



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, NOVEMBER 26, 2024
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Approval of Agenda
- 3) Acknowledge City Council and City Personnel Present
- 4) Approval of the November 12, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Preliminary Plat – Located at the intersection of Lakewood Drive & Summerville Road – Warr Development Company, Inc. (Spud Warr), owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Public Hearing and Recommendation of Zoning Ordinance
- 8) Old Business
 - Proposed 2025 Planning Commission Meeting Schedule - REVISED
- 9) New Business
- 10) Adjournment

November 12, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, November 12, 2024, 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Members Carter and McKissic were not present.

The second item on the agenda was the Approval of 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 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. 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, Fire Chief Kris Kennedy, Public Safety Director Ray Smith, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of October 22, 2024 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus 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 – 3.03+/- acres located at 28 Old Opelika Road - Timothy Johnson & River Smith, 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: November 8, 2024

RE: Administrative Subdivision – 3.03+/- acres located at 28 Old Opelika 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.

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, 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 – 2.53+/- acres located at 228 AL Hwy 165 – Cynthia Newbern and Rodney Lockhart, 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: November 8, 2024

RE: Administrative Subdivision – 2.53+/- acres located at 228 AL Hwy 165

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 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: None. Abstain: None. Motion thus passed

The eighth item on the agenda was the Acceptance of the Zoning Ordinance. Member Ivy made a motion to accept, seconded by Member Linsey. 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. City Engineer/Public Works Director Angel Moore stated that there would be a public hearing at the next meeting on the Zoning Ordinance and then it would go to City Council for final approval.

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

The tenth item on the agenda was New Business: Approval of the 2025 Proposed Planning Commission Meeting Schedule. Members discussed. Member Ivy made a motion to approve with removing November 25, 2025 and December 23, 2025, 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.

The eleventh 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 November 26 2024.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

DR. R. GRIFF GORDY
Mayor Pro Tem / At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Item No. 6

Type of Request: Preliminary Plat

General Information

Applicant: Warr Development Company, Inc.
Surveyor of Record: Strozier Services, LLC
Site Location: Near the intersection of Lakewood Dr. & Summerville Rd.
Acreage: 2.31 +/- acres
Number of Lots: 7
Current Zoning: R-1 Low Density Residential District
Current Use of Property: Existing Home/Vacant
Proposed Use of Property: Single-family Residential
District: One (1)
Survey Plat: Attached
City Services: Phenix City Water & Sewer, Fire, Police, Streets & Drainage

Staff Comments

This preliminary plat is under review by City departments. Comments regarding compliance with City standards have been sent to the surveyor of record and the developer.

Engineer/Owner Comments

None.



DR. R. GRIFF GORDY
Mayor Pro Tem / At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

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

Date: November 22, 2024

RE: Acceptance of Preliminary Plat – 2.31 +/- acres located at the intersection of Lakewood Dr. & Summerville Rd.

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.



BILLY SIMS
Chairman

TONY TAYLOR
Vice Chairman

ELIZA PHILLIPS-WYATT
Secretary

KATHY DAVIS
Recording Secretary

VICKEY F. CARTER

JIMMY DAVIS

DON IVY

ANNIE LINDSEY

SIERRA MCKISSIC

JOSE RAMOS

MEMORANDUM

To: City Clerk

CC: Angel Moore, City Engineer / Public Works Director

From: Kathy Jo Davis, Planning Commission Recording Secretary

Date: November 13, 2024

RE: 2025 Planning Commission Calendar

Please find listed below the approved Planning Commission's 2025 Meeting Calendar.

January 14, 2025
January 28, 2025

July 08, 2025
July 22, 2025

February 11, 2025
February 25, 2025

August 12, 2025
August 26, 2025

March 11, 2025
March 25, 2025

September 09, 2025
September 23, 2025

April 08, 20125
April 22, 20125

October 14, 2025
October 28, 2025

May 13, 2025
May 27, 2025

November 11, 2025 (Holiday-Veteran's Day)
November 25, 2025

June 10, 2025
June 24, 2025

December 09, 2025
December 23, 2025 (Remove)