THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 8, 2025
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 June 24, 2025 Meeting Minutes

5) Rules for Addressing Planning Commission

6) Approval of Administrative Subdivision – 0.88+/- acres located off Lee Road 314 (Old Brown Road) – Warr Development Company, Inc., owner.
   - Staff Report
   - Developer's Comments
   - Department Memo

7) Approval of Administrative Subdivision – 3.96+/- acres located at 210 Lee Road 231 – Catherine Leach, owner.
   - Staff Report
   - Developer's Comments
   - Department Memo

8) Approval of Administrative Subdivision – 1.67+/- acres located at 2039 US Hwy 280 / 431 – JDJD Properties, LLC., owner.
   - Staff Report
   - Developer's Comments
   - Department Memo

9) Approval of Administrative Subdivision – 3.03+/- acres located at the intersection of 6th Avenue & 1st Place South – Phenix Girard Bank, owner.
   - Staff Report
   - Developer's Comments
   - Department Memo

10) Approval of Administrative Subdivision – 0.68+/- acres located along Grace Road – Henry Mann, III., owner
   - Staff Report
   - Developer's Comments
   - Department Memo

11) Old Business
   - Subdivision Regulations
   - Neighborhood Access & Equity Grant Public Engagement Meeting

12) New Business

13) Adjournment

June 24, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 24, 2025, 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 Carr, Member Greene, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Davis was not present.

The second item on the agenda was the Approval of the Agenda. Chairman Sims asked if there was a motion to approve the agenda. 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 Carr, Member Greene, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Philips-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 Greene, City Engineer/Public Works Director Angel Moore, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Chief of Police George Staudinger, Fire Chief Kris Kennedy, City Manager Wallace B. Hunter, Assistant City Manager Chan Gamble, City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the May 27, 2025 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Ivy made the motion to approve, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member Lindsey, Member McKissic, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member Greene and Chairman Sims. Motion thus passed.

The fifth item on the agenda was the approval of the June 10, 2025 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Ivy made the motion to approve, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member McKissic, Chairman Sims and Member Phillips-Wyatt. Nays: None. Abstain: Members Greene, Member Lindsey and Vice Chairman Taylor. Motion thus passed.

The sixth item on the agenda was Chairman Sims, who set the rules for addressing the Planning Commission.

The seventh item on the agenda was old business. City Engineer Angel Moore reviewed the proposed changes for the Subdivision Regulations with the members. With no other questions or comments the work session ended.

The eighth item on the agenda was new business. City Engineer Angel Moore notified the members that after the next scheduled meeting on July 8, 2025 there will be a Neighborhood Access & Equity Grant Public Engagement Meeting and encouraged everyone to stay. The City has received a grant to make the city more pedestrian and bike facility friendly. We would like the public's involvement and this could change the face of Phenix City; the meetings are very informative. The City's consultants Sain Associates will be present as well. Another grant is the Safe Streets For All where they are looking at every roadway within the city limits for safety issues such as transportation, car accidents, signs and things of this nature. There are two surveys on the City's website we need to encourage everyone to fill out that will help in the planning of the grants.

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 Greene, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Greene, 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 July 8, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

PHENIX CITY Alabama
DEPARTMENT OF ENGINEERING / PUBLIC WORKS
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DR. R. GRIFF GORDY
Mayor Pro Tem / At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
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

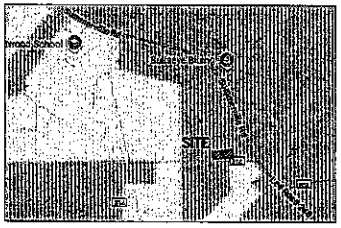
Applicant:	Warr Development Company, Inc.
Surveyor of Record:	Strozier Services, LLC
Site Location:	off of Lee Rd. 314 (Old Brown Rd.)
Acreage:	0.88 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	Utilities Jurisdiction

Staff Comments

None.

Engineer/Owner Comments

None.



VICINITY MAP: NTS

CERTIFICATE OF PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA, WITH THE EXCEPTION OF VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

CHAIRMAN, PLANNING COMMISSION — DATE

SECRETARY, PLANNING COMMISSION — DATE

CERTIFICATE OF LEE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND RECORDED BY STATE LAW, THAT THE _____ PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS _____ DAY OF _____, 20____.

COUNTY ENGINEER — DATE

COUNTY OF LEE, ALABAMA

DIVISION DETAILS

TOTAL ACREAGE:	±0.88 AC
TOTAL NUMBER OF LOTS:	TWO (2)
SMALLEST LOT SIZE:	±0.36 AC

OWNER INFORMATION

WARR DEVELOPMENT COMPANY, INC.
77371 US HWY 280 E.
SMITHS STATION, AL 36877

SURVEY REFERENCE

PLAT BOOK 29 PG 190

NOTE

NO STREAMS, WETLANDS, OR OTHER JURISDICTIONAL WATERS OF THE UNITED STATES ARE LOCATED ON SITE.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CALCULATED POINT
- CONCRETE MONUMENT FOUND
- FLOOD LIMITS
- POWER POLE
- POWER LINE

SCALE: 1" = 20'

N/F JAMES INGRID C
3900 LEE RD 248
SMITHS STATION, AL 36877
ZONED: COUNTY
PARCEL No. 43 14 05 21 0 000 022.000
DB 2258 PG 473

N/F JAMES INGRID C
3900 LEE RD 248
SMITHS STATION, AL 36877
ZONED: COUNTY
PARCEL No. 43 14 05 21 0 000 022.000
DB 2283 PG 473

N: 739857.8765
E: 900207.4307

IPF

N 89°58'41" E 323.29' (M)

N 89°47'45" E 161.11' (M)

IPS

IPF
N: 739892.7049
E: 900527.7707

"TRACT 2-A"
±0.36 ACRES
±15497.95 S.F.
N/F LAUDERDALE JEANNE C
REMNANT OF PARCEL No.
43 14 05 21 0 000 020.001
DB 2221 PG 327
PB 29 PG 190

"TRACT 2-B"
±0.41 ACRES
±17780.04 S.F.
N/F LAUDERDALE JEANNE C
REMNANT OF PARCEL No.
43 14 05 21 0 000 020.001
DB 2221 PG 327
PB 29 PG 190

N/F LAUDERDALE JEANNE C
3775 LEE RD 248
SMITHS STATION, AL 36877
ZONED: COUNTY
PARCEL No. 43 14 05 21 0 000 020.000
DB 2221 PG 327
PB 29 PG 190

N 00°15'51" E 313.42' (M)
N 00°15'51" E 313.42' (M)
N 00°15'51" E 313.42' (M)
S 00°15'51" W 313.42' (M)
S 00°15'51" W 313.42' (M)
S 00°15'51" W 313.42' (M)

35' B.S.L.

35' B.S.L.

P.O.B. FOR TRACT 2-A
IPS

P.O.B. FOR TRACT 2-B
IPS

S 89°41'51" W 165.70'

S 89°43'51" W 165.70'

REQUIRED RIGHT-OF-WAY

REQUIRED RIGHT-OF-WAY

S 89°58'46" W 414.35'

P.O.C.

SUMMERVILLE RD 80' R/W

IPF

IPF

N 89°41'51" W 332.96' (M)

S 89°43'24" W 332.96' (M)

ASPHALT

30' FROM CENTERLINE OF ROAD AS PER LEE COUNTY

30' FROM CENTERLINE OF ROAD AS PER LEE COUNTY

CONCRETE

CENTERLINE OF 16' ASPHALT PAVING

20' R/W AS PER PB 29 PG 100

LEE RD 314 A.K.A. OLD BROWN RD

OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I (WE) ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CERTIFY THAT WE HEREBY ADOPT THIS PLAT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SET BACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER OPEN SPACE TO PUBLIC AND PRIVATE USE AS NOTED.

OWNER — 6-25-25 DATE

NOTARY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF Alabama, HEREBY CERTIFY THAT THE OWNERS, WHOSE NAME(S) ARE SIGNED TO THE FOREGOING, AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT, THEY EXECUTED THE SAME VOLUNTARILY.

NOTARY Hannah Wheeler

Sept. 18, 2028
MY COMMISSION EXPIRES

DATE OF EXECUTION: June 25, 2025

SURVEY NOTES

1. THE FIELD DATA DATED 05/27/2025 UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL POSITIONAL ACCURACY OF 0.05 AND A VERTICAL POSITIONAL ACCURACY OF 0.05 USING A CARLSON BRX7 GPS AND A TOPCON GT 505 AND CARLSON RTS DATA COLLECTOR.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 44,438.50 FEET.
3. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01060C0055G EFFECTIVE DATE NOVEMBER 2, 2017 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR WITH CAP UNLESS OTHERWISE NOTED.
5. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS (OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY); ZONING OR OTHER LAND USE REGULATIONS; WETLANDS OR OTHER ENVIRONMENTAL ISSUES; BUILDING SETBACK REQUIREMENTS; PROTECTIVE COVENANTS; UNDERGROUND TANKS, UTILITIES OR STRUCTURES; OR ANY OTHER MATTERS THAT A CURRENT AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.
7. UNDERGROUND FEATURES OR SURFACED PROPERTY SUCH AS SEPTIC TANK SYSTEMS, PROPANE TANKS, WELLS, PIPING, CISTERNS ETC. MAY BE PRESENT BUT ARE NOT SHOWN ON THIS SURVEY.
8. EASEMENTS ARE PRIVATELY MAINTAINED.
9. STRUCTURES ARE PROHIBITED ON EASEMENTS.
10. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.
11. NO TREES OR SHRUBS PLANTED WITHIN RIGHT-OF-WAY OR EASEMENTS UNLESS APPROVED OTHERWISE BY THE LOCAL GOVERNING AUTHORITY.

SURVEYORS CERTIFICATION

I, MARK SPRUDER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT RECORD OF AN ACTUAL SURVEY MADE BY ME, OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL PRESS OF THIS SURVEY AND PLAT MADE HAVE BEEN COMPLIED IN GENERAL ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

MARK D. SPRUDER, ALABAMA REG. No. 27809 — 10/24/2025 DATE
CERTIFICATE OF AUTHORIZATION NO. CA-1135-LS

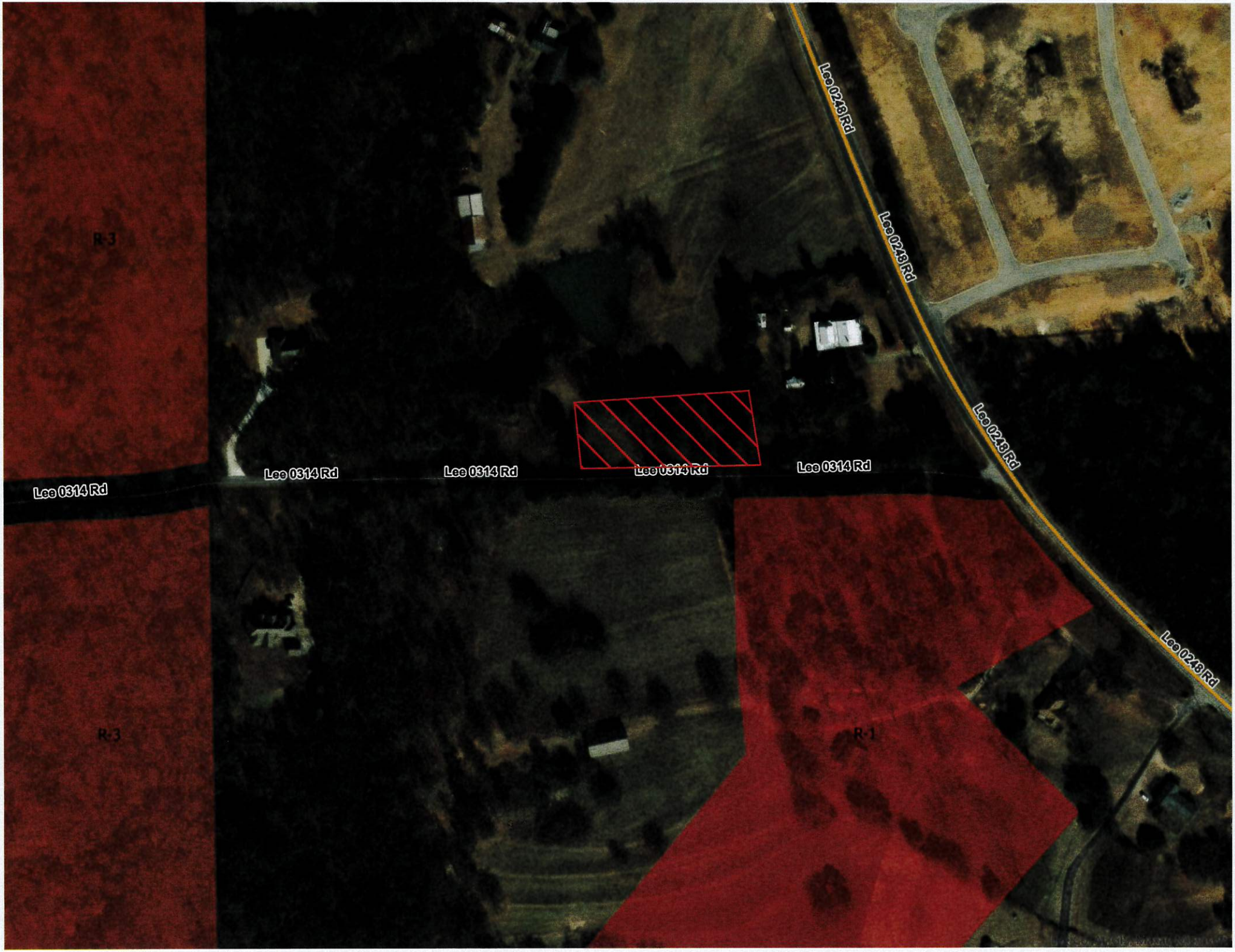
ADMINISTRATIVE SUBDIVISION PLAT
FOR
WARR DEVELOPMENT COMPANY INC

SECTION 16, TOWNSHIP 19 NORTH
RANGE 28 EAST
LEE COUNTY, ALABAMA
SCALE: 1"=20'
DATE: 06/11/2025

STRO'ZI'ER SERVICES, LLC
4000 RESIDENT PARK DRIVE - COLUMBUS, GEORGIA - 31906 - (706)571-4000

ALABAMA REGISTERED LAND SURVEYOR — MARK D. SPRUDER

FILE NO.: 25-066
DRAWN BY: SS
CHECKED BY: MDS
PAGE: 1 OF 1


R-3
Lee 0248 Rd
Lee 0248 Rd
Lee 0248 Rd
Lee 0314 Rd
Lee 0314 Rd
Lee 0314 Rd
Lee 0314 Rd
Lee 0314 Rd
R-3
R-1
Lee 0248 Rd

PHENIX CITY Alabama

DEPARTMENT OF ENGINEERING / PUBLIC WORKS

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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: **July 3, 2025**

RE: **Administrative Subdivision – 0.88 +/- acres located off of Lee Rd. 314 (Old Brown 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.

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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: Administrative Subdivision

General Information

Applicant:	Catherine E. Leach
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	210 Lee Rd. 231
Acreage:	3.96 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing dwelling
Proposed Use of Property:	Existing dwelling/Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	None

Staff Comments

None.

Engineer/Owner Comments

None.

LEE COUNTY ENGINEER

"THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE PHENIX CITY PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA. THIS _____ DAY OF _____, 2025.

_____
COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

CERTIFICATE OF APPROVAL
PHENIX CITY PLANNING COMMISSION

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA, WITH THE EXCEPTION OF VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA."

_____ DATE _____
CHAIRMAN, PLANNING COMMISSION

_____ DATE _____
SECRETARY, PLANNING COMMISSION

LEE COUNTY HEALTH DEPARTMENT

"ACCESS, ESTATE DIVISION ON LEE ROAD 231"

"THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR REJECTION BY THE LEE COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS), THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR ON SUCH OWNERS TO SPECIAL MAINTENANCE AND INSPECTIONS REQUIREMENTS, AND THESE ARE ON FILE WITH THE LEE HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ONLY."

_____ DATE 4/3/25
COUNTY HEALTH OFFICER

SMITHS WATER & SEWER AUTHORITY

THE UNDERSIGNED, AS AUTHORIZED BY THE SMITHS WATER & SEWER WATER AUTHORITY HEREBY APPROVED THIS WITHIN PLAT FOR RECORDING OF THE SAME BY THE PROBATE OFFICE OF LEE COUNTY, ALABAMA.

_____
AUTHORIZED SIGNATURE

4/10/25
DATE

OWNER'S CERTIFICATE

I, CATHERINE ELAINE LEACH, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKWAYS AND OTHER OPEN SPACES TO PUBLIC USE AS NOTED."

_____ DATE 4-1-2025
OWNER(S) CATHERINE ELAINE LEACH

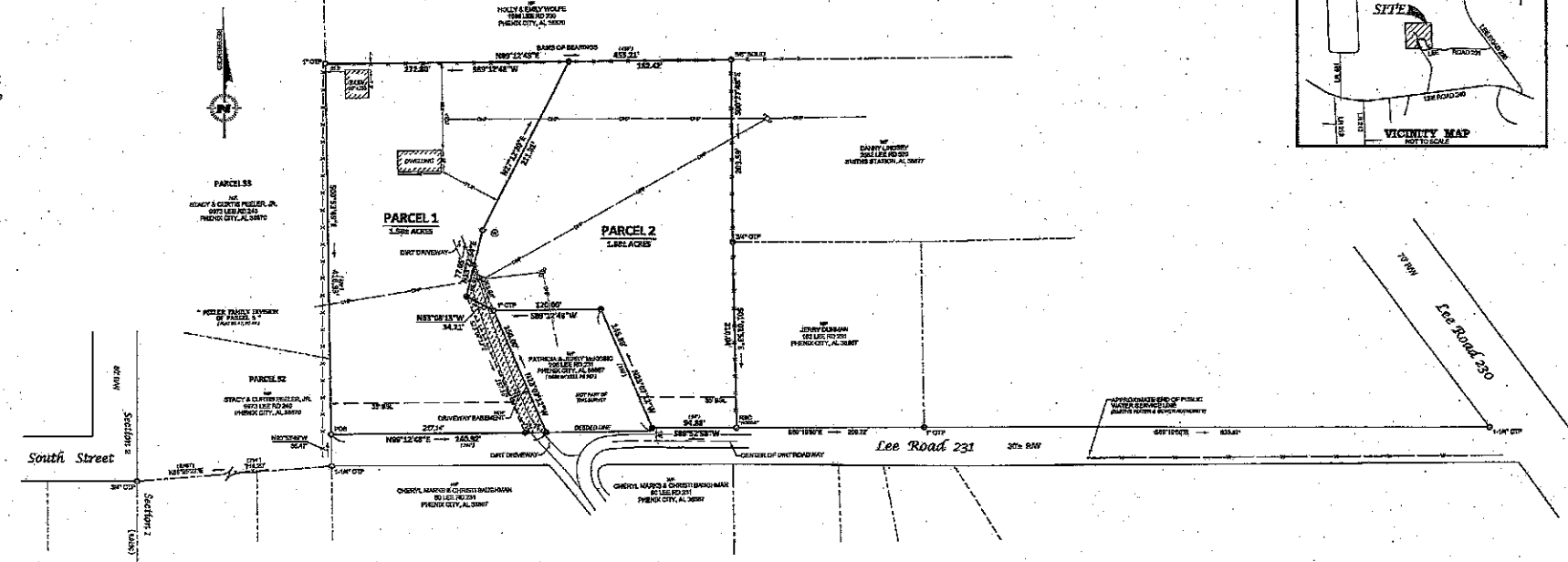
NOTARY CERTIFICATION

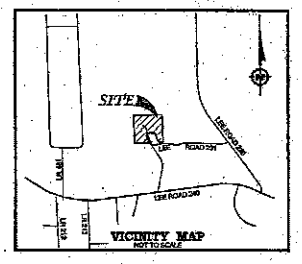
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING, AND WHOSE IDENTITY IS, ACKNOWLEDGED BEFORE ME ON THIS DAY, HAVE BEEN INFORMED OF THE CONTENTS OF SAID PLAT, THEY EXECUTED THE SAME VOLUNTARILY.

4-1-2025
DATE OF EXECUTION

_____
NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-11-2025

ROBERT N. QUINN
NOTARY PUBLIC
RUSSELL COUNTY, AL





DIVISION DETAILS

* TOTAL ACREAGE:	3.99 ACRES±
* TOTAL NUMBER OF LOTS:	2
* SMALLEST LOT SIZE:	1.85 ACRES±
* PROPERTY USED:	PLANNING ONLY

*Tax ID: 43 26 01 01 0 001 021.000

FLOOD CERTIFICATION

SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SFHA AS PER THE FIRM OF LEE COUNTY, ALABAMA, MAP NO. 01081C0170, EFFECTIVE NOVEMBER 2, 2011.

REFERENCES

1) DEED BOOK 2021, PAGE 282
2) DEED BOOK 1758, PAGE 213

ADMINISTRATIVE REPLAT NOTES

1) EASEMENTS ARE PRIVATELY MAINTAINED.
2) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
3) STRUCTURES PROHIBITED ON PUBLIC EASEMENTS AND ACCESS SHALL NOT BE RESTRICTED BY LOCKED GATES.
4) SUBJECT PROPERTY IS NOT LOCATED IN THE PHENIX CITY LIMITS BUT FALLS WITHIN THE PHENIX CITY PLANNING JURISDICTION. SUBJECT PROPERTY & SURROUNDING PROPERTY ARE NOT ZONED.
5) THE CITY OF PHENIX CITY IS NOT RESPONSIBLE FOR ANY EASEMENTS SHOWN HEREON.
6) LEE COUNTY, ALABAMA AND THE LEE COUNTY COMMISSION SHALL HAVE NO RESPONSIBILITY, OBLIGATION, OR LIABILITY FOR THE MAINTENANCE OR REPAIR OF ANY DRAINAGE EASEMENTS OR STRUCTURES LOCATED OFF LEE COUNTY RIGHT-OF-WAY, OR ANY ITEM THAT OCCUPIES THE COUNTY'S RIGHT-OF-WAY WITHOUT AUTHORIZATION FROM LEE COUNTY. MAINTENANCE OR UPKEEP OF ALL DRAINAGE EASEMENTS AND STRUCTURES, LOCATED OUTSIDE OF LEE COUNTY RIGHT-OF-WAY, WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
7) ANY FENCE LOCATED INSIDE A PUBLIC EASEMENT SHALL HAVE GATES TO ALLOW FULL ACCESS TO SAID EASEMENT.
8) NO TREES OR SHRUBS PLANTED WITHIN RIGHT-OF-WAY OR EASEMENTS UNLESS APPROVED OTHERWISE BY THE LOCAL GOVERNING AUTHORITY.

SURVEYOR'S NOTES

1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN, BUT NOT TO EASEMENTS, RESTRICTIONS & SETBACKS OF RECORD.
2) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
3) UNDERGROUND UTILITIES SHOWN, IF ANY, ARE APPROXIMATE.
4) SECTION TIE IS CALCULATED FROM REFERENCED MATERIAL.
5) NO NEW DRIVEWAYS WILL BE ALLOWED UNLESS APPROVED BY THE LEE COUNTY ROADWAY DEPARTMENT.
6) THE PURPOSE OF THIS PROPERTY BOUNDARY SURVEY IS TO DIVIDE 2 LOTS FOR IMMEDIATE FAMILY MEMBERS ONLY. NOT ALL IMPROVEMENTS ARE SHOWN. THIS SURVEY MEETS ALL REQUIREMENTS FOR A FAMILY SUBDIVISION, AS DEFINED IN THE CODE OF ALABAMA 1975, SECTION 11-52-32(3).
7) PUBLIC WATER SERVICE IS NOT AVAILABLE AT THIS TIME. SUBJECT PROPERTY IS SERVICED BY A WATER WELL.
8) IF ANY DEVELOPMENT OCCURS ON THIS PROPERTY, AN ENGINEERED DESIGN TO REPLACE THE EXISTING WATER MAIN SHOWN HEREON, IF ANY, MAY BE REQUIRED. SANITARY SEWER SERVICE MAY NOT BE AVAILABLE IN THIS AREA.
10) THE RIGHT-OF-WAY SHOWN FOR LEE ROAD 231 WAS DETERMINED FROM FOUND MONUMENTATION ONLY.

LEGEND**

⊙	IRON PIN FOUND	Ⓔ	EXISTING WELL
⊡	IRON PIN SET (1/2" REBAR & CAP)	⊘	POWER POLE
△	CALCULATED POINT	⊕	FIRE HYDRANT
RBC	REBAR & CAP		PROPERTY LINE
CTP	CRIMPED TOP PIPE		ADJOINING PROPERTY
OTP	OPEN TOP PIPE		WIRE FENCE LINE
POC	POINT OF COMMENCEMENT		OVERHEAD POWER
POB	POINT OF BEGINNING		WATER LINE
BSL	BUILDING SETBACK LINE		NOT TO SCALE
NP	NOW OR FORMERLY		
R/W	RIGHT-OF-WAY		
( )	RECORD CALLS		

**SYMBOLS ARE NOT TO SCALE

80 0 80 120 160
GRAPHIC SCALE IN FEET
1 inch = 80 ft.

"I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

_____ DATE 6/10/25
D. NATHAN MAXEY
REG. NO. 28749

ALABAMA LICENSED PROFESSIONAL LAND SURVEYOR D. NATHAN MAXEY 28749

McBride & Maxey, Inc.
Civil Engineering & Land Surveying
2825 Crawford Road, Phenix City, AL 36867
Office: (334) 297-9717 ~ Fax: (334) 297-7089
Email: mcbridemaxey@mchsiweb.com
Web: www.McBrideMaxey.com

REV	REVISION DESCRIPTION	DATE
0	INITIAL SUBMITTAL	6-10-2025
1	CORRECTED ENG. DIST. & ADDED EASEMENT	6-25-2025
	FIELD SURVEYED ON NOV. 2, 2024	
JOB NO.: 1552.24	DRAWN BY: S. Hardy	

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF McBRIDE & MAXEY, INC.

" McKissic Estate Division on Lee Road 231 "

A PROPERTY BOUNDARY SURVEY FOR THE FAMILY DIVISION OF 3.98 ACRES±, LYING IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 17 NORTH, RANGE 29 EAST, LEE COUNTY, ALABAMA

PROPERTY OWNER OF RECORD:
Catherine Elaine Leach
3725 SCOTCH PINE DR, KNOXVILLE, MD 21758

DATE: NOV. 5, 2024
SCALE: 1" = 80'
SHEET NO: 1 OF 1

Lee 0232 Rd
Lee 0232 Rd
Lee 0232 Rd
Lee 0230 Rd
Lee 0230 Rd
Lee 0230 Rd
Lee 0231 Rd
Lee 0231 Rd
Lee 0231 Rd
Lee 0231 Rd
Lee 0231 Rd
Lee 0231 Rd
Lee 0240 Rd
Lee 0240 Rd
Lee 0240 Rd
Lee 0240 Rd
Lee 0240 Rd
AL GIS

PHENIX CITY Alabama
DEPARTMENT OF ENGINEERING / PUBLIC WORKS
601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.gov

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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
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: **July 3, 2025**

RE: **Administrative Subdivision – 3.96 +/- acres located at 210 Lee Rd. 231**

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.

PHENIX CITY Alabama
DEPARTMENT OF ENGINEERING / PUBLIC WORKS
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DR. R. GRIFF GORDY
Mayor Pro Tem / At Large

STEVE BAILEY
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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

Item No. 8

Type of Request: Administrative Subdivision

General Information

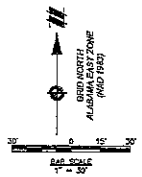
Applicant:	JDJD Properties, LLC
Surveyor of Record:	Atwell Group
Site Location:	2039 US Hwy 280/431
Acreage:	1.67 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	C-4 Highway Commercial
Current Use of Property:	Restaurant (Slim Chicken's)
Proposed Use of Property:	Commercial Businesses' on both lots
District:	Two
Survey Plat:	Attached
City Services:	Fire, Police, Water & Sanitary Sewer

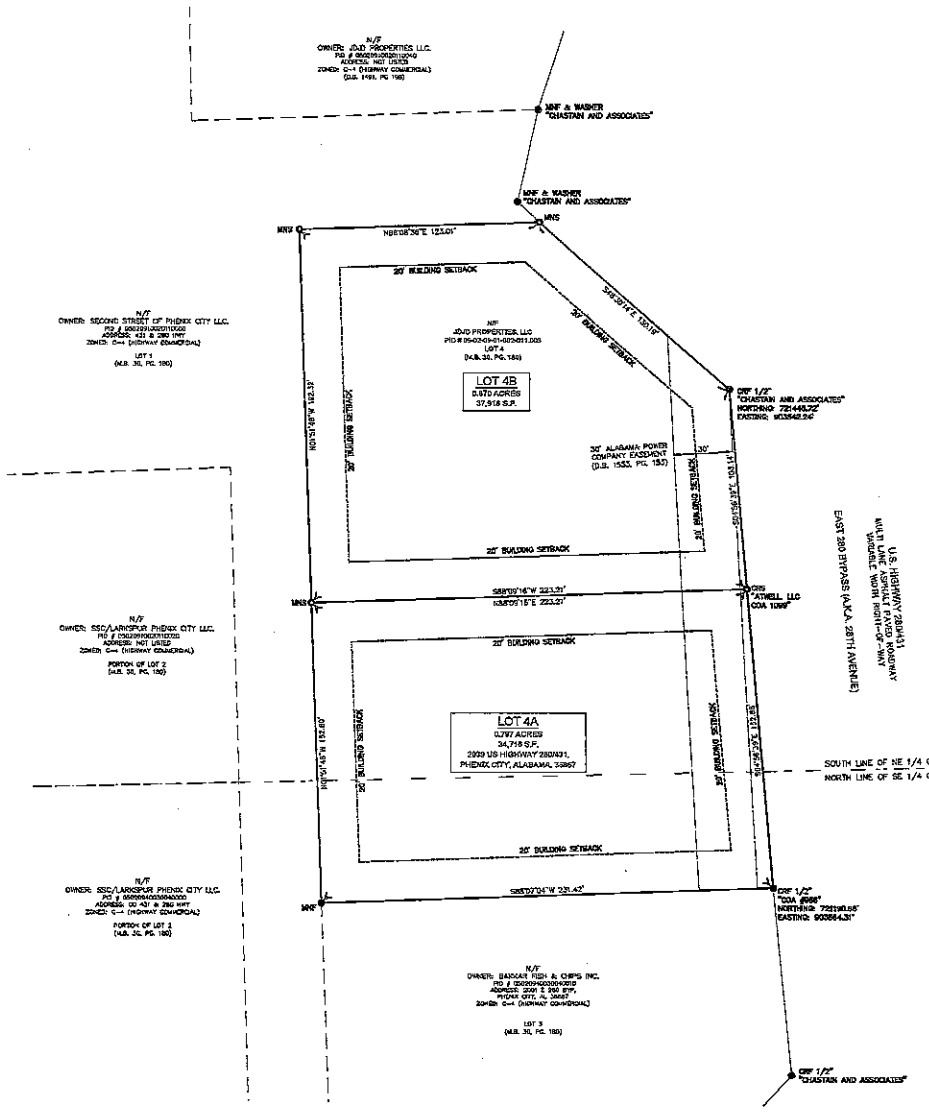
Staff Comments

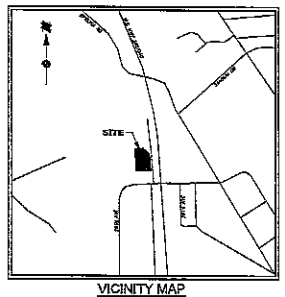
None.

Engineer/Owner Comments

None.







VICINITY MAP
NOT TO SCALE

OWNER/ DEVELOPER

JDJD PROPERTIES, LLC
1101 12TH STREET
PHENIX CITY, AL 36867

PRESENT PROPERTY ZONING

C-1 (HIGHWAY COMMERCIAL) PER CITY OF PHENIX CITY 2023 ZONING MAP

PURPOSE OF PLAT

THE PURPOSE OF THIS PLAT IS TO SPLIT LOT 4 AS SHOWN IN MAP BOOK 30, PAGE 180 INTO TWO SEPARATE LOTS.

SURVEY REFERENCES

1. PLAT RECORDED IN MAP BOOK 30, PAGE 180, OFFICE OF THE JUDGE OF PROBATE, RUSSELL COUNTY, ALABAMA
2. RUSSELL COUNTY TAX RECORDS.
3. ALL OTHER REFERENCES SHOWN HEREON.

PARCEL AREA TABLE

LOT 4A:	34,718 SQ. FT OR 0.797 ACRES
LOT 4B:	37,918 SQ. FT. OR 0.870 ACRES
TOTAL AREA:	72,637 SQ. FT. OR 1.667 ACRES

SURVEY NOTES

1. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. THE PROPERTY SHOWN AND DESCRIBED HEREIN HAS A TOTAL AREA OF 72,616 SQUARE FEET OR 1.667 ACRES, MORE OR LESS.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO.01115C0160D, DATED 01/06/2014, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
4. THE PROPERTY IS DESIGNATED BY RUSSELL COUNTY AS TAX MAP PARCEL ID NUMBER 05-02-01-01-002-011.005, OTHER THAN THE SUBJECT PROPERTIES, NO OTHER PROPERTIES ARE INCLUDED WITHIN SAID TAX MAP PARCELS.
7. NORTH ARROW AND BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE, ZONE EAST - NAD 83, ADJUSTED 2011. ALL DISTANCES ARE HORIZONTAL GROUND MEASUREMENTS EXPRESSED IN U.S. SURVEY FEET.
8. THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 2: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT THE 95% CONFIDENCE LEVEL.
9. EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE R12DR ROBOTIC TOTAL STATION
LINEAR: TRIMBLE S1 DR2 ROBOTIC TOTAL STATION
GPS: TRIMBLE R12 GPS RECEIVER
10. STATE, COUNTY, & LOCAL SETBACKS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.
11. MAP CLOSURE: THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE POINT IN 24,923 FEET, (MEASURED)

EASEMENT NOTES

1. EASEMENTS ARE PRIVATELY MAINTAINED.
2. STRUCTURES ARE PROHIBITED ON EASEMENTS.
3. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.
4. NO TREES OR SHRUBS PLANTED WITHIN RIGHT-OF-WAY OR EASEMENT UNLESS APPROVED OTHERWISE BY THE LOCAL GOVERNING AUTHORITY.

CERTIFICATE OF PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA, WITH THE EXCEPTION OF VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR THE RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

CHAIRMAN, PLANNING COMMISSION _____ DATE _____

SECRETARY, PLANNING COMMISSION _____ DATE _____

CERTIFICATE OF COUNTY ENGINEER

THIS PLAT HAS BEEN APPROVED BY THE RUSSELL COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

DATE OF EXCEPTION _____ RUSSELL COUNTY ENGINEER _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS SUBDIVISION WITH MY (OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREET, RIGHTS-OF-WAYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER _____ DATE _____

STATE OF ALABAMA
COUNTY OF RUSSELL

I, THE UNDERSIGNED, A NOTARY PUBLIC FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED ABOVE, AND IS WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE AGREEMENT, HAS EXECUTED THE SAME VOLUNTARILY, ON THE DAY THE SAME BEARS DATE. GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____, 20__.

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

I, J. WESLEY ABERCROMBIE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THIS PLAT TO BE A TRUE AND CORRECT RECORD OF AN ACTUAL SURVEY MADE BY ME, OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE, AND MATERIAL ARE CORRECTLY SHOWN; AND THAT ALL PARTS OF THIS SURVEY AND PLAT HAVE BEEN COMPLETED IN CONFORMITY WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

J. WESLEY ABERCROMBIE 25262
PRINTED NAME OF SURVEYOR PLS NUMBER

_____ DATE

ABBREVIATIONS

BM	=	BENCHMARK
C	=	CALCULATED
CRF	=	CAPPED REBAR FOUND
CRS	=	CAPPED REBAR SET
CMF	=	CONCRETE MARKER FOUND
DI	=	DROP INLET
DIP	=	DUCTILE IRON PIPE
EX	=	EXISTING
ELEV	=	ELEVATION
DWGB	=	DOUBLE WING CATCH BASIN
FFE	=	FINISHED FLOOR ELEVATION
IPF	=	FOUND IRON PIPE
IRF	=	FOUND IRON ROD
HC	=	HANDICAPPED
HYD	=	HYDRANT
INV	=	INVERT
M	=	MEASURED
MH	=	MANHOLE
MNF	=	MAG NAIL FOUND
MNS	=	MAG NAIL SET
OCS	=	OUTLET CONTROL STRUCTURE
P	=	PLATTED
PB	=	PLAT BOOK
PID	=	PARCEL IDENTIFICATION NUMBER
PG	=	PAGE
SAN	=	SANITARY
SEC	=	SECTION
STM	=	STORM
SWGB	=	SINGLE WING CATCH BASIN
TYP	=	TYPICAL
WVT	=	WATER VAULT

LEGEND

- IRON ROD & CAP OR MAGNAIL FOUND
- IRON ROD & CAP OR MAGNAIL SET
- CONCRETE MARKER FOUND
- SUBJECT BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- R/W — RIGHT OF WAY LINE
- EASEMENT

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE CONSIDERED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF PERSONS OR PROPERTY ON THE JOB SITE IN THE WORK. IN ANY MEMBER OR STRUCTURES, OR OF ANY OTHER PERSONS.

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ATWELL
3 GREENSBORO AVENUE, SUITE 850
TUSCALOOSA, AL 35401
(205) 345-0816
WWW.ATWELL-GROUP.COM
ALABAMA COA #1099

LOCATED IN
SECTION 9, TOWNSHIP 17 NORTH
RANGE 30 EAST
RUSSELL COUNTY, ALABAMA

CLIENT
PALMETTO CAPITAL GROUP, LLC

A REPLAT OF
LOT 4, PHENIX CONCEPTS PLAT NO.1
M/P BOOK 30, PAGE 180

2039 US HIGHWAY 280/431
PHENIX CITY, ALABAMA, 36867

DATE
05/05/2025

REVISIONS

DWG.	SDC
CH.	BBY
P.M.	L. SIMS
CODE	LS
JOB	24007585

SHEET NO.
1 OF 1

R-2
C-4
Opelika Rd
Opelika Rd
Opelika Rd
Stadium Dr
Stadium Dr
C-4
20th St
20th St
C-4
25th Ave
25th Ave
C-4
Lee Co AL GIS
26th Ave
26th Ave
C-4
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
USHY 280
20th St
27th Ave
20th St
C-4
27th Ct
R-1
20th St
28th Ave
C-4
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.gov

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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
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: **July 3, 2025**

RE: **Administrative Subdivision – 1.67 +/- acres located at 2039 US Hwy 280/431**

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.

PHENIX CITY Alabama
DEPARTMENT OF ENGINEERING / PUBLIC WORKS
601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.gov

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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: Administrative Subdivision

General Information

Applicant:	Phenix Girard Bank
Surveyor of Record:	BSI, Inc.
Site Location:	Intersection of 16th Ave. & 1st Pl S
Acreage:	3.03 +/- acres
Number of Lots:	From 2 lots to 4 lots
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
District:	Three
Survey Plat:	Attached
City Services:	Fire, Police, Water & Sanitary Sewer, Streets & Drainange

Staff Comments

None.

Engineer/Owner Comments

None.

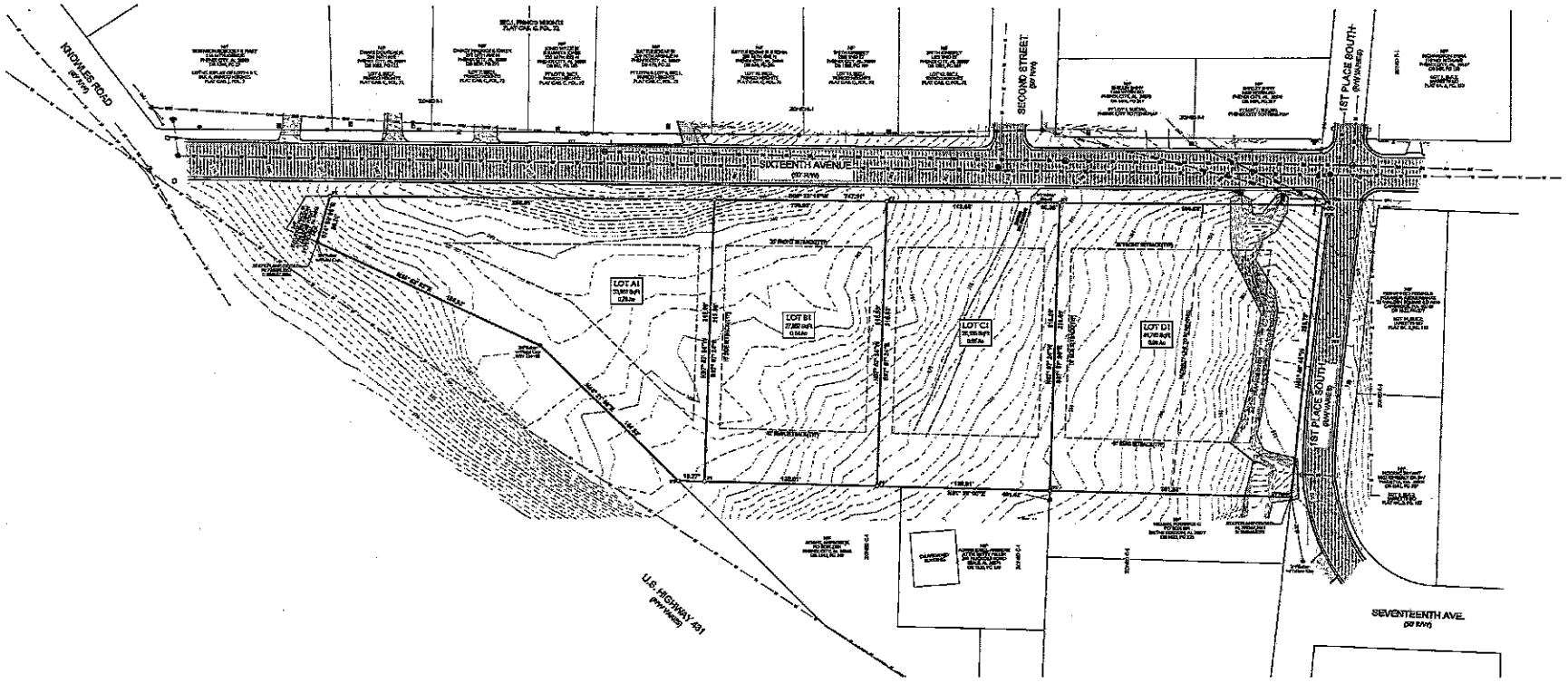
SURVEY NORTH IS BASED ON ALABAMA EAST (0101) PLANE COORDINATES BY GPS OBSERVATIONS

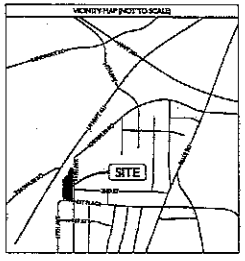
PLAT OF PROPERTY DIVISION FOR
PHENIX GIRARD BANK

LOCATED IN SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST
PHENIX CITY, RUSSELL COUNTY, ALABAMA

RECORDING INFORMATION

THIS AREA RESERVED FOR THE OFFICE OF THE JUDGE OF PROBATE FOR RECORDING INFORMATION ONLY





BSI
ENGINEERING | SURVEYING
335 W. RIVERCH STREET E. OPELIKA, AL 36801
334-887-4387 | www.bsiinc.com

SURVEYOR'S NOTES:
BSI ENGINEERING, INC.
ALABAMA REG. NO. 24928
GEORGIA REG. NO. 3243
BSI ENGINEERING & SURVEYING, INC.
121 W. RIVERCH STREET
OPELIKA, AL 36801
334-887-4387 (O)
334-887-4388 (F)
BSI ENGINEERING & SURVEYING, INC.
1550 ALABAMA AVENUE
SELMA, ALABAMA 36701
334-875-2634 (O)
334-875-2635 (F)

PHENIX CITY REQUIRED NOTES

PHENIX CITY REQUIRED NOTES:
EASEMENT NOTES:
1. EASEMENTS ARE PRIVATELY MAINTAINED.
2. STRUCTURES ARE PROHIBITED ON EASEMENTS.
3. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.
4. NO TREES OR SHRUBS PLANTED WITHIN THE RIGHT OF WAY OR EASEMENT UNLESS APPROVED OTHERWISE BY THE LOCAL GOVERNING AUTHORITY.

UTILITIES NOTES:
1. WATER AND SEWAGE SERVICE PROVIDED BY THE PHENIX CITY UTILITIES DEPARTMENT.

FIRE CODE NOTE:
ANY CONSTRUCTION DONE ON THIS SITE MUST MEET THE MOST CURRENT INTERNATIONAL FIRE CODE.

SITE NOTE

1. PROPERTY LOCATION:
THE BASIS, ID #s 87 05 16 32 3 004 000.000, 87 05 16 32 3 004 000.000 & 87 05 16 32 3 004 000.001, (PER THE RUSSELL COUNTY GIS DATABASE)

2. PROPERTY OWNER AT THE TIME OF THIS SURVEY:
PHENIX GIRARD BANK
PO BOX 0
PHENIX CITY, AL 36868

3. AREA OF PROPERTY:
TOTAL NUMBER OF LOTS: 4
AREA OF SMALLEST LOT: 0.91 ACRE
AVERAGE OF LARGEST LOT: 1.54 ACRE
TOTAL AREA OF SITE: 3.70 ACRES

4. FLOOD NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) OF RUSSELL COUNTY, ALABAMA, MAP NUMBER 01113C0081J, EFFECTIVE DATE JULY 22, 2019, THE PROPERTY SHOWN HEREON IS IN THE FOLLOWING ZONES:
ZONE "X" AND SHADING (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN).

5. ZONING INFORMATION:
THE SUBJECT PROPERTY IS CURRENTLY ZONED R-E
PER CITY OF PHENIX CITY REZONE ORDINANCE NO. 2020-04, PASSED, APPROVED AND ADOPTED 19 MARCH, 2020
BUILDING SETBACKS:
FRONT: 30'
SIDE: 15'
REAR: 40'
CORNER SIDE: 30'

6. ALL BEARING / PROPERTY OWNERS SHOWN ARE TAKEN FROM THE RUSSELL COUNTY GIS TAX MAPS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS PLAT IS RESHAPE THE SUBJECT PROPERTY AS SHOWN HEREON.

2. BSI ENGINEERING SURVEYING, INC. WAS NOT PROVIDED AN ATTORNEY'S TITLE OPINION, TITLE POLICY OR TITLE COMMITMENT. THE SURVEYOR'S SEARCH OF PUBLIC RECORDS WAS LIMITED TO THOSE MATTERS AFFECTING THE BOUNDARIES OF THE SUBJECT PROPERTY ONLY. THERE MAY BE MATTERS OF RECORD, SUCH AS COVENANTS, EASEMENTS, RIGHTS OF WAY, ETC., THAT MAY AFFECT THE TITLE TO THE SUBJECT PROPERTY WHICH WERE NOT DISCLOSED TO OR KNOWINGLY THE SURVEYOR AT THE TIME OF THIS SURVEY.

3. SURVEYOR SURVEY PLANTY DEEDS OF REFERENCE:
(A) TO TIDWAY (MAP OF PHENIX CITY,
(B) RUSSELL COUNTY DEEDS,
(C) DEED BOOK 1003, PAGE 186, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA,
(D) DEED BOOK 1043, PAGE 346, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA,
(E) DEED BOOK 1051, PAGE 178, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA,
(F) DEED BOOK 907, PAGE 845, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA,
(G) DEED BOOK 1071, PAGE 291, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA,
(H) TAX DEED BOOK 1671, PAGE 291, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA,
(I) PLAT OF PARTS OF LOTS 4 AND 5, PIED OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA, PREPARED BY WARREN ELLIS, AL PLS #11635.

4. IMPROVEMENTS SHOWN WERE LOCATED WITHIN THE SCOPE OF THIS SURVEY.

5. NO ENCROACHMENTS WERE OBSERVED WITHIN THE SCOPE OF THIS SURVEY.

6. THERE WAS NO ATTEMPT IN THE FIELD TO DETERMINE THE LOCATION AND / OR THE EXTENT OF POSSIBLE ENCROACHMENTS BENEATH THE SURFACE.

7. UTILITIES SHOWN ON THIS PLAT ARE BASED ON OBSERVED EVIDENCE BY BSI ENGINEERING SURVEYING, INC. PERSONNEL, AT THE TIME OF THE SURVEY. ALL UNDERGROUND UTILITIES, STRUCTURES, ACCESS AND TYPES (IF APPLICABLE), ARE BASED ON OBSERVATIONS IN THE FIELD ONLY. LOCATION OF UNDERGROUND UTILITIES ARE BASED ON LOCATIONS MARKED AND PROVIDED BY UTILITY COMPANIES AND/OR CONTRACT LOCATORS AND LOCATORS AND SHOULD BE CONSIDERED APPROXIMATE. NO DESTRUCTION IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THIS INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON BY BSI ENGINEERING SURVEYING, INC.

8. THIS DRAWING MAY NOT BE ALTERED OR ALTERED TO WITHOUT PERMISSION FROM BSI ENGINEERING SURVEYING, INC. THIS DRAWING BECOMES VOID IF ANY ALTERATIONS OR CHANGES ARE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF BSI ENGINEERING SURVEYING, INC.

9. "WETLAND IS NOT TO BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT BEARS THE PROFESSION, AND SIGNATURE OF A REGISTERED PROFESSIONAL.

10. PLAT CLOSURE:
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN _____ FEET.

CERTIFICATES

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT PHENIX GIRARD BANK IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ROADS, ALLEYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

_____ DATE: _____
PHENIX GIRARD BANK

NOTARY ACKNOWLEDGEMENT:

STATE OF ALABAMA

COUNTY OF _____

I _____, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT _____ ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF THIS CONVEYANCE AND DESCRIPTION, HE/SHE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND THE _____ DAY OF _____, 20__.

MY COMMISSION EXPIRES: _____ NOTARY SIGNATURE: _____

CERTIFICATE OF PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN HEREON IS FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA, AND IS THE EXCEPTION OF VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

_____
CHAIRMAN, PLANNING COMMISSION DATE

_____
SECRETARY, PLANNING COMMISSION DATE

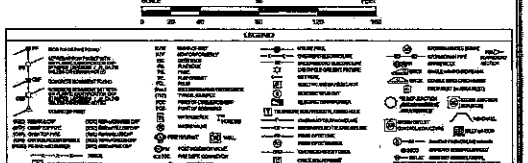
CERTIFICATE OF RUSSELL COUNTY ENGINEER

THIS PLAT WAS APPROVED BY THE RUSSELL COUNTY ENGINEER AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL, ALABAMA.

_____ DATE: _____
RUSSELL COUNTY ENGINEER

SCALE: 1" = 100' (0 100 200 300 400)

LEGEND



ALABAMA LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR
ERIKA E. EARLING
6/29/2025

SURVEYOR'S CERTIFICATE

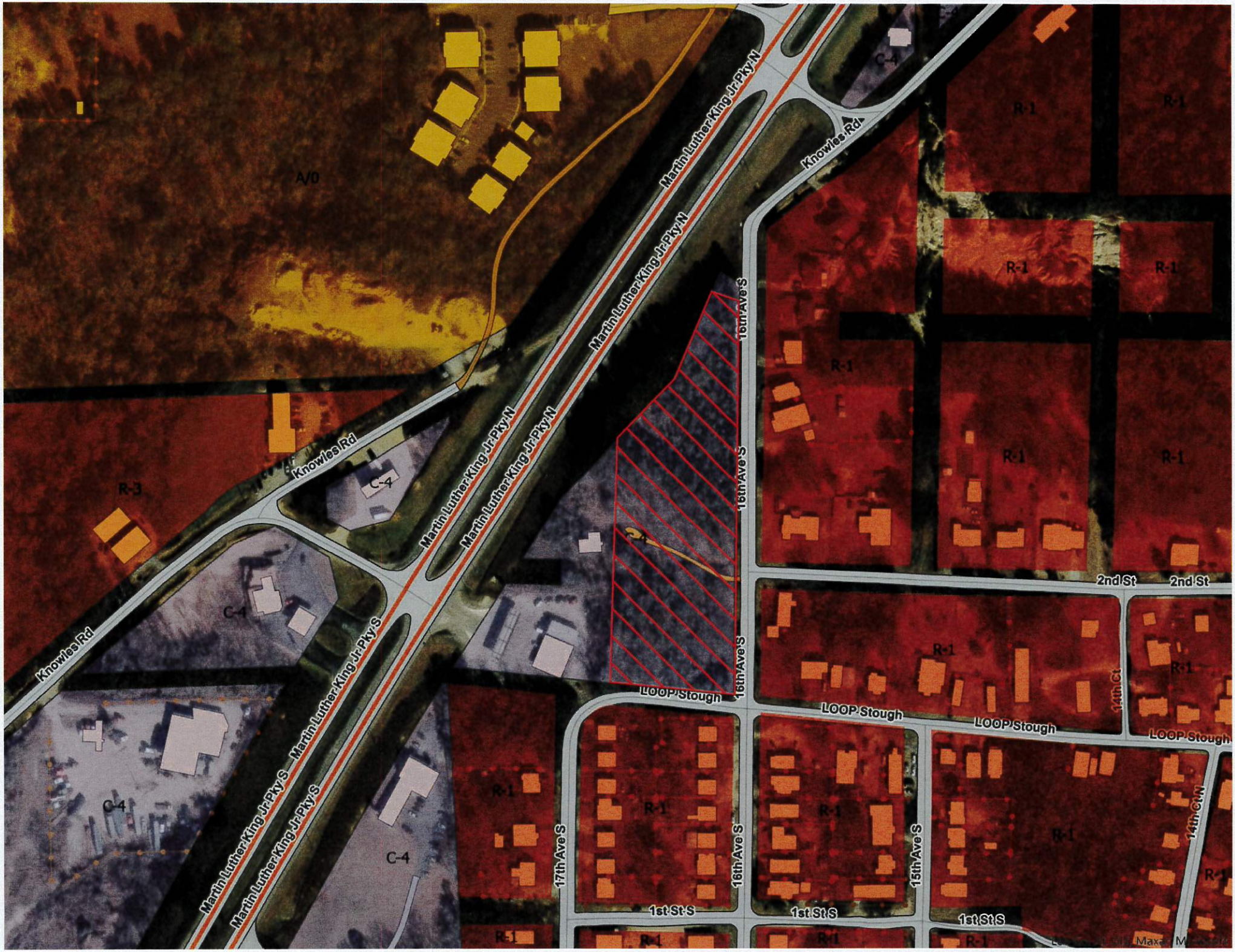
I HEREBY CERTIFY THAT ALL ASPECTS OF THIS MAP OF SURVEY WAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE BOARD OF EXAMINERS FOR ENGINEERING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ERIKA E. EARLING, ALABAMA PLS #37140 DATE: 6/29/2025

NO.	REVISION DESCRIPTION	DATE
1.	-	-
2.	-	-
3.	-	-
4.	-	-
5.	-	-

PROJECT NO: 24-0266-REPLAT
DRAWING DATE: 6/17/2025
DRAWN BY: TLS
SCALE: 1"=100'
FIELD DATE: 4/30/2025
FIELD BY: RL/MD/DP

6/29/25


A/0
R-3
C-4
R-1
Knowles Rd
Martin Luther King Jr Pky N
Martin Luther King Jr Pky S
16th Ave S
17th Ave S
15th Ave S
LOOP Stough
2nd St
1st St S
14th Ct
14th Ct N

PHENIX CITY Alabama

DEPARTMENT OF ENGINEERING / PUBLIC WORKS

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.gov

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Mayor Pro Tem / At Large

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Councilmember District 1

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Mayor

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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: **July 3, 2025**

RE: **Administrative Subdivision – 3.03 +/- acres located at the intersection of 16th Ave. & 1st Pl S**

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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Item No. 10

Type of Request: Administrative Subdivision

General Information

Applicant:	Henry Mann, III
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	Along Grace Rd.
Acreage:	0.68 +/- acres
Number of Lots:	From 4 lots to 2 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	Police, Utilities Jurisdiction

Staff Comments

None.

Engineer/Owner Comments

None.

CERTIFICATE OF RUSSELL COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF RUSSELL, ALABAMA, HEREBY CERTIFIES APPROVAL OF THIS PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF RUSSELL COUNTY, ALABAMA, THIS _____ DAY OF _____, 2025.

_____
COUNTY ENGINEER
COUNTY OF RUSSELL, ALABAMA

RUSSELL COUNTY HEALTH DEPARTMENT

"THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE RUSSELL COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON."

Johnny Burdl — RUSSELL COUNTY HEALTH OFFICER — 6-24-25 — DATE

CERTIFICATE OF APPROVAL PHENIX CITY PLANNING COMMISSION

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA, WITH THE EXCEPTION OF VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA."

_____ _____
CHAIRMAN, PLANNING COMMISSION — DATE

_____ _____
SECRETARY, PLANNING COMMISSION — DATE

OWNERSHIP AND DEDICATION

I, HENRY MANN III, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CERTIFY THAT I HEREBY ADOPT THIS PLAT WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

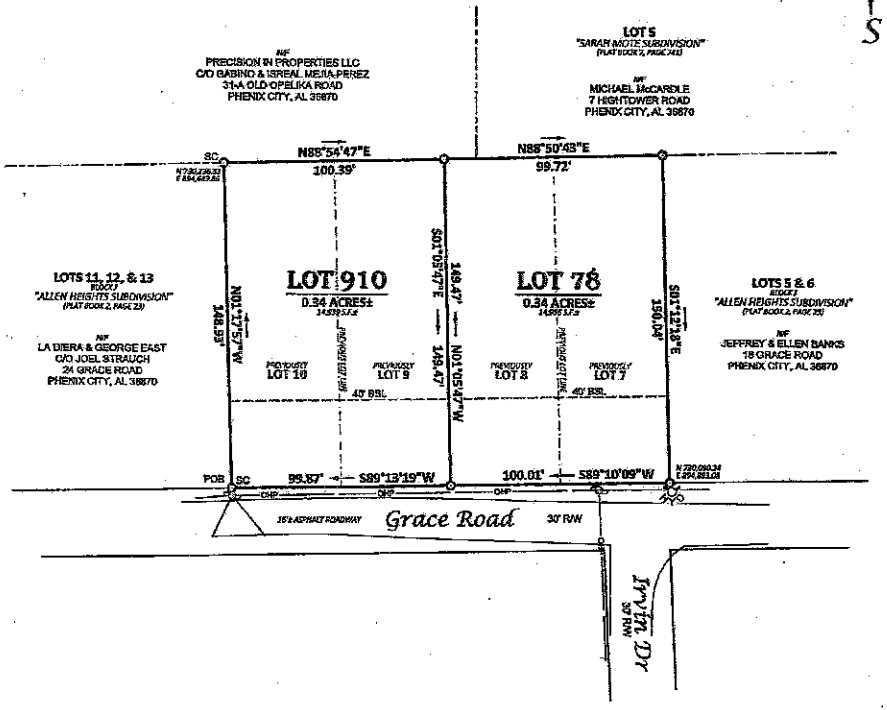
SIGNED: Henry Mann III — DATE: 6-23-25
HENRY MANN III

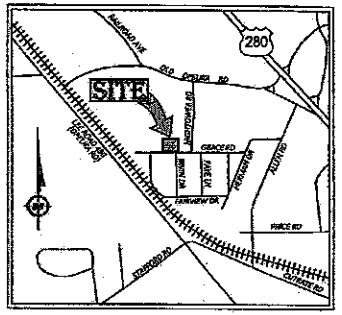
NOTARY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT, THEY EXECUTED THE SAME VOLUNTARILY.

6/23/25 — DATE OF EXECUTION
NOTARY PUBLIC

DAVID NATHAN McBRIDE — MY COMMISSION EXPIRES DECEMBER 14, 2026 — NOTARY PUBLIC — STATE OF ALABAMA





Vicinity Map
NOT TO SCALE

ADMINISTRATIVE REPLAT NOTES

1) STRUCTURES PROHIBITED ON EASEMENTS AND ACCESS SHALL NOT BE RESTRICTED BY UNGATED FENCES.
2) ALL EASEMENTS ARE PRIVATELY MAINTAINED.
3) FOR THE PURPOSE OF ACCESS, ONE EASEMENT SHALL SERVE NO MORE THAN ONE LOT OR DWELLING.
4) SUBJECT PROPERTY IS NOT LOCATED IN THE CITY LIMITS OF PHENIX CITY.
5) THE CITY OF PHENIX CITY IS NOT RESPONSIBLE FOR ANY EASEMENTS SHOWN HEREON.
6) ANY FENCE(S) LOCATED INSIDE A PUBLIC EASEMENT SHALL HAVE GATES TO ALLOW FULL ACCESS TO SAID EASEMENT.
7) NO TREES OR SHRUBS PLANTED WITHIN RIGHT-OF-WAY OR EASEMENTS UNLESS APPROVED OTHERWISE BY THE LOCAL GOVERNING AUTHORITY.
8) ANY WATER METERS SITUATED ON THE PROPERTY CARRIES A 10 FOOT WATER UTILITY EASEMENT SURROUNDING IT WHICH EXTENDS TO THE NEARBY RIGHT-OF-WAY.
9) THE PURPOSE OF THIS SURVEY IS TO COMBINE THE PROPERTY INTO 2 LOTS. NOT ALL IMPROVEMENTS ARE SHOWN.

SURVEYOR'S NOTES

1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN, SUBJECT TO EASEMENTS, RESTRICTIONS & SETBACKS OF RECORD.
2) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
3) UNDERGROUND UTILITIES SHOWN, IF ANY, ARE APPROXIMATE.
4) ALL DRIVEWAYS JOINING COUNTY OR STATE R/W SHALL BE PERMITTED BY THE RUSSELL COUNTY ENGINEERING DEPARTMENT OR ALDOT (STATE).
5) REAR SETBACK LINE = 20' SIDE SETBACK LINE = 10'
6) BEARINGS SHOWN ARE RELATIVE TO NAD 83 (2011) ESTABLISHED ON THE ALDOT CORS RTK NETWORK.
7) ALL PROPERTY CORNERS ARE 3/4" OPEN TOP PIPE UNLESS NOTED OTHERWISE.
8) THE SURVEYOR MAKES NO GUARANTEES TO THE LOCATION OF ANY EFFLUENT DRAIN FIELDS, SEPTIC TANK, OR SEPTIC LINES ON THE SUBJECT PROPERTY.
9) IN LIEU OF SECTION TIE, ALABAMA STATE PLANE EAST ZONE COORDINATES ARE PROVIDED.

40 0 40
GRAPHIC SCALE IN FEET
1 inch = 40 ft.

REFERENCES

1) DEED BOOK 1583, PAGE 90 (SOURCE OF TITLE)
2) DEED BOOK 413, PAGE 582
3) DEED BOOK 697, PAGE 340
4) DEED BOOK 1595, PAGE 142
5) DEED BOOK 1594, PAGE 8
6) DEED BOOK 1044, PAGE 133

FLOOD CERTIFICATION

THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SFHA AS PER THE FIRM OF RUSSELL COUNTY, ALABAMA, MAP NO. 01113C0043D, EFFECTIVE: JANUARY 8, 2014.

DIVISION DETAILS

* TOTAL ACREAGE:	0.68 ACRES±
* TOTAL NUMBER OF LOTS:	2
* SMALLEST LOT SIZE:	0.34 ACRES±
* ZONING CLASSIFICATION:	PLANNING ONLY

TAX ID: 57 01 09 32 3 003 001.001

LEGEND

SC	2" SOLID CASTING	⊙	IRON PIN FOUND
POB	POINT OF BEGINNING	◉	1/2" REBAR & CAP SET (AL23345)
BSL	BUILDING SETBACK LINE	△	CALCULATED POINT
N/F	NOW OR FORMERLY	<P>	POWER POLE
R/W	RIGHT-OF-WAY	———	PROPERTY LINE
( )	REFERENCED BEARING / DISTANCE	—·—·—	PREVIOUS PROPERTY LINE
WM	WATER METER	———	ADJOINING PROPERTY
	FIRE HYDRANT	---OHP---	OVERHEAD POWER

"I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

D. NATHAN McBRIDE — DATE: 6/18/25
REG. NO. 23345

ALABAMA LICENSED No. 23345 PROFESSIONAL LAND SURVEYOR D. NATHAN McBRIDE

Licensed Professionals in Alabama & Georgia
McBride & Maxey, Inc.
Civil Engineering & Land Surveying
2505 Crawford Road, Phenix City, AL 36867
Office: (334) 297-5717 - Fax: (334) 297-1066
Email: comments@mcbridemaxey.com
Web: www.McBrideMaxey.com

REV	REVISION DESCRIPTION	DATE

FIELD WORK COMPLETED ON AUG. 5, 2024
PROJECT NO: 1302.25 | DRAWN BY: M. Dole

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF McBRIDE & MAXEY, INC.

" Redivision of Lot 7 through 10 "

A PROPERTY BOUNDARY SURVEY FOR THE REDIVISION OF LOTS 7 THROUGH 10, BLOCK J, ALLEN HEIGHTS SUBDIVISION, LYING IN SECTION 32, TOWNSHIP 18 NORTH, RANGE 30 EAST, RUSSELL COUNTY, ALABAMA

PROPERTY OWNERS:
Henry Mann III
5700 LEE ROAD 145, SALEM, AL 36874

DATE: JUNE 16, 2025
SCALE: 1" = 40'
SHEET NO: 1 OF 1

Grace Rd
Grace Rd
Faye Ln
Faye Ln
Hightower Rd
Hightower Rd
Grace Rd
Irvin Dr
Irvin Dr
Grace Rd
Grace Rd
Fairview Dr
Fairview Dr
Lee 0430 Rd
Lee 0430 Rd

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To: **Planning Commission**

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

Date: **July 3, 2025**

RE: **Administrative Subdivision – 0.68 +/- acres located along Grace Rd.**

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