



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, DECEMBER 9, 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 November 12, 2025 Meeting Minutes
- 5) Approval of the November 25, 2025 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval of Administrative Subdivision – 1.65+/- acres located at 3211 20th Street – Keith Allen Barron, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Approval of Administrative Subdivision – 0.85+/- acres located at 1309 9th Street South – Erika L. Ivy Tate owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Approval of Administrative Subdivision – 21.65+/- acres located at 44 Palomino Road – Casey Charles and Jessica Brianne Davis, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 10) Approval of Administrative Subdivision – 11.12+/- acres located at 1047 Lee Road 230 – Jane M. Eastridge, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo

11) 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

12) Old Business

13) New Business

14) Adjournment

November 12, 2025

The Planning Commission of the City of Phenix City, Alabama met on Wednesday, November 12, 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 Bailey, Member Carr, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt.

The second item on the agenda was the Oath of Office for Steve Bailey. Mr. Bailey read his 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 the 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."

The third item on the agenda was the approval of the agenda. Chairman Sims asked if there was a motion to approve the agenda. Member McKissic 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 Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member Bailey. Motion thus passed.

The fourth 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. City Engineer / Public Works Director Angel Moore, Asst. Director of Engineering Michael Pattillo, Civil Engineer / PE Chris Casey, 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, Economic Development Manager Shaun Culligan, City Manager Wallace B. Hunter, Asst. City Manager Chan Gamble, City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fifth item on the agenda was the approval of the October 14, 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: Member Bailey. Motion thus passed.

The sixth item on the agenda was the approval of the October 28, 2025 cancelled meeting minutes due to no quorum. Chairman Sims asked if there was a motion to approve the minutes. 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 Ivy, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member Bailey, Member Carr, Member Lindsey, and Member McKissic. Motion thus passed.

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

The eighth item on the agenda was the Approval of Administrative Subdivision – 18.91+/- acres located at 3113 Opelika Road – Estate of Billy B. Norris, 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: 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.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 ninth item on the agenda was the Approval of Administrative Subdivision – 2.90+/- acres located at 281 Lee Road 315 – Lillian & Jason Crandall, owners. 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: October 24, 2025

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

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Carr, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 the Approval of Administrative Subdivision – 3.87+/- acres located at 62 Lee Road 313 – Tonja & Ricky McAfee and Bradlee Foster, owners. 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: October 24, 2025

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

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 eleventh item on the agenda was the Approval of Administrative Subdivision – 0.66+/- acres located at 1905 40th Street – Barry Peeler, 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: October 24, 2025

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

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 to approve. A motion to approve was made by Member Carr, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 twelfth item on the agenda was the Approval of Administrative Subdivision – 5.46+/- acres located at the intersection of Opelika Road & Newsome Drive – EEH Holdings, LLC., 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: October 7, 2025

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

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 to approve. 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 Bailey, 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 thirteenth item on the agenda was the 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. City Engineer / Public Works Director Angel Moore came forward and stated Eddie Eubanks with BSI has requested to pull the item. Mr. Eubanks came forward and stated that they had ran into some issues with Russell County Water and they are still working them out and asked that this item be pulled until the issues are resolved. Chairman Sims asked if there was a motion to pull the item. A motion to pull was made by Member Ivy, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 fourteenth item on the agenda was the Public Hearing and Recommendation of Annexation – 2.44+/- acres located at 4435 Lee Road 248 (Summerville Road) – Jaxon Dyer, owner. City Engineer / Public Works Director Angel Moore reviewed the staff report with the members. Chairman Sims opened the public hearing. With no one coming forward the public hearing was closed. 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 24, 2025

*RE: Request for Annexation – 2.44+/- acres located at 4435 Lee Road 248 (Summerville Road)
The above referenced annexation and pre-zone has been reviewed by the Building, Utilities, Fire, and Engineering Department. City Staff has no objection with the approval of this request for annexation.*

Chairman Sims asked if there was a motion to recommend to approve or deny. A motion to recommend approval was made by Member Ivy, seconded by Member Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 fifteenth item on the agenda was old business. None.

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

The seventh 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 Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 December 9, 2025.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

November 25, 2025

The Planning Commission of the City of Phenix City, Alabama did not hold the Tuesday, November 25, 2025 meeting due to the Thanksgiving Holidays.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, December 9, 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. 7

Type of Request: Administrative Subdivision

General Information

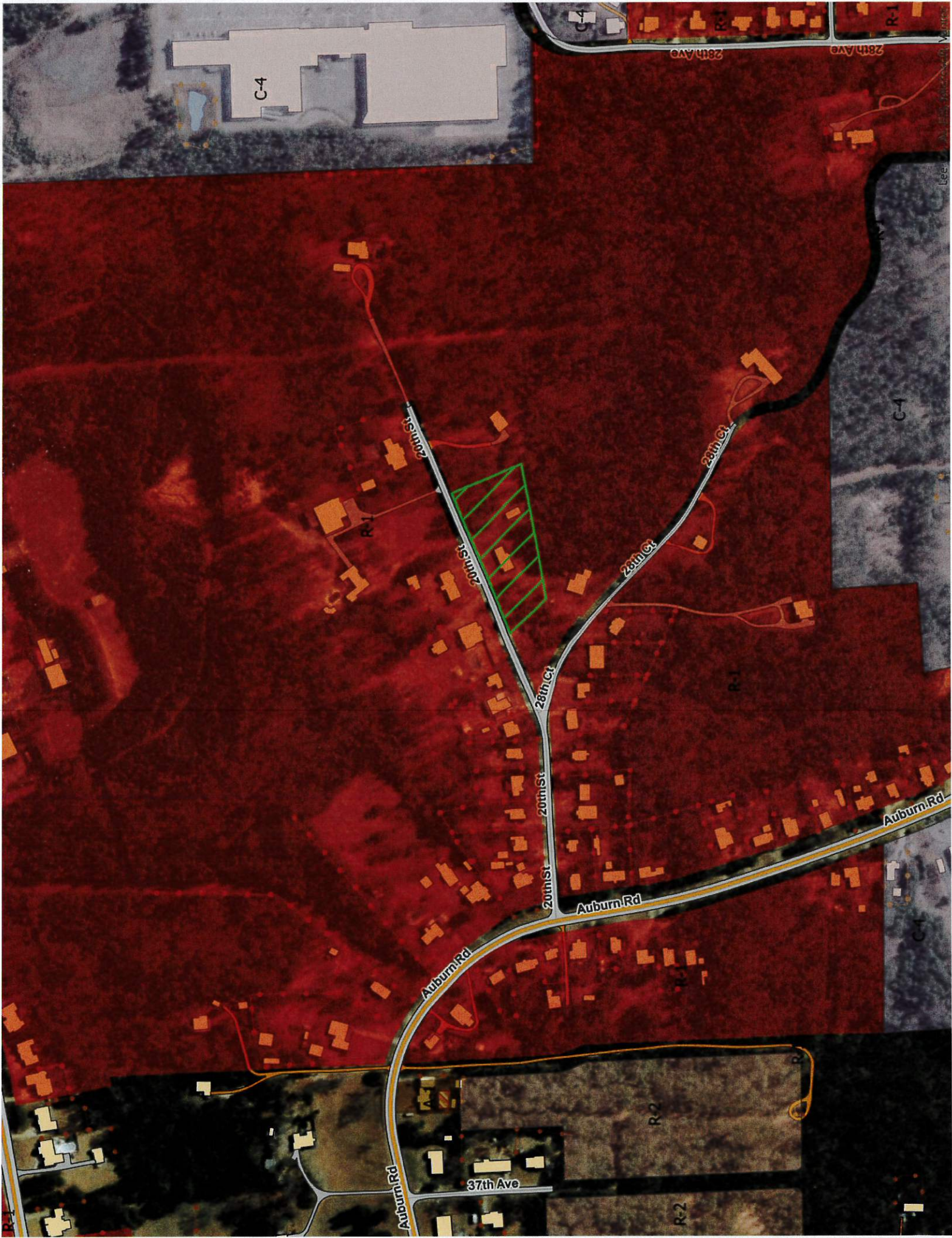
Applicant:	Keith Allen Barron
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	3211 20 th St.
Acreage:	1.65 +/- acres
Number of Lots:	From 1 lot to 3 lots
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Existing home
Proposed Use of Property:	Existing Home & Single Family Residential
District:	Two
Survey Plat:	Attached
City Services:	Police, Fire, Water & Sanitary Sewer, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.



C-4

28th Ave

28th Ave

R-1

C-4

15th St

15th St

R-1

20th St

20th St

20th Ct

20th Ct

R-1

Auburn Rd

Auburn Rd

Auburn Rd

37th Ave

R-2

R-2

C-4

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: December 5, 2025

RE: Administrative Subdivision – 1.65 +/- acres located at 3211 20th 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

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:	Erica L. Ivey Tate
Surveyor of Record:	Hare Environmental
Site Location:	1309 9 th St. S
Acreage:	0.85 +/- acres
Number of Lots:	From 2 lots to 1 lot
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Existing home
Proposed Use of Property:	Existing Home
District:	Three
Survey Plat:	Attached
City Services:	Police, Fire, Water & Sanitary Sewer, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.



VICINITY MAP

CERTIFICATION OF REGISTERED LAND SURVEYOR

I, the undersigned, being duly sworn, depose and say that I am a duly Licensed Land Surveyor in the State of Alabama, and that I am the author of the foregoing plat, and that the same is a true and correct representation of the facts and conditions as shown to me by the owner of the land surveyed, and that I am not aware of any fraud or collusion in the preparation of the same.

My Comm. Expires

#23500

My Comm. Expires

10-27-25

Signature of Surveyor

Date

CERTIFICATION OF OWNERSHIP AND DEDICATION

I, the undersigned, being duly sworn, depose and say that I am the owner of the land shown on the foregoing plat, and that I am the author of the same, and that I am not aware of any fraud or collusion in the preparation of the same.

Signature of Owner

Date

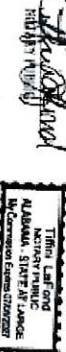
ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF PHENIX

I, the undersigned, being duly sworn, depose and say that I am the owner of the land shown on the foregoing plat, and that I am the author of the same, and that I am not aware of any fraud or collusion in the preparation of the same.

Signature of Owner

Date



CERTIFICATION OF FINAL PLAT APPROVAL

I, the undersigned, being duly sworn, depose and say that I am the owner of the land shown on the foregoing plat, and that I am the author of the same, and that I am not aware of any fraud or collusion in the preparation of the same.

Signature of Owner

Date

PROJECT INFORMATION

Project #: 25143

Survey Date: 10/12/2025

Draftsman: GBH

Owner's Address:

Phenix City, AL 36869

Erica Tate Lot Combination
"Administrative Division"

Lot Combination of Lots 7 & 8, Block "B",
Meadowview Subdivision,
Section 34, Township 17 North, Range 30
East

GRAPHIC SCALE

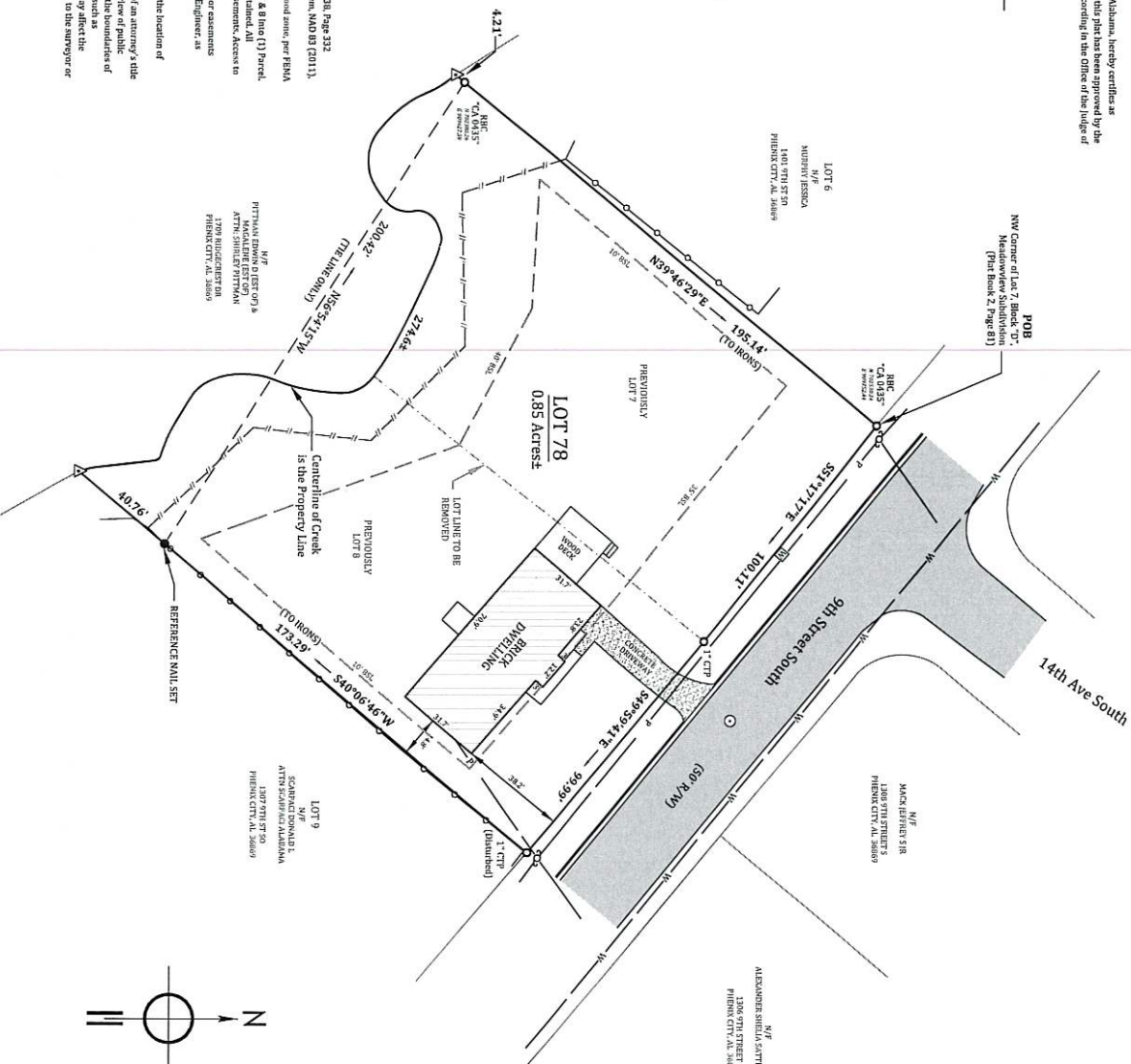


LEGEND

- Iron Pin Found
- Chain Link Fence
- Wood Fence
- Power Line
- Water Meter
- Silver Remble
- Iron Pin Set
- Calculated Point
- Open Top Pipe
- Rebar & Cap
- Right of Way
- Now or Formerly

SURVEY NOTES:

- Reference Plat Book 2 Page 81, Plat Book 1338, Page 332
- Survey conducted on State Plane Coordinate System, NAD 83 (2011), Alabama State Plane
- No portion of this lot is within a designated flood zone, per FEMA
- The purpose of this survey is to combine Lots 7 & 8 (1) Parcel.
- Exemptions from the provisions of the Alabama Subdivision Map Act are hereby acknowledged.
- No trees or shrubs planted within right-of-way or easements unless approved otherwise by the City or County Engineer, as applicable.
- Survey monuments are not shown.
- There was no attempt to be made to determine the location of possible encroachments beneath the surface.
- This survey was prepared without the benefit of an attorney's title opinion or a title commitment. The surveyor's review of the records was limited solely to matters affecting the boundaries of the land shown on the plat.
- The property shown on this plat is the property of the owner of the property shown on this plat and is not to be construed as a warranty of title by the surveyor or reflected in this survey.



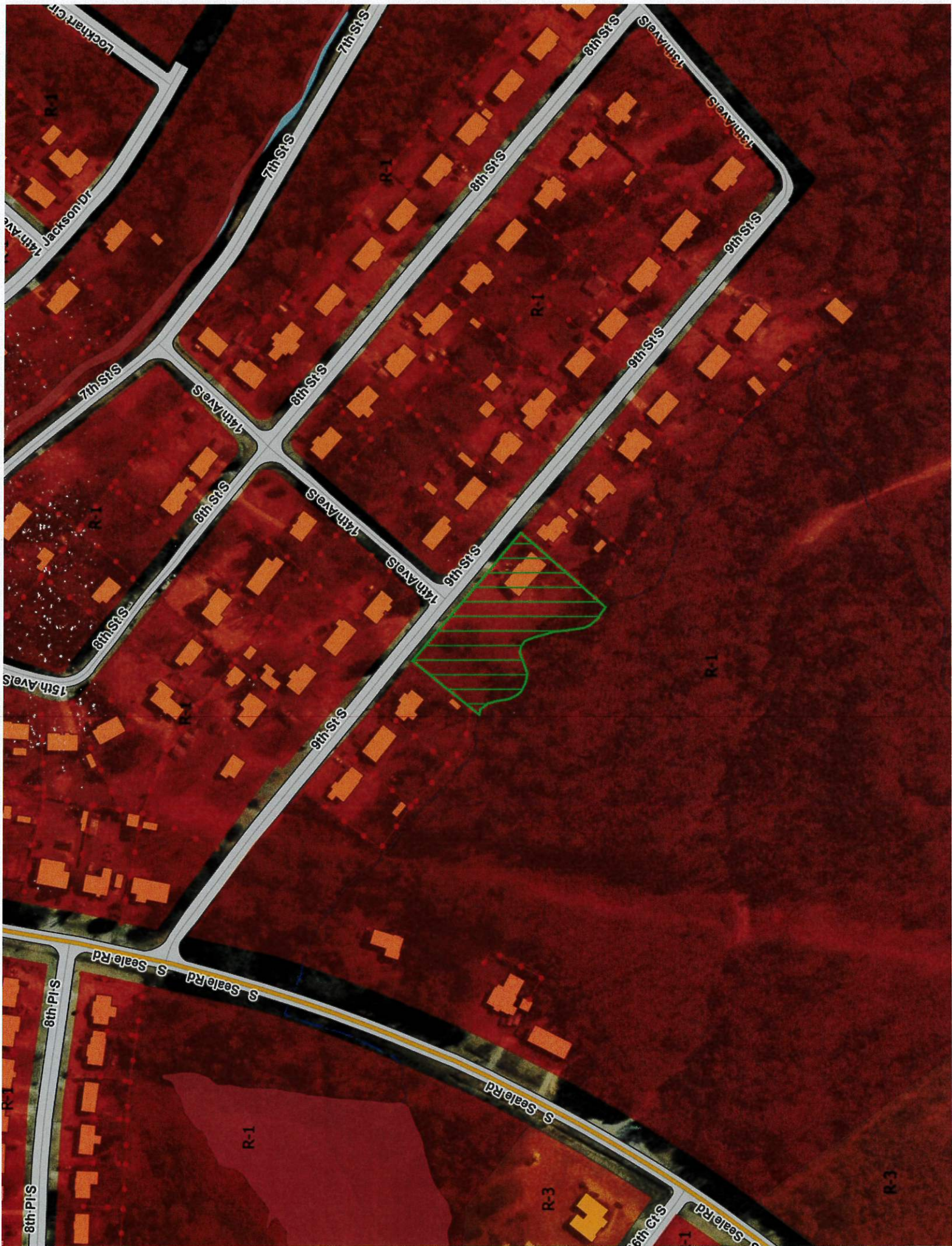
CERTIFICATION OF COUNTY ENGINEER

The undersigned, as County Engineer of Russell County, Alabama, hereby certifies as evidence by certificate and as required by state law, that this plat has been approved by the Phenix City Planning Commission and is approved for recording in the Office of the Judge of Probate of Russell County, Alabama.

County Engineer
Russell County, Alabama

Date





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: December 5, 2025

RE: Administrative Subdivision – 0.85 +/- acres located at 1309 9th St. 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.

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:	Casey Charles & Jessica Brianne Davis
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	44 Palomino Rd.
Acreage:	21.65 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing home
Proposed Use of Property:	Existing Home & Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	Police Jurisdiction

Staff Comments

None.

Engineer/Owner Comments

None.

THROUGH CERTAIN THAT ALL PAGES OF THIS REPORT AND
CURRENT RECLASSIFICATIONS OF THE STANDARDS OF PRACTICES FOR
SUPPORTING IN THE STATE OF ALABAMA TO THE BEST OF MY
KNOWLEDGE INFORMATION AND BELIEF.

Robert M. Smith DATE: 11/19/85
S. LYNN WOODS
P.E. NO. 25348



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: December 5, 2025

RE: Administrative Subdivision – 21.65 +/- acres located at 44 Palomino 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

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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. 10

Type of Request: Administrative Subdivision

General Information

Applicant:	Jane M. Eastridge
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	1047 Lee Rd. 230
Acreage:	11.12 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing homes
Proposed Use of Property:	Existing Homes & Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	None

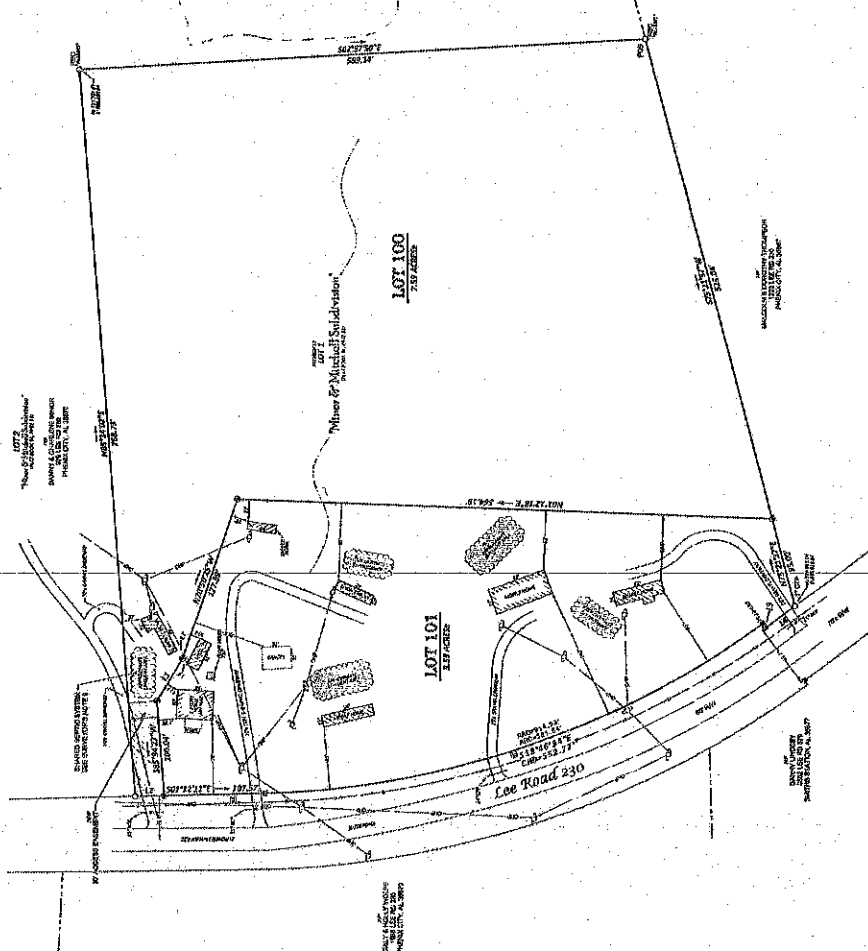
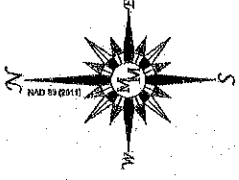
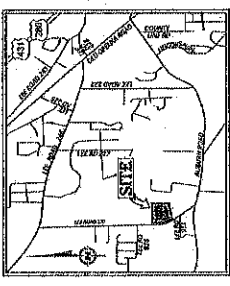
Staff Comments

None.

Engineer/Owner Comments

None.

Rev'd 11-20-23



ADMINISTRATIVE REPLAY NOTES

THE SUBDIVISION MAP WAS PREPARED BY THE ENGINEER AND THE ENGINEER HAS REVIEWED THE MAP AND THE INFORMATION CONTAINED THEREIN AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE MAP AND THE INFORMATION CONTAINED THEREIN. THE ENGINEER IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE MAP AND THE INFORMATION CONTAINED THEREIN.

ENGINEER'S NOTES

THE LAND SHOWN ON THIS MAP IS THE PROPERTY OF THE ENGINEER AND THE ENGINEER HAS REVIEWED THE MAP AND THE INFORMATION CONTAINED THEREIN AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE MAP AND THE INFORMATION CONTAINED THEREIN. THE ENGINEER IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE MAP AND THE INFORMATION CONTAINED THEREIN.

CONSTRUCTION SUBMISSION DETAILS

DATE: 10/13/2023
TIME: 10:00 AM

FLOOD CERTIFICATION

THE ENGINEER HAS REVIEWED THE MAP AND THE INFORMATION CONTAINED THEREIN AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE MAP AND THE INFORMATION CONTAINED THEREIN.

REFERENCES

1. THE ENGINEER HAS REVIEWED THE MAP AND THE INFORMATION CONTAINED THEREIN AND IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE PREPARATION OF THE MAP AND THE INFORMATION CONTAINED THEREIN.

LINE	LENGTH	BEARING
1	100.00	N 00° 00' 00" E
2	100.00	N 00° 00' 00" E
3	100.00	N 00° 00' 00" E
4	100.00	N 00° 00' 00" E
5	100.00	N 00° 00' 00" E

Division of Lot 1 of the Minor & Mitchell Subdivision
A PROPERTY BOUNDARY SURVEY FOR THE DIVISION OF LOT 1 OF THE MINOR & MITCHELL SUBDIVISION IN SECTION 11, T11N, R11E, S11W, LEE COUNTY, ALABAMA
DATE: OCT. 13, 2023
SCALE: 1" = 60'
SHEET NO: 1 OF 1

McBride-Maxey, Inc.
Civil Engineering & Land Surveying
2025 Campbell Road, Suite 41, Prichard, AL 36067
Phone: 256-237-2277, Fax: (256) 237-2266
www.mcbride-maxey.com

U.S. Surveyor's Seal
McBride-Maxey, Inc.
Civil Engineering & Land Surveying
2025 Campbell Road, Suite 41, Prichard, AL 36067
Phone: 256-237-2277, Fax: (256) 237-2266
www.mcbride-maxey.com

U.S. Surveyor's Seal
McBride-Maxey, Inc.
Civil Engineering & Land Surveying
2025 Campbell Road, Suite 41, Prichard, AL 36067
Phone: 256-237-2277, Fax: (256) 237-2266
www.mcbride-maxey.com

U.S. Surveyor's Seal
McBride-Maxey, Inc.
Civil Engineering & Land Surveying
2025 Campbell Road, Suite 41, Prichard, AL 36067
Phone: 256-237-2277, Fax: (256) 237-2266
www.mcbride-maxey.com

APPROVAL BY THE LEE COUNTY ENGINEER
The Lee County Engineer has reviewed the map and the information contained therein and is not providing any guarantee or warranty of any kind for the accuracy or completeness of the information contained herein. The Lee County Engineer's responsibility is limited to the preparation of the map and the information contained therein.

CERTIFICATE OF
PHENIX CITY PLANNING COMMISSION
The Phoenix City Planning Commission has reviewed the map and the information contained therein and is not providing any guarantee or warranty of any kind for the accuracy or completeness of the information contained herein. The Phoenix City Planning Commission's responsibility is limited to the preparation of the map and the information contained therein.

CERTIFICATE OF
LEE COUNTY HEALTH DEPARTMENT
The Lee County Health Department has reviewed the map and the information contained therein and is not providing any guarantee or warranty of any kind for the accuracy or completeness of the information contained herein. The Lee County Health Department's responsibility is limited to the preparation of the map and the information contained therein.

CERTIFICATE OF OWNERSHIP AND BENEFIT
The owners and beneficiaries of the property have reviewed the map and the information contained therein and are not providing any guarantee or warranty of any kind for the accuracy or completeness of the information contained herein. The owners and beneficiaries' responsibility is limited to the preparation of the map and the information contained therein.

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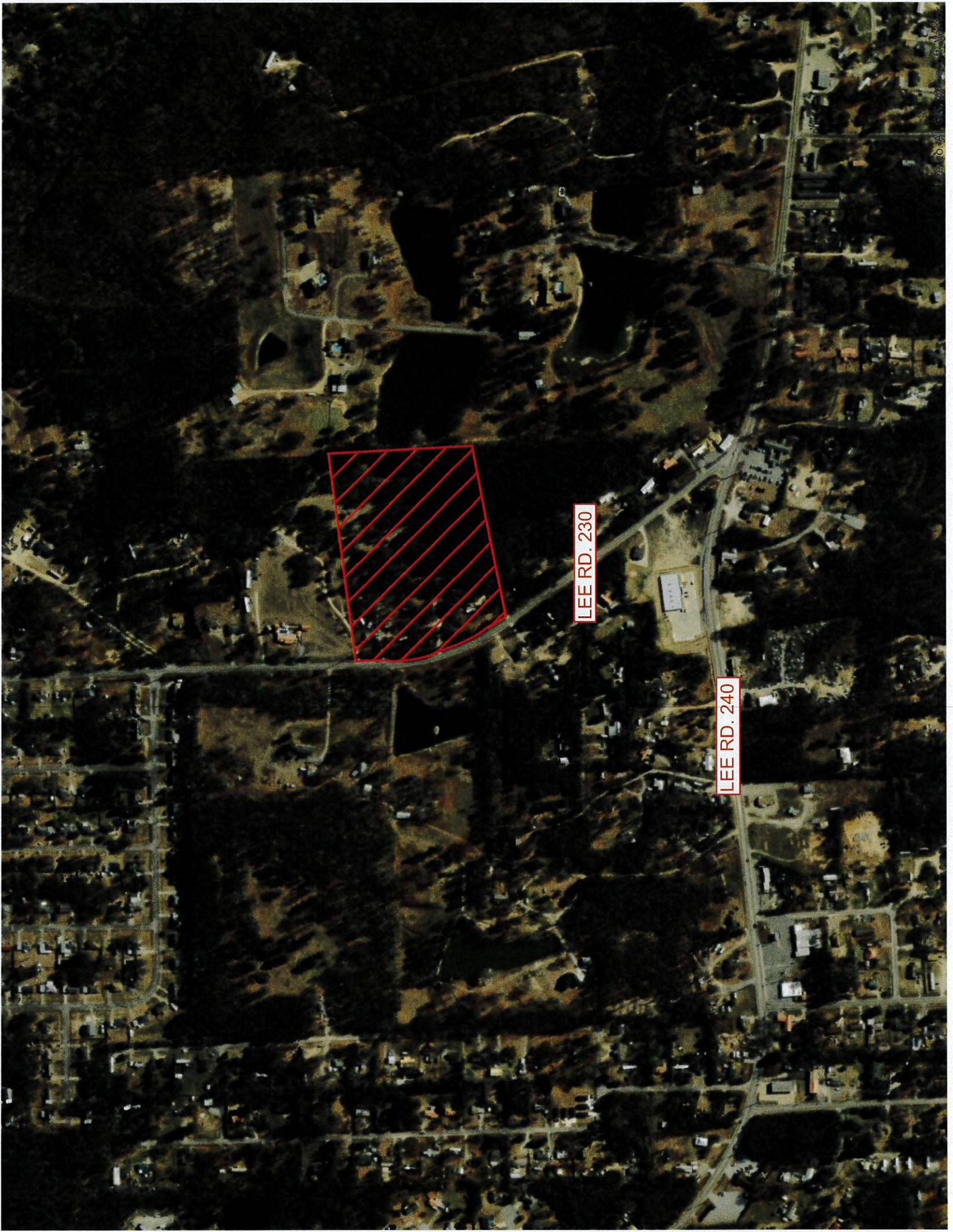
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At Large / Mayor Pro Tem

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: December 5, 2025

RE: Administrative Subdivision – 11.12 +/- acres located at 1047 Lee Rd 230

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. 11

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

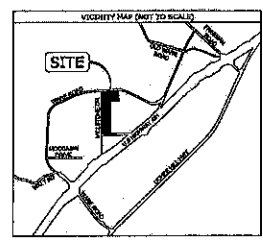
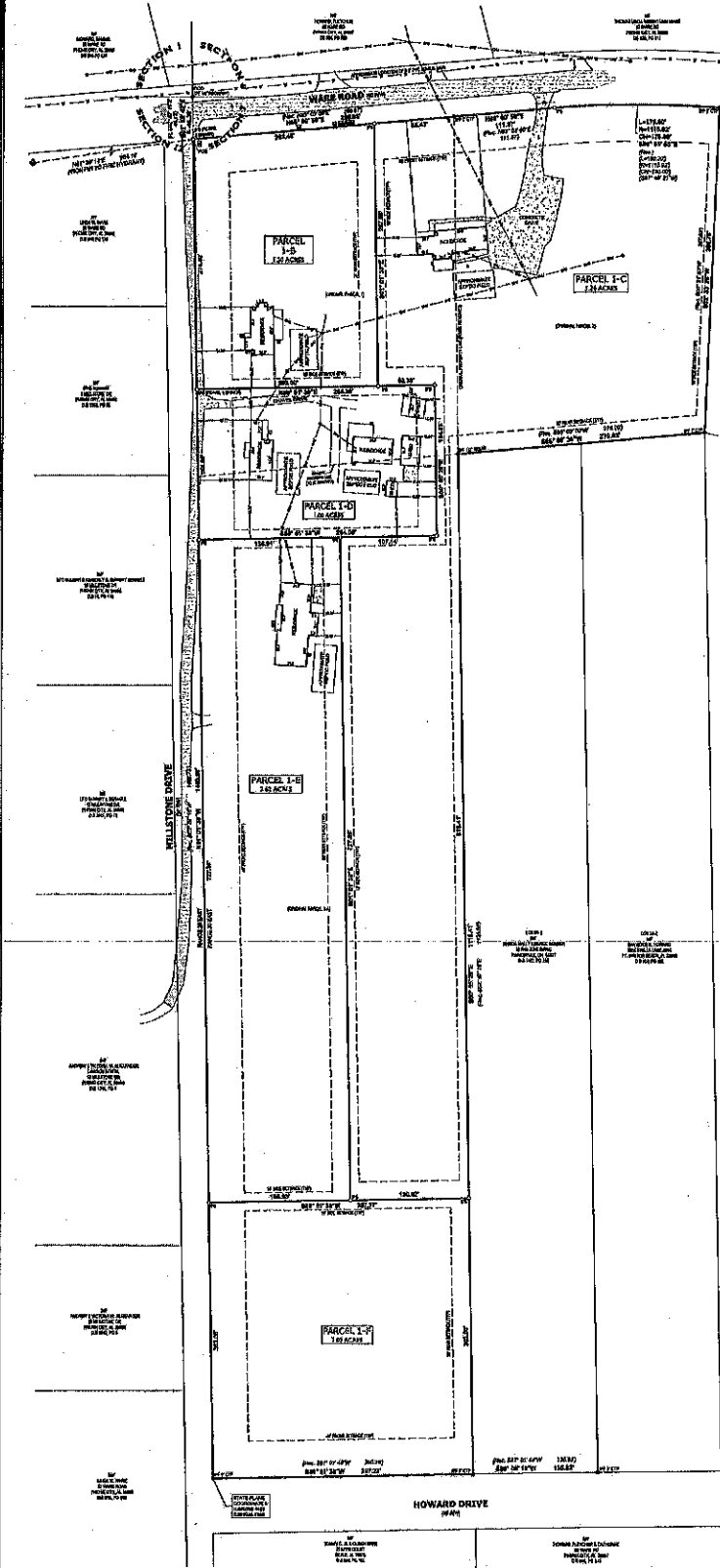
None.

Engineer/Owner Comments

None.

Recd 11-22-25 4:08pm

PLAT OF COURT ORDERED PROPERTY DIVISION AMONG FAMILY MEMBERS FOR
FLETCHER HOWARD ESTATE 2021ES0145
CATHERINE HOWARD ESTATE 2021ES0146
SAMUEL HOWARD ESTATE 2021ES0147
LOTS 1, 1A & 2, THEODORE HOWARD SUBDIVISION
LOCATED IN SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 EAST
RUSSELL COUNTY, ALABAMA



PUBLIC CITY REQUIRED NOTES:

1. EASEMENTS AND EASEMENTS:
2. EASEMENTS AND EASEMENTS:
3. EASEMENTS AND EASEMENTS:
4. EASEMENTS AND EASEMENTS:

RUSSELL COUNTY REQUIRED NOTES:

1. ALL EASEMENTS AND EASEMENTS:
2. EASEMENTS AND EASEMENTS:
3. EASEMENTS AND EASEMENTS:
4. EASEMENTS AND EASEMENTS:

SITE NOTES:

1. EASEMENTS AND EASEMENTS:
2. EASEMENTS AND EASEMENTS:
3. EASEMENTS AND EASEMENTS:
4. EASEMENTS AND EASEMENTS:

SURVEYOR'S NOTES:

1. THE PURPOSE OF THIS PLAT IS TO DIVIDE THE PROPERTY OWNED BY THE FLETCHER HOWARD ESTATE, CATHERINE HOWARD ESTATE, AND SAMUEL HOWARD ESTATE INTO LOTS 1, 1A, AND 2, THEODORE HOWARD SUBDIVISION, LOCATED IN SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 EAST, RUSSELL COUNTY, ALABAMA.

2. THE SURVEYOR HAS BEEN ADVISED BY THE FLETCHER HOWARD ESTATE, CATHERINE HOWARD ESTATE, AND SAMUEL HOWARD ESTATE THAT THE PROPERTY IS BEING DIVIDED INTO LOTS 1, 1A, AND 2, THEODORE HOWARD SUBDIVISION, LOCATED IN SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 EAST, RUSSELL COUNTY, ALABAMA.

3. THE SURVEYOR HAS BEEN ADVISED BY THE FLETCHER HOWARD ESTATE, CATHERINE HOWARD ESTATE, AND SAMUEL HOWARD ESTATE THAT THE PROPERTY IS BEING DIVIDED INTO LOTS 1, 1A, AND 2, THEODORE HOWARD SUBDIVISION, LOCATED IN SECTION 7, TOWNSHIP 16 NORTH, RANGE 30 EAST, RUSSELL COUNTY, ALABAMA.

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CERTIFICATE OF THE SURVEYOR:

I, Brian M. Bland, a duly licensed Surveyor in the State of Alabama, do hereby certify that the foregoing plat is a true and correct representation of the survey made by me or under my direction and supervision, and that the same is in accordance with the laws and regulations of the State of Alabama.

Dated this 11/22/25 day of November, 2025.

At Montgomery, Alabama.

CERTIFICATE OF APPROVAL BY THE RUSSELL COUNTY CLERK:

I, Shirley A. Bland, Clerk of the Board of Commissioners of Russell County, Alabama, do hereby certify that the foregoing plat is in accordance with the laws and regulations of the State of Alabama.

Dated this 11/22/25 day of November, 2025.

At Montgomery, Alabama.

CERTIFICATE OF APPROVAL BY THE RUSSELL COUNTY ENGINEER:

I, Shirley A. Bland, Engineer of the Board of Commissioners of Russell County, Alabama, do hereby certify that the foregoing plat is in accordance with the laws and regulations of the State of Alabama.

Dated this 11/22/25 day of November, 2025.

At Montgomery, Alabama.

RECORDING INFORMATION:

FILED IN 2021ES0145 BOOK 11/22/25 PAGE 1

DATE 11/22/25

BY Shirley A. Bland

CLERK OF THE BOARD OF COMMISSIONERS

BSI ENGINEERING SURVEYING

111 N. SECOND STREET, SUITE 100, MONTGOMERY, AL 36102

404.241.1111

www.bsi-surveying.com

LEGEND:

- Surveyed boundary
- Unsurveyed boundary
- Right of way
- Water
- Other



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