January 28, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 28, 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, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt.

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 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 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, City Engineer / Public Works Director Angel Moore, 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 Marshall/Chief Battalion Bennie Dubberly, Asst. City Manager Chan Gamble, City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the November 26, 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Ivy, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Members Carter, Davis, and Lindsey. Motion passed.

The fifth item on the agenda was the approval of the January 14, 2025 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 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: Member McKissic. 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 – 0.81+/- acres located at 2808 28th Street – Savidge Homes, LLC., owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. Short 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 24, 2025
RE: Administrative Subdivision – 0.81+/- acres located at 2808 28th Street
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, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Acceptance of Rezone – 36.60+/- acres located along Colin Powell Parkway from a M-1 (General Manufacturing District) to an M-2 (Heavy Manufacturing District) – Broken Arrow Land Holdings, LLC., owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. Short 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 24, 2025
RE: Acceptance of Rezone – 36.60+/- acres located along Colin Powell Parkway
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: Member McKissic. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Public Hearing and Recommendation 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 opened the public hearing. With no one coming forward the public hearing was closed. 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 24, 2025
RE: Public Hearing and Recommendation of Preliminary Plat – 3.60+/- acres located at 3700 South Railroad Street.
The above referenced Preliminary Plat has been reviewed by the Building, Utilities, Fire and Engineering Departments. Since a waiver was granted regarding Article IV, 5B of the Subdivision Regulations which stats that every lot shall abut a dedicated public street, staff has no issue with the approval of this Preliminary Plat.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve with the contingency of restricted to medical facilities only 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, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The tenth item on the agenda was the Public Hearing and Recommendation of Rezone – 3.07+/- acres located at the intersection of 1st Place & 16th Avenue from a C-4 Zone (Highway Commercial District) to an R-1 Zone (Low Density Residential District) – Phenix Girard Bank, owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims opened the public hearing. With no one coming forward the public hearing was closed. Discussion followed. Chairman Sims asked Secretary Phillips-Wyatt to read the waiver and department memo.

Memo
To: Planning Commission
From: Angel Moore, P.E./City Engineer/Public Works Director
Date: January 24, 2025
RE: Public Hearing and Recommendation of Rezone – 3.07+/- acres located at the intersection of 1st Place and 16th Avenue
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.

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: Member McKissic. Abstain: None. Motion thus passed.

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 Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Davis, 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 February 11, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt