

**October 14, 2025**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 14, 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 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 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. The following were present in person. Asst. Director of Engineering Michael Pattillo, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Interim Chief of Police Joey Weierick, Fire Chief Kris Kennedy, Asst. 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 September 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 Carr, Member Ivy, Member Lindsey, 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 the approval of the September 23, 2025 cancelled meeting minutes. Chairman Sims asked if there was a motion to approve the minutes due to no agenda items. 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 Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. 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 – 8.77+/- acres located at 1407 Lee Road 213 – Angela Lynn Williams, owner. Assistant Director of Engineering Michael Pattillo 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: October 9, 2025*

*RE: Administrative Subdivision – 8.77+/- acres located at 1407 Lee Road 213*

*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.*

Chairman Sims asked if there was a motion of to approve or deny. A motion to approve was made by Member Ivy, seconded by Member McKissic. 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: None. Motion thus passed.

The eighth item on the agenda was the Request for Waiver – 9.27+/- acres off River Oak Way (Rock Island Subdivision) – Debbie & Mike Bowden, owners. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the members. Discussion followed. Assist City Manager Chan Gamble came forward and stated that in the newly revised Subdivision Regulations there is a section that covers this. Section 4.06.03 of the Subdivision Regulations allows developments to have private streets with an approved waiver from Planning Commission. All roads and utility construction will be required to meet the requirements of the Public Works Manual and applicable codes. 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: October 9, 2025*

*RE: Waiver Request – 9.27+/- acres located off of River Oak Way*

*The above referenced Waiver Request has been reviewed by the Building, Utilities, Fire, and Engineering Departments. Section 4.06.03 of the Subdivision Regulations requires an approved waiver from the Planning Commission for private streets. Staff has no objection to approval of this waiver as long as all requirements of the Phenix City Public Works Manual and applicable codes are met.*

*Copy of waiver attached to minutes.*

Chairman Sims asked if there was a motion to approve or deny the waiver request. A motion to approve was made by Vice Chairman Taylor, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: Member McKissic. Abstain: Member Ivy. Motion thus passed.

The ninth item on the agenda was the Acceptance of Annexation – 2.44+/- acres located at 4435 Lee Road 248 (Summerville Road) – Jaxon Dyer, owner. Assistant Director of Engineering Michael Pattillo 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: October 9, 2025*

*RE: Request for Annexation – 2.44+/- acres located at 4435 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.*

Chairman Sims asked if there was a motion to accept. A motion to accept 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 Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

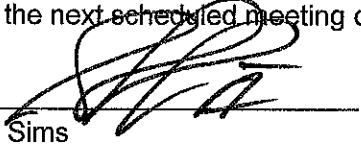
The tenth item on the agenda was old business. None.


The eleventh item on the agenda was new business. The first item of new business was the Election of New Officers. Member Ivy made a motion to re-elect Billy Sims for Chairman, motion seconded by Vice Chairman Taylor; all in favor. Motion thus passed. Member Lindsey made a motion to re-elect Tony

Taylor as Vice Chairman, seconded by Member McKissic; all in favor. Motion thus passed. Vice Chairman Taylor motion to re-elect Don Ivy for Parliamentarian, seconded by Member McKissic; all in favor. Motion thus passed. The second item of new business was the proposed 2026 Planning Commission Meeting Schedule. Discussion followed. Chairman Sims asked if there was a motion to approve with removing November 24, 2026 and December 22, 2026 due to the holidays. Member Ivy made a motion to approve, seconded by Member McKissic; all in favor. Motion thus passed.

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 Member Ivy, seconded by Member McKissic. 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: 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 October 28, 2025.

  
Chairman: Billy Sims

  
Secretary: Eliza Phillips-Wyatt