



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 13, 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 July 9, 2024 Meeting Minutes
- 5) Approval of the July 23, 2024 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval of Final Plat – Phenix City Retail Development Phase II – US Highway 280/431 – Scott Lindstrom, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Administrative Replat – 43.49+/- acres located at 4284, 4252, and 4214 Lee Rd 248 – Estate of James Davis c/o Norman Davis, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

July 9, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 9, 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 Carter, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member McKissic 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 Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, 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. Councilmember Carter, City Engineer / Public Works Director Angel Moore, Civil Engineer/PE Chris Casey, Utilities Director John Spraggins, Asst. Fire Chief Kerry Bragg, Public Safety Director Ray Smith, City Attorney Jimmy Graham, City Manager Wallace B. Hunter and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of June 25, 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, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member Carter. 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 Statutory Review of 1203-A 4th Place South for Kevin Harris, owner. Civil Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Public Safety Director Ray Smith came forward to explain the Statutory Review in more detail. Mr. Troy McVey came forward representing the owner came forward to answer any questions the commission may have. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Petition For Statutory Review

Signature of Property Owner / or Authorized Agent of the property owner: Kevin Harris

Address of property to be considered for Statutory Review: 1203-A 4th Place South, Phenix City, AL

Signature of person requesting Statutory Review Use: Troy D. McVey

Name and Address of company requesting Statutory Review Use: Utility Design Partners, LLC on behalf of CSpire Fiber (1160 McCaig Rd, Lincoln, AL 35096) CSpire Fiber (201 Summit Parkway, Birmingham, AL 35209)

Current Zone of Property: C-3

Proposed Use of Property: Proposed Fiber Cabinet Installation Facility inside a 25' x 25' fenced easement along with a generator, (1) permanent power supply, (2) fiber easement to ROW

Memo

To: Planning Commission

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

Date: July 8, 2024

RE: Statutory Review Request – Fiber Network Hub located at 1203-A 4th Place South

The above Statutory Review request for the proposed fiber network hub located at 1203-A 4th Place South has been reviewed by the Building, Utilities, Fire and Engineering Departments and below are the staff comments.

General-

1) Issuance of all permitting shall be conditional upon the execution of a franchise agreement between CSpire and the City of Phenix City.

Fire-

1) All construction will be required to meet the fire code requirements.

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 Carter, Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The seventh item on the agenda was Old Business. None

The eighth item on the agenda was New Business. None

The ninth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Carter, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, Member Ivy, Member Lindsey, 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 July 23, 2024.

Chairman – Billy Sims

Secretary – Eliza Phillips-Wyatt

July 23, 2024

The Planning Commission of the City of Phenix City, Alabama did not hold the Tuesday, July 23, 2024 meeting due to No Agenda Items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, August 13, 2024.

Chairman – Billy Sims

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: Final Plat

General Information

Applicant:	Lindstrom & Company, LLC (Scott Lindstrom)
Surveyor of Record:	Professional Land Surveyors, LLC
Site Location:	Along Hwy 280/431N
Acreage:	1.17 +/- acres
Number of Lots:	1
Current Zoning:	C-4, Highway Commercial District
Current Use of Property:	Vacant
Proposed Use of Property:	Retail
District:	1
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire & Police

Staff Comments

None

Engineer/Owner Comments

None

SURVEY NOTES

- PROPERTY SHOWN HEREON WAS SURVEYED NOVEMBER 16, 2022.
- THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS A COMBINATION OF FIELD AND OFFICE DATA, INCLUDING THE ORIGINAL FIELD NOTES, PLATS AND RECORDS OF THE SURVEY. THE SURVEYOR HAS REVIEWED THE ORIGINAL FIELD NOTES AND RECORDS AND HAS BEEN SATISFIED THAT THE DATA IS TRUE AND CORRECT.
- A COMPARISON OF THE TOTAL SURFACE AREA OF THE PARCEL AS SHOWN ON THIS PLAN TO THE TOTAL SURFACE AREA AS SHOWN ON THE PLAT OF THE SURVEY MADE BY THE SURVEYOR ON NOVEMBER 16, 2022, REVEALS A DIFFERENCE OF 0.000000 SQUARE FEET.
- THE FIELD DATA HAS A MEAN ERROR OF ± 0.0000 FEET.
- THE TOTAL SURFACE AREA OF THE PARCEL IS 874,585.00 SQUARE FEET.
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CERTIFICATE OF ENGINEER AND UTILITIES DIRECTOR

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER AND UTILITIES DIRECTOR IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE SURVEY, PLAN, AND RECORDS OF THE SURVEY MADE BY THE SURVEYOR ON NOVEMBER 16, 2022, AND THE PLAT THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE ME TO BELIEVE THAT THE SURVEY, PLAN, OR RECORDS OF THE SURVEY ARE FALSE OR MISLEADING.

CITY ENGINEER: _____ DATE: _____

UTILITIES DIRECTOR: _____ DATE: _____

CERTIFICATE OF PLANNING COMMISSION

I, THE UNDERSIGNED, AS CHAIRMAN OF THE PLANNING COMMISSION OF THE CITY OF MOBILE, DO HEREBY CERTIFY THAT THE SURVEY, PLAN, AND RECORDS OF THE SURVEY MADE BY THE SURVEYOR ON NOVEMBER 16, 2022, AND THE PLAT THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE ME TO BELIEVE THAT THE SURVEY, PLAN, OR RECORDS OF THE SURVEY ARE FALSE OR MISLEADING.

CHAIRMAN, PLANNING COMMISSION: _____ DATE: _____

SECRETARY, PLANNING COMMISSION: _____ DATE: _____

CERTIFICATE OF COUNTY ENGINEER

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER AND UTILITIES DIRECTOR IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE SURVEY, PLAN, AND RECORDS OF THE SURVEY MADE BY THE SURVEYOR ON NOVEMBER 16, 2022, AND THE PLAT THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE ME TO BELIEVE THAT THE SURVEY, PLAN, OR RECORDS OF THE SURVEY ARE FALSE OR MISLEADING.

COUNTY ENGINEER: _____ DATE: _____

CERTIFICATE OF THE CITY COUNCIL

I, THE UNDERSIGNED, AS A MEMBER OF THE CITY COUNCIL OF THE CITY OF MOBILE, DO HEREBY CERTIFY THAT THE SURVEY, PLAN, AND RECORDS OF THE SURVEY MADE BY THE SURVEYOR ON NOVEMBER 16, 2022, AND THE PLAT THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE ME TO BELIEVE THAT THE SURVEY, PLAN, OR RECORDS OF THE SURVEY ARE FALSE OR MISLEADING.

CITY COUNCIL MEMBER: _____ DATE: _____

AUTHORIZED AGENT OF THE CITY: _____ DATE: _____

CERTIFICATE OF OWNERSHIP AND BENEFITATION

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER AND BENEFITARY OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE THE FULL AND COMPLETE POWER TO CONTRACT WITH THE CITY OF MOBILE FOR THE PURCHASE OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE ME TO BELIEVE THAT THE SURVEY, PLAN, OR RECORDS OF THE SURVEY ARE FALSE OR MISLEADING.

OWNER: _____ DATE: _____

NOTARY

I, THE UNDERSIGNED, A LICENSED NOTARY PUBLIC IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE SURVEY, PLAN, AND RECORDS OF THE SURVEY MADE BY THE SURVEYOR ON NOVEMBER 16, 2022, AND THE PLAT THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE ME TO BELIEVE THAT THE SURVEY, PLAN, OR RECORDS OF THE SURVEY ARE FALSE OR MISLEADING.

NOTARY PUBLIC: _____ DATE: _____

LINE TABLE

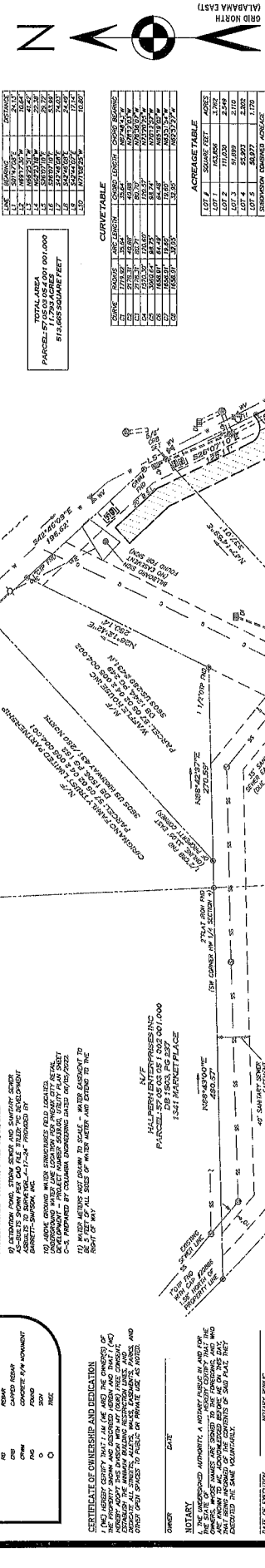
LINE NO.	BEARING	DISTANCE	ADJACENT PROPERTY
1	N 89° 11' 30" W	117.00	W 1170 RD
2	S 0° 00' 00" W	117.00	
3	S 89° 11' 30" E	117.00	E 1170 RD
4	N 0° 00' 00" E	117.00	
5	N 89° 11' 30" W	117.00	W 1170 RD
6	S 0° 00' 00" W	117.00	
7	S 89° 11' 30" E	117.00	E 1170 RD
8	N 0° 00' 00" E	117.00	
9	N 89° 11' 30" W	117.00	W 1170 RD
10	S 0° 00' 00" W	117.00	
11	S 89° 11' 30" E	117.00	E 1170 RD
12	N 0° 00' 00" E	117.00	

CURVE TABLE

ZONE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1	117.00	N 89° 11' 30" W	117.00
2	117.00	S 0° 00' 00" W	117.00
3	117.00	S 89° 11' 30" E	117.00
4	117.00	N 0° 00' 00" E	117.00
5	117.00	N 89° 11' 30" W	117.00
6	117.00	S 0° 00' 00" W	117.00
7	117.00	S 89° 11' 30" E	117.00
8	117.00	N 0° 00' 00" E	117.00
9	117.00	N 89° 11' 30" W	117.00
10	117.00	S 0° 00' 00" W	117.00
11	117.00	S 89° 11' 30" E	117.00
12	117.00	N 0° 00' 00" E	117.00

AGGREGATE TABLE

LOT	SQUARE FEET	ACRES
LOT 1	874,585.00	19.92
LOT 2	874,585.00	19.92
LOT 3	874,585.00	19.92
LOT 4	874,585.00	19.92
LOT 5	874,585.00	19.92
LOT 6	874,585.00	19.92
LOT 7	874,585.00	19.92
LOT 8	874,585.00	19.92
LOT 9	874,585.00	19.92
LOT 10	874,585.00	19.92
LOT 11	874,585.00	19.92
LOT 12	874,585.00	19.92



LEGEND

PROPERTY LINE: _____

EASIMENT LINE: _____

BOUNDARY LINE: _____

CONCRETE CURB: _____

SEWER LINE: _____

WATER MAIN: _____

UTILITY: _____

PROPOSED IMPROVEMENTS: _____

EXISTING IMPROVEMENTS: _____

ADJACENT PROPERTY: _____

STREET RIGHT-OF-WAY: _____

PLAT OF THE SURVEY: _____

PLAT OF THE SUBDIVISION: _____

PLAT OF THE TRACT: _____

PLAT OF THE PARCEL: _____

PLAT OF THE SECTION: _____

PLAT OF THE TOWNSHIP: _____

PLAT OF THE COUNTY: _____

PLAT OF THE STATE: _____

PLAT OF THE UNITED STATES: _____

CERTIFICATE OF ENGINEERING ACCURACY

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE SURVEY, PLAN, AND RECORDS OF THE SURVEY MADE BY THE SURVEYOR ON NOVEMBER 16, 2022, AND THE PLAT THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE ME TO BELIEVE THAT THE SURVEY, PLAN, OR RECORDS OF THE SURVEY ARE FALSE OR MISLEADING.

ENGINEER: _____ DATE: _____

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, THE UNDERSIGNED, A LICENSED REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE SURVEY, PLAN, AND RECORDS OF THE SURVEY MADE BY THE SURVEYOR ON NOVEMBER 16, 2022, AND THE PLAT THEREOF, ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE ME TO BELIEVE THAT THE SURVEY, PLAN, OR RECORDS OF THE SURVEY ARE FALSE OR MISLEADING.

REGISTERED LAND SURVEYOR: _____ DATE: _____

PLANNING COMMISSION

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

CITY ENGINEER

DATE: _____

UTILITIES DIRECTOR

DATE: _____

CITY COUNCIL MEMBER

DATE: _____

AUTHORIZED AGENT OF THE CITY

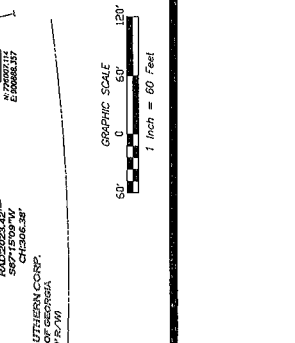
DATE: _____

OWNER

DATE: _____

NOTARY PUBLIC

DATE: _____



REVISIONS

DATE	REVISION

DATE: JULY 16, 2024

ASAP: 2:00 PM

SHEET 1 OF 1

GRAPHIC SCALE

1 inch = 60 Feet

PROFESSIONAL LAND SURVEYORS

DATE: _____

CERTIFICATE OF OWNERSHIP AND BENEFITATION

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM THE OWNER AND BENEFITARY OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HAVE THE FULL AND COMPLETE POWER TO CONTRACT WITH THE CITY OF MOBILE FOR THE PURCHASE OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I AM NOT AWARE OF ANY FACTS OR CIRCUMSTANCES WHICH MIGHT CAUSE ME TO BELIEVE THAT THE SURVEY, PLAN, OR RECORDS OF THE SURVEY ARE FALSE OR MISLEADING.

OWNER: _____ DATE: _____

PLANNING COMMISSION

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

CITY ENGINEER

DATE: _____

UTILITIES DIRECTOR

DATE: _____

CITY COUNCIL MEMBER

DATE: _____

AUTHORIZED AGENT OF THE CITY

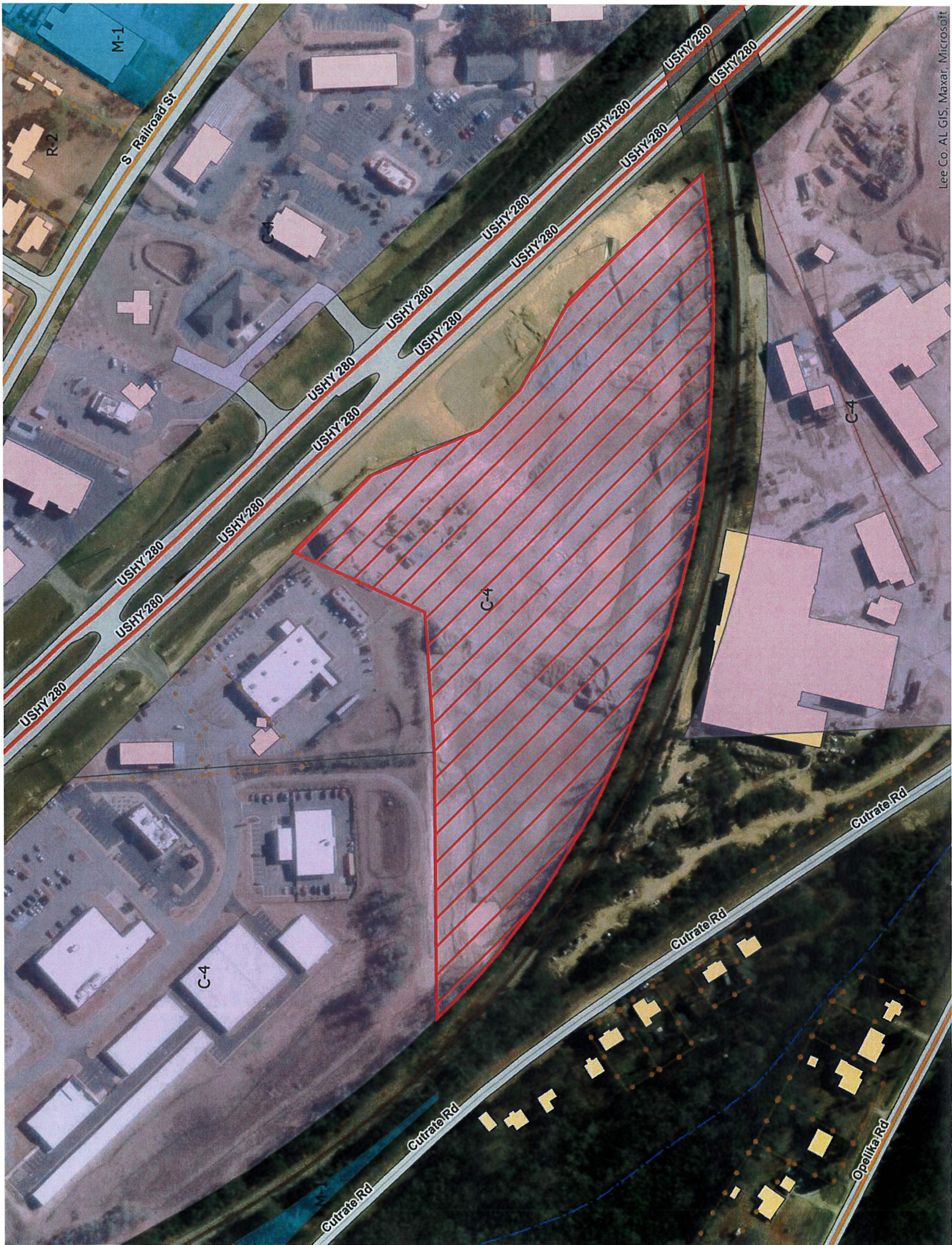
DATE: _____

OWNER

DATE: _____

NOTARY PUBLIC

DATE: _____





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

Date: August 8, 2024

RE: Final Plat – 1.17 +/- acres located along Hwy 280/431N – Phenix City Retail Development Ph. II

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.



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. 7

Type of Request: Administrative Subdivision

General Information

Applicant:	Estate of James Davis c/o Norman Davis
Surveyor of Record:	McBride & McGill, Inc.
Site Location:	4284, 4252 & 4214 Lee Rd. 248
Acreage:	43.49 +/- acres
Number of Lots:	Combine 5 parcels to 2 parcels
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing Residential Home/Vacant
Proposed Use of Property:	Unknown
District:	None
Survey Plat:	Attached
City Services:	Phenix City Water & Sewer

Staff Comments

None.

Engineer/Owner Comments

None.

REVISED 11/03/20

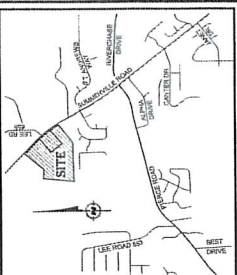
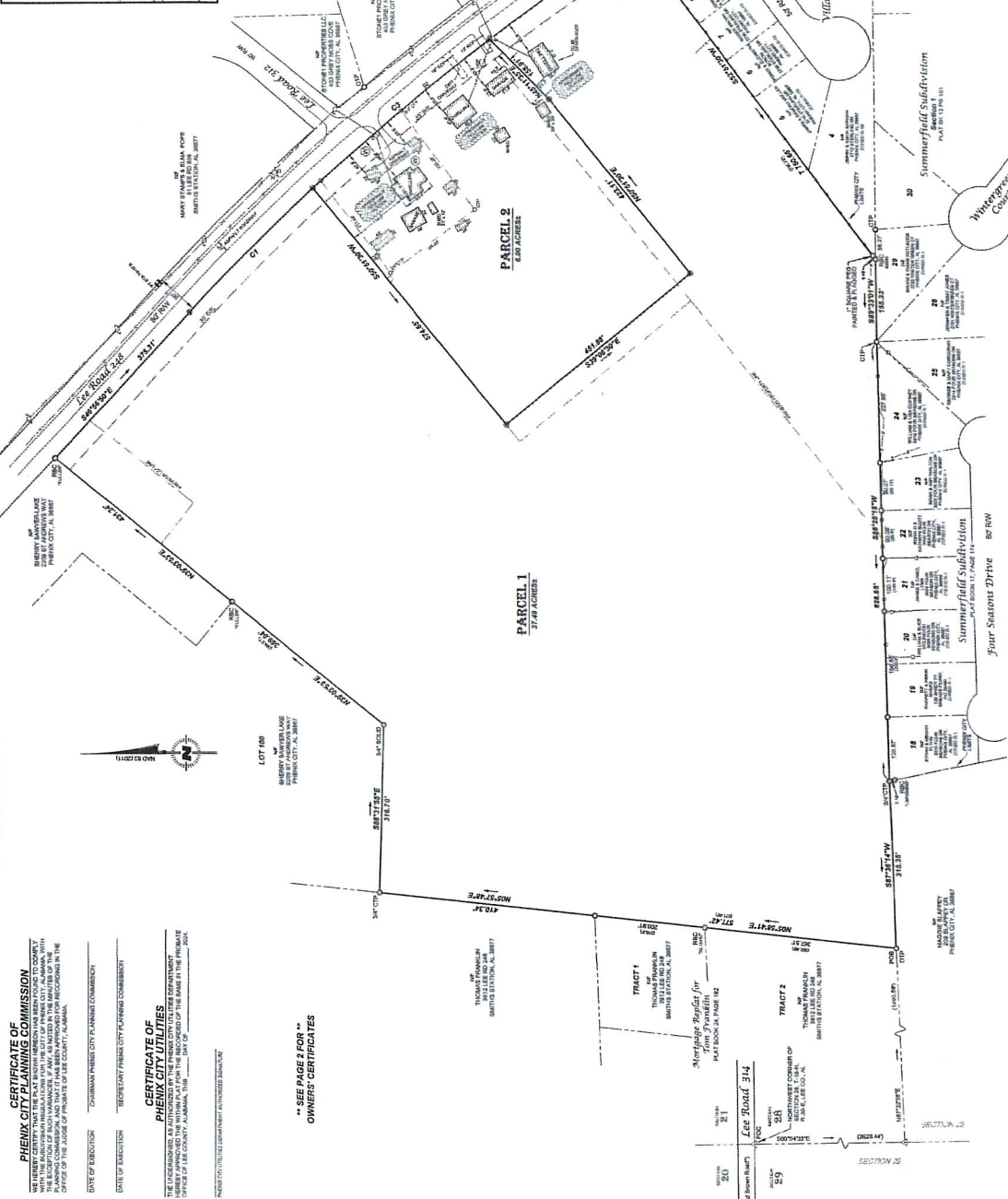


Table with 2 columns: CURVE, BEARING, DISTANCE, CHORD BEARING, CHORD DISTANCE. Lists curve data for the subdivision.



CERTIFICATE OF PHOENIX CITY UTILITIES PHENIX CITY UTILITIES THE UNDERSIGNED AS A PUBLIC UTILITY OF THE CITY OF PHOENIX, ALABAMA, DO HEREBY CERTIFY THAT THE PLAT SHOWING HEREON HAS BEEN MADE TO COMPLY WITH THE REQUIREMENTS OF THE PHOENIX CITY UTILITIES DEPARTMENT...

CERTIFICATE OF APPROVAL BY THE LEE COUNTY ENGINEER THE UNDERSIGNED AS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE PLAT SHOWING HEREON HAS BEEN MADE TO COMPLY WITH THE REQUIREMENTS OF THE LEE COUNTY ENGINEER DEPARTMENT...

OWNER'S CERTIFICATES ** SEE PAGE 2 FOR ** OWNER'S CERTIFICATES

ADMINISTRATIVE REPEAT NOTES 1) THE LAND BOUNDARIES SHOWN ON THIS PLAT ARE BASED ON THE SURVEY DATA SUBMITTED TO THE LEE COUNTY ENGINEER DEPARTMENT...

REFERENCES 1) THE PLAT SHOWING HEREON IS A REVISION OF THE PLAT SHOWING HEREON DATED 11/03/20...

FLOOD CERTIFICATION THE UNDERSIGNED AS A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE PLAT SHOWING HEREON HAS BEEN MADE TO COMPLY WITH THE REQUIREMENTS OF THE LEE COUNTY ENGINEER DEPARTMENT...

LEGEND* showing symbols for various features like water meter, water main, fire hydrant, etc. Includes a note: **WELLS ARE NOT TO SCALE



McBride & McGill, Inc. Civil Engineering & Land Surveying 2505 Crawford Road, Phenix City, AL 36867

ADMINISTRATIVE SUBDIVISION DETAILS 1) THIS PLAT IS A REVISION OF THE PLAT SHOWING HEREON DATED 11/03/20...

DATE: DEC. 14, 2022 SCALE: 1" = 100' SHEET NO: 1 OF 2



PHENIX CITY

Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission
CC FOR AM

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

Date: August 8, 2024

RE: Administrative Subdivision – 43.49 +/- acres located at 4284, 4252 & 4214 Lee Rd. 248

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.