

**June 11, 2024**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 11, 2024, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Chairman Sims called the meeting to order and asked Secretary Phillips-Wyatt to call the roll. Upon roll call, the following members answered present: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Carter was not present.

The second item on the agenda was the Approval of the Agenda. Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. 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 Phillips-Wyatt to call roll for the City Employees. The following City Personnel were present in person. City Engineer/Public Works Director Angel Moore, Assistant Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Fire Chief Kris Kennedy, Public Safety Director Ray Smith, Economic Development Manager Shaun Culligan, City Manager Wallace B. Hunter, Assistant City Manager Chan Gamble, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of May 28, 2024 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Davis made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: 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 the Approval of Administrative Subdivision of 1.26+/- acres located at 226 Lee Road 450 – Van & Lisa Ellison, owners. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

*From: Angel Moore, P.E./City Engineer/Public Works Director*

*Date: June 7, 2024*

*RE: Administrative Subdivision – 1.26+/- acres located at 226 Lee Rd 450*

*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.*

Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey,

Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The seventh item on the agenda was the Acceptance of De-Annexation of 0.95+/- acres located at 1515 Lee Road 427 Apts A & B – Jimmie Piland, owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Mr. Billy Benton came forward to represent the owner. Mr. Piland is having trouble with the garbage pick-up due to all owners around him are Lee County garbage service. Mr. Piland has a water well and is on a septic tank. Short discussion followed. Utilities Director John Spraggins came forward and stated that the property does have a usable water service line and with the current resolution it requires duplexes in city limits to use those services. If the property is de-annexed any future residents would not be able to use city services; would have to go through the annexation process to use city services again. Therefore the city would not recommend de-annexing the property. The garbage issues started after the deactivation of the property water services which closed the account along with the garbage service. Assistant City Manager Chan Gamble stated that the property owner had service up until June 2023 when he discontinued water service. Mr. Piland did pay the minimum water fees and there was no water usage on the account and had trash service up until June 2023. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

*From: Angel Moore, P.E./City Engineer/Public Works Director*

*Date: June 7, 2024*

*RE: De-annexation – 0.95+/- acres located at 1515 Lee Rd 427 Apts. A & B*

*The above referenced application for de-annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments. Based on Resolution 2020-275, it states that the only exceptions for access to City services for properties outside the corporate City limits are for single family residential or non-commercial facilities. Therefore it is the recommendation of City staff that this property not be de-annexed from the corporate City limits.*

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

The eighth item on the agenda was Public Hearing and Recommendation of Rezone – 30.36+/- acres located at 300 Colin Powell Parkway – Sierra Pacific Industries, Inc., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

*From: Angel Moore, P.E./City Engineer/Public Works Director*

*Date: June 7, 2024*

*RE: Rezone – 30.36+/- acres located at 300 Colin Powell Parkway*

*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 approval.*

Member Davis made a 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 Lindsey, Member

McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The ninth item on the agenda was the Approval of Administrative Subdivision – 111.17+/- acres located at 300 Colin Powell Parkway – Sierra Pacific Industries, Inc & City of Phenix City, owners. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members.

Memo

*To: Planning Commission*

*From: Angel Moore, P.E./City Engineer/Public Works Director*

*Date: June 7, 2024*

*RE: Administrative Subdivision – 111.17+/- acres located at 300 Colin Powell Pkwy*

*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.*

Member Ivy made the motion to approved contingent upon City Council's approval of the current rezone application, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The tenth item on the agenda was Approval of Final Plat – 11.79+/- acres located along Hwy 280/431N – Lindstrom & Company, LLC (Scott Lindstrom), owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

*From: Angel Moore, P.E./City Engineer/Public Works Director*

*Date: June 7, 2024*

*RE: Administrative Subdivision – 11.79+/- acres located along Hwy 280/431N*

*The above referenced Final Plat has been reviewed by the Building, Utilities, Fire and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.*


Member Ivy made the motion to approve contingent upon the punch list for the sanitary sewer infrastructure being completed, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. 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. None

The thirteenth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. 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 June 25, 2024.

  
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Chairman – Billy Sims

  
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Secretary – Eliza Phillips-Wyatt