



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
WEDNESDAY, NOVEMBER 12, 2025
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Oath of Office – Steve Bailey
- 3) Approval of Agenda
- 4) Acknowledge City Council and City Personnel Present
- 5) Approval of the October 14, 2025 Meeting Minutes
- 6) Approval of the October 28, 2025 Meeting Minutes
- 7) Rules for Addressing Planning Commission
- 8) Approval of Administrative Subdivision – 18.91+/- acres located at 3113 Opelika Road – Estate of Billy B. Norris, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Approval of Administrative Subdivision – 2.90+/- acres located at 281 Lee Road 315 – Lillian & Jason Crandall, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 10) Approval of Administrative Subdivision – 3.87+/- acres located at 62 Lee Road 313 – Tonja & Ricky McAfee and Bradlee Foster, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 11) Approval of Administrative Subdivision – 0.66+/- acres located at 1905 40th Street – Barry Peeler, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo

12) Approval of Administrative Subdivision – 5.46+/- acres located at the intersection of Opelika Road & Newsome Drive – EEH Holdings, LLC., owner.

- Staff Report
- Developer's Comments
- Department Memo

13) Approval of Administrative Subdivision – 12.16+/- acres located at the intersection of Ware Road & Millstone Drive – Fletcher Howard Estate, Catherine Howard Estate, and Samuel Howard Estate, owners.

- Staff Report
- Developer's Comments
- Department Memo

14) Public Hearing & Recommendation of Annexation – 2.44+/- acres located at 4435 Lee Road 248 (Summerville Road) – Jaxon Dyer, owners.

- Staff Report
- Developer's Comments
- Department Memo

15) Old Business

16) New Business

17) Adjournment

OATH OF OFFICE

" I solemnly swear that I am eligible for membership on the Planning Commission of the City of Phenix City, and will execute the duties of same according to the best of my ability, and that I will support the Constitution, and will obey the Laws of the United States and the State of Alabama; that I will, in all respect, observe the provisions of the Ordinances of the City of Phenix City, and will faithfully discharge the duties of the office of the Planning Commission of the City of Phenix City, Alabama."

Steve Bailey

Date

ATTEST:

**Billy Sims, Chairman,
Phenix City Planning Commission**

October 14, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 14, 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 Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Green 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 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. Asst. Director of Engineering Michael Pattillo, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Interim Chief of Police Joey Weierick, Fire Chief Kris Kennedy, 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 September 9, 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The fifth item on the agenda was the approval of the September 23, 2025 cancelled meeting minutes. Chairman Sims asked if there was a motion to approve the minutes due to no agenda items. 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, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. 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 the Approval of Administrative Subdivision – 8.77+/- acres located at 1407 Lee Road 213 – Angela Lynn Williams, owner. Assistant Director of Engineering Michael Pattillo 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: October 9, 2025

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

Chairman Sims asked if there was a motion of to approve or deny. A motion to approve was made by Member Ivy, seconded by Member McKissic. Upon said motion being put to a vote, the following vote

was recorded: Yeas: Member Carr, 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 Request for Waiver – 9.27+/- acres off River Oak Way (Rock Island Subdivision) – Debbie & Mike Bowden, owners. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the members. Discussion followed. Assist City Manager Chan Gamble came forward and stated that in the newly revised Subdivision Regulations there is a section that covers this. Section 4.06.03 of the Subdivision Regulations allows developments to have private streets with an approved waiver from Planning Commission. All roads and utility construction will be required to meet the requirements of the Public Works Manual and applicable codes. 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: 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.

Copy of waiver attached to minutes.

Chairman Sims asked if there was a motion to approve or deny the waiver request. A motion to approve was made by Vice Chairman Taylor, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carr, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: Member McKissic. Abstain: Member Ivy. Motion thus passed.

The ninth item on the agenda was the Acceptance of Annexation – 2.44+/- acres located at 4435 Lee Road 248 (Summerville Road) – Jaxon Dyer, owner. Assistant Director of Engineering Michael Pattillo 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: 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.

Chairman Sims asked if there was a motion to accept. A motion to accept 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 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. The first item of new business was the Election of New Officers. Member Ivy made a motion to re-elect Billy Sims for Chairman, motion seconded by Vice Chairman Taylor; all in favor. Motion thus passed. Member Lindsey made a motion to re-elect Tony

Taylor as Vice Chairman, seconded by Member McKissic; all in favor. Motion thus passed. Vice Chairman Taylor motion to re-elect Don Ivy for Parliamentarian, seconded by Member McKissic; all in favor. Motion thus passed. The second item of new business was the proposed 2026 Planning Commission Meeting Schedule. Discussion followed. Chairman Sims asked if there was a motion to approve with removing November 24, 2026 and December 22, 2026 due to the holidays. Member Ivy made a motion to approve, seconded by Member McKissic; all in favor. Motion thus passed.

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 Carr, 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 28, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

October 28, 2025

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 28, 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 stated that due to not having a quorum the meeting could not take place. Member Ivy, Chairman Sims, Vice Chairman Taylor, and Secretary Phillips-Wyatt were present. There must be five (5) members present for the meeting to be held. All items will be placed on the next meeting agenda for Wednesday, November 12, 2025.

Chairman – Billy Sims

Secretary – Eliza Phillips-Wyatt

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

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

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: Administrative Subdivision

General Information

Applicant:	Billy B. Norris
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	3113 Opelika Rd.
Acreage:	18.91 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Existing Dwelling
Proposed Use of Property:	Existing Dwelling/Single Family Residential
District:	Two
Survey Plat:	Attached
City Services:	Fire, Police, Water & Sewer, Streets & Drainage

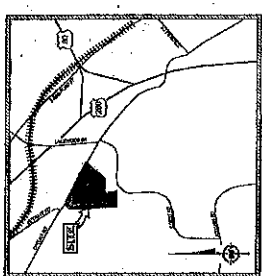
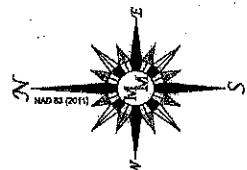
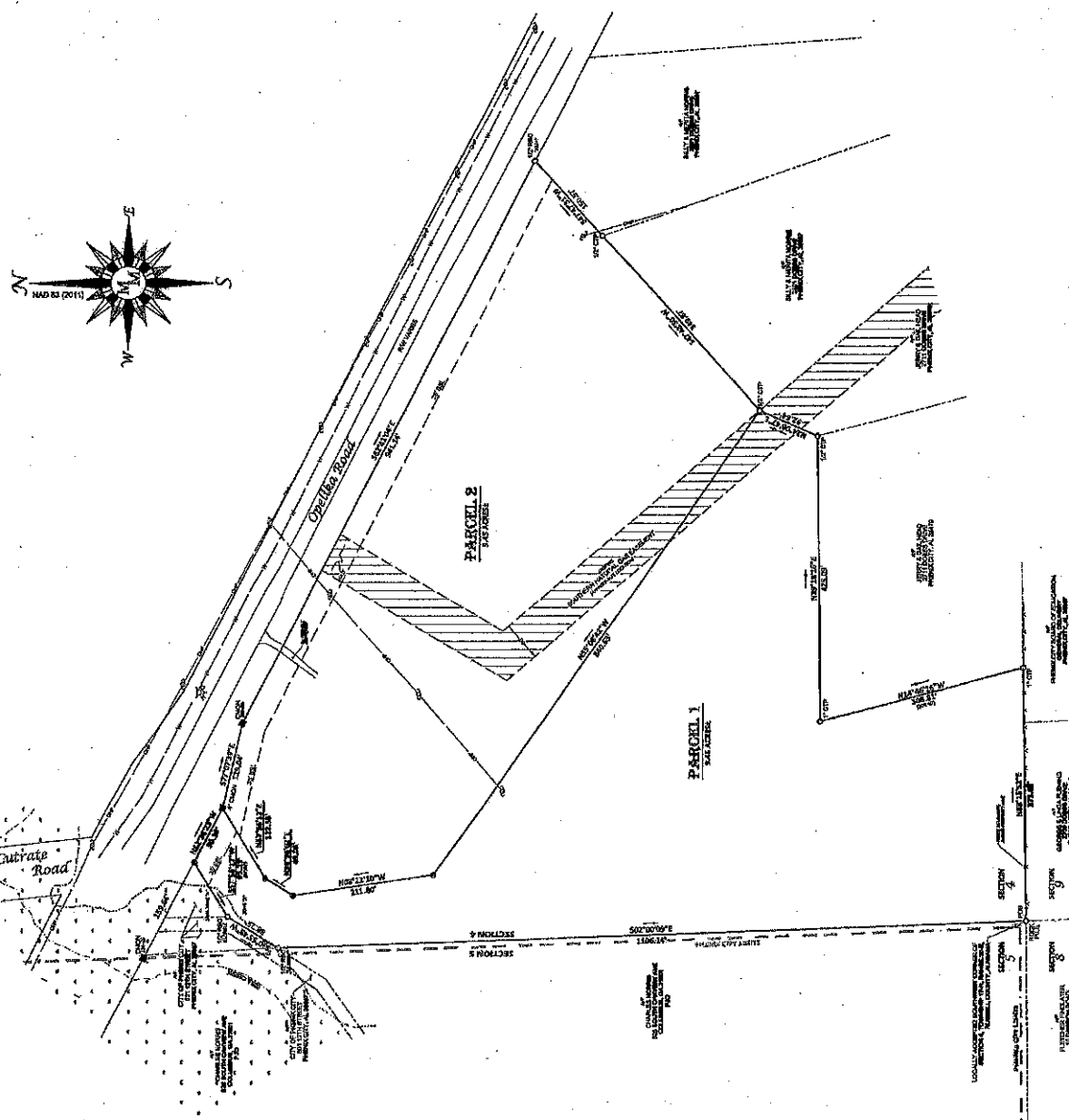
Staff Comments

None.

Engineer/Owner Comments

None.

CERTIFICATE OF
RUSSELL COUNTY ENGINEER
THE UNDERSIGNED, AN Elected MEMBER OF THE COUNTY OF RUSSELL,
ALABAMA, HEREBY CERTIFY THAT THE PLAT POSSESSING RECORDING OF
OF SAME, IN THE PROBATE OFFICE OF RUSSELL COUNTY, ALABAMA, 1918
IN WITNESS WHEREOF,
COUNTY ENGINEER
COMMISSIONER OF RUSSELL COUNTY, ALABAMA

[illegible][illegible][illegible][illegible][illegible]

BURKE **FOR** **SENATE**

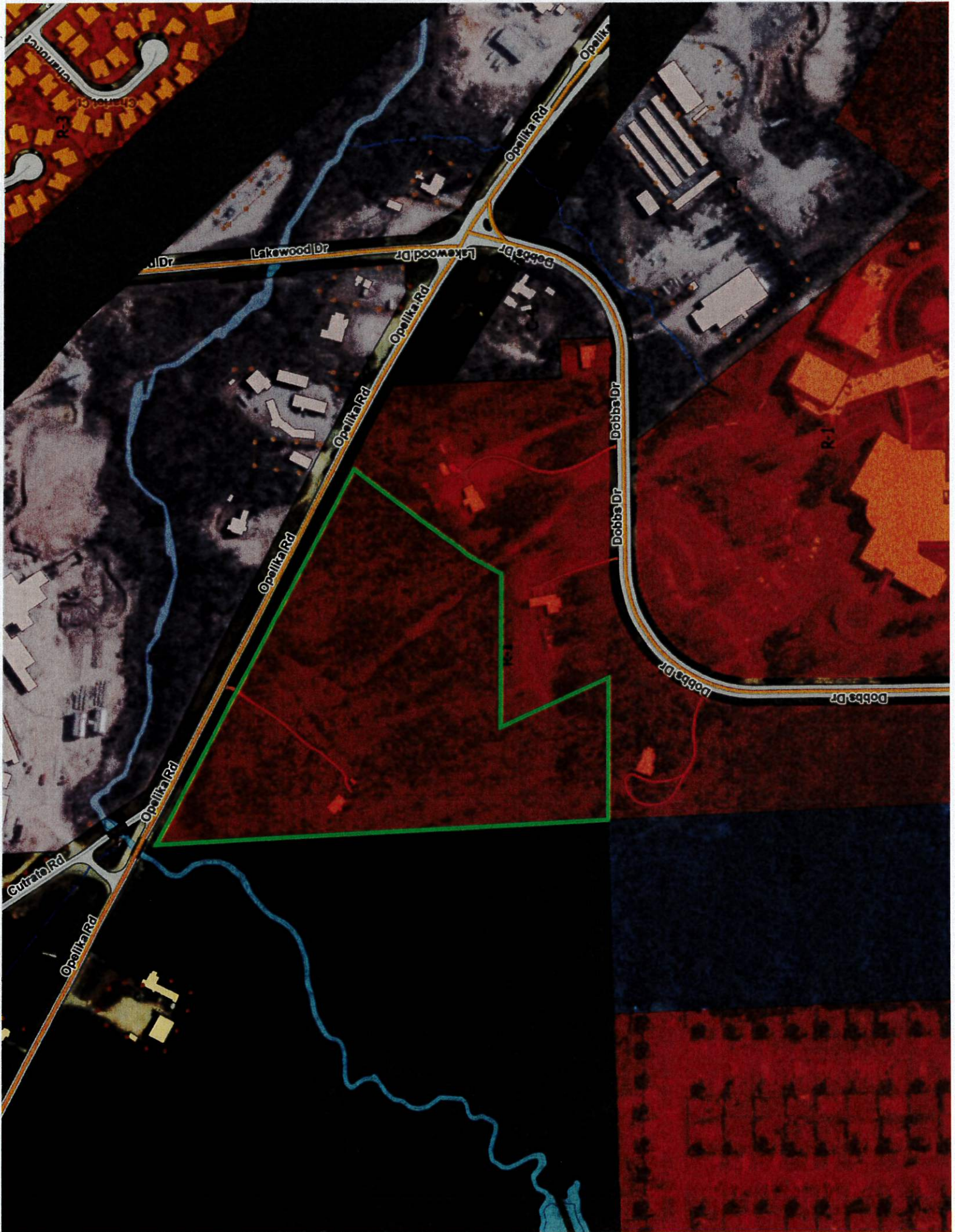
IN THE LAST WEEK OF HIS CAMPAIGN, SENATOR BURKE ANNOUNCED THAT HE WOULD BE LEAVING THE SENATE TO ACCEPT THE CHIEF OF POLICE POSITION IN THE CITY OF CHICAGO. SENATOR BURKE STATED THAT HE HAD BEEN OFFERED THE POSITION BY THE CHIEF OF POLICE, AND THAT HE HAD ACCEPTED IT. SENATOR BURKE STATED THAT HE WOULD BE LEAVING THE SENATE IN JANUARY OF 1971.

DIVISION DETAILS

TOTAL PAGE	1234567890
TOTAL NUMBER OF LOTS	2
SUBJECT LOT SIZE	1.44 ACRES
LOT IN CLASSIFICATION	R-5

FLOOD CERTIFICATION
 PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN A
 FLOOD DESIGNATED AREA AS PER THE FIRM OF FLOODS.
 COUNTY ALABAMA, MAP NO. 0110010101, DRAINAGE
 DISTRICT NO. 1, 1984.

[illegible][illegible]



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: October 24, 2025

RE: Administrative Subdivision – 18.91 +/- acres located at 3113 Opelika 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.

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

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. 9

Type of Request: Administrative Subdivision

General Information

Applicant:	Lillian & Jason Crandall
Surveyor of Record:	BSI, Inc.
Site Location:	281 Lee Rd. 315
Acreage:	2.90 +/- 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:	Phenix City Utilities Jurisdiction

Staff Comments

None.

Engineer/Owner Comments

None.



Lee 0315 Rd

Lee 0315 Rd

PR 5130 007

PR 5130 007

Lee 0243 Rd

Lee 0243 Rd

Lee 0243 Rd

Lee 0954 Rd Lee 0954 Rd

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

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

MEMORANDUM

To: Planning Commission

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

Date: October 24, 2025

RE: Administrative Subdivision – 2.90 +/- acres located at 281 Lee Rd. 315

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.

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

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. 10

Type of Request: Administrative Subdivision

General Information

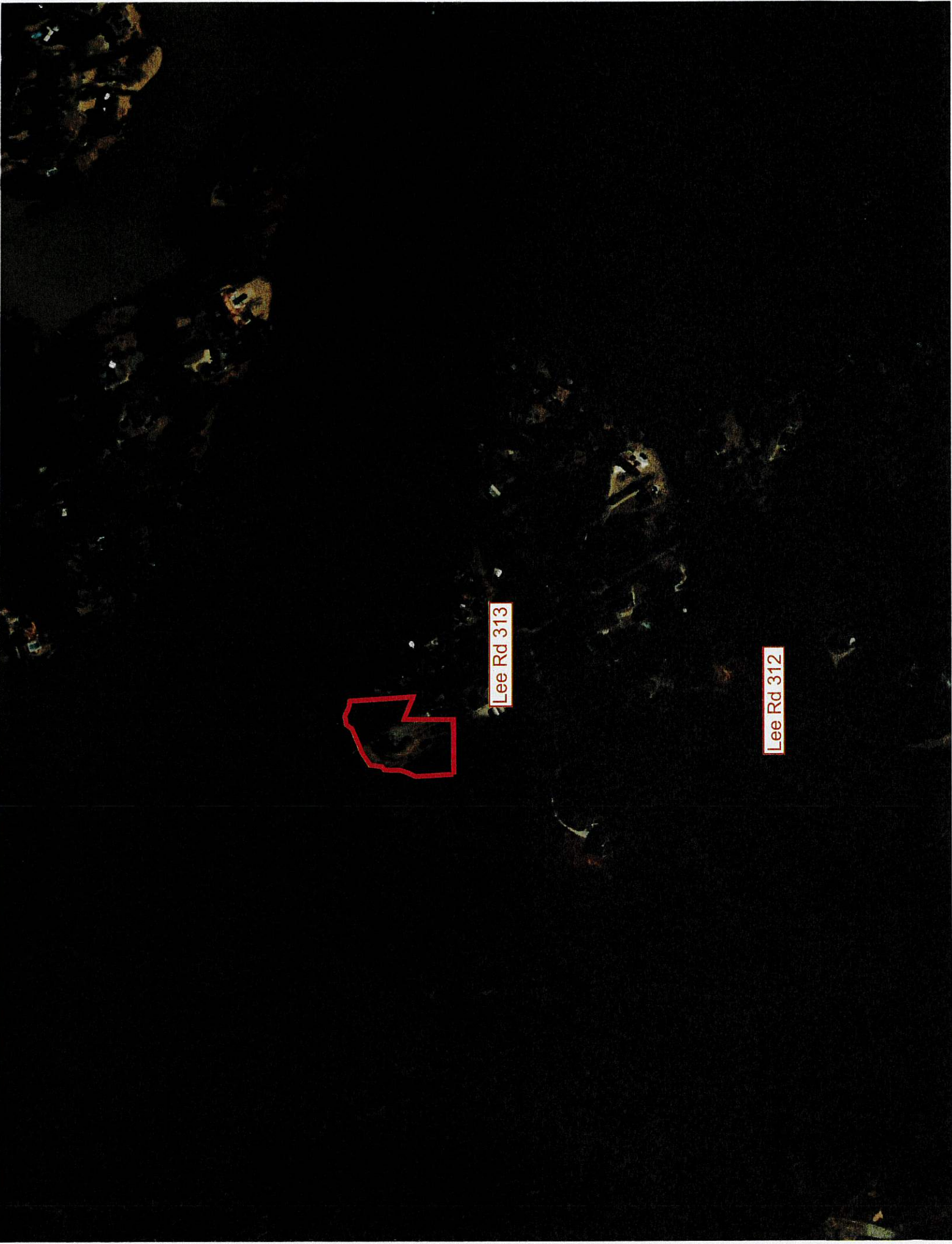
Applicant:	Tonja & Ricky McAfee, Bradlee Foster
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	62 Lee Rd. 313
Acreage:	3.87 +/- acres
Number of Lots:	2 Lots (Adjust Property Lines)
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing Dwellings
Proposed Use of Property:	Existing Dwellings
District:	None
Survey Plat:	Attached
City Services:	Phenix City Utilities Jurisdiction

Staff Comments

None.

Engineer/Owner Comments

None.



Lee Rd 313

Lee Rd 312

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: October 24, 2025

RE: Administrative Subdivision – 3.87 +/- acres located at 62 Lee Rd. 313

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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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. 11

Type of Request: Administrative Subdivision

General Information

Applicant:	Barry Peeler
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	1905 40 th St.
Acreage:	0.66 +/- acres
Number of Lots:	From 2 Lots to 1 Lot
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Existing Dwelling and Vacant
Proposed Use of Property:	Existing Dwelling
District:	One
Survey Plat:	Attached
City Services:	Fire, Police, Water & Sanitary Sewer, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.

**THIRTY-THIRD ANNUAL
SESSIONS**

**CERTIFICATE OF APPROVAL
PHENIX CITY PLANNING COMMISSION**

PHENIX CITY PLANNING COMMISSION

CHARTERED PLANNING COMMISSION

DATE

OWNERSHIP AND DEDICATION

OWNERSHIP AND DEDICATION
LAUREY PEELE, HOLROYD, CERTIFY THAT THE OWNER OF THE PROPERTY
AND/OR DESCRIBED HEREON, AND CERTIFY THAT HEREBY ACCEPTS FOR
WITH MY FREE CONSENT, ESTABLISH THE HEREMAN BUILDING RETRAK LINES AND
DESIGNS ALL STIMULUS, ALLEYS, TOWN, PARKS AND OTHER OPEN SPACE TO
PUBLIC OR PRIVATE USE AS NOTED.

[illegible]

DATE OF DEPOSITION 9/20/98
 DEPUTY PUBLIC Deborah B. B. B.



References

[illegible]

I HEREBY CERTIFY THAT ALL HANDS OF THIS SERVICE AND
 DIVISION HAVE BEEN COMPLIANT IN ACCORDANCE WITH THE
 CURRENT REQUIREMENTS OF THE OTHER AGENCIES OF PRACTICE FOR
 SURVEILLING IN THE STATE OF ALABAMA TO THE BEST OF MY
 KNOWLEDGE, INFORMATION AND BELIEF.

S. North *S. North* DATE *5/15/05*
 DIRECTOR, BUREAU OF INVESTIGATION
 FBI - NO. 32346



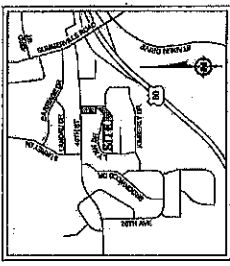
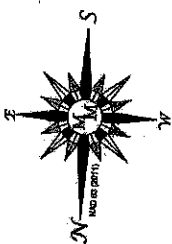
M
 General Engineering Division
McBride & Maxey, Inc.
 Civil Engineering & Land Surveying
 700045 Chevrolet Road, Pease City, AL 36057
 Phone (205) 335-2200
 Telex 154000
 Cable 154000
 URGENT (205) 335-2200
 1980-1981 McGraw-Hill Construction Directory
 1980-1981 McGraw-Hill Construction Directory

[illegible]

"Lot Combination"
A PROPERTY BOUNDARY BETWEEN LOTS "A" & "B" OF THE REPLAT OF LOTS IN THE NORTHWEST QUARTER OF SECTION 36, T4N, R10E, PHOENIX CITY, ARIZONA.

tion of Lots 8-A & 8-B "

DATE: AUG. 13, 2025
SCALE: 1" = 20'
SHEET NO: 1 of 4



ADMINISTRATIVE REEPLANT NOTHS

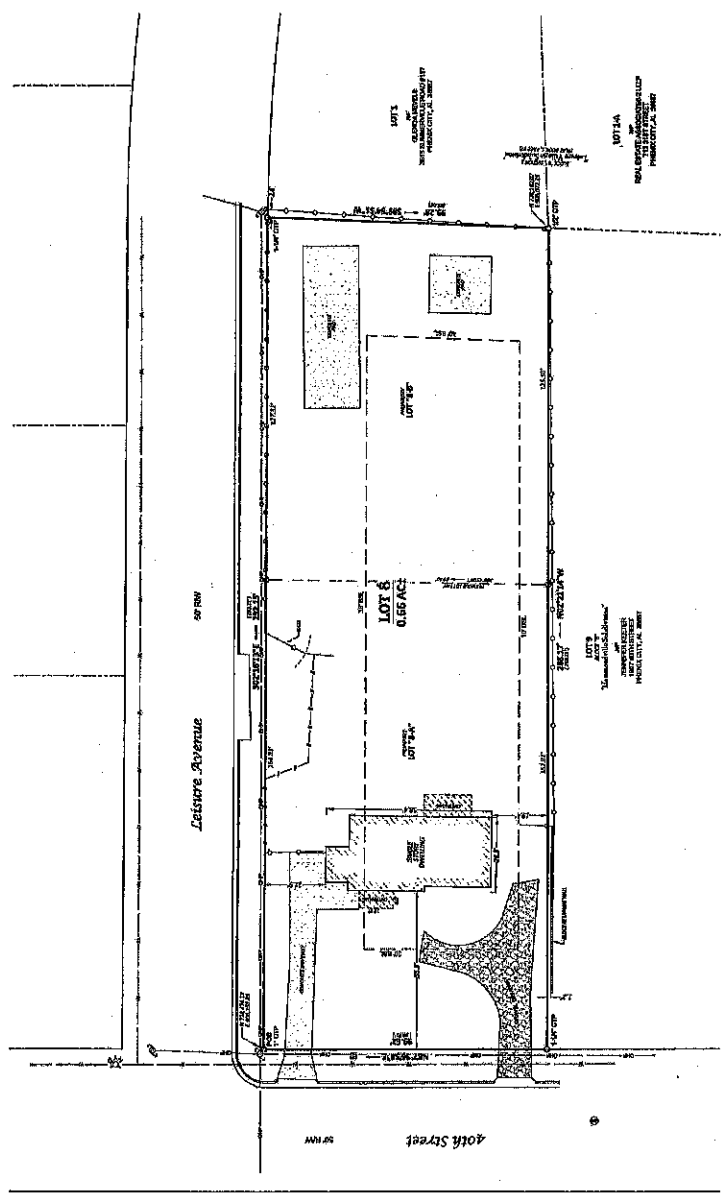
THE REEPLANTING OF THE NOTHS OF THE CITY OF PORTLAND, OREGON, WILL BE UNDER THE DIRECTION OF THE PORTLAND CITY ENGINEER, WHO WILL BE ASSISTED BY THE PORTLAND CITY ENGINEER'S OFFICE. THE REEPLANTING OF THE NOTHS OF THE CITY OF PORTLAND, OREGON, WILL BE UNDER THE DIRECTION OF THE PORTLAND CITY ENGINEER, WHO WILL BE ASSISTED BY THE PORTLAND CITY ENGINEER'S OFFICE.

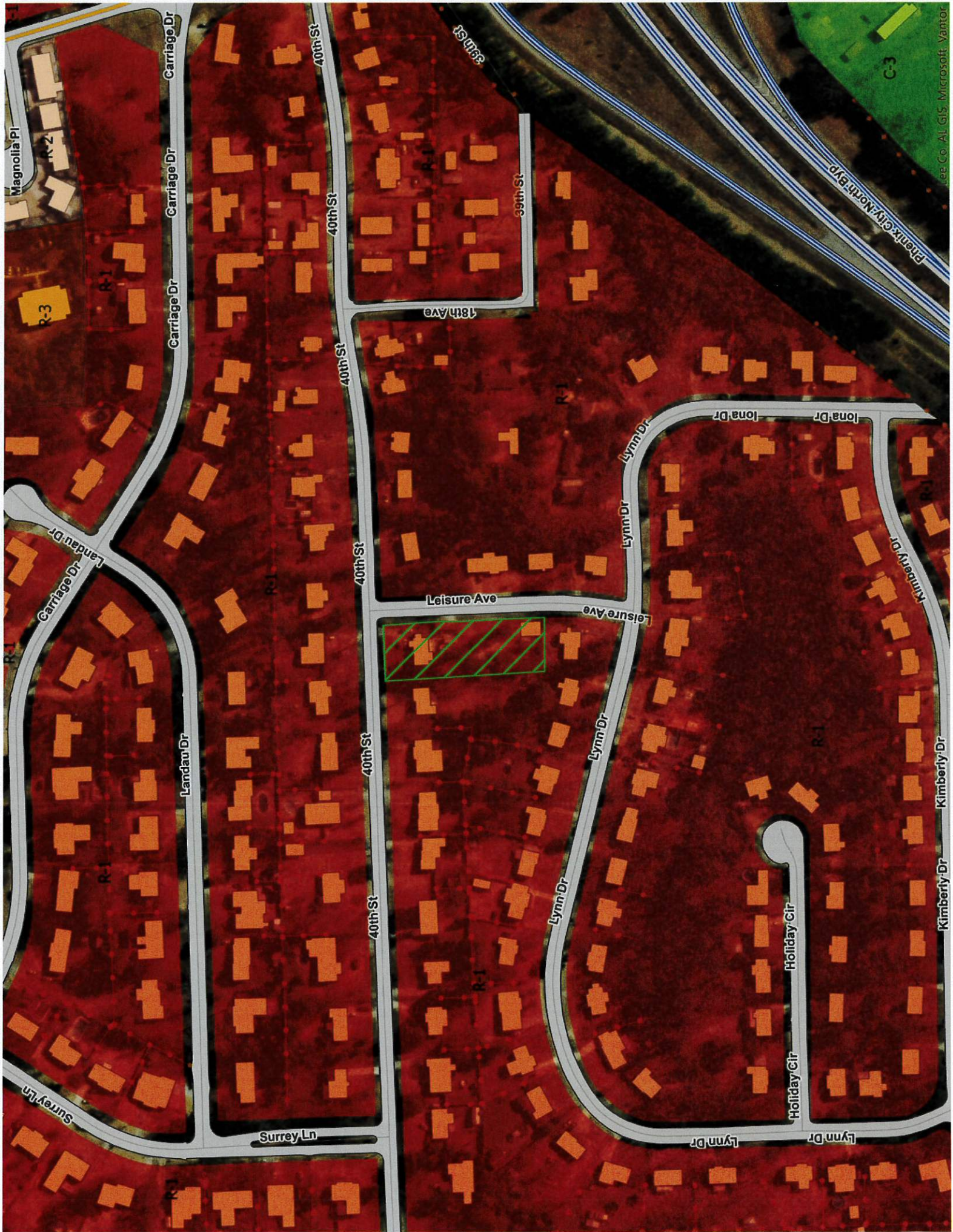
[illegible]

DIVISION DETAILS

FLOOD CERTIFICATION
THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA
DECLARED SPECIAL AREA FOR THE FIRM OF MORRILL, COUNTRY,
ALABAMA, MAP NO. 01150C001C, EFFECTIVE JULY 22, 2010.

REFERENCES





JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
Councilmember District 2

ARTHUR L. DAY, JR.
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SHANNON DAVIS, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

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

Date: November 7, 2025

RE: Administrative Subdivision – 0.66 +/- acres located at 1905 40th St.

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.



JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY C. GREEN
Councilmember District 2

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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. 12

Type of Request: Administrative Subdivision

General Information

Applicant:	EEH Holdings, LLC
Surveyor of Record:	BSI, Inc.
Site Location:	Intersection of Opelika Rd and Newsome Dr
Acreage:	5.46 +/- acres
Number of Lots:	From 4 Lots to 1 Lot
Current Zoning:	R-2 Medium Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Duplexes
District:	Two
Survey Plat:	Attached
City Services:	Fire, Police, Water & Sanitary Sewer, Streets & Drainage

Staff Comments

None.

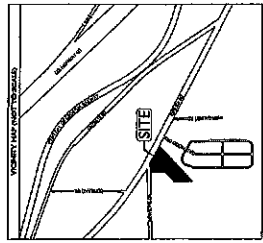
Engineer/Owner Comments

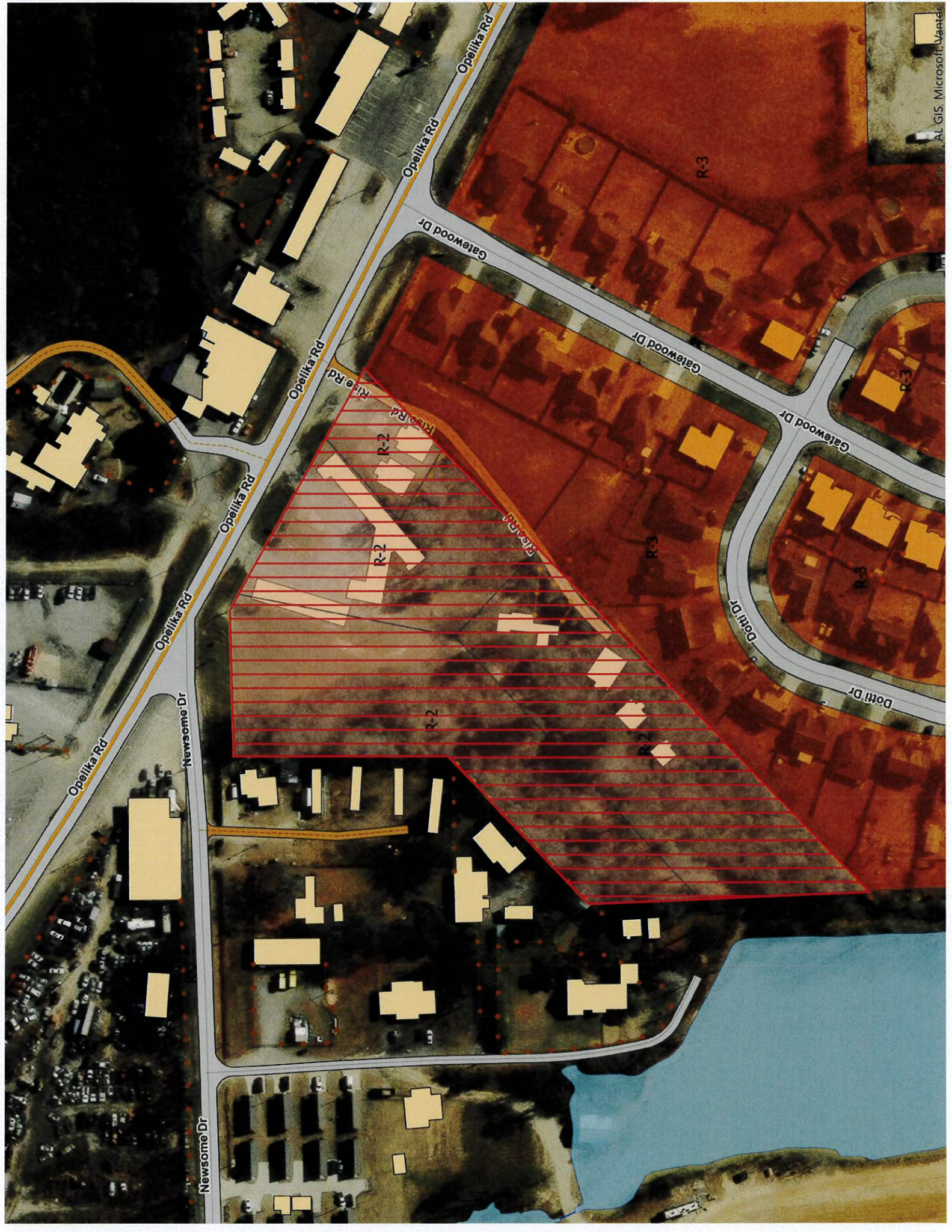
None.

10/23/2014



BSI
 ENGINEERING • SURVEYING
 389 PICTON STREET, VERONA, NJ 07067

[illegible][illegible]





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: November 7, 2025

RE: Administrative Subdivision – 5.46 +/- acres located at the intersection of Opelika Rd and Newsome Dr

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
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At Large / Mayor Pro Tem

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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. 13

Type of Request: Administrative Subdivision

General Information

Applicant:	Fletcher Howard Estate, Catherine Howard Estate, Samuel Howard Estate
Surveyor of Record:	BSI, Inc.
Site Location:	Intersection of Ware Rd and Millstone Dr
Acreage:	12.16 +/- acres
Number of Lots:	From 2 Lots to 5 Lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing Dwellings
Proposed Use of Property:	Existing Dwellings/Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	Police 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

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

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: November 7, 2025

RE: Administrative Subdivision – 12.16 +/- acres located at the intersection of Ware Rd and Millstone Dr

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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Director of Engineering / Director of Public Works

Item No. 14

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 2025-249, 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>[REDACTED]</u>	Area: _____
<u>[REDACTED]</u>	Phone Number: <u>[REDACTED]</u>
Email Address: <u>[REDACTED]</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: 3020-1 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: [REDACTED]

APPLICANT'S NAME (Please Print): Jaxon Dyer

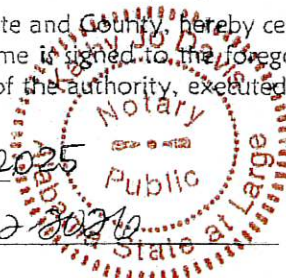
DATE: 10/14/25

I, [REDACTED], 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

Notary Public

My Commission Expires: 12-22-2026



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: _____

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

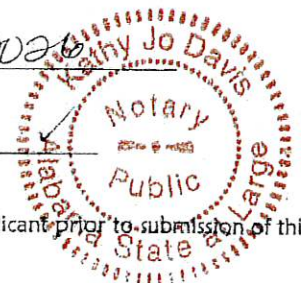
My Commission Expires: 12-22-2026

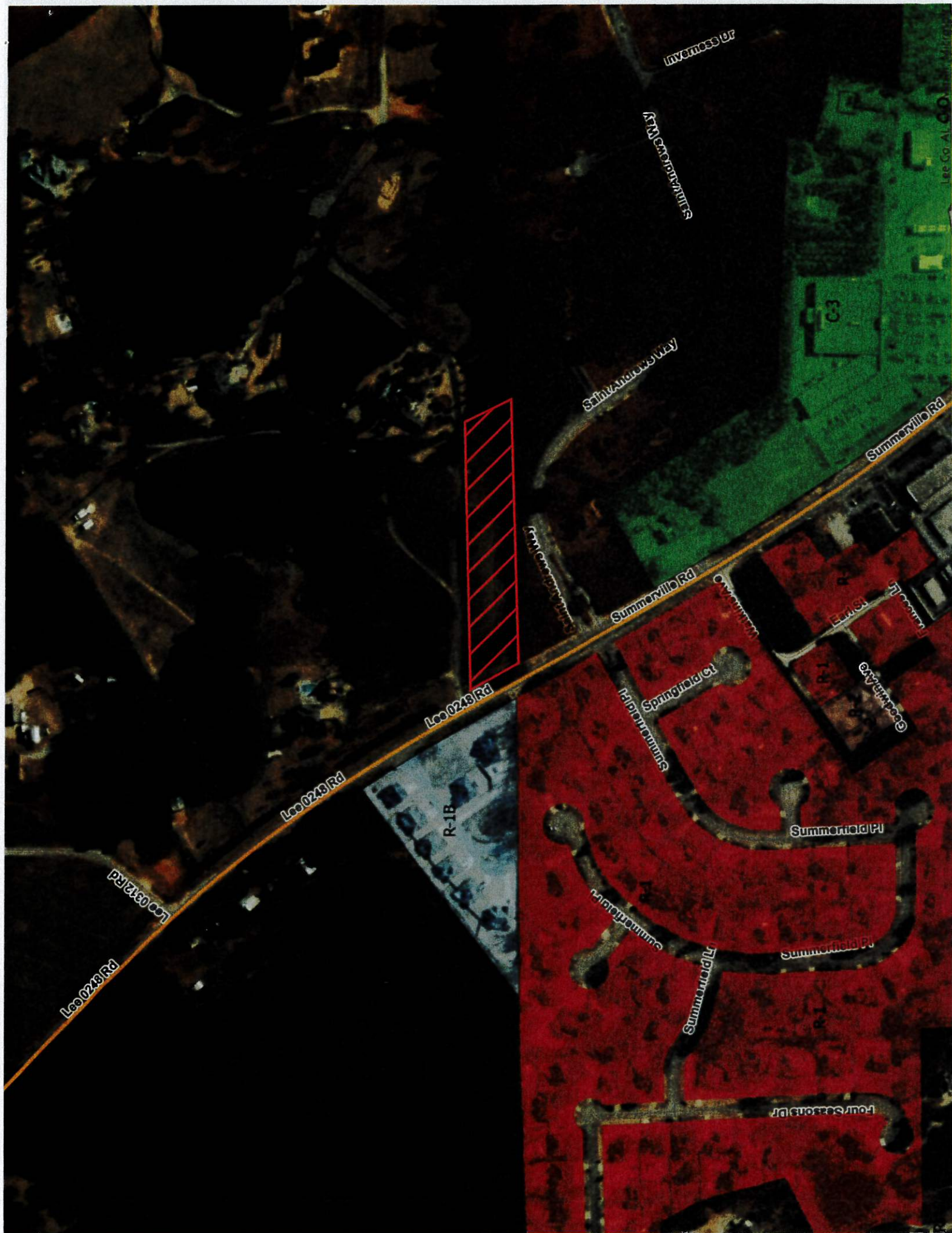
Deed & Tax Receipt Attached? ☒

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.





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

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Councilmember District 1

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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 24, 2025

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

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