THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 24, 2025
5:15 PM EST

1) Welcome, Call to Order, and Roll Call
2) Approval of Agenda
3) Acknowledge City Council and City Personnel Present
4) Approval of the May 27, 2025 Meeting Minutes
5) Approval of the June 10, 2025 Meeting Minutes
6) Rules for Addressing Planning Commission
7) Old Business
    - Subdivision Regulations (Work Session after meeting)
8) New Business
    - Neighborhood Access & Equity Grant Public Engagement Meeting on July 8, 2025
9) Adjournment

May 27, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 27, 2025, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

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

The second item on the agenda was the Approval of the Agenda. Vice Chairman Taylor asked if there was a motion to approve the agenda. Member Ivy made the motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor, and Member Philips-Wyatt. 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 Phillips-Wyatt to call roll for the City Employees. The following City Personnel were present in person. City Engineer/Public Works Director Angel Moore, Asst. Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Chief of Police George Staudinger, Assistant Fire Chief Kerry Bragg, Utilities Director John Spraggins, 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 the May 13, 2025 meeting minutes. Vice Chairman Taylor asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Lindsey made the motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Vice Chairman Taylor and Eliza Phillips-Wyatt. Nays: None. Abstain: Member McKissic. Motion 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 the Approval of Administrative Subdivision 0.26+/- acres at 3303 Hawthorn Lane – Shannon & Jeremy Pritchett, owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo
To: Planning Commission
From: Angel Moore, P.E./City Engineer/Public Works Director
Date: May 22, 2025
RE: Administrative Subdivision – 0.26+/- acres located at 3303 Hawthorn Lane
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.

Vice Chairman Taylor asked if there was a motion to approve or deny. Motion to approve was made by Member Ivy, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The seventh item on the agenda was the Approval of Administrative Subdivision – 5.91+/- acres on Opelika Road – Tim Thomason Construction & Landscaping, Inc., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo
To: Planning Commission
From: Angel Moore, P.E./City Engineer/Public Works Director
Date: May 22, 2025
RE: Administrative Subdivision – 5.91+/- acres located off of Opelika Road
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.

Vice Chairman Taylor asked if there was a motion to approve or deny. Motion to approve was made by Member Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The eighth item on the agenda was the Request of Waiver- 5.91+/- acres off Opelika Road (Cooper Station) – Tim Thomason Construction & Landscaping, Inc., 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: May 22, 2025
RE: Waiver Request – 5.91+/- acres located off of Opelika Road
The above referenced Waiver Request has been reviewed by the 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, it is the recommendation of City staff that this waiver be granted.

Vice Chairman Taylor asked if there was a motion to approve or deny. Motion to approve was made by Member Carr, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The ninth item on the agenda was the Acceptance of Preliminary Plat – 5.91+/-acres off of Opelika Road (Cooper Station) – Tim Thomason Construction & Landscaping, Inc., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report and gave a history of the item to the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo
To: Planning Commission
From: Angel Moore, P.E./City Engineer/Public Works Director
Date: May 22, 2025
RE: Acceptance of Preliminary Plat – 5.91+/- acres located off of Opelika Road
The above referenced Preliminary Plat is under review by the Building, Utilities, Fire and Engineering Departments. It is the recommendation of City Staff that this preliminary plat be accepted for consideration by the Planning Commission.

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

The tenth item on the agenda was the Acceptance of Annexation – 0.431+/- acres located at 3794 US Hwy 280/431 – BC Stone Homes, LLC (Bryan Stone) owner. City Engineer/Public Works Director Angel Moore reviewed the staff report and gave a history of the item to the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo
To: Planning Commission
From: Angel Moore, P.E./City Engineer/Public Works Director
Date: May 22, 2025
RE: Acceptance of Annexation Request – 0.43+/- acres located at 3794 US Hwy 431 N
The above referenced Annexation request is under review by the Building, Utilities, Fire and Engineering Departments. It is the recommendation of City Staff that this annexation request be accepted for consideration by the Planning Commission.

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

The eleventh item on the agenda was the Public Hearing & Recommendation of Annexation – 0.30+/- acres located along Opelika Road near Newsome Drive., EEH Holdings, LLC., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Vice Chairman Taylor opened the public hearing. With no one coming forward the public hearing was closed. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo
To: Planning Commission
From: Angel Moore, P.E./City Engineer/Public Works Director
Date: May 22, 2025
RE: Public Hearing & Recommendation for Annexation – 0.30+/- acres located along Opelika Road near Newsome Drive.
The above referenced petition for annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.

Vice Chairman Taylor asked if there was a motion to approve or deny. Motion to approve was made by Member Carr, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The twelfth item on the agenda was old business. City Engineer Angel Moore reminded the members about reviewing the draft copy of the proposed subdivision regulations. There will be an acceptance and public hearing so please review them and report any changes / recommendation to her office.

The thirteenth item on the agenda was new business.

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 Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Member McKissic, 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 10, 2025.

Vice Chairman: Tony Taylor

Secretary: Eliza Phillips-Wyatt

June 10, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 10, 2025, 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 Carr, Member Ivy, Member McKissic, Chairman Sims, and Member Phillips-Wyatt. Members Davis, Greene, Lindsey and Vice Chairman Taylor were not present.

The second item on the agenda was the Approval of the Agenda. Chairman Sims asked if there was a motion to approve 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 Carr, Member Ivy, Member McKissic, Chairman Sims, and Member Philips-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, Asst. Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Chief of Police George Staudinger, Fire Chief Kris Kennedy, Utilities Director John Spraggins, 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 the May 27, 2025 meeting 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 Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member McKissic, and Member Phillips-Wyatt. Nays: None. Abstain: Chairman Sims. Motion failed.

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 Public Hearing and Approval of Preliminary Plat – 5.91+/- acres off Opelika Road (Cooper Station) – Tim Thomason Construction & Landscaping, Inc., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. At this time Chairman Sims opened the public hearing. With no one coming forward the public hearing was closed. 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 5, 2025
RE: Public Hearing & Recommendation of Preliminary Plat – 5.91+/- acres located off of Opelika Road.
The above referenced Preliminary Plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments. Based on the waiver approved by the Planning Commission at the May 27, 2025 meeting this Preliminary Plat meets the minimum requirements of the Subdivision Regulations for approval.

Chairman Sims asked if there was a motion to approve or deny. Motion to approve was made by Member Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member McKissic, Chairman Sims, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The seventh item on the agenda was the Public Hearing and Recommendation of Annexation – 0.43+/- acres located at 3794 US Hwy 431 N – BC Stone Homes, LLC., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims opened the public hearing. With no one coming forward the public hearing was closed. 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 5, 2025
RE: Public Hearing and Recommendation of Annexation Request – 0.43+/- acres located at 3794 US Hwy 431N
The above referenced Annexation request has been reviewed by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this application for annexation be approved.

Chairman Sims asked if there was a motion to approve or deny. Motion to approve was made by Member Carr, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member McKissic, Chairman Sims, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion passed.

The eighth item on the agenda was old business. City Engineer Angel Moore reminded the members about reviewing the draft copy of the proposed subdivision regulations. Member Phillips-Wyatt recommended a work session for the commission to review the subdivision regulations together and get them done in a timely manner. All members agreed and were discussing possible dates. Monday June 23, 2025 and Wednesday, June 25, 2025 were mentioned. Recording Secretary Davis will reach out to those members not present for input and get back to the commission.

The ninth item on the agenda was new business. None

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 McKissic, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member McKissic, Chairman Sims 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 24, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt