

**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.

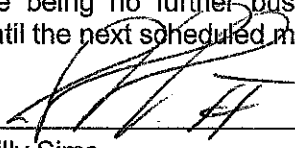
Chairman Sims asked if there was a motion to approve or deny the Amended Subdivision Regulations as presented. A motion to approve was made by Member Davis, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Davis, Member Ivy, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

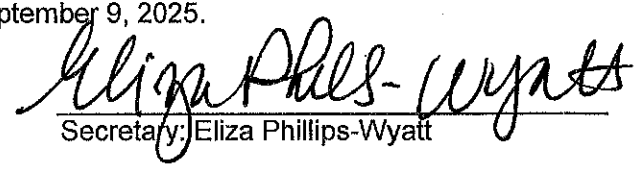
The eighth item on the agenda was old business. None.

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.

  
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Chairman: Billy Sims

  
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Secretary: Eliza Phillips-Wyatt