



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, FEBRUARY 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 10, 2026 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Preliminary Plat – 4.12+/- acres located at Sandfort Road & 6<sup>th</sup> Place – Family Snowball, LLC., owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Acceptance of the Re-Development Plan and Design Guide Lines
- 8) Old Business
- 9) New Business
- 10) Adjournment

**February 10, 2026**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 10, 2026, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Vice Chairman Taylor 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 Ivy, Member Lindsey, Vice Chairman Taylor and Member Phillips-Wyatt. Member McKissic and Chairman Sims were not present.

The second item on the agenda was the approval of the agenda. Vice Chairman Taylor asked if there was a motion to approve the agenda. Member Bailey made the motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, Member Ivy, Member Lindsey, 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. Vice Chairman Taylor asked Secretary Phillips-Wyatt to call roll. The following were present in person. City Councilman Bailey, City Engineer / Public Works Director Angel Moore, Assistant City Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Asst. Fire Chief Kerry Bragg, Economic Development Manager Shaun Culligan, City Manager Wallace B. Hunter, Assistant City Manager Chan Gamble, and City Attorney Jim McKoon and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the January 13, 2026 meeting minutes. Vice Chairman Taylor 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 Bailey, Member Carr, Member Hanks, Member Ivy, Member Lindsey, 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 January 27, 2026 cancelled meeting minutes due to no agenda items. Vice Chairman Taylor asked if there was a motion to approve the written minutes. Member Carr made the motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, Member Ivy, Member Lindsey, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The sixth item on the agenda was Vice Chairman Taylor, who set the rules for addressing the Planning Commission.

The seventh item on the agenda was old business. Mr. Jason Fondren with KPS Group came forward and reviewed the Re-Development Plan Guidelines slide presentation with the Commission and answered questions along with Shaun Culligan, Economic Development Manager. Discussion followed.

The eighth item on the agenda was new business. Angel Moore, City Engineer read a letter from Lee County to the Commission in reference to the change in the Subdivision Review and Approval Agreement. Effective February 28, 2026, Lee County will resume the sole authority to exercise jurisdiction over the subdivision of lands and proposed subdivisions outside the municipal corporate limits of Phenix City, but within Lee County.

The ninth item on the agenda was Adjournment. Vice Chairman Taylor 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 Hanks, Member Ivy, Member Lindsey, 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 February 24, 2026.

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Vice Chairman: Tony Taylor

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Secretary: Eliza Phillips-Wyatt

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. 6

### Type of Request: Preliminary Plat

#### General Information

<b>Applicant:</b>	Family Snowball, LLC
<b>Surveyor of Record:</b>	BSI, Inc.
<b>Site Location:</b>	Intersection of Sandfort Rd & 6 <sup>th</sup> Pl
<b>Acreage:</b>	4.12 +/- acres
<b>Number of Lots:</b>	5 lots
<b>Current Zoning:</b>	R-1 Low Density Residential
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>District:</b>	Three
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Water & Sanitary Sewer, Fire, Police, Streets & Drainage

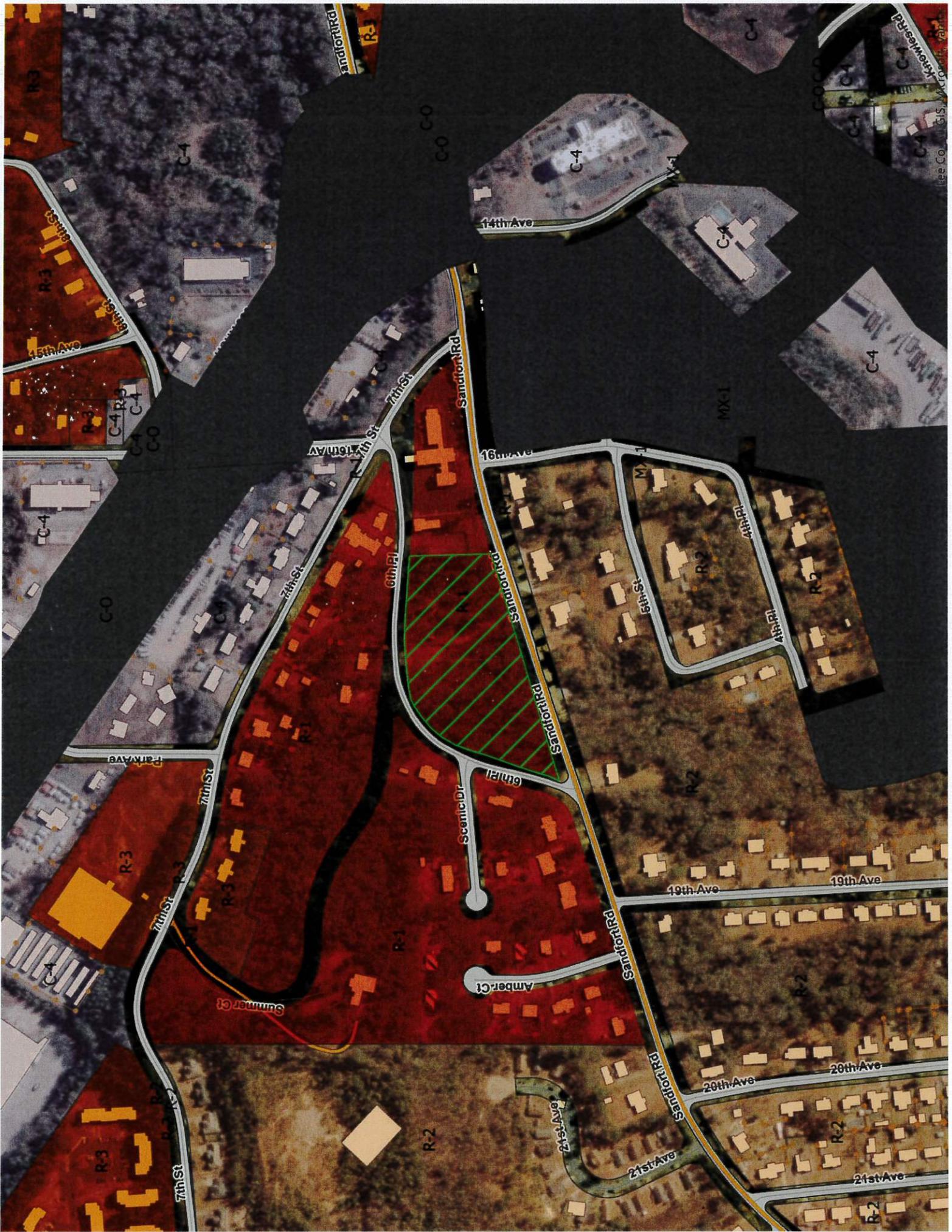
#### Staff Comments

This plat has been submitted as a preliminary plat due to the required extension of the water main and addition of a hydrant.

#### Engineer/Owner Comments

None.





JASPONICA G. FLORENCE  
At Large / Mayor Pro Tem

STEVE BAILEY  
Councilmember District 1

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ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## MEMORANDUM

To: Planning Commission

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

Date: February 20, 2026

RE: Acceptance of Preliminary Plat – 4.12 +/- acres located at the intersection of Sandfort Rd and 6<sup>th</sup> Pl

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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.