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, City Attorney Jim McKoon, 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