

August 23, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 23, 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 Recording Secretary Jennifer Lowman to call the roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member McKissic, Member Sims, Member Taylor. Members not present: Member Ivy, Member Johnson, Member Lindsey, and Secretary Eliza Phillips

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

The **third** item on the agenda was the attendance call for City Personnel and Elected Officials. Chairman Howard asked Recording Secretary Lowman to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, City Planner Tracie Hadaway, and City Attorney Jimmy Graham and Recording Secretary Jennifer Lowman

The **fourth** item on the agenda was the approval of August 9, 2022 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 Sims, seconded by Member Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member McKissic, Member Sims and Member Taylor. Abstain: 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 Administrative Subdivision Replat – 2.70 +/- acres located at 535 Lee Road 315, Elizabeth R. Smith, Cornelius Estate, owners. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Recording Secretary Lowman to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: August 18, 2022

*Re: Administrative Subdivision Replat – 2.70 +/- acres located 535 Lee road 315, Elizabeth R. Smith
Cornelius Estate, owners.*

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

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

The **seventh** item on the agenda was an Acceptance of a Rezone - 9.73 +/- acres located at Gardner Way, off of Whiterock Road, South of Highway 80, Whiterock LLC, owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Recording Secretary Lowman to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: August 19, 2022

Re: Acceptance of Rezoning – 9.73 +/- acres located at Gardner Way, off of Whiterock Road, South of Highway 80, Whiterock LLC, owner.

The above-referenced Rezoning Application has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements for acceptance of the application.

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

The **eighth** item on the agenda was an Public Hearing and Recommendation of Conditional Use – located at 1325 Broad Street , Rachel Ally, owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Recording Secretary Lowman to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: August 19, 2022

Re: Public Hearing and Recommendation of Conditional Use located at 1325 Broad Street, Rachel Ally, owner.

The above-referenced Rezoning Application has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements the Zoning Ordinance for approval. Chairman Howard opened the Public Hearing. There was no one who spoke at the hearing. Chairman Howard closed the Public Hearing.

A motion to recommend approval was made by Member Sims, 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 McKissic, Member Sims, and Member Taylor. Abstain: None, Nays: None. Motion thus passed.

The **ninth** item on the agenda was a Public Hearing and Recommendation of Annexation and Pre-zone – 2.2 +/- acres of property located off Highway 280/431 adjacent to Norfolk Southern, D. Scott Lindstrom, owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Recording Secretary Lowman to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: August 19, 2022

Re: Public Hearing and Recommendation of an Annexation and Pre-Zone - 2.2+/- acres located off Highway 280/431, Adjacent to Norfolk Southern, D. Scott Lindstrom, owner.

The above-referenced Rezoning Application has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements the Zoning Ordinance for approval. Chairman Howard opened the Public Hearing. There was no one who spoke at the hearing. Chairman Howard closed the Public Hearing.

A motion to recommend approval was made by Member Sims, 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 McKissic, Member Sims, and Member Taylor. Abstain: None, Nays: None. Motion thus passed.

The **tenth** item on the agenda was a Waiver Request – 33+/- acres located at 3810 Sanford Road, Tarver Antonio L & Tanisha Miller owners. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Recording Secretary Lowman to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: August 19, 2022

Re: Waiver Request – 33+/- acres located at 3810 Sanford Road, Tarver Antonio L & Tanisha Miller, owners

The above referenced Waiver Request has been reviewed by the Planning, Building, Utilities, Fire and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations per Article IV, 5B which states that every lot shall abut a dedicated public street. However, this subdivision meets the requirements of a family division as defined in the code of Alabama 1975, Section 11-24-2(d).

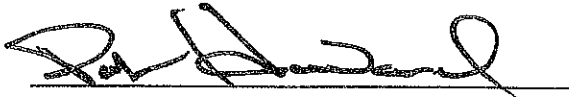
A motion to approve the Waiver and Administrative Subdivision was made by Vice Chairman Davis, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member McKissic, Member Sims, and Member Taylor. Abstain: None, Nays: None. Motion thus passed.

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


The **twelfth** item on the agenda was New Business – Angel Moore – Handed the members a packet regarding the flag lot regulations of the city and surrounding jurisdictions.

The **thirteenth** item on the agenda was the Planning Director Report – There will be a joint presentation of the Vison Plan September 6, 2022 at 2pm @ the Community Center

The **fourteenth** item on the agenda was Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Sims, seconded by Member McKissic. Upon said being to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member McKissic, Member Sims, and Member Taylor. 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 September 13, 2022.



Chairman – Pat Howard



Vice Chairman - Jimmy Davis