

February 22, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 22, 2022, 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 the roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, and Member Phillips. Members not present: Member Billy Sims and Member Tony Taylor.

The **second** item on the agenda was the Approval of the Agenda. Vice Chairman Davis, made the motion to approve, seconded by Member McKissic. 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, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The **third** item on the agenda was Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: City Council Member Vicky Carter Johnson, City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Building Official Gil Griffith, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, Economic Dev. Manager Shaun Culligan, Planner Tracie Hadaway, City Attorney Jimmy Graham, City Manager Wallace Hunter and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of the February 8, 2022 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 Lindsay, Member McKissic, and Member Phillips. Abstain: Nays: None. Motion thus passed.

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

The **sixth** item on the agenda was an Approval of Administrative Subdivision – 0.69+/-acres located on Lot 13 – Rock Island Landing Phase VII, MSB, LTD owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Ms. Hadaway explained that both cases on the agenda (Item 6 and Item 7) were replat request in reference to the Rear Lot Line. Ms. Hadaway explained that both of the lots were irregular shaped and that the Phenix City Subdivision Regulations had a definition for Rear Lot Lines to read “that lot line, which is parallel to and most distant from the front lot line of the lot. In the case of an irregular, triangular, or gore-shaped lot, a line twenty (20) feet in length, entirely within the lot, parallel to and at the maximum possible distance from, the front line shall be considered to be the rear lot line.”

Barrett-Simpson, Inc. Eddie Eubanks presented a larger site map for the Planning Commission to look over.

Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: February 18, 2022

Re: Approval of Administrative Subdivision – 0.69+/- acres located on Lot 13 - Rock Island Landing Phase VII.

The above-referenced Rezoning request has been reviewed by the Building, Utilities, Fire, and Engineering Department and meets the minimum requirements the Zoning Ordinance of acceptance.

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

The **seventh** item on the agenda was an Approval of Administrative Subdivision. Chairman Howard stated that the item was for the 1.06 +/- ac located on Lot 20 – Rock Island Landing Phase VII MSB, LTD owner.

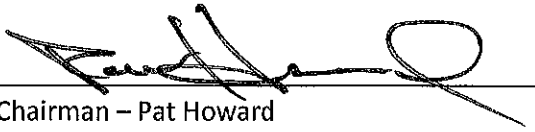
A motion to approve the replat for rear lot line was made by Vice Chairman Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsay, Member McKissic, and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The **eighth** item on the agenda was Old Business

The **ninth** item on the agenda is New Business

The **tenth** item on the agenda was the Planning Director Report -Tracie Hadaway, Planning Director gave an update on the rezoning request from GGG Partners on Lakewood Dr. 11 acres. Ms. Hadaway also requested that the Planning Commission members review the Phenix City Planning Commission By-laws. She stated that she had given them the City of Dothan's By-laws and the City of Prattville's By-laws for reference. Chairman Howard stated that it may be a good topic for the next Re-certification Training.

The **eleventh** item on the agenda was Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded Member McKissic. Upon said being to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsay, Member McKissic, 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 March 8, 2022.



Chairman – Pat Howard



Secretary – Eliza Phillips