

December 13, 2022

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, December 13, 2022, at 5:15 PM EST in the Martin Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

Vice Chairman Taylor 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 Howard, Member Ivy, Member Johnson, Member McKissic, Vice Chairman Taylor, and Member Phillips. Members not present: Member Lindsey, Chairman Sims.

The **second** item on the agenda was the Approval of the Agenda. Member Johnson, 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 Howard, Member Ivy, Member Johnson, Member McKissic, 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. Vice Chairman Taylor asked Secretary Eliza Phillips to call roll for the City Employees. The following City Personnel were present in person: City Councilmember Vickey Carter Johnson, Asst. Director of Engineering Mike Pattillo, Utilities Director Charles Woody, 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, and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of November 22, 2022 minutes. Vice Chairman Taylor asked if there was a motion to approve the written minutes and remove the recorded minutes Member Johnson made the motion to approve, seconded by Member Davis. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Member McKissic, Vice Chairman Taylor and Member Phillips. Nays: None. Abstain: Member Howard and Member McKissic None. Motion thus passed

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

The **sixth** item on the agenda was Public Hearing and Recommendation for Text Amendments – to Zoning Ordinance for the Side Yard Setbacks. City Planner Tracie Hadaway reviewed the staff report with the members. *Vice Chairman Taylor opened the Public Hearing- There was no one present to speak. The Public hearing was closed.* Vice Chairman Taylor asked Secretary Eliza Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date December 9, 2022

Re: Side Yard Setbacks in R-2 and R-3 for Patio Home Option

The above approval-referenced recommendation for approval of the Side Yard Setback has been reviewed by the Planning, Building, and Engineering Department staff and is recommended for approval.

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 McKissic, Vice Chairman Taylor, Member Phillips Abstain: None, Nays: None. Motion thus passed.

The seventh item on the agenda was Public Hearing and Recommendation for Text Amendments – to Zoning Ordinance for the Medical Cannabis Dispensaries. City Planner Tracie Hadaway reviewed the staff report with the members. *Vice Chairman Taylor opened the Public Hearing- There was no one present to speak. The Public hearing was closed.* Vice Chairman Taylor asked Secretary Eliza Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date December 9, 2022

Re: Medical Cannabis Dispensaries

The above approval-referenced recommendation for approval of the Medical Cannabis Dispensary has been reviewed by the Planning, and Public Safety staff and is recommended for approval.

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 McKissic, Vice Chairman Taylor, Member Phillips Abstain: None, Nays: None. Motion thus passed.

The eighth item on the agenda was an Approval of Administrative Subdivision –0.24+/- acres located along the Southeast Corner of 13th Ave. and 17th Street, Robert H. Gunter, owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Vice Chairman Taylor asked Member Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: December 9, 2022

Re: Approval of Administrative Subdivision—0.24+/- acres located along the Southeast Corner of 13th Ave. and 17th Street, Robert H. Gunter, owner

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

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

The ninth item on the agenda was an Approval of Administrative Subdivision – 2.94+/- acres located along Crosswinds Dr., Altera Phenix City Shops, LLC, owner. ATTN: Patrick Denney. Planning Director Tracie Hadaway reviewed the staff report with the members. Vice Chairman Taylor asked Member Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: December 9, 2022

Re: Approval of Administrative Subdivision – 2.94+/- acres located along Crosswinds Dr., Altera Phenix City Shops, LLC, owner. ATTN: Patrick Denney.

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

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 Howard, Member Ivy, Member Johnson, Member McKissic, Vice Chairman Taylor and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The tenth item on the agenda was a Waiver Request – 14.5+/- acres located at 1669 Pierce Road, Rebecca, Russell & Maggie Slappey, owners. Planning Director Tracie Hadaway reviewed the staff report with the members. Vice Chairman Taylor asked Member Phillips to read the department memo.

Memo

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: December 9, 2022

Re: Waiver Request – 14.5+/- acres located at 1669 Pierce Road, Rebecca, Russell & Maggie Slappey, 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).

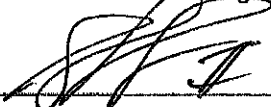
A motion to approve was made by, Member Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Member Johnson, Member McKissic, Vice Chairman Taylor and Member Phillips. Abstain: None, Nays: None. Motion thus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

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

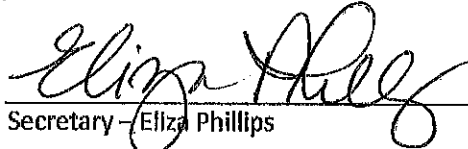
The twelfth item on the agenda was New Business. There was no old business to discuss

The **thirteenth** item on the agenda was the Planning Director Report- City Planner Tracie Hadaway reminded the Planning Commission Members on January 10th after the meeting well be having the vision session and Public Hearing for Comprehensive Plan.

The **fourteenth** item on the agenda was Adjournment. Vice Chairman Taylor asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member Howard. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Member Johnson, Member McKissic, 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 27, 2022.



Chairman -- Billy Sims



Secretary -- Eliza Phillips