



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 10, 2026
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 January 13, 2026 Meeting Minutes
- 5) Approval of the January 27, 2026 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Old Business
 - Re-Development Plan
- 8) New Business
 - Planning Jurisdiction – Lee County
- 9) Adjournment

January 13, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 13, 2026, 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 Bailey, Member Carr, Member Hanks, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt.

The second item on the agenda was the Oath of Office for Steve Hanks. Mr. Hanks read his Oath of Office.

"I solemnly swear that I am eligible for membership on the Planning Commission of the City of Phenix City, and will execute the duties of the same according to the best of my ability, and that I will support the Constitution, and will obey the Laws of the United States and the State of Alabama; that I will, in all respect, observe the provisions of the Ordinances of the City of Phenix City, and will faithfully discharge the duties of the office of the Planning Commission of the City of Phenix City, Alabama."

The third 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 Bailey, Member Carr, Member Hanks, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The fourth item on the agenda was the attendance call for City Personnel and Elected Officials. Chairman Sims asked Secretary Phillips-Wyatt to call roll. The following were present in person. City Councilman Bailey, City Engineer / Public Works Director Angel Moore, Assistant City Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Chief of Police Joey Weierick, Fire Chief Kris Kennedy, 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 fifth item on the agenda was the approval of the December 9, 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 Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member Hanks. Motion thus passed.

The sixth item on the agenda was Chairman Sims, who set the rules for addressing the Planning Commission.

The seventh item on the agenda was the Approval of Administrative Subdivision – 0.76+/- acres located off Old Brown Road (Lee Road 314) – Mark Strozier, 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: January 8, 2026

RE: Administrative Subdivision – 0.76+/- acres located off of 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 Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, 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 – 23.72+/- acres located at 310 Wright Road – Michael Cannon, 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: January 8, 2026

RE: Administrative Subdivision – 23.72+/- acres located at 310 Wright 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 Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, 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 Final Plat and As-Builts for Henderson Subdivision – 18.35+/- acres along Newsome Road – EEH Holdings, LLC., 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: January 8, 2026

RE: Final Plat – 18.35+/- acres located along Newsome Road

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.

Chairman Sims asked if there was a motion to approve or deny. A 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 Bailey, Member Carr, Member Hanks, 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 old business. None.

The eleventh item on the agenda was new business. Shaun Culligan, Economic Development Manager came forward to give an over view of the Re-Development Plan & Design Guidelines. Mr. Culligan asked that each member look over the plan and come back to the next meeting with any questions / concerns. Discussion followed.

The twelfth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Vice Chairman Taylor, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, 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 January 27, 2026.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

January 27, 2026

The Planning Commission of the City of Phenix City, Alabama did not hold the Tuesday, January 27, 2026 meeting due to there were no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, February 10, 2026.

Chairman – Billy Sims

Secretary – Eliza Phillips-Wyatt



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Joseph L. Dean, Jr.
J. Tutt Barrett

August 26, 2025



Hon. Eddie Lowe
Mayor
City of Phenix City, Alabama
601 12th Street
Phenix City, Alabama 36867

RE: SUBDIVISION REVIEW AND APPROVAL AGREEMENT

Dear Mayor Lowe:

On September 14, 2020, the City of Phenix City, Alabama and Lee County, Alabama, by and through the Lee County Commission, entered into an Agreement regarding the regulation of subdivisions within the planning jurisdiction of Phenix City, but outside the corporate limits of Phenix City.

In that Agreement, Lee County consented to Phenix City exercising jurisdiction over the subdivision of land and over proposed subdivisions for land lying outside Phenix City corporate limits but within the territorial jurisdiction of the City.

On August 25, 2025 the Lee County Commission voted to terminate this Agreement effective February 28, 2026. After that date, Lee County would resume the sole authority to exercise jurisdiction over the subdivision of lands and proposed subdivisions outside the municipal corporate limits of Phenix City, but within Lee County.

Lee County will appreciate your cooperation in effecting a smooth transition of this responsibility.

Very truly yours,

J. TUTT BARRETT as Interim
Attorney, Lee County Commission

JTB/vlh

cc: Hon. James R. McKoon, Jr.
P.O. Box 3220
Phenix City, AL 36868-3220

Hon. James P. Graham, Jr.
P.O. Box 3380
Phenix City, AL 36868-3380