



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
THURSDAY, AUGUST 28, 2025
SPECIAL CALLED MEETING
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 August 12, 2025 Meeting Minutes
- 5) Approval of the August 26, 2025 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval of Administrative Subdivision 25.58+/- acres located at 152 Lee Road 602 – Billy J. Donaldson, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Acceptance of Annexation – 2.73+/- acres located at 5409 Lee Road 248 (Summerville Road) – T. Bruce Wade, III, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

August 26, 2025

The Planning Commission of the City of Phenix City, Alabama did not hold the Tuesday, August 26, 2025 meeting due to Municipal Elections.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, September 9, 2025.

Chairman – Billy Sims

Secretary – Eliza Phillips-Wyatt

August 12, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 12, 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 McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Members Green, Lindsey and Vice Chairman Taylor were not present.

Vice Chairman Taylor arrived at 5:16pm EST.

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 Davis, Member Ivy, 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. Councilmen Dr. Griff Gordy, 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, Economic Development Manager Shaun Culligan, City Manager Wallace B. Hunter, City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the July 22, 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 Davis, Member Ivy, 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 – 2.96+/- acres located at the intersection of Lee Road 240 & Lee Road 523 – Lisa Hay, 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 Engineering/Public Works Director

Date: August 7, 2025

RE: Administrative Subdivision – 2.96+/- acres located at the intersection of Lee Road 240 & Lee Road 523

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

The seventh item on the agenda was the Public Hearing and Approval of the Amended Subdivision Regulations. City Engineer/Public Works Director Angel Moore introduced Mr. Jason Fondren with KPS Group, consulting company that the City has been working with to amend the subdivision regulations. Mr. Fondren came forward and reviewed with the members the overview of the recommended changes to the proposed Amended Subdivision Regulations. 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 and Resolution.

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineering/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, April 12, 2016, and June 13, 2017; 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 Sims asked if there was a motion to approve or deny the Amended Subdivision Regulations as presented. A motion to approve was made by Member Davis, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member Ivy, 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 old business. None.

The ninth item on the agenda was new business. Chairman Sims stated that the next scheduled meeting is Tuesday, August 26, 2025 which is also the Municipal Election Day. Chairman Sims asked if there was a motion to cancel the August 26, 2025 meeting and resume scheduled meetings on September 9, 2025. A motion to cancel meeting 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 Davis, Member Ivy, 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 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 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 September 9, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt



DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.gov

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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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. 7

Type of Request: Administrative Subdivision

General Information

Applicant:	Billy J. Donaldson
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	152 Lee Rd. 602
Acreage:	25.58 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing dwellings
Proposed Use of Property:	Existing dwellings/Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	None

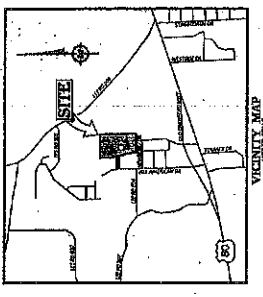
Staff Comments

None.

Engineer/Owner Comments

None.

Rec'd 7-20-05
244PM



LINE	TABLE	REMARKS
1	1	1
2	2	2
3	3	3
4	4	4
5	5	5
6	6	6
7	7	7
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9	9	9
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90	90	90
91	91	91
92	92	92
93	93	93
94	94	94
95	95	95
96	96	96
97	97	97
98	98	98
99	99	99
100	100	100

APPROVAL BY THE LEE COUNTY ENGINEER
DATE: 7/20/05
COUNTY OF LEE, ALABAMA

CERTIFICATE OF
PRINCE COUNTY PLANNING COMMISSION
DATE: 7/20/05
COUNTY OF LEE, ALABAMA

CERTIFICATE OF
LEE COUNTY HEALTH DEPARTMENT
DATE: 7/20/05
COUNTY OF LEE, ALABAMA

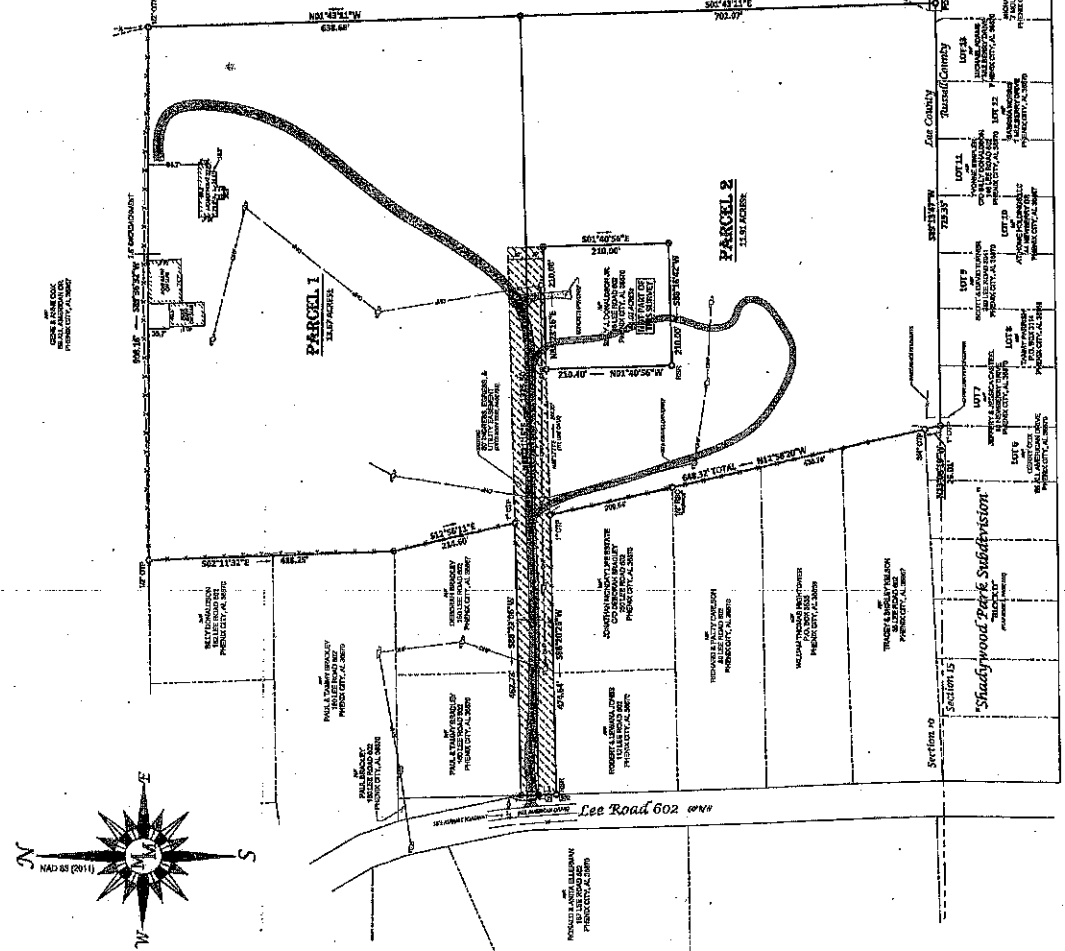
SMITHS WATER & SEWER AUTHORITY
DATE: 7/20/05
COUNTY OF LEE, ALABAMA

CERTIFICATE OF OWNERSHIP
DATE: 7/20/05
COUNTY OF LEE, ALABAMA

NOTARY
DATE: 7/20/05
COUNTY OF LEE, ALABAMA



LEGEND	DESCRIPTION
1	1. LOTS 1-10
2	2. LOTS 11-20
3	3. LOTS 21-30
4	4. LOTS 31-40
5	5. LOTS 41-50
6	6. LOTS 51-60
7	7. LOTS 61-70
8	8. LOTS 71-80
9	9. LOTS 81-90
10	10. LOTS 91-100
11	11. LOTS 101-110
12	12. LOTS 111-120
13	13. LOTS 121-130
14	14. LOTS 131-140
15	15. LOTS 141-150
16	16. LOTS 151-160
17	17. LOTS 161-170
18	18. LOTS 171-180
19	19. LOTS 181-190
20	20. LOTS 191-200
21	21. LOTS 201-210
22	22. LOTS 211-220
23	23. LOTS 221-230
24	24. LOTS 231-240
25	25. LOTS 241-250
26	26. LOTS 251-260
27	27. LOTS 261-270
28	28. LOTS 271-280
29	29. LOTS 281-290
30	30. LOTS 291-300
31	31. LOTS 301-310
32	32. LOTS 311-320
33	33. LOTS 321-330
34	34. LOTS 331-340
35	35. LOTS 341-350
36	36. LOTS 351-360
37	37. LOTS 361-370
38	38. LOTS 371-380
39	39. LOTS 381-390
40	40. LOTS 391-400
41	41. LOTS 401-410
42	42. LOTS 411-420
43	43. LOTS 421-430
44	44. LOTS 431-440
45	45. LOTS 441-450
46	46. LOTS 451-460
47	47. LOTS 461-470
48	48. LOTS 471-480
49	49. LOTS 481-490
50	50. LOTS 491-500
51	51. LOTS 501-510
52	52. LOTS 511-520
53	53. LOTS 521-530
54	54. LOTS 531-540
55	55. LOTS 541-550
56	56. LOTS 551-560
57	57. LOTS 561-570
58	58. LOTS 571-580
59	59. LOTS 581-590
60	60. LOTS 591-600
61	61. LOTS 601-610
62	62. LOTS 611-620
63	63. LOTS 621-630
64	64. LOTS 631-640
65	65. LOTS 641-650
66	66. LOTS 651-660
67	67. LOTS 661-670
68	68. LOTS 671-680
69	69. LOTS 681-690
70	70. LOTS 691-700
71	71. LOTS 701-710
72	72. LOTS 711-720
73	73. LOTS 721-730
74	74. LOTS 731-740
75	75. LOTS 741-750
76	76. LOTS 751-760
77	77. LOTS 761-770
78	78. LOTS 771-780
79	79. LOTS 781-790
80	80. LOTS 791-800
81	81. LOTS 801-810
82	82. LOTS 811-820
83	83. LOTS 821-830
84	84. LOTS 831-840
85	85. LOTS 841-850
86	86. LOTS 851-860
87	87. LOTS 861-870
88	88. LOTS 871-880
89	89. LOTS 881-890
90	90. LOTS 891-900
91	91. LOTS 901-910
92	92. LOTS 911-920
93	93. LOTS 921-930
94	94. LOTS 931-940
95	95. LOTS 941-950
96	96. LOTS 951-960
97	97. LOTS 961-970
98	98. LOTS 971-980
99	99. LOTS 981-990
100	100. LOTS 991-1000



ADMINISTRATIVE REPEAL NOTES

SURVEYOR'S NOTES

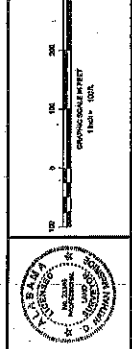
ADMINISTRATIVE
SUBDIVISION DETAILS

FLOOD CERTIFICATION

REFERENCES

DATE: JUNE 10, 2005
SCALE: 1" = 100'
SHEET NO.: 1 OF 1
Donaldson Family Division on Lee Road 602
FOR THE FAMILY DIVISION OF SUBS EGRESS
LYING IN SECTION 10, TOWNSHIP 11 NORTH,
RANGE 28 EAST, LEE COUNTY, ALABAMA

McBride-Maxey, Inc.
2500 Grandview Road, Suite 200, AL 36807
Office: (205) 397-0777 • Fax: (205) 397-1666
www.mcbride-maxey.com



STATE OF ALABAMA
COUNTY OF LEE
SUBDIVISION OF LOTS 1-100
IN SECTION 10, TOWNSHIP 11 NORTH,
RANGE 28 EAST, LEE COUNTY, ALABAMA



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

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WALLACE B. HUNTER, City Manager

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 25, 2025

RE: Administrative Subdivision – 25.58 +/- acres located at 152 Lee Rd. 602

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.



PHENIX CITY
Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Item No. 8

Type of Request: Annexation

General Information

Applicant:	T. Bruce Wade, III
Surveyor of Record:	BSI, Inc.
Site Location:	5409 Lee Rd. 248 (Summerville Rd.)
Acreage:	2.73 +/- acres
Current Zoning:	None
Proposed Zoning Classification:	C-3 Neighborhood Commercial
Current Use of Property:	Existing Commercial Businesses
Proposed Use of Property:	Same
District:	Proposed District 1
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Fire (if annexed), Police, Street and Drainage (if annexed)

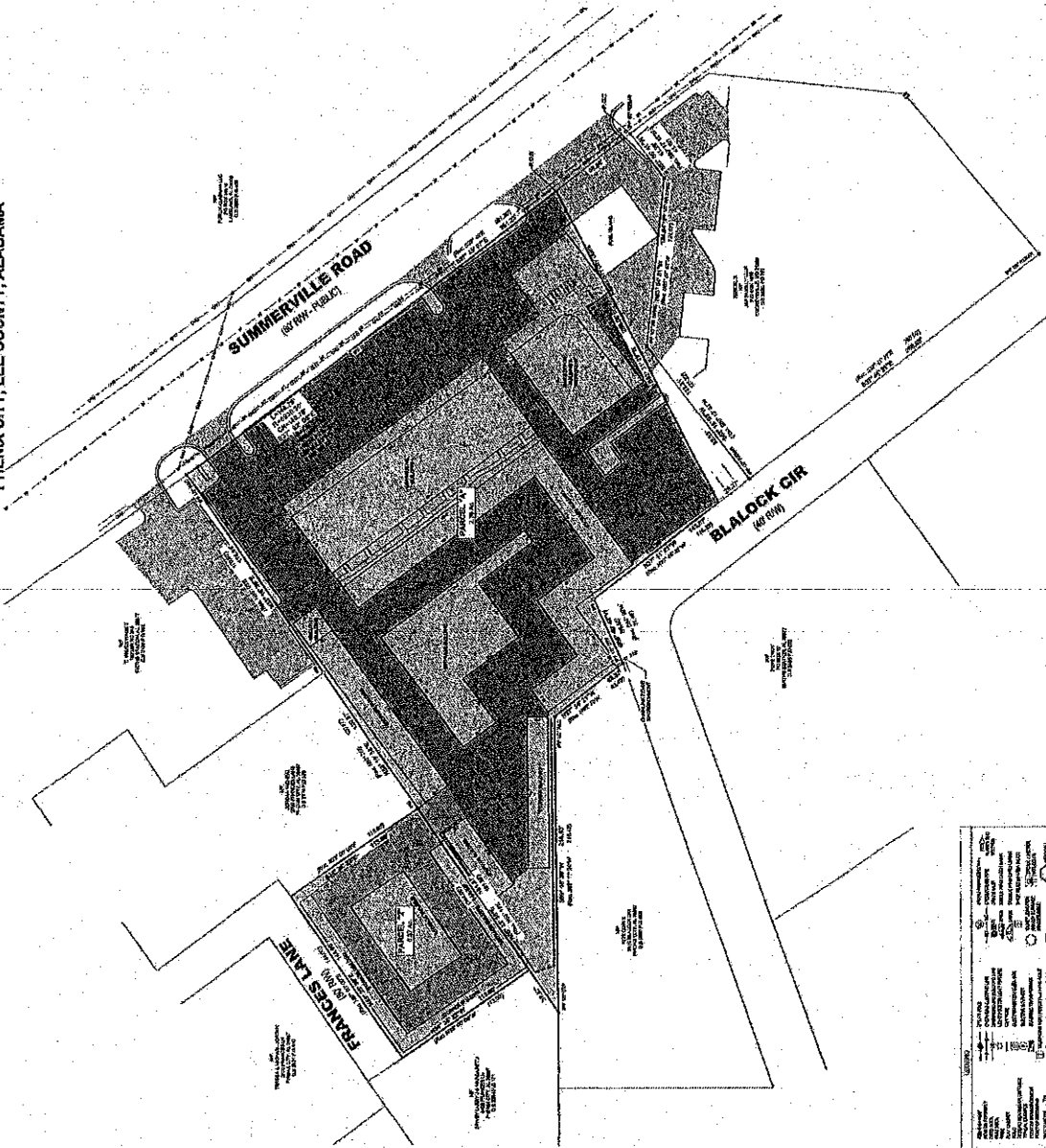
Staff Comments

None

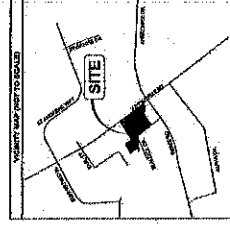
Engineer/Owner Comments

None

MAP ACCOMPANIMENT TO PETITION TO ANNEX & PRE-ZONE PROPERTY FOR
T. BRUCE WADE II
PARCEL A, PLAT OF DIVISION FOR ECK-PHENIX, LLC &
PARCEL 2 OF THE PROPERTY OF MRS. LEILA C. CHILDS
LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST
PHENIX CITY, LEE COUNTY, ALABAMA



2.73 ACRES TO BE
ANNEXED AND PRE-ZONED
TO THE CITY OF PHENIX CITY



SITE NOTES

1. THE PROPERTY IS LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST, PHENIX CITY, LEE COUNTY, ALABAMA.

2. THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) BY THE LEE COUNTY COMMISSION.

3. THE PROPERTY IS CURRENTLY OWNED BY T. BRUCE WADE II.

4. THE PROPERTY IS BEING OFFERED FOR ANNEXATION AND PRE-ZONING TO THE CITY OF PHENIX CITY.

5. THE PROPERTY IS BEING OFFERED FOR ANNEXATION AND PRE-ZONING TO THE CITY OF PHENIX CITY.

CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the map and plat as the same appears in the files of the Lee County Commission, and that the same is a true and correct copy of the map and plat as the same appears in the files of the Lee County Commission.

Subscribed and sworn to before me this 1st day of May, 2018.

Notary Public for Lee County, Alabama

COMMISSIONER'S CERTIFICATE

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the map and plat as the same appears in the files of the Lee County Commission, and that the same is a true and correct copy of the map and plat as the same appears in the files of the Lee County Commission.

Subscribed and sworn to before me this 1st day of May, 2018.

Notary Public for Lee County, Alabama



LEGEND	NOTES
1. LOT 1	2. LOT 2
3. LOT 3	4. LOT 4
5. LOT 5	6. LOT 6
7. LOT 7	8. LOT 8
9. LOT 9	10. LOT 10
11. LOT 11	12. LOT 12
13. LOT 13	14. LOT 14
15. LOT 15	16. LOT 16
17. LOT 17	18. LOT 18
19. LOT 19	20. LOT 20
21. LOT 21	22. LOT 22
23. LOT 23	24. LOT 24
25. LOT 25	26. LOT 26
27. LOT 27	28. LOT 28
29. LOT 29	30. LOT 30
31. LOT 31	32. LOT 32
33. LOT 33	34. LOT 34
35. LOT 35	36. LOT 36
37. LOT 37	38. LOT 38
39. LOT 39	40. LOT 40
41. LOT 41	42. LOT 42
43. LOT 43	44. LOT 44
45. LOT 45	46. LOT 46
47. LOT 47	48. LOT 48
49. LOT 49	50. LOT 50
51. LOT 51	52. LOT 52
53. LOT 53	54. LOT 54
55. LOT 55	56. LOT 56
57. LOT 57	58. LOT 58
59. LOT 59	60. LOT 60
61. LOT 61	62. LOT 62
63. LOT 63	64. LOT 64
65. LOT 65	66. LOT 66
67. LOT 67	68. LOT 68
69. LOT 69	70. LOT 70
71. LOT 71	72. LOT 72
73. LOT 73	74. LOT 74
75. LOT 75	76. LOT 76
77. LOT 77	78. LOT 78
79. LOT 79	80. LOT 80
81. LOT 81	82. LOT 82
83. LOT 83	84. LOT 84
85. LOT 85	86. LOT 86
87. LOT 87	88. LOT 88
89. LOT 89	90. LOT 90
91. LOT 91	92. LOT 92
93. LOT 93	94. LOT 94
95. LOT 95	96. LOT 96
97. LOT 97	98. LOT 98
99. LOT 99	100. LOT 100



Saint Andrews Way

Saint Andrews Way

Gunter Dr

Richard Dr

Summerville Rd

Alford Dr

Summerville Rd

Pierce Rd

Summerville Rd

Summerville Rd

Blacklock Cir

Blacklock Cir

Pierce Rd

Pierce Rd

Pierce Rd

Summerville Rd

Waldens Ave

Earle St

Earle St

Goodthorpe Ave

Springfield Ct

Ida Petersons

Autumn Haze Ct

Summerfield Pl

Summerfield Pl



DEPARTMENT OF
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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 25, 2025

RE: Request for Annexation – 2.73 +/- acres located at 5409 Lee Rd. 248 (Summerville Rd.)

The above referenced petition for annexation is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this request for annexation be accepted for consideration by the Planning Commission.