



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, April 25, 2023
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 11, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision –11.73+/- acres located on 20 Martin Drive, Robert H. Proffitt & Lana G. Proffitt, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Approval of Administrative Subdivision –5.09+/- acres located on 222 Martin Luther King Jr. BLVD., Bobwhite Investments, LLC, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Administrative Subdivision –1.00+/- acres located on Newsome Road, South of Newsome Drive , Robin M. Rasmus & Anthony Rasmus, IV, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) 24- Month Preliminary Plat Extension-Kinnett Acres Subdivision
- 10) Old Business
- 11) New Business
- 12) Planning Director Report
- 13) Adjournment

April 11, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 11, 2023, at 5:15 PM EST in the Martin Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

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

The **second** item on the agenda was the Approval of the Agenda. Vice Chairman Taylor, 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 Howard, Member Ivy, Chairman Sims, Vice Chairman Taylor, Member McKissic and Member 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 Sims asked Secretary Eliza Phillips to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, Asst. Director of Engineering Mike Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Utilities Engineer John Spraggins, Deputy Building Official Ray Rogers, Fire Chief Kris Kennedy, City Planner Tracie Hadaway, Planner Terry Curry, City Attorney Jimmy Graham., and Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of March 28, 2023 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Davis made the motion to approve, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Chairman Sims, Vice Chairman Taylor, Member McKissic, and Member Phillips. Nays: None. Abstain: None. 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 Approval of Administrative Subdivision 1.09 +/- acres located at 3926 US Hwy. 80, Burnett Rental LLC, owner. City Planner Tracie Hadaway reviewed the staff report with the members. Chairman Sims asked Secretary Eliza Phillips to read the department memo. Member Davis made the motion to approve, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Chairman Sims, Vice Chairman Taylor, Member McKissic, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The **seventh** item on the agenda was Old Business. There was no old business to discuss.

The **eighth** item on the agenda was New Business. There was no new business to discuss.

The **ninth** item on the agenda was the Planning Director Report- City Planner Tracie Hadaway updated Planning Commission members on CAPZO training dates.

The **tenth** item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Howard, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Howard, Member Ivy, Chairman Sims, Vice Chairman Taylor, Member Mckissic, Member Phillips. Nays: None. Abstain: None. Motion thus passed. There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on April 25, 2023.

Chairman – Billy Sims

Secretary – Eliza Phillips



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

MELONY LEE, City Clerk

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

Item No.6

Type of Request: Administrative Subdivision

General Information

Applicant:	Robert H. Proffitt & Lana G. Proffitt
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	20 Martin Drive, Phenix City, AL 36869
Acreage:	11.73 +/- Acres
Proposed Number of Lots:	5
Current Zoning:	Planning Jurisdiction
Current Use of Property:	Residential
Proposed Use of Property:	Residential
District:	N/A
Survey Plat:	Attached
City Services:	Phenix City Police Department

Staff Comments

None

Engineer/Owner Comments

None

PETITION FOR REPLAT

(PLEASE PRINT OR TYPE INFORMATION CLEARLY)

NAMES OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) Robert H. Proffitt
- 2.) Lana G. Proffitt

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) 25 South Short Point Newnan, Ga 30262
- 2.) _____

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) (678) 423-0855
- 2.) (_____) _____

EMAIL ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

1bobprof@gmail.com

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

20 Martin Drive Phenix City, Al 36869
Russell County GIS Tax Map # 57 04 06 13 4 003 007.000, 57 04 06 13 4 003 008.002 &
57 04 06 13 4 003 006.004

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

11.73 Acres

CURRENT ZONING CLASSIFICATION OF PROPERTY TO BE REPLATED:

N/A

CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY:

N/A

PROPOSED USE OF PROPERTY TO BE REPLATED:

Residential

REASON OR JUSTIFICATION FOR REPLATING PROPERTY:

R-reconfigure Lots 11, 12 & 13 into five separate parcels

SIGNATURE OF OWNERS OF PROPERTY TO BE REPLATED:

- 1.) _____
- 2.) _____

(DO NOT WRITE BELOW THIS LINE)

FEES: \$100.00 FILING FEE

TOTAL AMOUNT DUE \$ 100.00

CASH _____

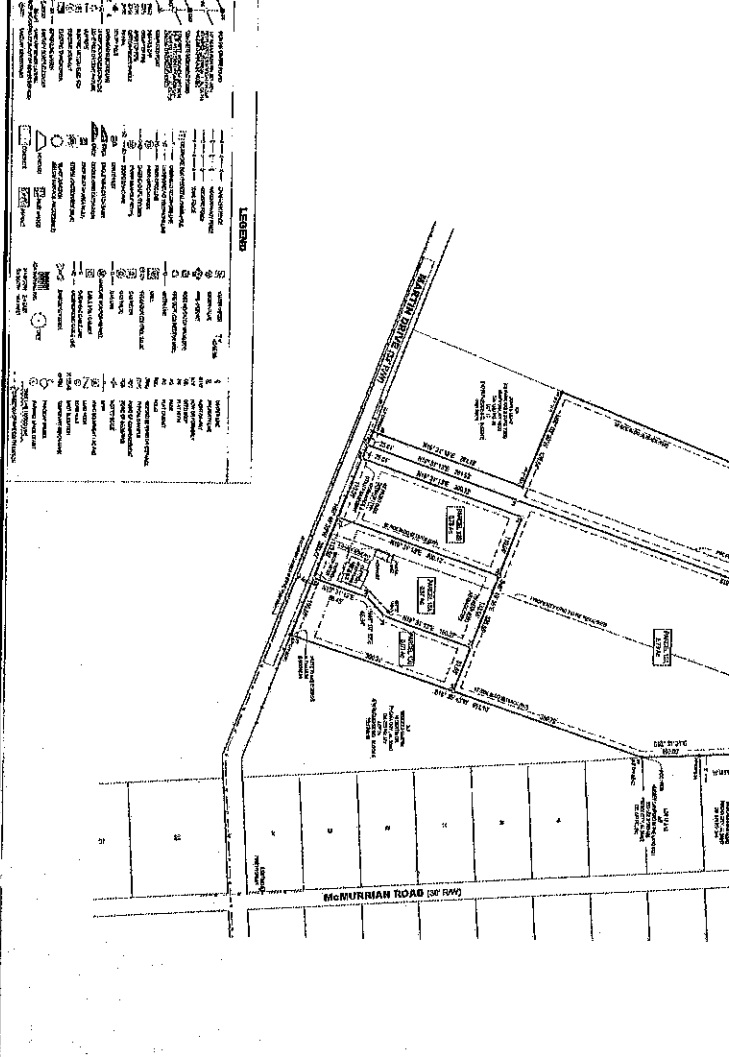
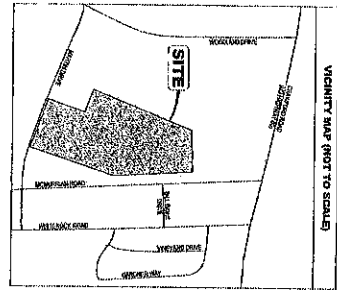
CHECK

26459 - Barnett Simpson

COLLECTED BY:

Kopoums

**PLAT OF PROPERTY DIVISION FOR
ROBERT H. PROFITT & LANA G. PROFITT
LOTS 11, 12 & 13, E W SUBDIVISION, BLOCK B
LOCATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 29 EAST
RUSSELL COUNTY, ALABAMA**



LEGEND

BOUNDARIES
 - Existing Boundary: Solid line
 - Proposed Boundary: Dashed line
 - Survey Boundary: Dotted line

UTILITIES
 - Electric Line: Line with cross-ticks
 - Gas Line: Line with small circles
 - Sewer Line: Line with inverted triangles
 - Water Line: Line with small squares

OTHER FEATURES
 - Easement: Line with 'E' markers
 - Right-of-Way: Line with 'R' markers
 - Encroachment: Line with 'E' markers and text

PENNA CITY REQUIRED NOTES

1. The plat is subject to all laws, ordinances, resolutions, and orders of the City of Penna, Alabama, and the State of Alabama.

2. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

3. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

RUSSELL COUNTY REQUIRED NOTES

1. The plat is subject to all laws, ordinances, resolutions, and orders of the County of Russell, Alabama, and the State of Alabama.

2. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

3. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

SITE NOTES

1. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

2. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

3. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

SURVEYOR'S NOTES

1. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

2. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

3. The plat is subject to all laws, ordinances, resolutions, and orders of the State of Alabama.

CERTIFICATES

1. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

2. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

3. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

4. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

5. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

6. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

7. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

8. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

9. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

10. I, the undersigned, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

SURVEYOR'S INFO

BARRETT-SIMPSON, INC.
 1000 BARRETT-SIMPSON DRIVE
 TUSCALOOSA, ALABAMA 35401
 PHONE: (205) 756-1111
 FAX: (205) 756-1112
 WWW: WWW.BSINC.COM

SURVEYOR'S CERTIFICATE

I, _____, Surveyor, do hereby certify that the above is a true and correct copy of the original plat as recorded in the office of the Surveyor of the County of Russell, Alabama, on this _____ day of _____, 20____.

RECORDING INFORMATION

RECORDED IN THE OFFICE OF THE SURVEYOR OF THE COUNTY OF RUSSELL, ALABAMA, ON THIS _____ DAY OF _____, 20____.

BOOK _____ PAGE _____

Recd 3-13-03
4:51pm



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
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

MELONY LEE, City Clerk

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

MEMORANDUM

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: April 25, 2023

RE: Administrative Subdivision –20 Martin Drive, Phenix City, AL 36869

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

PLANNING DEPARTMENT

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

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

STEVE BAILEY
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Mayor

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Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

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

Item No.7

Type of Request: Administrative Subdivision

General Information

Applicant: Bobwhite Investments, LLC

Surveyor of Record: Moon Meeks & Associates, INC

Site Location: 222 Martin Luther King Jr. BLVD. Phenix City, AL 36869

Acreage: 5.09 +/- Acres

Proposed Number of Lots: Combine two lots into one

Current Zoning: C-4

Current Use of Property: Commercial

Proposed Use of Property: Commercial

District: 3

Survey Plat: Attached

City Services: Phenix City Water & Sewer, Fire Department, Police Department

Staff Comments

None

Engineer/Owner Comments

None

PETITION FOR REPLAT

(PLEASE PRINT OR TYPE INFORMATION CLEARLY)

NAMES OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) Bobwhite Investments, LLC (David G. Lewis; agent)
2.) _____

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) 1639 Bradley Park Drive, Suite 500 # 324, Columbus, GA 31904
2.) _____

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) (706) 464-7508 David G. Lewis
2.) (_____) _____

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

222 Martin Luther King Jr. Parkway South, Phenix City, AL 36869

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

5.09 ACRES

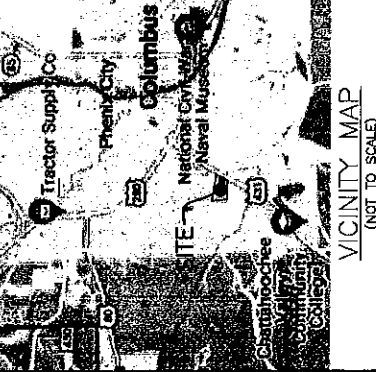
CURRENT ZONING CLASSIFICATION OF PROPERTY TO BE REPLATED:

C-4 (Highway Commercial)

CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY:

R-3 (High Density Residential)

- EASEMENT NOTES**
- All easements shall be privately maintained.
 - Structures are prohibited on easements.
 - Utilities are permitted on easements.
 - No trees or shrubs shall be planted within Right-of-Way or easements unless approved otherwise by local governing authority.
 - All water and sanitary sewer mains on property are privately owned.
 - By signing this subdivision plat, the owners of this property hereby grant to the City of Phenix City a bonded easement across all lots in this subdivision for the installation, maintenance, and repair of water and water main valves lying on and serving this property which allows the city to dig within five (5) feet of all water markers.



Notes: 1. The field data upon which this plat is based has a closure precision of 1 in 100,000. The bearings and distances were measured at an angle of 05° per angle point, and was calculated using the least squares method.

2. This plat has been calculated for closure and was found to be accurate within one foot in > 40,000 feet.

3. This plat is based on a survey conducted with a Topcon GPT-3000.

4. Field Survey completed 13 January 2023.

5. This survey was performed without the benefit of a title search. There is no warranty as to the accuracy of the information shown on this plat and no warranty as to the accuracy of the information shown on this plat.

6. Reference deed recorded in Deed Book 1534, Page 68, Russell County, Alabama records.

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

I, _____, County Engineer for Russell County, Alabama, do hereby certify that this plat complies with the provisions of the Alabama Code for recording in the office of the Judge of Probate of Russell County, Alabama.

County Engineer
Russell County, Alabama

CERTIFICATE OF PLANNING COMMISSION

I, _____, Secretary, Planning Commission, do hereby certify that the subdivision plat shown herein has been found to comply with the provisions of the Alabama Code for recording in the office of the Judge of Probate of Russell County, Alabama.

Chair, Planning Commission

OWNER'S CERTIFICATE

I, David G. Lewis, as a member of Bobwhite Investments, LLC, hereby certify that Bobwhite Investments, LLC, owner of the property shown and described herein, hereby accepts this division with our free consent, establishing the boundaries, easements, and other matters shown on this plat, and that the plat, with the exceptions of variances, if any, as are noted in the minutes of the planning commission and that it has been approved for recording in the office of the Judge of Probate of Russell County, Alabama.

Owner/Agent (David G. Lewis, Member)

NOTARY CERTIFICATE

STATE OF ALABAMA, COUNTY OF RUSSELL

I, Anthony T. Slaughter, Notary Public, do hereby certify that David G. Lewis, owner of the property shown and described herein, has appeared before me on this day, being informed of the contents of this plat, and that he has signed the same in the presence of me, a Notary Public, and that he has signed the same in the presence of me, a Notary Public, and that he has signed the same in the presence of me, a Notary Public.

My Commission expires 5-23-24

NOTARY PUBLIC

- LEGEND**
- OPEN TOP PIPE FOUND
 - REBAR & CAP FOUND
 - NAIL & CAP FOUND
 - PINCHED TOP IRON FOUND
 - 1/2" REBAR FOUND
 - 1/2" REBAR & CAP SET (CA-108-15)
 - UTILITY WIRE
 - TELEPHONE LINE
 - POWER & TELEPHONE LINES
 - POWER POLE
 - RECORDED BEARING & DISTANCE
- APP (N28°38'W) (85.14')
- SCALE: 1" = 60'

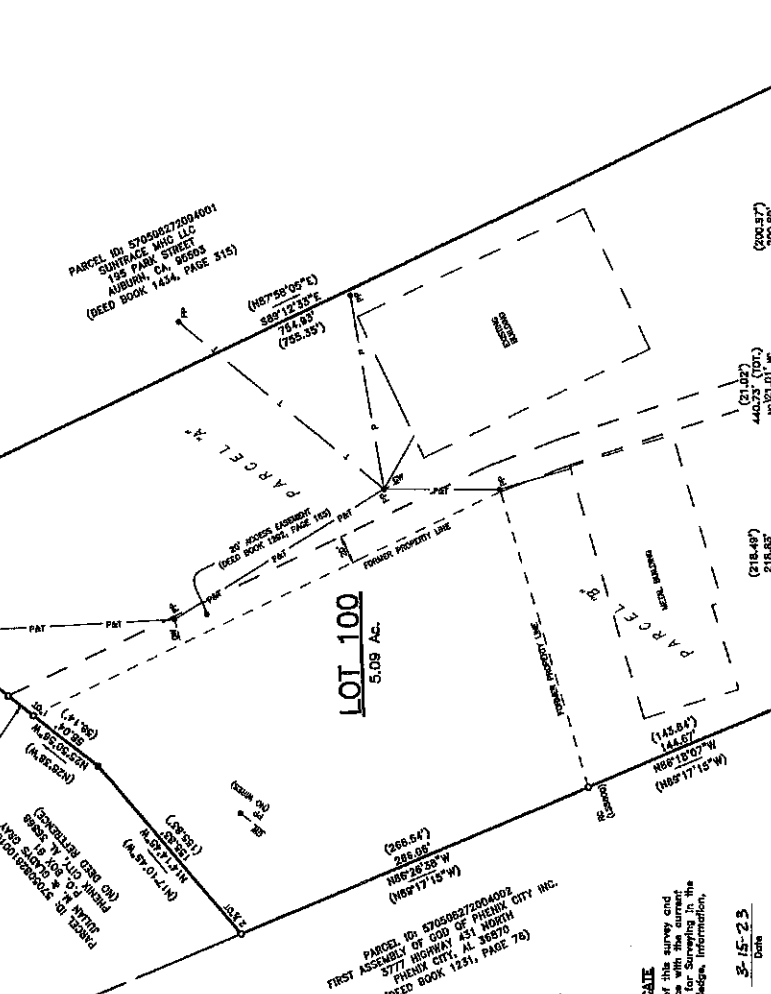
ADMINISTRATIVE REPLAT OF PARCEL "A", PARCEL "B" & ADJACENT PROPERTY SECTION 27, T17N, R30E PHENIX CITY, RUSSELL COUNTY, ALABAMA

Scale 1" = 60'

22 February 2023

MOON MEEKS & ASSOCIATES, INC.

Civil Engineers - Land Surveyors
100 Southern Way, Suite C-100, Columbus, Georgia 31904
(706) 327-8808



SURVEYOR'S CERTIFICATE

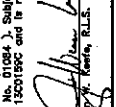
I, _____, do hereby certify that this plat complies with the provisions of the Alabama Code for recording in the office of the Judge of Probate of Russell County, Alabama, and that it has been approved for recording in the office of the Judge of Probate of Russell County, Alabama.

Surveyor

FLOOD INSURANCE RATE MAP

I have, this date, examined the FLOOD INSURANCE RATE MAP, dated 22 July 2010, covering Phenix City, Alabama, and I have determined that the property shown on this plat is not shown in a Flood Hazard Zone.

Jeffrey W. Meeks, S.E.S.
Alabama Reg. No. 23852



U. S. HIGHWAY 431



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

MELONY LEE, City Clerk

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

MEMORANDUM

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: April 25, 2023

RE: Administrative Subdivision –222 Martin Luther King Jr. Parkway South, Phenix City, AL 36869

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.



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

MELONY LEE, City Clerk

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

Item No.8

Type of Request: Administrative Subdivision

General Information

Applicant: Robin M. Rasmus and Anthony R. Rasmus, IV

Surveyor of Record: McBride & McGill, Inc.

Site Location: Newsome Road, South of Newsome Drive

Acreage: 1.00+/- Acres

Proposed Number of Lots: 2 lots (0.43 acres each)

Current Zoning: Planning Jurisdiction

Current Use of Property: N/A

Proposed Use of Property: Residential

District: N/A

Survey Plat: Attached

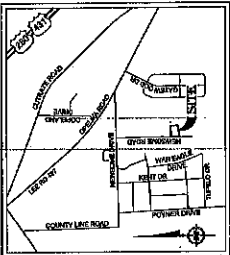
City Services: Phenix City Water/Sewer, Phenix City Police Department

Staff Comments

None

Engineer/Owner Comments

None

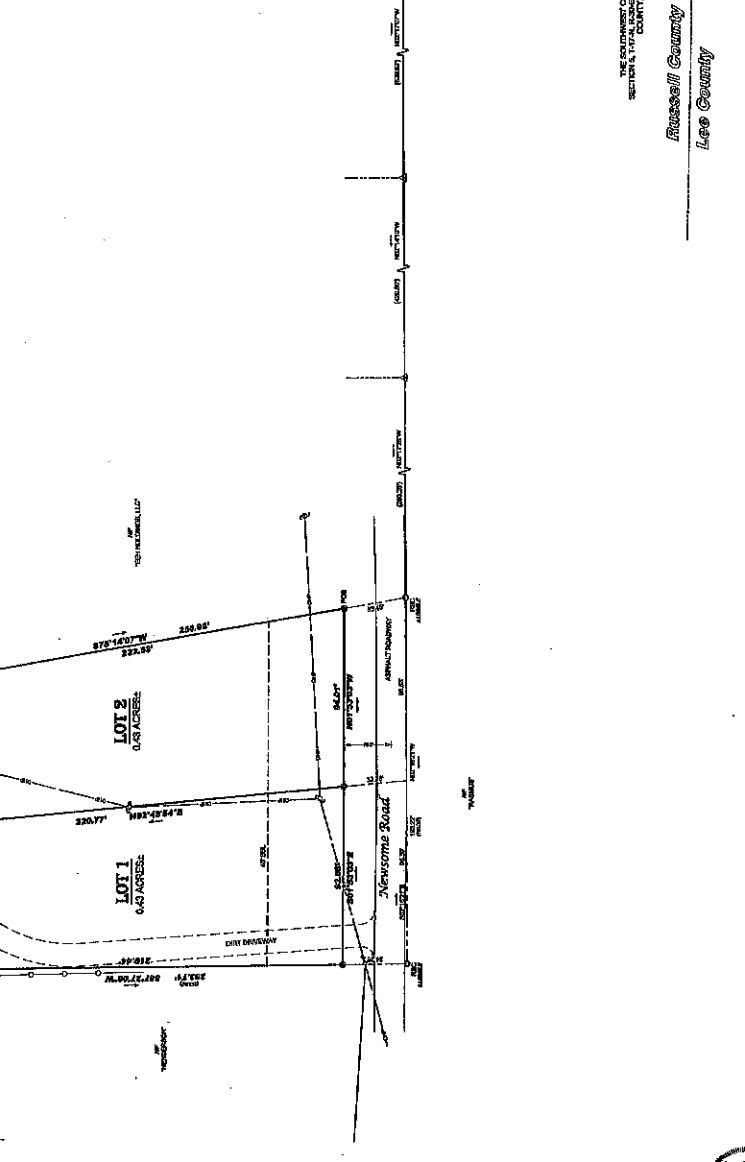


FLOOD CERTIFICATION
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ACT OF 1974 (42 USC 1982) AND THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973 (42 USC 1986) AND THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973 (42 USC 1986).
REFERENCES
 1. 1980 ALABAMA ZONING ACT
 2. 1980 ALABAMA FLOOD DAMAGE PREVENTION ACT
 3. 1980 ALABAMA FLOOD DAMAGE PREVENTION AND REDUCTION ACT
 4. 1980 ALABAMA FLOOD DAMAGE PREVENTION AND REDUCTION ACT

DIVISION DETAILS
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ACT OF 1974 (42 USC 1982) AND THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973 (42 USC 1986) AND THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973 (42 USC 1986).
 TOTAL NUMBER OF LOTS: 2
 ZONING CLASSIFICATION: PLANNING DISTRICT
 TRACT: 21 OF 21 100 ACRES

ADMINISTRATIVE REMARK NOTES
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ACT OF 1974 (42 USC 1982) AND THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973 (42 USC 1986) AND THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973 (42 USC 1986).
SURVEYOR'S NOTES
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ACT OF 1974 (42 USC 1982) AND THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973 (42 USC 1986) AND THE FLOOD DAMAGE PREVENTION AND REDUCTION ACT OF 1973 (42 USC 1986).

CERTIFICATE OF APPROVAL
PHENIX CITY PLANNING COMMISSION
 I, the undersigned, being a duly qualified member of the Planning Commission of the City of Phenix, Alabama, do hereby certify that the above described property is in compliance with the zoning regulations of the City of Phenix, Alabama, and that the same is suitable for the use herein stated.
 DATE: _____



OWNERSHIP AND DEDICATION
 THE UNDERSIGNED, BEING A DULY QUALIFIED MEMBER OF THE BOARD OF ALABAMA SURVEYORS, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN COMPLIANCE WITH THE ZONING REGULATIONS OF THE CITY OF PHENIX, ALABAMA, AND THAT THE SAME IS SUITABLE FOR THE USE HEREIN STATED.
 DATE: 3/21/12

NOTARY
 I, the undersigned, being a duly qualified member of the Board of Alabama Surveyors, do hereby certify that the above described property is in compliance with the zoning regulations of the City of Phenix, Alabama, and that the same is suitable for the use herein stated.
 DATE: 3/21/12



McBride & McGill, Inc. 10000 Old Highway 200 Phenix, Alabama 36020 (205) 833-1111		DATE: MAR. 31, 2023 SCALE: 1" = 30' SHEET NO.: 1 OF 1
		1" Rasmussen Reg plat on Newswome Road PROPERTY LOCATED IN THE CITY OF PHENIX, ALABAMA, IN THE RANGE 30 EAST, RUSSELL COUNTY, ALABAMA. SURVEYOR: RUTH M. & ANTHONY R. RASMUSSEN, IV 214 RASMUSSEN DRIVE, LEBANON, TN 37037
LEGEND O PROPERTY CORNER A CALICATED POINT B CHAIN LINE C CHAIN LINE D CHAIN LINE E CHAIN LINE F CHAIN LINE G CHAIN LINE H CHAIN LINE I CHAIN LINE J CHAIN LINE K CHAIN LINE L CHAIN LINE M CHAIN LINE N CHAIN LINE O CHAIN LINE P CHAIN LINE Q CHAIN LINE R CHAIN LINE S CHAIN LINE T CHAIN LINE U CHAIN LINE V CHAIN LINE W CHAIN LINE X CHAIN LINE Y CHAIN LINE Z CHAIN LINE AA CHAIN LINE AB CHAIN LINE AC CHAIN LINE AD CHAIN LINE AE CHAIN LINE AF CHAIN LINE AG CHAIN LINE AH CHAIN LINE AI CHAIN LINE AJ CHAIN LINE AK CHAIN LINE AL CHAIN LINE AM CHAIN LINE AN CHAIN LINE AO CHAIN LINE AP CHAIN LINE AQ CHAIN LINE AR CHAIN LINE AS CHAIN LINE AT CHAIN LINE AU CHAIN LINE AV CHAIN LINE AW CHAIN LINE AX CHAIN LINE AY CHAIN LINE AZ CHAIN LINE BA CHAIN LINE BB CHAIN LINE BC CHAIN LINE BD CHAIN LINE BE CHAIN LINE BF CHAIN LINE BG CHAIN LINE BH CHAIN LINE BI CHAIN LINE BJ CHAIN LINE BK CHAIN LINE BL CHAIN LINE BM CHAIN LINE BN CHAIN LINE BO CHAIN LINE BP CHAIN LINE BQ CHAIN LINE BR CHAIN LINE BS CHAIN LINE BT 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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

MELONY LEE, City Clerk

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

MEMORANDUM

To: Planning Commission

From: Tracie Hadaway; Planning Director

Date: April 25, 2023

RE: Administrative Subdivision –Newsome Road, South of Newsome

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.



**BARRETT-
SIMPSON, INC.**
Civil Engineers & Land Surveyors

Timothy W. Simpson, P.E., P.L.S.
President
M. Blake Rice, P.E.
Vice President
Eddie A. Eubanks, P.L.S.
East Division Surveying Manager, Partner
Jonathan A. Ham, P.L.S.
West Division Surveying Manager, Partner
Christopher M. Rogers, P.E.
Engineering Manager, Partner

April 3, 2023

VIA DIGITAL SUBMITTAL

Chris Casey
Phenix City Engineering Department
1206 7th Avenue
Phenix City, AL 36867

**Re: *Kinnett Acres Subdivision
Preliminary Plat Extension***

Dear Chris:

Mr. Gil Dyer received a letter about the expiration of the Preliminary Plat for the referenced development. This letter mentioned that the plat has expired, but that a letter could be submitted to request an extension on the approval. This letter has been prepared to request that extension.

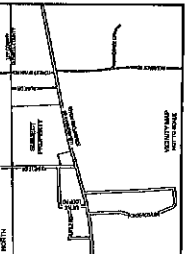
Can you let me know if anything else is required for the extension to be considered? Please let me know the date of the appropriate Planning Commission meeting, and I will be there to represent the plat and answer any questions.

Please let me know if you have any questions or require any additional information.

Sincerely,
Barrett-Simpson, Inc.

Chris Rogers, P.E.
Engineering Manager

**PRELIMINARY PLAT FOR
KINNETT ACRES SUBDIVISION**
LOCATED IN SECTION 18, TOWNSHIP 17 NORTH, RANGE 30 EAST
RUSSELL COUNTY, ALABAMA



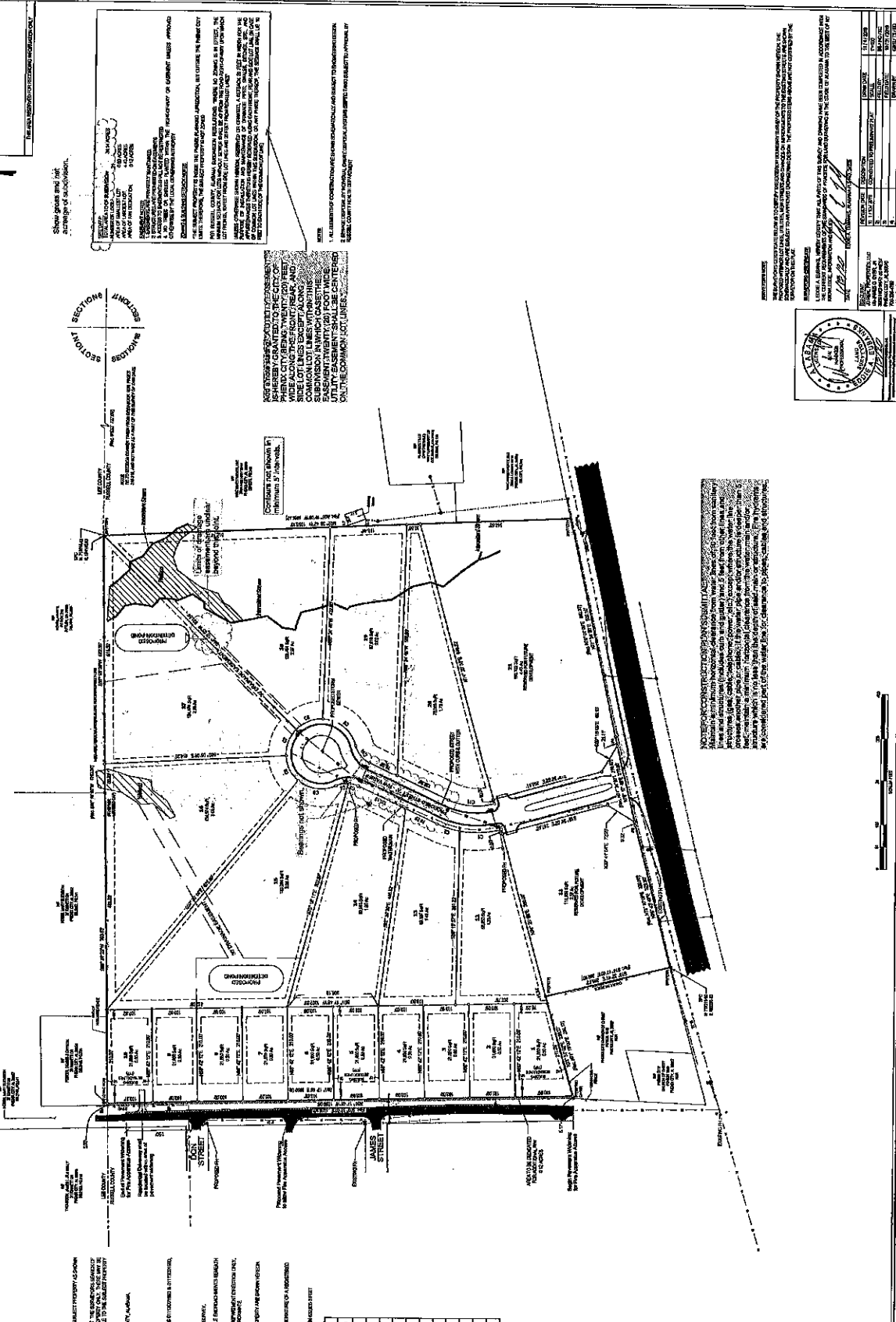
- NOTES:**
1. THE SUBDIVISION IS SHOWN AS A PRELIMINARY PLAT. THE BOUNDARIES OF THE SUBDIVISION ARE SHOWN AS DASHED LINES. THE BOUNDARIES OF THE TOWNSHIP AND RANGE ARE SHOWN AS SOLID LINES.
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 10. THE SUBDIVISION IS BOUNDARIED BY THE RUSSELL COUNTY LINE TO THE WEST AND THE GEORGIA BORDER TO THE SOUTH.

Cont'd	Area (Acre)	Radius	Dist. (Feet)	Cont'd
C1	14.82	20.00	1800.00	14.82
C2	14.82	20.00	1800.00	14.82
C3	14.82	20.00	1800.00	14.82
C4	14.82	20.00	1800.00	14.82
C5	14.82	20.00	1800.00	14.82
C6	14.82	20.00	1800.00	14.82
C7	14.82	20.00	1800.00	14.82
C8	14.82	20.00	1800.00	14.82
C9	14.82	20.00	1800.00	14.82
C10	14.82	20.00	1800.00	14.82
C11	14.82	20.00	1800.00	14.82

LEGEND

- 1. BOUNDARIES OF THE SUBDIVISION
- 2. BOUNDARIES OF THE TOWNSHIP AND RANGE
- 3. BOUNDARIES OF THE COUNTY
- 4. BOUNDARIES OF THE STATE
- 5. BOUNDARIES OF THE FEDERAL GOVERNMENT
- 6. BOUNDARIES OF THE LOCAL GOVERNMENT
- 7. BOUNDARIES OF THE PRIVATE PROPERTY
- 8. BOUNDARIES OF THE PUBLIC PROPERTY
- 9. BOUNDARIES OF THE COMMONS
- 10. BOUNDARIES OF THE RESERVE
- 11. BOUNDARIES OF THE TRUST
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- 13. BOUNDARIES OF THE ENCUMBRANCE
- 14. BOUNDARIES OF THE LIEN
- 15. BOUNDARIES OF THE MORTGAGE
- 16. BOUNDARIES OF THE DEED
- 17. BOUNDARIES OF THE WILL
- 18. BOUNDARIES OF THE CONTRACT
- 19. BOUNDARIES OF THE AGREEMENT
- 20. BOUNDARIES OF THE COVENANT
- 21. BOUNDARIES OF THE RESTRICTION
- 22. BOUNDARIES OF THE CONDITION
- 23. BOUNDARIES OF THE WARRANTY
- 24. BOUNDARIES OF THE RELEASE
- 25. BOUNDARIES OF THE DISCHARGE
- 26. BOUNDARIES OF THE EXEMPTION
- 27. BOUNDARIES OF THE EXERCISE
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- 30. BOUNDARIES OF THE REJECTION
- 31. BOUNDARIES OF THE WITHDRAWAL
- 32. BOUNDARIES OF THE RESIGNATION
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- 36. BOUNDARIES OF THE ANNIHILATION
- 37. BOUNDARIES OF THE MERGER
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- 44. BOUNDARIES OF THE SUBSTITUTION
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- 52. BOUNDARIES OF THE DEVISE
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- 57. BOUNDARIES OF THE FIDUCIARY
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- 59. BOUNDARIES OF THE EXECUTORSHIP
- 60. BOUNDARIES OF THE ADMINISTRATORSHIP
- 61. BOUNDARIES OF THE RECEIVERSHIP
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- 98. BOUNDARIES OF THE ADMINISTRATORSHIP
- 99. BOUNDARIES OF THE RECEIVERSHIP
- 100. BOUNDARIES OF THE LIQUIDATION

BARRETT-SIMPSON, INC.
211 N. BRUNN STREET, SUITE 100, MOBILE, ALABAMA 36682
TEL: (904) 686-1111 FAX: (904) 686-1112



NOTES:

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