



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 13, 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 September 22, 2026 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 51.53+/- acres located at 90 Freeman Road – James & Linda Riley, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Approval of Administrative Subdivision – 14.79+/- acres located along Orphan Woods Drive – Casey Charles & Jessica Brianne Davis, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
 - Election of New Officers: Chairman, Vice-Chairman and Parliamentarian
 - Approval of 2027 Meeting Schedule
- 10) Adjournment

September 22, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 22, 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 Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt.

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 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, 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: City Councilmember Bailey, City Manager Wallace B. Hunter, Assistant City Manager Chan Gamble, 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, Assistant Fire Chief Kerry Bragg, Fire Marshall Chris Wright, Economic Development Manager Shaun Culligan, City Attorney Jim McKoon and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the September 8, 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Hanks, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: Members Bailey and Carr. 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 Request for Waiver – 1.98+/- acres at 3000 9th Place – Barbara Mitchell (c/o Judy Jackson), owner. 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: September 17, 2026

RE: Waiver Request – 1.98+/- acres located at 3000 9th Place

The above referenced Waiver Request has been reviewed by the Building, Utilities, Fire and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations per Section 4.09.02 which states that every lot must adjoin a dedicated public street. However, the dedication of public right of way along 9th Place and 31st Avenue would cause more issues with the lot requirements outlined in the Zoning Ordinance. The owner has provided public access and utility easements on the plat in lieu of right of way and City staff has no objections to the waiver request.

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

The seventh item on the agenda was the Approval of Administrative Subdivision – 1.98+/- acres at 3000 9th Place – Barbara Mitchell (c/o Judy Jackson), owner. 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: September 17, 2026

RE: Administrative Subdivision – 1.98+/- acres located at 3000 9th Place

The above referenced Administrative Subdivision has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the requirements of Section 4.09.02 of the Subdivision Regulations which states that every lot must adjoin a dedicated public street. However, the owner has submitted a waiver for relief from this requirement and City staff has no issues with the request.

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

The eighth item on the agenda was the Approval of Administrative Subdivision – 0.24+/- acres located at the corner of 8th Avenue & 12th Place – Phenix Girard Bank, owner. 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: September 17, 2026

RE: Administrative Subdivision – 0.24+/- acres located at the intersection of 8th Ave & 12th Pl

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

The ninth item on the agenda was the Public Hearing and Recommendation of De-Annexation – 1.84+/- acres located at the intersection of Opelika Road & Guantt Road – Joe Crawford, owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. 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: September 17, 2026

RE: Public Hearing of De-Annexation Request – 1.84+/- acres located at the intersection of Opelika Road & Guantt Road

The above referenced application for de-annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this de-annexation request be denied.

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

The tenth item on the agenda was Old Business: None

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

The twelfth 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 Lindsey, 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 October 13, 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: Administrative Subdivision

General Information

Applicant:	James & Linda Riley
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	90 Freeman Rd
Acreage:	51.53 +/- acres
Number of Lots:	Adjust lot line between parcels
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing dwellings
Proposed Use of Property:	Existing dwellings and single family residential
District:	None
Survey Plat:	Attached
City Services:	Phenix City Police Jurisdiction

Staff Comments

None

Engineer/Owner Comments

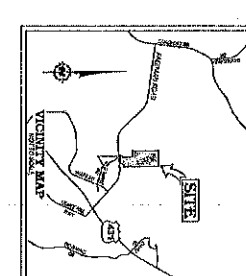
None.

CERTIFICATE OF APPROVAL
RISSELL COUNTY HEALTH DEPARTMENT
 THE BOARD OF HEALTH OF RISSELL COUNTY, MISSISSIPPI, HAS REVIEWED THE APPLICATION FOR A LICENSE TO OPERATE A PUBLIC WATER SUPPLY SYSTEM SUBMITTED BY THE RISSELL COUNTY WATER AUTHORITY, AND HAS GRANTED SUCH LICENSE TO THE SAID AUTHORITY, SUBJECT TO THE FOLLOWING CONDITIONS:

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RISSELL COUNTY HEALTH DEPARTMENT
 THE BOARD OF HEALTH OF RISSELL COUNTY, MISSISSIPPI, HAS REVIEWED THE APPLICATION FOR A LICENSE TO OPERATE A PUBLIC WATER SUPPLY SYSTEM SUBMITTED BY THE RISSELL COUNTY WATER AUTHORITY, AND HAS GRANTED SUCH LICENSE TO THE SAID AUTHORITY, SUBJECT TO THE FOLLOWING CONDITIONS:

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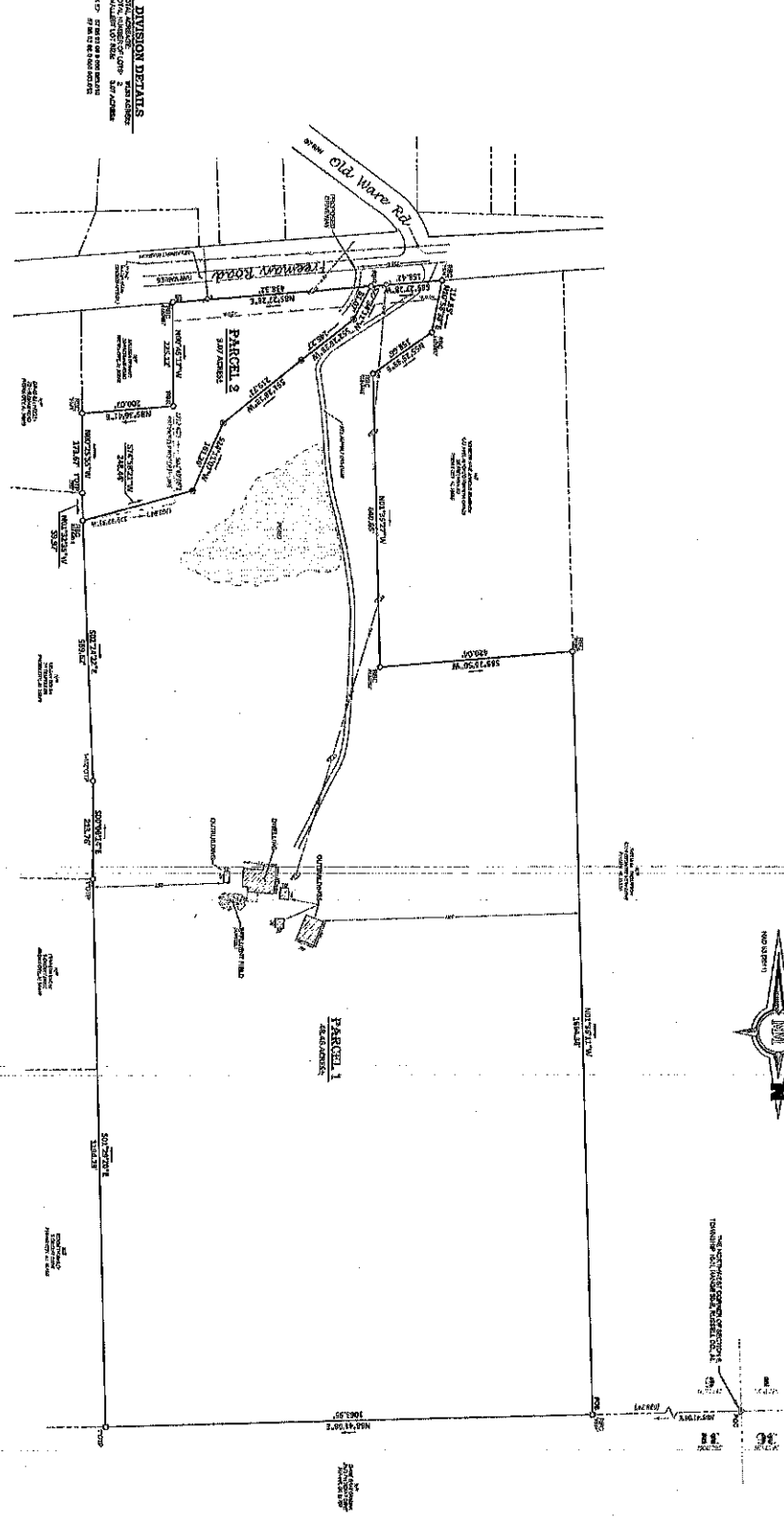


OWNERSHIP AND DEDICATION
 THE RISSELL COUNTY WATER AUTHORITY, A PUBLIC BODY CORPORATE AND POLITICAL ENTITY OF THE STATE OF MISSISSIPPI, HAS HEREBY DEDICATED THE FOLLOWING LAND TO THE PUBLIC WATER SUPPLY SYSTEM, AND HAS GRANTED THE RISSELL COUNTY WATER AUTHORITY THE RIGHT TO USE THE SAID LAND FOR THE PURPOSES OF THE SAID SYSTEM.



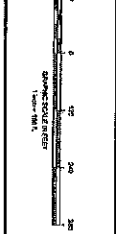
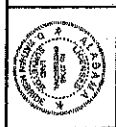
ADMINISTRATIVE REPORT NOTES
 THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE, AND IS SUBJECT TO THE VERIFICATION OF THE MISSISSIPPI DEPARTMENT OF REVENUE.

SURVEYOR'S NOTES
 THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE, AND IS SUBJECT TO THE VERIFICATION OF THE MISSISSIPPI DEPARTMENT OF REVENUE.



REFERENCES
 THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE, AND IS SUBJECT TO THE VERIFICATION OF THE MISSISSIPPI DEPARTMENT OF REVENUE.

DIVISION DETAILS
 THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE, AND IS SUBJECT TO THE VERIFICATION OF THE MISSISSIPPI DEPARTMENT OF REVENUE.



MEASURED BY
 THE FOLLOWING INFORMATION WAS OBTAINED FROM THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE, AND IS SUBJECT TO THE VERIFICATION OF THE MISSISSIPPI DEPARTMENT OF REVENUE.

NO.	DESCRIPTION	DATE
1	FIELD WORK COMPLETED ON 12/1/2003	12/1/2003
2	PROJECTING 12/1/2003	12/1/2003
3	PROJECTING 12/1/2003	12/1/2003

DATE
 12/1/2003
SCALE
 1" = 120'
SHEET NO.
 1 of 1



Freeman Rd

US Hwy 431 S

M2

R-1B

CO

Microsoft Vector

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

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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: October 9, 2026

RE: Administrative Subdivision – 51.53 +/- acres located at 90 Freeman 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.

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
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Director of Engineering / Director of Public Works

Item No. 7

Type of Request: Administrative Subdivision

General Information

Applicant:	Casey Charles & Jessica Brianne Davis
Surveyor of Record:	BSI, Inc.
Site Location:	Along Orphan Woods Dr
Acreage:	14.79 +/- acres
Number of Lots:	One lot to two lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Single family residential
District:	None
Survey Plat:	Attached
City Services:	Phenix City Police Jurisdiction

Staff Comments

None

Engineer/Owner Comments

None.

1. The first part of the document is a header section containing the title "THE EFFECTS OF THE 1997 ASIAN FINANCIAL CRISIS ON THE ECONOMIC GROWTH OF THE ASEAN-4 COUNTRIES" and the author's name "Dr. J. S. H. CHAN".



Whiterock Rd

Orphan Woods Dr

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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: October 9, 2026

RE: Administrative Subdivision – 14.79 +/- acres located along Orphan Woods 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.



PLANNING COMMISSION

1206 7th Ave. | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.gov

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Chairman

TONY TAYLOR
Vice Chairman

ELIZA PHILLIPS-WYATT
Secretary

KATHY DAVIS
Recording Secretary

STEVE BAILEY

MARCUS CARR

STEVE HANKS

DON IVY

ANNIE LINDSEY

SIERRA MCKISSIC

MEMORANDUM

To: Planning Commission

CC: Angel Moore, City Engineer / Public Works Director

From: Kathy Jo Davis, Planning Commission Recording Secretary

Date: October 9, 2026

RE: 2027 Planning Commission Calendar

Please find listed below the proposed Planning Commission's 2027 Meeting Calendar.

January 12, 2027
January 26, 2027

July 13, 2027
July 27, 2027

February 09, 2027
February 23, 2027

August 10, 2027
August 24, 2027

March 09, 2027
March 23, 2027

September 14, 2027
September 28, 2027

April 13, 2027
April 27, 2027

October 12, 2027
October 26, 2027

May 11, 2027
May 25, 2027

November 09, 2027
November 23, 2027

June 08, 2027
June 22, 2027

December 14, 2027
December 28, 2027