



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, MAY 14, 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 April 23, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 1.38+/- acres located at 1350 Lee Road 230 – Judy & Martin Griggs, Jr., owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Acceptance of Rezone – 30.36+/- acres located at 300 Colin Powell Parkway – from a R-2 Zone (Medium Density Residential District) to a M-1 Zone (General Manufacturing District) – Sierra Pacific Industries, Inc., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

**April 23, 2024**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 23, 2024, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Chairman Sims 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Members Carter and Ramos 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 Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, 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. Chairman Sims asked Secretary Phillips-Wyatt to call roll for the City Employees. The following City Personnel were present in person. City Engineer/Public Works Director Angel Moore, Assistant Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Fire Chief Kris Kennedy, 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 April 9, 2024 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Ivy made the motion to approve, seconded by Member Davis. 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: Chairman Sims. Motion thus passed.

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

The sixth item on the agenda was the Approval of Final Plat – Helen Estates Phase I – located on 43<sup>rd</sup> Street – Summerville Homes, Inc., owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

*Memo*

*To: Planning Commission*

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

*Date: April 19, 2024*

*RE: Final Plat – 4.94+/- acres located along 43<sup>rd</sup> Street – Helen Estates Phase I*

*The above referenced Final Plat 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 Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The seventh item on the agenda was Old Business. City Engineer / Public Works Director Angel Moore stated that the City has been meeting every two weeks to review the current Zoning Ordinance and updating it. Planning Commission will be present a draft copy once all changes have been made and will have to go before City Council for approval.

The eighth item on the agenda was New Business. Secretary Phillips-Wyatt read the resignation letter from Jose Ramos.

Date: April 10, 2024

**RE: RESIGNATION FROM BOARD**

Dear City of Phenix City Planning Commission,

This letter represents my official notice of resignation from my board position with City of Phenix City Planning Commission which is to be final on April 10, 2024.

I regretfully announce this decision due to my attendance to Alabama North East Police Academy.

It has been with a great pleasure to be alongside the individuals at this organization and will always appreciate experience and knowledge I gained during my involvement with City of Phenix City Planning Commission.

I hope the notice-period is enough for you to find a replacement. Furthermore, please let me know of any help that I could be in the future to help in this transition.

Sincerely,  
Jose G. Ramos

Member Davis made the motion to accept, 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The ninth item on the agenda was Adjournment. Chairman Sims 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, Chairman Sims, 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 May 14, 2024.

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Chairman – Billy Sims

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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

<b>Applicant:</b>	Judy & Martin Griggs, Jr.
<b>Surveyor of Record:</b>	McBride & McGill, Inc.
<b>Site Location:</b>	1350 Lee Rd. 230
<b>Acreage:</b>	1.38 +/- acres
<b>Number of Lots:</b>	From 2 lots to 1 lot
<b>Current Zoning:</b>	None, Planning Jurisdiction
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Convenience Store/Gas Station
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	None

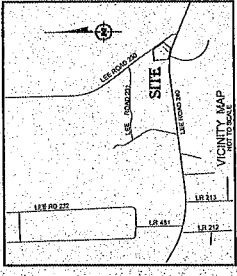
#### Staff Comments

None.

#### Engineer/Owner Comments

None.

Rec'd 4-25-24  
11:50am MJK



**ADMINISTRATIVE RE-PLAT NOTES**

1. THIS RE-PLAT IS SUBJECT TO THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, AND SHALL NOT BE RESTRICTED BY ANY OTHER INSTRUMENTS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

2. THE CITY OF PHENIX, ALABAMA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS RE-PLAT, AND THE CITY OF PHENIX, ALABAMA, IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN ANY INSTRUMENTS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE SITE IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, AND HAS FOUND THAT THE SITE IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE SITE IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, AND HAS FOUND THAT THE SITE IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

5. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE SITE IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, AND HAS FOUND THAT THE SITE IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

**SURVEYOR'S NOTES**

1. ALL BOUNDARIES SHOWN ON THIS RE-PLAT ARE BASED ON THE SURVEY DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE SITE IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

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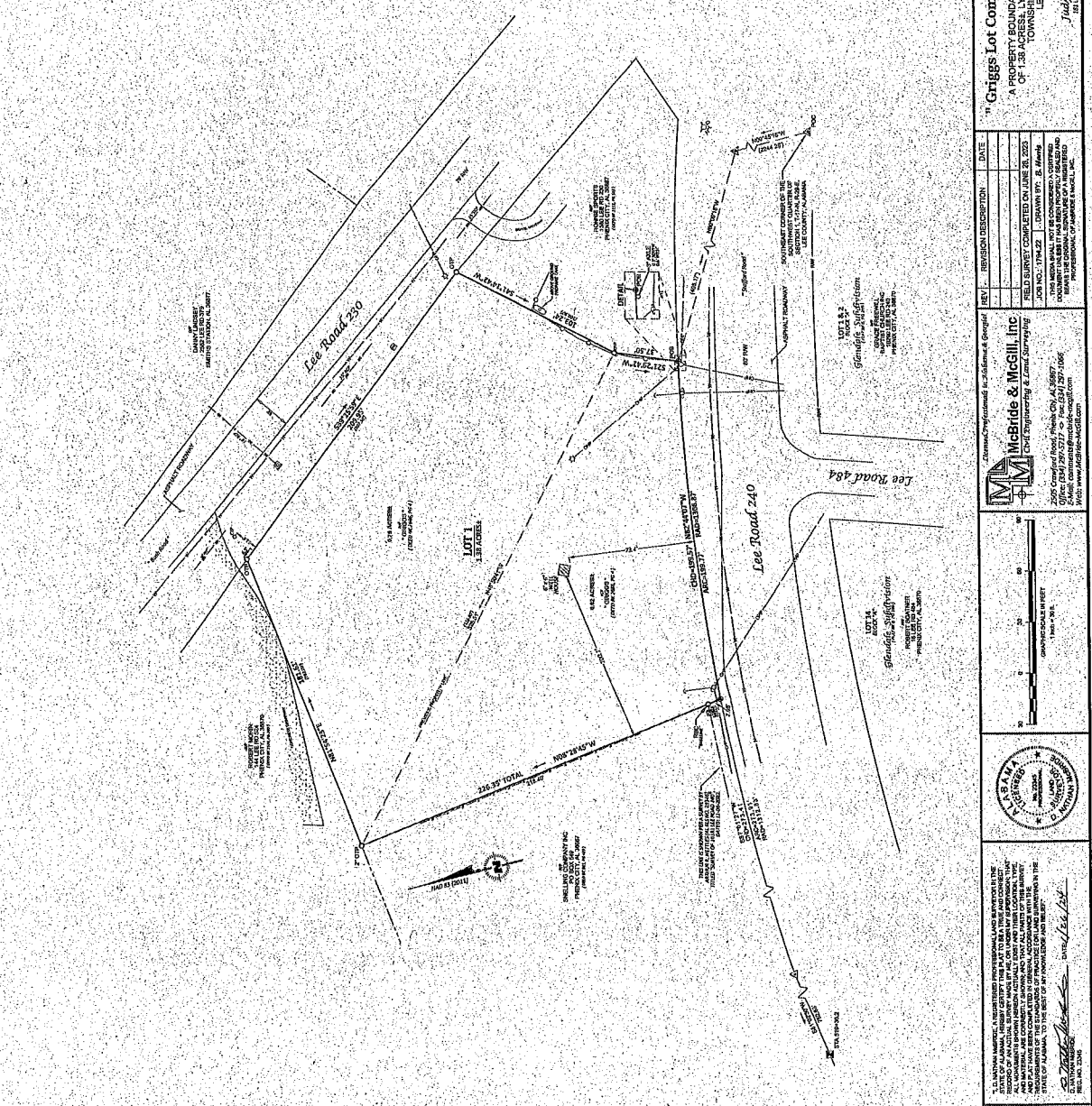
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**DATE:** JAN. 28, 2024  
**SCALE:** 1" = 30'  
**SHEET NO.:** 1 OF 1

**Griggs Lot Combination on Lee Road 240**  
A PROPERTY BOUNDARY SURVEY FOR THE LOT COMBINATION OF LOTS 1 AND 2, TOWNSHIP 17 NORTH, RANGE 29 EAST, LEE COUNTY, ALABAMA.

Surveyor's Name: *McBride & McGill, Inc.*  
Address: 1111 Lee Street, Phenix, AL 36867  
Phone: 334-377-5717  
Fax: 334-377-1066  
Email: info@mcbrideandmcgill.com



**APPROVAL BY THE LEE COUNTY ENGINEER**

THE UNDERSIGNED AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, DO HEREBY CERTIFY THAT THIS RE-PLAT IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

DATE OF REVISION: \_\_\_\_\_  
DATE OF REVISION: \_\_\_\_\_

**CERTIFICATE OF PHENIX CITY PLANNING COMMISSION**

THE PHENIX CITY PLANNING COMMISSION HAS REVIEWED THIS RE-PLAT AND HAS FOUND THAT THE SITE IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

DATE OF REVISION: \_\_\_\_\_  
DATE OF REVISION: \_\_\_\_\_

**SWIFT WATERS & SEEVER AUTHORITY**

THE UNDERSIGNED AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, DO HEREBY CERTIFY THAT THIS RE-PLAT IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

DATE OF REVISION: \_\_\_\_\_  
DATE OF REVISION: \_\_\_\_\_

**CERTIFICATE OF LEE COUNTY HEALTH DEPARTMENT**

THE UNDERSIGNED AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, DO HEREBY CERTIFY THAT THIS RE-PLAT IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

DATE OF REVISION: \_\_\_\_\_  
DATE OF REVISION: \_\_\_\_\_

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

THE UNDERSIGNED AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, DO HEREBY CERTIFY THAT THIS RE-PLAT IS IN ACCORDANCE WITH THE RESTRICTIONS OF RECORDS IN THE PUBLIC RECORDS OF THE COUNTY OF LEE, ALABAMA, UNLESS SUCH INSTRUMENTS OF RECORDS ARE SPECIFICALLY REFERENCED HEREIN.

DATE OF REVISION: \_\_\_\_\_  
DATE OF REVISION: \_\_\_\_\_

**NOTARY**

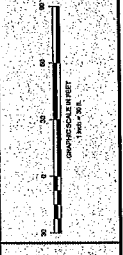
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DATE OF REVISION: \_\_\_\_\_  
DATE OF REVISION: \_\_\_\_\_

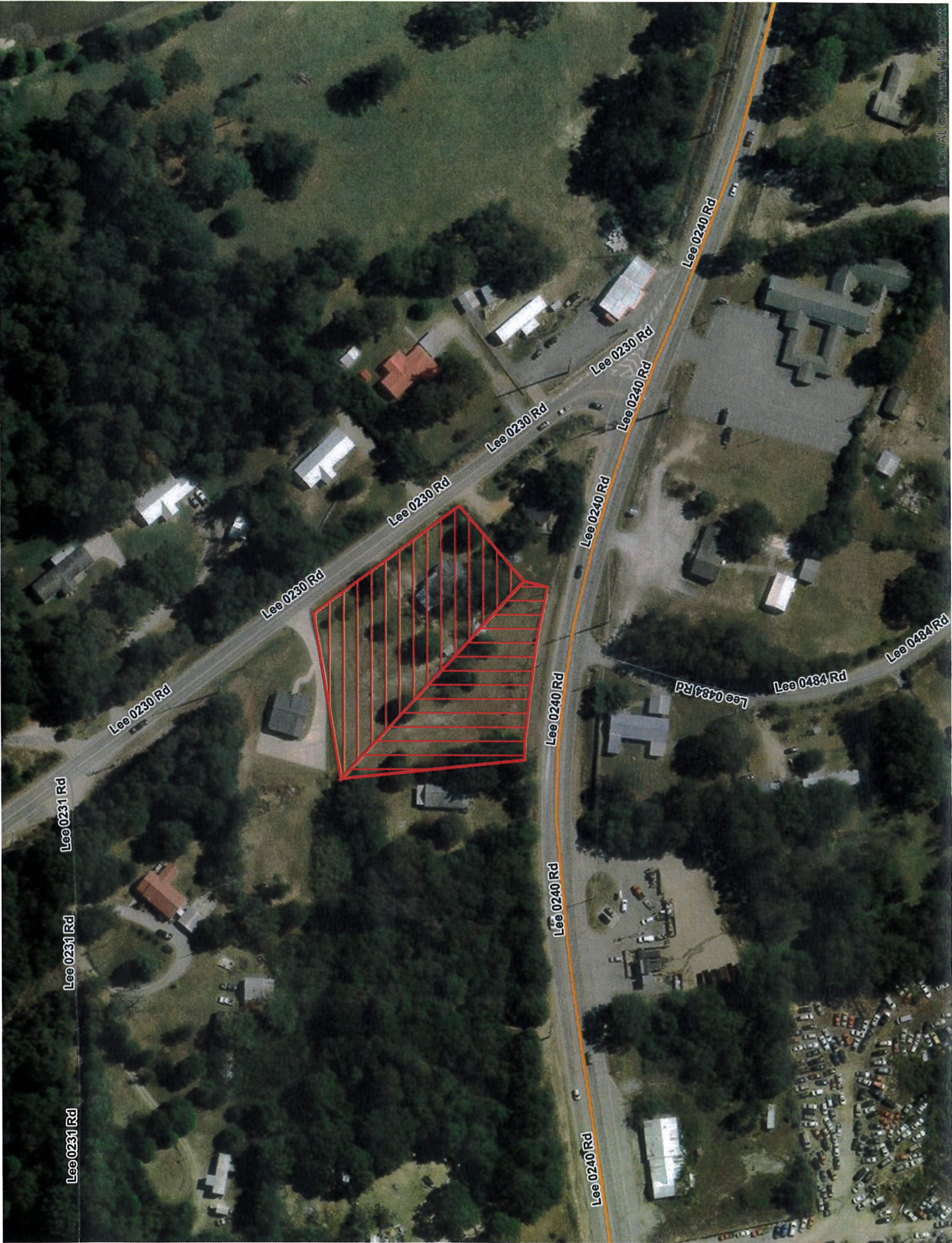
**LEGEND**

1. BOUNDARY LINE  
2. PROPERTY LINE  
3. EASEMENT LINE  
4. RIGHT-OF-WAY LINE  
5. FENCE LINE  
6. UTILITY LINE  
7. ADJACENT PROPERTY  
8. ADJACENT ROAD  
9. ADJACENT LOT  
10. ADJACENT TOWNSHIP

REV.	REVISION DESCRIPTION	DATE
1	FIELD SURVEY COMPLETED ON JUNE 22, 2023	JUN 22, 2023
2	REVISIONS TO CORRECT ERRORS AND AMENDMENTS TO THE RE-PLAT	JAN 28, 2024



**McBride & McGill, Inc.**  
Civil Engineering & Land Surveying  
2000 Lee Street, Phenix, AL 36867  
Phone: 334-377-5717  
Fax: 334-377-1066  
Email: info@mcbrideandmcgill.com





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

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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  
*M.P. FOR A.M.*  
**From:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** May 10, 2024  
**RE:** Administrative Subdivision – 1.38 +/- acres located at 1350 Lee Rd. 230

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.

**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. 7

### Type of Request: Rezone

#### General Information

<b>Applicant:</b>	Sierra Pacific Industries, Inc., owner
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	300 Colin Powell Pkwy.
<b>Acreage:</b>	30.4 +/- acres
<b>Current Zoning:</b>	R-2 Medium Density Residential District
<b>Proposed Zoning Classification:</b>	M-1 General Manufacturing District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Industrial/Manufacturing as allowed by zoning
<b>District:</b>	Three (3)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

#### Staff Comments

- Sierra Pacific has submitted an Administrative Subdivision to consolidate the two parcels currently zoned R-2 with the property where the existing factory lies which is zoned M-1. City staff has requested that the property currently zoned R-2 be rezoned to M-1 before the approval of the Administrative Subdivision can take place so that a non-conformity is not created in the zoning districts.

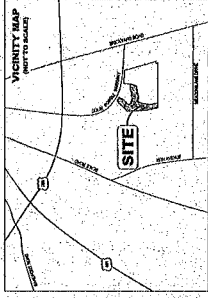
#### Engineer/Owner Comments

None



MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY  
 FOR  
**SIERRA PACIFIC INDUSTRIES INC.**  
 LOCATED IN SECTIONS 23 & 26, TOWNSHIP 17 NORTH, RANGE 30 EAST  
 PHENIX CITY, RUSSELL COUNTY, ALABAMA

THIS MAP IS BASED ON AERIAL PHOTOGRAPHY  
 AND SURVEY DATA OBTAINED FROM THE  
 SURVEYOR'S OFFICE.



**SITE NOTES:**  
 THE PROPERTY IS LOCATED IN SECTION 26, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA. THE PROPERTY IS 100 FEET WIDE AND 1,000 FEET LONG. THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY). THE PETITIONER IS REQUESTING A REZONE TO I-21 (INDUSTRIAL). THE PROPERTY IS CURRENTLY OCCUPIED BY A RESIDENTIAL HOME. THE PETITIONER IS REQUESTING A REZONE TO I-21 (INDUSTRIAL) TO ALLOW FOR THE CONSTRUCTION OF A MANUFACTURING PLANT. THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY). THE PETITIONER IS REQUESTING A REZONE TO I-21 (INDUSTRIAL). THE PROPERTY IS CURRENTLY OCCUPIED BY A RESIDENTIAL HOME. THE PETITIONER IS REQUESTING A REZONE TO I-21 (INDUSTRIAL) TO ALLOW FOR THE CONSTRUCTION OF A MANUFACTURING PLANT.

**CERTIFICATES:**  
 I, THE SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**LEGEND:**  
 PROPERTY BOUNDARIES  
 EASEMENTS  
 UTILITIES  
 EXISTING BUILDINGS  
 PROPOSED BUILDINGS  
 DRIVEWAYS  
 LOT LINES  
 CURBS  
 SIDEWALKS  
 STREETS  
 RAILROADS  
 POWER LINES  
 TELEPHONE LINES  
 WATER LINES  
 SEWER LINES  
 GAS LINES  
 FENCE LINES  
 UNDEVELOPED LAND  
 DEVELOPED LAND  
 OPEN SPACE  
 WATER BODIES  
 WETLANDS  
 FLOOD PLAIN  
 EROSION CONTROL  
 LANDSCAPE ARCHITECTURE  
 TRAFFIC CONTROL  
 SIGNAGE  
 LIGHTING  
 SECURITY  
 ACCESSIBILITY  
 ENVIRONMENTAL  
 HISTORICAL

**SURVEYOR'S INFO:**  
 SIERRA PACIFIC INDUSTRIES INC.  
 1000 INDUSTRIAL BLVD  
 PHENIX CITY, ALABAMA 36061  
 205-838-1234  
 2025 SOUTH STREET, PHENIX CITY, ALABAMA 36061  
 2025 SOUTH STREET, PHENIX CITY, ALABAMA 36061

**SURVEYOR'S CERTIFICATE:**  
 I, THE SURVEYOR, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND THAT THE INFORMATION CONTAINED IN THIS MAP IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

**SCALE:**  
 1" = 100 FEET

**DATE:**  
 1/15/2024

**BY:**  
 [Signature]

**FOR:**  
 SIERRA PACIFIC INDUSTRIES INC.

**PROJECT NO.:**  
 2024-001

**DATE:**  
 1/15/2024

**BY:**  
 [Signature]

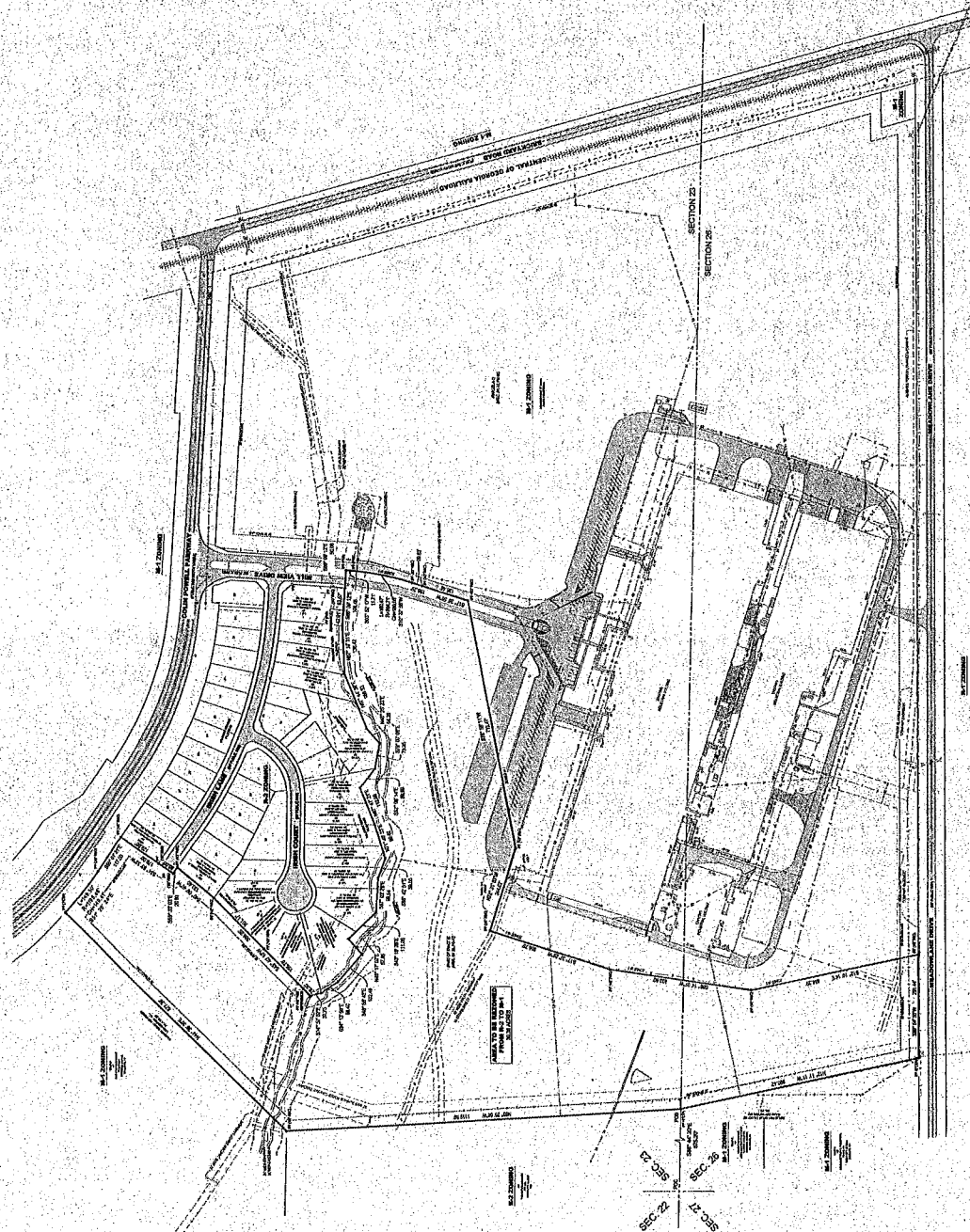
**FOR:**  
 SIERRA PACIFIC INDUSTRIES INC.

**PROJECT NO.:**  
 2024-001

**DATE:**  
 1/15/2024

**BY:**  
 [Signature]

**FOR:**  
 SIERRA PACIFIC INDUSTRIES INC.



THIS MAP IS BASED ON AERIAL PHOTOGRAPHY  
 AND SURVEY DATA OBTAINED FROM THE  
 SURVEYOR'S OFFICE.





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*Alabama*

DEPARTMENT OF  
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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:** May 10, 2024

**RE:** Rezone – 30.36 +/- acres located at 300 Colin Powell Pkwy.

---

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 acceptance.