



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, AUGUST 12, 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 22, 2025 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 2.96+/- acres located at the intersection of Lee Road 240 & Lee Road 523 – Lisa Hay, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Public Hearing and Approval of Amended Subdivision Regulations
- 8) Old Business
- 9) New Business
  - Cancellation of August 26, 2025 meeting due to Municipal Election Day
- 10) Adjournment

**July 22, 2025**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 22, 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 Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Green was 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 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. 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, 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 July 8, 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 Lindsey. 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: Member Davis. 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 Acceptance of the Amended Subdivision Regulations. Civil Engineer/PE Chris Casey addressed the members asking if there were any other comments / changes to the proposed Amended Subdivision Regulations. With there being none, Mr. Casey stated there would be a Public Hearing and Approval at the next meeting.

Chairman Sims asked if there was a motion to accept the Amended Subdivision Regulations as presented. A motion to accept was made by Member Davis, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, 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 old business. None.

The eighth item on the agenda was new business. None.

The ninth 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 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 August 12, 2025.

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Chairman: Billy Sims

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Secretary: Eliza Phillips-Wyatt



**PHENIX CITY**  
*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | [phenixcityal.gov](http://phenixcityal.gov)

**DR. R. GRIFF GORDY**  
Mayor Pro Tem / At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY C. GREEN**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Councilmember District 3

WALLACE B. HUNTER, City Manager

SHANNON DAVIS, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

## Item No. 6

### Type of Request: Administrative Subdivision

#### General Information

<b>Applicant:</b>	Lisa Hay
<b>Surveyor of Record:</b>	McBride & Maxey, Inc.
<b>Site Location:</b>	Intersection of Lee Rd. 240 & Lee Rd. 523
<b>Acreage:</b>	2.96 +/- acres
<b>Number of Lots:</b>	From 1 lot to 2 lots
<b>Current Zoning:</b>	None (Planning Jurisdiction)
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	None

#### Staff Comments

None.

#### Engineer/Owner Comments

None.

" Division of Parcel G-1, Thomas Estate "

PROPERTY BOUNDARY SURVEY FOR THE DIVISION OF PARCEL G-1 OF THE ESTATE OF L. D. THOMAS, DECEASED, LYING IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 25 EAST, LEE COUNTY, ALABAMA

DATE MAY 14, 2012

SCALE: 1" = 40'

SHEET NO. 1

PROPERTY OWNER OF RECORD:





**DR. R. GRIFF GORDY**  
Mayor Pro Tem / At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY C. GREEN**  
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SHANNON DAVIS, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission

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

**Date:** August 7, 2025

**RE:** Administrative Subdivision – 2.96 +/- acres located at the intersection of Lee Rd. 240 and Lee Rd. 523

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





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Director of Engineering / Director of Public Works

# MEMORANDUM

**To:** Planning Commission  
**From:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** August 7, 2025  
**RE:** Amended Subdivision Regulations

The Building, Utilities, Fire, and Engineering Departments have been working with a consultant company, KPS Group on amending the current Subdivision Regulations for several months. We have provided each member with a draft copy and asked for feedback. All comments / suggestions have been addressed and a final copy of the amended Subdivision Regulations has been provided by KPS Group for approval.

**RESOLUTION NO. 2025 – 01**

**A RESOLUTION TO AMEND THE SUBDIVISION REGULATIONS OF THE CITY OF PHENIX CITY, ALABAMA**

**WHEREAS**, the Subdivision Regulations of the City of Phenix City, Alabama were adopted on August 12, 2002, and amended on December 12, 2006, October 13, 2009, December 22, 2009, June 22, 2010, February 23, 2016, and April 12, 2016; and

**WHEREAS**, the City of Phenix City, Alabama and the Planning Commission of the City of Phenix City, Alabama desire to amend the Subdivision Regulations as shown on Exhibit A attached hereto.

**NOW, THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of Phenix City, Alabama, does hereby amend the Subdivision Regulations of the City of Phenix City as shown on Exhibit A attached hereto.

**PASSED, APPROVED, AND ADOPTED** this 12th day of August 2025.

\_\_\_\_\_  
CHAIRMAN – BILLY SIMS

\_\_\_\_\_  
VICE CHAIRMAN – TONY TAYLOR

\_\_\_\_\_  
PARLIAMENTARIAN – DON IVY

\_\_\_\_\_  
SECRETARY – ELIZA PHILLIPS-WYATT

\_\_\_\_\_  
MARCUS CARR

\_\_\_\_\_  
JIMMY DAVIS

\_\_\_\_\_  
VICKEY GREEN

\_\_\_\_\_  
ANNIE LINDSEY

\_\_\_\_\_  
SIERRA McKISSIC

MEMBERS OF THE PHENIX CITY  
PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Kathy Davis  
City Employee