

**March 12, 2024**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 12, 2024, 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-Wyatt to call the roll. Upon roll call, the following members answered present: Member Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Ramos was not present.

The second item on the agenda was the Approval of the Agenda. 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 Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. 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 Phillips-Wyatt to call roll for the City Employees. The following City Personnel were present in person. City Councilmember Vicky Carter, Assistant Director of Engineering Michael Pattillo, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Fire Chief Kristin Kennedy, Public Safety Director Ray Smith, Economic Development Manager Shaun Culligan, City Attorney Jim McKoon, Acting Utilities Director / Assistant City Manager Chan Gamble, City Manager Wallace B. Hunter and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of February 27, 2024 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 Carter. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt Nays: None. Abstain: None. 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 Public Hearing and Recommendation of Rezone – 28.1 +/- acres located on Riverchase Drive – Warr-Jordan, LLC (c/o William S. Warr, JR.) owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the members. At this time Chris Rogers with Barrett-Simpson, Inc. who was representing the owner came forward to address the Commission. Mr. Rogers asked for the item on the agenda to Rezone on Riverchase Drive be tabled due to the owner would like to gather more information on the development plan for the area. Chairman Sims asked if there was a motion to approve or deny the request to table the rezone. Member Davis made a motion to deny the request, seconded by Member Ivy. All in favor. At this time Chairman Sims opened the public hearing. Mr. Ed Agee came forward and stated he opposes the rezone. His concerns were the economic impact to the homes and that there were

already too many apartments on Riverchase Dr. Mr. Bob English came forward and thanked the Commission and stated he would like the area to stay zoned as it is. The City could use nice steak houses like Montana Grill or Stoney River as well as some seafood restaurants in the area. Mr. English then asked for permission from the Commission to read a letter from his neighbor that could not make it to the meeting. After permission was granted he read a letter from Mr. Steve Atchley who stated that he opposed the rezone for various reasons. Mr. Steve Bailey came forward and stated that he opposed the rezone and would like for it to stay as is and he doesn't want to lose the opportunity of commercial businesses coming to Phenix City if it was rezoned. With no one else coming forward Chairman Sims closed the public hearing. Member Davis stated that the Commission had spent several months on the Comprehensive Plan and would like to keep it as it is.

Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: March 7, 2024

RE: Rezone – 28.1+/- acres located along Riverchase Drive

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.


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

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

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

The ninth 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 Carter. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. 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 March 26, 2024.

  
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Chairman – Billy Sims  
Vice Chairman – Tony Taylor

  
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Secretary – Eliza Phillips-Wyatt