



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 25, 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 August 11, 2026 Meeting Minutes
 - 5) Rules for Addressing Planning Commission
 - 6) Approval of Administrative Subdivision – 4.29+/- acres located at 54 & 46 Chatman Drive – Akaylia Prather and Courtne Atkins, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
 - 7) Old Business
 - 8) New Business
 - 9) Adjournment
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August 11, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 11, 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, Vice Chairman Taylor and Member Phillips-Wyatt. Members Bailey, Hanks and McKissic 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, 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. 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, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, Assistant City Manager Chan Gamble and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the July 28, 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 Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Vice Chairman Taylor and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: Chairman Sims. 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 – 22.44+/- acres located at 47 Womack Road & 8 Cheney Lane – Michael Cannon & Kenneth Waldrup, owners. Assistant City Engineer Chris Casey 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: August 6, 2026

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

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 Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Public Hearing & Recommendation 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. At this time Chairman Sims opened the public hearing. Several citizens came forward with concerns of runoff water, buffers, flooding, traffic and rezone signs. Discussion followed. With no one else 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: August 6, 2026

RE: Public Hearing & 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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was Old Business: None

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

The tenth 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, 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 25, 2026.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt



DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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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

Item No. 6

Type of Request: Administrative Subdivision

General Information

Applicant:	Akaylia Prather & Courtnie Atkins
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	54 & 46 Chatman Dr
Acreage:	4.29 +/- acres
Number of Lots:	Adjusting lot line between two lots
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Existing dwellings
Proposed Use of Property:	Existing dwellings
District:	Three
Survey Plat:	Attached
City Services:	Phenix City Water, Fire, Police, Streets & Drainage

Staff Comments

None

Engineer/Owner Comments

None.





PHENIX CITY
Alabama

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Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

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

Date: August 21, 2026

RE: Administrative Subdivision – 4.29 +/- acres located at 54 & 46 Chatman Dr

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.