May 13, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 13, 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 Carr, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips-Wyatt. Members Greene and McKissic were 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 Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Philips-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 Engineer/Public Works Director Angel Moore, Asst. Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Chief of Police George Staudinger, Fire Chief Kris Kennedy, Utilities Director John Spraggins, Economic Development Manager Shaun Culligan, 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 April 22, 2025 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Vice Chairman Taylor made the motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member Lindsey, Chairman Sims, and Vice Chairman Taylor. Nays: None. Abstain: Members Ivy and Phillips-Wyatt. 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 0.40+/- acres located at 1500 14th Court – ECA Properties, 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: May 9, 2025
RE: Administrative Subdivision – 0.40+/- acres located at 1500 14th Court
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. Motion to approve was made by Member Ivy, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The seventh item on the agenda was the Approval of Administrative Subdivision – 0.69+/- acres located at 4205 23rd Street – Braley Chais, 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: May 9, 2025
RE: Administrative Subdivision – 0.69+/- acres located at 4205 23rd 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. Motion to approve was made by Member Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The eighth item on the agenda was the Approval of Administrative Subdivision – 0.58+/- acres located at 101 15th Avenue South – Robena Perry & Kimberly Bilton, owners. 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: May 9, 2025
RE: Administrative Subdivision – 0.58+/- acres located at 101 15th Avenue South
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. Motion to approve was made by Member Ivy, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The ninth item on the agenda was the Request of Waiver – Rock Falls Subdivision on Lee Road 318 – Rock Falls, LLC., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report and gave a history of the item to 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: May 9, 2025
RE: Waiver Request – Rock Falls Subdivision
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 City staff that this waiver be granted given the circumstances of the existing subdivision and the recommendation of the Lee County Commission.

Chairman Sims asked if there was a motion to approve or deny. Motion to deny was made by Member Ivy. With no second the motion failed. Discussion followed. Chairman Sims asked if there was a motion to approve or deny. Motion to approve was made by Member Carr, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member

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

The tenth item on the agenda was the Acceptance of Preliminary Plat – 0.69+/- acres located at the intersection of Silver Lake Drive and Explorer Road – Silver Terrace, LLC., owner. City Engineer/Public Works Director Angel Moore advised the Commission that the Engineering Office received a letter from Mr. Eddie Eubanks with BSI, a representative for the owner. The letter reads: On behalf of Mike Bowden, owner of Silver Terrace, LLC, we respectfully request that the Preliminary Plat for Silver Terrace, LLC be tabled for the May 13, 2025 meeting. Mr. Bowden wishes to investigate sanitary sewer options further before he proceeds with placing this project on an agenda. City Engineering Angel Moore stated she had spoken to the City Manager and City Attorney and they recommend that this item not be accepted.

Chairman Sims asked if there was a motion to not accept. Motion to not accept was made by Vice Chairman Taylor, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The eleventh item on the agenda was the Acceptance of Annexation – 0.30+/- acres located on Opelika Road – EEH 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: May 9, 2025
RE: Acceptance of Annexation – 0.30+/- acres located along Opelika Road near Newsome Dr.
The above referenced petition for annexation is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this request for annexation be accepted for consideration by the Planning Commission.

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

The twelfth item on the agenda was the Public Hearing and Recommendation of Preliminary Plat – 18.35+/- acres located off Newsome Road – EEH Landholdings, 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. 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: May 9, 2025
RE: Public Hearing and Approval of Preliminary Plat – 18.35+/- ac located along Newsome Rd
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.

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

The thirteenth item on the agenda was the Public Hearing and Recommendation of Rezone – 5.16+/- acres located at the intersection of Opelika Road and Newsome Drive from an A-1 Zone (Low Density Residential & General Agricultural District) to an R-2 Zone (Medium Density Residential District) – EEH Landholdings, LLC., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims opened the public hearing. Mr. Montie Gilbert came forward. Mr. Gilbert lives beside the property and is asking if the developer would be required to put up some type of privacy fence between the properties and with the detention pond, will there be testing required because he is on well water and is concerned that he may not be able to utilize his well. Mr. Gilbert was advise that testing would be required. With no one else coming forward the public hearing was closed. 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: May 9, 2025
RE: Public Hearing and Recommendation – 5.16+/- acres located at the intersection of Opelika Road & Newsome 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.

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

The fourteenth item on the agenda was the Public Hearing and Recommendation of Rezone – 5.09+/- acres located at 222 Martin Luther King Jr., Parkway from an R-3 Zone (High Density Residential District) to a C-4 Zone (Highway Commercial District) – Bobwhite Investments, 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. 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: May 9, 2025
RE: Public Hearing and Recommendation of Rezone – 5.09+/- acres located at 222 MLK, Jr. Pkwy
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 approved or deny. Motion to approve was made by Member Carr, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor, Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The fifteenth item on the agenda was Old Business: Approval of Preliminary Plat – Chambers Loop 9.90+/- acres located near the intersection of 28th Avenue and 9th Place – SFC Properties, LLC., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Mrs. Moore stated this failed at the last meeting due to lack of motion. Mrs. Moore gave the members the history on the property. This preliminary plat was approved with 32 lots on October 8, 2024 under Hamilton Hills. Today, the owner can proceed with the 32 lots but he has made some changes and reduced the lots to 26. Mrs. Moore stated that Planning Commission had to act on this item or based off the Subdivision Regulation, if not acted on within 30 days the Preliminary Plat is deemed approved. 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: April 18, 2025
RE: Public Hearing and Recommendation of Preliminary Plat – 9.9+/- acres located along 28th Avenue
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.

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

The sixteenth item on the agenda was New Business. City Engineer/Public Works Director Angel Moore came forward to review with the members the voting authority Planning Commission has. Also, Mrs. Moore stated that each member was given a DRAFT copy of the Subdivision Regulations that the city staff has been working on for several months. Mrs. Moore asked that each member review them and come back with any questions / comments / concerns at the next scheduled meeting.

The seventeenth 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 Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, 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 May 27, 2025.

Vice Chairman: Tony Taylor

Secretary: Eliza Phillips-Wyatt