

## November 12, 2025

The Planning Commission of the City of Phenix City, Alabama met on Wednesday, November 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 Bailey, Member Carr, 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 Bailey. Mr. Bailey 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 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 Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member Bailey. 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 Engineer / Public Works Director Angel Moore, Asst. Director of Engineering Michael Pattillo, Civil Engineer / PE Chris Casey, 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, Economic Development Manager Shaun Culligan, City Manager Wallace B. Hunter, Asst. 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 October 14, 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: Member Bailey. Motion thus passed.

The sixth item on the agenda was the approval of the October 28, 2025 cancelled meeting minutes due to no quorum. Chairman Sims asked if there was a motion to approve the minutes. 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 Ivy, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member Bailey, Member Carr, Member Lindsey, and Member McKissic. Motion thus passed.

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

The eighth item on the agenda was the Approval of Administrative Subdivision – 18.91+/- acres located at 3113 Opelika Road – Estate of Billy B. Norris, 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: October 24, 2025

RE: Administrative Subdivision – 18.91+/- acres located at 3113 Opelika Rd

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 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 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 Administrative Subdivision – 2.90+/- acres located at 281 Lee Road 315 – Lillian & Jason Crandall, 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 Engineering/Public Works Director

Date: October 24, 2025

RE: Administrative Subdivision – 2.90+/- acres located at 281 Lee Road 315

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 to approve or deny. A motion to approve was made by Member Carr, seconded by Member McKissic. 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: None. Motion thus passed.

The tenth item on the agenda was the Approval of Administrative Subdivision – 3.87+/- acres located at 62 Lee Road 313 – Tonja & Ricky McAfee and Bradlee Foster, 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 Engineering/Public Works Director

Date: October 24, 2025

RE: Administrative Subdivision – 3.87+/- acres located at 62 Lee Road 313

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

The eleventh item on the agenda was the Approval of Administrative Subdivision – 0.66+/- acres located at 1905 40<sup>th</sup> Street – Barry Peeler, 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: October 24, 2025*

*RE: Administrative Subdivision – 0.66+/- acres located at 1905 40<sup>th</sup> Street*

*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 to approve. A motion to approve was made by Member Carr, seconded by Member Baily. 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: None. Motion thus passed.

The twelfth item on the agenda was the Approval of Administrative Subdivision – 5.46+/- acres located at the intersection of Opelika Road & Newsome Drive – EEH Holdings, LLC., 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: October 7, 2025*

*RE: Administrative Subdivision – 5.46+/- acres located at the intersection of Opelika Road and Newsome Drive*

*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 to approve. 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 Bailey, 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 thirteenth item on the agenda was the Approval of Administrative Subdivision – 12.16+/- acres located at the intersection of Ware Road & Millstone Drive – Fletcher Howard Estate, Catherine Howard Estate, and Samuel Howard Estate, owners. City Engineer / Public Works Director Angel Moore came forward and stated Eddie Eubanks with BSI has requested to pull the item. Mr. Eubanks came forward and stated that they had ran into some issues with Russell County Water and they are still working them out and asked that this item be pulled until the issues are resolved. Chairman Sims asked if there was a motion to pull the item. A motion to pull was made by Member Ivy, seconded by Member Lindsey. 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: None. Motion thus passed.

The fourteenth item on the agenda was the Public Hearing and Recommendation of Annexation – 2.44+/- acres located at 4435 Lee Road 248 (Summerville Road) – Jaxon Dyer, owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. 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.

Memo

To: Planning Commission

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

Date: October 24, 2025

RE: Request for Annexation – 2.44+/- acres located at 4435 Lee Road 248 (Summerville Road)  
The above referenced annexation and pre-zone has been reviewed by the Building, Utilities, Fire, and Engineering Department. City Staff has no objection with the approval of this request for annexation.

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

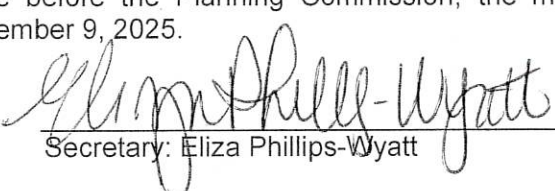
The fifteenth item on the agenda was old business. None.

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

The seventh 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 Bailey. 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: 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 December 9, 2025.

  
Chairman: Billy Sims

  
Secretary: Eliza Phillips-Wyatt