter, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Taylor made the motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Carter, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The third item on the agenda was the attendance call for City Personnel and Elected Officials. Chairman Sims asked Secretary Phillis to call roll for the City Employees. City Councilmember Vicky Carter. The following City Personnel were present in person: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Fire Chief Kristin Kennedy, City Attorney Jimmy Graham, City Manager Wallace Hunter, Assistant City Manager Chan Gamble, Public Safety Director Ray Smith, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of October 10, 2023 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Chairman Sims, and Vice Chairman Taylor. Nays: None. Abstain: Member Carter, Member McKissic and Member Phillips. Motion thus passed.

The fifth item on the agenda was Chairman Sims, who set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Administrative Subdivision Plat – 0.33+/- acres located at 1216 28<sup>th</sup> Avenue for J & J Estates, owner. City Engineer Angel Moore reviewed the staff report with the members. Short discussion followed. Chairman Sims asked Secretary Phillips to read the department memo.

Memo

*To: Planning Commission*

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

*Date: October 19, 2023*

*RE: Administrative Subdivision – 0.33+/- acres located at 1216 28<sup>th</sup> Avenue*

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

Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Carter, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips. Nays: None Abstain: None. Motion thus passed

The seventh item on the agenda was the Approval of Administrative Subdivision for 11.17+/- acres located at 800 US Hwy 431 South for Lover Life Ministries, LLC., owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Sims asked if there were any developer comments for the agenda item. Short discussion followed. Chairman Sims asked Secretary Phillips to read the department memo.

Memo

*To: Planning Commission*

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

*Date: October 19, 2023*

*RE: Administrative Subdivision – 11.17+/- ac located at 800 US Hwy 431 South*

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

Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Carter, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips. Nays: None Abstain: None. Motion thus passed.

The eighth item on the agenda was the Approval of Administrative Subdivision for the Flores Lot Combination for Gerardo Lopez, Fladelfo Flores and Iovanna Benitez, owners. City Engineer Angel Moore reviewed the staff report with the members. Chairman Sims asked if there were any developer comments for the agenda item. Short discussion followed. Chairman Sims asked Secretary Phillips to read the department memo.

Memo

*To: Planning Commission*

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

*Date: October 19, 2023*

*RE: Administrative Subdivision – 12.0+/- acres located along Sanks Drive*

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

Member McKissic made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Carter, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips. Nays: None Abstain: None. Motion thus passed.

The ninth item on the agenda was Old Business. City Engineer Angel Moore came forward and introduced Mr. Jason Fondren with KPS Group, Inc. who would be giving an overview on the draft Comprehensive Plan. Mr. Fondren came forward and stated that they had started working on the Comprehensive Plan last year in 2022; they had a Community Meeting in January 2023 and had an Online Hub for citizens to list some things they would like to see in Phenix City. They gathered all the information and put together a vision which is the draft Comprehensive Plan you have before you. Me. Fondren gave a short overview and also stated that they would soon start working on the Zoning Ordinance and then the Subdivision Regulations.

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

The eleventh item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Carter, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman 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 November 14, 2023.

  
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~~Chairman - Billy Sims~~  
Vice Chairman - Tony Taylor

  
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Secretary - Eliza Phillips