



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, MAY 28, 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 14, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 1.74+/- acres located at 3750 Opelika Road – James Lumpkin, owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Approval of Administrative Subdivision – 1.12+/- acres located at 5203 Summerville Road – SRS Construction, LLC., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Approval of Administrative Subdivision – 3.51+/- acres located at 76 Stephens Loop – Morris & Kim Bowman, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 9) Acceptance of De-Annexation – 1515 Lee Road 427 Apt A & B – Jimmie Piland, owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 10) 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
- 11) Old Business
- 12) New Business
- 13) Adjournment

**May 14, 2024**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 14, 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, Chairman Sims, and Member Phillips-Wyatt. Members Carter, McKissic and Vice Chairman Taylor were not present.

The second item on the agenda was the Approval of the Agenda. 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: 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, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Assistant Fire Chief Kerry Bragg, 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 23, 2024 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 Member Ivy. 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: 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 Administrative Subdivision of 1.38+/- acres located at 1350 Lee Road 230 for Judy & Martin Griggs, Jr., owners. 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: 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 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, Chairman Sims and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The seventh item on the agenda was an Acceptance of a Rezone of 30.36+/- acres located at 300 Colin Powell Parkway from an R-2 Zone (Medium Density Residential District) to an M-1 Zone (General Manufacturing District) for Sierra Pacific Industries, 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: May 10, 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 acceptance.*

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, Chairman Sims and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The eighth item on the agenda was Old Business. None

The ninth item on the agenda was New Business. None

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 Davis, seconded by Member Phillips-Wyatt. 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: 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 28, 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

<b>Applicant:</b>	James Lumpkin
<b>Surveyor of Record:</b>	Harris Gray, LLC
<b>Site Location:</b>	3750 Opelika Rd.
<b>Acreage:</b>	1.74 +/- acres
<b>Number of Lots:</b>	From 2 lots to 3 lots
<b>Current Zoning:</b>	None (Planning Jurisdiction)
<b>Current Use of Property:</b>	Residential
<b>Proposed Use of Property:</b>	Residential (Sell)
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water and Sewer, Police

### Staff Comments

None.

### Engineer/Owner Comments

None.



DATE	REVISIONS

HARRIS GRAY, LLC  
ENGINEERS & SURVEYORS - PLANNERS  
PHYSIC 845-6885  
2010 W. WALKER AVE., SUITE 100  
DUNWOODY, GA 30338

PLAT OF PROPERTY DIVISION FOR  
JAMES LUMPKIN  
SECTION 5, T-14N, R-9E  
RUSSELL COUNTY, ALABAMA

DATE: 5/18/2024  
DRAWN BY: JRM  
CHECKED BY: JRM  
FILE NO: 20240003  
SHEET NO: 1 OF 1  
SCALE: AS SHOWN

THE PLAT HAS BEEN APPROVED BY THE RUSSELL COUNTY PLANNING AND ZONING COMMISSION AND RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF RUSSELL COUNTY, ALABAMA.

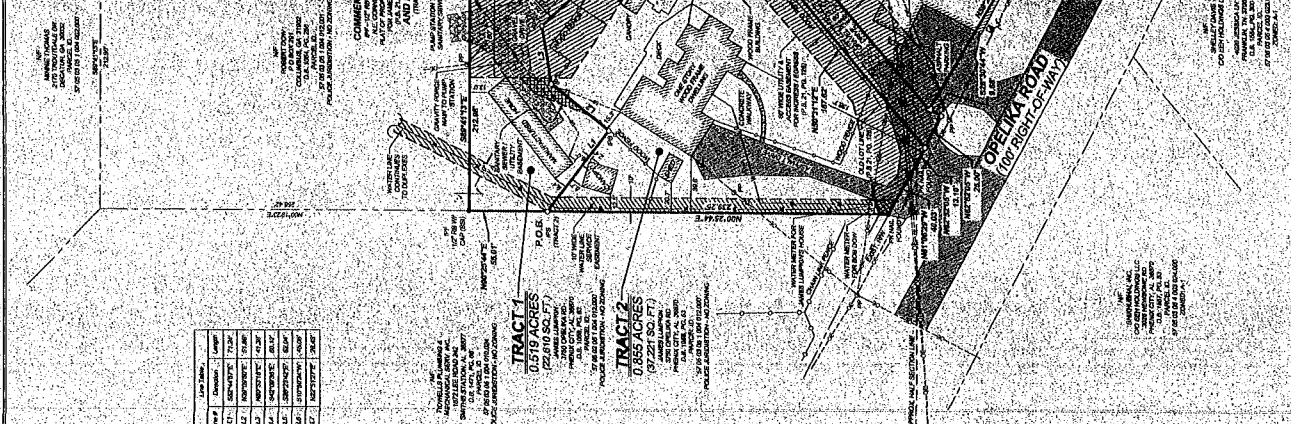
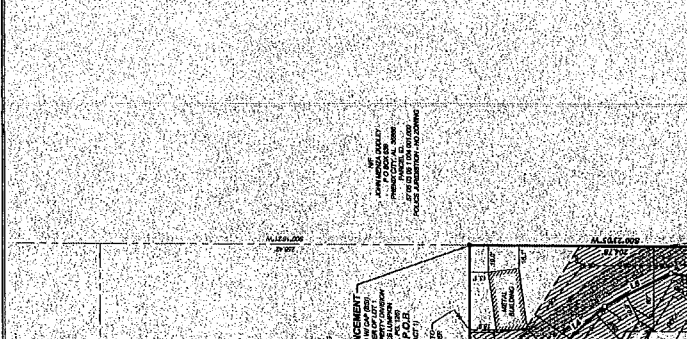
**CERTIFICATE OF COUNTY ENGINEER**

DATE OF EXAMINATION: \_\_\_\_\_  
COUNTY ENGINEER: \_\_\_\_\_  
OFFICE: \_\_\_\_\_

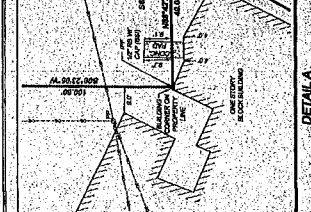
**CERTIFICATE OF REGISTERED LAND SURVEYOR**

DATE: 5-22-24

JAMES LUMPKIN  
REGISTERED LAND SURVEYOR  
NO. 14106  
RUSSELL COUNTY, ALABAMA



Area	Dimensions	Area
1	62' x 70'	4340.00
2	62' x 70'	4340.00
3	62' x 70'	4340.00
4	62' x 70'	4340.00
5	62' x 70'	4340.00
6	62' x 70'	4340.00
7	62' x 70'	4340.00
8	62' x 70'	4340.00
9	62' x 70'	4340.00
10	62' x 70'	4340.00



**TRACT 1**  
0.519 ACRES  
(22,810 SQ. FT.)

**TRACT 2**  
0.221 ACRES  
(9,721 SQ. FT.)

**TRACT 3**  
0.370 ACRES  
(16,098 SQ. FT.)

**EASEMENT NOTES**

1. EASEMENT FOR ACCESS TO THE PROPERTY FROM THE ADJACENT PROPERTY.
2. EASEMENT FOR UTILITIES TO CROSS THE PROPERTY.
3. EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF UTILITY LINES.
4. EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A DRIVEWAY.
5. EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A FENCE.
6. EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A WALKWAY.
7. EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A BIKEWAY.
8. EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PLAYGROUND.
9. EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A SPORTS FIELD.
10. EASEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A TRAIL.

**SURVEY REFERENCES**

1. SURVEY OF JAMES LUMPKIN, REGISTERED LAND SURVEYOR, ALABAMA, DATED 05/18/2024.
2. SURVEY OF JAMES LUMPKIN, REGISTERED LAND SURVEYOR, ALABAMA, DATED 05/18/2024.
3. SURVEY OF JAMES LUMPKIN, REGISTERED LAND SURVEYOR, ALABAMA, DATED 05/18/2024.

**LEGAL DESCRIPTION - TRACT 1**

ALL THAT TRACT OF LAND IN THE CITY OF OPENLA, RUSSELL COUNTY, ALABAMA, BEING THE TRACT OF LAND DESCRIBED IN PARAGRAPHS 1 THROUGH 10 OF THE SURVEY OF JAMES LUMPKIN, REGISTERED LAND SURVEYOR, ALABAMA, DATED 05/18/2024, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION - TRACT 2**

ALL THAT TRACT OF LAND IN THE CITY OF OPENLA, RUSSELL COUNTY, ALABAMA, BEING THE TRACT OF LAND DESCRIBED IN PARAGRAPHS 11 THROUGH 15 OF THE SURVEY OF JAMES LUMPKIN, REGISTERED LAND SURVEYOR, ALABAMA, DATED 05/18/2024, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGAL DESCRIPTION - TRACT 3**

ALL THAT TRACT OF LAND IN THE CITY OF OPENLA, RUSSELL COUNTY, ALABAMA, BEING THE TRACT OF LAND DESCRIBED IN PARAGRAPHS 16 THROUGH 20 OF THE SURVEY OF JAMES LUMPKIN, REGISTERED LAND SURVEYOR, ALABAMA, DATED 05/18/2024, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LEGEND**

1. 1" = 100'

2. 1" = 500'

3. 1" = 1000'

4. 1" = 2000'

5. 1" = 4000'

6. 1" = 8000'

7. 1" = 16000'

8. 1" = 32000'

9. 1" = 64000'

10. 1" = 128000'

11. 1" = 256000'

12. 1" = 512000'

13. 1" = 1024000'

14. 1" = 2048000'

15. 1" = 4096000'

16. 1" = 8192000'

17. 1" = 16384000'

18. 1" = 32768000'

19. 1" = 65536000'

20. 1" = 131072000'

**SURVEY NOTES**

1. THE FIELD DATA WHICH THIS PLAT IS BASED UPON WAS OBTAINED BY ME OR AN ASSISTANT UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME IS TRUE AND CORRECT.
2. THE POLYLINE TYPE OF SURVEYING WAS USED TO OBTAIN THE DATA AND WAS ACCURATE TO WITHIN ONE FOOT PER 1000 FEET.
3. THIS PLAT OF SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE ALABAMA SURVEYING BOARD AND THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY.
4. THE SURVEY PROPERTY LINES AND DISTANCES WHICH ARE SHOWN ON THIS PLAT ARE THE RESULT OF A SURVEY MADE BY ME OR AN ASSISTANT UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SAME IS TRUE AND CORRECT.
5. ALL DISTANCES ARE GIVEN IN DECIMAL FEET UNLESS OTHERWISE NOTED.
6. FIELD WORK COMPLETED ON 05/18/2024.
7. ALL CORNERS ARE BENCHMARKS IN U.S. SURVEY FEET.
8. ALL DISTANCES ARE GIVEN IN DECIMAL FEET UNLESS OTHERWISE NOTED.
9. ALL DISTANCES ARE GIVEN IN DECIMAL FEET UNLESS OTHERWISE NOTED.
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19. ALL DISTANCES ARE GIVEN IN DECIMAL FEET UNLESS OTHERWISE NOTED.
20. ALL DISTANCES ARE GIVEN IN DECIMAL FEET UNLESS OTHERWISE NOTED.

**CERTIFICATE OF OWNERSHIP AND DEDICATION**

I, JAMES LUMPKIN, REGISTERED LAND SURVEYOR, ALABAMA, DO HEREBY CERTIFY THAT THE PROPERTY SHOWN HEREON IS THE PROPERTY OF JAMES LUMPKIN, REGISTERED LAND SURVEYOR, ALABAMA, AND THAT THE PROPERTY IS BEING DEDICATED TO THE PUBLIC USE OF THE CITY OF OPENLA, RUSSELL COUNTY, ALABAMA.

DATE: 05/18/2024

JAMES LUMPKIN

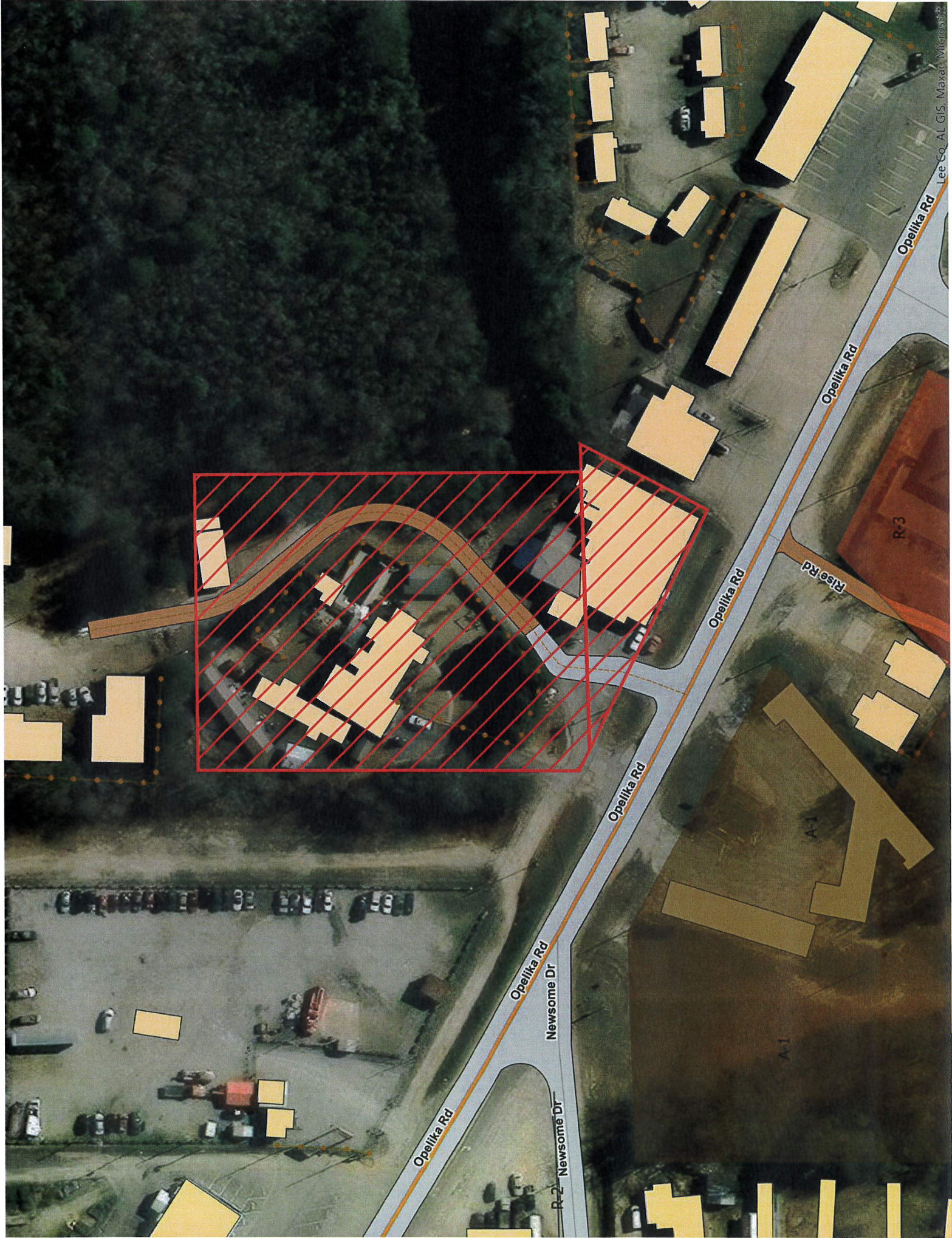
**NOTARY ACKNOWLEDGEMENT**

Notary Public in and for the State of Alabama

My commission expires 05/18/2024

Notary Signature: [Signature]









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

**Date:** May 24, 2024

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

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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: Administrative Subdivision

#### General Information

<b>Applicant:</b>	SRS Construction, LLC
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	5203 Summerville Rd.
<b>Acreage:</b>	1.12 +/- acres
<b>Number of Lots:</b>	From 1 lot to 3 lots
<b>Current Zoning:</b>	R-1 (Low Density Residential)
<b>Current Use of Property:</b>	Residential
<b>Proposed Use of Property:</b>	Residential (Single Family Homes)
<b>District:</b>	One (1)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water and Sewer, Fire, Police, Streets & Drainage

#### Staff Comments

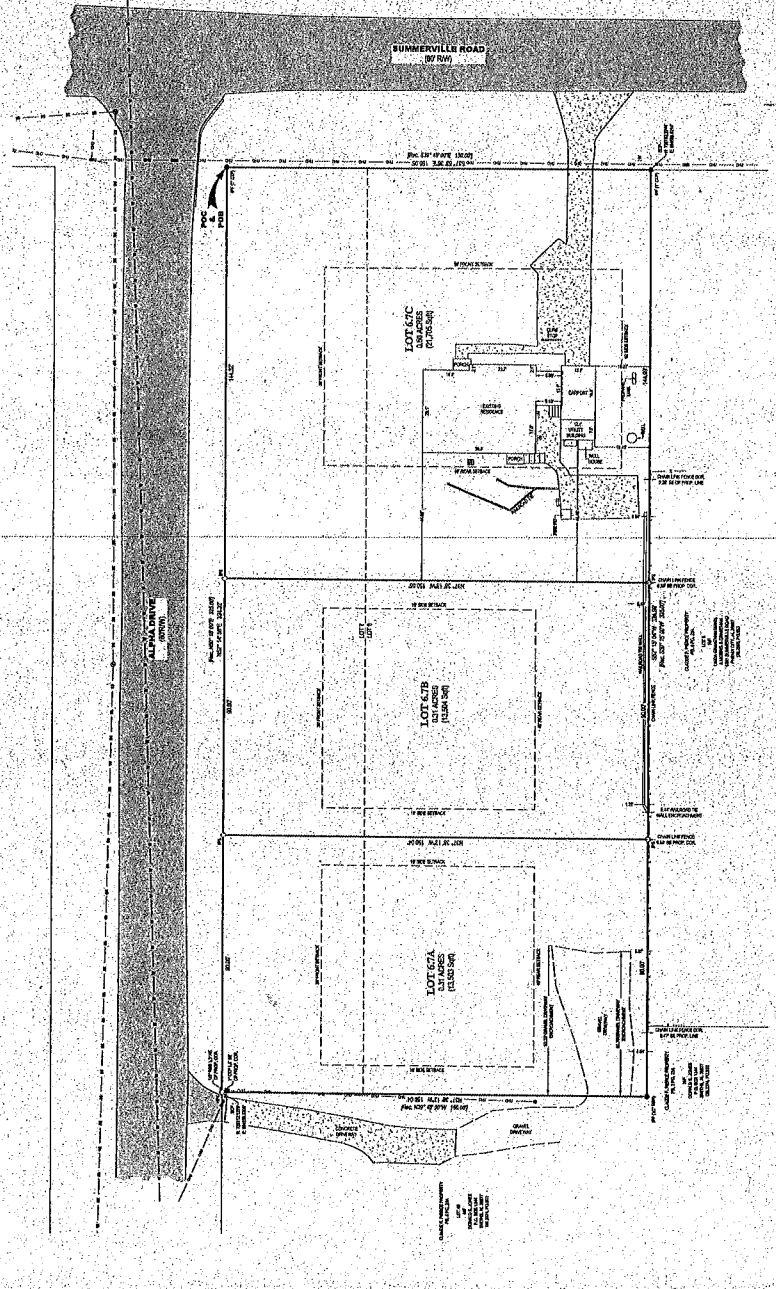
None.

#### Engineer/Owner Comments

None.

Paid 5/2/24  
4455/m

PLAT OF PROPERTY DIVISION FOR  
**SRS CONSTRUCTION, LLC**  
LOT 6 AND PART OF LOT 7, CLAUDE F. PIERCE PROPERTY,  
LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST  
PHENIX CITY, LEE COUNTY, ALABAMA



RECORDING INFORMATION  
THIS PLAT WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT OF 1901 AND THE ALABAMA SURVEYING ACT OF 1965.

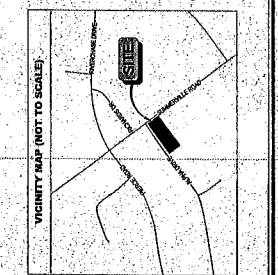
**PHENIX CITY REQUIRED NOTES**  
1. PHENIX CITY HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE PHENIX CITY ZONING ORDINANCES.  
2. THE PHENIX CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE PHENIX CITY ENGINEERING ORDINANCES.  
3. THE PHENIX CITY PLANNING COMMISSION HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE PHENIX CITY PLANNING COMMISSION ORDINANCES.  
4. THE PHENIX CITY COMMISSION HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT IT COMPLIES WITH THE PHENIX CITY COMMISSION ORDINANCES.

**SURVEYOR'S NOTES**  
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT OF 1901 AND THE ALABAMA SURVEYING ACT OF 1965.  
2. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MAY, 2024.  
3. THE SURVEY WAS CONDUCTED BY BARRETT-SIMPSON, INC., A PROFESSIONAL SURVEYING FIRM.  
4. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE CLIENT AND THE CLIENT'S REPRESENTATIVE.  
5. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE CLIENT AND THE CLIENT'S REPRESENTATIVE.  
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9. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE CLIENT AND THE CLIENT'S REPRESENTATIVE.  
10. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE CLIENT AND THE CLIENT'S REPRESENTATIVE.

**CERTIFICATE**  
I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
Subscribed and sworn to before me this 15th day of May, 2024.  
Notary Public for Lee County, Alabama  
Barrett-Simpson, Inc.  
1000 North Loop West, Suite 100  
Phenix City, Alabama 36060  
Barrett-Simpson, Inc.  
1000 North Loop West, Suite 100  
Phenix City, Alabama 36060  
Barrett-Simpson, Inc.  
1000 North Loop West, Suite 100  
Phenix City, Alabama 36060

**BARRETT-SIMPSON, INC.**  
SURVEYOR'S CERTIFICATE  
1. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
2. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
3. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
4. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
5. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
6. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
7. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
8. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
9. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.  
10. I, the undersigned, being duly sworn, depose and say that I am a duly licensed Professional Surveyor in the State of Alabama, and that I have personally supervised the execution of the above and foregoing survey, and that the same is a true and correct copy of the original survey as conducted by me, and that I have not been furnished with any false or incorrect information in connection with the above and foregoing survey.

**STIPULATIONS**  
1. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALABAMA SURVEYING ACT OF 1901 AND THE ALABAMA SURVEYING ACT OF 1965.  
2. THE SURVEY WAS CONDUCTED ON THE 15th DAY OF MAY, 2024.  
3. THE SURVEY WAS CONDUCTED BY BARRETT-SIMPSON, INC., A PROFESSIONAL SURVEYING FIRM.  
4. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE CLIENT AND THE CLIENT'S REPRESENTATIVE.  
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10. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE CLIENT AND THE CLIENT'S REPRESENTATIVE.



**LEGEND**  
1. LOT 6  
2. LOT 7  
3. LOT 8  
4. ALPHAVILLE ROAD (80' R/W)  
5. SUNNERVERLE ROAD (80' R/W)  
6. ALPHA DRIVE (80' R/W)  
7. LOT 6, 7 & 8  
8. LOT 6, 7 & 8  
9. LOT 6, 7 & 8  
10. LOT 6, 7 & 8  
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56. LOT 6, 7 & 8  
57. LOT 6, 7 & 8  
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94. LOT 6, 7 & 8  
95. LOT 6, 7 & 8  
96. LOT 6, 7 & 8  
97. LOT 6, 7 & 8  
98. LOT 6, 7 & 8  
99. LOT 6, 7 & 8  
100. LOT 6, 7 & 8





5203 SUMMERVILLE RD.

C-3

C-3

C-3

C-3

A-1

A-1

C-3

C-3

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C-3

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R-2

R-2

R-2

R-1

R-1

R-1

R-1





**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**  
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**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:** 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 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. 8

**Type of Request: Administrative Subdivision**

### General Information

**Applicant:** Morris & Kim Bowman  
**Surveyor of Record:** Barrett-Simpson, Inc.  
**Site Location:** 76 Stephens Loop  
**Acreage:** 3.51 +/- acres  
**Number of Lots:** From 1 lot to 2 lots  
**Current Zoning:** None (Planning Jurisdiction)  
**Current Use of Property:** Residential  
**Proposed Use of Property:** Residential  
**District:** None  
**Survey Plat:** Attached  
**City Services:** Police Jurisdiction

### Staff Comments

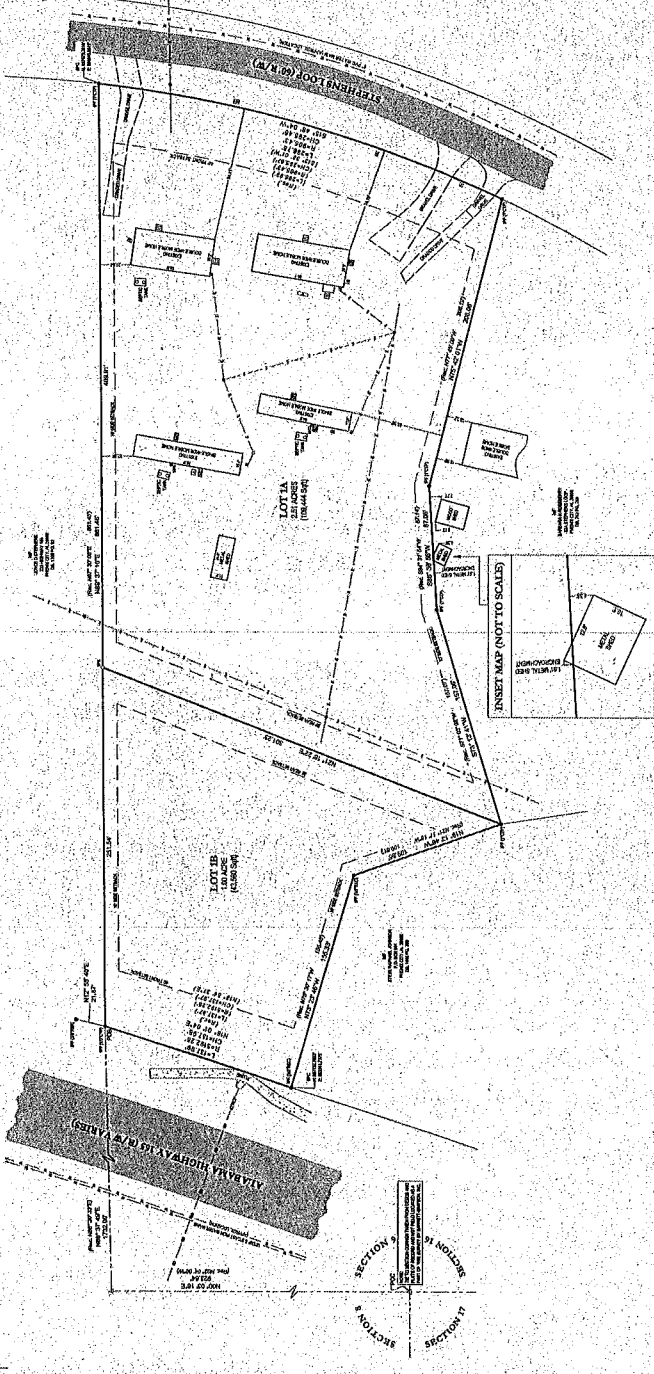
None.

### Engineer/Owner Comments

None.

Rec'd 8/21/04

PLAT OF PROPERTY DIVISION AMONG FAMILY MEMBERS FOR  
**MORRIS BOWMAN & KIM BOWMAN**  
LOCATED IN SECTION 9, TOWNSHIP 16 NORTH, RANGE 30 EAST  
RUSSELL COUNTY, ALABAMA



### SITES NOTES

1. THIS PLAT IS THE RESULT OF A CONVEYANCE TO THE RUSSELL COUNTY REGISTER.

2. THE PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS RESERVED BY THE ORIGINAL GRANTORS.

3. THE PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS RESERVED BY THE ORIGINAL GRANTORS.

4. THE PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS RESERVED BY THE ORIGINAL GRANTORS.

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8. THE PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS RESERVED BY THE ORIGINAL GRANTORS.

9. THE PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS RESERVED BY THE ORIGINAL GRANTORS.

10. THE PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS RESERVED BY THE ORIGINAL GRANTORS.

### VICINITY MAP (NOT TO SCALE)

### RUSSELL COUNTY REQUIRED NOTES

1. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE RUSSELL COUNTY REGISTER.

2. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE RUSSELL COUNTY REGISTER.

3. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE RUSSELL COUNTY REGISTER.

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9. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE RUSSELL COUNTY REGISTER.

10. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE RUSSELL COUNTY REGISTER.

### PHENIX CITY REQUIRED NOTES

1. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PHENIX CITY REGISTER.

2. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PHENIX CITY REGISTER.

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10. THE SURVEY HAS BEEN PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE PHENIX CITY REGISTER.

### SURVEYOR'S NOTES

1. THIS SURVEY WAS MADE FROM THE CORNER OF THE ALABAMA HIGHWAY 141 AND ALABAMA HIGHWAY 142.

2. THIS SURVEY WAS MADE FROM THE CORNER OF THE ALABAMA HIGHWAY 141 AND ALABAMA HIGHWAY 142.

3. THIS SURVEY WAS MADE FROM THE CORNER OF THE ALABAMA HIGHWAY 141 AND ALABAMA HIGHWAY 142.

4. THIS SURVEY WAS MADE FROM THE CORNER OF THE ALABAMA HIGHWAY 141 AND ALABAMA HIGHWAY 142.

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9. THIS SURVEY WAS MADE FROM THE CORNER OF THE ALABAMA HIGHWAY 141 AND ALABAMA HIGHWAY 142.

10. THIS SURVEY WAS MADE FROM THE CORNER OF THE ALABAMA HIGHWAY 141 AND ALABAMA HIGHWAY 142.

### LEGEND

	EASEMENT
	RIGHT OF WAY
	SURVEY LINE
	SECTION LINE
	TOWNSHIP LINE
	RANGE LINE
	CORNER
	IRON PIPE NAIL
	IRON NAIL
	IRON SPIKE
	IRON BOLT
	IRON NUT
	IRON WASHER
	IRON PLATE
	IRON PIPE
	IRON ROD
	IRON STAKE
	IRON NAIL (1 1/2 INCH)
	IRON NAIL (2 INCH)
	IRON NAIL (3 INCH)
	IRON NAIL (4 INCH)
	IRON NAIL (5 INCH)
	IRON NAIL (6 INCH)
	IRON NAIL (8 INCH)
	IRON NAIL (10 INCH)
	IRON NAIL (12 INCH)
	IRON NAIL (14 INCH)
	IRON NAIL (16 INCH)
	IRON NAIL (18 INCH)
	IRON NAIL (20 INCH)
	IRON NAIL (22 INCH)
	IRON NAIL (24 INCH)
	IRON NAIL (26 INCH)
	IRON NAIL (28 INCH)
	IRON NAIL (30 INCH)

### RECORDING INFORMATION

THIS PLAT IS SUBJECT TO THE EASEMENTS AND RIGHTS RESERVED BY THE ORIGINAL GRANTORS.

### CERTIFICATES

**CERTIFICATE OF APPROVAL AND DISPOSITION**

THE BOARD OF PLANNING AND ZONING HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCES OF THE CITY OF PHENIX.

**CERTIFICATE OF APPROVAL**

THE BOARD OF PLANNING AND ZONING HAS REVIEWED THIS PLAT AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCES OF THE CITY OF PHENIX.

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**CERTIFICATE OF APPROVAL**

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### BARRETT-SIMPSON, INC.

1225 SOUTH MAIN STREET, SUITE 100  
PHENIX, ALABAMA 36104  
(205) 261-1111

### SURVEYOR'S CERTIFICATE

DATE: 5/21/2004

NO. OF SHEETS	1
SHEET NO.	1
DATE	5/21/2004
SURVEYOR	BARRETT-SIMPSON, INC.
REGISTERED PROFESSIONAL ENGINEER	NO. 3655
REGISTERED PROFESSIONAL SURVEYOR	NO. 2142
REGISTERED PROFESSIONAL LAND SURVEYOR	NO. 2142
REGISTERED PROFESSIONAL CIVIL ENGINEER	NO. 3655





Water tower Rd

Stephens Loop

Stephens Loop

Stephens Loop

Stephens Loop

Stephens Loop

Al Hwy 165

Al Hwy 165

Al Hwy 165

Al Hwy 165

Al Hwy 165

Misty Forest Dr





DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

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**DR. R. GRIFF GORDY**  
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**EDDIE N. LOWE**  
Mayor

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Councilmember District 2

**ARTHUR L. DAY, JR.**  
Councilmember District 3

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

# MEMORANDUM

**To:** Planning Commission  
**From:** 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 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. 9

### Type of Request: De-Annexation

#### General Information

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

#### Staff Comments

Under Review.

#### Engineer/Owner Comments

None

**Petition Information for De-Annexation**

Applicant Name: Jimmie Piland

Mailing Address: 5503 Springfield Court, Phenix City, AL 36867

Phone Number: 334-297-7743

Email Address: \_\_\_\_\_

Current Property Address: 1515 Lee Rd 427 Apt A&B Phenix City, AL 36867

Reason for requesting De-Annexation: Problems with sanitation collection

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Documents to be submitted for De-Annexation:

- \$100 filing fee
- Petition for De-Annexation Prepared by an Attorney (example attached)
- Proof of ownership (deed or current tax assessment)
- Legal Description (on paper and electronic copy)
- Adjoining Property Owners Names and Addresses (on paper and electronic copy)
- Map of Property to be De-Annexed

STATE OF ALABAMA )  
COUNTY OF RUSSELL ) PETITION FOR DE-ANNEXATION  
CITY OF PHENIX CITY )

TO: THE CITY COUNCIL OF THE CITY OF PHENIX CITY:

The undersigned, being the property owner of the land described below and set out in Exhibit "A", does petition the City Council of the City of Phenix City, pursuant to §11-42-20 et seq of the Code of Alabama (195, as amended) or in the alternative Act of August 30, 1973, No. 654, Section 3, 1973 Ala. Acts [Codified at Ala. Code Appx., §382(58) (1973) 1], to withdraw the corporate limits of the City of Phenix City so as to de-annex from said City the following described property located in Lee County, to-wit;

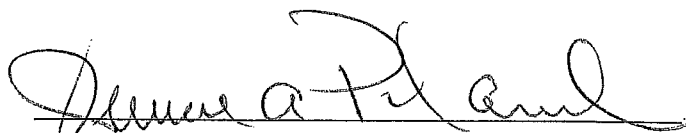
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

In support of this petition, it is certified by each of the undersigned that the said territory is within the existing corporate limits of the City of Phenix City and does not embrace any territory with the corporate limits of another municipality, and when de-annexed from the City of Phenix City will no longer form a homogeneous part of the City.

The undersigned further certifies that he is the owner of all the land within the above-described property and that the information set forth herein is true and correct.

The undersigned further petitions the City Council of the City of Phenix City to adopt an appropriate de-annexation ordinance assenting to this de-annexation petition.

Respectfully submitted this the 2<sup>nd</sup> day of May, 2024.



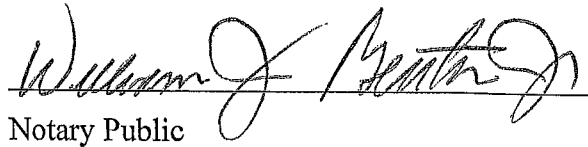
Jimmie Piland, Owner



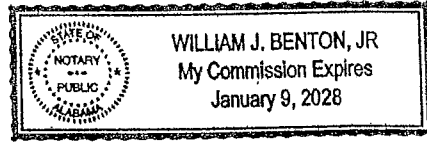
STATE OF ALABAMA  
COUNTY OF RUSSELL

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Jimmie Piland**, whose name is signed to the foregoing de-annexation petition, and who is known to me, acknowledged before me on this day, that being informed of the contents of said petition, he voluntarily executed same on the day of its date.

Given under my hand and seal this the 2<sup>nd</sup> day of May, 2024.

  
Notary Public

This instrument prepared by:  
Benton & Benton, Attorneys  
1214 Seventh Avenue  
P.O. Box 2850  
Phenix City, AL 36867  
334-297-6534  
24-131











**PHENIX CITY**  
*Alabama*

DEPARTMENT OF  
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SHANNON DAVIS, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission

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

**Date:** May 24, 2024

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

---

The above referenced application for de-annexation is in the process of being reviewed by the Building, Utilities, Fire, and Engineering Departments.

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

**STEVE BAILEY**  
Councilmember District 1

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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

## Item No. 10

**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

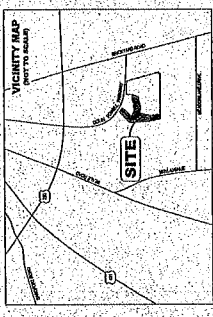
- Sierra Pacific has submitted an Administrative Subdivision to consolidate the two parcels currently zoned R-2 with the property where the existing factory lies which is zoned M-1. City staff has requested that the property currently zoned R-2 be rezoned to M-1 before the approval of the Administrative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

### Engineer/Owner Comments

None

Rec'd 5/13/09  
8:40am

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



**SITE NOTES**

THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF PHENIX CITY, ALABAMA, AND IS SUBJECT TO THE PHENIX CITY ZONING ORDINANCES.

THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) AND IS BEING PETITIONED FOR REZONING TO I-2 (INDUSTRIAL).

THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF PHENIX CITY, ALABAMA, AND IS SUBJECT TO THE PHENIX CITY ZONING ORDINANCES.

THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) AND IS BEING PETITIONED FOR REZONING TO I-2 (INDUSTRIAL).

THE PROPERTY IS LOCATED IN THE UNINCORPORATED AREA OF PHENIX CITY, ALABAMA, AND IS SUBJECT TO THE PHENIX CITY ZONING ORDINANCES.

THE PROPERTY IS CURRENTLY ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) AND IS BEING PETITIONED FOR REZONING TO I-2 (INDUSTRIAL).

**CERTIFICATE**

I, the undersigned, being a duly qualified and licensed Professional Engineer in the State of Alabama, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Engineer in the State of Alabama.

DATE: 5/13/09

BY: [Signature]

PROFESSIONAL ENGINEER

**LEGEND**

Symbol	Description
Circle with dot	Well
Circle with cross	Water
Circle with horizontal lines	Gravel
Circle with vertical lines	Clay
Circle with diagonal lines	Sand
Circle with wavy lines	Shale
Circle with horizontal wavy lines	Siltstone
Circle with vertical wavy lines	Limestone
Circle with diagonal wavy lines	Gneiss
Circle with horizontal dashed lines	Basalt
Circle with vertical dashed lines	Granite
Circle with diagonal dashed lines	Schist
Circle with horizontal solid lines	Sandstone
Circle with vertical solid lines	Siltstone
Circle with diagonal solid lines	Limestone
Circle with horizontal wavy dashed lines	Siltstone
Circle with vertical wavy dashed lines	Limestone
Circle with diagonal wavy dashed lines	Gneiss
Circle with horizontal wavy solid lines	Siltstone
Circle with vertical wavy solid lines	Limestone
Circle with diagonal wavy solid lines	Gneiss

**SI**

**BARRETT-SIMPSON, INC.**  
Professional Surveyors  
122 SOUTH FIRST AVENUE, SUITE 100  
PHENIX CITY, ALABAMA 36060  
TEL: 334-891-1234  
FAX: 334-891-1234

**SURVEYOR'S CERTIFICATE**

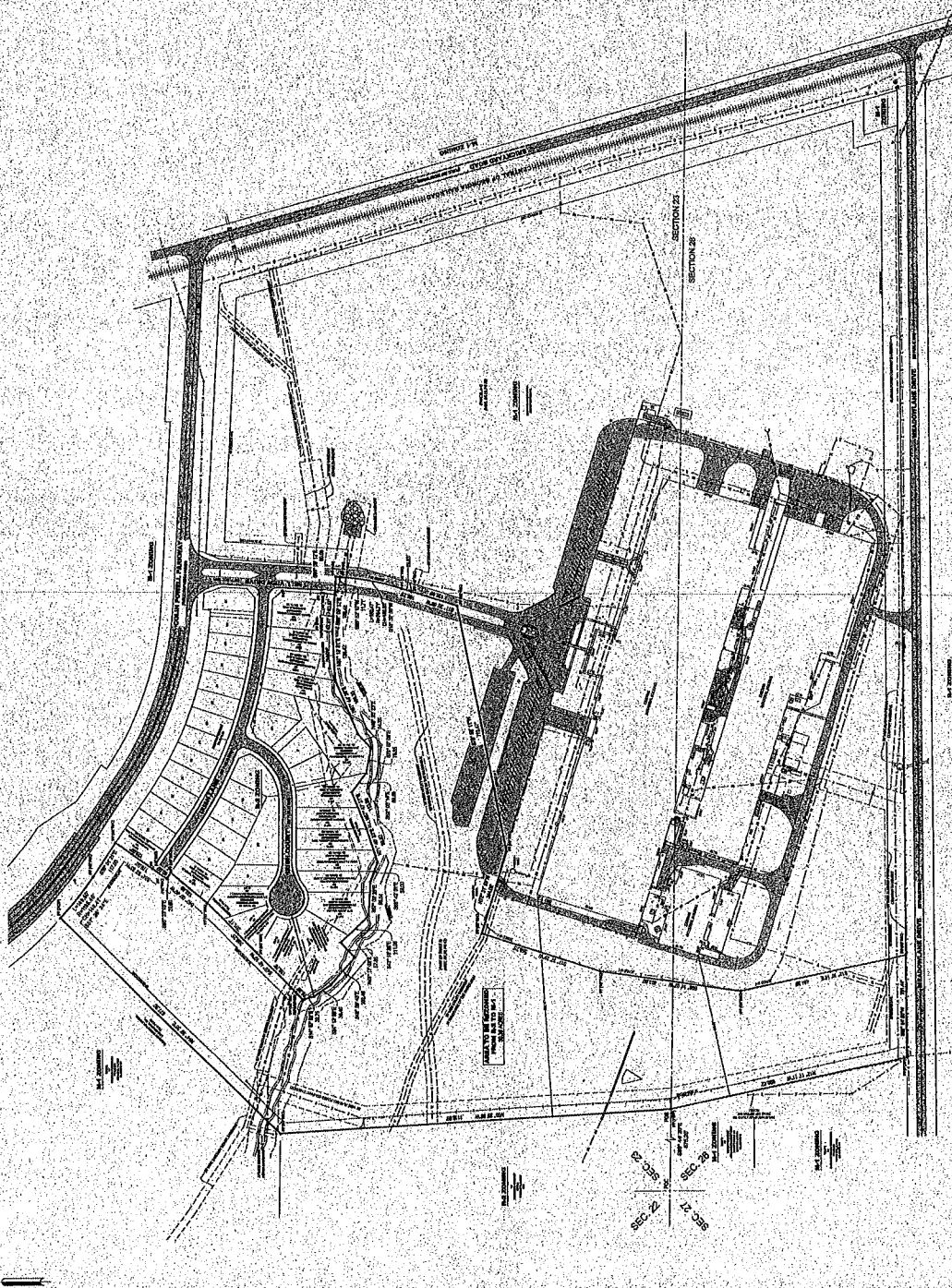
I, the undersigned, being a duly qualified and licensed Professional Surveyor in the State of Alabama, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and that I am a duly qualified and licensed Professional Surveyor in the State of Alabama.

DATE: 5/13/09

BY: [Signature]

PROFESSIONAL SURVEYOR

NAME	DATE
APPROVED	
RECORDED	
INDEXED	
FILED	



THIS MAP WAS PREPARED BY THE SURVEYOR AND ENGINEER IN THE STATE OF ALABAMA, AND IS SUBJECT TO THE PHENIX CITY ZONING ORDINANCES.

THIS MAP WAS PREPARED BY THE SURVEYOR AND ENGINEER IN THE STATE OF ALABAMA, AND IS SUBJECT TO THE PHENIX CITY ZONING ORDINANCES.









**PHENIX CITY**  
*Alabama*

DEPARTMENT OF  
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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:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** May 24, 2024  
**RE:** Rezone – 30.36 +/- acres located at 300 Colin Powell Pkwy.

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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.