

September 28, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 28, 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 Taylor, and Member Phillips. The following members answered present by way of telephone: Member Lindsey. The following members answered present by way of Zoom: Member Johnson and Member McKissic. The following members were not present: Member Sims.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, 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: City councilmember Vicki Carter-Johnson. City Engineer Angel Moore, Asst. Director of Engineer Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Deputy Building Official Ray Rogers, Economic Development Manager Shaun Culligan, City Planner Tracie Hadaway, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis. The following members answered present by way of Zoom: Fire Chief Kris Kennedy.

The fourth item on the agenda was the approval of the September 14, 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 Lindsey, Member McKissic, and Member Taylor. Abstain: Member Johnson and Member Phillips. 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 a Public Hearing and Approval of a Preliminary Plat of Evans Crossing Subdivision located at the intersection of Lee Road 219 and Lee Road 213, Evans Road Development, LLC., owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard open the Public Hearing. With no one coming forward or calling in the Public Hearing was closed. 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: September 24, 2021

RE: Preliminary Plat for Evans Crossing

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 Howard asked if there was a motion to approve or deny. 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 Lindsey, Member McKissic, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The seventh on the agenda was a Public Hearing and Approval of a Conditional Use located at 1116 Broad Street, Mildred F. and Harry L. Isabell (Heather Manville, Power of Attorney), owners. City Engineer Angel Moore reviewed the staff report with the members. Economic Development Manager Shaun Culligan came forward along with the owner and Mr. Justin Balsam, partner in project to give information on the proposed business. This is the type of business we are looking for to be in the Entertainment District. Mr. Justin Balsam gave the members more information on the Brewery side of the proposed business. At this time Chairman Howard opened the public hearing. Mr. Neil Koon came forward and stated he was against this proposed business due to having alcohol available. Ms. Carol Barber came forward opposing and also stated that she is not a drinker and she would not visit the business due to this reason. Restaurants and other similar businesses is what is needed in the area so everyone can enjoy it. With no one else coming forward or calling in the public hearing was closed. Councilmember Johnson asked how many days of operation as well ask the parking availability. The days of operations would be seven (7) days a week and that most of the business would be after 5:00pm and the street parking on Broad Street as well as parking at the River Walk and walking to the business would be utilized. 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: September 24, 2021

RE: Conditional Use – 1116 Broad Street

The above referenced Conditional Use has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance 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 Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was an Approval of Administrative Replat of 1600 & 1601 Summit Court, Richard & Diana Allen and Estate of Elizabeth J. Poole, 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: September 24, 2021

RE: Administrative Replat – 0.89+/- acres located at 1600 & 1601 Summit Court

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 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 Lindsey, Member McKissic, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

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

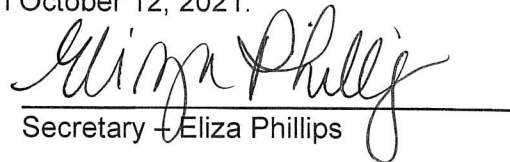
The tenth item on the agenda was New Business. Chairman Howard asked if everyone had a chance to review the 2022 Proposed Planning Commission Meeting Schedule. Vice Chairman Davis made a motion to approve, seconded by Member Ivy, all in favor.

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 Ivy, seconded by Member Johnson. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, 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 October 12, 2021.



Chairman – Pat Howard



Secretary – Eliza Phillips