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.

Vice Chairman: Tony Taylor

Secretary: Eliza Phillips-Wyatt