



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 14, 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 September 9, 2025 Meeting Minutes
- 5) Approval of the September 23, 2025 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval of Administrative Subdivision – 8.77+/- acres located on 1407 Lee Road 213 – Angela Lynn Williams, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Request for Waiver – 9.27+/- acres off River Oak Way (Rock Island Subdivision) – Debbie & Mike Bowden, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Acceptance of Annexation – 2.44+/- acres located at 4435 Lee Road 248 (Summerville Road) – Jaxon Dyer, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 10) Old Business
- 11) New Business
 - Election of New Officers: Chairman, Vice-Chairman and Parliamentarian
 - Approval of 2026 Meeting Schedule
- 12) Adjournment

September 9, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 9, 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 Green, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt.

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 Green, 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. The following were present in person. Councilmember Greene, City Engineer/Public Works Director Angel Moore, Asst. Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Asst. Chief of Police Joey Weierick, Fire Chief Kris Kennedy, City Manager Wallace B. Hunter, Asst. 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 August 28, 2025 meeting minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Carr made the motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Ivy, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Members Green and Lindsey. 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 Public Hearing and Recommendation of Annexation of 2.73+/- acres located at 5409 Lee Road 248 (Summerville Road) for T. Bruce Wade, II, owner. City Engineer/Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: September 5, 2025

RE: Request for Annexation – 2.73+/- acres located at 5409 Lee Rd. 248 (Summerville Rd.)

The above referenced petition for annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments. City Staff has no objections with the approval of this request for annexation.

Chairman Sims opened the public hearing. With no one coming forward the public hearing was closed. Chairman Sims asked if there was a motion of recommendation to approve or deny. A motion to recommend approval was made by Member Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Green, 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 Approval of Administrative Subdivision of 2.93+/- acres located at 5409 Lee Road 248 (Summerville Road) for T. Bruce Wade, II, owner. City Engineer/Public

Works Director Angel Moore reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: September 5, 2025

*RE: Administrative Subdivision – 2.93+/- acres located at 5409 Lee Road 248 (Summerville Road)
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.*

Chairman Sims asked if there was a motion to approve or deny contingent upon approval of the annexation request by City council. A motion to approve was made by Vice Chairman Taylor, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Green, 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 old business. None.

The ninth item on the agenda was new business. None.

The tenth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member McKissic, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Green, 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 September 23, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

September 23, 2025

The Planning Commission of the City of Phenix City, Alabama did not hold the Tuesday, September 23, 2025 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, October 14, 2025.

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 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. 7

Type of Request: Administrative Subdivision

General Information

Applicant:	Angela Lynn Williams
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	1407 Lee Rd. 213
Acreage:	8.77 +/- acres
Number of Lots:	2 lots (adjusting boundary lines between lots)
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing dwellings
Proposed Use of Property:	Existing dwellings
District:	None
Survey Plat:	Attached
City Services:	Phenix City Utilities Jurisdiction

Staff Comments

None.

Engineer/Owner Comments

None.





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

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Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

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

MEMORANDUM

To: Planning Commission

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

Date: October 9, 2025

RE: Administrative Subdivision – 8.77 +/- acres located at 1407 Lee Rd. 213

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

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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY 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. 8

Type of Request: **Waiver**

General Information

Applicant:	Debbie Bowden & Mike Bowden
Surveyor of Record:	BSI, Inc.
Site Location:	Off of River Oak Way
Acreage:	9.27 +/- acres
Number of Lots:	16 lots proposed
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Existing Dwelling
Proposed Use of Property:	Single Family Residential
District:	One
Survey Plat:	Attached
City Services:	Water, Fire, Police, Streets & Drainage

Staff Comments

Section 4.06.03 of the Subdivision Regulations allows developments to have private streets with an approved waiver from the Planning Commission. All road and utility construction will be required to meet the requirements of the Public Works Manual and applicable codes.

Engineer/Owner Comments

None.

Request for Waiver

Rec'd
8/27/25
11:25 AM

Name of Applicant(s): Debbie Bowden

Name of Engineering Firm (If Applicable): BSI

Owner Information:

Name: Debbie Bowden ~~Attorney for~~ Mike Bowden

Address: 5405 Stony Brook Dr. PC A1

Phone: 706 332-7777

Email: MBowden7@aol.com

Location of Property: River Oak Way

State in Detail Why a Waiver Is Being Requested:

I am proposing a single family gated development with private streets and private utilities.

State Facts Upon Which The Waiver Is Relying Upon:

Section 4.06.03 of the Subdivision Regulations requires an approved waiver from the Planning Commission for private streets.

List Any Attachments To This Petition:

Provide A Short Explanation On Why You Believe The Waiver Should Be Approved:

The proposed street will meet all of the requirements of the Public Works Manual and Fire Code as per Section 4.06.03 of the Subdivision Regulations.

Signature of Owner

Debbie Bowden

DA MBE

Date

8-26-25

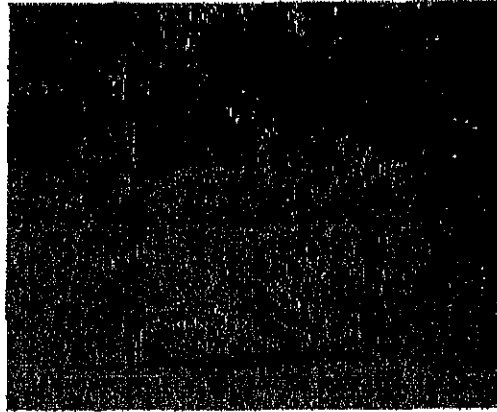
* Include documentation verifying proof of ownership of the property for which the waiver is being requested.

Lee County Alabama - 2025

Property Record Card

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0s 160s 1.00
156.1
1.004
225s
225s
160s 160s 8'38" 167.6



Parcel Info

Parcel Number			Delta Pin #	Exempt	
1407350000001004			7113	Not Exempt	
Subdivision					
Neighborhood		PC-R-R15			
District	City	S-T-R	Acreage	Lot Size	Deed B/P/D
03	Phenix City	00-00-00	0.83		2164-946-11
Brief Description		BEG NW COR SEC 35;E 160'S;SLY 156.07';SWLY 63.6' W 130'S;N 225'S TO POB SEC 35, T18N, R30E			

Owner

Name	BOWDEN DEBORAH M			
Mailing Addr	5400 STONEY BROOKE DR PHENIX CITY, AL 36887	Physical Addr	0 0 STONEY BROOK DR	

Values

Land Total:	\$41,500.00
Building Total:	\$0.00
Appraised Value:	\$41,500.00
Yrly Tax:	3.68

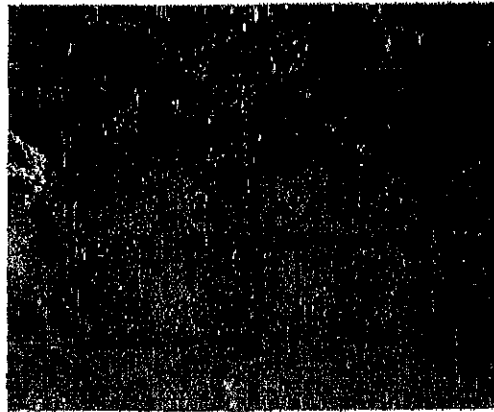
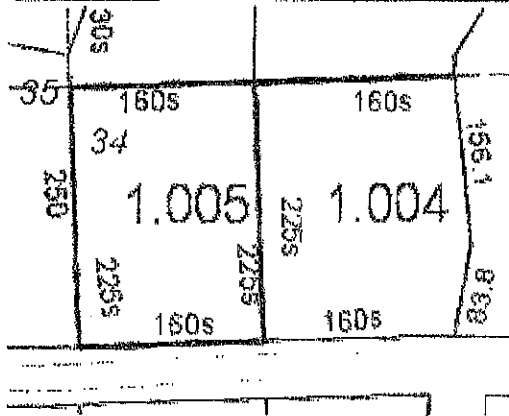
Tax History

Tax Year	Date Paid	Amount Paid
2024	12/20/2024	\$3.68
2023	12/20/2023	\$3.60
2022	12/28/2022	\$3.60

Lee County Alabama - 2025

Property Record Card

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Parcel Info

Parcel Number			Delta Pin #	Exempt	
1408340000001005			7112	Not Exempt	
Subdivision					
Neighborhood		PC-R-RJ5			
District	City	S-T-R	Acroage	Lot Size	Deed B/P/D
03	Phenix City	00-00-00	0.83		164-946-II
Brief Description		BEG NE COR SEC 34;W 160'S;S 225'S;E 160 S;N 225 S TO POB SEC 34 T18N R30E			

Owner

Name	BOWDEN DEBORAH M				
Mailing Addr	6400 STONEY BROOKE DR PHENIX CITY, AL 36867	Physical Addr	STONEY BROCK DR		

Values

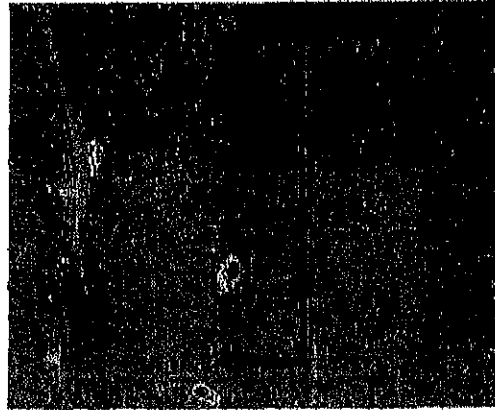
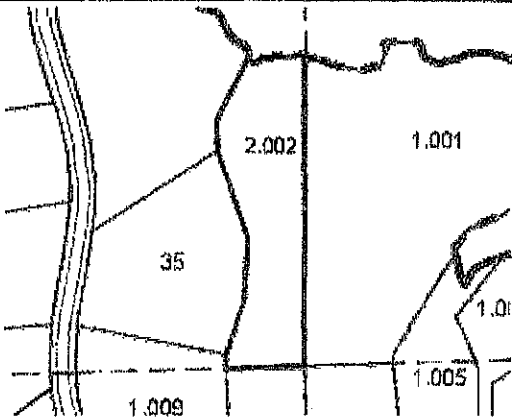
Land Total:	\$41,500.00
Building Total:	\$0.00
Appraised value:	\$41,500.00
Yrly Tax:	498

Tax History

Tax Year	Date Paid	Amount Paid
2024	12/20/2024	\$498.00
2023	12/20/2023	\$298.80
2022	12/28/2022	\$298.80

Lee County Alabama - 2025

Property Record Card

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Parcel Info

Parcel Number		Delta Pin #		Exempt	
1408270000002002		7111		Not Exempt	
Subdivision					
Neighborhood		PC-R-RIW			
District	City	S-T-R	Acreage	Lot Size	Deed B/P/D
03	Phenix City	00-00-00	2.01		LI 14-946-11
Brief Description		PART SE4 SE4 SEC 27, T18N, R30E; BEG SE COR W 1/4 S 11 30 S; NE 1/4 2 11 121.03; NW 185.7' N 50' NE 144.47' E 103.4' ALG CONTOUR LN S 594.4' TO POB			

Owner

Name	BOWDEN DEBORAH M				
Mailing Addr	5400 STONEY BROOKE DR PHENIX CITY, AL 36867	Physical Addr	5400 5400 STONEY BROCK DR		

Values

Land Total:	\$100,500.00
Building Total:	\$0.00
Appraised value:	\$100,500.00
Yrly Tax:	7.4

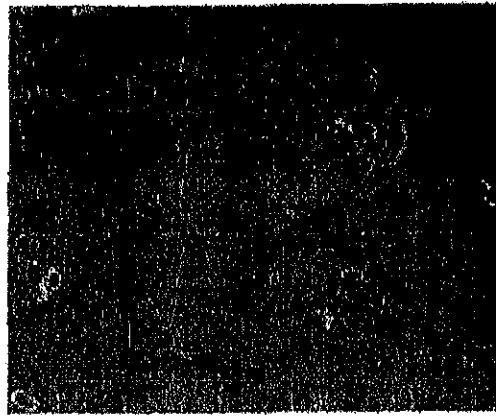
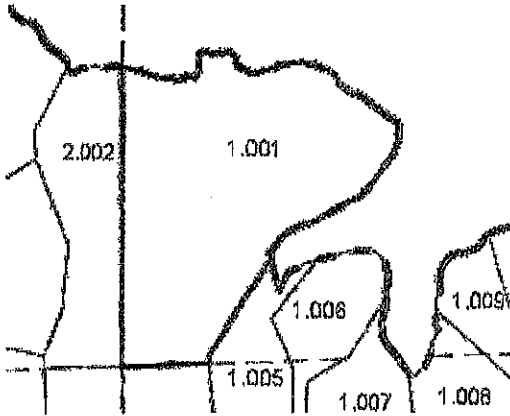
Tax History

Tax Year	Date Paid	Amount Paid
2024	12/20/2024	\$7.40
2023	12/20/2023	\$7.20
2022	12/28/2022	\$7.20

Lee County Alabama - 2025

Property Record Card

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Parcel Info

Parcel Number			Delta Pin #		Exempt
1407260000001001			7110		111
Subdivision					
Neighborhood		PC-R-RIW			
District	City	S-T-R	Acreage	ot Size	Deed B/P/D
03	Phenix City	00-00-00	5.6		2104/446-7
Brief Description		BEG @ THE SW COR OF SEC 26, TH N 60° S ELY 95° N ALG LANE OLIVER SWLY 190° S; W 190° S ALG SW SEC LN OF SEC 26 TO COR SEC 26 THEN E 90° E			

Owner

Name	BOWDEN DEBORAH M		
Mailing Addr	5400 STONEY BROOKE DR PHENIX CITY, AL 36867	Physical Addr	5400 STONEY BROOK DR

Values

Land Total	\$395,000.00
Building Total	\$542,120.00
Appraised value:	\$937,120.00
Yrly Tax:	4208.66

Tax History

Tax Year	Date Paid	Amount Paid
2024	12/20/2024	\$4,208.66
2023	12/20/2023	\$4,183.00
2022	12/28/2022	\$4,183.00

Building [Sketch](#)

	Fig No	Use Type	Yr Built	Base Area	Upper Area	Stories	Appr Value
Detail	1	111	1988	4254	1214	1	\$445,380.00

Misc Improvements

Code	Desc	Value
3	POOLS	\$28,181.00


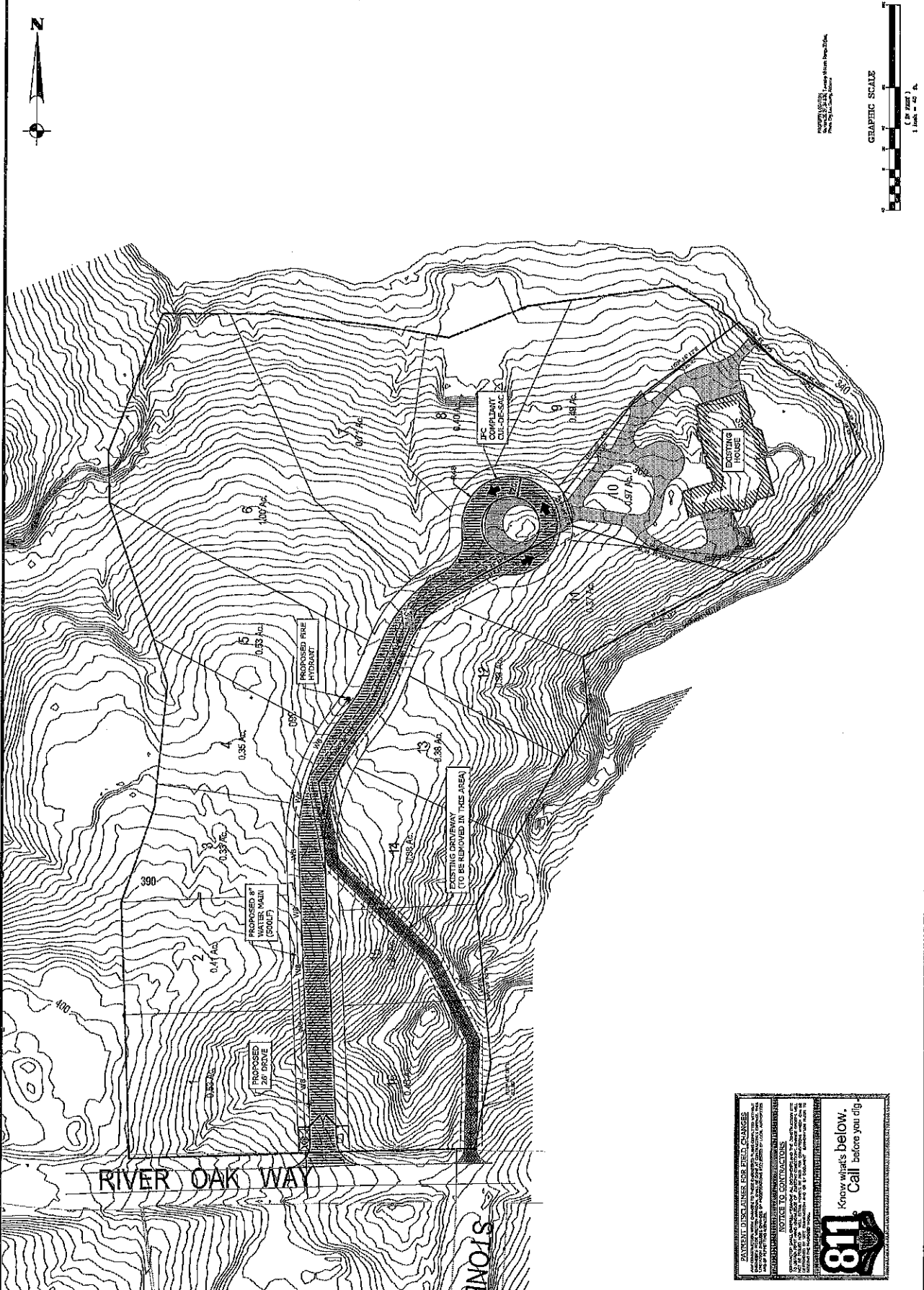
5	PARKING DECKS AND TENNIS COURTS	\$27,238.00
7	FENCING	\$1,932.00
9	FENCING	\$2,625.00
11	DOCKS AND DECKS	\$26,781.00
13	DOCKS AND DECKS	\$7,532.00
15	DOCKS AND DECKS	\$9,744.00

CONCEPT PLAN	DRAWN BY: A. J. BROWN CHECKED BY: A. J. BROWN REVIEWED BY: G. J. BROWN APPROVED BY: T. J. BROWN PROJECT NO.: 1000000000	DATE: 25 AUGUST 2002 PROJECT NAME: 20-0126
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MICHAEL S. BOWDEN
PHENIX CITY, ALABAMA

BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors

GRAPHIC SCALE
(in feet)
1 inch = 40 ft.

A horizontal graphic scale bar with alternating black and white segments. The segments are labeled 0, 20, 40, 60, 80, and 100. The bar is oriented vertically in the image.


PARENT DISCLAIMER FOR FIELD CHANGES

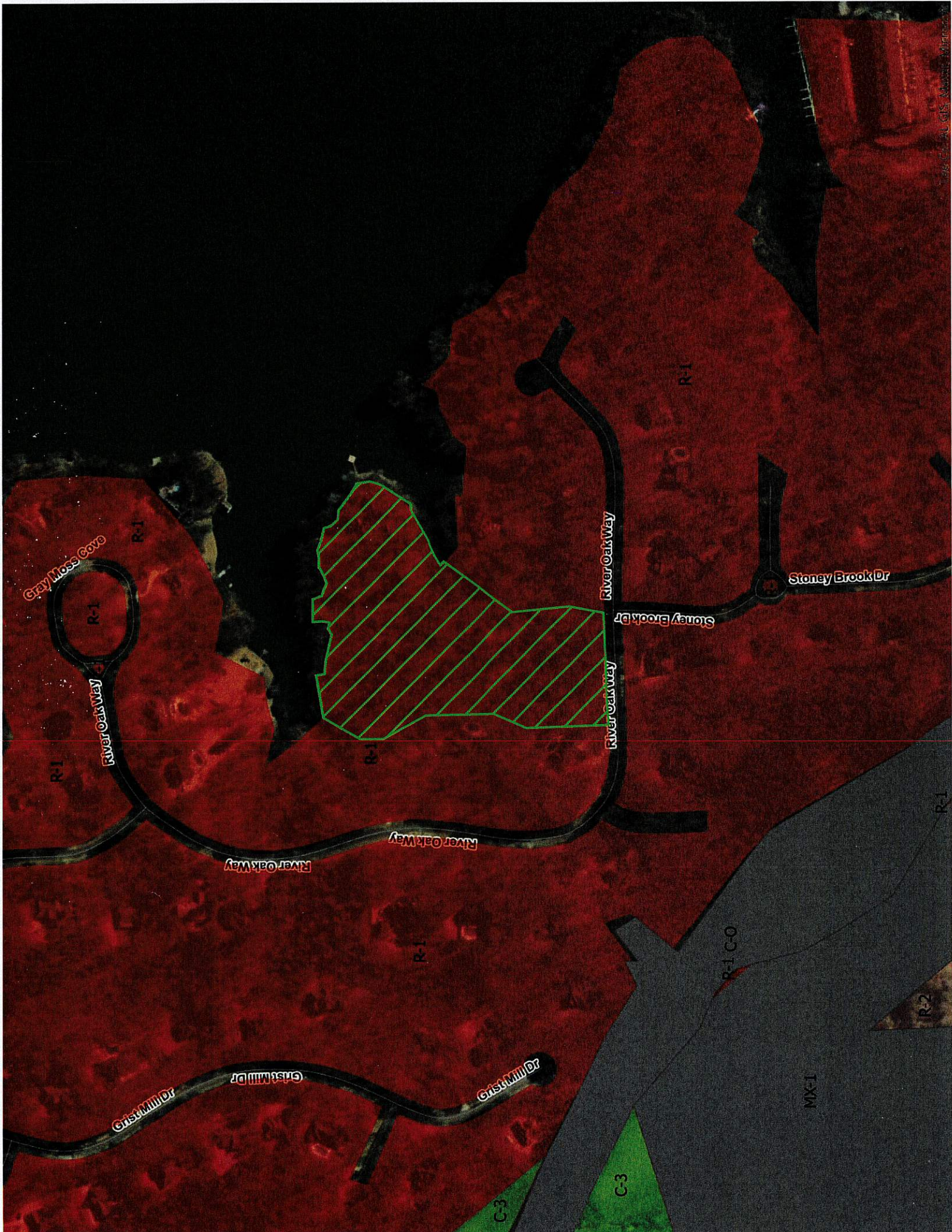
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811 Know what's below. Call before you dig.





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

Date: October 9, 2025

RE: Waiver Request – 9.27 +/- acres located off of River Oak Way

The above referenced Waiver Request has been reviewed by the Building, Utilities, Fire and Engineering Departments. Section 4.06.03 of the Subdivision Regulations requires an approved waiver from the Planning Commission for private streets. Staff has no objection to approval of this waiver as long as all requirements of the Phenix City Public Works Manual and applicable codes are met.

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
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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. 9

Type of Request: Annexation

General Information

Applicant:	Jaxon Dyer
Surveyor of Record:	BSI, Inc.
Site Location:	4435 Lee Rd. 248 (Summerville Rd.)
Acreage:	2.44 +/- acres
Current Zoning:	None
Proposed Zoning Classification:	R-1 Low Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
District:	Proposed District 1
Survey Plat:	Attached
City Services:	(If annexed) Phenix City Water, Fire, Police, Street and Drainage

Staff Comments

Based on Resolution 2017-300, in order for a residence to obtain City services, they must annex into the City limits unless they are legally unable to do so. In this case, Mr. Dyer's property is contiguous to the City limits therefore he has to annex his property in order to receive City services.

Engineer/Owner Comments

None



PETITION FOR ANNEXATION
Engineering/Public Works Department
1206 7th Avenue
Phenix City, AL 36867
334-448-2760

City of Phenix City

Ordinance No. _____

Applicant Name: <u>Jaxon Dyer</u>	Subdivision Name: _____
Mailing Address: <u>4409 Lee Rd 248</u> <u>Phenix City, AL 36867</u>	Area: _____
Email Address: <u>jaxonbdyer@gmail.com</u>	Phone Number: <u>706 - 329 - 7851</u>
Current Address Assigned to Property: <u>4435 Lee Rd 248 Phenix City, AL 36867</u>	

APPLICANT MUST ATTACH DEED(S) & TAX RECEIPT COVERING THE ENTIRE SUBJECT PROPERTY. ALL METES & BOUNDS DESCRIPTIONS (ON DISK) & LIST OF ADJOINING PROPERTY OWNERS & ADDRESSES (ON DISK) MUST BE SUPPLIED.

OWNERSHIP CONFIGURATION:

- ☒ Single Parcel/Single Ownership ☐ Multiple Parcels/Single Ownership
☐ Single Parcel/Multiple Ownership ☐ Multiple Parcels/Multiple Ownership

THE FOLLOWING INFORMATION IS REQUIRED BY THE U.S. JUSTICE DEPARTMENT AND BUREAU OF THE CENSUS.

Answers to the following questions should reflect the conditions existing on the subject property at the time of annexation.

1. a. Is this property your principal residence? ☐ Yes ☒ No (If "Yes," answer part B)
- b. Applicant's Marital Status: ☒ Single ☐ Married ☐ Separated ☐ Divorced ☐ Widowed
2. a. Total number of buildings on subject property: 200 0 under construction
Number of Houses 1 Number of Manufactured Homes _____ Other _____
- b. Number of persons living on subject property: 0
- c. Of all persons residing on the property, how many are of voting age (18 years or older)? 0
- d. Of all persons residing on the property, how many are:
White 6 African American 0 Hispanic 0 Asian/Pacific Islander 0
American Indian/Eskimo/Aleut 6 Other 0
- e. Number of children in household: 0 Ages: _____
- f. Proposed Use of Property (if any): Residential

GENERAL DESCRIPTION OF PROPERTY (Include acreage, subdivision name, lot number, etc.):

2.44 acres 4435 Lee Rd 248 Phenix City, AL 36867

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge.

APPLICANT SIGNATURE: Jaxon Dyer

APPLICANT'S NAME (Please Print): Jaxon Dyer

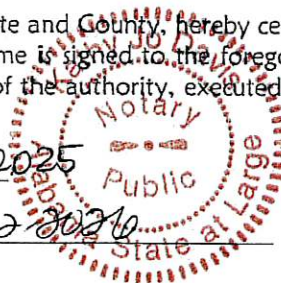
DATE: 10/14/25

I, Kathy Jo Davis, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Jaxon Dyer, as owner of above described property and whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the authority, executed the same voluntarily.

Given under my hand and seal on this the 14th day of October, 2025

Kathy Jo Davis
Notary Public

My Commission Expires: 12-27-2026



PETITION FOR ANNEXATION & PRE-ZONE

To the City of Phenix City, Alabama:

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file with the City Manager this written petition asking and requesting that our property as described be annexed to the City of Phenix City, Alabama, under the authority of §11-42-20 through §11-42-24, Code of Alabama 1975.

Initials JD

We further certify that said property is contiguous to the city limits of the City of Phenix City, Alabama and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the preceding description which lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by §11-42-21, Code of Alabama 1975. A map and written legal description of said property is attached.

Initials JD

We, the undersigned, fully understand that some municipal services, including water and sanitary sewer, may not be available to the subject property upon annexation and that said services may be extended or otherwise made available at the option of the City of Phenix City, Alabama. We also understand that the subject property lies within the Phenix City utility jurisdiction and furthermore understand that the City cannot extend said services into another utility jurisdiction.

Initials JD

We, the undersigned, fully understand that other municipal services including roadway and right of way maintenance and storm water control may not be available to the subject property. We also understand that the subject property lies within the Phenix City County maintenance jurisdiction and the City will not perform any right of way maintenance in this jurisdiction.

Initials JD

Furthermore, we certify that we understand fully that, following annexation, the subject property shall be subject to all laws and codes administered by the City of Phenix City, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Phenix City.

Initials JD

We do hereby request that the City Council and City Manager give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Phenix City, Alabama shall be rearranged so as to include such territory. We also request that the property be in voting district 1 and pre-zoned R1.

Initials JD

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 14th day of October, 2025.

Names and signatures of
ALL property owners:

Signature:
Print Name:

Jaxon Dyer
Jaxon Dyer

Signature:
Print Name:

Signature:
Print Name:

Signature:
Print Name:

I, Kathy Jo Davis, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Jaxon Dyer, as owner of above described property and whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the authority, executed the same voluntarily.

Given under my hand and seal on this the 14th day of October, 2025

Kathy Jo Davis
Notary Public

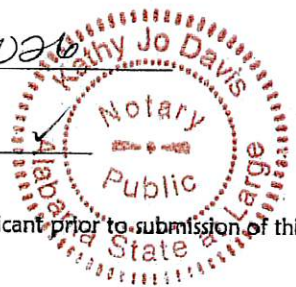
My Commission Expires: 12-22-2026

Deed & Tax Receipt Attached? ☒

List of Adjoining Property Owners & Addresses Attached? ☒

Metes & Bounds Description Supplied? ☒

Note: If the property contains a structure and is located in Lee County, a fee of \$250 must be paid by the applicant prior to submission of this application to the City Council.



After recording return to:
East Alabama Title
3625-A 18th Avenue
Phenix City, AL 36867
(334) 448-4882
(15-020_2025)

2749 835
Recorded in the Above
DEEDS Book & Page
06-16-2025 09:20:57 AM
Jere Colley - Probate Judge
Lee County, AL
Book/Page: 2749/835
Term/Cashier: SSPJ01 / MW
Tran: 32655.489614.633565
Recorded: 06-16-2025 09:21:24
DDE Deed Tax
RED Recording Fee
Total Fees: \$ 96.50

01.30
14.00

STATE OF ALABAMA)

COUNTY OF LEE)

WARRANTY DEED

Know All Men by These Presents: That in consideration of the sum of Ten Dollars (\$10.00) and Other Good and Valuable Considerations to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is hereby acknowledged,

J. GILBERT DYER, JR., a married man who certifies that the property herein conveyed is not his homestead nor the homestead of his spouse

hereby grants, bargains, sells and conveys to

JAXON B. DYER

the following described real estate situated in Lee County, Alabama, to wit:

All that tract or parcel of land in the North half of Section 28, Township 18 North, Range 30 East and being more particularly described as follows:

All that tract or parcel of land fronting 115 feet on the East side of the road leading from Phenix City, Alabama to West Point, Georgia and said land running back East 765 feet with a width of 115 feet, said parcel of land being bounded on the North and East by lands of Marvin Byrd; on the South by the lands of the Estate of J.W. Pierce, on the West by the road hereinabove mentioned; said parcel of land being a part of that certain tract or parcel of land heretofore used for public school purposes and part of land bought of C.F. Barr by the undersigned, all of said lands being in Lee County, Alabama. The above described tract or parcel of land beginning in the center of the above mentioned public road running thence along the half section line of Section 28 in an easterly direction 765 feet; thence running in a Northerly direction 115 feet; thence in a Westerly direction and parallel with the southern boundary hereof 765 feet to the public road; thence in a southerly direction along the public road 115 feet to the point of beginning.

This being the identical land conveyed to the Grantor herein by deed dated January 5, 2015, recorded in the Office of the Judge of Probate of Lee County, Alabama, in Deed Book 2450, Page 321.

Subject to easements and restrictions of record.

To Have and to Hold unto the said Grantee, his heirs and assigns, in fee simple, forever.

And Grantor does, for Grantor and for his heirs, executors and administrators, covenant with said Grantee, his heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise stated above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will, and Grantor's heirs, executors and administrators shall, warrant and defend the same to the said Grantee, his heirs and assigns, forever against the lawful claims of all persons.

In Witness Whereof, the said Grantor has hereto signed and sealed this Instrument this the 13 day of June, 2025.



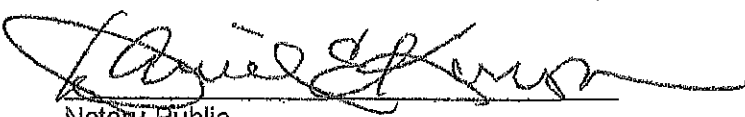
J. GILBERT DYER, JR.

STATE OF ALABAMA,

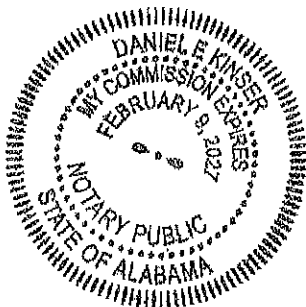
COUNTY OF RUSSELL:

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that J. GILBERT DYER, JR., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 13 day of June, 2025.



Notary Public



Prepared by:
The Law Office of James E. Hall
as scrivener only
1619 Broad Street
Phenix City, Alabama 36867
(334) 298-3001

NOTE:
THIS IS A CONVENTIONAL SYSTEM

NOTES:

1. SEPTIC TANK AND ABSORPTION FIELD TO BE INSTALLED AS DIRECTED BY THE LEE COUNTY HEALTH DEPARTMENT.
2. BUILDING PAD IS TO BE RAISED ACCORDINGLY WITH FIELD LINES OR PUMP WILL BE REQUIRED.
3. IF GRAVEL IS TO BE USED, 40% REDUCTION MUST BE ADDED.
4. 25' SETBACK REQUIRED FROM ALL DRAINAGE FEATURES.
5. 4" SOLID NON PERFORATED EFFLUENT LINE FROM SEPTIC TANK TO DISPOSAL AREA.
6. SLOPE MUST BE 6" OR MORE FROM SEPTIC TANK TO DISPOSAL AREA.
7. IF GRAVITY FEED CANNOT BE MET, A PUMP AND DISTRIBUTION BOX MAY BE REQUIRED.

0" OF FILL

240 LF OF 1003
TRIANGULAR EZ LAY
8' O.C. AT 30" DEPTH
(30" INTO ORIGINAL)

4 BEDROOM
HOUSE

1000 GALLON SEPTIC
TANK WITH APPROVED FILTER
PER ADPH REGULATIONS

PERC RATE 60 M/
& SOIL BORE (60")

100%
SATURATION

LEE ROAD 248



Timothy W. Simpson

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CUTOUT



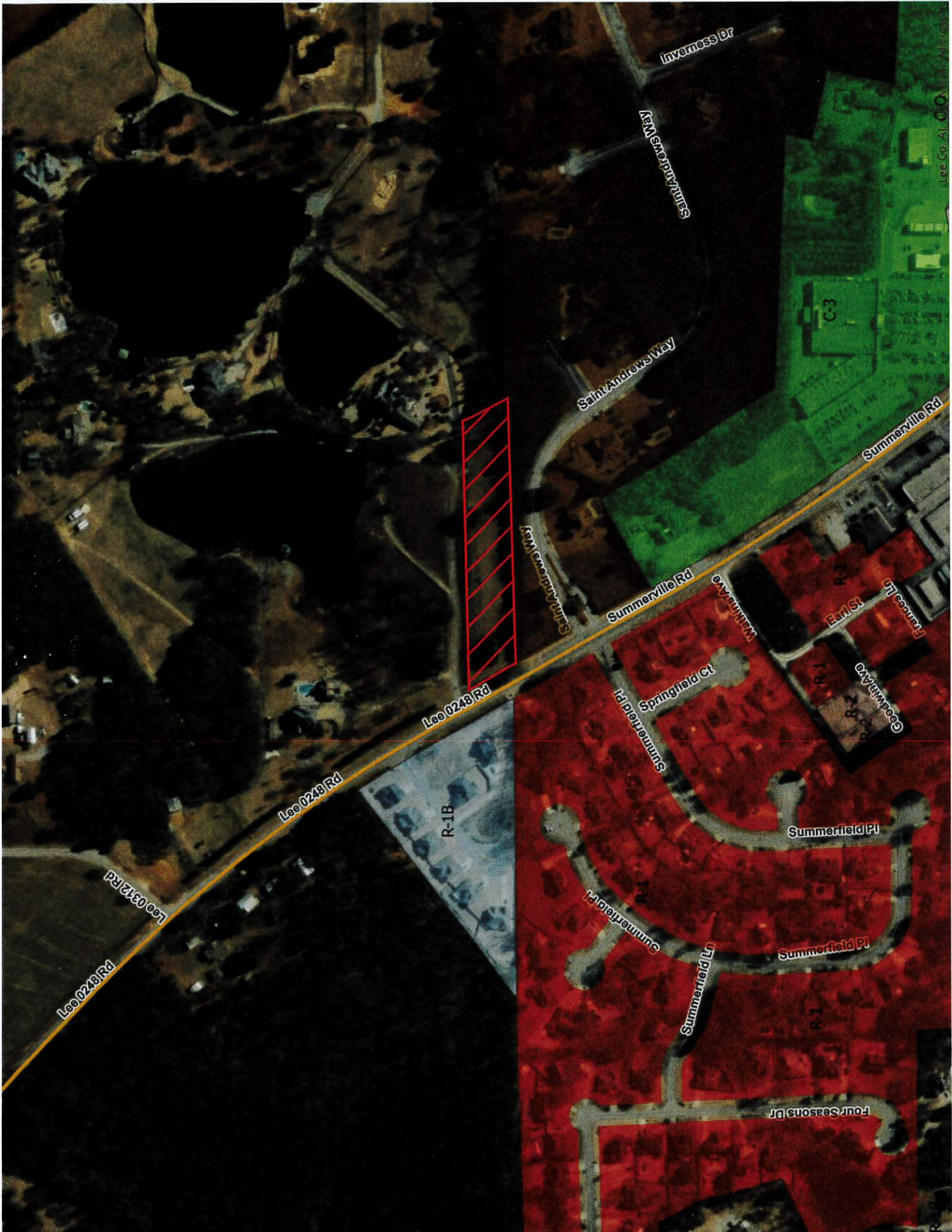
PROPOSED CONSTRUCTION PLAN FOR
4435 LEE RD 248

SEC 28, T-18-N, R-30-E
LEE COUNTY, ALABAMA

LOT SIZE:
1.23 ACRE CUTOUT
OF 2.44 ACRE LOT

DATE:
DRAWN BY:
SCALE:

07/07/2025
RPF
1" = 50'



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

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

Date: October 9, 2025

RE: Request for Annexation – 2.44 +/- acres located at 4435 Lee Rd. 248 (Summerville Rd.)

The above referenced petition for annexation is under review by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this request for annexation be accepted for consideration by the Planning Commission.



PHENIX CITY
Alabama

PLANNING COMMISSION

1206 7th Ave. | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.gov

BILLY SIMS
Chairman

TONY TAYLOR
Vice Chairman

ELIZA PHILLIPS-WYATT
Secretary

KATHY DAVIS
Recording Secretary

VICKEY C. GREEN

JIMMY DAVIS

DON IVY

ANNIE LINDSEY

SIERRA MCKISSIC

MARCUS CARR

MEMORANDUM

To: Planning Commission

CC: Angel Moore, City Engineer / Public Works Director

From: Kathy Jo Davis, Planning Commission Recording Secretary

Date: October 10, 2025

RE: 2026 Planning Commission Calendar

Please find listed below the proposed Planning Commission's 2026 Meeting Calendar.

January 13, 2026
January 27, 2026

July 14, 2026
July 28, 2026

February 10, 2026
February 24, 2026

August 11, 2026
August 25, 2026

March 10, 2026
March 24, 2026

September 08, 2026
September 22, 2026

April 14, 20256
April 28, 20256

October 13, 2026
October 27, 2026

May 13, 2026
May 26, 2026

November 10, 2026
November 24, 2026

June 09, 2026
June 23, 2026

December 08, 2026
December 22, 2026