

September 8, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 8, 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 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 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 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 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, Superintendent Water Filtration Plant Barrett Crain, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Chief of Fire Kristin Kennedy, Assistant Fire Chief Kerry Bragg, City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the August 25, 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: 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 – 37.93+/- acres at the intersection of US Highway 431 S & Freeman Road – Pamela Money Kittrell, 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 4, 2026

RE: Administrative Subdivision – 37.93+/- acres located at the intersection of Highway 431 S and 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.

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 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 – 6.63+/- acres east of 4503 Auburn Road – Andrew Killingsworth, 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 4, 2026

RE: Administrative Subdivision – 6.63+/- acres located east of 4503 Auburn 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.

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 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 Preliminary Plat – 24 Month Extension Request – 9.78+/- acres located along Gardner Way, Summer Vineyard Subdivision – Whiterock, LLC., 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 4, 2026

RE: Preliminary Plat – 24-Month Extension Request for Summer Vineyard Ph. III

The above referenced 24-month extension request on the Preliminary Plat for Summer Vineyard Ph. III meets the requirements of Section 3.04.03 of the Subdivision Regulations. City staff has no objection to this request.

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 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 Preliminary Plat – 24 Month Extension Request – 10.22+/- acres located near the intersection of Auburn Road & Poyner Drive – Carlton T. & Kathy I. Rosso, 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: September 4, 2026

RE: Preliminary Plat – 24-Month Extension Request for Rosso Subdivision

The above referenced 24-month extension request on the Preliminary Plat for Rosso Subdivision meets the requirements of Section 3.04.03 of the Subdivision Regulations. City staff has no objection to this request.

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 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 the Acceptance of De-Annexation – 1.84+/- acres located at the intersection of Opelika Road & Guantt Road – Joe Crawford, owner. 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 4, 2026

RE: Acceptance of De-annexation Request – 1.84+/- acres located at the intersection of Opelika Rd and Guantt Rd

The above referenced application for de-annexation is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this de-annexation request be accepted for consideration by the Planning Commission.

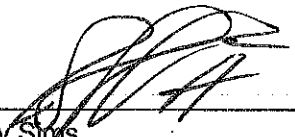
Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Hanks, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman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

The eleventh item on the agenda was Old Business: None

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

The thirteenth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Vice Chairman Taylor, 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 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 September 22, 2026.


Chairman: Billy Sims


Secretary: Eliza Phillips-Wyatt