



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 9, 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 April 28, 2026 Meeting Minutes
- 5) Approval of the May 26, 2026 Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Acceptance of Annexation – 0.20+/- acres located along Landmark Road – William & Patricia Sellers, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Administrative Subdivision – 5.91+/- acres along Landmark Road – Landmark TH, LLC and William & Patricia Sellers, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Approval of Administrative Subdivision – 4.25+/- acres located along 12th Street – Phenix City Board of Education, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

April 28, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 28, 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 Secretary Phillips-Wyatt to call the roll. Upon roll call, the following members answered present: Member Carr, Member Ivy, Member Lindsey, Chairman Sims and Member Phillips-Wyatt. Members Bailey, Hanks, McKissic and Vice Chairman Taylor were 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 Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Chairman Sims 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. City Engineer Angel Moore, Assistant City Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Chief of Fire Kristin Kennedy, Chief of Police Joey Weierick and City Attorney Jimmy Graham.

The fourth item on the agenda was the approval of the April 14, 2026 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, Chairman Sims and Secretary Eliza 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 Public Hearing and Recommendation of Preliminary Plat located at the intersection of Wright Road & 33rd Avenue, SRS Construction, LLC., owner. City Engineer Angel Moore reviewed the staff report with the members. 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.

Memo

To: Planning Commission

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

Date: April 23, 2026

RE: Public Hearing and Recommendation of Preliminary Plat – 22.99 +/- acres Wrightwood Crossing

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 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, Chairman Sims and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

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

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

The ninth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Carr, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Chairman Sims 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 May 12, 2026.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

May 26, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 26, 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 Ivy, Member Lindsey, Vice Chairman Taylor and Member Phillips-Wyatt. Member Hanks, 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 Lindsey made the motion to approve, 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, 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. Councilmember Bailey, City Engineer 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, Chief of Fire Kristin Kennedy, Asst. Chief of Police Donnie Thomas, and City Attorney Jim McKoon.

The fourth item on the agenda was the approval of the April 28, 2026 meeting minutes. Vice Chairman Taylor asked if there was a motion to approve the written minutes and remove the recorded 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 Carr, Member Ivy, Member Lindsey, and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: Members Bailey, McKissic and Vice Chairman Taylor. Motion failed due to no quorum. Will be presented at next meeting for approval.

The fifth item on the agenda was the approval of the May 12, 2026 cancelled meeting minutes due to no agenda items. Vice Chairman Taylor asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Lindsey 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 Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Secretary Eliza 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. None.

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

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 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, 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 June 9, 2026.

Chairman: Billy Sims

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. 7

Type of Request: Annexation / Pre-Zone

General Information

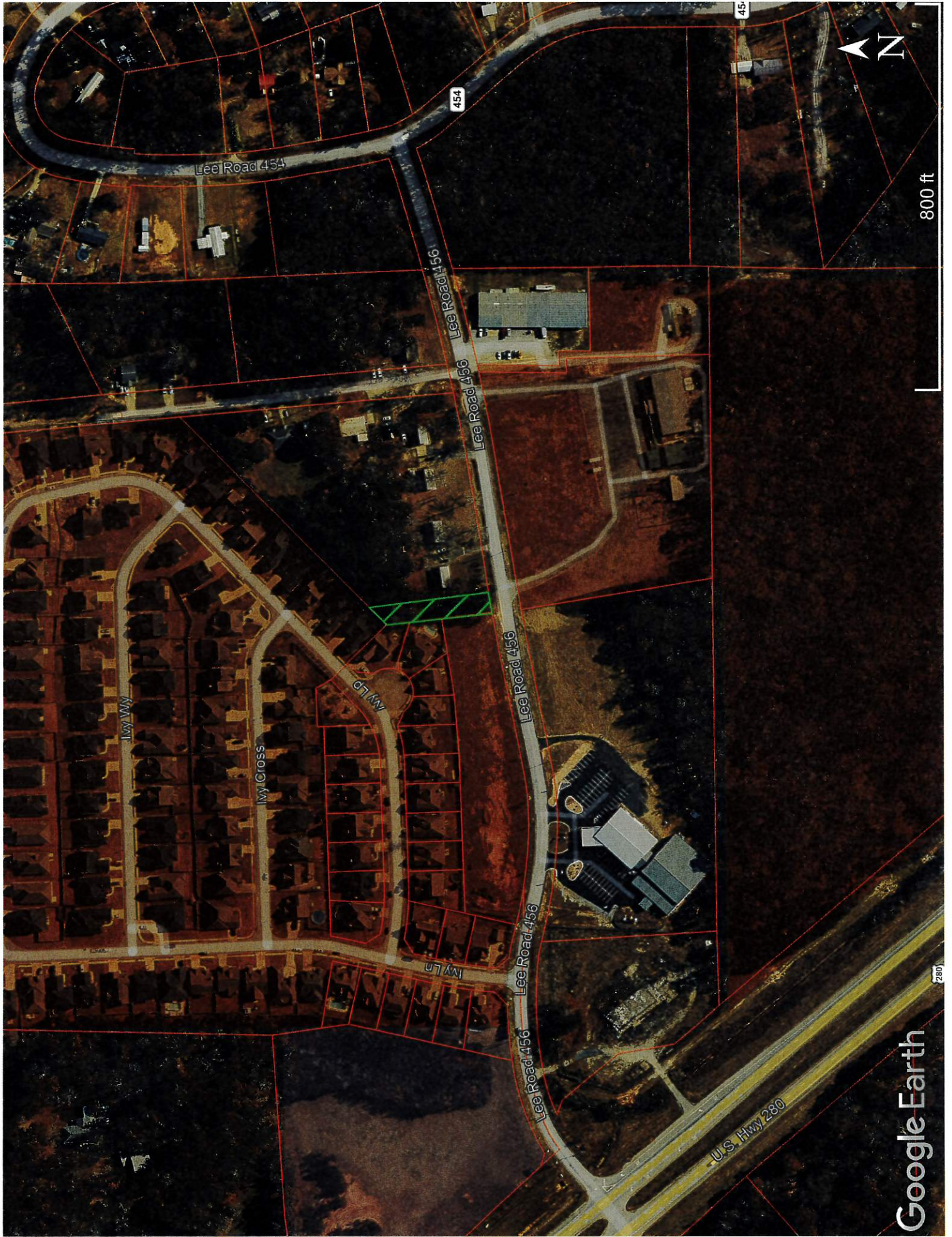
Applicant:	William & Patricia Sellers
Surveyor of Record:	BSI, Inc.
Site Location:	Along Landmark Rd
Acreage:	0.20 +/- acres
Proposed Zoning Classification:	R-3 High Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Multi family
District:	One
Survey Plat:	Attached
City Services:	Phenix City Fire & Police

Staff Comments

- The City currently has a moratorium on annexations, however, the developer is consolidating this piece of property with a parcel that is currently in the City limits. This request will clean up the City limits line to match the property boundary proposed in the submitted replat.

Engineer/Owner Comments

None



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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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

MEMORANDUM

To: Planning Commission

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

Date: June 4, 2026

RE: Acceptance of Annexation Request – 0.20 +/- acres located along Landmark Rd

The above referenced Annexation request is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this annexation request be accepted for consideration by the Planning Commission.



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

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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. 8

Type of Request: Administrative Subdivision

General Information

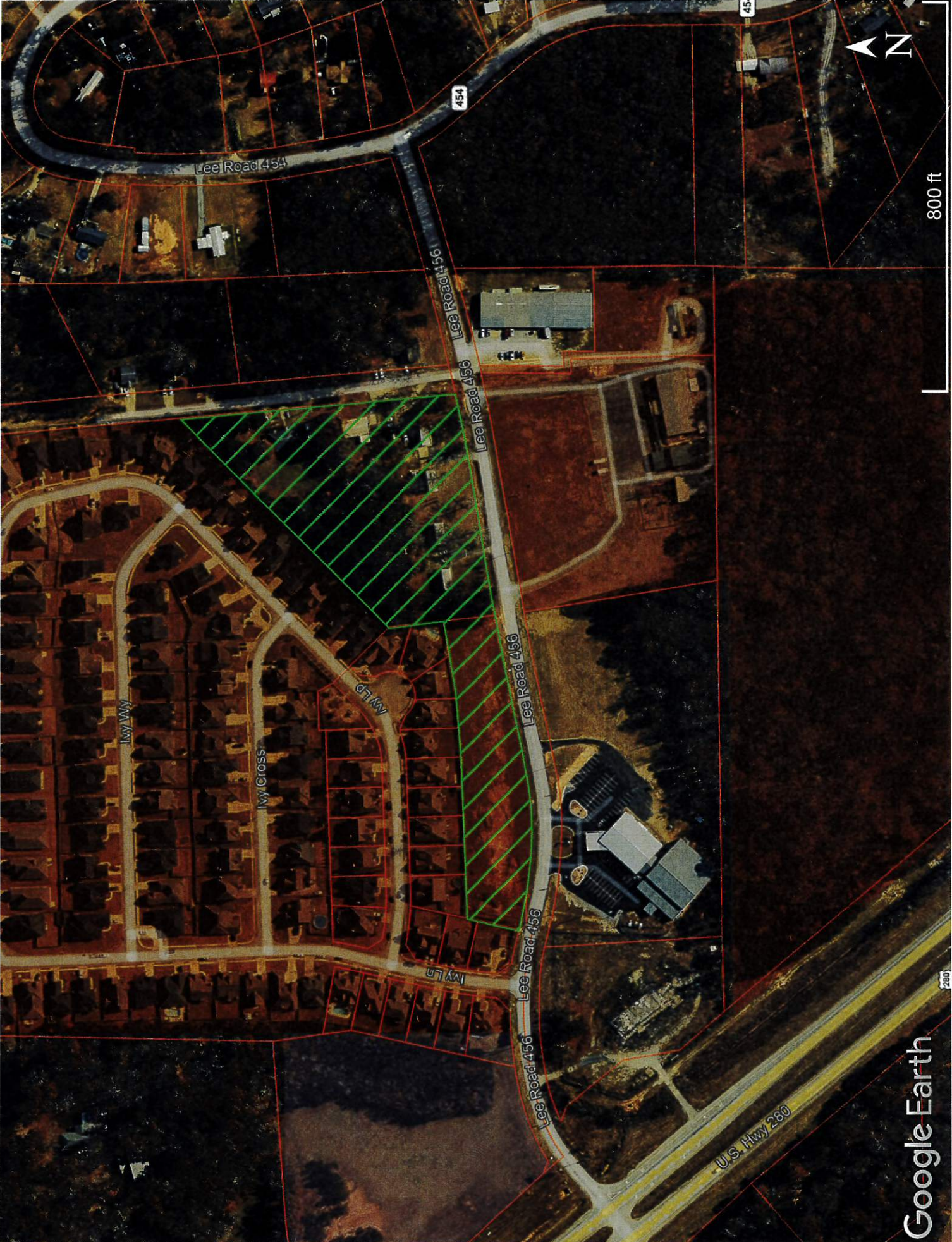
Applicant:	Landmark TH, LLC and William & Patricia Sellers
Surveyor of Record:	BSI, Inc.
Site Location:	along Landmark Rd
Acreage:	5.91 +/- acres
Number of Lots:	2 lots
Current Zoning:	R-3 High Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Multi-family
District:	One
Survey Plat:	Attached
City Services:	Phenix City Fire & Police

Staff Comments

Owner has submitted a petition to annex the 0.20 acre piece that is currently not in the City limits. If approved, it will need to be contingent upon the annexation being approved by City Council.

Engineer/Owner Comments

None.



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
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Mayor

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Councilmember District 2

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WALLACE B. HUNTER, City Manager
SHANNON DAVIS, City Clerk
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

Date: June 4, 2026

RE: Administrative Subdivision – 5.91 +/- acres located along Landmark Rd

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.



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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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. 9

Type of Request: Administrative Subdivision

General Information

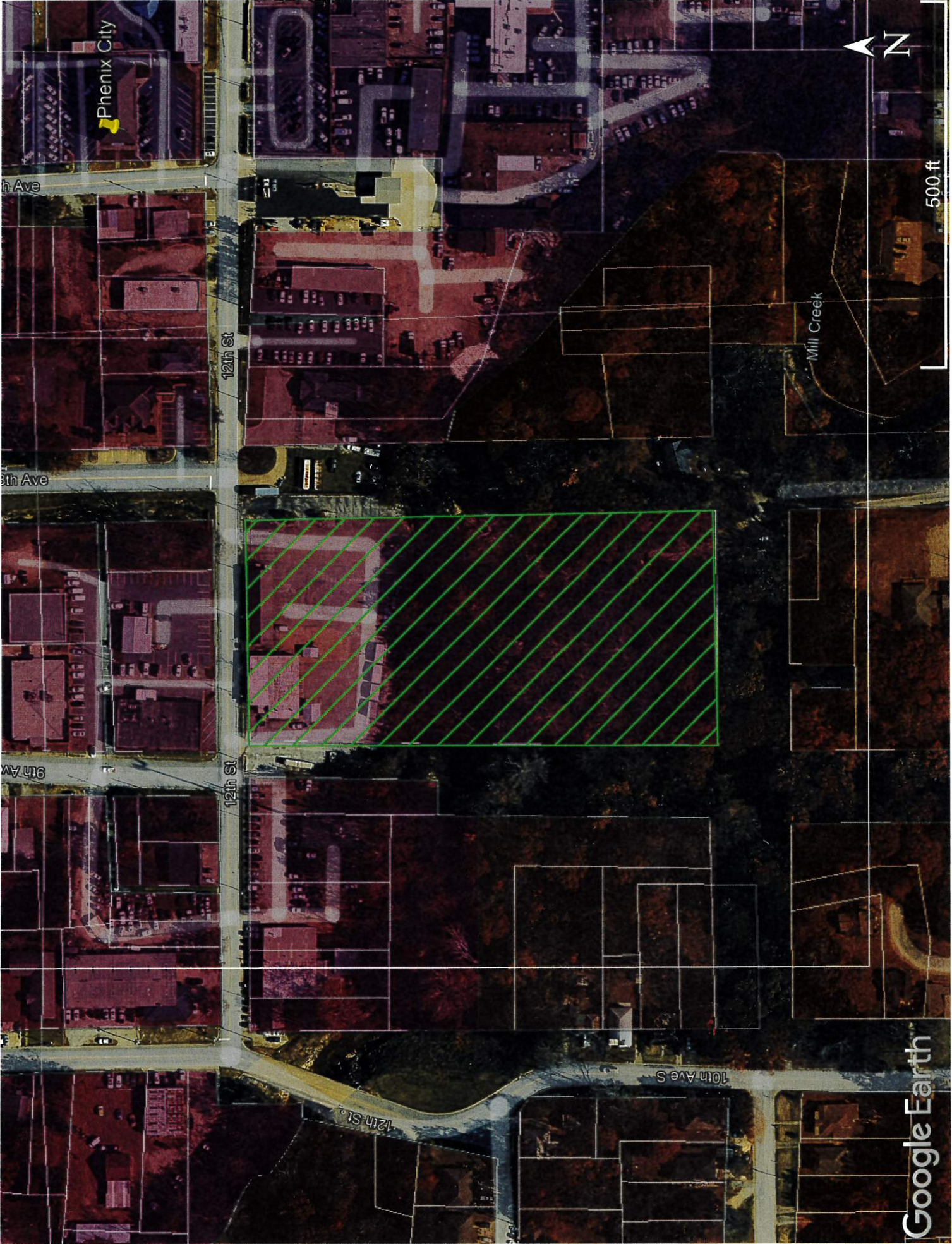
Applicant:	Phenix City Board of Education
Surveyor of Record:	Michael Pattillo, PLS
Site Location:	along 12 th Street
Acreage:	4.25 +/- acres
Number of Lots:	2 lots
Current Zoning:	C-1 Core Commercial District
Current Use of Property:	Maintenance Facilities
Proposed Use of Property:	Equipment Storage and Maintenance
District:	Two
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Fire, Police, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.



Phenix City



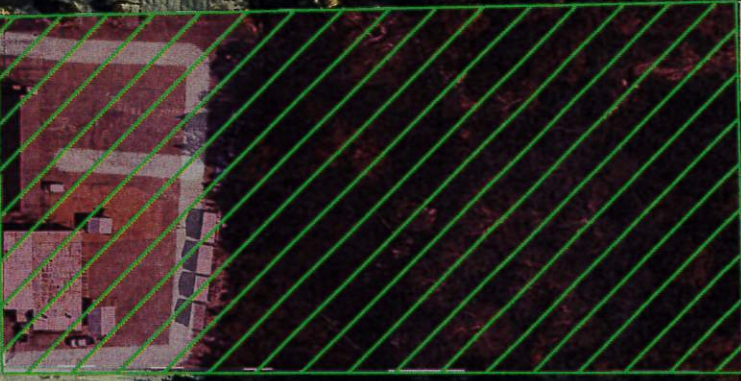
500 ft

h Ave

12th St

Mill Creek

h Ave



9th Ave

12th St

10th Ave S

12th St

Google Earth

JASPONICA G. FLORENCE
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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

Date: June 4, 2026

RE: Administrative Subdivision – 4.25 +/- acres located along 12th St

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.