



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, July 12, 2022  
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 June 28, 2022 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 1.59 +/- acres located between the end of the Marketplace Dr. ROW and US Hwy 280/431 N, Halpern Enterprises, Inc. owners.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Approval of Administrative Subdivision – 8.27 +/- acres located at 330 Lee Rd. 450 and South of the intersection of Lee Rd. 450 & 451. Mary Jane & Jerry Rudd, owners.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Old Business
- 9) New Business
- 10) Planning Director Report
- 11) Adjournment

**June 28, 2022**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 28, 2022, 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 Eliza Phillips to call the roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member McKissic, Member Sims, Member Taylor and Secretary Eliza Phillips. Members not present

The **second** item on the agenda was the Approval of the Agenda. Member Vice Chairman Davis, made the motion to approve, seconded by Member Sims. 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 Sims, Member Tony Taylor and Secretary Eliza Phillips. Nays: None. Abstain: None. Motion thus passed.

The **third** item on the agenda was the attendance call for City Personnel and Elected Officials. Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: Asst. Director of Engineering Michael Pattillo, Graduate Chris Casey, Graduate Andrew Patterson, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, Planner Tracie Hadaway, City Attorney Jimmy Graham, City Manager Wallace Hunter and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of June 14, 2022 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 Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsay, Member, Member McKissic, Member Sims and Member Eliza Phillips. Abstain: Member Tony Taylor. Motion thus passed.

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

The **sixth** item on the agenda was an Approval of Administrative Subdivision –58.13.55+/-acres located along Lee Rd 315, Byrd Family Properties (Susan Fitzwater) owner. Planning Director Tracie Hadaway reviewed the staff report with the members. Chairman Howard asked Member Phillips to read the department memo.

Memo

*To: Planning Commission*

*From: Tracie Hadaway; Planning Director*

*Date: June 9, 2022*

*Re: Approval of Administrative Subdivision– 7.76+/-acres located at 304 &376 Lee Rd 312 – Troy Pope, Katherine & Nathan Johnson, owner.*

*The above-referenced Administrative Subdivision Replat has been reviewed by the Planning, Building, Utilities, Fire, and Engineering Department and meets the minimum requirements of the Subdivision regulations for approval. The letter from the attorney is attached to the minutes.*

A motion to approve was made by, Member Ivy, seconded by Member Sims. 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 Sims, Member Taylor and Member Phillips. Abstain: None, Nays: None. Motion thus passed.

The eight item on the agenda was Old Business

The ninth item on the agenda was New Business

The tenth item on the agenda was the Planning Director Report - Tracie Hadaway had no comments.

The eleventh item on the agenda was Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Sims, seconded Member Taylor. Upon said being to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor and Member Eliza 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 July 12, 2022.

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Chairman – Pat Howard

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Recording Secretary – Eliza Phillips



**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

## Item No. 6

### Type of Request: Administrative Subdivision

#### General Information

<b>Applicant:</b>	Halpern Enterprises, Inc.
<b>Surveyor of Record:</b>	TerraMark Land Surveying, Inc.
<b>Site Location:</b>	Between the end of the current Marketplace Dr. ROW and US Hwy 280/431N
<b>Acreage:</b>	1.59 +/- acres
<b>Number of Lots:</b>	1
<b>Current Zoning:</b>	C-4, Highway Commercial District
<b>Current Use of Property:</b>	Property access
<b>Proposed Use of Property:</b>	City right of way. Extend Marketplace Dr. to US Hwy 280/431N
<b>District:</b>	1
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Sewer, Streets & Drainage, Fire & Police

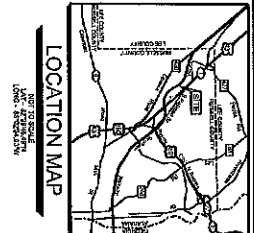
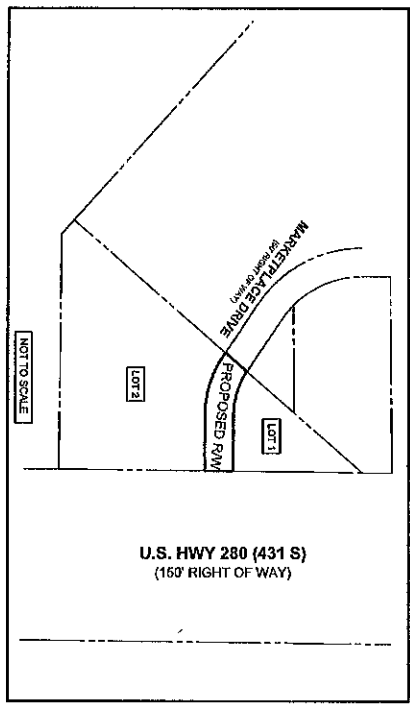
#### Staff Comments

None

#### Engineer/Owner Comments

None

# RIGHT-OF-WAY DEDICATION PLAT FOR MARKETPLACE DRIVE LOCATED IN PART OF NW 1/4 S4, T17N, R30E PHENIX CITY, RUSSELL COUNTY, ALABAMA



### SURVEY NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.  
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### REFERENCE MATERIAL

1. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 1.
2. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 2.
3. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 3.
4. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 4.
5. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 5.
6. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 6.
7. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 7.
8. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 8.
9. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 9.
10. ALABAMA TITLE ACT, CHAPTER 35, ARTICLE 1, SECTION 10.

### DESCRIPTION OF PINS SET

1. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.

### PURPOSE STATEMENT

THE PURPOSE OF THIS DEDICATION IS TO DEDICATE RIGHT OF WAY FOR MARKETPLACE DRIVE.

### TITLE NOTES

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### SITE INFORMATION

CONTRACT NUMBER: 19-0000000000  
 PROJECT NAME: MARKETPLACE DRIVE  
 ADDRESS: NW 1/4 S4, T17N, R30E  
 COUNTY: RUSSELL COUNTY, ALABAMA  
 CITY: PHENIX CITY, ALABAMA  
 PROJECT NUMBER: 19-0000000000  
 DATE: 01/15/2019

### AREA TABLE

LOT 1	24,472 SQ. FT. OR 0.558 AC.
LOT 2	54,472 SQ. FT. OR 1.253 AC.
PROPOSED RW	9,813 SQ. FT. OR 0.225 AC.
TOTAL AREA	119,357 SQ. FT. OR 2.736 AC.

### CERTIFICATE OF THE CITY COUNCIL

I, \_\_\_\_\_, Mayor of the City of Phenix City, Alabama, do hereby certify that the above described property is within the city limits and that the city council has approved the dedication of the right-of-way for Marketplace Drive.

### CERTIFICATE OF COUNTY ENGINEER

I, \_\_\_\_\_, Engineer of the County of Russell, Alabama, do hereby certify that the above described property is within the county limits and that the county engineer has approved the dedication of the right-of-way for Marketplace Drive.

### CERTIFICATE OF PLANNING COMMISSION

I, \_\_\_\_\_, Chairman of the Planning Commission of Phenix City, Alabama, do hereby certify that the above described property is within the city limits and that the planning commission has approved the dedication of the right-of-way for Marketplace Drive.

### EASEMENT NOTES

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4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE SPECIFIED.

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, \_\_\_\_\_, owner of the above described property, do hereby certify that I own the property and that I am dedicating the right-of-way for Marketplace Drive to the public use of the city and county.

### NOTARY CERTIFICATE

I, \_\_\_\_\_, Notary Public for the State of Alabama, do hereby certify that the above described property is within the county limits and that the county engineer has approved the dedication of the right-of-way for Marketplace Drive.

### CERTIFICATE OF REGISTERED LAND SURVEYOR

I, \_\_\_\_\_, Registered Land Surveyor for the State of Alabama, do hereby certify that the above described property is within the county limits and that the county engineer has approved the dedication of the right-of-way for Marketplace Drive.

Project No.	19-0000000000	Job	19-0000000000	Revision	Date
Survey Date	01/15/2019			19-0000000000	01/15/2019
Drawn by	MEC				
Approved by	JCB				
Date	01/15/2019				
Arch	JCB				

**TerraMark**  
Professional Land Surveying & Mapping

TerraMark Land Surveying, Inc.  
1008 Pauls Ferry Road  
Phenix City, Georgia 36868  
Phone No. (970) 491-1227  
Fax No. (970) 491-1228  
www.TerraMark.com

**RIGHT-OF-WAY DEDICATION PLAT  
FOR  
MARKETPLACE DRIVE  
LOCATED IN  
PART OF NW 1/4 S4, T17N, R30E  
PHENIX CITY,  
RUSSELL COUNTY, ALABAMA**





**PHENIX CITY**  
*Alabama*

**PLANNING DEPARTMENT**

931 Broad Street | Phenix City, AL 36867 | Ph: 334-448-2856 | Fx: 334-448-9022 | phenixcityal.us/edo

**DR. R. GRIFF GORDY**  
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**STEVE BAILEY**  
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Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

TRACIE H. HADAWAY, Planning Director | SHAUN CULLIGAN, Economic Development Mgr.

## MEMORANDUM

**To: Planning Commission**

**From: Tracie Hadaway; *THH* Planning Director**

**Date: July 8, 2022**

**RE: Administrative Subdivision – 1.59 +/- acres located between Marketplace Dr. and US Hwy 280/431N**

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The above referenced Administrative Subdivision has been reviewed by the Planning, Building, Utilities, Fire and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.



# 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**  
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**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

## Item No. 7

### Type of Request: Administrative Subdivision

#### General Information

**Applicant:** Mary Jane & Jerry Rudd  
Katie & Melvin Hamilton

**Surveyor of Record:** McBride & McGill, Inc.

**Site Location:** 330 Lee Rd. 450 and south of the intersection of Lee Rd. 450 & 451

**Acreage:** 8.27 +/- acres

**Number of Lots:** 2

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

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

**Proposed Use of Property:** Single Family Residential

**District:** None

**Survey Plat:** Attached

**City Services:** Phenix City Utilities Jurisdiction

#### Staff Comments

None

#### Engineer/Owner Comments

None



**APPROVAL BY THE LEE COUNTY ENGINEER**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE PURPOSES OF THE LEE COUNTY ENGINEERING DEPARTMENT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PLAN FOR THE INTENDED PURPOSE. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PLAN FOR THE INTENDED PURPOSE.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, the undersigned, being the owner of the above described property, do hereby certify that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida.

DATE OF DEDICATION: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, the undersigned, being the owner of the above described property, do hereby certify that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida.

DATE OF DEDICATION: \_\_\_\_\_

**NOTARY**

I, the undersigned, being a Notary Public for the State of Florida, do hereby certify that the above described property is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, the undersigned, being the owner of the above described property, do hereby certify that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida.

DATE OF DEDICATION: \_\_\_\_\_

**NOTARY**

I, the undersigned, being a Notary Public for the State of Florida, do hereby certify that the above described property is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida.

**LEGEND**

- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- 3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- 5. ALL DIMENSIONS ARE TO BE TAKEN FROM THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

**LEE COUNTY HEALTH DEPARTMENT**

THIS PLAN HAS BEEN REVIEWED AND APPROVED FOR THE PURPOSES OF THE LEE COUNTY HEALTH DEPARTMENT. THE HEALTH DEPARTMENT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PLAN FOR THE INTENDED PURPOSE. THE HEALTH DEPARTMENT'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PLAN FOR THE INTENDED PURPOSE.

**SMITHS WATER & SEWER AUTHORITY**

I, the undersigned, being the owner of the above described property, do hereby certify that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida.

DATE OF DEDICATION: \_\_\_\_\_

**NOTARY**

I, the undersigned, being a Notary Public for the State of Florida, do hereby certify that the above described property is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, the undersigned, being the owner of the above described property, do hereby certify that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida, and that the same is being dedicated to the public use of the State of Florida.

**NOTARY**

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**ADMINISTRATIVE REFERRAL NOTES**

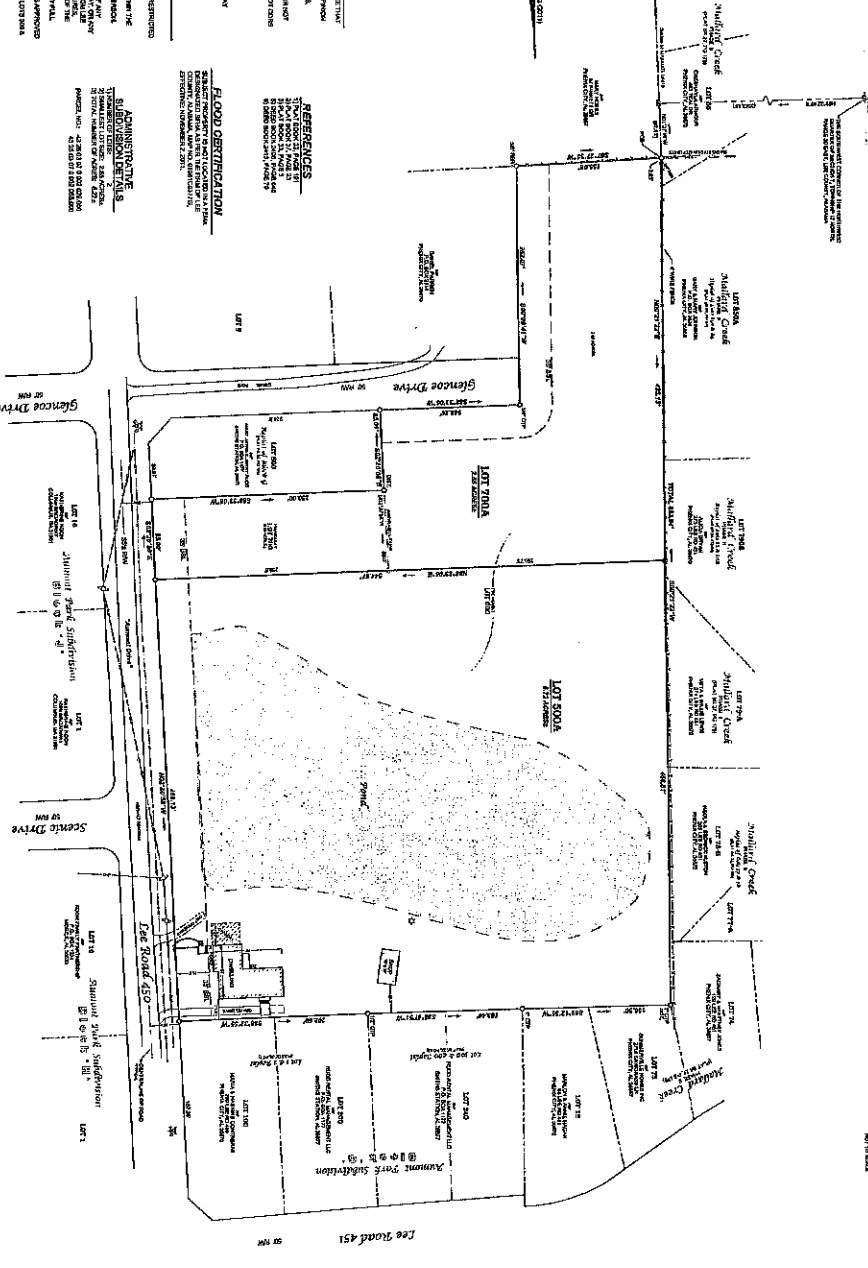
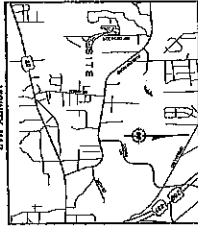
1. THE LAND SURVEYING ENGINEER HAS REVIEWED THE PLAN AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LEE COUNTY ENGINEERING DEPARTMENT. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PLAN FOR THE INTENDED PURPOSE. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED OR THE SUITABILITY OF THE PLAN FOR THE INTENDED PURPOSE.

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NO.	DESCRIPTION	DATE
1	REVISION SUBMITTED	DATE
2	REVISION SUBMITTED	DATE
3	REVISION SUBMITTED	DATE
4	REVISION SUBMITTED	DATE
5	REVISION SUBMITTED	DATE
6	REVISION SUBMITTED	DATE
7	REVISION SUBMITTED	DATE
8	REVISION SUBMITTED	DATE
9	REVISION SUBMITTED	DATE
10	REVISION SUBMITTED	DATE

**McBride & McGill, Inc.**  
 2099 Central Blvd., Pompano Beach, FL 33069  
 Phone: (954) 781-1111  
 Fax: (954) 781-1112  
 www.mcbrideandmcgill.com

**Lee Road 451**  
 Scenic Drive

**DATE:** MAY 28 2022  
**SCALE:** 1" = 80'  
**SHEET NO.:** 1 OF 1



**PHENIX CITY**  
*Alabama*

**PLANNING DEPARTMENT**

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## MEMORANDUM

To: Planning Commission

From: *THH* Tracie Hadaway; Planning Director

Date: July 8, 2022

RE: Administrative Subdivision – 8.27 +/- acres located at 330 Lee Rd. 450 and south of the intersection of Lee Rd. 450 & 451

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The above referenced Administrative Subdivision has been reviewed by the Planning, Building, Utilities, Fire and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.