

November 22, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, November 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 Sims called the meeting to order and asked Secretary Eliza Phillips to call the roll. Upon roll call, the following members answered present: Member Davis, Member Ivy, Member Johnson, Member Lindsey, Chairman Sims, Vice Chairman Taylor, and Member Phillips. Members not present: Member Howard and Member McKissic.

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

The **third** item on the agenda was the attendance call for City Personnel and Elected Officials. Chairman Sims asked Secretary Eliza 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 Mike Pattillo, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, City Planner Tracie Hadaway, Planner Terry Curry, City Attorney Jimmy Graham, City Manager Wallace B. Hunter and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of November 8, 2022 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes Member Ivy made the motion to approve, seconded by Member Lindsey. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips. Nays: None. Abstain: Member Johnson None. Motion thus passed

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

The **sixth** item on the agenda was Public Hearing and Recommendation for Annexation – 3.95+/- acres located at 3743 Highway 431 North, Phenix City, Two-Eighty Phenix, LLC, by Shree Singh, owner. City Planner Tracie Hadaway reviewed the staff report with the members.

Chairman Sims opened the Public Hearing- Wes Thrash introduced himself as the representative and Civil Engineer working on the Two Eighty Phenix, LLC project. Member Johnson as if there was hotel coming with this development. Ms. Hadaway stated that a hotel at this location would require a Conditional Use approval. The Public hearing is closed.

Chairman Sims asked Secretary Eliza Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date November 4, 2022

Re: Annexation, Pre-zone – 3.95+/- acres located at 3743 Highway 431 North, Phenix City

The above Application for annexation and pre-zone request to C-4 (Highway Corridor) has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements of the Zoning Ordinance for approval.

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

The seventh item on the agenda was Old Business. There was no old business to discuss.


The eighth item on the agenda was New Business. There was a discussion, update and memo on the Side lot lines and Medical Cannabis Dispensaries.

There were no changes to the proposed text amendment. Chairman Sims asked for a motion on recommendation to hold a Public Hearing on Text Amendments for the Side Lot Lines. A motion to approve was made by Member Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Johnson, Member Lindsey, Chairman Sims, Vice Chairman Taylor, Member Phillips Abstain: None, Nays: None. Motion thus passed.

There were no changes to the proposed text amendment. Chairman Sims asked for a motion on recommendation to hold a Public Hearing on Text Amendments for Medical Cannabis Dispensaries. A motion to approve was made by Member Johnson, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Johnson, Member Lindsey, Chairman Sims, Vice Chairman Taylor, Member Phillips Abstain: None, Nays: None. Motion thus passed.

The ninth item on the agenda was the Planning Director Report- City Planner Tracie Hadaway gave an update on the work KPS is doing for the City.

The tenth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Johnson, seconded by Member Davis. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Johnson, Member Lindsey, Chairman Sims, Vice Chairman Taylor, 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 13, 2022.


Chairman – ~~Billy Sims~~ Tony Taylor


Secretary – Eliza Phillips