

**November 23, 2021**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, November 26, 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 Lindsey, Member Sims, Member Taylor, and Member Phillips. Members not present: Member McKissic.

The second item on the agenda was the Approval of the Agenda. Member Ivy made 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 Lindsey, 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: City Councilmember Vickey Carter Johnson. City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Building Official Gil Griffith, Fire Chief Kris Kennedy, City Planner Tracie Hadaway, 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 October 26, 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 Lindsey, Member Taylor, and Member Phillips. Abstain: Member Sims. Nays: None. Motion thus passed.

The fifth item on the agenda was the approval of the November 9, 2021 cancelled 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 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 Sims, Member Taylor, and Member Phillips. Abstain: None. Nays: None. Motion thus passed.

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

The seventh item on the agenda was an Approval of Administrative Replat for 3.71+/- acres located at 10 Herman Drive – Carol Duke, Lynda Fairer, and Joseph Lloyd 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: November 19, 2021

*RE: Rezone – 3.71+/- acres located at 10 Herman 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.*

At this time 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 Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The eighth on the agenda was an Acceptance of Rezone of 0.53+/- acres of Right-of-Way on Waterworks Road off South Railroad Street from No Zoning to an A-O (Apartment and Office District) for The City of Phenix City, owner. City Engineer Angel Moore reviewed the staff report and maps with the members. City Engineer advised that City Attorney Graham and City Attorney McKoon determined the Right-of-Way could be declared surplus by City Council to be sold as property. Mrs. Moore stated BFI, LLC has requested to purchase the Right-of-Way if declared surplus and rezoned to A-O. City Attorney Graham acknowledged he has reviewed and approved for City Council to declare the Right-of-Way surplus and rezone if Council chooses to. 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: November 19, 2021*

*RE: Rezone 0.53+/- acres located along Waterworks Road*

*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 acceptance.*

At this time Chairman Howard asked if there was a motion to accept. A motion to accept 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 Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was an Acceptance of Rezone for 1.08+/- acres located at 3900 Waterworks Road from an R-2 (Medium Density Residential District) to an A-O (Apartment and Office District) for BFI, LLC (Michael Bowden) owner. City Engineer Angel Moore reviewed the staff report and maps 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: November 19, 2021*

*RE: Rezone – 1.08+/- acres located at 3900 Waterworks Road*

*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 acceptance.*

At this time Chairman Howard asked if there was a motion to accept. A motion to accept 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 Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The tenth item on the agenda was an Approval of Administrative Replat for 1.31+/- acres located at 3616 & 3618 Hwy 431 N for English Properties, LLC., 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: November 19, 2021

RE: Rezone – 1.31+/- acres located US Hwy 280/431N and S. Railroad 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.

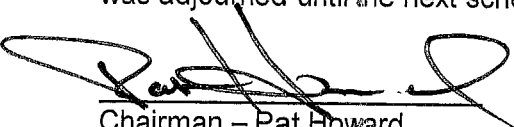
At this time Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Vice Chairman Davis, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member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

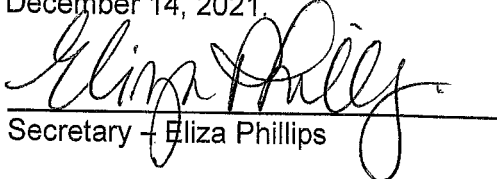
The eleventh item on the agenda was Old Business. None.

The twelfth item on the agenda was New Business. City Engineer Angel Moore stated that the City Planner Tracie Hadaway was looking at doing some work sessions with the members to review/discuss the City's Subdivision Regulations, Zoning Ordinance, and Comprehensive Plan. Be looking at some dates for first of the year.

The thirteenth 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 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 Lindsey, 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 December 14, 2021.

  
Chairman – Pat Howard

  
Secretary – Eliza Phillips