



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, OCTOBER 8, 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 September 24, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 1.25+/- acres located at 2907 & 2909 21st Avenue – Gary L. & Felicia B. Vickers, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 7) Public Hearing & Approval of Preliminary Plat – Hamilton Hills – 9.9+/- acres located near the intersection of 28<sup>th</sup> Avenue and 9<sup>th</sup> Place – SFC Properties, LLC., owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Public Hearing & Approval of Preliminary Plat – Rosso Subdivision – 10.22+/- acres located near the intersection of Auburn Road and Poyner Drive – Carlton T. & Kathy I. Rosso, owners.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 9) Public Hearing & Approval of Preliminary Plat – Summer Vineyard Ph. III – 9.78+/- acres located along Gardner Way, Summer Vineyard Subdivision – Whiterock, LLC., owner
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 10) Old Business
- 11) New Business
  - Election of New Officers: Chairman, Vice-Chairman and Parliamentarian
- 12) Adjournment

## September 24, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 24, 2024, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

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

The second item on the agenda was the Approval of the Agenda. Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The 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. Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Fire Chief Kris Kennedy, Public Safety Director Ray Smith, City Attorney Jimmy Graham, Asst. City Manager Chan Gamble and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of September 10, 2024 meeting 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 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 the Approval of Administrative Subdivision – 0.92+/- acres located at 1803 12<sup>th</sup> Place South – Satusnilo C. Arriaga, owner. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

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

*Date: September 20, 2024*

*RE: Administrative Subdivision – 0.92+/- acres located at 1803 12<sup>th</sup> Place South*

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

Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The seventh item on the agenda was the Acceptance of Preliminary Plat – 9.9+/- acres located near the intersection of 28<sup>th</sup> Avenue and 9<sup>th</sup> Place – SFC Properties, LLC., owner. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

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

*Date: September 20, 2024*

*RE: Acceptance of Preliminary Plat – 9.9+/- acres located along 28<sup>th</sup> Avenue*

*The above referenced Preliminary Plat is under review by the Building, Utilities, Fire and Engineering Departments. It is the recommendation of City Staff that this preliminary plat be accepted for consideration by the Planning Commission.*

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

The eighth item on the agenda was the Acceptance of Preliminary Plat – 10.22+/- acres located near the intersection of Auburn Road and Poyner Drive – Carlton Tony & Kathy Irene Rosso, owners. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

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

*Date: September 20, 2024*

*RE: Acceptance of Preliminary Plat – 10.22+/- acres located along Auburn Road*

*The above referenced Preliminary Plat is under review by the Building, Utilities, Fire and Engineering Departments. It is the recommendation of City Staff that this preliminary plat be accepted for consideration by the Planning Commission.*

Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

The ninth item on the agenda was the Acceptance of Preliminary Plat – 9.78+/- acres Summer Vineyard Phase III located along Gardner Way, Summer Vineyard Subdivision – Whiterock, LLC., owner. Civil Engineer/PE Chris Casey reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

*To: Planning Commission*

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

*Date: September 20, 2024*

*RE: Acceptance of Preliminary Plat – 9.78+/- acres located along Gardner Way*

*The above referenced Preliminary Plat is under review by the Building, Utilities, Fire and Engineering Departments. It is the recommendation of City Staff that this preliminary plat be accepted for consideration by the Planning Commission.*

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

The tenth item on the agenda was Old Business. None.

The eleventh item on the agenda was New Business: None.

The twelfth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on October 8, 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>	Gary L. & Felicia B. Vickers, owners
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	2907 & 2909 21 <sup>st</sup> Ave.
<b>Acreage:</b>	1.25 +/- acres
<b>Number of Lots:</b>	Combine 3 parcels into two parcels
<b>Current Zoning:</b>	R-3 High Density Residential District
<b>Current Use of Property:</b>	Existing home
<b>Proposed Use of Property:</b>	Existing home and residential as allowed by zoning
<b>District:</b>	One (1)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water & Sewer, Police, Fire, Streets & Drainage

#### Staff Comments

None.

#### Engineer/Owner Comments

None.







21st Ave

21st Ave

21st Ave

21st Ave

22nd Ave

22nd Ave

22nd Ave

23rd Ave

23rd Ave

23rd Ave

R-1

23

23





**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**  
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**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:** October 4, 2024

**RE:** Administrative Subdivision – 1.25 +/- acres located at 2907 & 2909 21<sup>st</sup> Ave.

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.





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

## Item No. 7

**Type of Request: Preliminary Plat**

### General Information

<b>Applicant:</b>	SFC Properties, LLC.
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Near the intersection of 28 <sup>th</sup> Ave. and 9 <sup>th</sup> Pl.
<b>Acreage:</b>	9.90 +/- acres
<b>Number of Lots:</b>	32
<b>Current Zoning:</b>	R-2 Medium Density Residential District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single-family Residential
<b>District:</b>	Three (3)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water & Sewer, Fire, Police, Streets & Drainage

### Staff Comments

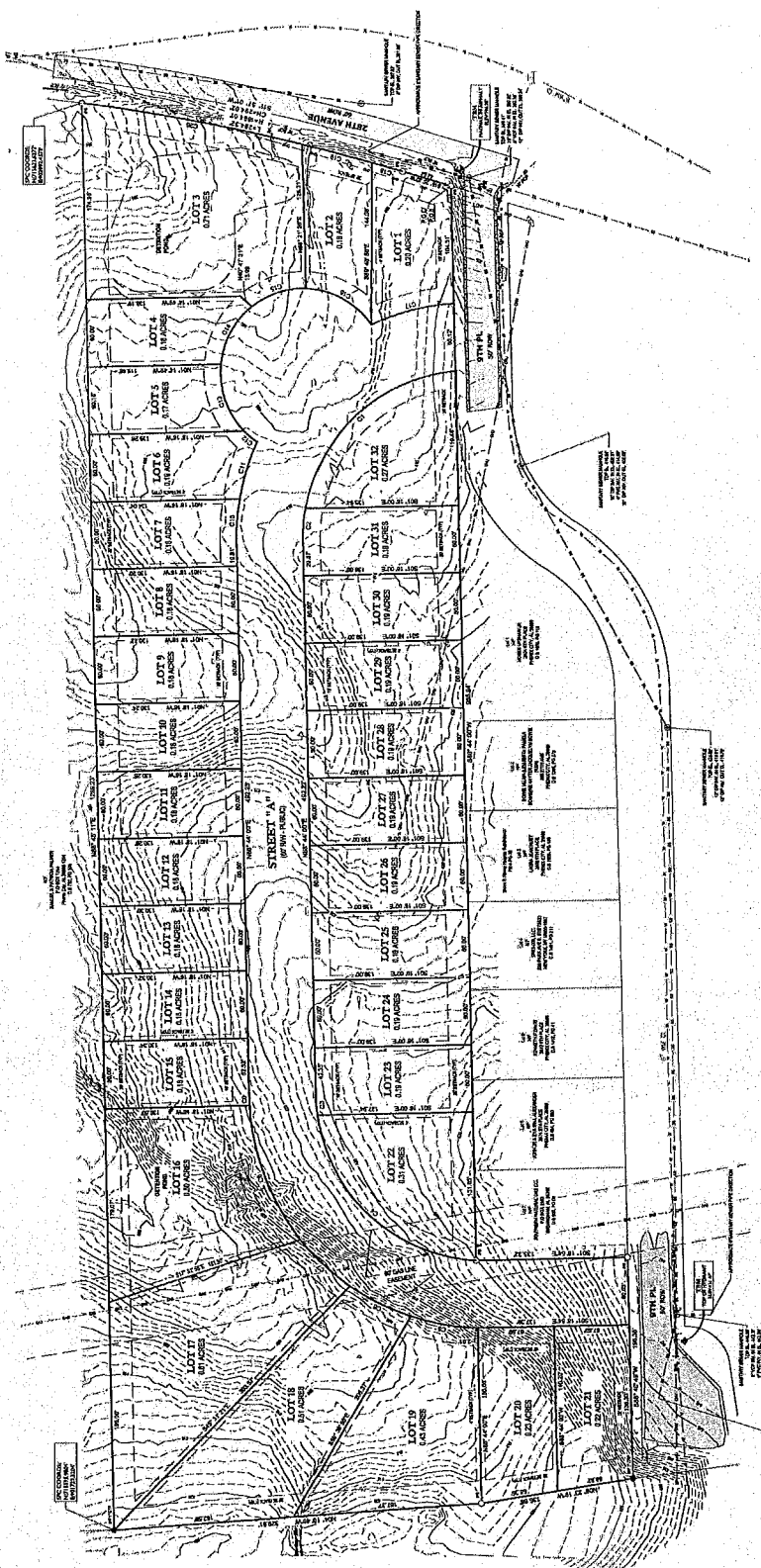
None

### Engineer/Owner Comments

None.

10-2-01 P.S.M.

**PRELIMINARY PLAT  
HAMILTON HILLS**  
LOCATED IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 EAST  
PHENIX CITY, RUSSELL COUNTY, ALABAMA



County	Acres	Subdiv	Cont. Bkng	Dist. Inches
C1	194.27	150.00	1462-24-274	180.00
C2	20.84	150.00	1462-24-274	210.00
C3	17.50	150.00	1462-24-274	175.00
C4	20.84	150.00	1462-24-274	210.00
C5	17.50	150.00	1462-24-274	175.00
C6	194.27	150.00	1462-24-274	180.00
C7	20.84	150.00	1462-24-274	210.00
C8	17.50	150.00	1462-24-274	175.00
C9	20.84	150.00	1462-24-274	210.00
C10	17.50	150.00	1462-24-274	175.00
C11	194.27	150.00	1462-24-274	180.00
C12	20.84	150.00	1462-24-274	210.00
C13	17.50	150.00	1462-24-274	175.00
C14	20.84	150.00	1462-24-274	210.00
C15	17.50	150.00	1462-24-274	175.00
C16	194.27	150.00	1462-24-274	180.00
C17	20.84	150.00	1462-24-274	210.00
C18	17.50	150.00	1462-24-274	175.00
C19	20.84	150.00	1462-24-274	210.00
C20	17.50	150.00	1462-24-274	175.00

**PHENIX CITY REQUIRED NOTES**

1. THE PHENIX CITY ENGINEER HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY ZONING ORDINANCES AND LOCAL ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

2. THE PHENIX CITY ENGINEER HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY ZONING ORDINANCES AND LOCAL ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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4. THE PHENIX CITY ENGINEER HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY ZONING ORDINANCES AND LOCAL ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

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6. THE PHENIX CITY ENGINEER HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY ZONING ORDINANCES AND LOCAL ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

7. THE PHENIX CITY ENGINEER HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY ZONING ORDINANCES AND LOCAL ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

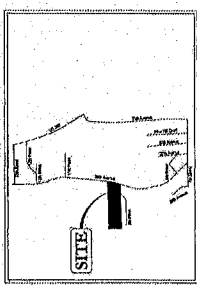
8. THE PHENIX CITY ENGINEER HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY ZONING ORDINANCES AND LOCAL ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

9. THE PHENIX CITY ENGINEER HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY ZONING ORDINANCES AND LOCAL ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

10. THE PHENIX CITY ENGINEER HAS REVIEWED THIS PLAT FOR CONFORMANCE WITH THE PHENIX CITY ZONING ORDINANCES AND LOCAL ORDINANCES. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAT AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**LEGEND**

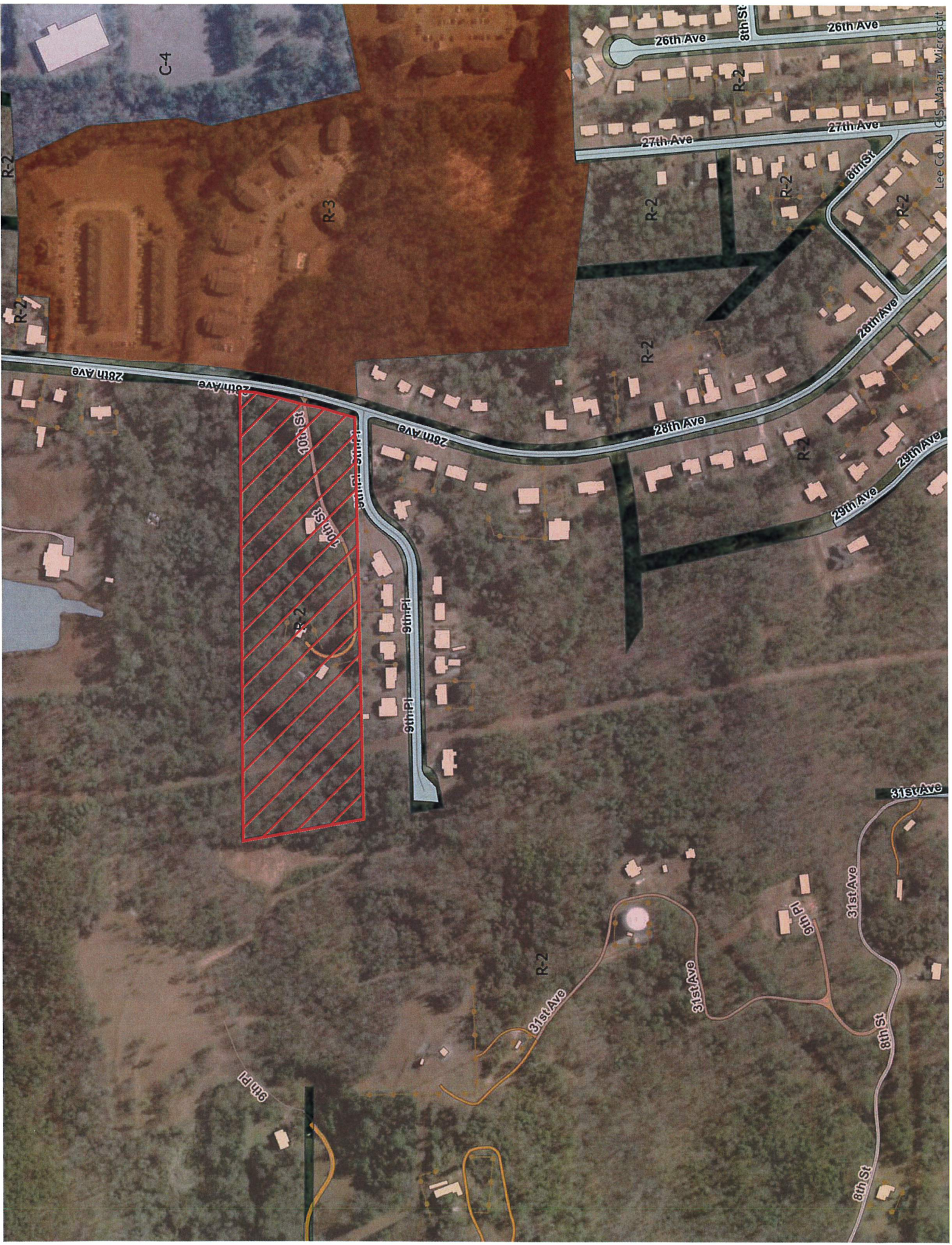
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- 7. PROPERTY LINE
- 8. ADJACENT PROPERTY
- 9. PUBLIC ROAD
- 10. RAILROAD
- 11. WATERWAY
- 12. AIRWAY
- 13. POWER LINE
- 14. TELEPHONE LINE
- 15. GAS LINE
- 16. SEWER LINE
- 17. WATER MAIN
- 18. DRAINAGE CANAL
- 19. FLOODPLAIN
- 20. EROSION CONTROL
- 21. LANDSLIDE
- 22. WETLAND
- 23. HISTORIC DISTRICT
- 24. ENVIRONMENTAL SENSITIVE AREA
- 25. CULTURAL RESOURCE
- 26. PREHISTORIC SITE
- 27. HISTORIC SITE
- 28. MONUMENT
- 29. BOUNDARY SURVEY
- 30. SURVEY POINT
- 31. BEARING
- 32. DISTANCE
- 33. CURVED BOUNDARY
- 34. AREA
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**BARRETT-SIMPSON, INC.**  
Professional Surveyors and Engineers  
1000 1/2 BROAD STREET, SUITE 100, PHENIX CITY, ALABAMA 36060  
TEL: 205-836-1111 FAX: 205-836-1112  
WWW.BSINC.COM











**PHENIX CITY**  
*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

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Director of Engineering / Director of Public Works

## MEMORANDUM

**To:** Planning Commission

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

**Date:** October 4, 2024

**RE:** Preliminary Plat – 9.9 +/- acres located along 28<sup>th</sup> Avenue – Hamilton Hills

---

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





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## Item No. 8

**Type of Request: Preliminary Plat**

### General Information

<b>Applicant:</b>	Carlton T. & Kathy I. Rosso, owners
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Near the intersection of Auburn Rd. & Poyner Dr.
<b>Acreage:</b>	10.22 +/- acres
<b>Number of Lots:</b>	8
<b>Current Zoning:</b>	None (Planning Jurisdiction)
<b>Current Use of Property:</b>	Existing dwelling on Lot 1 & Vacant
<b>Proposed Use of Property:</b>	Existing dwelling & Single-family Residential
<b>District:</b>	None
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Water, Police

### Staff Comments

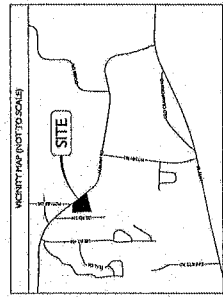
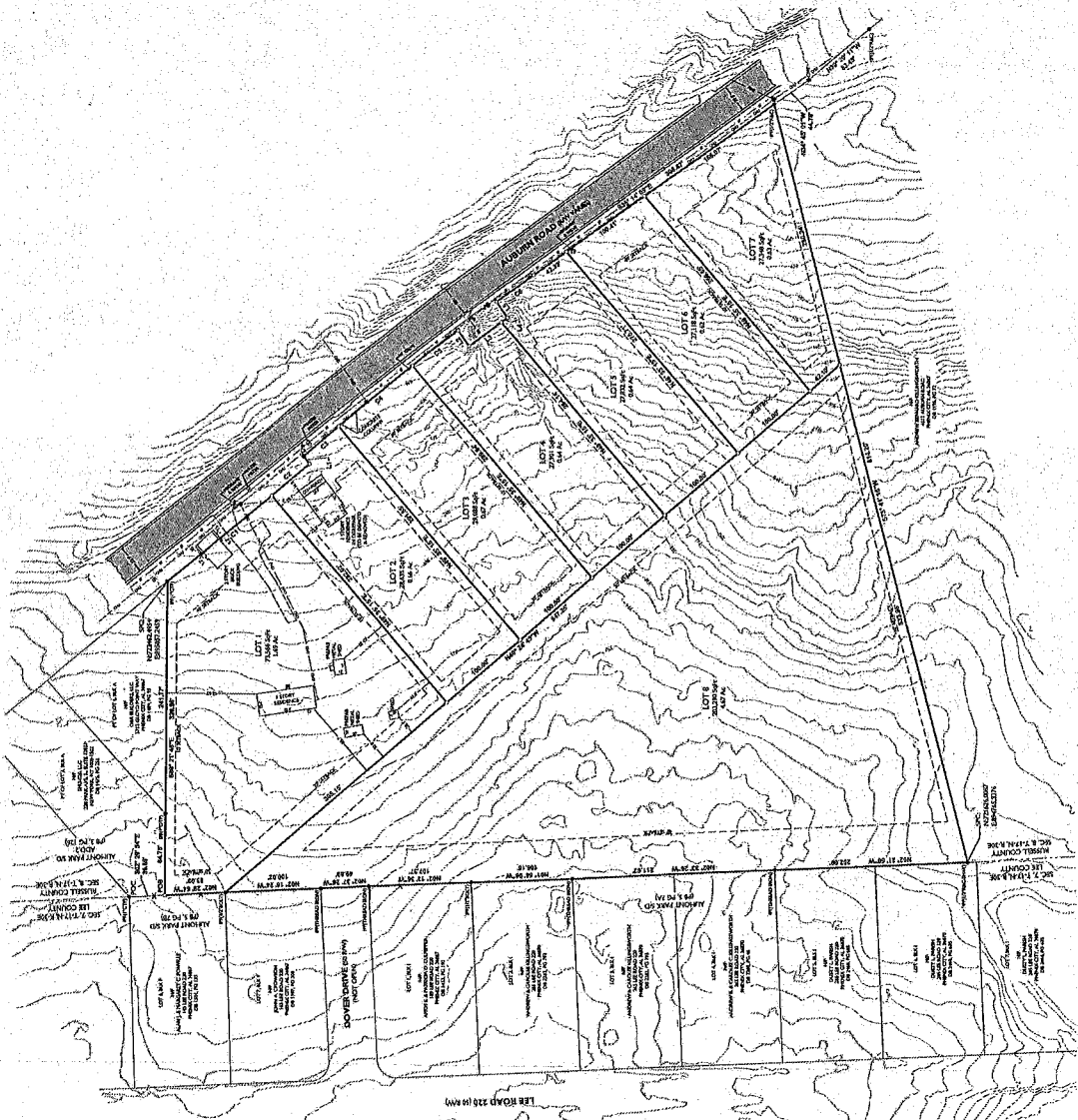
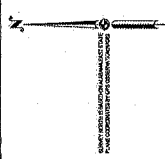
None

### Engineer/Owner Comments

None.

PRELIMINARY PLAT  
**ROSSO SUBDIVISION**  
 LOCATED IN SECTION 8, TOWNSHIP 17 NORTH, RANGE 30 EAST  
 RUSSELL COUNTY, ALABAMA

9:00 AM  
 PRC 10-3-24



**SURVEYOR'S NOTES**

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

**SURVEYOR'S NOTES**

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

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3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

**LEGEND**

1. PROPOSED LOT	10. EXISTING ROAD
2. EXISTING LOT	11. PROPOSED ROAD
3. PROPOSED ROAD	12. EXISTING ROAD
4. EXISTING ROAD	13. PROPOSED LOT
5. PROPOSED LOT	14. EXISTING LOT
6. EXISTING LOT	15. PROPOSED ROAD
7. PROPOSED ROAD	16. EXISTING ROAD
8. EXISTING ROAD	17. PROPOSED LOT
9. PROPOSED LOT	18. EXISTING LOT

**SURVEYOR'S INFO**

DATE: 10/3/24  
 SURVEYOR: BARRETT-SIMPSON, INC.  
 ADDRESS: 1000 N. W. 10th St., Tallahassee, FL 32304  
 PHONE: (904) 833-1111  
 FAX: (904) 833-1112

**BARRETT-SIMPSON, INC.**

1000 N. W. 10th St., Tallahassee, FL 32304  
 PHONE: (904) 833-1111  
 FAX: (904) 833-1112

**SURVEYOR'S CERTIFICATE**

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Florida, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the property, and that the same is a true and correct copy of the original survey as shown to me by the owner of the property.

DATE: 10/3/24  
 SURVEYOR: [Signature]

Lot No.	Area (Acres)	Area (Sq. Ft.)
1	1.00	136,000
2	0.50	68,000
3	0.50	68,000
4	0.50	68,000
5	0.50	68,000
6	0.50	68,000
7	0.50	68,000
8	0.50	68,000
9	0.50	68,000
10	0.50	68,000

**SITE NOTES**

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

**FRANK CITY REQUIRED NOTES**

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

**RUSSELL COUNTY REQUIRED NOTES**

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

**LEE COUNTY REQUIRED NOTES**

1. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

2. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

3. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.

4. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS PROPERTY OR ANY PART THEREOF.





R-1B

23rd St

Auburn Rd

Poyner Ct

Auburn Rd

Poyner Dr

Poyner Dr

Auburn Rd

Auburn Rd

Auburn Rd

Auburn Rd

Lee 0220 Rd

Lee 0220 Rd

Lee 0220 Rd

Lee 0220 Rd

Lee 0236 Rd

Lee 0533 Rd

Lee 0452 Rd

Lee 0450 Rd

Lee 0450 Rd

Lee 0450 Rd

Lee 0450 Rd

Lee 0450 Rd

Lee 0451 Rd

Willow Loop

Lee Co GIS Data Warehouse





**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:** Angel Moore, P.E., City Engineer/Public Works Director  
**Date:** October 4, 2024  
**RE:** Preliminary Plat – 10.22 +/- acres located along Auburn Road – Rosso Subdivision

---

The above referenced preliminary plat has been reviewed by the 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  
SHANNON DAVIS, City Clerk  
ANGEL MOORE, P.E., City Engineer  
Director of Engineering / Director of Public Works

## Item No. 9

### Type of Request: Preliminary Plat

#### General Information

<b>Applicant:</b>	Whiterock, LLC, owners
<b>Surveyor of Record:</b>	Barrett-Simpson, Inc.
<b>Site Location:</b>	Along Gardner Way, Summer Vineyard Subdivision
<b>Acreage:</b>	9.78 +/- acres
<b>Number of Lots:</b>	41
<b>Current Zoning:</b>	R-2 Medium Density Residential District
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single-family Residential
<b>District:</b>	Two (2)
<b>Survey Plat:</b>	Attached
<b>City Services:</b>	Phenix City Police, Streets & Drainage

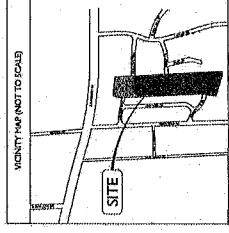
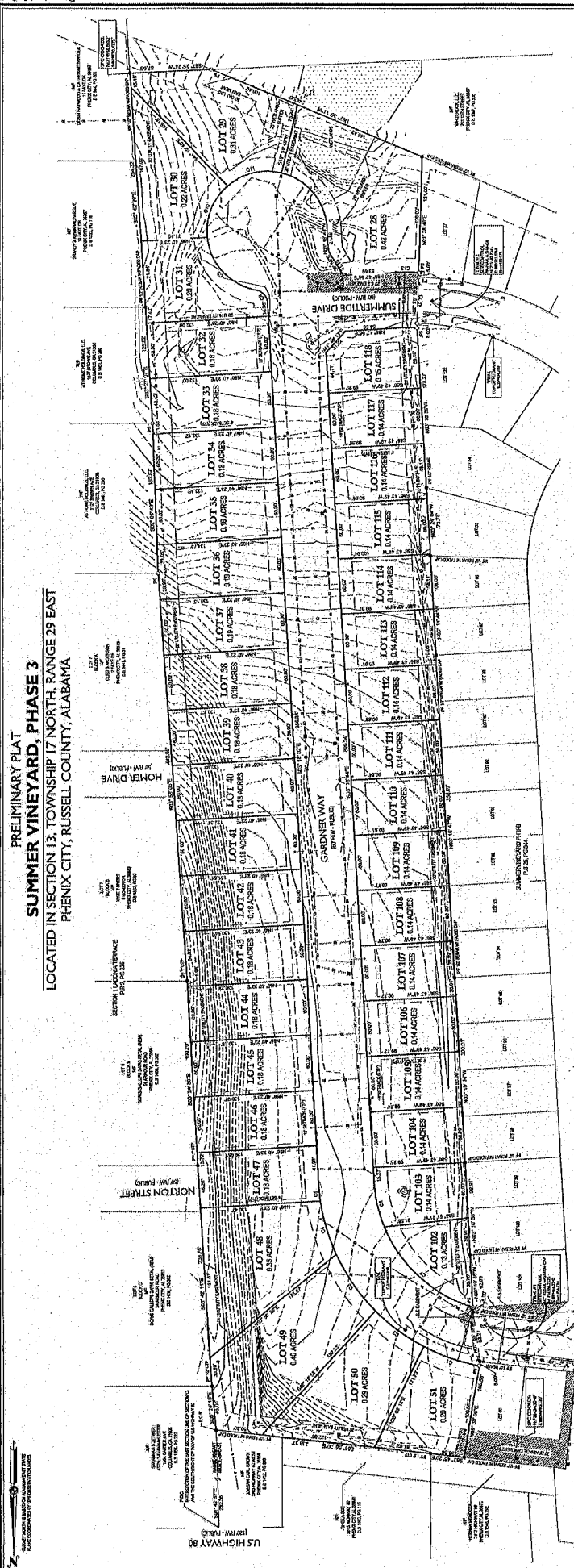
#### Staff Comments

The existing infrastructure installed during construction of previous phases of this subdivision will be subject to current Phenix City design standards and will be required to undergo all inspections and testing as outlined in the Phenix City Public Works Manual and Subdivision Regulations.

#### Engineer/Owner Comments

None.

**PRELIMINARY PLAT**  
**SUMMER VINEYARD, PHASE 3**  
 LOCATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 29 EAST  
 PHENIX CITY, RUSSELL COUNTY, ALABAMA



Curve Table	Area	Length	Radius	Chord	Distance
C1	64.37	211.87	1071.11	11.67	64.08
C2	64.37	211.87	1071.11	11.67	64.08
C3	64.37	211.87	1071.11	11.67	64.08
C4	64.37	211.87	1071.11	11.67	64.08
C5	64.37	211.87	1071.11	11.67	64.08
C6	64.37	211.87	1071.11	11.67	64.08
C7	64.37	211.87	1071.11	11.67	64.08
C8	64.37	211.87	1071.11	11.67	64.08
C9	64.37	211.87	1071.11	11.67	64.08
C10	64.37	211.87	1071.11	11.67	64.08
C11	64.37	211.87	1071.11	11.67	64.08
C12	64.37	211.87	1071.11	11.67	64.08
C13	64.37	211.87	1071.11	11.67	64.08
C14	64.37	211.87	1071.11	11.67	64.08

**PLANNING REQUIRED NOTES**

1. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE LOTS.

2. THE LOTS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE LOTS.

3. THE LOTS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE LOTS.

**SITE NOTES**

1. THE LOTS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE LOTS.

2. THE LOTS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE LOTS.

3. THE LOTS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE LOTS.

**LEGEND**

- 1. LOT
- 2. SECTION
- 3. TOWNSHIP
- 4. RANGE
- 5. COUNTY
- 6. STATE
- 7. EASEMENT
- 8. EASEMENT
- 9. EASEMENT
- 10. EASEMENT
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- 49. EASEMENT
- 50. EASEMENT
- 51. EASEMENT

**SURVEYOR INFO**

NAME: [Name]  
 ADDRESS: [Address]  
 CITY: [City]  
 STATE: [State]  
 ZIP: [Zip]

**STATE OF ALABAMA**

REGISTERED SURVEYOR

NO. [Number] EXPIRES [Date]

**PLAT INFO**

DATE: [Date]  
 TITLE: [Title]  
 COUNTY: [County]

**REMARKS**

1. THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE LOTS.

2. THE LOTS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE LOTS.

3. THE LOTS ARE NOT TO BE USED FOR ANY PURPOSES OTHER THAN AS A REFERENCE TO THE LOCATION OF THE LOTS.

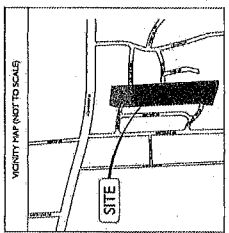
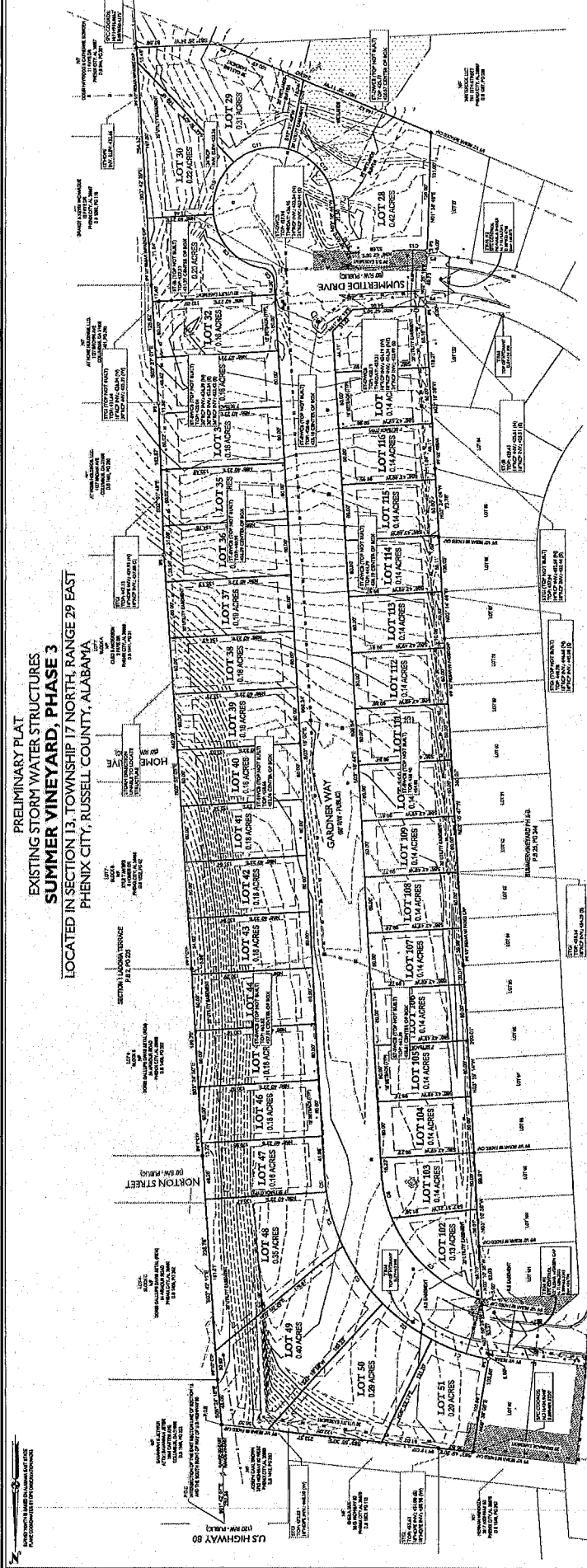
**BARRITT SIMPSON, INC.**

REGISTERED SURVEYOR

NO. [Number] EXPIRES [Date]



**PRELIMINARY PLAT**  
**EXISTING STORM WATER STRUCTURES**  
**SUMMER VINEYARD, PHASE 3**  
 LOCATED IN SECTION 13, TOWNSHIP 17 NORTH, RANGE 29 EAST  
 PHENIX CITY, RUSSELL COUNTY, ALABAMA



**CLIENTS INFO**

OWNER	BARRETT-SIMPSON, INC.
DESIGNER	BARRETT-SIMPSON, INC.
DATE	10/2/04
PROJECT NO.	04-00000000000000000000
PROJECT NAME	SUMMER VINEYARD, PHASE 3
PROJECT ADDRESS	SECTION 13, TOWNSHIP 17 NORTH, RANGE 29 EAST, PHENIX CITY, ALABAMA

**LEGEND**

	PROPOSED STORM WATER STRUCTURE
	EXISTING STORM WATER STRUCTURE
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	PROPOSED STORM WATER PIPE
	EXISTING STORM WATER PIPE
	PROPOSED STORM WATER MANHOLE
	EXISTING STORM WATER MANHOLE
	PROPOSED STORM WATER INLET
	EXISTING STORM WATER INLET
	PROPOSED STORM WATER OUTLET
	EXISTING STORM WATER OUTLET
	PROPOSED STORM WATER STRUCTURE FOUNDATION
	EXISTING STORM WATER STRUCTURE FOUNDATION
	PROPOSED STORM WATER STRUCTURE WALL
	EXISTING STORM WATER STRUCTURE WALL
	PROPOSED STORM WATER STRUCTURE ROOF
	EXISTING STORM WATER STRUCTURE ROOF
	PROPOSED STORM WATER STRUCTURE FLOOR
	EXISTING STORM WATER STRUCTURE FLOOR
	PROPOSED STORM WATER STRUCTURE CEILING
	EXISTING STORM WATER STRUCTURE CEILING
	PROPOSED STORM WATER STRUCTURE FOUNDATION FOOTING
	EXISTING STORM WATER STRUCTURE FOUNDATION FOOTING
	PROPOSED STORM WATER STRUCTURE FOUNDATION WALL
	EXISTING STORM WATER STRUCTURE FOUNDATION WALL
	PROPOSED STORM WATER STRUCTURE FOUNDATION SLAB
	EXISTING STORM WATER STRUCTURE FOUNDATION SLAB
	PROPOSED STORM WATER STRUCTURE FOUNDATION BEAM
	EXISTING STORM WATER STRUCTURE FOUNDATION BEAM
	PROPOSED STORM WATER STRUCTURE FOUNDATION COLUMN
	EXISTING STORM WATER STRUCTURE FOUNDATION COLUMN
	PROPOSED STORM WATER STRUCTURE FOUNDATION PIER
	EXISTING STORM WATER STRUCTURE FOUNDATION PIER
	PROPOSED STORM WATER STRUCTURE FOUNDATION WALL PIER
	EXISTING STORM WATER STRUCTURE FOUNDATION WALL PIER
	PROPOSED STORM WATER STRUCTURE FOUNDATION SLAB PIER
	EXISTING STORM WATER STRUCTURE FOUNDATION SLAB PIER
	PROPOSED STORM WATER STRUCTURE FOUNDATION BEAM PIER
	EXISTING STORM WATER STRUCTURE FOUNDATION BEAM PIER
	PROPOSED STORM WATER STRUCTURE FOUNDATION COLUMN PIER
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	EXISTING STORM WATER STRUCTURE FOUNDATION SLAB PIER PIER PIER PIER
	PROPOSED STORM WATER STRUCTURE FOUNDATION BEAM PIER PIER PIER PIER
	EXISTING STORM WATER STRUCTURE FOUNDATION BEAM PIER PIER PIER PIER
	PROPOSED STORM WATER STRUCTURE FOUNDATION COLUMN PIER PIER PIER PIER
	EXISTING STORM WATER STRUCTURE FOUNDATION COLUMN PIER PIER PIER PIER

**CONCRETE DIMENSIONS (ALL DIMENSIONS)**

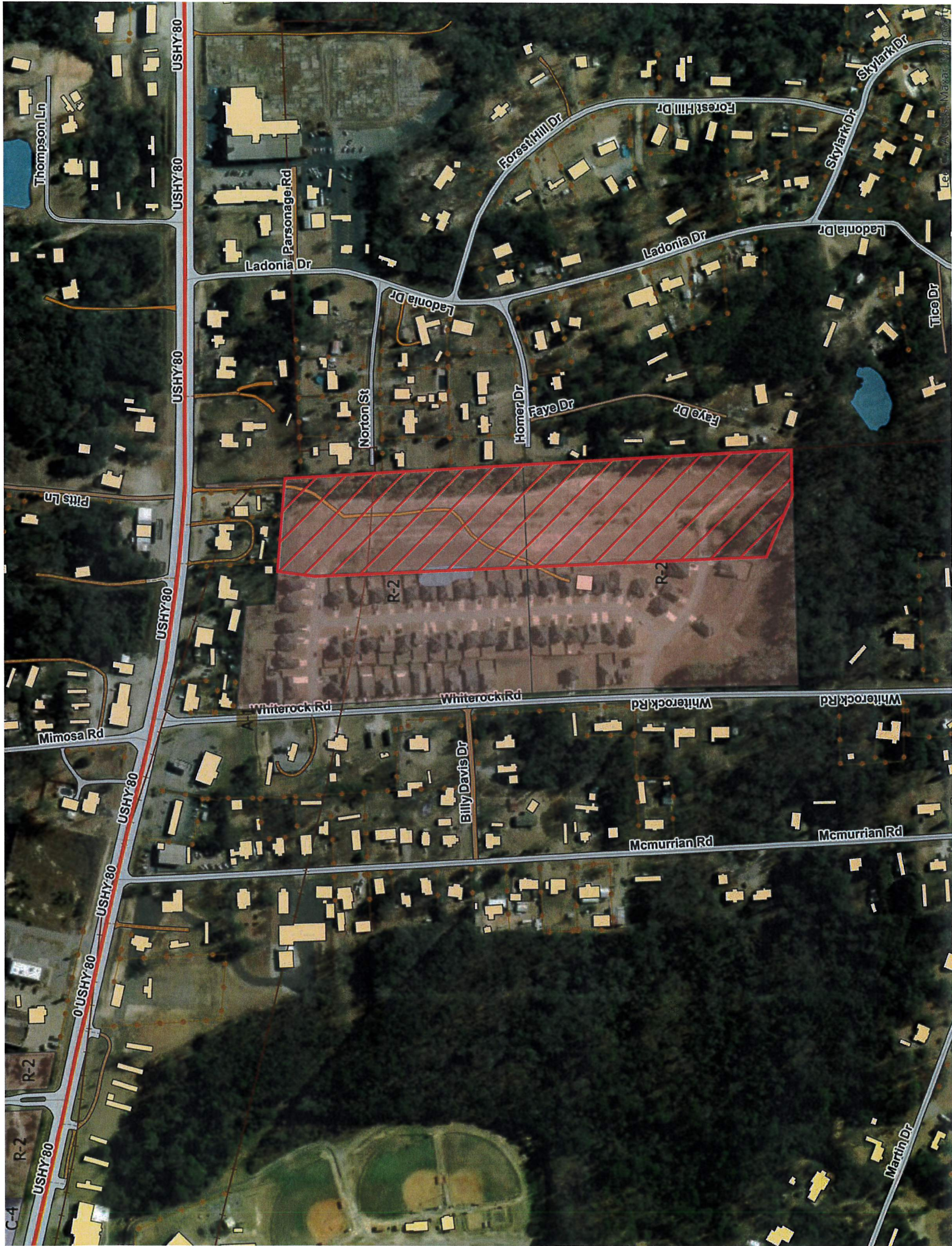
Lot	Structure	Length	Width	Height	Notes
28	1	10.00	10.00	4.00	EXISTING
29	1	10.00	10.00	4.00	EXISTING
30	1	10.00	10.00	4.00	EXISTING
31	1	10.00	10.00	4.00	EXISTING
32	1	10.00	10.00	4.00	EXISTING
33	1	10.00	10.00	4.00	EXISTING
34	1	10.00	10.00	4.00	EXISTING
35	1	10.00	10.00	4.00	EXISTING
36	1	10.00	10.00	4.00	EXISTING
37	1	10.00	10.00	4.00	EXISTING
38	1	10.00	10.00	4.00	EXISTING
39	1	10.00	10.00	4.00	EXISTING
40	1	10.00	10.00	4.00	EXISTING
41	1	10.00	10.00	4.00	EXISTING
42	1	10.00	10.00	4.00	EXISTING
43	1	10.00	10.00	4.00	EXISTING
44	1	10.00	10.00	4.00	EXISTING
45	1	10.00	10.00	4.00	EXISTING
46	1	10.00	10.00	4.00	EXISTING
47	1	10.00	10.00	4.00	EXISTING
48	1	10.00	10.00	4.00	EXISTING
49	1	10.00	10.00	4.00	EXISTING
50	1	10.00	10.00	4.00	EXISTING
51	1	10.00	10.00	4.00	EXISTING

**CONCRETE DIMENSIONS (ALL DIMENSIONS)**

Curve	At Length	Chord Length	Chord Bearing	Circle Diameter
C1	64.31'	71.65'	N71°11'47.74" E	64.00'
C2	64.00'	71.65'	N69°41'49.74" E	64.00'
C3	74.27'	81.05'	S64°51'07.74" E	74.00'
C4	68.50'	75.00'	N67°34'07.74" E	68.00'
C5	68.50'	75.00'	N67°34'07.74" E	68.00'
C6	68.50'	75.00'	N67°34'07.74" E	68.00'
C7	133.50'	150.00'	S41°52'54.74" E	133.00'
C8	63.00'	65.00'	N62°42'47.74" E	63.00'
C9	63.00'	65.00'	N62°42'47.74" E	63.00'
C10	63.00'	65.00'	N62°42'47.74" E	63.00'
C11	63.00'	65.00'	N62°42'47.74" E	63.00'
C12	63.00'	65.00'	N62°42'47.74" E	63.00'
C13	63.00'	65.00'	N62°42'47.74" E	63.00'
C14	23.00'	23.00'	N00°00'00.00" E	23.00'

**BARRETT-SIMPSON, INC.**  
 ENGINEERS AND ARCHITECTS  
 1100 BARRIERS BLVD., SUITE 200  
 PHENIX CITY, ALABAMA 36060  
 TEL: 205-836-1100  
 FAX: 205-836-1101  
 WWW.BSINC.COM









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**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:** October 4, 2024

**RE:** Preliminary Plat – 9.78 +/- acres located along Gardner Way – Summer Vineyard Ph. III

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