

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

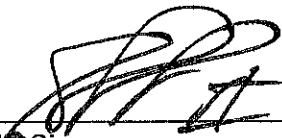
if there was a motion to approve or deny the Design Guidelines. A motion to approve was made by Member Bailey, seconded by Acting Vice Chairman Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Hanks, Acting Vice Chairman Ivy, Member Lindsey, and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

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

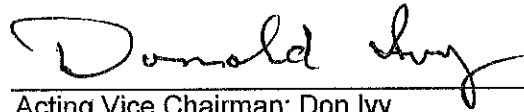
The fourteenth item on the agenda was new business. None.

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