



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 11, 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 28, 2026 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 22.44+/- acres located at 47 Womack Road & 8 Cheney Lane – Michael Cannon & Kenneth Waldrup, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Public Hearing & Recommendation of Preliminary Plat – 155.72+/- acres along US Highway 280 East – Willow Capital Partners, LLC, (applicant).
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

July 28, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 28, 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, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Chairman Sims was 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 Ivy 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, 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. Chairman Sims asked Secretary Phillips-Wyatt to call roll. The following were present in person. Councilmember Bailey, 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, Fire Marshall Chris Wright, Economic Development Manager Shaun Culligan, Assistant City Manager Chan Gamble and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the July 14, 2026 meeting minutes. Vice Chairman Taylor asked if there was a motion to approve the written minutes and remove the recorded minutes. Member McKissic 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 Carr, Member Hanks, Member Ivy, Member McKissic, Vice Chairman Taylor and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: Member Lindsey. Motion passed.

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

The sixth item on the agenda was the Acceptance of Preliminary Plat – US Highway 280 East Retail Subdivision – Willow Capital Partners, LLC (applicant), owner. Assistant City Engineer Chris Casey reviewed the staff report with the members. Vice Chairman Taylor 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 23, 2026

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

The above referenced Preliminary Plat is being reviewed 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.

Vice Chairman Taylor asked if there was a motion to accept. A motion to accept was made by Member Bailey, 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, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Public Hearing and Recommendation of Annexation – 1.62+/- acres located at 20354 US Highway 280 East – Timothy & Jene' Greer, owners. Assistant City Engineer Chris Casey reviewed the staff report with the members. Vice Chairman Taylor opened the public hearing. Several citizens came forward with concerns about what was going to be coming to the area due rumors, traffic, sewage, runoff water, home value, and light pollution. Discussion followed. With no one else coming forward Vice Chairman Taylor closed the Public Hearing. Vice Chairman Taylor 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 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.

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

The eighth item on the agenda was the Public Hearing & Recommendation of Rezone – 52 +/- acres located along US Highway 280 Est – 5B, LLC., owner. Assistant City Engineer Chris Casey reviewed the staff report with the members. Vice Chairman Taylor opened the public hearing. With no one coming forward the public hearing was closed. Vice Chairman Taylor asked Secretary Eliza Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: July 23, 2026

RE: Public Hearing & 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.

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

The ninth item on the agenda was Old Business: None

The tenth item on the agenda was New Business: None.

The eleventh 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 Carr, 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 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 August 11, 2026.

Vice Chairman: Tony Taylor

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: Administrative Subdivision

General Information

Applicant:	Michael Cannon & Kenneth Waldrup
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	47 Womack Rd & 8 Cheney Ln
Acreage:	22.44 +/- acres
Number of Lots:	3 lots to 4 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing dwellings
Proposed Use of Property:	Existing dwellings and future development
District:	None
Survey Plat:	Attached
City Services:	Phenix City Police Jurisdiction

Staff Comments

None

Engineer/Owner Comments

None.

[illegible]

US HWY 80 W



CHENEY LN

WOMACK RD

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

MEMORANDUM

To: Planning Commission

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

Date: August 6, 2026

RE: Administrative Subdivision – 22.44 +/- acres located at 47 Womack Rd & 8 Cheney Ln

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.

PHENIX CITY

Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.gov

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: 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

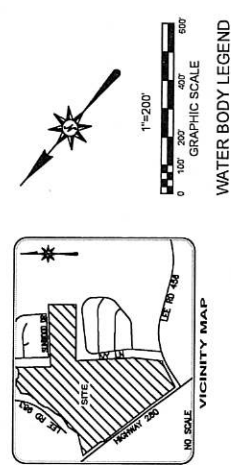
None.

Engineer/Owner Comments

None.

REV	DESCRIPTION	DATE
0	PRELIMINARY PLAT SUBMITTAL	7/10/26
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2		
3		
4		

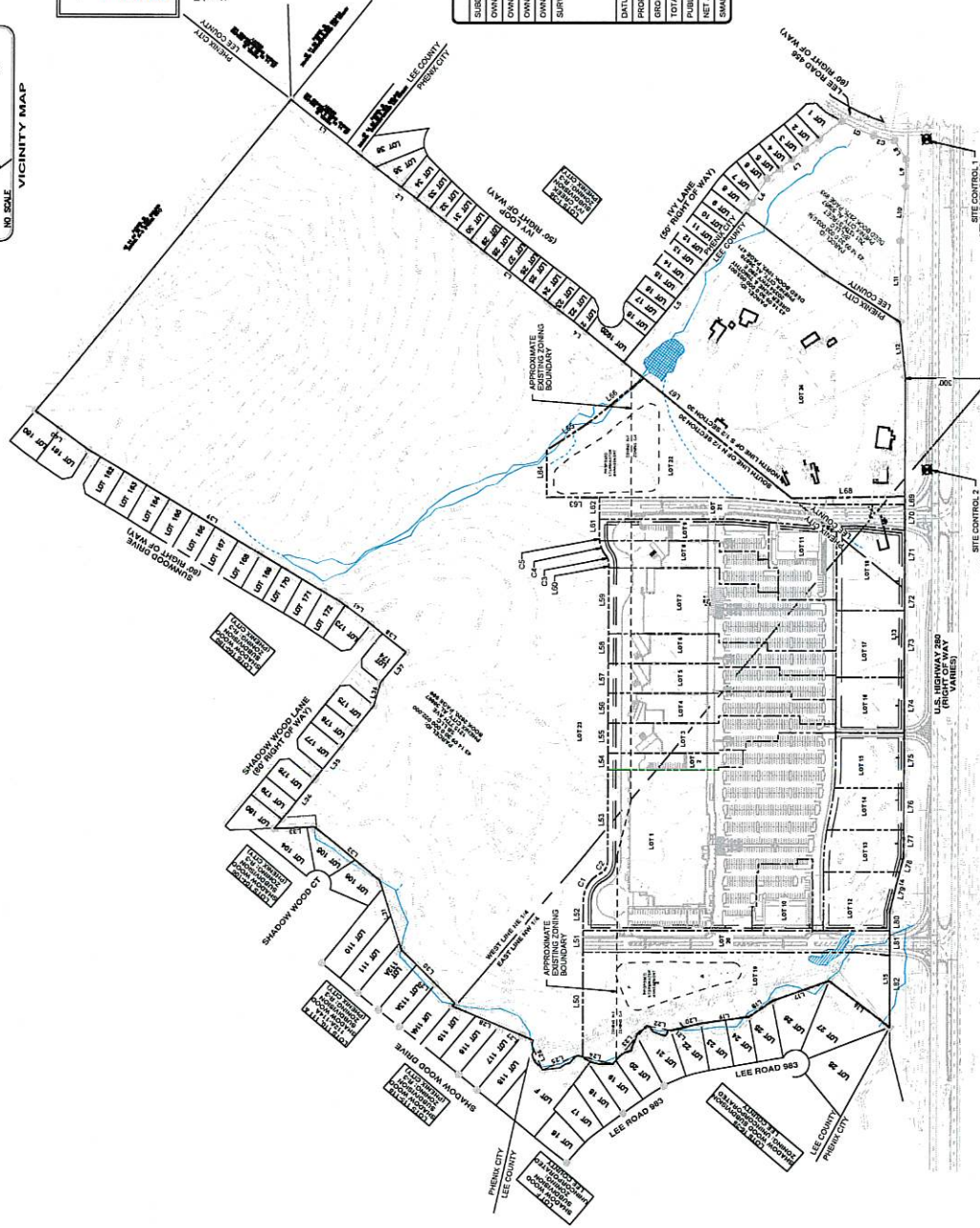
PRELIMINARY PLAT



SITE DATA TABLE	
SUBDIVISION NAME: HIGHWAY 290 RETAIL SUBDIVISION	
OWNER: SE, LLC	
OWNER ADDRESS: 125 TH AVENUE, PHOENIX CITY, AL 36867	
OWNER GREEK NAME: E. THOMOTHY	
OWNER ADDRESS: 3034 HWY 290 E. PHOENIX CITY, AL 36870	
SURVEYOR: DEBERA MEDGARD, P.L.C.	
ASSOCIATES	
3115 VANDERBILT DRIVE, SUITE 200	
HOUSTON, TX 77057	
PHONE: 281.3384	
EMAIL: DME@DEBERAMEDGARD.COM	
DATE: 04/20/2014	
DRAWN BY: JONALISA@STRENGTH.COM	
DATUM: NAD83	
PROPOSED USE: COMMERCIAL SUBDIVISION	
GROSS AREA: 152.71 AC	
TOTAL LOT: 31	
PUBLIC AREA: 4.01 AC	
NET AREA: 151.92 AC	
SMALLEST LOT: 0.76 AC	

NOTES:

1. REFER TO SHEET 2 OF 2 FOR BUILDING
2. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) FOR LEE COUNTY, ALABAMA, (COMMUNITY PANEL NUMBER 01081C 0289 G, DATED NOVEMBER 2, 2011 AND 01113C 00390, DATED JANUARY 8, 2016). ALL OF THE SUBJECT PROPERTY LIES WITHIN ZONE X, DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% FLOOD RISK."



SITE CONTROL 2
 SET APPROP REBAR
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 E816021.77
 EL. 462.90

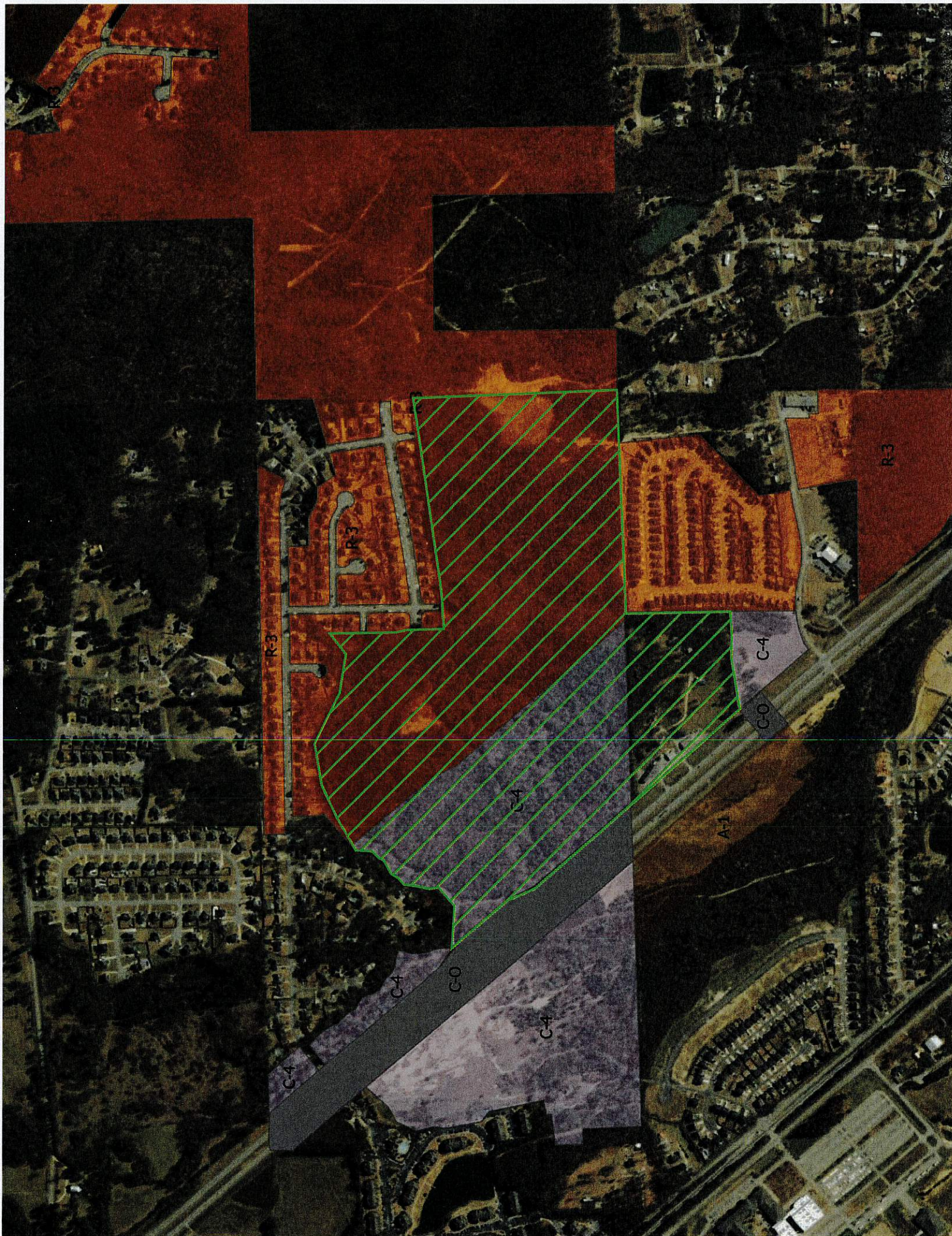
SITE CONTROL 1
 SET APPROP REBAR
 N735010.44
 E816021.77
 EL. 450.14

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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

MEMORANDUM

To: Planning Commission

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

Date: August 6, 2026

RE: Public Hearing and Recommendation of Preliminary Plat – 155.72 +/- acres located
along US Hwy 280 E

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.