



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, APRIL 9, 2024
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 26, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 2.569+/- acres located at 1805 Knowles Road – Knowles Pointe BPG, LLC and Champion Knowles Pointe, LLC., owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

March 26, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 26, 2024, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Vice Chairman Taylor called the meeting to order and asked Secretary Phillips-Wyatt to call the roll. Upon roll call, the following members answered present: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Members Carter, Ramos and Chairman Sims were not present.

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

The third item on the agenda was the attendance call for City Personnel and Elected Officials. Vice Chairman Taylor asked Secretary Phillips-Wyatt to call roll for the City Employees. The following City Personnel were present in person. City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Engineering John Spraggins, Chief Building Official Ray Rogers, Fire Chief Kristin Kennedy, Public Safety Director Ray Smith, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, Assistant City Manager Chan Gamble and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of March 12, 2024 minutes. Vice Chairman Taylor asked if there was a motion to approve the written minutes and remove the recorded minutes. Member McKissic made the motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt Nays: None. Abstain: None. Motion thus passed.

The fifth item on the agenda was Vice Chairman Taylor, who set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Approval of Administrative Subdivision – 1.59+/- acres located along Grist Mill Drive – NFL, LLC. (c/o Mike Bowden) owner. City Engineer Angel Moore reviewed the staff report with the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: March 22, 2024

RE: Administrative Subdivision – 1.59+/- acres located along Grist Mill Drive.

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

Member Davis made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The seventh item on the agenda was the Approval of Administrative Subdivision – 1.15+/- acres located at 1130 US 280-431 – James & Martha Milligan, owners. City Engineer Angel Moore reviewed the staff report with the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: March 22, 2024

RE: Administrative Subdivision – 1.15+/- acres located at 1130 US 280-431

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

Member Davis made the motion to approve contingent upon getting all owner signatures, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The eighth item on the agenda was the Approval of Administrative Subdivision – 2.94+/- acres located along Crosswinds Drive – Altera Phenix City Shops / Patrick Denney, owner. City Engineer Angel Moore reviewed the staff report with the members. Vice Chairman Taylor asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: March 22, 2024

RE: Administrative Subdivision – 2.94+/- acres located along Crosswinds Drive.

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

Member McKissic made the motion to approve contingent upon getting all owner signatures, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

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

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

The eleventh item on the agenda was Adjournment. Vice Chairman Taylor asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on April 9, 2024.

Vice Chairman – Tony Taylor

Secretary – Eliza Phillips-Wyatt



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 F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, 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

Applicant:	Knowles Pointe BPG, LLC & Champion Knowles Pointe, LLC
Surveyor of Record:	Blew & Associates, P.A.
Site Location:	1805 Knowles Rd. (Knowles Point Apartments)
Acreage:	2.57 +/- acres
Number of Lots:	From 3 lots to 2 lots
Current Zoning:	C-4 Highway Commercial District
Current Use of Property:	Multi Family Residential (Apartments)
Proposed Use of Property:	Multi Family Residential (Apartments)
District:	Three (3)
Survey Plat:	Attached
City Services:	Phenix City Water and Sewer, Fire, Police, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.

LOT SPLIT

PART OF SECTION 22, TOWNSHIP 17 NORTH,
RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA



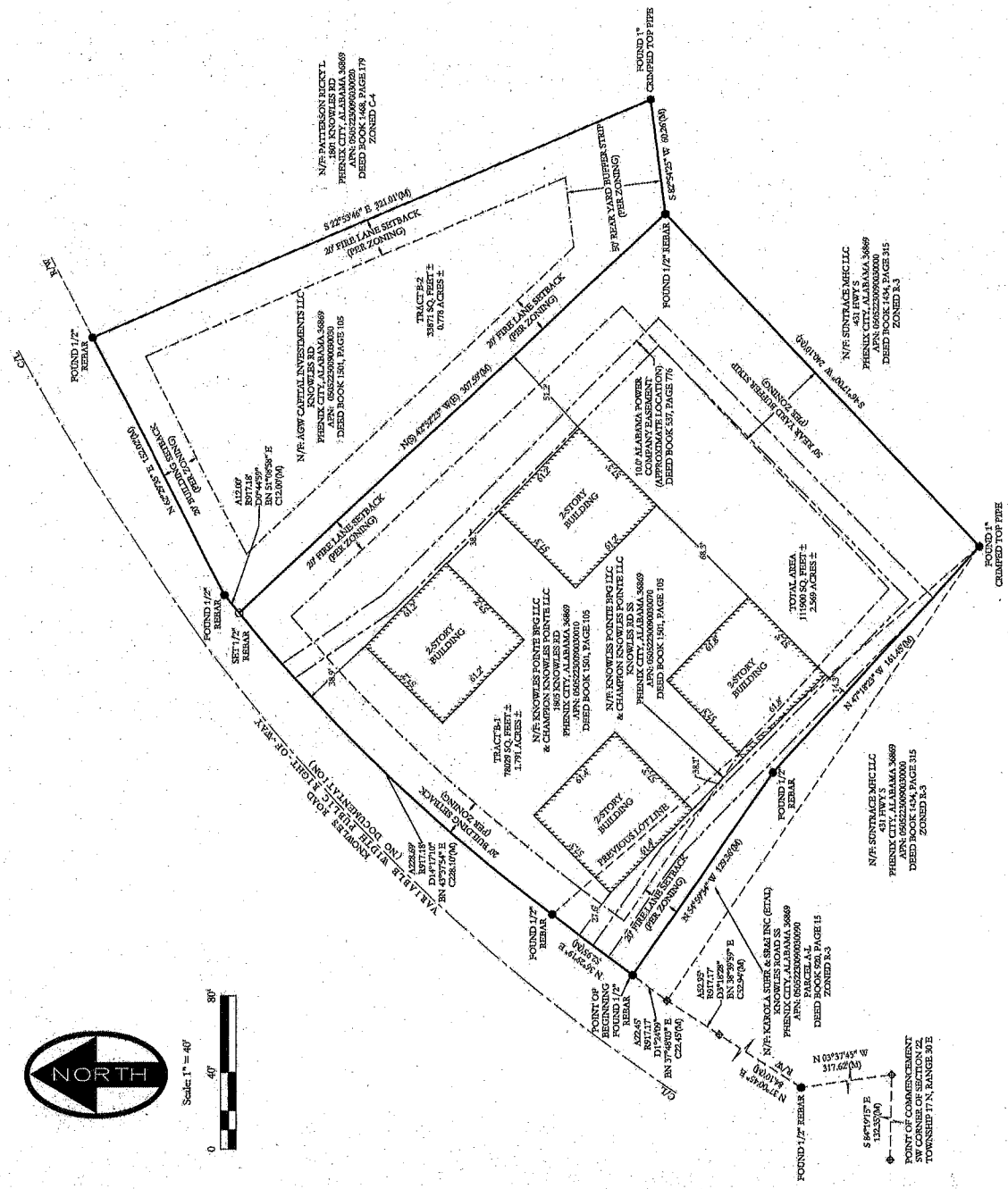
Scale: 1" = 40'



FOUND MONUMENT AS NOTED
 SET MONUMENT AS NOTED
 COMPUTED POINT
 APPROXIMATE CALCULATED DIMENSION
 OF
 N/P
 --- BOUNDARY LINE
 --- EASEMENT LINE
 --- RIGHT-OF-WAY LINE
 --- CENTERLINE
 --- NOT TO SCALE

Zoning
 ZONING DISTRICT: C-4, HIGHWAY COMMERCIAL DISTRICT
 CURRENT USE: MULTIFAMILY
 SETBACKS
 - MIN. FRONT: 20'
 - MIN. SIDE: 5' AND 10' SHALL BE REQUIRED ON ONE
 SIDE OF THE MAIN STRUCTURE SINGLE FREESTANDING
 STRUCTURE.
 - MIN. REAR: 20' AND DEPENDS UPON REQUIRED WHERE
 A REAR YARD AREA IS A RESIDENTIAL DISTRICT.
 MAX HEIGHT: 6'
 MIN. LOT AREA: 15,000 SQUARE FEET
 MIN. LOT WIDTH: 75'
 MIN. FRONT YARD SETBACK: 15'
 MIN. PARKING: 21' x 14' x 16' = 48 TOTAL PARKING
 SPACES
 ZONING INFORMATION OBTAINED FROM:
 200 WEST 23RD STREET
 ST. LOUIS PARK, MN 55416
 TEL: 612.291.2200
 WEB: WWW.SOURCEBOOK.COM
 NOVA PROJECT NO. ALA4797
 REPORT DATE: 2/22/2024

SHEET 047
 DRAWN BY: JDN
 CHECKED BY: JDN
 DATE: 02/22/2024
 COUNTY & DISTRICT: Russell County, AL
 PROJECT NO.: 24-1374
 LOCATION: 1805 Knowles Rd, Phenix City, AL 36869
 SURVEYOR AND BOUNDARY:
**Feinstein Raisa Katin Booker &
Goldstein LLC**



LOT SPLIT

PART OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA

Ticket B-1 Description

BEING PART OF A TRACT OR PARCEL OF LAND AS SHOWN ON A SURVEY OF PART OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA, REGISTERED LAND SURVEYOR REGISTRATION NUMBER 854, DATED FEBRUARY 9, 1999, IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT THE SECTION CORNER COMMON TO SECTIONS 21, 22, AND 23 OF TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA;

THENCE SOUTH 84 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 123.9 FEET;

THENCE NORTH 10 DEGREES 57 MINUTES 45 SECONDS WEST, A DISTANCE OF 317.42 FEET TO A POINT 1/2 INCH BEAR ON THE SOUTHEASTLY RIGHT-OF-WAY LINE OF KNOWLES ROAD;

THENCE ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE THE FOLLOWING FEET (9) COURSES AND DISTANCES:

- (1) NORTH 97 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 51.9 FEET;
- (2) WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 52.9 FEET, A RADIUS OF 97.77 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 84 DEGREES 19 MINUTES 14 SECONDS EAST, 52.9 FEET;
- (3) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 22.46 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 57 DEGREES 48 MINUTES 18 SECONDS EAST, 22.46 FEET TO A POINT 1/2 INCH BEAR MARKING THE CORNER OF PARCEL A-1 AS CONVERTED TO KALOOLA SUB, ET AL, BY DEED BOOK 154, PAGE 314;
- (4) NORTH 84 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 51.9 FEET TO A POINT 1/2 INCH BEAR;
- (5) WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 22.46 FEET, A RADIUS OF 97.77 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 45 DEGREES 37 MINUTES 54 SECONDS EAST, 22.46 FEET;
- (6) WITH A CHORD LENGTH OF 20.10 FEET TO A SET 1/2 INCH BEAR;
- (7) WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 41.9 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 37.29 FEET TO A POINT 1/2 INCH BEAR MARKING THE NORTH EASTERLY CORNER OF PARCEL A-1 AS CONVERTED TO KALOOLA SUB, ET AL, BY DEED BOOK 154, PAGE 314;
- (8) THENCE ALONG THE NORTHWESTERLY LINE OF SAID LANDS SOUTH 46 DEGREES 14 MINUTES 25 SECONDS WEST, A DISTANCE OF 123.9 FEET TO A POINT 1/2 INCH BEAR;
- (9) NORTH 41 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF 307.9 FEET TO THE POINT OF BEGINNING AND CONTAINING 7409 SQUARE FEET OR 1.71 ACRES, MORE OR LESS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Ticket B-2 Description

BEING PART OF A TRACT OR PARCEL OF LAND AS SHOWN ON A SURVEY OF PART OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA, REGISTERED LAND SURVEYOR REGISTRATION NUMBER 854, DATED FEBRUARY 9, 1999, IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCED AT THE SECTION CORNER COMMON TO SECTIONS 21, 22, AND 23 OF TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA;

THENCE SOUTH 84 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 123.9 FEET;

THENCE NORTH 10 DEGREES 57 MINUTES 45 SECONDS WEST, A DISTANCE OF 317.42 FEET TO A POINT 1/2 INCH BEAR ON THE SOUTHEASTLY RIGHT-OF-WAY LINE OF KNOWLES ROAD;

THENCE ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE THE FOLLOWING FEET (7) COURSES AND DISTANCES:

- (1) NORTH 97 DEGREES 00 MINUTES 46 SECONDS EAST, A DISTANCE OF 51.9 FEET;
- (2) WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 52.9 FEET, A RADIUS OF 97.77 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 84 DEGREES 19 MINUTES 14 SECONDS EAST, 52.9 FEET;
- (3) WITH A COMPOUND CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 22.46 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 57 DEGREES 48 MINUTES 18 SECONDS EAST, 22.46 FEET TO A POINT 1/2 INCH BEAR MARKING THE CORNER OF PARCEL A-1 AS CONVERTED TO KALOOLA SUB, ET AL, BY DEED BOOK 154, PAGE 314;
- (4) NORTH 84 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 51.9 FEET TO A POINT 1/2 INCH BEAR;
- (5) WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 22.46 FEET, A RADIUS OF 97.77 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 45 DEGREES 37 MINUTES 54 SECONDS EAST, 22.46 FEET;
- (6) WITH A CHORD LENGTH OF 20.10 FEET TO A SET 1/2 INCH BEAR;
- (7) WITH A CURVE TURNING TO THE RIGHT HAVING AN ARC LENGTH OF 41.9 DEGREES 52 MINUTES 52 SECONDS EAST, A DISTANCE OF 37.29 FEET TO A POINT 1/2 INCH BEAR MARKING THE NORTH EASTERLY CORNER OF PARCEL A-1 AS CONVERTED TO KALOOLA SUB, ET AL, BY DEED BOOK 154, PAGE 314;
- (8) THENCE ALONG THE NORTHWESTERLY LINE OF SAID LANDS SOUTH 46 DEGREES 14 MINUTES 25 SECONDS WEST, A DISTANCE OF 123.9 FEET TO A POINT 1/2 INCH BEAR;
- (9) NORTH 41 DEGREES 48 MINUTES 18 SECONDS WEST, A DISTANCE OF 307.9 FEET TO THE POINT OF BEGINNING AND CONTAINING 7409 SQUARE FEET OR 1.71 ACRES, MORE OR LESS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

Miscellaneous Notes

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FOR ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83. THE BEARING OF THE BOUNDARY LINES OF THIS SUBJECT PROPERTY WHICH BEARS 227°54'41" PER GPS COORDINATE OBSERVATIONS IS 227°54'41" PER GPS COORDINATE OBSERVATIONS. LONGITUDE: 89°01'48.89" WEST. CONVERGENCE ANGLE: 0°04'00" WEST.

THE DISTANCES SHOWN HEREON ARE GRID, COMBINED SCALE FACTOR (GRID TO GROUND) = 1.00001888.

PAGES THREE (3) OF THESE NOTES, MARKINGS ARE REFERRED TO AS "PAGE THREE" UNLESS OTHERWISE NOTED. MARKINGS ARE REFERRED TO AS "PAGE THREE" UNLESS OTHERWISE NOTED.

ANY SURVEYING AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE EASEMENTS AND RESTRICTIONS ARE SHOWN HEREON.

BY GRABER TITLING ONLY, THIS PROPERTY IS IN ZONE 17 OF THE NORTH AMERICAN DATUM 1983 (NAD 83). THIS SURVEY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ALL EASEMENTS SHALL BE PRIVATELY MAINTAINED. STRUCTURES PROHIBITED ON EASEMENTS. ACCESS SHALL NOT BE RESTRICTED BY UN-GATED FENCES. NO TREES OR SHRUBS PLANTED WITHIN RIGHT OF WAY OR EASEMENTS UNLESS APPROVED OTHERWISE BY THE LOCAL GOVERNING AUTHORITY.

Zoning: Zoning

CURRENT USE: MULTIFAMILY

STREETS: STREETS
MIN. SIDE 21 FEET LANE SHALL BE REQUIRED ON ONE SIDE OF THE MAIN STRUCTURE, SINGLE PRESTANDING STRUCTURE.
MIN. SIDE 21 FEET LANE SHALL BE REQUIRED WHERE A REAR YARD ADJUTS A RESIDENTIAL DISTRICT.

MIN. LOT AREA: 4,000 SQUARE FEET
MIN. LOT WIDTH: 50 FEET
MIN. FRONT SETBACK: 15 FEET
MIN. SIDE SETBACK: 5 FEET
MIN. REAR SETBACK: 5 FEET
TOTAL PARKING SPACES: 4

ZONING INFORMATION OBTAINED FROM:
NOVA GROUP, LLC
11111 WOODBURN DRIVE
ST. LOUIS PARK, MN 55446
TEL: 402-496-3105
WWW.NOVA-RECORDS.COM
NOVA PROJECT NO. 024-077
PREPARED BY: J. J. JENSEN
REPORT DATE: 7/22/2024

Certificate of Ownership and Dedication

I, (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AND HEREBY ADOPT THIS DIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINDUING BUILDING SETBACK LINES, AND EASEMENTS AND RESTRICTIONS SHOWN ON THIS SURVEY. I (WE) HEREBY GRANT TO THE PUBLIC THE RIGHT TO USE THE PARKS AND OTHER OPEN SPACES TO PUBLISH OR PRIVATE USE AS NOTED.

OWNER OR AGENT: 10 Highway Blvd #7
DATE: 9/8/2024
ADDRESS: 10 Highway Blvd #7, Phenix City, AL 36869

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 THE DISTRICTS OF PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

CHAIRMAN, PLANNING COMMISSION: _____ DATE: _____
SECRETARY, PLANNING COMMISSION: _____ DATE: _____

Certificate of County Engineer

THIS PLAT HAS BEEN APPROVED BY THE RUSSELL COUNTY ENGINEER UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS AND SPACING ARE ACCORDING TO THE SURVEY AND PLAT. AND THAT ALL PARTS OF THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN GENERAL ACCORDANCE WITH THE REQUIREMENTS OF THE ENGINEERING ACT OF THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF EXECUTION: _____ RUSSELL COUNTY ENGINEER: _____

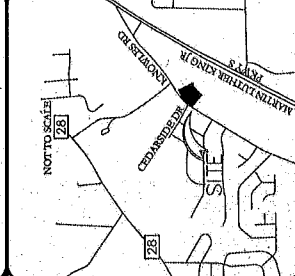
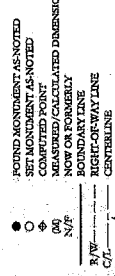
Acknowledgement

STATE OF NEW JERSEY
COUNTY OF OCCEAN

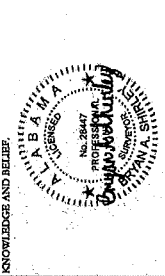
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Josiah K. Hales

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

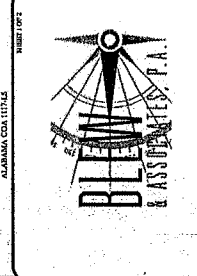
GIVEN UNDER MY HAND AND SEAL
THIS 5 DAY OF APRIL, 2024
NOTARY PUBLIC
MY COMMISSION EXPIRES _____



RUSSELL COUNTY ENGINEER: _____
DATE: _____



PROFESSIONAL LAND SURVEYOR NO. 2447
BRYAN A. SHIRLEY
1815 KNOWLES RD., PHENIX CITY, AL 36869



REPORT DATE: TS-03/18/2024
DRAWN BY: DN
CHECKED BY: NH

COUNTY: Russell County, AL
JOB NUMBER: 24-1374

PROJECT: 1815 Knowles Rd, Phenix City, AL 36869
PREPARED BY: Goldstein & Goldstein LLC





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

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Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

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

MEMORANDUM

To: Planning Commission

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

Date: April 5, 2024

RE: Administrative Subdivision – 2.57 +/- acres located at 1805 Knowles Rd.

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