

October 8, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 8, 2024, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Vice Chairman Taylor called the meeting to order and asked Secretary Phillips-Wyatt to call the roll. Upon roll call, the following members answered present: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Member Carter and Chairman Sims were not present.

The second item on the agenda was the Approval of the Agenda. Member Davis made the motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, 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. Vice Chairman Taylor asked Secretary Phillips-Wyatt to call roll for the City Employees. The following City Personnel were present in person. Asst. Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Fire Chief Kris Kennedy, Public Safety Director Ray Smith, City Attorney Jimmy Graham, Asst. City Manager Chan Gamble and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of September 24, 2024 meeting minutes. Vice Chairman Taylor 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

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

The sixth item on the agenda was the Approval of Administrative Subdivision – 1.25+/- acres located at 2907 & 2909 21st Avenue – Gary L. & Felicia B. Vickers, owners. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: October 4, 2024

RE: Administrative Subdivision – 1.25+/- acres located at 2907 & 2909 21st Ave

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 Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The seventh item on the agenda was the Public Hearing & Approval of Preliminary Plat – Hamilton Hills – 9.9+/- acres located near the intersection of 28th Avenue and 9th Place – SFC Properties, LLC., owner. Civil Engineer/PE Chris Casey reviewed the staff report with the members. At this time Vice Chairman Taylor opened the public hearing. With no one coming forward the public hearing was closed. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: October 4, 2024

RE: Preliminary Plat – 9.9+/- acres located along 28th Avenue – Hamilton Hills

The above referenced Preliminary Plat 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 Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The eighth item on the agenda was the Public Hearing & Approval of Preliminary Plat – 10.22+/- acres located near the intersection of Auburn Road and Poyner Drive – Carlton Tony & Kathy Irene Rosso, owners. Civil Engineer/PE Chris Casey reviewed the staff report with the members. At this time Vice Chairman Taylor opened the public hearing. Mr. Alan Fonville came forward with several concerns. He wanted to know about the water drainage issues that have been there for 35+/- years, how many entrances, there is already a lot of traffic as well as speeders and will there be a turn lane coming from both directions. Eddie Eubanks with Barrett-Simpson, Inc came forward to address some of his concerns. There will be seven lots that will be developed at this time and each one will have their own driveway so there will not be any need for turn lanes. Drainage issues will be addressed during the construction plan review. Mr. Andrew Killingsworth came forward asking about retainer walls, runoff direction and driveways. Chris Rogers with Barrett-Simpson, Inc came forward to address his concerns. The retainer wall and direction of runoff water will be looked at during the construction review phase. Each lot will have their own driveway. With no one else coming forward the public hearing was closed. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: October 4, 2024

RE: Preliminary Plat – 10.22+/- acres located along Auburn Road – Rosso Subdivision

The above referenced Preliminary Plat has been reviewed by the Building, 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 Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The ninth item on the agenda was the Public Hearing and Approval of Preliminary Plat – 9.78+/- acres Summer Vineyard Phase III located along Gardner Way, Summer Vineyard Subdivision – Whiterock, LLC., owner. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Vice Chairman

Taylor opened the public hearing. Ms. Cathy Bowden came forward asking about green space. Chris Rogers with Barrett-Simpson, Inc. came forward and stated the green space, the slope area would stay as is. With no one else coming forward Vice Chairman Taylor closed the public hearing. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: October 4, 2024

RE: Preliminary Plat – 9.78+/- acres located along Gardner Way

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

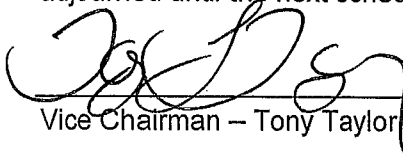
Member Davis made the motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

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

The eleventh item on the agenda was New Business: Election of New Officers. Member Ivy nominated Billy Sims for Chairman, all in favor. Motion passed. Member Davis nominated Tony Taylor for Vice Chairman, all in favor. Motion passed. Member Lindsey nominated Member Ivy for Parliamentarian, all in favor. Motion passed.

The twelfth item on the agenda was Adjournment. Vice Chairman Taylor 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 Lindsey, Member McKissic, 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 October 22, 2024.


Vice Chairman – Tony Taylor


Secretary – Eliza Phillips-Wyatt