June 23, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 23, 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, and Member Phillips-Wyatt. Member Lindsey 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 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, 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, Fire Marshall Chris Wright, City Attorney Jim McKoon, City Manager Wallace B. Hunter, Assistant City Manager Chan Gamble, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the June 9, 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Ivy, Member McKissic, Chairman Sims and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: Member Hanks. 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 Acceptance of Annexation – 0.12+/- acres located at 2060 Lee Road 427 (Pierce Road) and 5302 Wilma Avenue – James Hall, 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.

<u>Memo</u>
To: Planning Commission
From: Angel Moore, P.E., City Engineer/Public Works Director
Date: June 18, 2026
RE: Acceptance of Annexation Request – 0.12+/- acres located at 2060 Lee Road 427 & 5302 Wilma Avenue
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.

Chairman Sims 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 McKissic, Chairman Sims, 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 – 0.20+/- acres located along Landmark Road – William & Patricia Sellers, owners. City Engineer/Public Works Director 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: June 18, 2026
RE: Public Hearing & Recommendation of Annexation – 0.20+/- acres located along Landmark Road
The above referenced Annexation request has been reviewed by the Building, Utilities, Fire, and Engineering Departments. City Staff has no objection with the approval of this request for annexation.

Chairman Sims asked if there was a motion of recommendation for approval or denial. A motion to recommend for approval 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, and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Acceptance of an Amendment to the Zoning Ordinance – Article 5: Nonresidential and Mixed-Use Districts. Building Official Ray Rogers came forward to address the members. Mr. Rogers stated that the amendment was being requested after researching of other surrounding areas such as Opelika, Dothan, and Prattville that their maximum building area for Highway Commercial Districts were set at 50%. This amendment will be in line with the other surroundings areas and will also bring other developers into the City. Chairman Sims asked Secretary Eliza Phillips-Wyatt to read the department memo.

Memo
To: Wallace Hunter, City Manager
CC: Planning Commission
From: Rag Rogers, Chief Building Official
Date: June 4, 2026
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 accept. A motion to accept 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, 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. 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, 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 14, 2026.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt