January 14, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 14, 2025, 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member McKissic was not present.

The second item on the agenda was the Approval of the Agenda. Chairman Sims asked if there was a motion to approve 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, 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. Councilmember Vicky Carter, Council Member Griff Gordy, City Engineer / Public Works Director Angel Moore, Asst. Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Police Chief George Staudinger, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, City Manager Wallace B. Hunter, Asst. City Manager Chan Gamble, City Attorney Jimmy Graham (arrived at 5:21pm) and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the November 26, 2024 meeting minutes. Chairman Sims stated there was not a quorum present to vote on the minutes and therefore it would have to be moved to the next meeting agenda on January 28, 2024. Chairman Sims asked if there was a motion to move the minutes. Member Ivy made the motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The fifth item on the agenda was the approval of the December 10, 2024 meeting 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 Carter, Member Davis, Member Ivy, Member Lindsey, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Chairman Sims. Motion passed.

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

The seventh item on the agenda was the Approval of Administrative Subdivision – 20 +/- acres located at 29 Little Loop Road – Mary E. Hobbs, owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. 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: January 10, 2025
RE: Administrative Subdivision – 19.99+/- acres located at 29 Little Loop Rd
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 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 Carter, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Approval of Administrative Subdivision – 1.48+/- acres located on South Seale Road – Savidge Homes, LLC., owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. 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: January 10, 2025
RE: Administrative Subdivision – 1.48+/- acres located along South Seale Rd
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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Davis and 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Approval of Administrative Subdivision – 2.38+/- acres at 10424 Lee Road 240 – Beth Cook, owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. 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: January 10, 2025
RE: Administrative Subdivision – 2.38+/- acres located at 10424 Lee Rd 240
The above referenced Administrative Subdivision has been reviewed by the Building, Utilities, Fire and Engineering Departments and meets the requirements of the Subdivision Regulations for approval.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy and 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The tenth item on the agenda was the Recommendation of Waiver Request – 3.60+/- acres located at 3700 South Railroad Street – R&R, LLC., owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. Discussion followed. Chairman Sims asked Secretary Phillips-Wyatt to read the waiver and department memo.

Request for Waiver
Name of Applicant: R&R LLC (c/o Rajiv Srivastava)
Location of Property: 3700 South Railroad Street, Phenix City, AL
State in detail why a Waiver is being requested: A variance is requested to allow 6 "CONDO" lots to be created without direct road frontage.
State facts upon which the Waiver is relying upon: The city does not currently have specific regulations governing condominium developments, creating a unique situation that necessitates flexibility in the interpretation of existing access requirements.
List any attachments to this petition: Preliminary Plat
Provide a short explanation on why you believe the Waiver should be approved: The individual units will be part of a larger community structure, inherently designed to operate without direct road access for each unit, which is standard practice in condominium developments.
Signature of owner: Rajiv Srivastava
Dated: 12-17-2024

Memo
To: Planning Commission
From: Angel Moore, P.E./City Engineer/Public Works Director
Date: January 10, 2025
RE: Waiver Request – 3.60+/- acres located at 3700 South Railroad Street
The above referenced Waiver Request has been reviewed by the Building, Utilities, Fire and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations per Article IV, 5B which states that every lot shall abut a dedicated public street. However, it is the recommendation of the City staff that this waiver be granted.

Chairman Sims asked if there was a motion to approve or deny the waiver request. A motion to approve was made by Member Ivy and 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, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: Member Carter. Abstain: None. Motion thus passed.

The eleventh item on the agenda was the Acceptance of Preliminary Plat – 3.60+/- acres located at 3700 South Railroad Street – R&R, LLC., owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. 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: January 10, 2025
RE: Acceptance of Preliminary Plat – 3.60+/- acres located at 3700 South Railroad St.
The above referenced Preliminary Plat is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this preliminary plat be accepted for consideration by the Planning Commission.

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

The twelfth item on the agenda was the Acceptance of Rezone – 3.07+/- acres located at the Intersection of 1st Place and 16th Avenue from a C-4 (Highway Commercial District) to an R-1 (Low Density Residential District) – Phenix Girard Bank, owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. 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: January 10, 2025
RE: Acceptance of Rezone – 3.07+/- acres located at the Intersection of 1st Place and 16th Avenue
The above referenced Rezone is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this rezone be accepted for consideration by the Planning Commission.

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

The thirteenth item on the agenda was the Recommendation of Final Plat – Rosso Subdivision – 10.22+/- acres located near the intersection of Auburn Road and Poyner Drive – Carlton T & Kathy I. Rosso, owners. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. Discussion followed. 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: January 10, 2025
RE: Final Plat Rosso Subdivision Ph. I – 10.22+/- acres located along Auburn Rd.
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.

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

The fourteenth item on the agenda was the Public Hearing and Recommendation of De-Annexation – 4.78+/- acres located on Misty Forrest Drive – Kelvin Perkins, owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. Discussion followed. At this time Chairman Sims opened the public hearing. Ms. Linda Lowe came forward asking what was going on the property. Eddie Eubanks with Barrett-Simpson, Inc stated that they were proposing to build a home. With

no others coming forward Chairman Sims closed the public hearing. At this time 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: January 10, 2025
RE: Public Hearing and Recommendation of De-Annexation Request – 4.78+/- acres located along Misty Forrest Drive.
The above referenced application for de-annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this de-annexation request be approved.

At this time Chairman Sims asked if there was a motion to approve or deny the request. A motion to approve was made by Member Davis and seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The fifteenth item on the agenda was a Public Hearing and Recommendation of Rezone – 0.69+/- acres located at the Intersection of Silver Lake Drive and Explorer Road from a R-1 (Low Density Residential) to an R-1B (Low Density Residential) – Silver Terrace LLC., owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. Discussion followed. At this time Chairman Sims opened the public hearing. Mr. Tilden E. Robinson came forward with issues on the drainage and home size. Mr. Robinson opposed the rezone request. Mr. Ray Smith came forward opposing the request stating he would like it to stay R-1; his concerns are the traffic and driveway access. Mr. Greg Smith and Ms. Dawn Zmijewski came forward with the same concerns as the others and opposes the rezone request. With no one else coming forward the public hearing was closed. At this time 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: January 10, 2025
RE: Public Hearing and Recommendation of Rezone – 0.69+/- acres located at the intersection of Silver Lake Drive & Explorer Rd
The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this rezone be denied based on the intent of the Comprehensive Plan.

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

The sixteenth item on the agenda was Old Business: None.

The seventeenth item on the agenda was New Business. Chairman Sims stated that everyone was given a copy of the Final Zoning Ordinance that was approved and adopted by City Council on January 7, 2025.

The eighteenth 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 Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, 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 January 28, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt