



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 22, 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 July 8, 2025 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Amended Subdivision Regulations
- 7) Old Business
- 8) New Business
- 9) Adjournment

July 8, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 8, 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 Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Members Davis and Greene 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 McKissic 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, 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, 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, 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 June 24, 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 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 – 0.88+/- acres located off Lee Road 314 (Old Brown Road) – Warr Development Company, Inc., owner. City Engineer /Public Works Director Angel Moore reviewed the staff report with members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: July 3, 2025

RE: Administrative Subdivision – 0.88+/- acres located off Lee Road 314 (Old Brown 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.

Chairman Sims asked if there was a motion to approve or deny. A 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Approval of Administrative Subdivision – 3.96+/- acres located at 210 Lee Road 231 – Catherine Leach, owner. City Engineer /Public Works Director Angel Moore reviewed the staff report with members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: July 3, 2025

RE: Administrative Subdivision – 3.96+/- acres located at 210 Lee Road 231

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.

Chairman Sims asked if there was a motion to approve or deny. A 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Approval of Administrative Subdivision – 1.67+/- acres located at 2039 US Hwy 280/431 – JDJD Properties, LLC., owner. City Engineer /Public Works Director Angel Moore reviewed the staff report with members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: July 3, 2025

RE: Administrative Subdivision – 1.67+/- acres located at 2039 US Hwy 280/431

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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Carr, 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, 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 – 3.03+/- acres located at the intersection of 16th Avenue and 1st Place South – Phenix Girard Bank, owner. City Engineer /Public Works Director Angel Moore reviewed the staff report with members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: July 3, 2025

RE: Administrative Subdivision – 3.03+/- acres located at the intersection of 16th Avenue and 1st Place South

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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member McKissic, 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The tenth item on the agenda was the Approval of Administrative Subdivision – 0.68+/- acres along Grace Road – Henry Mann, III, owner. City Engineer /Public Works Director Angel Moore reviewed the staff report with members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: July 3, 2025

RE: Administrative Subdivision – 0.68+/- acres located along Grace 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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Carr, 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, 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. City Engineer Angel Moore stated that if the members had any other comments / changes for the Amended Subdivision Regulations to please get them in. The next meeting on July 22, 2025 the Planning Commission will be accepting the Amended Subdivision Regulations and then two weeks after there would be a public hearing. Mrs. Moore also reminded the members of the Neighborhood Access & Equity Grant Public Engagement Meeting once the Planning Commission meeting was adjourned and encouraged everyone to stay.

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 Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, 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 July 22, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt