February 11, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 11, 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 Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Carter 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: 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 Dr. 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, Fire Marshall/Battalion Chief Bennie Dubberly, City Manager Wallace B. Hunter, 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 January 28, 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 Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion 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 Approval of Administrative Subdivision – 31.56+/- acres located at 433 Wright Road – Donald Kelly, Jr., 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: February 6, 2025
RE: Administrative Subdivision – 31.56+/- acres located at 433 Wright Road
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. 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Approval of Administrative Subdivision – 2.65+/- acres located at 1214 Grist Mill Drive – John B. Snellings, 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: February 6, 2025
RE: Administrative Subdivision – 2.65+/- acres located at 1214 Grist Mill 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.

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 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 Approval of Administrative Subdivision – 3.56+/- aces located at 1604 43rd Street – Summerville Homes, Inc., 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: February 6, 2025
RE: Administrative Subdivision – 3.56+/- acres located at 1604 43rd 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.

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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: 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 ninth item on the agenda was the Acceptance of Rezone – 0.28+/- acres located at 3700 South Railroad Street from an A-O Zone (Apartment and Office District) to a C-4 Zone (Highway Commercial District) – 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: February 6, 2025
RE: Acceptance of Rezone – 0.28+/- acres located at 3700 South Railroad Street
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 stated that at the last meeting the Preliminary Plat was approved with the contingency of restricted medical facilities only; the motion for this should be to rescind the contingency on the Preliminary Plat and accept the rezone. A motion to rescind the contingency on the Preliminary Plat and accept the rezone was made by Member Ivy and seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: 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 – 36.60+/- acres located along Colin Powell Parkway from a M-1 Zone (General Manufacturing District) to a M-2 Zone

(Heavy Manufacturing District) – Broken Arrow Land Holdings, 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: February 6, 2025
RE: Public Hearing and Recommendation of Rezone – 36.60+/- acres located along Colin Powell Parkway
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 opened the public hearing. Ms. Upshaw-Dokman came forward representing her daughter asking what was going to be put in the location. It was explained that at this time it would be only a dirt pit, no development. Dr. Stephen Cooper came forward to speak on the South Railroad area. Recording Secretary Kathy Jo Davis advised Chairman that this was not the public hearing for South Railroad Street and Mr. Cooper was allowed to speak by the Planning Commission. Dr. Stephen Cooper came forward to present to the Commission of possibly renaming the area on South Railroad Street due to the continued growth in the area, maybe a possibility to add sidewalks and understands it would take some time for this to happen. Dr. Cooper has spoken to other business in the area and they are for it. Chairman closed the public hearing.

A motion to approve the rezone 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, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. 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 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, 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 25, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt