



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, APRIL 24, 2018  
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Approval of Agenda
- 3) Acknowledge City Council and City Personnel Present
- 4) Approval of the March 27, 2018 Meeting Minutes
- 5) Approval of the April 10, 2018 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval of Administrative Replat – 5.684+/- acres located between 4<sup>th</sup> Avenue and 6<sup>th</sup> Avenue – Housing Authority of Phenix City, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Approval of Administrative Replat – 2.85+/- acres located at 20 Allen Road – Jimmy and Pamela Willingham, owners.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 9) Approval of Administrative Replat – 79.3+/- ac located on Lee Road 248 (Summerville Road) – Broad River Group Limited, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

**MARCH 27, 2018**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 27, 2018 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Pat Howard called the meeting to order and asked Recording Secretary Kathy Jo Davis to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Lindsey, Member Sims and Member Taylor. Member Ivy and Member Culligan were not present.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Lindsey, Member Sims and Member Taylor. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Bailey. Chairman Howard asked Recording Secretary Davis to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director Stephen Smith, Utilities Engineer John Spraggins, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the March 13, 2018 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Vice Chairman Davis and seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Lindsey and Member Taylor. Nays: None. Abstain: Member Sims. Motion thus passed.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Approval of Administrative Replat of 3.75+/- acres at 74 Highway 165 for the Estate of Frances Love, c/o Brenda Blanton, owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

*To: Planning Commission*

*From: Angel Moore, City Engineer*

*Date: March 22, 2018*

*RE: Administrative Replat – 3.75+/- Acres at 74 Highway 165, Estate of Frances Love, c/o Brenda Blanton, owners.*

*The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.*

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Sims and seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Lindsey, and Member Taylor. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was Old Business. None

The eighth item on the agenda was New Business. None.

The ninth item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Sims and seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Lindsey, Member Sims and Member Taylor. 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 Tuesday, April 10, 2018.

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Chairman – Pat Howard

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Vice Chairman – Jimmy Davis

**APRIL 10, 2018**

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, April 10, 2018 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, April 24, 2018.

\_\_\_\_\_  
Chairman – Pat Howard

\_\_\_\_\_  
Secretary – Shaun Culligan



**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Councilmember District 3

WALLACE B. HUNTER, City Manager  
MELONY LEE, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## Staff Report No. 7

### Type of Plat: Administrative Replat

**Applicant:** The Housing Authority of Phenix City

**Surveyor of Record:** Eddie Eubanks

**Site Location:** Between 4<sup>th</sup> Ave. & 6<sup>th</sup> Ave.

**Acreage:** 5.684

**Number of Lots:** 7

**Reason for Replat:** Combine various parcels and dedicate additional rights of way.

**Current Zoning:** C-1

**Current Use of Property:** Multifamily Residential

**Proposed Use of Property:** Multifamily Residential

**Survey Plat:** Attached

**City Services:** All City Services

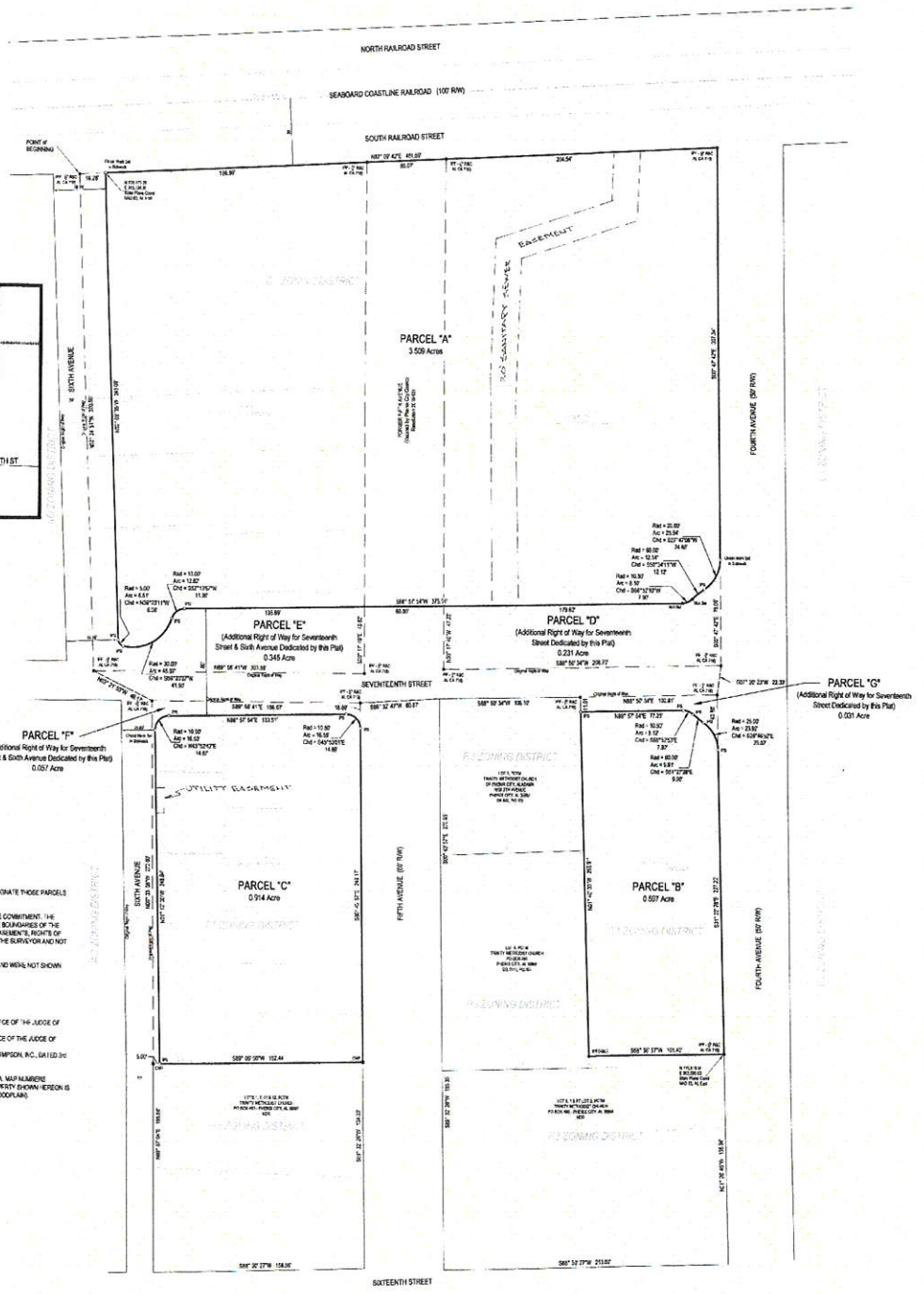
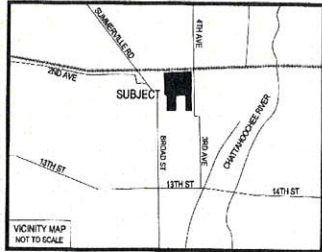
**Additional Information:** None at this time

**Engineer and or Owner Comments:** None at this time

# WHITewater VILLAGE, PLAT NO. 1

A RESUBDIVISION OF ALL OF BLOCK 171, LOTS 1-8, BLOCK 172, LOTS 3-10, BLOCK 201,  
AND LOT 2, BLOCK 202, PHENIX CITY TOTTEN'S MAP  
LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 30 EAST  
PHENIX CITY, RUSSELL COUNTY, ALABAMA

RESUBDIVISION / PLAT INFORMATION:  
TOTAL ACREAGE OF PROPERTY PLATTED: 5.04 ACRES  
TOTAL NUMBER OF PARCELS PLATTED: 7  
TOTAL AREA OF SUBALLIED PARCELS (A, B, C): 5.190 ACRES  
TOTAL AREA OF ADDITIONAL R/W PARCELS (D, E, F, G): 3.894 ACRES  
AREA OF LARGEST PARCEL: 3.500 ACRES  
AREA OF SMALLEST PARCEL: 0.231 ACRES



**SURVEYOR'S NOTE**

1. THE PURPOSE OF THIS PLAT IS TO ESTABLISH THE VARIOUS PARCELS OF LAND AND TO DESIGNATE THOSE PARCELS TO BE DEDICATED TO THE PUBLIC FOR ADDITIONAL RIGHT OF WAY.
2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT. THE SURVEYOR'S SEARCH OF PUBLIC RECORDS WAS LIMITED TO THOSE MATTERS AFFECTING THE BOUNDARIES OF THE SUBJECT PROPERTY ONLY. THERE MAY BE MATTERS OF RECORD, SUCH AS COVEYERS, EASEMENTS, RIGHTS OF WAY, ETC., THAT AFFECT THE TITLE TO THE SUBJECT PROPERTY WHICH ARE NOT KNOWN TO THE SURVEYOR AND NOT DISCLOSED BY THIS SURVEY.
3. ALL IMPROVEMENTS LOCATED ON THE SUBJECT PROPERTY ARE SITED FOR DEMOLITION AND WERE NOT SHOWN HEREON FOR THE PURPOSE OF THIS SURVEY.
4. NO ENCROACHMENTS WERE OBSERVED.
5. PLAT REFERENCES OF REFERENCE:  
(A) TOTTEN'S MAP OF PHENIX CITY DATED 1931.  
(B) DECLARATION OF TRUST NO. 43,000,000, RECORDED IN BOOK 178, PAGE 85, IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.  
(C) DECLARATION OF TRUST NO. 43,000,000, RECORDED IN BOOK 178, PAGE 83, IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.  
(D) PLAT OF SURVEY FOR WHITewater VILLAGE, LOTS 1-8 BY EDGAR A. BARRATT, P.L.S., BARRATT-DUNSON, P.C., DATED 21st OF MARCH 2017.
6. I HAVE DETERMINED THE FLOOD INSURANCE RATE MAPS (FIRM) OF RUSSELL COUNTY, ALABAMA, MAP NUMBER 8101020C AND 101020C, EFFECTIVE DATE JULY 22, 2016 AND DETERMINED THAT THE PROPERTY SHOWN HEREON IS IN ZONE X-1 AND THEREFORE IS DEEMED TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN.

- LEGEND**
- 19-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

**CERTIFICATE OF PLANNING COMMISSION**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA WITH THE EXCEPTION OF VIOLATION(S) AS SET FORTH IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

CHAIRMAN, PHENIX CITY PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY, PHENIX CITY PLANNING COMMISSION: \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATE OF COUNTY ENGINEER**

THIS PLAT HAS BEEN APPROVED BY THE RUSSELL COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

DATE OF EXECUTION: \_\_\_\_\_ RUSSELL COUNTY ENGINEER: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND JURISDICTION**

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ACCEPT THIS DIVISION WITH OUR FREE CONSENT. ESTABLISH THE MINIMUM BUILDING FOOTPRINT, LINES AND DIMENSIONS OF ALL STREETS, RIGHT-OF-WAY, EASEMENTS, PAVING AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

HOUSING AUTHORITY OF THE CITY OF PHENIX CITY, ALABAMA  
By: *Walter J. McMillan* 4/10/18  
DATE: \_\_\_\_\_  
By: *Walter J. McMillan* 4/10/18  
DATE: \_\_\_\_\_  
STATE OF ALABAMA, )  
COUNTY OF RUSSELL, )  
By: *Brian A. Lytle* A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY. I HEREBY CERTIFY THAT I HAVE PERSONALLY KNOWN EACH OF THE ABOVE NAMED PARTIES AND THEY ARE FULLY AUTHORIZED AS EXECUTIVE DIRECTORS OF THE HOLDING AUTHORITY OF THE CITY OF PHENIX CITY, ALABAMA, HAS EXECUTED THE SAME VOLUNTARILY ON THE DATE THE SAME BECAME DATED.  
GIVEN UNDER MY HAND AND THE SEAL OF MY OFFICE THIS 10th DAY OF April, 2018.  
BY COMMISSION EXPIRES Sept. 22, 2021.  
NOTARY PUBLIC

**CERTIFICATE OF THE CITY COUNCIL**

THE CITY OF PHENIX CITY HEREBY ACCEPTS ANY LAND, RIGHT-OF-WAY OR EASEMENTS DEDICATED BY THIS SUBDIVISION PLAT FOR RESOLUTION NO. \_\_\_\_\_

AUTHORIZED AGENT OF THE CITY \_\_\_\_\_ DATE \_\_\_\_\_

**BARETT-SIMPSON, INC.**  
Chief Surveyors & Land Surveyors  
706 10th STREET, PHENIX CITY, AL 36860 (PH) 334-297-2423, FAX 334-297-2449  
371 W BRAD STREET, PHENIX CITY, AL 36860 (PH) 334-487-4077, FAX 334-487-4080  
222 SOUTH W STREET, OKLAHOMA, AL 36860 (PH) 334-448-7081, FAX 334-448-7087

ALABAMA  
DEPARTMENT OF REVENUE  
COUNTY OF RUSSELL  
JULY 22, 2018  
PROFESSIONAL  
L. BARRATT  
DUNSON, P.C.

Recd 4-10-18 # 10





**PHENIX CITY**  
*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.us

**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
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Councilmember District 3

WALLACE B. HUNTER, City Manager  
MELONY LEE, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## MEMORANDUM

**To: Planning Commission**

**From: Angel Moore, City Engineer**

**Date: April 19, 2018**

**RE: Administrative Replat – 5.684 +/- Acres between 4<sup>th</sup> & 6<sup>th</sup> Avenue, The Housing Authority of Phenix City, Owners**

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The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.



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Director of Engineering / Director of Public Works

**Staff Report No. 8**

**Type of Plat: Administrative Replat**

**Applicant:** Jimmy C. and Pamela H. Willingham

**Surveyor of Record:** Michael Maher

**Site Location:** 20 Allen Road

**Acreage:** 2.85

**Number of Lots:** 3

**Reason for Replat:** Creating 3 residential lots.

**Current Zoning:** N/A, Planning Commission Jurisdiction Only

**Current Use of Property:** Residential

**Proposed Use of Property:** Residential

**Survey Plat:** Attached

**City Services:** Phenix City Police Jurisdiction, City Water Services

**Additional Information:** None at this time

**Engineer and or Owner Comments:** None at this time



WILLINGHAM SUBDIVISION  
SECTION 32 T 18 N R 30 E  
PHENIX CITY RUSSELL COUNTY ALABAMA

**STATEMENT OF SURVEY**  
By Michael J. Miller  
L.S. License No. 19851  
Date: 4/10/2018

I, Michael J. Miller, a Licensed Professional Land Surveyor in the State of Alabama, hereby certify that this plat is a true and correct record of an actual survey made by me, or under my supervision. That all measurements shown herein are true and correct, and that the boundaries shown are correct, and that all points of this survey and plat have been established in accordance with the requirements of the Standards of Practice for Land Surveying in the State of Alabama, and I declare my education, knowledge and belief.

Michael J. Miller  
Date: 4/10/2018  
Not a certified survey unless signed and stamped with my seal.

**STATEMENTS OF OWNERSHIP AND ENDORSEMENT**  
I, Jerry Willingham, hereby certify that I am the owner(s) of the property shown and described herein and that I hereby grant this plat with my consent, authorize the minimum building restrictions shown, and indicate all streets, other easements, easements, and other open spaces to public or private use as noted.

**APPROVED BY OWNER**  
Jerry Willingham DATE: 4/10/2018  
DATE: \_\_\_\_\_

**APPROVED BY**  
DATE: \_\_\_\_\_

**NOTICE OF RECORDATION**  
I, the undersigned authority a Notary Public in and for said County of Phenix, hereby do hereby certify that I have reviewed the contents of this instrument, recorded the same, and certify that it has been recorded on the 12th day of April, 2018.

**NOTARY PUBLIC**  
Jerry Willingham  
Notary Public  
County of Phenix, Alabama



**STATEMENTS OF THE PLANNING COMMISSION**  
**PLANNING COMMISSION**  
I hereby certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations for the City of Phenix City, Alabama, with the exception of violations, if any, as indicated in the minutes of the Planning Commission and that it has been approved for recording in the office of the Judge of Probate of said County, Alabama.

**PLANNING COMMISSION** DATE: \_\_\_\_\_

**PLANNING COMMISSION** DATE: \_\_\_\_\_

**STATEMENTS OF THE COUNTY ENGINEER**  
The undersigned, as County Engineer of the County of Russell, Alabama, hereby certifies an address by certificate and recitals by this plat, that the Phenix City Planning Commission approved the subdivision plat for the recording of same in the Public Office of Russell County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

County Engineer  
County of Russell, Alabama

**STATEMENTS OF THE CITY ENGINEER**  
I, \_\_\_\_\_, as City Engineer of the City of Phenix, Alabama, hereby certify an address by certificate and recitals by this plat, that the Phenix City Planning Commission approved the subdivision plat for the recording of same in the Public Office of Russell County, Alabama, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

City Engineer  
City of Phenix, Alabama

**STATEMENTS OF THE CITY ENGINEER**  
THE CITY OF PHENIX CITY HEREBY ACCEPTS ANY EASEMENTS, RIGHTS-OF-WAY, OR EASEMENTS DEDICATED BY THIS SUBDIVISION PLAT FOR RESOLUTION NO. \_\_\_\_\_

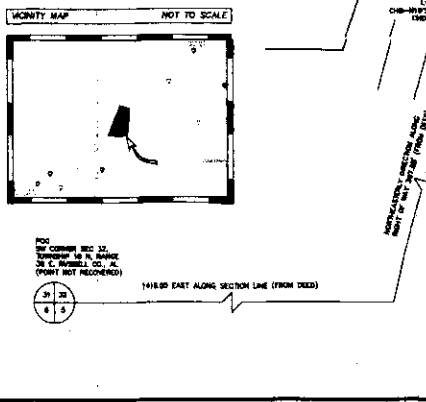
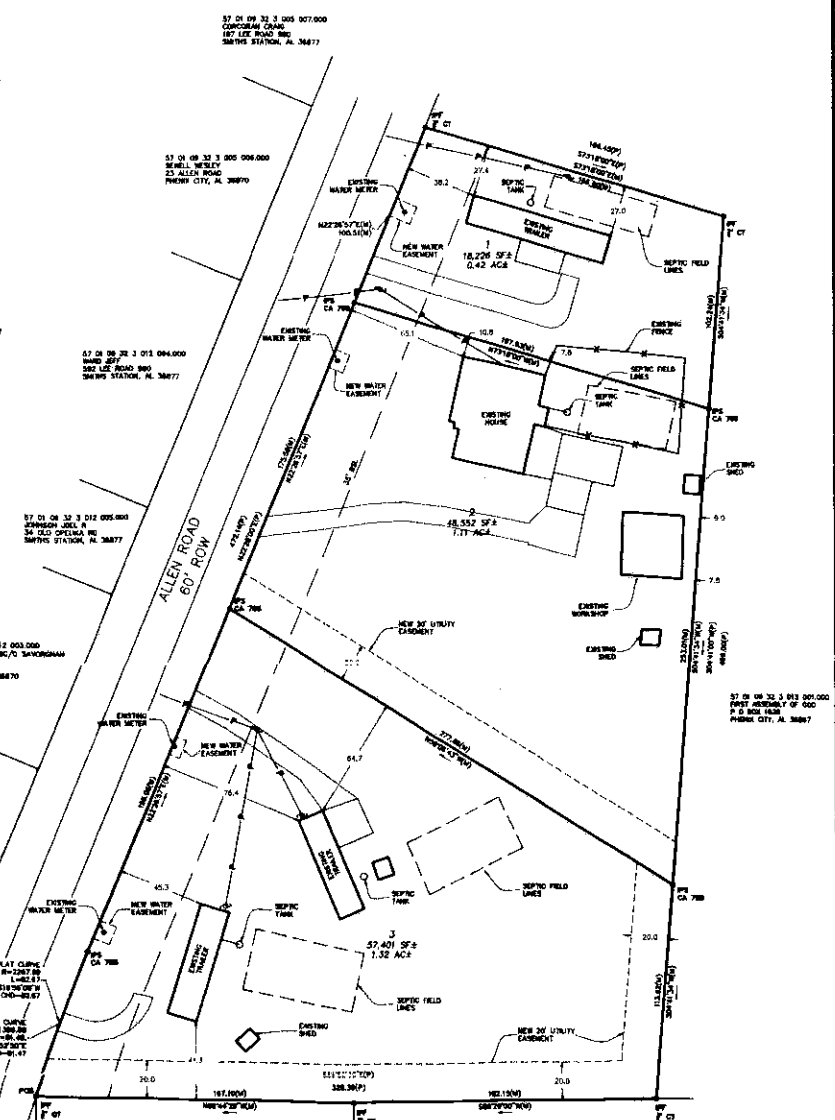
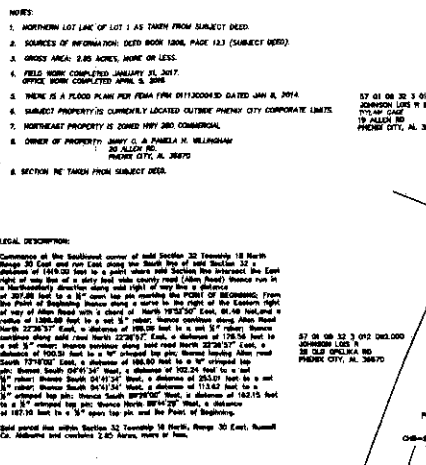
APPROVED AGENT OF THE CITY DATE: \_\_\_\_\_

**NOTES:**

1. NORTHERN LOT LANE OF LOT 1 AS TAKEN FROM SUBJECT DEED.
2. SOURCES OF INFORMATION: DEED BOOK 1206, PAGE 123 (SUBJECT DEED)
3. GROSS AREA: 2.86 ACRES, MORE OR LESS.
4. FIELD WORK COMPLETED JANUARY 31, 2017. OFFICE WORK COMPLETED APRIL 6, 2018.
5. THERE IS A FLOOD PLAIN PER FEMA (DT-10000000) DATED JAN 6, 2014.
6. SUBJECT PROPERTY IS CURRENTLY LOCATED OUTSIDE PHENIX CITY CORPORATE LIMITS.
7. NORTHEAST PROPERTY IS ZONED HPY 200 COMMERCIAL.
8. OWNER OF PROPERTY: JERRY G. & PAMELA H. WILLINGHAM, 20 ALLEN RD, PHENIX CITY, AL 36870
9. SECTION BE TAKEN FROM SUBJECT DEED.

**LEGAL DESCRIPTION:**  
Commence at the southeast corner of said Section 32 Township 18 North Range 30 East and run East along the South 1/4 of said Section 32 a distance of 149.02 feet to a point where the section line intersects the East right of way line of a sixty foot wide county road (Allen Road) thence run in a westerly direction along said right of way line a distance of 307.24 feet to a 3/4" iron nail set in the ground at the POINT OF BEGINNING. From the Point of Beginning thence along a curve to the right of the Eastern Right of way of Allen Road with a chord of North 78°52'57" East, 61.48 feet to a 3/4" iron nail set in the ground. Thence continue along Allen Road North 22°30'17" East, a distance of 388.18 feet to a 3/4" iron nail set in the ground. Thence along Allen Road North 22°30'17" East, a distance of 176.58 feet to a 3/4" iron nail set in the ground. Thence North 66°50'00" West, a distance of 102.24 feet to a 3/4" iron nail set in the ground. Thence South 22°30'17" East, a distance of 263.07 feet to a 3/4" iron nail set in the ground. Thence South 22°30'17" East, a distance of 112.42 feet to a 3/4" iron nail set in the ground. Thence South 66°50'00" West, a distance of 143.15 feet to a 3/4" iron nail set in the ground. Thence North 66°50'00" East, a distance of 102.24 feet to a 3/4" iron nail set in the ground. Thence North 78°52'57" East, a distance of 149.02 feet to a 3/4" iron nail set in the ground. Thence North 22°30'17" East, a distance of 307.24 feet to a 3/4" iron nail set in the ground. Thence North 22°30'17" East, a distance of 307.24 feet to the POINT OF BEGINNING.

Said parcel lies within Section 32, Township 18 North, Range 30 East, Russell Co. Alabama and contains 2.86 Acres, more or less.



**PRECISION SURVEYING**  
205 Auburn Street  
Phenix City, Alabama 36870  
Phone (205) 927-9106

Scale: 1" = 20'  
Date: 18-04-20



**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
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**ARTHUR L. DAY, JR.**  
Councilmember District 3

WALLACE B. HUNTER, City Manager  
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ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## MEMORANDUM

**To: Planning Commission**

**From: Angel Moore, City Engineer**

**Date: April 19, 2018**

**RE: Administrative Replat – 2.85 +/- Acres at 20 Allen Road, Jimmy C. & Pamela H. Willingham, Owners**

---

The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.



**DR. R. GRIFF GORDY**  
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Director of Engineering / Director of Public Works

**Staff Report No. 9**

**Type of Plat: Administrative Replat**

**Applicant:** Broad River Group Limited

**Surveyor of Record:** Jefferson Keefe

**Site Location:** Lee Road 248

**Acreage:** 79.3

**Number of Lots:** 5

**Reason for Replat:** Creating residential lots to sell

**Current Zoning:** None

**Current Use of Property:** Residential

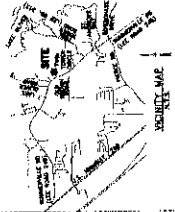
**Proposed Use of Property:** Residential

**Survey Plat:** Attached

**City Services:** City Water Services

**Additional Information:** None at this time

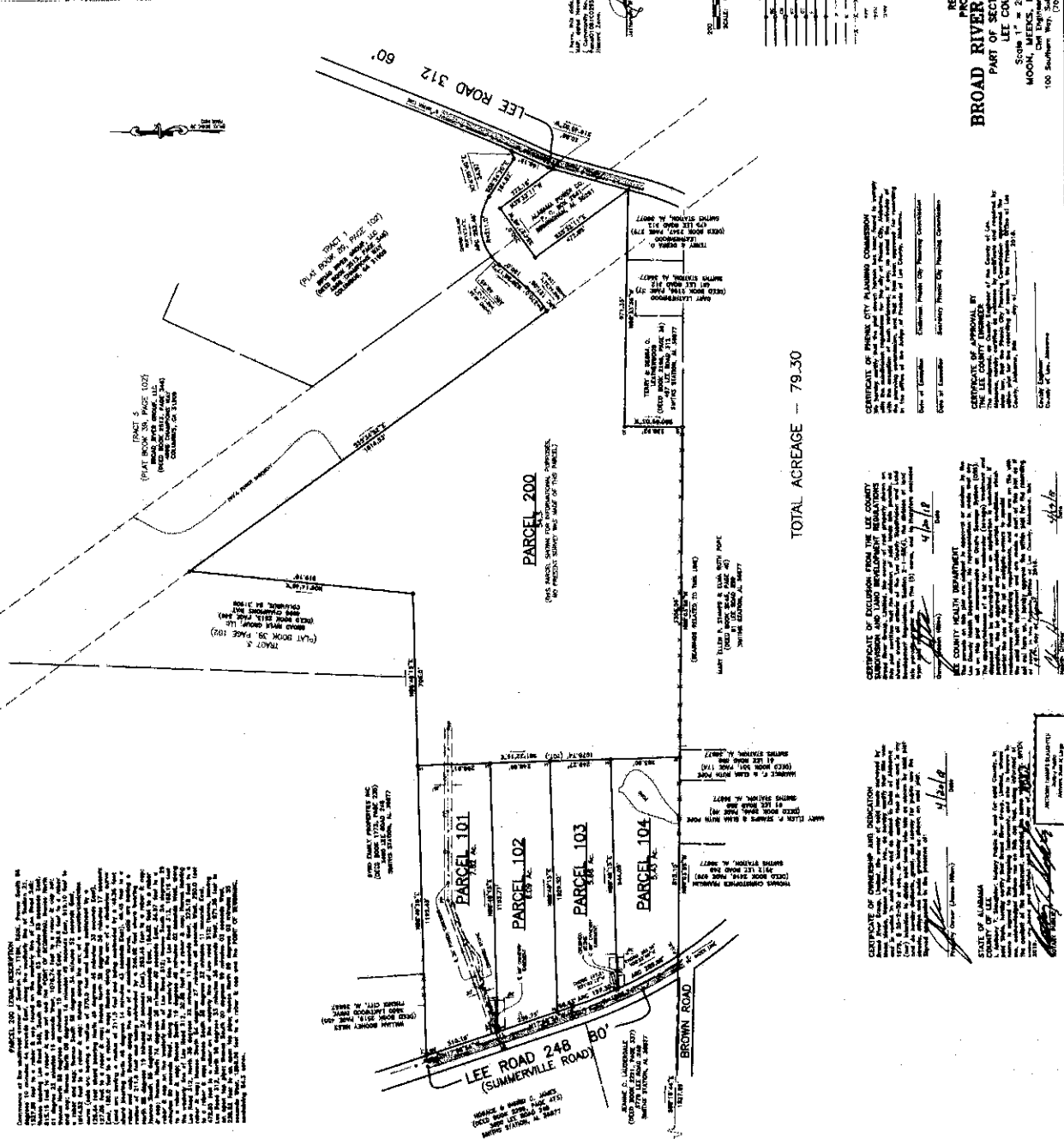
**Engineer and or Owner Comments:** None at this time



**REPLAT OF PROPERTY OF BROAD RIVER GROUP, LIMITED**  
 PART OF SECTION 21, T18N, R30E  
 LEE COUNTY, ALABAMA

Scale 1" = 200'

MOON, CHAS. METCOE, MASON & VINSON, INC.  
 100 Southern Way, Suite A, Columbus, Georgia, 31904  
 (706) 327-8300



TOTAL ACREAGE - 79.30

**ADMINISTRATIVE REPLAT NOTES**

1. This plat was prepared from a plat of the same property, recorded in the public records of Lee County, Alabama, in Book 10, Page 102.
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**ADMINISTRATIVE REPLAT NOTES**

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**PHENIX CITY**  
*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.us

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## MEMORANDUM

**To: Planning Commission**

**From: Angel Moore, City Engineer**

**Date: April 19, 2018**

**RE: Administrative Replat – 79.3 +/- Acres on Lee Road 248, Broad River Group Limited, Owners**

---

The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.