



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, August 8, 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 July 25, 2023 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 1.38 +/- acres located on 15 McMurrian Rd, Russel Gorman & Mirl Godwin, Owner.
- 7) Approval of Administrative Subdivision – 8.47 +/- acres located on 175 Ware Rd, Daivd L. Braden, Owner
- 8) Old Business
- 9) New Business
- 10) Planning Director Report
- 11) Adjournment

July 25, 2023

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 25, 2023, at 5:15 PM EST in the Phenix City Public Safety Building located at 1111 Broad Street, Phenix City, Alabama 36867.

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 Carter, Member Davis, Member Howard, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, and Member Phillips. Members not present: Vice Chairman Taylor.

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 the vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Howard, Member Ivy, Member Lindsey, Member McKissic Chairman Sims, 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: Asst. Director of Engineering Mike Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Fire Chief Kristin Kennedy, Building Official Ray Rogers, City Planner Terry J. Curry, City Attorney Jimmy Graham, City Manager Wallace Hunter and, Recording Secretary Jennifer Lowman.

The **fourth** item on the agenda was the approval of June 27, 2023 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 Howard. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Ivy, Member Howard, Member Davis, Chairman Sims, and Member Phillips. Nays: None. Abstain: Member Carter and Member McKissic. 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 an update on the Comprehensive Plan by City Planner Terry Curry.

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. There was nothing to report at this time.

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 Carter, seconded by Member McKissic. Upon said motion being to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Howard, Member Ivy, Member Lindsey, Member Chairman Sims, 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 August 8, 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
TERRY J. CURRY, Planning

Item No.6

Type of Request: Administrative Subdivision

General Information

Applicant: Russell Gorman & Mirl Godwin
Surveyor of Record: McBride & McGill, Inc.
Site Location: 15 McMurrian Rd, Phenix City, AL 36869
Acreage: 1.38 +/- Acres
Proposed Number of Lots: 2 lots
Current Zoning: Planning Jurisdiction
Current Use of Property: Residential
Proposed Use of Property: Single Family 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.) Russell Gorman
- 2.) Mirl Godwin

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) 635 Lee Rd 959, Smiths Station, AL 36877
- 2.) _____

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) (706) 681-3068
- 2.) (_____) _____

EMAIL ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

15 McMurrian Rd, Phenix City, AL 36869

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

1.38

CURRENT ZONING CLASSIFICATION OF PROPERTY TO BE REPLATED:

Planning Only

CURRENT ZONING CLASSIFICATION OF ADJACENT PROPERTY:

Planning Only

PROPOSED USE OF PROPERTY TO BE REPLATED:

Single Family Residential (rental)

REASON OR JUSTIFICATION FOR REPLATING PROPERTY:

Replat home from rental properties for mortgage

SIGNATURE OF OWNERS OF PROPERTY TO BE REPLATED:

- 1.) Russell Gorman
- 2.) Mirl R. Godwin

(DO NOT WRITE BELOW THIS LINE)

FEES: \$100.00 FILING FEE TOTAL AMOUNT DUE \$ _____

CASH _____ CHECK _____

COLLECTED BY: _____

CERTIFICATE OF APPROVAL
RUSSELL COUNTY ENGINEER
 RUSSELL COUNTY, ALABAMA
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF ALABAMA.

CERTIFICATE OF APPROVAL
PHENIX CITY PLANNING COMMISSION
 I HEREBY CERTIFY THAT THE ABOVE DESCRIBED SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PHENIX CITY ZONING ORDINANCE AND THE PHENIX CITY PLANNING COMMISSION RESOLUTIONS.

OWNERSHIP AND DEDICATION
 I, the undersigned, being duly qualified and sworn as a Notary Public for the State of Alabama, do hereby certify that the above described survey was made by me or under my direct supervision and that the same is in accordance with the laws and regulations of the State of Alabama.

NOTARY
 My Commission Expires: 12-31-2025
 My Office is located at: 1000 North Main Street, Phenix City, Alabama 36030

OWNERSHIP AND DEDICATION
 I, the undersigned, being duly qualified and sworn as a Notary Public for the State of Alabama, do hereby certify that the above described survey was made by me or under my direct supervision and that the same is in accordance with the laws and regulations of the State of Alabama.

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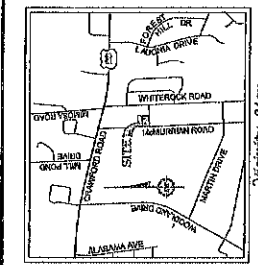
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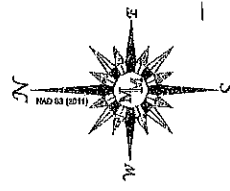
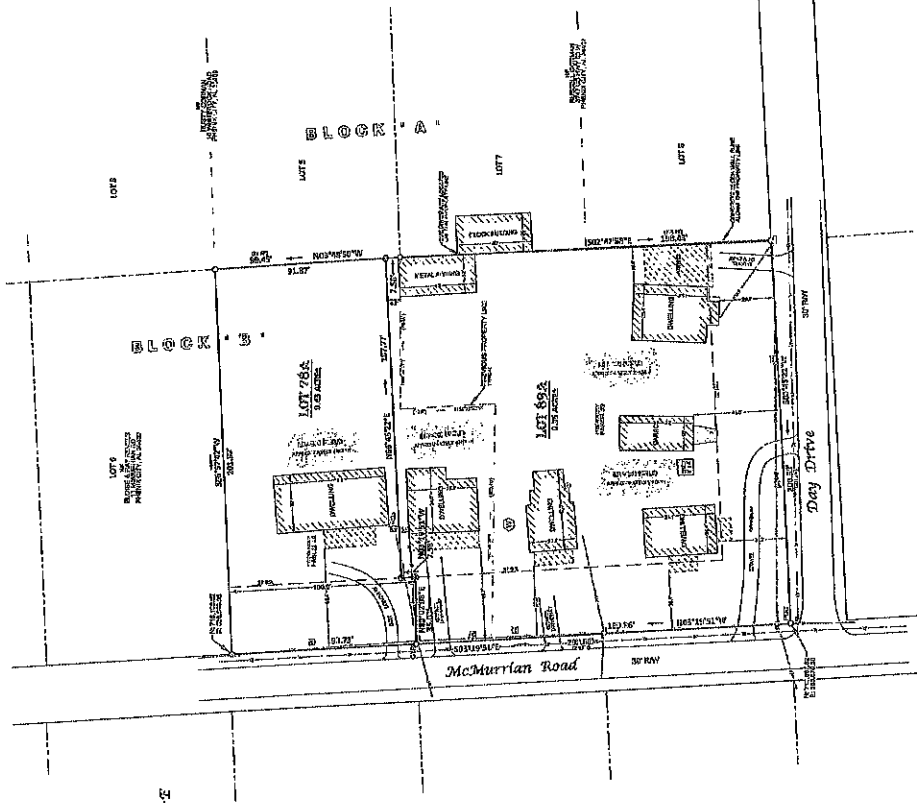
ADMINISTRATIVE REPEAT NOTES
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF ALABAMA.

SURVYOR'S NOTES
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF ALABAMA.

REFERENCES
 THESE NOTES ARE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF ALABAMA.

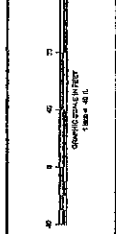
DIVISION DETAILS
 TOTAL AREA: 10.00 ACRES
 TOTAL SURFACE AREA: 10.00 ACRES
 TOTAL WATER AREA: 0.00 ACRES
 TOTAL WOODLAND AREA: 0.00 ACRES
 TOTAL OPEN SPACE AREA: 0.00 ACRES
 TOTAL IMPROVED AREA: 0.00 ACRES

FLOOD CERTIFICATION
 THIS SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING ENGINEERS OF THE STATE OF ALABAMA.



DATE	JUNE 30, 2025
SCALE	1" = 40'
SHEET NO.	1 OF 1

McBride & McGill, Inc.
 Civil Engineering & Land Surveying
 2000 Covered Walk, Phenix City, AL 36030
 Phone: (205) 224-2747 Fax: (205) 224-2748
 Website: www.mcbrideandmcgill.com



LEGEND
 0 PROPERTY CORNER MARK
 1 POINT OF BEGINNING
 2 POINT OF ENDING
 3 7' WOOD FENCE LINE
 4 4" WOOD FENCE LINE
 5 2" WOOD FENCE LINE
 6 1" WOOD FENCE LINE
 7 UNIMPROVED FENCE LINE
 8 UNIMPROVED FENCE LINE
 9 UNIMPROVED FENCE LINE
 10 UNIMPROVED FENCE LINE

PROPERTY CORNER MARK
 0 POINT OF BEGINNING
 1 POINT OF ENDING
 2 7' WOOD FENCE LINE
 3 4" WOOD FENCE LINE
 4 2" WOOD FENCE LINE
 5 1" WOOD FENCE LINE
 6 UNIMPROVED FENCE LINE
 7 UNIMPROVED FENCE LINE
 8 UNIMPROVED FENCE LINE
 9 UNIMPROVED FENCE LINE



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
TERRY J. CURRY, Planning

MEMORANDUM

To: Planning Commission

From: Terry J. Curry; City Planner

Date: August 8, 2023

RE: Administrative Subdivision –15 McMurrian Rd, 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

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
MELONY LEE, City Clerk
TERRY J. CURRY, Planning

Item No.7

Type of Request: Administrative Subdivision

General Information

Applicant: David L Braden
Surveyor of Record: McBride & McGill, Inc.
Site Location: 175 Ware Road Phenix City, AL 36869
Acreage: 8.47 +/- Acres
Proposed Number of Lots: 2 lots
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.) David L Braden
- 2.) _____

ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) 175 Ware Road, Phenix City, AL 36869
- 2.) _____

TELEPHONE NUMBER OF PROPERTY OWNERS OF LAND TO BE REPLATED:

- 1.) (706) 332-3152 Gary Langely for David Braden
- 2.) (_____) _____

EMAIL ADDRESS OF PROPERTY OWNERS OF LAND TO BE REPLATED:

no email address

SPECIFIC LOCATION AND ADDRESS OF PROPERTY TO BE REPLATED:

175 Ware Road, Phenix City, AL 36869

SIZE (ACRES) OF PROPERTY TO BE REPLATED:

8.47

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:

Create a 1 acre parcel

SIGNATURE OF OWNERS OF PROPERTY TO BE REPLATED:

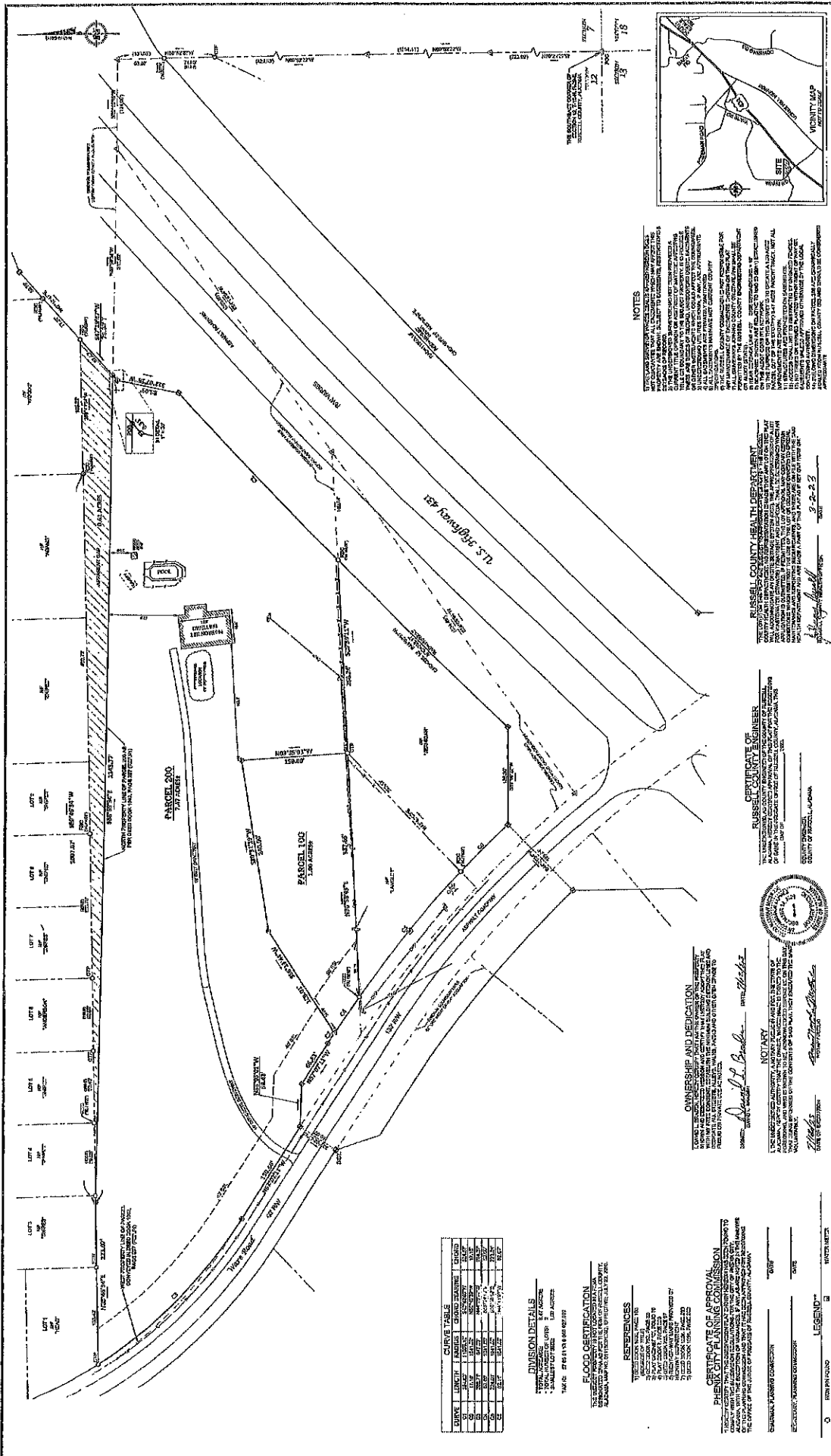
- 1.) *David L Braden*
- 2.) _____

(DO NOT WRITE BELOW THIS LINE)

FEES: \$100.00 FILING FEE TOTAL AMOUNT DUE \$ _____

CASH _____ CHECK _____

COLLECTED BY: _____



NOTES

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONVEYANCE OF ANY INTEREST IN REAL ESTATE. IT IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

2. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT.

3. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT.

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9. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT.

10. THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT.

DATE MARCH 1, 2023
SCALE 1" = 60'
SHEET NO. 1 OF 1

Ware Road Property Plat
 A PROPERTY EASEMENT BEARING IN BENEFIT FOR THE PROPERTY DIVISION
 OF EAST ALABAMA, LYING IN SECTION 12, TOWNSHIP 16 NORTH,
 RANGE 28 EAST, RUSSELL COUNTY, ALABAMA.

PROPERTY OWNERS:
 EAST ALABAMA
 1500 EAST ALABAMA DRIVE
 TALLAHASSEE, FLORIDA 32304

RUSSELL COUNTY ENGINEER
 JAMES BRIDGES & MCGILL, INC.
 225 LAMAR STREET, PRICHARD, AL 36877
 PHONE: (904) 897-1100
 FAX: (904) 897-1101
 WWW.JAMESBRIDGESANDMCGILL.COM

CERTIFICATE OF APPROVAL
 I, JAMES BRIDGES, ENGINEER, DO HEREBY CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT REPRESENTATION OF THE INFORMATION PROVIDED TO ME BY THE PROPERTY OWNERS AND THAT I HAVE CONDUCTED A VISUAL INSPECTION OF THE SITE AND FOUND THAT THE INFORMATION PROVIDED TO ME IS TRUE AND CORRECT.

DATE 2-28-23

LEGEND

1. BOUNDARY LINE
 2. EASEMENT LINE
 3. EASEMENT POINT
 4. EASEMENT POINT
 5. EASEMENT POINT
 6. EASEMENT POINT
 7. EASEMENT POINT
 8. EASEMENT POINT
 9. EASEMENT POINT
 10. EASEMENT POINT

OWNERSHIP AND DEDICATION

THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT.

NOTARY
 JAMES BRIDGES & MCGILL, INC.
 225 LAMAR STREET, PRICHARD, AL 36877
 PHONE: (904) 897-1100
 FAX: (904) 897-1101
 WWW.JAMESBRIDGESANDMCGILL.COM

CHUBB TABLE

DATE	LENGTH	AMOUNT	CHUBB TABLE	CHUBB TABLE
1	100	100	100	100
2	100	100	100	100
3	100	100	100	100
4	100	100	100	100
5	100	100	100	100
6	100	100	100	100
7	100	100	100	100
8	100	100	100	100
9	100	100	100	100
10	100	100	100	100

DIVISION DETAILS

1. PARCEL 100
 2. PARCEL 200

FLOOD CERTIFICATION

THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED TO HIM IS TRUE AND CORRECT.

REFERENCES

1. ALABAMA CODE TITLE 19, CHAPTER 1-10

CERTIFICATE OF APPROVAL

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GENERAL PLANNING COMMISSION

DATE: _____

LEGEND

1. BOUNDARY LINE
 2. EASEMENT LINE
 3. EASEMENT POINT
 4. EASEMENT POINT
 5. EASEMENT POINT
 6. EASEMENT POINT
 7. EASEMENT POINT
 8. EASEMENT POINT
 9. EASEMENT POINT
 10. EASEMENT POINT



PHENIX CITY

Alabama

PLANNING DEPARTMENT

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MEMORANDUM

To: Planning Commission

From: Terry J. Curry; City Planner

Date: August 8, 2023

RE: Administrative Subdivision –175 Ware Road, Phenix City, AL 36869

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