



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, JUNE 11, 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 May 28, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 1.26+/- acres located at 226 Lee Road 450 – Van & Lisa Ellison, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Acceptance of De-Annexation – 0.95+/- acres located at 1515 Lee Road 427 Apt A & B – Jimmie Piland, owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Public Hearing and Recommendation of Rezone – 30.36+/- acres located at 300 Colin Powell Parkway – Sierra Pacific Industries, Inc., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 9) Approval of Administrative Subdivision – 111.17+/- acres located at 300 Colin Powell Parkway – Sierra Pacific Industries, Inc & City of Phenix City, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 10) Approval of Final Plat – 11.79+/- acres located along Hwy 280/431N – Lindstrom & Company, LLC (Scott Lindstrom), owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 11) Old Business
- 12) New Business
- 13) Adjournment

**May 28, 2024**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 28, 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. Member Carter was not present.

The second item on the agenda was the Approval of the Agenda. Member Ivy 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, 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. 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, 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 May 14, 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, Chairman Sims and Member Phillips-Wyatt Nays: None. Abstain: Member McKissic and Vice Chairman Taylor. 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 Administrative Subdivision of 1.74+/- acres located at 3750 Opelika Road – James Lumpkin, owner. Civil Engineer/PE Chris Casey 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: May 124 2024

RE: Administrative Subdivision – 1.74+/- acres located at 3750 Opelika Rd.

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 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, Chairman Sims, 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 – 1.12+/- acres located at 5203 Summerville Road – SRS Construction, LLC., owner. Civil Engineer/PE Chris Casey 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: May 24, 2024*

*RE: Administrative Subdivision – 1.12+/- acres located at 5203 Summerville Rd.*

*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 Ivy 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, Chairman Sims, 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 – 3.51+/- acres located at 76 Stephens Loop – Morris & Kim Bowman, owners. Civil Engineer/PE Chris Casey 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: May 24, 2024*

*RE: Administrative Subdivision – 3.51+/- acres located at 76 Stephens Loop*

*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 Lindsey. 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 the Acceptance of De-Annexation of 1515 Lee Road 427 Apt A & B – Jimmie Piland, owner. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Mr. Billy Benton came forward to represent the owner. Mr. Piland is having trouble with the garbage pick-up due to all owners around him are Lee County garbage service. Mr. Piland has a water well and is on a septic tank. Mr. Benton was notified before the meeting that Mr. Piland has Phenix City water services and if he continues with the de-annexation he will lose the water service. Mr. Benton asked if the item could be tabled so he could get information back to the owner to make sure he wants to continue the process.

Member Ivy made the motion to table, 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

The tenth item on the agenda was Public Hearing and Recommendation of Rezone – 30.36+/- acres located at 300 Colin Powell Parkway – Sierra Pacific Industries, Inc., owner. City Attorney Jimmy Graham came forward asking that this item be tabled due to one adjoining property owner not being notified about the public hearing. By law, all adjoining property owners have to be notified by certified mail. 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: May 24, 2024*

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

*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.*

Member Davis made the motion to table, 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

The eleventh item on the agenda was Old Business. None

The twelfth item on the agenda was New Business. None

The thirteenth 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 Lindsey. 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 June 11, 2024.

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Chairman – Billy Sims

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Secretary – Eliza Phillips-Wyatt



**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:** Van & Lisa Ellison  
**Surveyor of Record:** Barrett-Simpson, Inc.  
**Site Location:** 226 Lee Rd. 450  
**Acreage:** 1.26 +/- acres  
**Number of Lots:** From 1 lot to 2 lots  
**Current Zoning:** None (Planning Jurisdiction)  
**Current Use of Property:** Residential (Existing Home)  
**Proposed Use of Property:** Future Single Family Residential  
**District:** None  
**Survey Plat:** Attached  
**City Services:** None

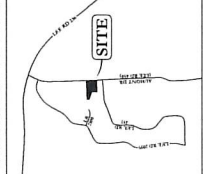
### Staff Comments

None.

### Engineer/Owner Comments

None.

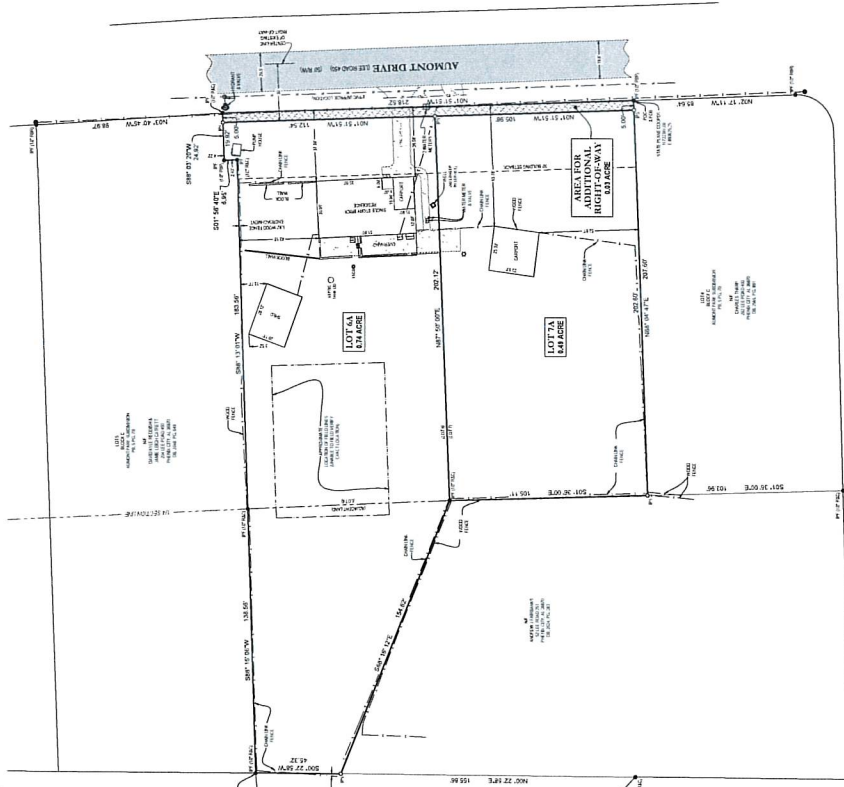
VICINITY MAP (NOT TO SCALE)



TEAL, ALABAMA



**PLAT OF PROPERTY DIVISION FOR  
VAN ROSS ELLISON AND LISA RENEE ELLISON  
LOTS 6 & 7, BLOCK C, AUMONT PARK SUBDIVISION  
AND ADJACENT LAND  
LOCATED IN SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 EAST  
LEE COUNTY, ALABAMA**



TEAL DRIVE (SEE ROAD 61)

**LEGEND**

1. BOUNDARY LINE	1.0000	1.0000	1.0000
2. EASEMENT	1.0000	1.0000	1.0000
3. RIGHT-OF-WAY	1.0000	1.0000	1.0000
4. ADJACENT PROPERTY	1.0000	1.0000	1.0000
5. EXISTING BUILDING	1.0000	1.0000	1.0000
6. EXISTING DRIVE	1.0000	1.0000	1.0000
7. EXISTING UTILITY	1.0000	1.0000	1.0000
8. EXISTING FENCE	1.0000	1.0000	1.0000
9. EXISTING CURB	1.0000	1.0000	1.0000
10. EXISTING SIDEWALK	1.0000	1.0000	1.0000
11. EXISTING DRIVE	1.0000	1.0000	1.0000
12. EXISTING DRIVE	1.0000	1.0000	1.0000
13. EXISTING DRIVE	1.0000	1.0000	1.0000
14. EXISTING DRIVE	1.0000	1.0000	1.0000
15. EXISTING DRIVE	1.0000	1.0000	1.0000
16. EXISTING DRIVE	1.0000	1.0000	1.0000
17. EXISTING DRIVE	1.0000	1.0000	1.0000
18. EXISTING DRIVE	1.0000	1.0000	1.0000
19. EXISTING DRIVE	1.0000	1.0000	1.0000
20. EXISTING DRIVE	1.0000	1.0000	1.0000

**CITY AND/OR COUNTY REQUIRED NOTICES**

**ADMINISTRATIVE COMMENTS:**

1. ALL INFORMATION HAS BEEN CHECKED AND FOUND TO BE CORRECT.
2. ALL INFORMATION HAS BEEN CHECKED AND FOUND TO BE CORRECT.
3. ALL INFORMATION HAS BEEN CHECKED AND FOUND TO BE CORRECT.
4. ALL INFORMATION HAS BEEN CHECKED AND FOUND TO BE CORRECT.
5. ALL INFORMATION HAS BEEN CHECKED AND FOUND TO BE CORRECT.
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8. ALL INFORMATION HAS BEEN CHECKED AND FOUND TO BE CORRECT.
9. ALL INFORMATION HAS BEEN CHECKED AND FOUND TO BE CORRECT.
10. ALL INFORMATION HAS BEEN CHECKED AND FOUND TO BE CORRECT.

**SITE NOTES**

1. PROPERTY LOCATION: [Address]
2. PROPERTY AREA: [Area]
3. PROPERTY OWNER: [Owner Name]
4. PROPERTY ADDRESS: [Address]
5. PROPERTY ZONING: [Zoning Code]
6. PROPERTY SURFACE AREA: [Area]
7. PROPERTY PERMITS: [Permit Numbers]
8. PROPERTY RECORDS: [Record Numbers]
9. PROPERTY TAXES: [Tax Information]
10. PROPERTY UTILITIES: [Utility Information]

**SURVEYOR'S NOTES**

1. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.
2. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.
3. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.
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10. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.

**CERTIFICATE OF APPROVAL BY THE ALABAMA BOARD OF SURVEYING ENGINEERS**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE LOCAL COUNTY ENGINEER**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE LOCAL TOWN ENGINEER**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE LOCAL CITY ENGINEER**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**RECORDING INFORMATION**

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

FILED \_\_\_\_\_

DATE \_\_\_\_\_

**CERTIFICATES**

**CERTIFICATE OF CORRECTION AND REVISION**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE LOCAL TOWN ENGINEER**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE LOCAL CITY ENGINEER**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE LOCAL COUNTY ENGINEER**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE ALABAMA BOARD OF SURVEYING ENGINEERS**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE LOCAL TOWN ENGINEER**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE LOCAL CITY ENGINEER**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE LOCAL COUNTY ENGINEER**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE ALABAMA BOARD OF SURVEYING ENGINEERS**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: \_\_\_\_\_

BY: \_\_\_\_\_



**BARRETT-SIMPSON, INC.**

10000 W. GULF SHORE BLVD. SUITE 100  
DUBLIN, GA 31024  
TEL: 770.270.1234  
WWW.BSINC.COM

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being duly qualified and licensed as a Surveying Engineer in the State of Alabama, do hereby certify that the above described plat is correct and true to the original survey and that the same conforms to the provisions of the laws of the State of Alabama relating to the practice of the profession of surveying.

DATE: 5/17/2024

BY: [Signature]

NAME	BARRETT-SIMPSON, INC.
ADDRESS	10000 W. GULF SHORE BLVD. SUITE 100, DUBLIN, GA 31024
PHONE	770.270.1234
WEBSITE	WWW.BSINC.COM
STATE	ALABAMA
CITY	DUBLIN
COUNTY	DEKALB
ZIP	31024
PROFESSIONAL LICENSE NO.	10000
EXPIRES	12/31/2024



Lee 0450 Rd

Lee 0450 Rd

Lee 0450 Rd

Lee 0450 Rd

Lee 0450 Rd

Lee 0451 Rd

Lee 0451 Rd

Lee 0451 Rd

Lee 0451 Rd



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

## MEMORANDUM

To: Planning Commission

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

Date: June 7, 2024

RE: Administrative Subdivision – 1.26 +/- acres located at 226 Lee Rd. 450

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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: De-Annexation

#### General Information

<b>Applicant:</b>	Jimmie Piland
<b>Site Location:</b>	1515 Lee Rd. 427 Apts. A & B
<b>Acreage:</b>	0.95 +/- acres
<b>Number of Lots:</b>	1
<b>Current Zoning:</b>	R-2 (Medium Density Residential)
<b>Current Use of Property:</b>	Duplex
<b>Proposed Use of Property:</b>	Same
<b>District:</b>	One (1)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Fire, Police

#### Staff Comments

None

#### Engineer/Owner Comments

None



**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

## MEMORANDUM

To: Planning Commission

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

Date: June 7, 2024

RE: De-annexation – 0.95 +/- acres located at 1515 Lee Rd. 427 Apts. A & B

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The above referenced application for de-annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments. Based on Resolution 2020-275, it states that the only exceptions for access to City services for properties outside the corporate City limits are for single family residential or non-commercial facilities. Therefore it is the recommendation of City staff that this property not be de-annexed from the corporate City limits.



**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. 8

**Type of Request: Rezone**

### General Information

**Applicant:** Sierra Pacific Industries, Inc.  
**Surveyor of Record:** Barrett-Simpson, Inc.  
**Site Location:** 300 Colin Powell Pkwy.  
**Acreage:** 30.36 +/- acres  
**Current Zoning:** R-2 Medium Density Residential District  
**Proposed Zoning Classification:** M-1 General Manufacturing District  
**Current Use of Property:** Vacant  
**Proposed Use of Property:** Industrial/Manufacturing as allowed by zoning  
**District:** Three (3)  
**Survey Plat:** Attached  
**City Services:** Phenix City Water, Sewer, Streets & Drainage, Fire, Police

### Staff Comments

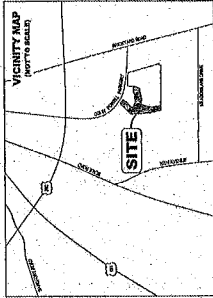
- Sierra Pacific has submitted an Administrative Subdivision to consolidate the two parcels currently zoned R-2 with the property where the existing factory lies which is zoned M-1. City staff has requested that the property currently zoned R-2 be rezoned to M-1 before the approval of the Administrative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

### Engineer/Owner Comments

None

8/20/08  
R228  
S/20/08

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



SITE NOTES

THIS MAP IS MADE SPECIALLY FOR THE PURPOSE OF REZONE PROPERTY FROM R-10 TO MA. THE ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM R-10 TO MA.

AREA OF SUBJECT PROPERTY IS LOCATED IN PHENIX CITY, ALABAMA. THE PROPERTY IS LOCATED IN PHENIX CITY, ALABAMA. THE PROPERTY IS LOCATED IN PHENIX CITY, ALABAMA. THE PROPERTY IS LOCATED IN PHENIX CITY, ALABAMA.

RECORDING INFORMATION: THE REZONE OF THIS PROPERTY IS SUBJECT TO THE EXISTING RECORDS OF RUSSELL COUNTY, ALABAMA. THE REZONE IS SUBJECT TO THE EXISTING RECORDS OF RUSSELL COUNTY, ALABAMA. THE REZONE IS SUBJECT TO THE EXISTING RECORDS OF RUSSELL COUNTY, ALABAMA.

ADDED NOTES: THIS MAP IS MADE SPECIALLY FOR THE PURPOSE OF REZONE PROPERTY FROM R-10 TO MA. THE ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM R-10 TO MA.

CERTIFICATIONS

I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA. I HAVE PERSONALLY EXAMINED THE PROPERTY AND THE INFORMATION PROVIDED BY THE CLIENT AND I AM Satisfied THAT THE INFORMATION IS TRUE AND CORRECT.

STATE OF ALABAMA  
 COUNTY OF RUSSELL  
 PHENIX CITY, ALABAMA

LEGEND

EXISTING	NEW
EXISTING BOUNDARIES	NEW BOUNDARIES
EXISTING EASEMENTS	NEW EASEMENTS
EXISTING UTILITIES	NEW UTILITIES
EXISTING STRUCTURES	NEW STRUCTURES
EXISTING ROADS	NEW ROADS
EXISTING ZONING	NEW ZONING
EXISTING SURVEY DATA	NEW SURVEY DATA
EXISTING RECORDS	NEW RECORDS
EXISTING TITLES	NEW TITLES
EXISTING DEEDS	NEW DEEDS
EXISTING PLATS	NEW PLATS
EXISTING RECORDS	NEW RECORDS
EXISTING TITLES	NEW TITLES
EXISTING DEEDS	NEW DEEDS
EXISTING PLATS	NEW PLATS

**SURVEYOR'S INFO**

SIERRA PACIFIC INDUSTRIES INC.  
 10101 PHENIX AVENUE  
 PHENIX CITY, ALABAMA 36060

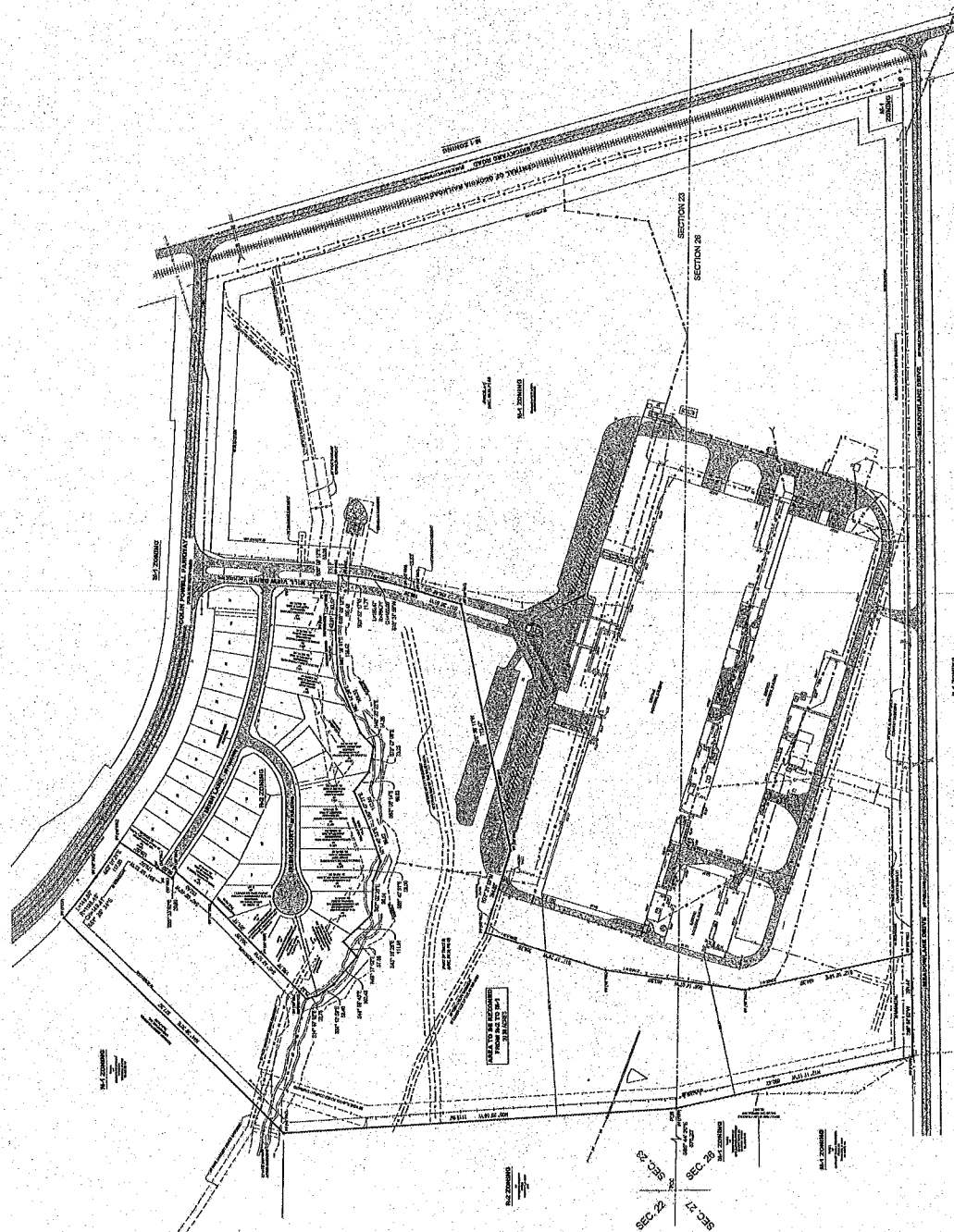
DATE: 8/20/08

**SURVEYOR'S CERTIFICATE**

I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA. I HAVE PERSONALLY EXAMINED THE PROPERTY AND THE INFORMATION PROVIDED BY THE CLIENT AND I AM Satisfied THAT THE INFORMATION IS TRUE AND CORRECT.

DATE: 8/20/08

NO.	DESCRIPTION	DATE	BY
1	EXISTING BOUNDARIES		
2	NEW BOUNDARIES		
3	EXISTING EASEMENTS		
4	NEW EASEMENTS		
5	EXISTING UTILITIES		
6	NEW UTILITIES		
7	EXISTING STRUCTURES		
8	NEW STRUCTURES		
9	EXISTING ROADS		
10	NEW ROADS		
11	EXISTING ZONING		
12	NEW ZONING		
13	EXISTING SURVEY DATA		
14	NEW SURVEY DATA		
15	EXISTING RECORDS		
16	NEW RECORDS		
17	EXISTING TITLES		
18	NEW TITLES		
19	EXISTING DEEDS		
20	NEW DEEDS		
21	EXISTING PLATS		
22	NEW PLATS		



THIS MAP WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED SURVEYOR IN THE STATE OF ALABAMA.



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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

## MEMORANDUM

To: Planning Commission

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

Date: June 7, 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 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. 9

### Type of Request: Administrative Subdivision

#### General Information

**Applicant:** Sierra Pacific Industries & City of Phenix City  
**Surveyor of Record:** Barrett-Simpson, Inc.  
**Site Location:** 300 Colin Powell Pkwy.  
**Acreage:** 111.17 +/- acres  
**Number of Lots:** From 3 lots to 1 lot  
**Current Zoning:** M-1 (General Manufacturing District)  
R-2 (Medium Density Residential District)  
**Current Use of Property:** Manufacturing Plant, Vacant, ROW  
**Proposed Use of Property:** Manufacturing (Sierra Pacific Industries)  
**District:** Three (3)  
**Survey Plat:** Attached  
**City Services:** Phenix City Water & Sewer, Fire, Police,  
Streets & Drainage

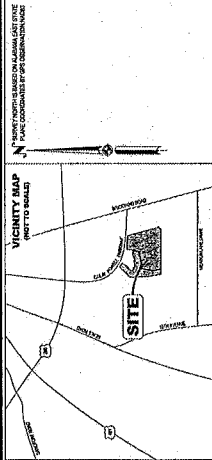
#### Staff Comments

This Administrative Subdivision will need to be approved contingent upon City Council's approval of the current rezone application.

#### Engineer/Owner Comments

None.





**PLAT OF PROPERTY DIVISION FOR**

**SIERRA PACIFIC INDUSTRIES INC.  
& THE CITY OF PHENIX CITY, ALABAMA**  
LOCATED IN SECTIONS 23 & 26, TOWNSHIP 17 NORTH, RANGE 30 EAST  
PHENIX CITY, RUSSELL COUNTY, ALABAMA

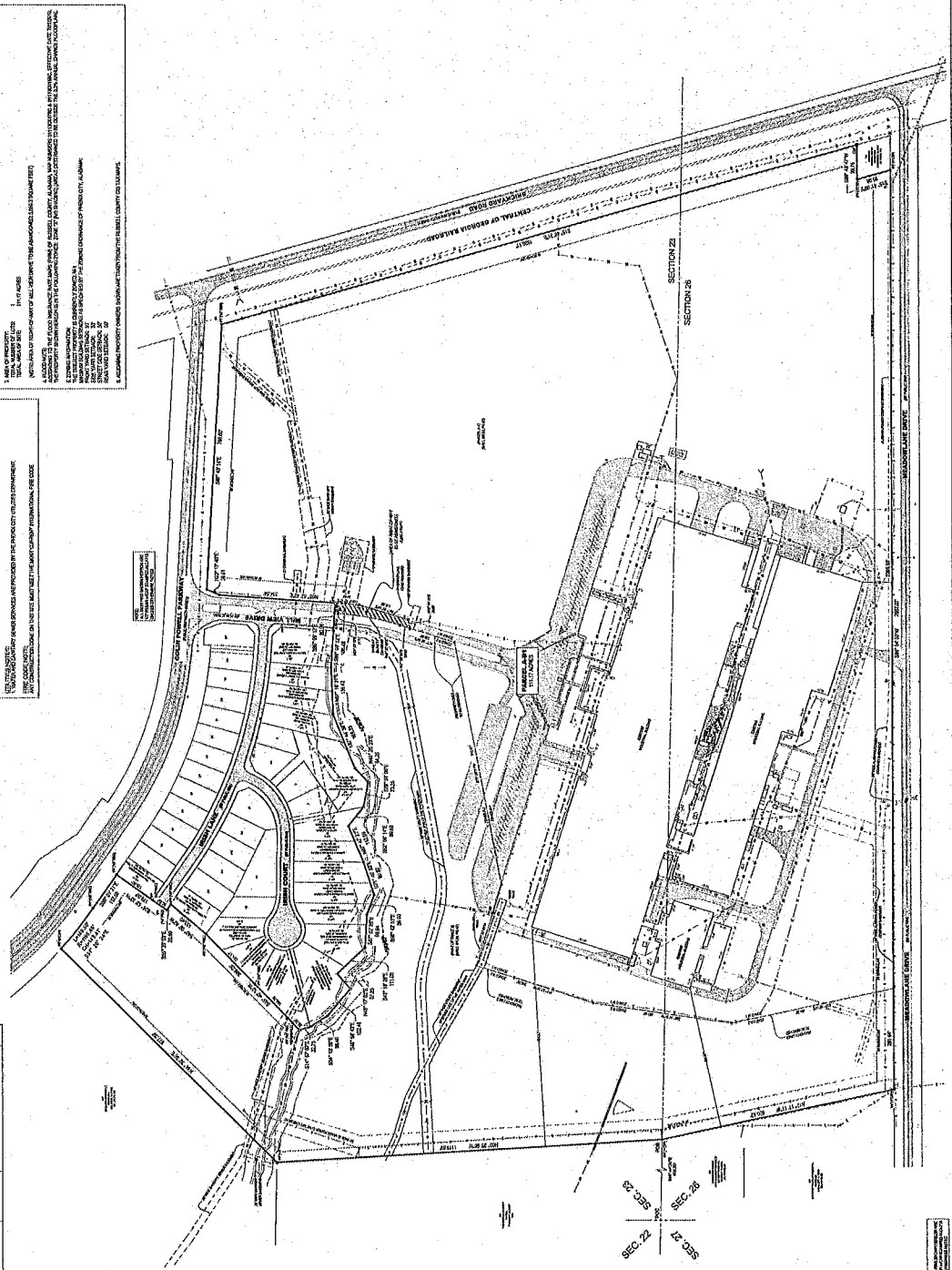
**SITE NOTES**

1. THE APPLICANT HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF PHENIX CITY, ALABAMA, WHICH IS DESCRIBED IN PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81.

2. THE APPLICANT HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF PHENIX CITY, ALABAMA, WHICH IS DESCRIBED IN PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81.

3. THE APPLICANT HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF PHENIX CITY, ALABAMA, WHICH IS DESCRIBED IN PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81.

4. THE APPLICANT HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF PHENIX CITY, ALABAMA, WHICH IS DESCRIBED IN PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81.



**BARRETT'S NOTES**  
1. THE APPLICANT HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF PHENIX CITY, ALABAMA, WHICH IS DESCRIBED IN PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81.

2. THE APPLICANT HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF PHENIX CITY, ALABAMA, WHICH IS DESCRIBED IN PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81.

3. THE APPLICANT HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF PHENIX CITY, ALABAMA, WHICH IS DESCRIBED IN PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81.

4. THE APPLICANT HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF PHENIX CITY, ALABAMA, WHICH IS DESCRIBED IN PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81.

**APPLICANT'S REPRESENTATION**

THE APPLICANT, SIERRA PACIFIC INDUSTRIES INC., DOES HEREBY REPRESENT AND WARRANT THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

SIGNATURE: \_\_\_\_\_  
DATE: 5/9/82

**LEGAL OPINION**

The undersigned, a duly licensed professional engineer, has examined the plat and the accompanying maps and has found them to conform to the requirements of the laws of the State of Alabama.

DATE: 5/9/82  
SIGNATURE: \_\_\_\_\_

**NOTICE TO PUBLIC**

THE PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81, IS HEREBY REPRODUCED AS PART OF THIS PLAT. THE APPLICANT HAS BEEN ADVISED THAT THE PROPERTY IS SUBJECT TO AN EASEMENT IN FAVOR OF THE CITY OF PHENIX CITY, ALABAMA, WHICH IS DESCRIBED IN PLAT OF PROPERTY DIVISION OF PHENIX CITY, ALABAMA, DATED 11/16/81.

**LEGEND**

- Property boundaries
- Easements
- Section lines
- Survey points
- Lot numbers
- City of Phenix City, Alabama
- Sierra Pacific Industries Inc.

Scale: 1" = 400'

**BARRETT-SIMPSON, INC.**

**SURVYOR'S CERTIFICATE**

NAME	DATE
SIERRA PACIFIC INDUSTRIES INC.	5/9/82
CITY OF PHENIX CITY, ALABAMA	

**NOTARY PUBLIC**

STATE OF ALABAMA

\_\_\_\_\_  
Notary Public



Brickyard Rd

Brickyard Rd

Brickyard Rd

Brickyard Rd

Brickyard Rd

General Colin Powell Pkwy

General Colin Powell Pkwy

Meadowlance Dr

Meadowlance Dr

Meadowlance Dr

Meadowlance Dr

Meadowlance Dr

Meadowlance Dr

M-1

R-2

M-1

R-1

M-1

Loop Stough

R-2

R-2

Loop Stough

M-1

8th Ave S

R-2

8th St S

R-2

R-2

Loop Colin Powell Pkwy



**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

# MEMORANDUM

To: Planning Commission  
From: *M.P. Moore*  
Angel Moore, P.E., City Engineer/Public Works Director  
Date: June 7, 2024  
RE: Administrative Subdivision – 111.17 +/- acres located at 300 Colin Powell Pkwy.

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. 10**

**Type of Request: Final Plat**

**General Information**

<b>Applicant:</b>	Lindstrom & Company, LLC (Scott Lindstrom)
<b>Surveyor of Record:</b>	Professional Land Surveyors, LLC
<b>Site Location:</b>	Along Hwy 280/431N
<b>Acreage:</b>	11.79 +/- acres
<b>Number of Lots:</b>	4
<b>Current Zoning:</b>	C-4, Highway Commercial District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Restaurant & Retail
<b>District:</b>	1
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Sewer, Streets & Drainage, Fire & Police

**Staff Comments**

The approval of the final plat must be contingent upon the punch list for the sanitary sewer infrastructure being completed.

**Engineer/Owner Comments**

None



**LINE TABLE**

LINE NO.	START POINT	END POINT	LENGTH (FEET)	BEARING
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
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19	...	...	...	...
20	...	...	...	...

**CURVE TABLE**

CURVE NO.	START POINT	END POINT	LENGTH (FEET)	BEARING
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
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19	...	...	...	...
20	...	...	...	...

**ACREAGE TABLE**

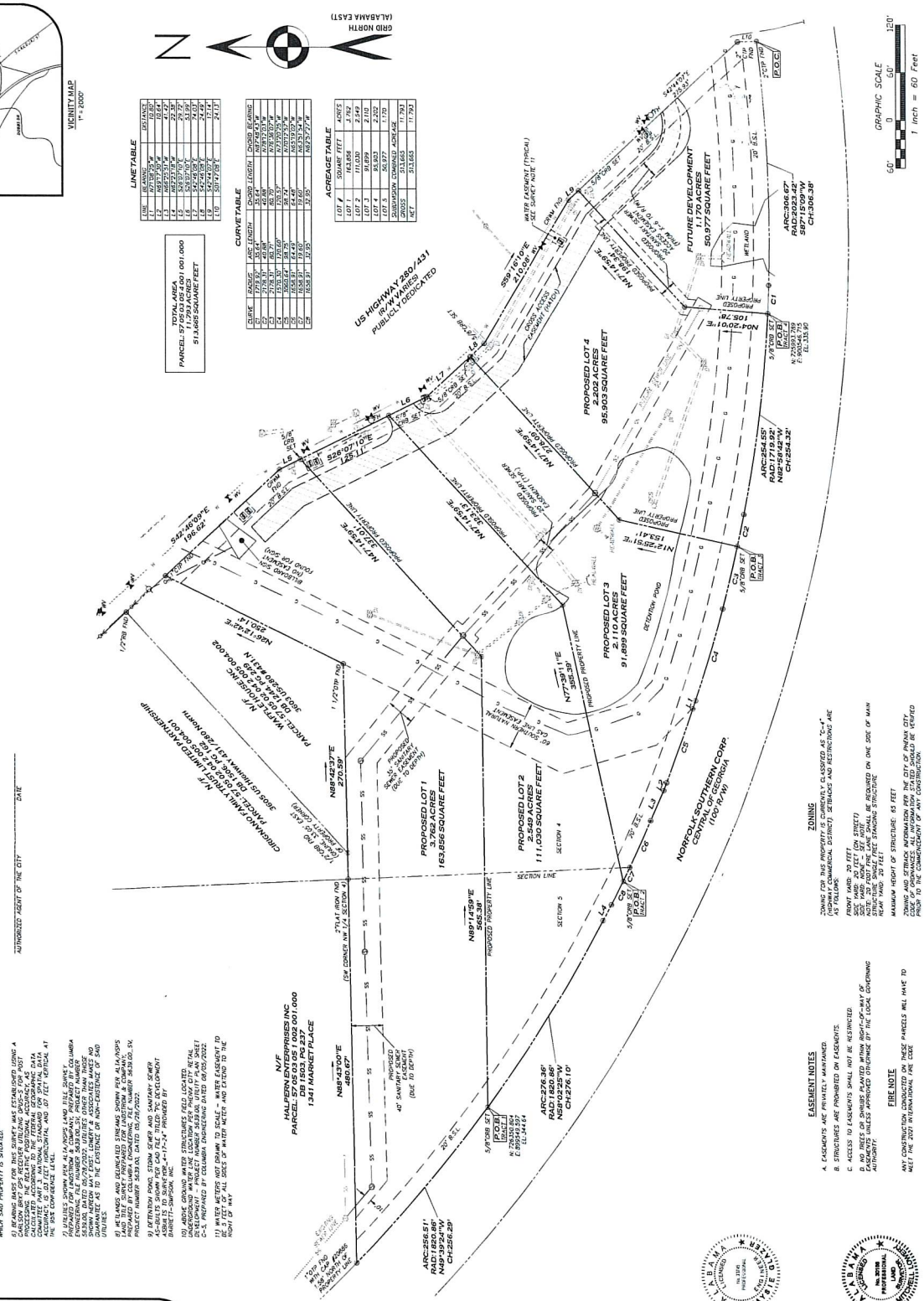
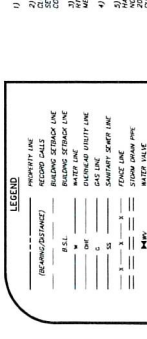
LOT #	SQUARE FEET	ACRES
1	163,856	3.762
2	111,030	2.542
3	91,859	2.110
4	95,903	2.202
5	50,377	1.150
TOTAL	412,925	9.416

**CERTIFICATE OF PLANNING COMMISSION**  
 I, HEREBY CERTIFY THAT THE COMMISSION HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT MEETS ALL THE REQUIREMENTS FOR STREET AND UTILITY IMPROVEMENTS.  
 DATE: \_\_\_\_\_  
 SECRETARY, PLANNING COMMISSION

**CERTIFICATE OF COUNTY ENGINEER**  
 THE CITY OF PHENIX CITY HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT MEETS ALL THE REQUIREMENTS FOR STREET AND UTILITY IMPROVEMENTS.  
 DATE: \_\_\_\_\_  
 COUNTY ENGINEER

**CERTIFICATE OF THE CITY COUNCIL**  
 THE CITY OF PHENIX CITY HAS REVIEWED THE PLAT AND FINDS THAT THE PLAT MEETS ALL THE REQUIREMENTS FOR STREET AND UTILITY IMPROVEMENTS.  
 DATE: \_\_\_\_\_  
 AUTHORIZED AGENT OF THE CITY

**SURVEY NOTES**  
 1) PROPERTY SHOWN HEREON WAS SURVEYED NOVEMBER 18, 2022.  
 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND WAS CHECKED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.  
 3) THIS PLAT WAS A MAP DRAWN BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.  
 4) THE DATA COLLECTION WAS MADE BY FIELD SURVEYOR CAROLAN M. HARRIS.  
 5) BEARING AND DISTANCE DATA WERE OBTAINED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION.  
 6) THE PLAT IS BASED ON THE ASSUMPTION THAT THE PLAT IS CORRECT AND THAT THE PLAT IS BASED ON THE ASSUMPTION THAT THE PLAT IS CORRECT.  
 7) THE PLAT IS BASED ON THE ASSUMPTION THAT THE PLAT IS CORRECT AND THAT THE PLAT IS BASED ON THE ASSUMPTION THAT THE PLAT IS CORRECT.  
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 10) THE PLAT IS BASED ON THE ASSUMPTION THAT THE PLAT IS CORRECT AND THAT THE PLAT IS BASED ON THE ASSUMPTION THAT THE PLAT IS CORRECT.



**CERTIFICATE OF OWNERSHIP AND DEDICATION**  
 I, HALPERN DEVELOPERS INC., HEREBY CERTIFY THAT THE PLAT IS CORRECT AND THAT THE PLAT IS BASED ON THE ASSUMPTION THAT THE PLAT IS CORRECT.  
 DATE: \_\_\_\_\_  
 HALPERN DEVELOPERS INC.

**NOTARY**  
 I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE SIGNED AND SEALED INSTRUMENT WAS BEFORE ME AND THAT THE SIGNATURES OF THE PARTIES TO THE INSTRUMENT ARE TRUE AND CORRECT.  
 DATE: \_\_\_\_\_  
 NOTARY PUBLIC

**CERTIFICATE OF ENGINEERING ACCURACY**  
 I, \_\_\_\_\_, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE PLAT IS CORRECT AND THAT THE PLAT IS BASED ON THE ASSUMPTION THAT THE PLAT IS CORRECT.  
 DATE: \_\_\_\_\_  
 PROFESSIONAL ENGINEER

**CERTIFICATE OF REGISTERED LAND SURVEYOR**  
 I, \_\_\_\_\_, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE PLAT IS CORRECT AND THAT THE PLAT IS BASED ON THE ASSUMPTION THAT THE PLAT IS CORRECT.  
 DATE: \_\_\_\_\_  
 REGISTERED LAND SURVEYOR

**ASSUMPTIONS**  
 A. EASEMENTS ARE PROTECTED BY LAW.  
 B. STRUCTURES ARE PROTECTED BY LAW.  
 C. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.  
 D. NO FEES OF SHARED PLANTING WITHIN RIGHT-OF-WAY OF STATE OR FEDERAL HIGHWAYS SHALL BE REQUIRED.  
 E. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ZONING ORDINANCES.  
 F. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ZONING ORDINANCES.  
 G. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ZONING ORDINANCES.  
 H. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ZONING ORDINANCES.  
 I. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ZONING ORDINANCES.  
 J. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL ZONING ORDINANCES.



MADE BLANK  
 ALABAMA  
 REGISTERED LAND SURVEYOR  
 DATE: \_\_\_\_\_  
 SIGNATURE OF SURVEYOR

MADE BLANK  
 ALABAMA  
 REGISTERED PROFESSIONAL ENGINEER  
 DATE: \_\_\_\_\_  
 SIGNATURE OF ENGINEER

MADE BLANK  
 ALABAMA  
 REGISTERED LAND SURVEYOR  
 DATE: \_\_\_\_\_  
 SIGNATURE OF SURVEYOR





**PHENIX CITY**

*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

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

Date: June 10, 2024

RE: Final Plat – 11.79 +/- acres located along Hwy 280/431N

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