



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 24, 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 February 24, 2026 Meeting Minutes
- 5) Approval of the March 10, 2026 Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Public Hearing and Recommendation of Annexation & Pre-Zone – 0.35+/- acres locate at 2309 12th Street South – Cleve Huckaby, Stanley Huckaby and Steve Huckaby, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

February 24, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 24, 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 Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Ivy 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 McKissic 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 Hanks, 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. The following were present in person. Councilmember Bailey, 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 Fire Kris Kennedy, Chief of Police Joey Weierick, Assistant City Manager Chan Gamble, and City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the February 10, 2026 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Carr made the motion to approve, 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 Lindsey, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member McKissic and Chairman Sims. 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 Preliminary Plat of 4.12+/- acres located at the intersection of Sandfort Road and 6th Place – Family Snowball, LLC., owner. Asst. City Engineer Chris Casey 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: February 20, 2026

RE: Acceptance of Preliminary Plat – 4.12+/- acres located at the intersection of Sandfort Road and 6th Place

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.

Chairman Sims asked if there was a motion to accept. A motion to accept was made by Member Bailey, 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 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 Acceptance of the Re-Development Plan and Design Guidelines. Asst. City Engineer Chris Casey reviewed with the members. Discussion followed.

Chairman Sims asked if there was a motion to accept. A motion to accept was made by Member Carr, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, 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 old business. None.

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 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 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 March 10, 2026.

Chairman: Billy Sims

Secretary: Eliza Wyatt-Phillips

March 10, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 10, 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 Asst. City Engineer Chris Casey to call the roll. Upon roll call, the following members answered present: Member Bailey, Member Hanks, Member Ivy, Member Lindsey, and Chairman Sims. Members Carr, McKissic, Taylor and Wyatt-Phillips were not present.

Due to the absence of Vice Chairman Taylor the Commission voted Member Ivy as Acting Vice Chairman for the meeting.

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 Lindsey made the motion to approve, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. 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 Asst. City Engineer Chris Casey to call roll. The following were present in person. Councilmember Bailey, City Engineer/Public Works Director Angel Moore, Assistant City Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Parks & Recreation Director Todd Hughes, Chief Building Official Ray Rogers, Asst. Chief of Fire Kerry Bragg, Chief of Police Joey Weierick, City Manager Wallace B. Hunter, Assistant City Manager Chan Gamble, and City Attorney Jimmy Graham.

The fourth item on the agenda was the approval of the February 24, 2026 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Due to not enough members present from the February 24, 2026 meeting the minutes shall be tabled until the March 24, 2026 meeting.

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 Annexation & Pre-Zone of 0.35+/- acres located at 2309 12th Street South. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Asst. City Engineer Chris Casey to read the department memo.

Memo

To: Planning Commission

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

Date: March 6, 2026

RE: Acceptance of Annexation & Pre-Zone

The above referenced Annexation & Pre-Zone is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this annexation & pre-zone be accepted for consideration by the Planning Commission.

Chairman Sims asked if there was a motion to accept. A motion to accept was made by Member Bailey, seconded by Acting Vice Chairman Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Request for Waiver – 0.34+/- acres located at 1202 23rd Court South – Cleve Huckaby, Stanley Huckaby and Steve Huckaby, owners. City Engineer/Public Works

Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Asst. City Engineer Chris Casey to read the department memo.

Memo

To: Planning Commission

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

Date: March 6, 2026

RE: Waiver Request – 0.34+/- acres located at 1202 23rd Court South

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, this subdivision meets the requirements of a family division as defined in the code of Alabama 1975, Section 11-24-2(d).

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Bailey, seconded by Acting Vice Chairman Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Approval of Administrative Subdivision – 0.69+/- acres located at 2309 12th Street South & 1202 23rd Court South – Cleve Huckaby, Stanley Huckaby and Steve Huckaby, owners. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Asst. City Engineer Chris Casey to read the department memo.

Memo

To: Planning Commission

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

Date: March 6, 2026

RE: Administrative Subdivision – 0.69+/- acres located at 2309 12th Street South & 1202 23rd Court South

The above referenced Administrative Subdivision 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, a waiver was submitted for 1202 23rd Court South meeting the requirements of a family division as defined in the code of Alabama 1975, Section 11-24-2(d).

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Bailey, seconded by Acting Vice Chairman Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was an Approval of Administrative Subdivision – 3.00+/- acres located on Samlor Drive – Mary Ann Howard, owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Asst. City Engineer Chris Casey to read the department memo.

Memo

To: Planning Commission

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

Date: March 6, 2026

RE: Administrative Subdivision – 3.00+/- acres located along Samlor Drive

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 Bailey, seconded by Acting Vice Chairman Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. Nays: None. Abstain: None. Motion thus passed.

The tenth item on the agenda was the Approval of Administrative Subdivision – 1.65+/- acres located on Lee Road 454 – Savidge Homes, LLC (Don Savidge), owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Asst. City Engineer Chris Casey to read the department memo.

Memo

To: Planning Commission

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

Date: March 6, 2026

RE: Administrative Subdivision – 1.65+/- acres located along Lee Road 454

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 Acting Vice Chairman Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. Nays: None. Abstain: None. Motion thus passed.

The eleventh item on the agenda was the Public Hearing and Recommendation of Preliminary Plat – 4.12+/- acres located at Sandfort Road & 6th Place – Family Snowball, LLC., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims opened the public hearing. Ms. Seletha Brooks came forward and in reference to the traffic and didn't want apartments, she liked the woods across the street. It was stated that the driveways would be off 6th Place and it was proposed to be single family homes. With not seeing nor hearing from anyone the public hearing was closed. Chairman Sims asked Asst. City Engineer Chris Casey to read the department memo.

Memo

To: Planning Commission

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

Date: March 6, 2026

RE: Public Hearing and Recommendation of Preliminary Plat – 4.12+/- acres located at the intersection of Sandfort Road & 6th Place

The above referenced preliminary 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 Bailey, seconded by Acting Vice Chairman Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. Nays: None. Abstain: None. Motion thus passed.

The twelfth item on the agenda was the Public Hearing of the Re-Development Plan and Design Guidelines. Economic Development Manager Shaun Culligan addressed the Commission to recap the intent with a discussion following. Mr. Jay Snellings came forward asking for clarification of the area the Re-Development would cover. The Design Review District map and Character Areas map were posted on screen for clarification. With not seeing nor hearing from anyone the public hearing was closed. Chairman Sims asked if there was a motion to approve or deny the Re-Development Plan. A motion to approve was made by Acting Vice Chairman Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. Nays: None. Abstain: None. Motion thus passed. Chairman Sims then asked

if there was a motion to approve or deny the Design Guidelines. A motion to approve was made by Member Bailey, seconded by Acting Vice Chairman Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. Nays: None. Abstain: None. Motion thus passed.

The thirteenth item on the agenda was old business. None.

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

The fifteenth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Acting Vice Chairman Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and Chairman Sims. 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 March 24, 2026.

Chairman: Billy Sims

Acting Vice Chairman: Don Ivy



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

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. 7

Type of Request: Annexation / Pre-Zone

General Information

Applicant: Cleve Huckaby, Stanley Keith Huckaby & Steve Lavon Huckaby

Surveyor of Record: McBride & Maxey, Inc.

Site Location: 2309 12th St S

Acreage: 0.35 +/- acres

Proposed Zoning Classification: R-1 Low Density Residential

Current Use of Property: Residential Dwelling

Proposed Use of Property: Residential Dwelling

District: Three

Survey Plat: Attached

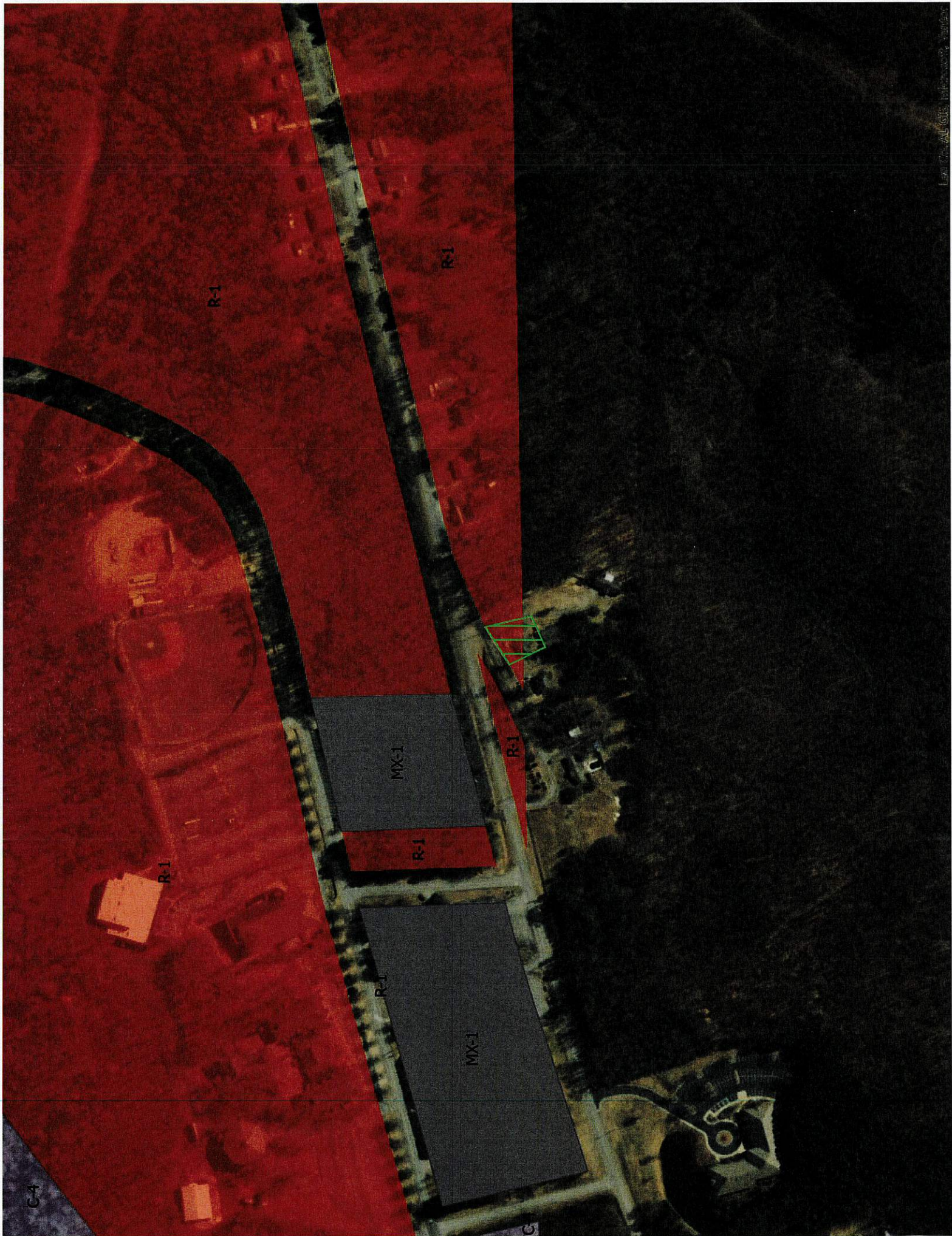
City Services: Phenix City Water, Fire, Police, Streets & Drainage

Staff Comments

- The City currently has a moratorium on annexations, however, Resolution 2025-249 requires all properties receiving City services to annex if feasible. This property is partially in the City limits already. This request will clean up the City limits line to match the property boundary proposed in the submitted replat.

Engineer/Owner Comments

None



R-1

R-1

R-1

MX-1

R-1

R-1

R-1

MX-1



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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

MEMORANDUM

To: **Planning Commission**

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

Date: **March 19, 2026**

RE: **Public Hearing and Recommendation of Annexation Request – 0.35 +/- acres located at 2309 12th Street S**

The above referenced petition for annexation and pre-zone has been reviewed by the Building, Utilities, Fire, and Engineering Departments. City Staff has no objection with the approval of this request for annexation.