



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 10, 2020
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 February 25, 2020 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 4.31+/- acres located at 660 Lee Road 314 – Roy & Kathryn W. Culpepper, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Approval of Administrative Replat – 182.17+/- acres West of the intersection of Lee Road 312 & Lee Road 860 – Broad River Group, LLC., owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Waiver Request located on Summerville Road (Lee Road 248) – Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, T. Bruce Wade, II and Jason S. Dyer, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Approval of Administrative Replat – of 23.53+/- acres located at 4407, 4409, and 4411 Summerville Road (Lee Road 248) – Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, T. Bruce Wade, II and Jason S. Dyer, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 10) Acceptance of Preliminary Plat of Summerville Highlands Subdivision 25.00+/- acres located on Lee Road 248 ~ (Summerville Road), North of Lee Road 314 – Summerville Highlands (Mark Anderson), owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 11) Old Business
- 12) New Business
- 13) Adjournment

February 25, 2020

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 25, 2020 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

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

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

Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Graduate Engineer Chris Casey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director Stephen Smith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Engineering Administrative Assistant Kaleigh Wells.

The fourth item on the agenda was the approval of the February 11, 2020 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 Member Lindsey, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Taylor, and Member Culligan. Abstain: None. 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 Public Hearing and Approval of Preliminary Plat for Summerville Highlands Subdivision located on Summerville Road, North of Brown Road for Summerville Highlands, LLC., (Mark Anderson), owner. City Engineer Angel Moore informed the Planning Commission that Summerville Highlands, LLC. would like to pull the item from the agenda and be submitted at a later date until they come to an agreeance with Lee County over the flag lots. Chairman Howard asked Secretary Culligan to read the letter from the Engineering Firm; Hydro Engineering Solutions and also read the department memo.

February 21, 2020

Mr. Christopher J. Casey, E.I.

City of Phenix City

Graduate Civil Engineer

RE: Summerville Highlands

Plat Revision

Dear Mr. Casey,

We would like to request that you remove the current plat for Summerville Highlands that is on the Planning Commission agenda for a public hearing on 02/25/2020. We would like to request that the revised plat and the waiver regarding flag lots be placed on the 03/10/2020 Planning Commission meeting for preliminary acceptance.

If you have any questions feel free to call.

Sincerely,
Samuel H. Crim, Jr., PE
scrimjr@hydro-engineering.net
Hydro-Engineering Solutions
A Division of Hydro, LLC
(334) 466-0894

Memo

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: February 6, 2020

RE: Preliminary Plat for Summerville Highlands Subdivision

The above referenced preliminary plat has been requested, by the owner, to be removed from the Planning Commission Agenda and to be resubmitted for acceptance at a later date.

At this time Chairman Howard asked for a motion to accept this request. A motion was made by Member Ivy, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Taylor, and Member Culligan. Abstain: None. Motion thus passed.

The seventh item on the agenda was Old Business. None.

The eighth item on the agenda was New Business. Member Shaun Culligan turned in his letter of resignation. Chairman Howard asked Shaun Culligan to read the letter.

February 25, 2020

Dear Chairman Howard and Planning Commission Members,

It has been my pleasure to serve on the Phenix City Planning Commission for the past few years. After much thought, it's been clear to me that because I've had to abstain on a few accounts, due to the nature of my work in the City's Economic Development Department, I feel there could be reason to believe my position on the Planning Commission could be perceived as a conflict of interest. Because of this, I feel it best to step down from my position as the City Manager's representative on the Planning Commission at this time.

Thank you to all whom I've served with. It's been a pleasure to work alongside you.

Sincerely,

Shaun Culligan

At this time Chairman Howard asked if there was a motion to accept or deny. Member McKissic made a motion to accept, seconded by Member Bailey. All in favor. Motion passed,

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 Taylor, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Taylor, and Member Culligan. 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, March 10, 2020.

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.
Mayor Pro Tem / 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. 6

Type of Request: Administrative Replat

Applicant: Roy and Kathryn W. Culpepper - owners

Surveying Firm: Barrett Simpson, LLC.

Site Location: 660 Lee Road 314

Acreage: 4.31 +/-

Number of Lots: 2

Current Zoning: None

Current Use of Property: Vacant/Residential

Proposed Use of Property: Vacant/Residential

Survey Plat: Attached

City Services: None

Additional Information: None

Surveyor and or Owner Comment(s): None



PHENIX CITY
Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: March 6, 2020

RE: Administrative Re-plat – 4.31 +/- acres located at 660 Lee Road 314

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of Subdivision Regulations.



PHENIX CITY *Alabama*

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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 Request: Administrative Replat

Applicant: Broad River Group, LLC. (Jason Hilton – Representative)

Surveying Firm: McBride-McGill, Inc.

Site Location: To the west of the intersection of Lee Rd. 312 and Lee Rd. 860

Acreage: 182.17 +/-

Number of Lots: 2

Current Zoning: None

Current Use of Property: Vacant

Proposed Use of Property: Vacant/Residential

Survey Plat: Attached

City Services: Phenix City Water

Additional Information: None

Surveyor and or Owner Comment(s): None

APPROVAL BY THE LEE COUNTY COMMISSION
 I, _____, Lee County Commissioner, do hereby certify that the above described property is in compliance with the provisions of the Lee County Comprehensive Zoning Ordinance, Chapter 201-1, and that the same is suitable for the purposes herein stated.

TABLE 1

LINE	LENGTH	BEARING	AREA
1	12.00	S 00° 00' 00" E	12.00
2	12.00	S 60° 00' 00" E	71.94
3	24.00	S 60° 00' 00" E	287.91
4	24.00	S 30° 00' 00" E	240.00
5	12.00	S 00° 00' 00" E	12.00
6	12.00	S 00° 00' 00" E	12.00
7	12.00	S 00° 00' 00" E	12.00
8	12.00	S 00° 00' 00" E	12.00
9	12.00	S 00° 00' 00" E	12.00
10	12.00	S 00° 00' 00" E	12.00
11	12.00	S 00° 00' 00" E	12.00
12	12.00	S 00° 00' 00" E	12.00
13	12.00	S 00° 00' 00" E	12.00
14	12.00	S 00° 00' 00" E	12.00
15	12.00	S 00° 00' 00" E	12.00
16	12.00	S 00° 00' 00" E	12.00
17	12.00	S 00° 00' 00" E	12.00
18	12.00	S 00° 00' 00" E	12.00
19	12.00	S 00° 00' 00" E	12.00
20	12.00	S 00° 00' 00" E	12.00

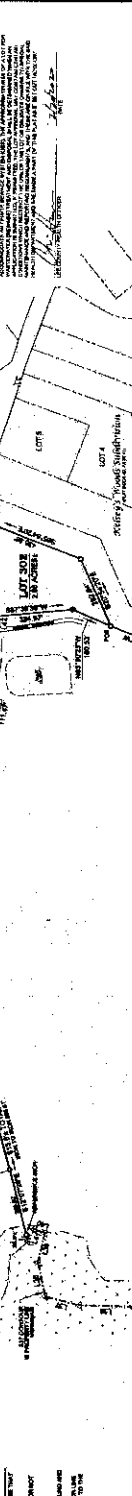
TABLE 2

LINE	LENGTH	BEARING	AREA
1	12.00	S 00° 00' 00" E	12.00
2	12.00	S 60° 00' 00" E	71.94
3	24.00	S 60° 00' 00" E	287.91
4	24.00	S 30° 00' 00" E	240.00
5	12.00	S 00° 00' 00" E	12.00
6	12.00	S 00° 00' 00" E	12.00
7	12.00	S 00° 00' 00" E	12.00
8	12.00	S 00° 00' 00" E	12.00
9	12.00	S 00° 00' 00" E	12.00
10	12.00	S 00° 00' 00" E	12.00
11	12.00	S 00° 00' 00" E	12.00
12	12.00	S 00° 00' 00" E	12.00
13	12.00	S 00° 00' 00" E	12.00
14	12.00	S 00° 00' 00" E	12.00
15	12.00	S 00° 00' 00" E	12.00
16	12.00	S 00° 00' 00" E	12.00
17	12.00	S 00° 00' 00" E	12.00
18	12.00	S 00° 00' 00" E	12.00
19	12.00	S 00° 00' 00" E	12.00
20	12.00	S 00° 00' 00" E	12.00

SURVEYOR'S NOTES
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. BEARINGS ARE GIVEN AS TRUE BEARINGS.
 4. THE TOTAL AREA OF THIS TRACT IS 12.00 ACRES.
 5. THE TOTAL AREA OF THIS TRACT IS 12.00 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, _____, of the County of Lee, State of Florida, do hereby certify that the above described property is the property of _____ and that the same is suitable for the purposes herein stated.

ADMINISTRATIVE NOTES
 1. THIS TRACT IS SUBJECT TO THE PROVISIONS OF THE LEE COUNTY COMPREHENSIVE ZONING ORDINANCE, CHAPTER 201-1.
 2. THE LEE COUNTY COMMISSION HAS REVIEWED THIS TRACT AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.
 3. THIS TRACT IS SUBJECT TO THE PROVISIONS OF THE LEE COUNTY COMPREHENSIVE ZONING ORDINANCE, CHAPTER 201-1.
 4. THE LEE COUNTY COMMISSION HAS REVIEWED THIS TRACT AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.



NOTARY PUBLIC

 Notary Public, State of Florida

Lee County Board of Planning and Zoning

 Board of Planning and Zoning

DATE: FEB. 19, 2020
SCALE: 1" = 200'
SHEET NO.: 1 OF 1

Maple Trust Estate, Trustee's Redivision
 A PROPERTY BOUNDARY SURVEY FOR THE REDIVISION OF PART OF THE MAPLE TRUST ESTATE, TRACT 501, LOTS 1 THROUGH 8, IN SECTION 31, TOWNSHIP 19 NORTH, RANGE 30 EAST, LEE COUNTY, FLORIDA.

FLOOD CERTIFICATION
 I, _____, Lee County Commissioner, do hereby certify that the above described property is not in a flood hazard area as shown on the latest available flood hazard map of the Lee County, Florida, prepared by the Federal Emergency Management Agency (FEMA).

ADMINISTRATIVE NOTES
 1. THIS TRACT IS SUBJECT TO THE PROVISIONS OF THE LEE COUNTY COMPREHENSIVE ZONING ORDINANCE, CHAPTER 201-1.
 2. THE LEE COUNTY COMMISSION HAS REVIEWED THIS TRACT AND HAS DETERMINED THAT IT IS IN COMPLIANCE WITH THE PROVISIONS OF THE ZONING ORDINANCE.



PHENIX CITY

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Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: March 6, 2020

RE: Administrative Re-plat – 182.17 +/- acres located West of the Intersection of Lee Rd. 312 & Lee Rd. 860

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of Subdivision Regulations.



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Director of Engineering / Director of Public Works

Staff Report No. 8

Type of Request: Waiver

Applicant: Jay Shepherd, Gilbert Dyer, James Dyer, Bruce Wade, and Jason Dyer - owners

Surveying Firm: Barrett Simpson, LLC.

Site Location: 4407, 4409, and 4411 Lee Road 248

Acreage: 23.53 +/-

Number of Lots: 5

Current Zoning: None

Current Use of Property: Vacant/Residential

Proposed Use of Property: Vacant/Residential

Survey Plat: Attached

City Services: Phenix City Water and Sewer

Additional Information: None

Surveyor and or Owner Comment(s): None

REQUEST FOR WAIVER

NAME OF DEVELOPER(S): Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, T. Bruce Wade II & Jason S. Dyer

NAME OF ENGINEERING FIRM: Barrett-Simpson, Inc.

EMAIL ADDRESS OF OWNER: jay.shepherd@shepherdbrokers.com

NAME OF SUBDIVISION: Property Division for Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, T. Bruce Wade II & Jason S. Dyer

LOCATION OF SUBDIVISION: Summerville Road (Lee Road 248)

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

Waiver is requested to allow approval of the proposed property division with the existing private drive, including the clubhouse.

This division was previously approved on 9/24/2019, but did not meet the requirements of Lee County for a minor division of property.

STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:

Tract D as shown on the attached plat of property division is an existing private drive, including the existing clubhouse.

The remaining portion of the parcel is not a buildable lot.

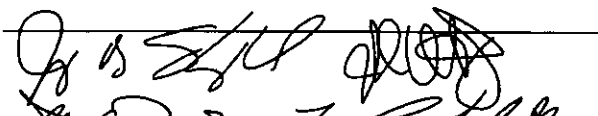
LIST ANY ATTACHMENTS TO THIS PETITION:

Plat of Property Division for Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, T. Bruce Wade II & Jason S. Dyer

PROVIDE A SHORT EXPLANATION WHY YOU BELIEVE THE WAIVER SHOULD BE APPROVED:

This is a private subdivision with a private drive. The private drive is a tract unto itself, which includes the clubhouse

that is jointly owned by all the adjoining owners.


Signature of Owner

2/24/2020

Date

**PLAT OF PROPERTY DIVISION FOR
 JAY B. SHEPHERD & J. GILBERT DYER, JR.,
 JAMES G. DYER, III, T. BRUCE WADE, II
 AND JASON S. DYER
 A PRIVATE SUBDIVISION
 LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST
 LEE COUNTY, ALABAMA**

ALL RIGHTS RESERVED BY THE PLATTEE. THIS PLAT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BARRETT-SIMPSON, INC.

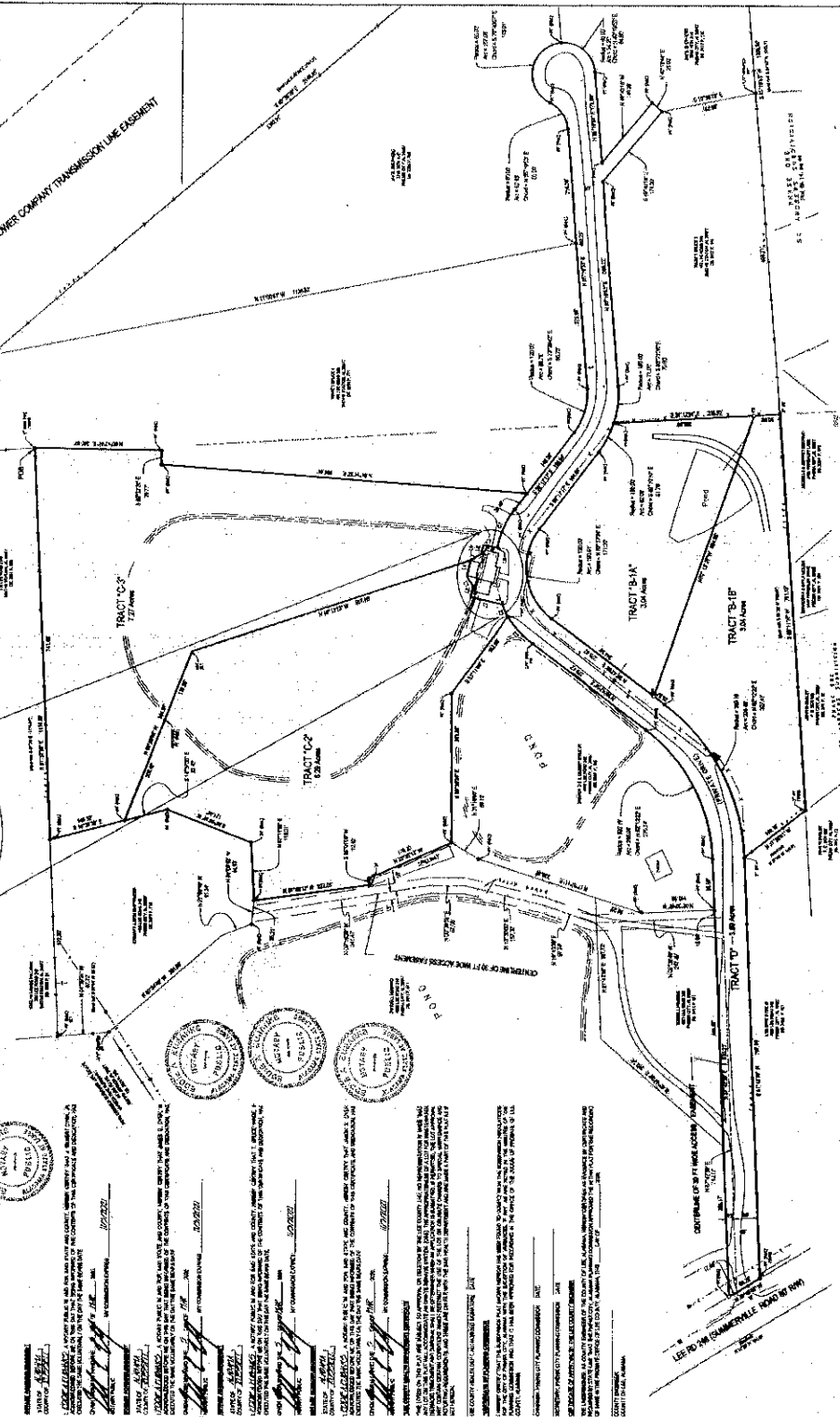


Tract	Area (Acres)	Area (Sq. Feet)
TRACT 10 ¹	1.77	77,000
TRACT 10 ²	1.77	77,000
TRACT 10 ³	1.77	77,000
TRACT 10 ⁴	1.77	77,000
TRACT 10 ⁵	1.77	77,000
TRACT 10 ⁶	1.77	77,000
TRACT 10 ⁷	1.77	77,000
TRACT 10 ⁸	1.77	77,000
TRACT 10 ⁹	1.77	77,000
TRACT 10 ¹⁰	1.77	77,000
TRACT 10 ¹¹	1.77	77,000
TRACT 10 ¹²	1.77	77,000
TRACT 10 ¹³	1.77	77,000
TRACT 10 ¹⁴	1.77	77,000
TRACT 10 ¹⁵	1.77	77,000
TRACT 10 ¹⁶	1.77	77,000
TRACT 10 ¹⁷	1.77	77,000
TRACT 10 ¹⁸	1.77	77,000
TRACT 10 ¹⁹	1.77	77,000
TRACT 10 ²⁰	1.77	77,000

LEGAL DESCRIPTION: A certain parcel of land in Section 28, Township 18 North, Range 30 East, Lee County, Alabama, containing approximately 1.77 acres, more or less, as shown on the attached plat.

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Barrett-Simpson, Inc.
 2000 BARRETT-SIMPSON DRIVE
 SUITE 100
 FARMINGDALE, ALABAMA 36525
 (205) 336-1100
 WWW.BSINC.COM



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Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, P.E., City Engineer/Public Works Director

Date: March 6, 2020

RE: Waiver Request – 23.53 +/- acres located at 4407, 4409 and 4411 Lee Road 248

The submitted Waiver request for 4407, 4409 and 4411 Lee Road 248 does not meet the requirements of Article VI, Section 5B of the Subdivision Regulations which states that all lots should abut a dedicated public street with a minimum frontage of twenty five (25) feet.



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Staff Report No. 9

Type of Request: Administrative Replat

Applicant: Jay Shepherd, Gilbert Dyer, James Dyer, Bruce Wade, and Jason Dyer - owners

Surveying Firm: Barrett Simpson, LLC.

Site Location: 4407, 4409, and 4411 Lee Road 248

Acreage: 23.53 +/-

Number of Lots: 5

Current Zoning: None

Current Use of Property: Vacant/Residential

Proposed Use of Property: Vacant/Residential

Survey Plat: Attached

City Services: Phenix City Water and Sewer

Additional Information: None

Surveyor and or Owner Comment(s): None

**PLAT OF PROPERTY DIVISION FOR
 JAY B. SHEPHERD & J. GILBERT DYER, JR.,
 JAMES G. DYER, III, T. BRUCE WADE, II
 AND JASON S. DYER
 A PRIVATE SUBDIVISION
 LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST
 LEE COUNTY, ALABAMA**

SHIRLEY BAKER & ASSOCIATES, L.L.C. HAS BEEN DESIGNATED AS THE ARCHITECT FOR THE PROJECT AND HAS PREPARED THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS FOR THE PROJECT. SHEPHERD & ASSOCIATES, L.L.C. HAS BEEN DESIGNATED AS THE ENGINEER FOR THE PROJECT AND HAS PREPARED THE ENGINEERING DRAWINGS AND SPECIFICATIONS FOR THE PROJECT.

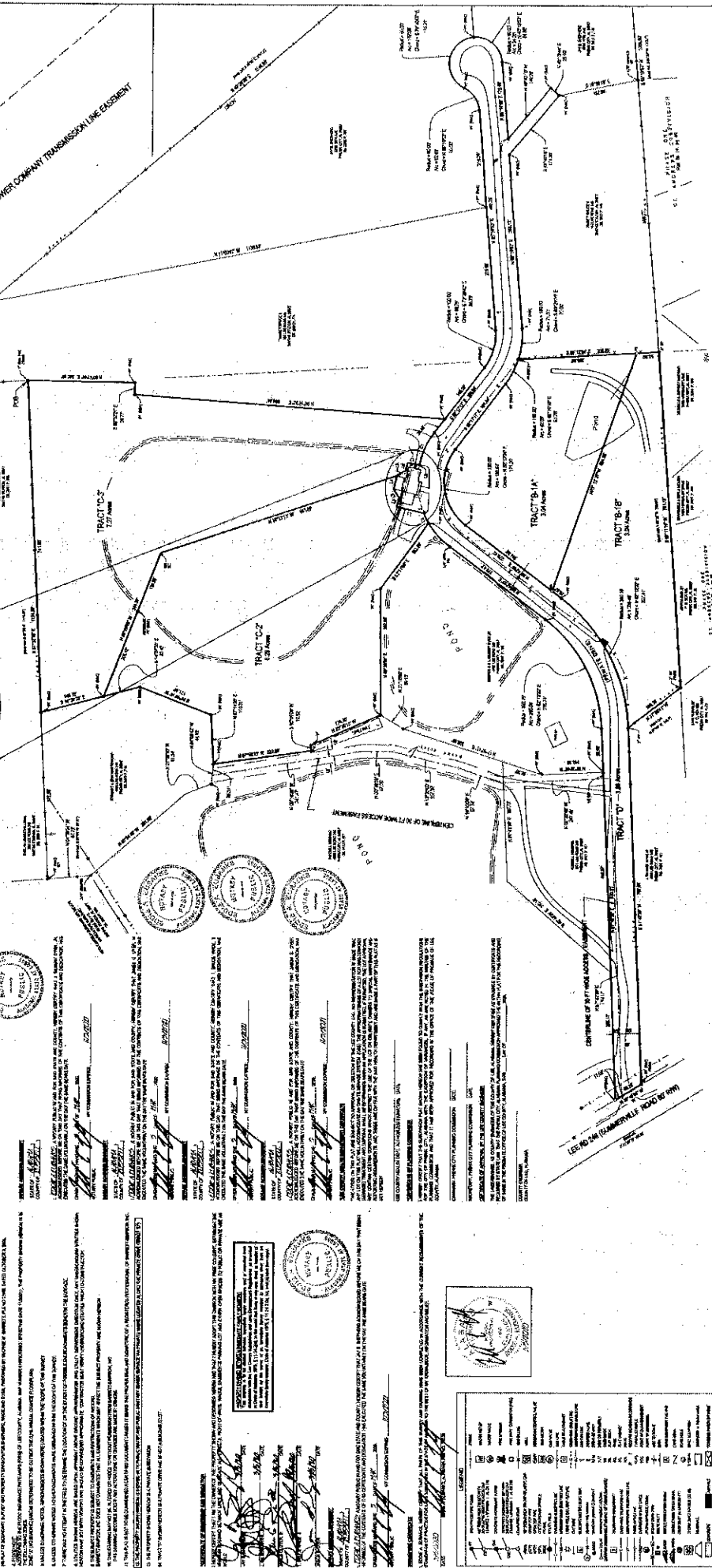


TRACT	AREA (AC)	PERCENTAGE	OWNER
TRACT 'A'	1.00	100%	JAY B. SHEPHERD & J. GILBERT DYER, JR.
TRACT 'B'	1.00	100%	JAY B. SHEPHERD & J. GILBERT DYER, JR.
TRACT 'C'	1.00	100%	JAY B. SHEPHERD & J. GILBERT DYER, JR.
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TRACT 'E'	1.00	100%	JAY B. SHEPHERD & J. GILBERT DYER, JR.
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TRACT 'X'	1.00	100%	JAY B. SHEPHERD & J. GILBERT DYER, JR.
TRACT 'Y'	1.00	100%	JAY B. SHEPHERD & J. GILBERT DYER, JR.
TRACT 'Z'	1.00	100%	JAY B. SHEPHERD & J. GILBERT DYER, JR.

STATE OF ALABAMA
 COUNTY OF LEE
 I, JAY B. SHEPHERD & J. GILBERT DYER, JR., being the legal owner of the above described property, do hereby certify that the above is a true and correct copy of the original plat of the same as the same appears in my possession and control.

NOTARY PUBLIC
 My Commission Expires 12/31/2014
 My Office is in Lee County, Alabama

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BARRETT-SIMPSON, INC.
 215 SOUTH FIRST STREET, OAKDALE, AL 36860 (205) 336-1447



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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Councilmember At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Mayor Pro Tem / 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, P.E., City Engineer/Public Works Director

Date: March 6, 2020

RE: Administrative Re-plat – 23.53 +/- acres located at 4407, 4409 and 4411 Lee Road 248

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of Subdivision Regulations, however, a waiver request has been submitted by the owners.



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MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 10

Type of Request: Preliminary Plat

Applicant: Summerville Highlands, LLC.

Surveying Firm: Precision Surveying

Site Location: Lee Road 248 (Summerville Rd.) near Lee Road 314

Acreage: 25.0 +/-

Number of Lots: 60 (proposed)

Current Zoning: None

Current Use of Property: Vacant

Proposed Use of Property: Residential

Survey Plat: Attached

City Services: Phenix City Utilities (water & sewer)

Additional Information: None

Engineer and or Owner Comment(s): The addition of any lots above the proposed 60 lots will require construction of another entrance road for access.

Preliminary Subdivision Plat Summersville Highlands A Redivision of Parcels 101, 102, 103 and 104 SECTION 21 T 18 N R 30 E Lee County, Alabama

DAVID L. JAMES, ALABAMA PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF ALABAMA, HAS EXAMINED THE ORIGINAL RECORDS OF THE COUNTY AND CITY RECORDS AND THE SURVEY INSTRUMENTS AND HAS FOUND THAT THE SAME ARE IN ACCORDANCE WITH THE LAWS OF THE STATE OF ALABAMA, TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF.

DATE OF CREATION: 1982-01-23
CITY OF PRICHARD, ALABAMA

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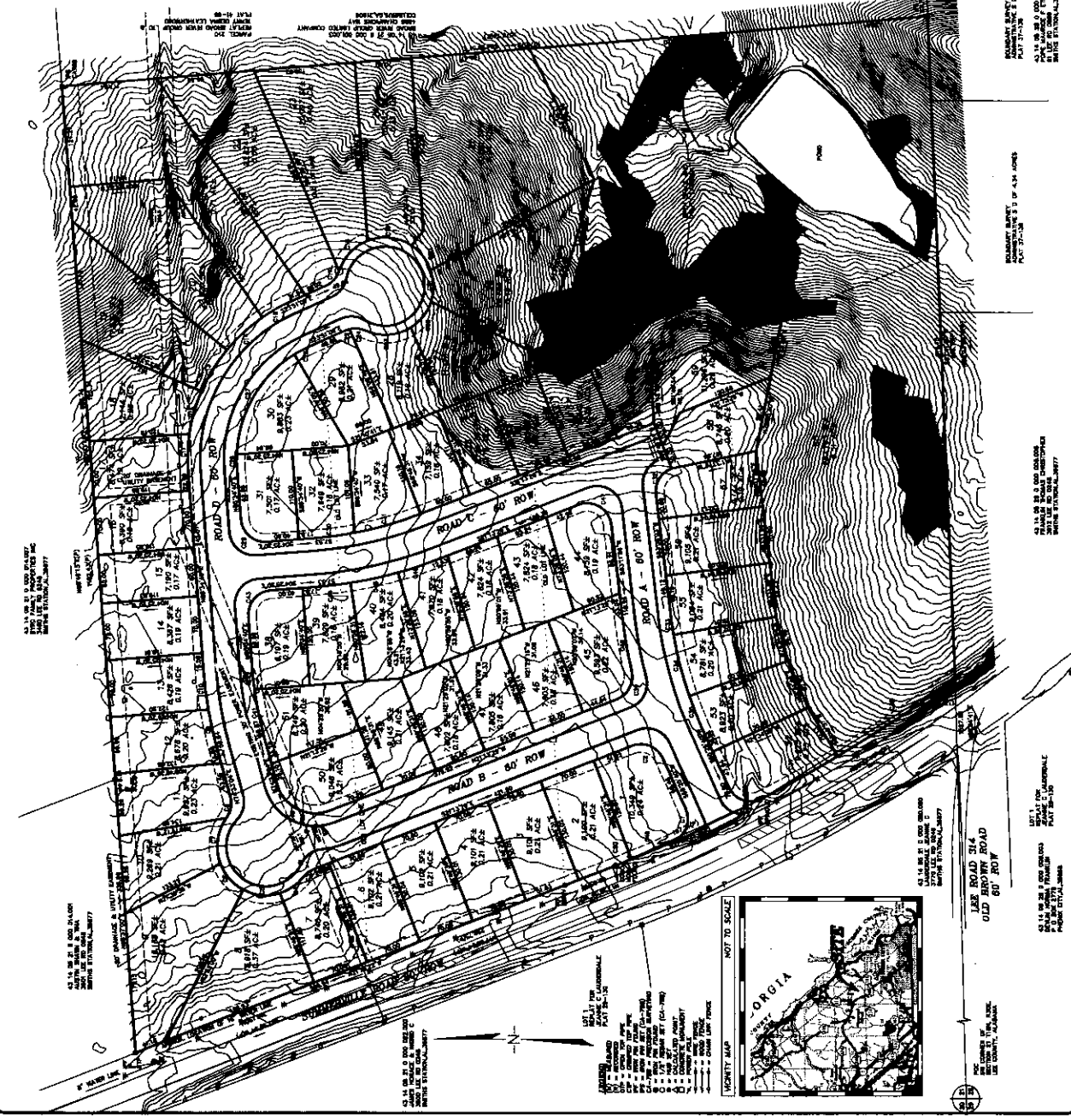
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CITY OF PRICHARD, ALABAMA

CONTRACT NO.	ACRES	DATE	BY WHOM
001	101.000	1982-01-23	D.L. JAMES
002	102.000	1982-01-23	D.L. JAMES
003	103.000	1982-01-23	D.L. JAMES
004	104.000	1982-01-23	D.L. JAMES
005	105.000	1982-01-23	D.L. JAMES
006	106.000	1982-01-23	D.L. JAMES
007	107.000	1982-01-23	D.L. JAMES
008	108.000	1982-01-23	D.L. JAMES
009	109.000	1982-01-23	D.L. JAMES
010	110.000	1982-01-23	D.L. JAMES
011	111.000	1982-01-23	D.L. JAMES
012	112.000	1982-01-23	D.L. JAMES
013	113.000	1982-01-23	D.L. JAMES
014	114.000	1982-01-23	D.L. JAMES
015	115.000	1982-01-23	D.L. JAMES
016	116.000	1982-01-23	D.L. JAMES
017	117.000	1982-01-23	D.L. JAMES
018	118.000	1982-01-23	D.L. JAMES
019	119.000	1982-01-23	D.L. JAMES
020	120.000	1982-01-23	D.L. JAMES
021	121.000	1982-01-23	D.L. JAMES
022	122.000	1982-01-23	D.L. JAMES
023	123.000	1982-01-23	D.L. JAMES
024	124.000	1982-01-23	D.L. JAMES
025	125.000	1982-01-23	D.L. JAMES
026	126.000	1982-01-23	D.L. JAMES
027	127.000	1982-01-23	D.L. JAMES
028	128.000	1982-01-23	D.L. JAMES
029	129.000	1982-01-23	D.L. JAMES
030	130.000	1982-01-23	D.L. JAMES
031	131.000	1982-01-23	D.L. JAMES
032	132.000	1982-01-23	D.L. JAMES
033	133.000	1982-01-23	D.L. JAMES
034	134.000	1982-01-23	D.L. JAMES
035	135.000	1982-01-23	D.L. JAMES
036	136.000	1982-01-23	D.L. JAMES
037	137.000	1982-01-23	D.L. JAMES
038	138.000	1982-01-23	D.L. JAMES
039	139.000	1982-01-23	D.L. JAMES
040	140.000	1982-01-23	D.L. JAMES
041	141.000	1982-01-23	D.L. JAMES
042	142.000	1982-01-23	D.L. JAMES
043	143.000	1982-01-23	D.L. JAMES
044	144.000	1982-01-23	D.L. JAMES
045	145.000	1982-01-23	D.L. JAMES
046	146.000	1982-01-23	D.L. JAMES
047	147.000	1982-01-23	D.L. JAMES
048	148.000	1982-01-23	D.L. JAMES
049	149.000	1982-01-23	D.L. JAMES
050	150.000	1982-01-23	D.L. JAMES
051	151.000	1982-01-23	D.L. JAMES
052	152.000	1982-01-23	D.L. JAMES
053	153.000	1982-01-23	D.L. JAMES
054	154.000	1982-01-23	D.L. JAMES
055	155.000	1982-01-23	D.L. JAMES
056	156.000	1982-01-23	D.L. JAMES
057	157.000	1982-01-23	D.L. JAMES
058	158.000	1982-01-23	D.L. JAMES
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061	161.000	1982-01-23	D.L. JAMES
062	162.000	1982-01-23	D.L. JAMES
063	163.000	1982-01-23	D.L. JAMES
064	164.000	1982-01-23	D.L. JAMES
065	165.000	1982-01-23	D.L. JAMES
066	166.000	1982-01-23	D.L. JAMES
067	167.000	1982-01-23	D.L. JAMES
068	168.000	1982-01-23	D.L. JAMES
069	169.000	1982-01-23	D.L. JAMES
070	170.000	1982-01-23	D.L. JAMES
071	171.000	1982-01-23	D.L. JAMES
072	172.000	1982-01-23	D.L. JAMES
073	173.000	1982-01-23	D.L. JAMES
074	174.000	1982-01-23	D.L. JAMES
075	175.000	1982-01-23	D.L. JAMES
076	176.000	1982-01-23	D.L. JAMES
077	177.000	1982-01-23	D.L. JAMES
078	178.000	1982-01-23	D.L. JAMES
079	179.000	1982-01-23	D.L. JAMES
080	180.000	1982-01-23	D.L. JAMES
081	181.000	1982-01-23	D.L. JAMES
082	182.000	1982-01-23	D.L. JAMES
083	183.000	1982-01-23	D.L. JAMES
084	184.000	1982-01-23	D.L. JAMES
085	185.000	1982-01-23	D.L. JAMES
086	186.000	1982-01-23	D.L. JAMES
087	187.000	1982-01-23	D.L. JAMES
088	188.000	1982-01-23	D.L. JAMES
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093	193.000	1982-01-23	D.L. JAMES
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099	199.000	1982-01-23	D.L. JAMES
100	200.000	1982-01-23	D.L. JAMES



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PLAT 27-8-82

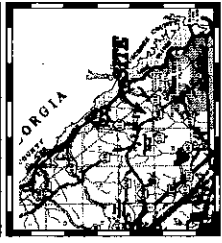
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SUMMERSVILLE HIGHLANDS
REDIVISION OF PARCELS
101, 102, 103 AND 104

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Fax: (205) 887-1234
www.precision-surveying.com

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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, P.E., City Engineer/Public Works Director
Date: March 6, 2020
RE: Preliminary Plat for Summerville Highlands Subdivision

The above referenced amended preliminary plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for acceptance.