



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, SEPTEMBER 14, 2021  
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 August 10, 2021 Meeting Minutes
- 5) Approval of the August 24, 2021 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Public Hearing and Approval of Conditional Use – 507-B Dillingham Street – Mike Bowden, owner
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Acceptance of Preliminary Plat of Evans Crossing Subdivision located at the intersection of Lee Road 219 and Lee Road 213, Evans Road Development, LLC., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 9) Approval of Administrative Replat – 1103 14<sup>th</sup> Street & 1108 13<sup>th</sup> Street – Sharpe Real Estate, LLC., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

**August 10, 2021**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 10, 2021 at 5:15 PM EST in the Martin-Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

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

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

Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: Councilmember Vicky Carter-Johnson, Councilmember Steve Bailey, City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Chief Building Official Gil Griffith, Fire Chief Kris Kennedy, City Attorney Jim McKoon, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the July 27, 2021 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 Ivy, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Taylor, and Member Phillips. Abstain: Vice Chairman Davis and Member McKissic. Nays: 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 a Review of the Zoning Standards for a C-3 Zone (Neighborhood Commercial District) by City of Phenix City Chief Building Official Gil Griffith. Mr. Griffith presented a slide show reviewing the standards for a C-3 Zone with the members and citizens present.

The seventh item on the agenda was a Public Hearing and Approval for 1.12+/- acres located at 5203 Summerville Road from an R-1 Zone (Low Density Residential District) to a C-3 Zone (Neighborhood Commercial District) for the Estate of Ella Sue Cook (Edward Earl Cook, Jr., Personal Representative) owner. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

*To: Planning Commission*

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

*Date: August 5, 2021*

*RE: Rezone – 1.12+/- acres located at 5203 Summerville Road*

*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, however the owner has submitted a letter requesting that this petition be removed from consideration by the Planning Commission at this time.*

City Engineer Angel Moore stated that her office would be sending out new Public Hearing notices to the adjoining property owners with the new date. It is currently scheduled for Tuesday, August 24, 2021 at 5:15pm EST.

The eighth on the agenda was the Public Hearing and Approval for 0.67+/- acres located at 4104 Summerville Road from an R-1 Zone (Low Density Residential District) to a C-3 Zone (Neighborhood Commercial District) for Johnny F. Burell, owner. City Engineer Angel Moore reviewed the staff report with the members. Mr. Tim Simpson with Barrett-Simpson, Inc. came forward stating that the property at 4104 Summerville Road meets the requirements for a C-3 Zone and it abuts up to a piece of property that is already zoned C-3. Mrs. Sheri Burell Nishimura came forward to give a brief overview of the business she plans to put at this location. It would be a Movement & Massage Studio by appointment only. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

*To: Planning Commission*

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

*Date: August 5, 2021*

*RE: Rezone – 0.67+/- acres located at 4104 Summerville Road*

*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.*

At this time Chairman Howard opened the Public Hearing. Mr. Rex Sanders of 1700 Magnolia Place came forward. Mr. Sanders stated he was representing the subdivision and the people in district 1; he has 292 signatures from citizens in the area. This lot has been residential for as long as he can remember. The lot beside this that is Zoned C-3 is due to the state taking property from Ms. McCullar, moving her up Summerville Road and zoning the property C-3 for her business, giving her a hardship. All other property in this area is zoned residential and we want it to stay that way. Next to come forward was Kim Mixon a local real estate agent for 17 years. She stated that the re-zoning of this property would not be a negative impact, it would be good for the other residents and the community. Mrs. Mixon is also a patient of Mrs. Sheri Nishimura. Board Member Tony Taylor asked Mr. Rex Sanders what the main concerns were and Mr. Sanders stated it was traffic, safety, and noise. Nobody wants a Dollar General beside them, keep commercial on the other side of the bridge and let this area remain residential. Mr. Chip Buyer of 20 Stewart Road in Seale came forward. He is a longtime friend of Mrs. Nishimura's. The Summerville Road area has changed over the years and it would only be 10-15 cars/people a week and the community will love the impact of this. Christa Downing of Smiths Station came forward. Ms. Downing and her daughter are both patients of Mrs. Nishimura's, she is in it for the long run and the area needs this growth. Ms. Michelle Jones of Saddlebrook Subdivision came forward. She as well as her daughter are both patients of Mrs. Nishimura; she understands the fear of what it could be but this would be great for the community growth. Mr. Johnny Burell, owner of property to be re-zoned came forward and stated that he was not aware that 292 lived right around this property and the request is within the City's plan. There are numerous businesses up Summerville Road next to residential homes. Ms. Fay Hatcher of Bridgestone Condos came forward stating she was against the location not the proposed business. Mr. Lester Thornton of 1701 Magnolia Place, corner lot across from property to be re-zoned. He is not against the proposed business just the location. Ms. Lynn Terry came forward. She has been a school teacher in the area for 23 years; these are good people and wouldn't do anything to hurt the community. There are a lot of fears due to

the past issues, don't let it hurt business that want to come to the area. Mr. Green has lived in Carriage Hills for 41 years and his concern is traffic. If this is rezoned to commercial how many other property owners will want to re-zone theirs as well. Mr. Gil Griffith, Chief Building Official came forward to explain that the Dollar General beside Sonic that keeps coming up was already zoned C-3 back in the mid 1980's when the Stadium Plaza was zoned. The new Dollar General location had a vacant house which was condemned and torn down but was zoned commercial. Mrs. Martha Thornton of 1701 Magnolia Place came forward and her concern was traffic. Mr. Walter Adams came forward and stated he did not want the rezone. Mr. Kevin Nishimura (Sheri's husband), of 2415 Canter Drive in Saddlebrook Subdivision came forward. He stated that the traffic is progress, traffic is from the residents of Phenix City, and the Comprehensive Plan is the vision of Phenix City. The house would be re-done they were not going to be putting up a commercial building. Ms. Doris Sanders came forward stating her concerns on the traffic.

At this time Chairman Howard closed the Public Hearing. Chairman Howard asked if there was a motion to approve or deny. A motion to deny was made by Member Ivy. Due to lack of a second the motion failed. A motion to approve was made by Vice Chairman Davis, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Member Taylor, and Member Phillips. Nays: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, and Member McKissic. Abstain: None. Motion failed. Mrs. Moore stated that the Planning Commission makes a recommendation to City Council, however, City Council has the final decision and they also will have a public hearing and it is currently scheduled for Tuesday, September 21, 2021 at 6pm EST at the 5<sup>th</sup> Street South Youth Center.

The ninth item on the agenda was an Administrative Replat of 181.06+/- acres located at Lee Road 312 and Lee Road 313 for Broad River Group, LLC., (c/o Jason Hilton) and Jeffrey Faircloth, owners. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: August 5, 2021

RE: Administrative Replat – 181.06+/- acres located at Lee Road 312 and Lee Road 313

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 for approval.

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Johnson, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, Member Taylor, and Member Phillips. 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 the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Johnson, seconded by Member Ivy Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member

McKissic, Member Taylor, and Member Phillips. 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, August 24, 2021.

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Chairman – Pat Howard

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Secretary – Eliza Phillips

**August 24, 2021**

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, August 24, 2021 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, September 14, 2021.

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Chairman – Pat Howard

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Secretary – Eliza Phillips



# 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**  
Mayor Pro Tem / 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 Request: Conditional Use

**Applicant:** Mike Bowden

**Site Location:** 507-B Dillingham Street

**Current Zoning:** C-1 Core Commercial District

**Proposed Use of Property:** Farmers Insurance Agency

**Survey Plat:** Attached

**City Services:** Phenix City Water, Sewer, Streets & Drainage, Fire, Police

**Additional Information:** C-1 Core Commercial District requires all proposed businesses to submit a Conditional Use Application for review and approval.

**Engineer and or Owner Comment(s):** None

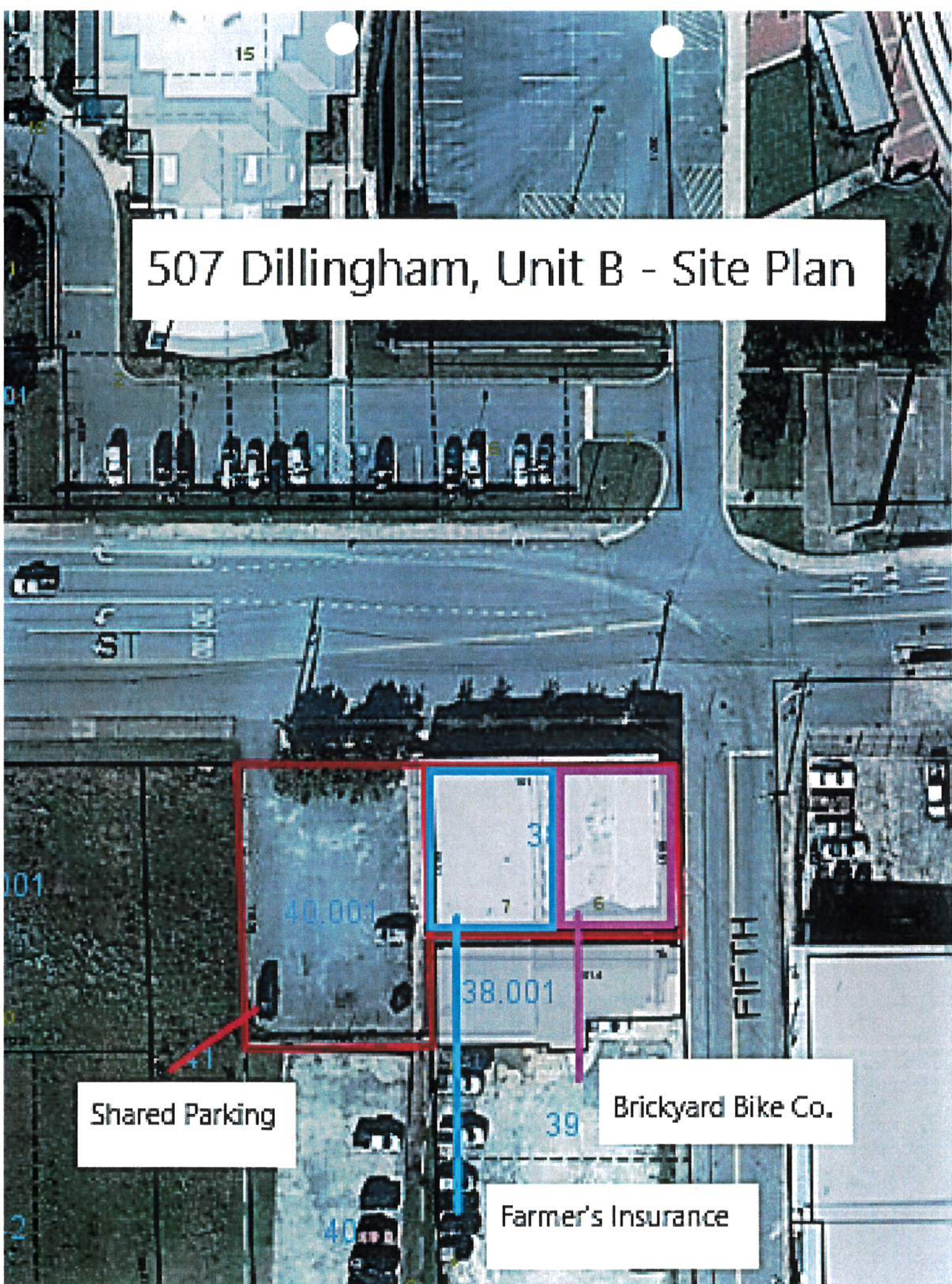


# 507 Dillingham, Unit B - Site Plan

Shared Parking

Brickyard Bike Co.

Farmer's Insurance







C-1

C-1

UNNAMED

BRICKYARD RD

507  
DILLINGHAM ST

C-1

C-4

C-1

DILLINGHAM ST

507 DILLINGHAM ST



BROAD ST

COLIN POWELL PKWY

BROAD ST



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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:** September 9, 2021

**RE:** Conditional Use – 507-B Dillingham Street

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The above referenced Conditional Use Application has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.



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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

## Staff Report No. 8

**Type of Request:** Preliminary Plat

**Applicant:** Evans Road Development, LLC.

**Surveying Firm:** Barrett Simpson, Inc.

**Site Location:** Intersection of Lee Rd. 219 & Lee Rd. 213 (Evans Rd.)

**Acreage:** 14.82 +/-

**Number of Lots:** 20 (proposed)

**Current Zoning:** None (Planning Jurisdiction)

**Current Use of Property:** Vacant/Residential

**Proposed Use of Property:** Residential

**Survey Plat:** Attached

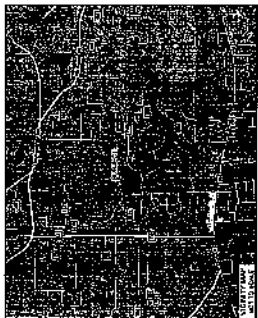
**City Services:** Currently none (Requesting Phenix City Water & Sewer)

**Additional Information:** None

**Engineer and or Owner Comment(s):** Owner has resubmitted this application with the plan to phase the development and sell Lot 20 to generate funding to install the infrastructure for the remaining lots in Phase II.

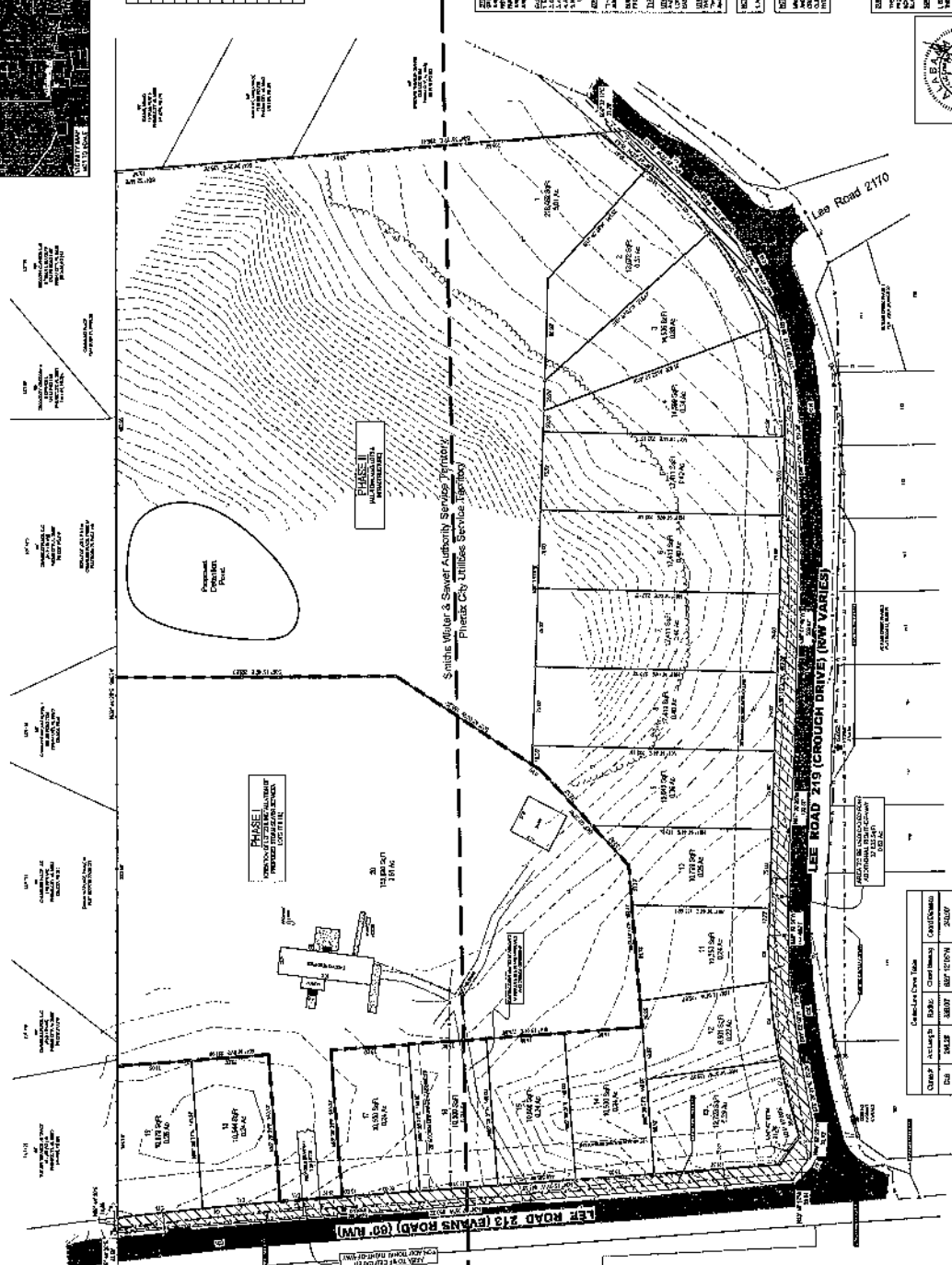


DATE: 10/15/2014 10:58:10 AM  
PROJECT: PRELIMINARY PLAT  
DRAWN BY: J. SIMPSON  
CHECKED BY: J. SIMPSON



**PRELIMINARY PLAT**  
**EVANS CROSSING**  
LOCATED IN SECTION 42, TOWNSHIP 17 NORTH, RANGE 29 EAST  
LEE COUNTY, ALABAMA

NOT TO SCALE  
PROPERTY OWNERS: [List of names]



Lot No.	Acres	Containing	City Block
1	2.04	2.04	1
2	1.27	1.27	2
3	1.02	1.02	3
4	1.02	1.02	4
5	1.02	1.02	5
6	1.02	1.02	6
7	1.02	1.02	7
8	1.02	1.02	8
9	1.02	1.02	9
10	1.02	1.02	10
11	1.02	1.02	11
12	1.02	1.02	12
13	1.02	1.02	13
14	1.02	1.02	14
15	1.02	1.02	15
16	1.02	1.02	16
17	1.02	1.02	17
18	1.02	1.02	18
19	1.02	1.02	19
20	1.02	1.02	20
21	1.02	1.02	21
22	1.02	1.02	22
23	1.02	1.02	23
24	1.02	1.02	24
25	1.02	1.02	25
26	1.02	1.02	26
27	1.02	1.02	27
28	1.02	1.02	28
29	1.02	1.02	29
30	1.02	1.02	30
31	1.02	1.02	31
32	1.02	1.02	32
33	1.02	1.02	33
34	1.02	1.02	34
35	1.02	1.02	35
36	1.02	1.02	36
37	1.02	1.02	37
38	1.02	1.02	38
39	1.02	1.02	39
40	1.02	1.02	40
41	1.02	1.02	41
42	1.02	1.02	42
43	1.02	1.02	43
44	1.02	1.02	44
45	1.02	1.02	45
46	1.02	1.02	46
47	1.02	1.02	47
48	1.02	1.02	48
49	1.02	1.02	49
50	1.02	1.02	50
51	1.02	1.02	51
52	1.02	1.02	52



Check	As-built	As-planned	As-constructed	As-ordered	As-issued	As-revised	As-canceled
1							
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**NOTICE TO CONTRACTORS:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM ALL AFFECTED PARTIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS.

**NOTICE TO ADJACENT PROPERTY OWNERS:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM ALL AFFECTED PARTIES AND AGENCIES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS.

**NOTICE TO THE PUBLIC:** THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM ALL AFFECTED PARTIES AND AGENCIES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND LANDSCAPE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ROADS AND DRIVEWAYS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES AND BARRIERS. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIGNAGE AND MARKINGS.

**BARRETT-SIMPSON, INC.**  
Professional Engineer  
State of Alabama License No. 11234  
1000 North Main Street  
Tomball, Texas 77375  
281-291-1111  
www.barrett-simpson.com

**LEGEND**

1	Proposed Right-of-Way
2	Proposed Easement
3	Proposed Utility Line
4	Proposed Structure
5	Proposed Road
6	Proposed Drive
7	Proposed Fence
8	Proposed Barrier
9	Proposed Signage
10	Proposed Marking
11	Proposed Utility Structure
12	Proposed Utility Pole
13	Proposed Utility Transformer
14	Proposed Utility Manhole
15	Proposed Utility Vault
16	Proposed Utility Chamber
17	Proposed Utility Tunnel
18	Proposed Utility Pipe
19	Proposed Utility Conduit
20	Proposed Utility Cable
21	Proposed Utility Fiber
22	Proposed Utility Duct
23	Proposed Utility Raceway
24	Proposed Utility Tray
25	Proposed Utility Basket
26	Proposed Utility Ladder
27	Proposed Utility Rack
28	Proposed Utility Cabinet
29	Proposed Utility Enclosure
30	Proposed Utility Vault
31	Proposed Utility Chamber
32	Proposed Utility Tunnel
33	Proposed Utility Pipe
34	Proposed Utility Conduit
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50	Proposed Utility Cable
51	Proposed Utility Fiber
52	Proposed Utility Duct
53	Proposed Utility Raceway
54	Proposed Utility Tray
55	Proposed Utility Basket
56	Proposed Utility Ladder
57	Proposed Utility Rack
58	Proposed Utility Cabinet
59	Proposed Utility Enclosure
60	Proposed Utility Vault





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Councilmember District 3

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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:** September 9, 2021

**RE:** Preliminary Plat for Evans Crossing

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



# PHENIX CITY *Alabama*

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**ENGINEERING / PUBLIC WORKS**

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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

**Staff Report No. 9**

### Type of Request: Administrative Replat

**Applicant:** Sharpe Real Estate, LLC

**Surveying Firm:** Barrett-Simpson, Inc.

**Site Location:** 1103 14<sup>th</sup> Street & 1108 13<sup>th</sup> Street

**Acreage:** 0.49 +/-

**Number of Lots:** 1

**Current Zoning:** C-2 General Commercial District

**Current Use of Property:** Commercial

**Proposed Use of Property:** Commercial

**District:** Two(2)

**Survey Plat:** Attached

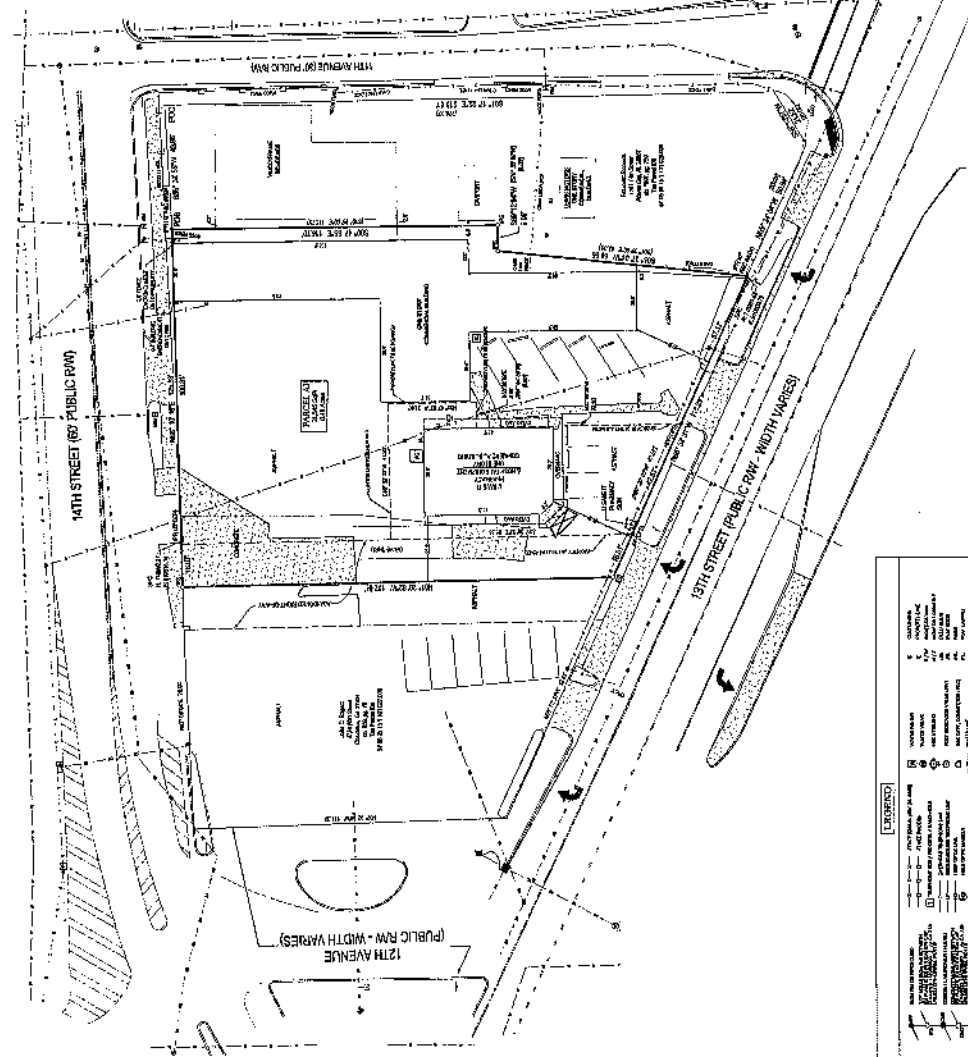
**City Services:** Phenix City Water, Sewer, Streets & Drainage, Police and Fire

**Additional Information:** None

**Surveyor and or Owner Comment(s):** None



**PLAT OF PROPERTY RE-DIVISION FOR  
SHARPE REAL ESTATE, LLC**  
LOCATED IN SECTION 15, TOWNSHIP 17 NORTH, RANGE 30 EAST  
PHENIX CITY, RUSSELL COUNTY, ALABAMA



### SITE NOTES

1. THE PROPOSED RE-DIVISION IS SHOWN IN CONFORMANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE ALABAMA SUBDIVISION ACT.

2. THE SUBDIVISION IS SHOWN AS ACCURATE TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF AND IS BASED UPON THE RECORD SURVEY PLAT OF SHARPE REAL ESTATE, LLC, DATED 10/10/2011.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER UNRECORDED SURVEYS OR ENCUMBRANCES.

4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER UNRECORDED SURVEYS OR ENCUMBRANCES.

### CERTIFICATES

THE SURVEYOR CERTIFIES THAT HE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER UNRECORDED SURVEYS OR ENCUMBRANCES.

THE SURVEYOR CERTIFIES THAT HE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER UNRECORDED SURVEYS OR ENCUMBRANCES.

### SURVEYOR'S NOTES

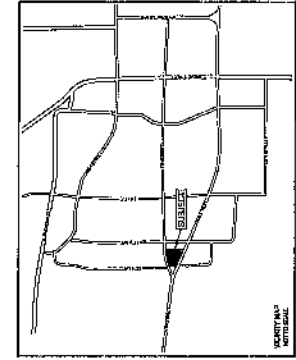
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- ### LEGEND
- |    |                     |
|----|---------------------|
| 1  | Corner              |
| 2  | Boundary Line       |
| 3  | Public Right-of-Way |
| 4  | Survey Boundary     |
| 5  | Structure           |
| 6  | Shed                |
| 7  | Well                |
| 8  | Utility Line        |
| 9  | Property Line       |
| 10 | Survey Station      |
| 11 | Survey Monument     |
| 12 | Survey Boundary     |
| 13 | Survey Boundary     |
| 14 | Survey Boundary     |
| 15 | Survey Boundary     |
| 16 | Survey Boundary     |
| 17 | Survey Boundary     |
| 18 | Survey Boundary     |
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| 23 | Survey Boundary     |
| 24 | Survey Boundary     |
| 25 | Survey Boundary     |
| 26 | Survey Boundary     |
| 27 | Survey Boundary     |
| 28 | Survey Boundary     |
| 29 | Survey Boundary     |
| 30 | Survey Boundary     |

### GENERAL INFORMATION

DRAWN BY: [Name]  
DATE: [Date]



### CERTIFICATE

THE SURVEYOR CERTIFIES THAT HE HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER UNRECORDED SURVEYS OR ENCUMBRANCES.

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### DECLARATION

I, the undersigned, being duly sworn, depose and say that the foregoing is a true and correct copy of the original survey plat as shown to me by the surveyor, and that I am a member of the Surveying Board of Alabama.

Subscribed and sworn to before me on this 10th day of [Month], 2011.

Notary Public for the State of Alabama

### SURVEYOR'S INFORMATION

NAME	BARRETT-SIMPSON, INC.
ADDRESS	[Address]
CITY	[City]
STATE	AL
COUNTY	RUSSELL
DATE	[Date]
PROJECT	[Project Name]

### APPROVED

[Signature]  
[Name]  
Surveyor

### STAMP

Seal of the Surveying Board of Alabama, State of Alabama. The seal includes the text 'SURVEYING BOARD OF ALABAMA' and 'STATE OF ALABAMA'.

SYMBOL	DESCRIPTION
1	Corner
2	Boundary Line
3	Public Right-of-Way
4	Survey Boundary
5	Structure
6	Shed
7	Well
8	Utility Line
9	Property Line
10	Survey Station
11	Survey Monument
12	Survey Boundary
13	Survey Boundary
14	Survey Boundary
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28	Survey Boundary
29	Survey Boundary
30	Survey Boundary



**DR. R. GRIFF GORDY**  
Mayor Pro Tem / 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

## MEMORANDUM

**To:** Planning Commission

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

**Date:** September 9, 2021

**RE:** Administrative Re-plat – 0.49 +/- acres located at 1103 14<sup>th</sup> Street & 1108 13<sup>th</sup> Street

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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 for approval.