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 Attorney Jim McKoon, 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.

The seventh item on the agenda was the Approval of Administrative Subdivision – 1.44+/- acres located at 1114 28th Avenue – Salvador Martinez-Arreola, 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: July 9, 2026
RE: Administrative Subdivision – 1.44+/- acres located at 1114 28th Avenue
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 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.

The eighth item on the agenda was the Approval of Administrative Subdivision – 1.09+/- acres located at 2060 Lee Road 427 (Pierce Road) and 5302 Wilma Avenue – Milltown Properties, LLC & James Hall, owners. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims 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 9, 2026
RE: Administrative Subdivision – 1.09+/- acres located at 2060 Lee Rd 427 & 5302 Wilma Ave
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 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 ninth item on the agenda was the Acceptance of Annexation – 1.62+/- acres located at 20354 US Highway 280 East – Timothy & Jene' Greer, owners. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims 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 9, 2026
RE: Acceptance of Annexation Request – 1.62+/- acres located at 20354 US Hwy 280 E
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 Carr. 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 tenth item on the agenda was the Acceptance of Rezone – 52+/- acres located along US Highway 280 East – 5B, LLC., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims 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 9, 2026
RE: Acceptance of Rezone – 52.0+/- acres located along US Hwy 280 E
The above referenced Rezone request is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this rezone 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 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 eleventh item on the agenda was the Public Hearing & Recommendation of Annexation – 0.12+/- acres located at 2060 Lee Road 427 (Pierce Road) & 5302 Wilma Avenue – James Hall, owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Fire Chief Kennedy came forward to address the Commission to explain why this does not meet Fire Code Requirements and discussion followed. Chairman Sims opened the Public Hearing. Mr. James Hall, owner came forward and stated that he is not adding another structure or any other improvements to the property. Discussion followed. With no one else coming forward Chairman Sims closed the Public Hearing. Chairman Sims 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 9, 2026
RE: Public Hearing & Recommendation of Annexation Request – 0.12+/- acres located at 2060 Lee Rd 427 & 5302 Wilma Ave
The above referenced Annexation request has been under review by the Building, Utilities, Fire, and Engineering Departments. City Staff objects to the annexation request unless the applicant is willing to annex the property at 2060 Lee Rd 427 and add a hydrant meeting Phenix City Fire Department requirements for the property at 5302 Wilma Ave.

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

The twelfth item on the agenda was the Public Hearing and Recommendation of an Amendment to the Zoning Ordinance – Article 5: Nonresidential And Mix-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 opened the Public Hearing. With no one coming forward Chairman Sims closed the Public Hearing. 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 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.

Vice Chairman: Tony Taylor

Secretary: Eliza Phillips-Wyatt