

July 13, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 13, 2021 at 5:15 PM EST in the Martin-Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

Chairman Howard called the meeting to order and asked Secretary Phillips to call roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Sims, Member Taylor, and Member Phillips. The following members were not present: Member Lindsey and Member McKissic.

The second item on the agenda was the Approval of the Agenda. Member Johnson mad a motion to approve, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: Councilmember Vicky Carter-Johnson and Council Member Arthur Day, Jr. City Engineer Angel Moore, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, City Manager Wallace B. Hunter, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the June 22, 2021 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Member Ivy, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Nays: None. Motion thus passed.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Public Hearing and Approval of Rezone of 9.40+/- acres located at 921 28th Avenue from an R-2 Zone (Medium Density Residential District) to a R-3 Zone (High Density Residential District) for SFC Properties, LLC., owner. City Engineer Angel Moore reviewed the staff report with the members. Member Taylor asked for the difference between an R-2 and an R-3. City Engineering Angel Moore explained to the commission. Owner Scott Chambers was asked by Chairman Howard what he planned on building. Mr. Chambers started duplexes. He was waiting on the rezone to hopefully be approved so he would look at how many he could put in, looking at around 20. Member Johnson asked city Engineer Angel Moore about the current road conditions now. Mrs. Moore stated that once the city knows what type of development is going in a traffic study would be done for possible widening or turn lanes. Councilmember Day came forward and stated that he had received numerous calls over the weekend about this project. Several of them were present and there was a big concern about the traffic issues. City Engineer Angel Moore asked Mr. Chambers his reason for wanting to rezone to an R-3. Mr. Chambers stated it was due to lot sizes, he is not selling the individual duplexes and will fence in his property along with a playground. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: July 8, 2021

RE: Rezone – 9.40+/- acres located at 921 28th 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.

At this time Chairman Howard opened the public hearing. Mr. Moses Upshaw came forward who lives adjacent to 2804 9th Place. Mr. Upshaw has been there since 1968 and feels this may bring a different type of attitude to the neighborhood; would like to know if fencing will be done and what type. Mr. Chambers stated he would put up a wood fence. Ms. Jacquelyn Moody-Hayter, Daughter of Velma Bowie at 2806 9th Place came forward with concerns of the current traffic issues and not knowing exactly what the development will be. Mr. Allen Sims, III of 2700 7th Street came forward with his concerns of the speeding traffic and the use of this area being used as a cut through road. Mr. Kenneth Davis of 2812 9th Place came forward voicing his concerns about the noise and the quality of the neighborhood. Mr. Hugh Shepherd, Jr of 2615 7th Street came forward and stated that there are too many house and apartments on this road now and there is traffic issues due to people using it as a cut through road. Ms. Vernell May of 811 28th Ave came forward with concerns like the others about the traffic issues and the unknowns of the development and opposes the rezone. Chairman Howard closed the Public Hearing.

At this time Chairman Howard asked for a motion to approve or deny. A motion to deny was made by Member Taylor seconded by Member Johnson. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Johnson and Member Taylor. Nays: Vice Chairman Davis, Chairman Howard, and Member Sims. Abstain: Member Ivy and Member Phillips. Motion failed.

The seventh item on the agenda was an Administrative Replat of 1.51+/- acres located at 3550 US Hwy 280/431 N for Valley Rescue Mission, Inc., owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: July 8, 2021

RE: Administrative Replat – 1.51+/- acres located at 3550 Hwy 280/431 N

The above referenced Administrative Replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.

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

The eight item on the agenda was an Administrative Replat of 1.18+/- acres Lots 6 & 7 Summerfield Subdivision for Rustic Properties, LLC (Mark Anderson) and Bowden Realty, Inc., (Michael Bowden), owners. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: July 8, 2021

RE: Administrative Replat – 1.18+/- acres located at Lots 6 & 7 Summerfield Subdivision
The above referenced Administrative Replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.


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

The ninth item on the agenda was Old Business. City Engineering Angel Moore stated she would get with Recording Secretary Kathy Jo Davis to see about getting a re-certification class scheduled for fall and try to hold the class at the Martin-Idle Hour Community Center for all members to attend together.

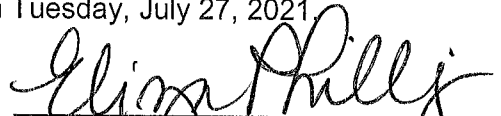
The tenth item on the agenda was New Business. None.

The eleventh item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Johnson, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Sims, Member Taylor, and Member Phillips. 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 Tuesday, July 27, 2021.



Chairman – Pat Howard



Secretary – Eliza Phillips