



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 28, 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 July 14, 2026 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Preliminary Plat – US Highway 280 East Retail Subdivision – Willow Capital Partners, LLC, (applicant).
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Public Hearing and Recommendation of Annexation - 1.62+/- acres located at 20354 US Highway 280 East – Timothy & Jene' Greer, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Public Hearing & Recommendation of Rezone - 52+/- aces located along US Highway 280 East – 5B, LLC., owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

July 14, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 14, 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 Bailey, Member Carr, Member Hanks, Member Ivy, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Lindsey 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 Bailey, Member Carr, Member Hanks, Member Ivy, 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. Councilmember 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, Chief of Police Joey Weierick, Chief of Fire Kristin Kennedy, Asst. Fire Chief Kerry Bragg, Fire Marshall Chris Wright, City Manager Wallace B. Hunter, and Assistant City Manager Chan Gamble.

The fourth item on the agenda was the approval of the June 23, 2026 meeting minutes. Chairman Sims 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 Bailey, Member Carr, Member Hanks, Member Ivy, Member McKissic, Chairman Sims, Vice Chairman Taylor and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: None. Motion 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 Approval of Administrative Subdivision – 28.49+/- acres located at 59 Pine Ridge Trail – John E Griggs & Jamie Griggs, 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 Engineer/Public Works Director

Date: July 9, 2026

RE: Administrative Subdivision – 28.49+/- acres located at 59 Pine Ridge Trail

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. A motion to approve was made by Member McKissic, 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 McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

RE: Max Building Area in C-4 Highway Commercial District

I would like to recommend that we amend the Zoning Ordinance by adjusting the maximum building area for the C-4: Highway Commercial District from 25% to 50%. While speaking with some developers and reviewing other jurisdictions around the area it was determined that our current ordinance is more restrictive by only allowing for 25% of building area compared to a 50% allowance in other areas and jurisdictions. It would allow developers more flexibility in designing developments.

Chairman Sims asked if there was a motion to recommend to approve or deny. A motion to recommend 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 Hanks, Member Ivy, 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 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 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 Hanks, Member Ivy, 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 July 28, 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. 6

Type of Request: Preliminary Plat

General Information

Applicant:	Willow Capital Partners, LLC
Surveyor of Record:	Gonzalez-Strength & Assoc., Inc.
Site Location:	Off US Hwy 280 E
Acreage:	155.72 +/- acres
Number of Lots:	22 lots
Current Zoning:	C-4 Highway Commercial R-3 High Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Commercial/Mixed Use Residential
District:	One
Survey Plat:	Attached
City Services:	Fire, Police, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.

NO.	REVISIONS	DATE
1	PRELIMINARY PLAT SUBMITTAL	7/1/2023

PRELIMINARY PLAT

HIGHWAY 280 RETAIL SUBDIVISION

WILLOW CAPITAL PARTNERS

ATLANTA, GEORGIA

GONZALEZ - STRENGTH & ASSOCIATES, INC.

CIVIL & TRANSPORTATION ENGINEERING, LAND SURVEYING & PLANNING

1550 WOODS OF WINGCHAM DRIVE SUITE 200
HOUSTON, ALABAMA 35244
PHONE: (205) 842-2400
WWW.GONZALEZ-AND-ASSOCIATES.COM

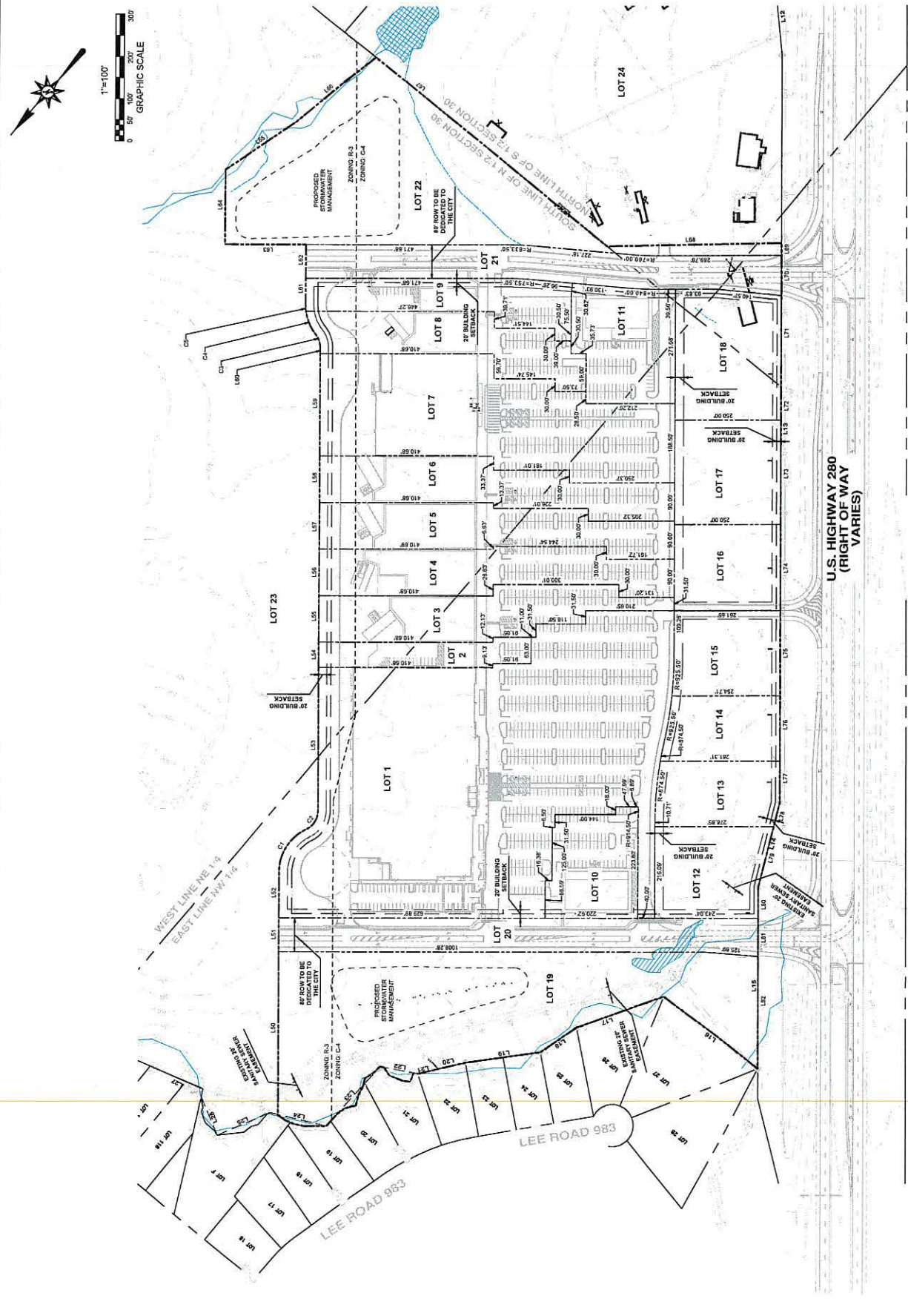
LLA company

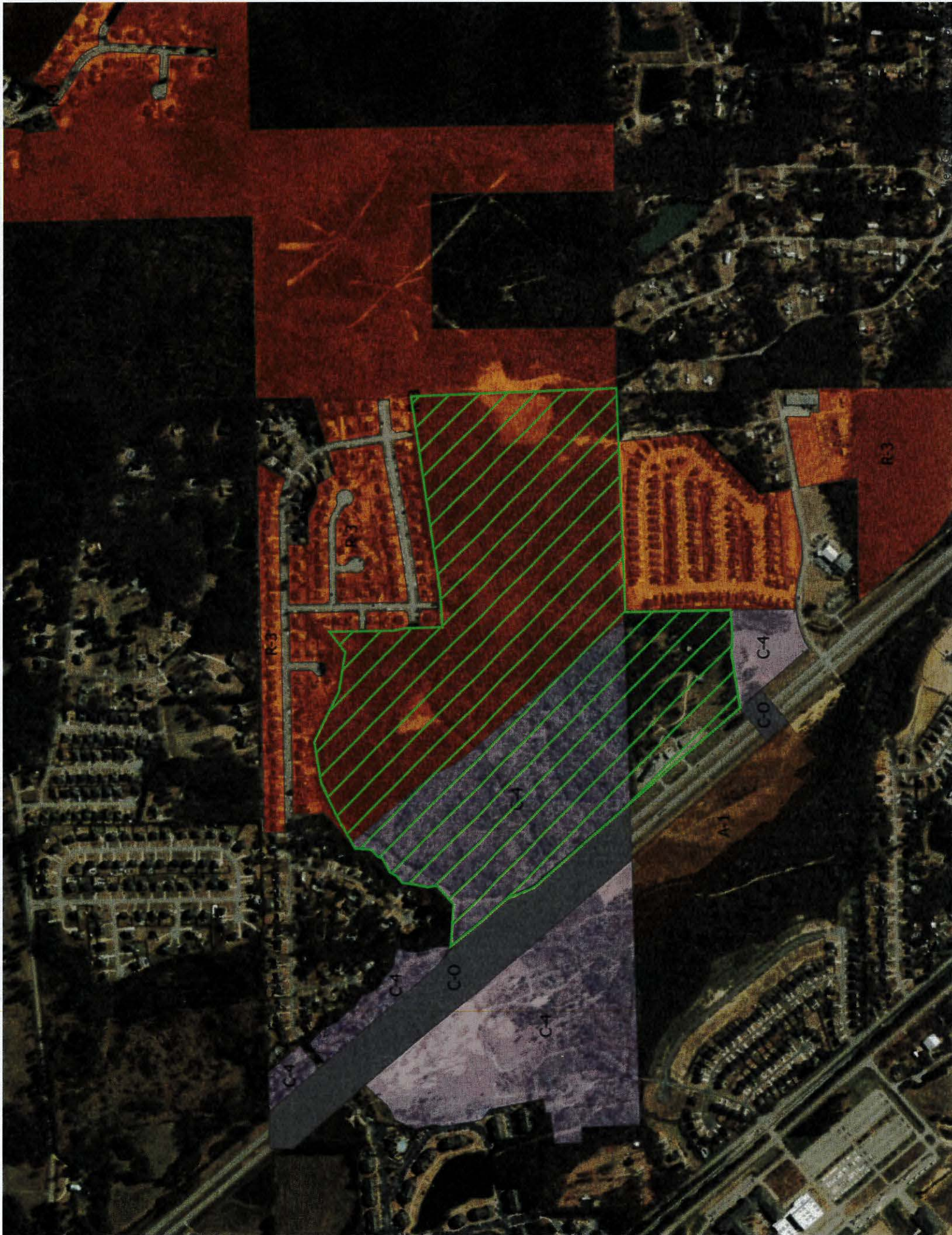


DWG. NO. 25-565

DATE OF PLOT 3

DATE OF PLOT 3





JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

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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: July 23, 2026

RE: Acceptance of Preliminary Plat – 155.72 +/- acres located along US Hwy 280 E

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.

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

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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:	Timothy & Jene' Greer
Surveyor of Record:	Gonzalez-Strength & Associates, Inc.
Site Location:	20354 US Hwy 280 E
Acreage:	1.62 +/- acres
Proposed Zoning Classification:	C-4 Highway Commercial
Current Use of Property:	Existing Structure
Proposed Use of Property:	Commercial Development
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 their submitted preliminary plat.

Engineer/Owner Comments

None

EXHIBIT MAP ANNEXATION PARCEL

SOUTH ONE HALF OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 30 EAST
LEE COUNTY, ALABAMA



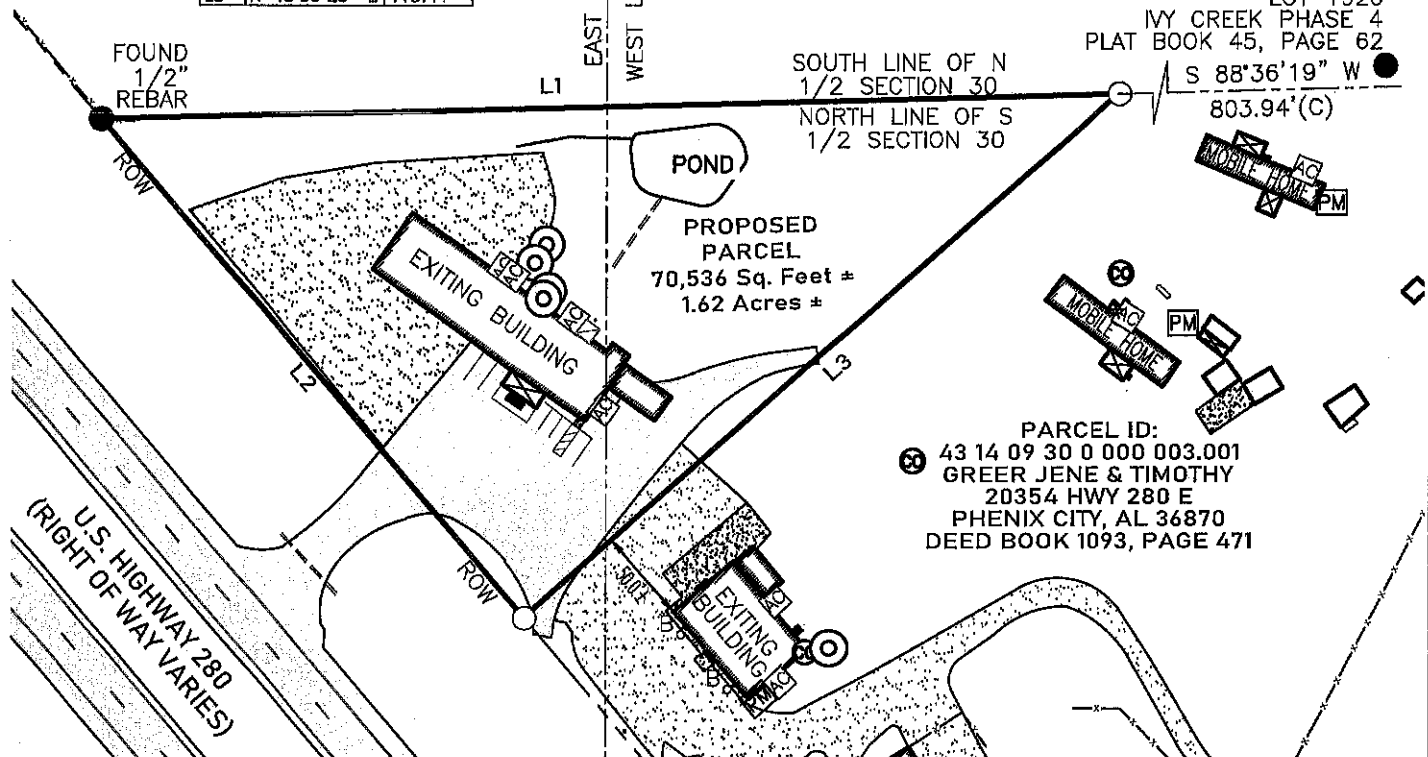
ABBREVIATIONS

P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

PARCEL ID:
43 14 09 30 0 000 022.000
5B LLC
1215 7TH AVE
PHENIX CITY, AL 36867
BOOK 2620, PAGE 989

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 88°36'19" W	531.44'
L2	S 40°20'13" E	341.29'
L3	N 48°39'25" E	413.41'



SURVEY LEGAL

A parcel of land being situated in the South One-Half of Section 30, Township 18 North, Range 30 East, Lee County, Alabama and being more particularly described as follows:

Commence at a found crimp marking the Northwest corner of Lot 1920 of Ivy Creek Phase 4 as recorded in Plat Book 45, Page 62 in the Office of the Judge of Probate for Lee County, Alabama and also lying on the North line of the South One-Half of said Section 30, thence leaving said subdivision, run South 88 Degrees 36 Minutes 19 Seconds West along the North line of said South One-Half of Section 30 for a distance of 803.94 feet to the POINT OF BEGINNING; thence continue along the last described course, South 88 Degrees 36 Minutes 19 Seconds West, and along said South line a distance of 531.44 feet to a found 1/2 inch rebar lying on the Easterly Right of Way of U.S. Highway 280 'Right of Way varies'; thence leaving said North line, run South 40 Degrees 20 Minutes 13 Seconds East along said Right of Way a distance of 341.29 feet to a point; thence leaving said Right of Way, run North 48 Degrees 39 Minutes 25 Seconds East a distance of 413.41 feet to the POINT OF BEGINNING. Said parcel contains 70,536 square feet or 1.62 acres more or less.

LEGEND

IPF ●	IRON PIN FOUND
IPS ●	IRON PIN SET 5/8" REBAR w/CAP (STAMPED CA-560LS)
■	CONCRETE MONUMENT FOUND
+	CROSS FOUND
○	CALCULATED POINT

0' 100' 200' 300'



SCALE IN FEET
1"=100'

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL & TRANSPORTATION ENGINEERING - LAND SURVEYING - LAND PLANNING
LANDSCAPE ARCHITECTURE - PIPELINE ENGINEERING & SURVEYING
1650 WOODS OF RIVERCHASE DRIVE SUITE 200
HOOPER, ALABAMA 36544
PHONE: (205) 942-2483
WWW.GONZALEZ-STRENGTH.COM an LJA company



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: July 23, 2026

RE: Public Hearing and Recommendation of Annexation Request – 1.62 +/- acres located
at 20354 US Hwy 280 E

The above referenced Annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments. City Staff has no objection with the approval of this request for annexation.

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

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Item No. 8

Type of Request: Rezone

General Information

Applicant:	5B, LLC
Surveyor of Record:	Gonzalez-Strength & Associates, Inc.
Site Location:	Along US Hwy 280 E
Acreage:	52.0 +/- acres
Current Zoning:	R-3 High Density Residential
Proposed Zoning Classification:	C-4 Highway Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Commercial Development
District:	One
Survey Plat:	Attached
City Services:	Phenix City Fire, Police

Staff Comments

- The developer is adjusting the existing dividing line between the C-4 and R-3 zones which does not have a clear legal description.

Engineer/Owner Comments

None



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

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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: July 23, 2026

RE: Public Hearing and Recommendation of Rezone – 52.0 +/- acres located along US Hwy 280 E

The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.