



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, MARCH 10, 2026
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 February 24, 2026 Cancelled Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Annexation – 0.35+/- acres locate at 2309 12th Street South – Cleve Huckaby, Stanley Huckaby and Steve Huckaby, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Request for Waiver – 0.34+/- acres locate at 1202 23rd Court South – Cleve Huckaby, Stanley Huckaby and Steve Huckaby, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Approval Administrative Subdivision – 0.69+/- acres locate at 2309 12th Street South & 1202 23rd Court South – Cleve Huckaby, Stanley Huckaby and Steve Huckaby, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
 -
- 9) Approval of Administrative Subdivision – 3.00+/- acres located on Samlor Drive – Mary Ann Howard, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo

10) Approval of Administrative Subdivision – 1.65+/- acres located on Lee Road 454 – Savidge Homes, LLC (Don Savidge), owner

- Staff Report
- Developer's Comments
- Department Memo

11) Public Hearing of Preliminary Plat – 4.12+/- acres locate at Sanfort Road & 6th Place – Family Snowball, LLC., owner.

- Staff Report
- Developer's Comments
- Department Memo

12) Public Hearing of the Re-Development Plan and Design Guidelines

13) Old Business

14) New Business

15) Adjournment

February 24, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 24, 2026, 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 Hanks, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Ivy 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 McKissic made the motion to approve, seconded by Member Carr. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, 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 Bailey, Assistant City Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Chief of Fire Kris Kennedy, Chief of Police Joey Weierick, Assistant City Manager Chan Gamble, and City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the February 10, 2026 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 Bailey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, Member Lindsey, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member McKissic and Chairman Sims. 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 Acceptance of Preliminary Plat of 4.12+/- acres located at the intersection of Sandfort Road and 6th Place – Family Snowball, LLC., owner. Asst. City Engineer Chris Casey reviewed the staff report with the members. Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: February 20, 2026

RE: Acceptance of Preliminary Plat – 4.12+/- acres located at the intersection of Sandfort Road and 6th Place

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

Chairman Sims asked if there was a motion to accept. A motion to accept was made by Member Bailey, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Acceptance of the Re-Development Plan and Design Guidelines. Asst. City Engineer Chris Casey reviewed with the members. Discussion followed.

Chairman Sims asked if there was a motion to accept. A motion to accept was made by Member Carr, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, 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 Vice Chairman Taylor, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Carr, Member Hanks, 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 March 10, 2026.

Chairman: Billy Sims

Vice Chairman: Tony Taylor



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. 6

Type of Request: Annexation / Pre-Zone

General Information

Applicant: Cleve Huckaby, Stanley Keith Huckaby & Steve Lavon Huckaby

Surveyor of Record: McBride & Maxey, Inc.

Site Location: 2309 12th St S

Acreage: 0.35 +/- acres

Proposed Zoning Classification: R-1 Low Density Residential

Current Use of Property: Residential Dwelling

Proposed Use of Property: Residential Dwelling

District: Three

Survey Plat: Attached

City Services: Phenix City Water, Fire, Police, Streets & Drainage

Staff Comments

- The City currently has a moratorium on annexations, however, Resolution 2025-249 requires all properties receiving City services to annex if feasible. This property is partially in the City limits already. This request will clean up the City limits line to match the property boundary proposed in the submitted replat.

Engineer/Owner Comments

None

**CERTIFICATE OF APPROVAL
PHENIX CITY PLANNING COMMISSION**

THIS IS TO CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA, AND THAT THE PHENIX CITY PLANNING COMMISSION HAS APPROVED THE PLAT FOR RECORDATION IN THE OFFICE OF THE CLERK OF PROBATE OF RUSSELL COUNTY, ALABAMA.

**RUSSELL COUNTY HEALTH DEPARTMENT
CITY HEALTH DEPARTMENT**

THIS IS TO CERTIFY THAT THE SUBMISSION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBMISSION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA, AND THAT THE RUSSELL COUNTY HEALTH DEPARTMENT HAS APPROVED THE PLAT FOR RECORDATION IN THE OFFICE OF THE CLERK OF PROBATE OF RUSSELL COUNTY, ALABAMA.

OWNERSHIP AND DEDICATION
THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF RUSSELL, ALABAMA, HEREBY CERTIFY THAT THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON HAS BEEN FULLY ADVISED OF THE REQUIREMENTS OF THE SPACING OF PAVEMENTS FOR SURVEYING INFORMATION AND BELIEF.

NOTARY
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE UNDERSIGNED HAS BEEN FULLY ADVISED OF THE REQUIREMENTS OF THE SPACING OF PAVEMENTS FOR SURVEYING INFORMATION AND BELIEF.

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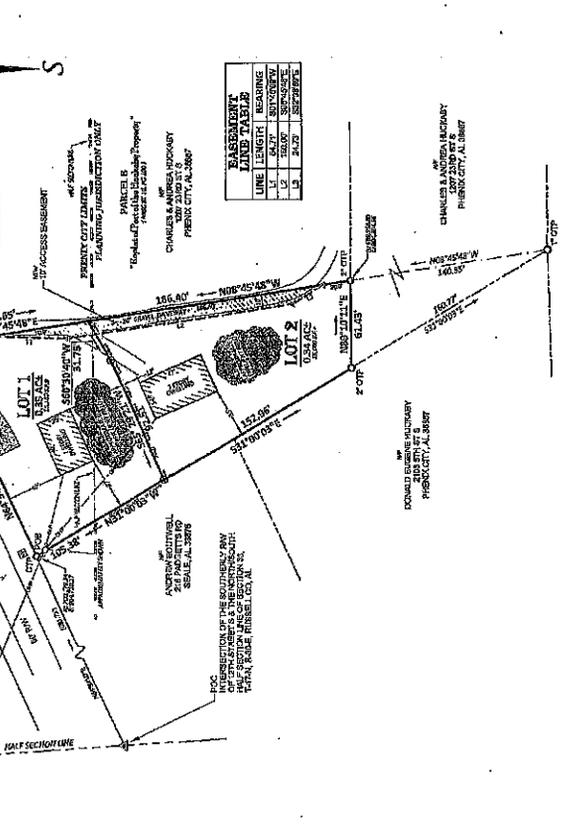
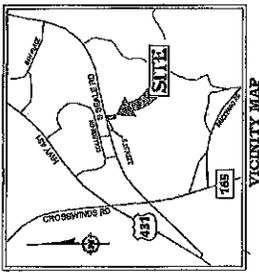
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ADMINISTRATIVE REPLAT NOTES
1. THE REPLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, FOR THE PURPOSES OF THE CITY OF PHENIX CITY, ALABAMA.
2. THE REPLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, FOR THE PURPOSES OF THE CITY OF PHENIX CITY, ALABAMA.
3. THE REPLAT IS BEING RECORDED IN THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA, FOR THE PURPOSES OF THE CITY OF PHENIX CITY, ALABAMA.

SURVEYOR'S NOTES
1. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS BEING RECREATED FOR THE PURPOSES OF THE CITY OF PHENIX CITY, ALABAMA.
2. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS BEING RECREATED FOR THE PURPOSES OF THE CITY OF PHENIX CITY, ALABAMA.
3. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS BEING RECREATED FOR THE PURPOSES OF THE CITY OF PHENIX CITY, ALABAMA.

REFERENCES
1. RUSSELL COUNTY RECORDS, BOOK 14, PAGE 141
2. RUSSELL COUNTY RECORDS, BOOK 14, PAGE 142
3. RUSSELL COUNTY RECORDS, BOOK 14, PAGE 143
4. RUSSELL COUNTY RECORDS, BOOK 14, PAGE 144
5. RUSSELL COUNTY RECORDS, BOOK 14, PAGE 145

LEGEND
1. BOUNDARY LINE
2. EASEMENT LINE
3. EASEMENT LINE
4. EASEMENT LINE
5. EASEMENT LINE
6. EASEMENT LINE
7. EASEMENT LINE
8. EASEMENT LINE
9. EASEMENT LINE
10. EASEMENT LINE

LEGEND
1. BOUNDARY LINE
2. EASEMENT LINE
3. EASEMENT LINE
4. EASEMENT LINE
5. EASEMENT LINE
6. EASEMENT LINE
7. EASEMENT LINE
8. EASEMENT LINE
9. EASEMENT LINE
10. EASEMENT LINE

DATE
NOV. 11, 2025
SCALE
1" = 60'
SHEET NO.
1 of 1

FLOOD CERTIFICATION
THE EXISTING FLOOD HAZARD ZONING MAP FOR THE CITY OF PHENIX CITY, ALABAMA, SHOWS THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS NOT IN A FLOOD HAZARD ZONE.

DIVISION DETAILS
TOTAL AREA: 0.69 ACRES
LOT 1: 0.34 ACRES
LOT 2: 0.35 ACRES
PROJECT NO. 24225
DRAWN BY: M. DING
DATE: 10/20/25

Division of 0.69 Acres on 12th Street South
A PROPERTY BOUNDARY SURVEY FOR THE FAMILY DIVISION OF 0.69 ACRES, LIVING IN THE NORTHEAST A QUARTER OF SECTION 33, TOWNSHIP 11 NORTH, RANGE 90 EAST, RUSSELL COUNTY, ALABAMA.

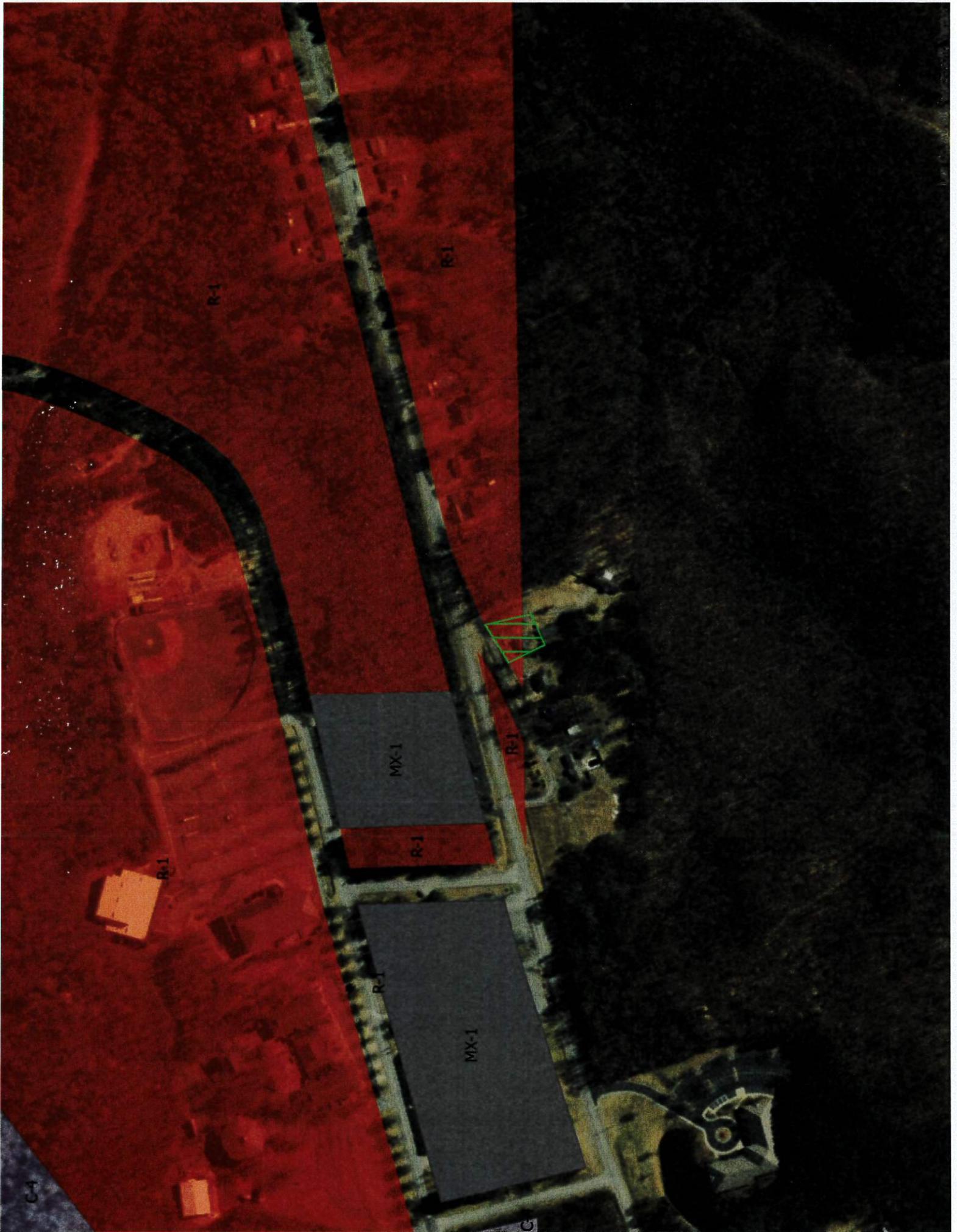
McBride & Maxey, Inc.
Professional Surveyors
2500 Crawford Road, Phenix City, AL 36867
Phone: 256-837-1000
Fax: 256-837-1001
www.mcbrideandmaxey.com

OWNER
STEVE LAYTON HUCKABY
1002 23RD ST S, PHENIX CITY, AL 36867
256-837-1000

OWNER
CLEVE LEON HUCKABY
1002 23RD ST S, PHENIX CITY, AL 36867
256-837-1000

OWNER
STEVE LAYTON HUCKABY
1002 23RD ST S, PHENIX CITY, AL 36867
256-837-1000

OWNER
CLEVE LEON HUCKABY
1002 23RD ST S, PHENIX CITY, AL 36867
256-837-1000



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: March 6, 2026

RE: Acceptance of Annexation Request – 0.35 +/- acres located at 2309 12th Street S

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



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: Waiver

General Information

Applicant: Cleve Huckaby, Stanley Keith Huckaby & Steve Lavon Huckaby

Surveyor of Record: McBride & Maxey, Inc.

Site Location: 1202 23rd Ct S

Acreage: 0.34 +/- acres

Number of Lots: 1

Current Zoning: None (Planning Jurisdiction)

Current Use of Property: Residential Dwelling

Proposed Use of Property: Residential Dwelling

District: None

Survey Plat: Attached

City Services: Phenix City Water, Fire, Police

Staff Comments

- Per the code of Alabama 1975, Section 11-24-2(d), this subdivision meets the requirements of a family division. The owners have provided an affidavit meeting the requirements of State code.

Engineer/Owner Comments

None



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: March 6, 2026

RE: Waiver Request – 0.34 +/- acres located at 1202 23rd Court S

The above referenced Waiver Request has been reviewed by the Planning, Building, Utilities, Fire and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations per Article IV, 5B which states that every lot shall abut a dedicated public street. However, this subdivision meets the requirements of a family division as defined in the code of Alabama 1975, Section 11-24-2(d).

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:	Cleve Huckaby, Stanley Keith Huckaby & Steve Lavon Huckaby
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	2309 12 th St S & 1202 23 rd Ct S
Acreage:	0.69 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	R-1 Low Density Residential/None (Planning Jurisdiction)
Current Use of Property:	Residential Dwellings
Proposed Use of Property:	Residential Dwellings
District:	Three/None
Survey Plat:	Attached
City Services:	Phenix City Water, Fire, Police, Streets & Drainage (2309 12 th St S)

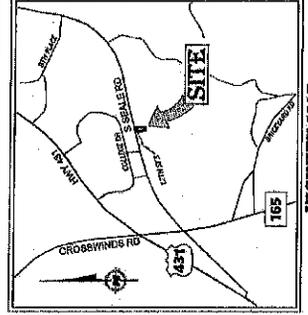
Staff Comments

- This subdivision does not meet the minimum requirements of the Subdivision Regulations per Article IV, 5B which states that every lot shall abut a dedicated public street. However, a waiver was submitted for 1202 23rd Ct S meeting the requirements of a family division as defined in the code of Alabama 1975, Section 11-24-2(d).

Engineer/Owner Comments

None

12-10



VICINITY MAP

ADMINISTRATIVE REPLAT NOTES
1) STRUCTURES PROHIBITED ON EASEMENTS AND ACCESS SHALL NOT BE...

SURVEYOR'S NOTES
1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT...

REFERENCES

- 1) DEED BOOK 1298, PAGE 129 (SOURCE OF TITLE)
2) DEED BOOK 1382, PAGE 31
3) DEED BOOK 1382, PAGE 31
4) DEED BOOK 1382, PAGE 31
5) DEED BOOK 1382, PAGE 31

LEGEND

- 1/2" REBAR & CAP SET
OPEN TOP PIPE
CALCULATED POINT
SUBJECT PROPERTY LINE
ADJOINING PROPERTY
OVERHEAD POWER
EASEMENT LINE
PRESHOT LIMITS

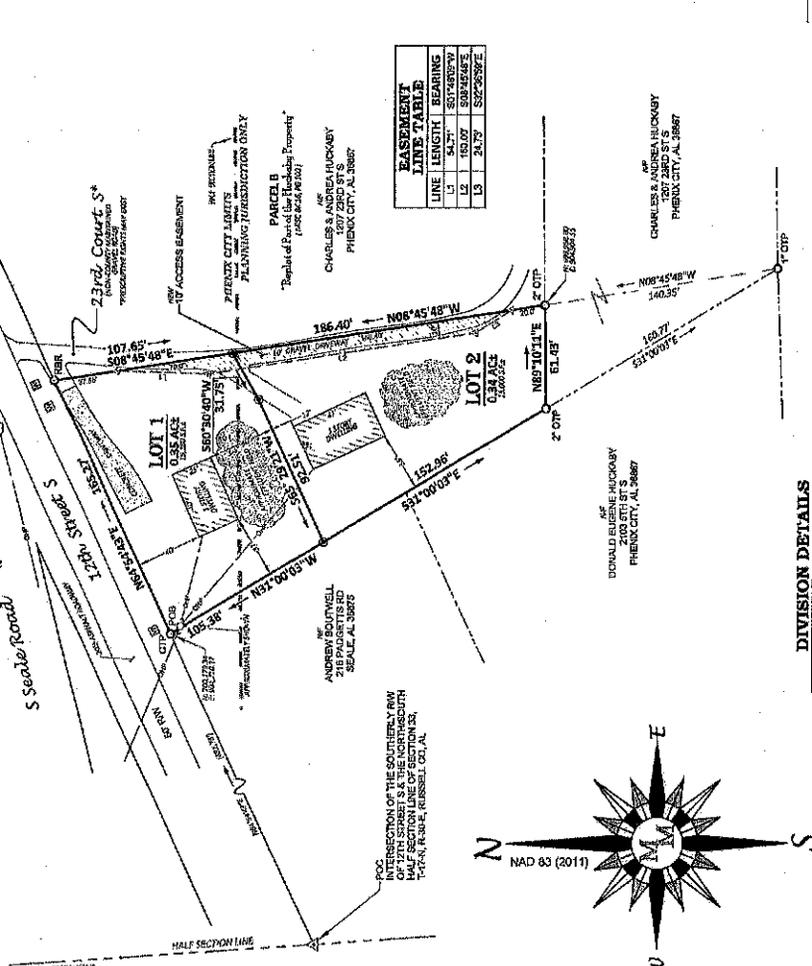
DATE: NOV. 11, 2025
SCALE: 1" = 50'
SHEET NO: 1 of 1

RUSSELL COUNTY HEALTH DEPARTMENT
I HEREBY CERTIFY THAT THE SUBMISSION IS SUBJECT TO APPROVAL OR REJECTION BY THE RUSSELL COUNTY HEALTH DEPARTMENT...

DATE: 11-25-25
RUSSELL COUNTY HEALTH OFFICER

CERTIFICATE OF APPROVAL
PHENIX CITY PLANNING COMMISSION
I HEREBY CERTIFY THAT THE SUBMISSION IS IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA...

DATE:
SECRETARY, PLANNING COMMISSION



EASEMENT LINE TABLE with columns for LINE, LENGTH, BEARING, and AREA.

FLOOD CERTIFICATION
THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA FLOOD ZONE...

DIVISION DETAILS

- *TOTAL ACRES: 0.69 ACRES
*TOTAL NUMBER OF LOTS: 2
*SMALLEST LOT SIZE: 0.34 ACRES
*ZONING CLASSIFICATION: LOT 1: R-1 LOT 2: PLANNING ONLY

Division of 0.69 Acres on 12th Street South
A PROPERTY BOUNDARY SURVEY FOR THE FAMILY DIVISION OF 0.69 ACRES, LYING IN THE NORTHEAST & SOUTHEAST QUARTERS OF SECTION 33, TOWNSHIP 17 NORTH, RANGE 30 EAST, RUSSELL COUNTY, ALABAMA.

Table with columns for REV, REVISION DESCRIPTION, and DATE.

McBride & Maxey, Inc.
Civil Engineering & Land Surveying
2025 Central Blvd, Phenix City, AL 36867

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

DATE: 12/10/25
COUNTY ENGINEER

OWNERSHIP AND DEDICATION
I, CLEVEON HUCKABY, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CERTIFY THAT I HEREBY ADOPT THIS PLAT WITH MY FREE CONSENT...

NOTARY
DAVID NATHAN HERRIDE
Notary Public
Alabama State at Large

OWNERSHIP AND DEDICATION
I, STANLEY KEITH HUCKABY, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CERTIFY THAT I HEREBY ADOPT THIS PLAT WITH MY FREE CONSENT...

NOTARY
DAVID NATHAN HERRIDE
Notary Public
Alabama State at Large

OWNERSHIP AND DEDICATION
I, STANLEY KEITH HUCKABY, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CERTIFY THAT I HEREBY ADOPT THIS PLAT WITH MY FREE CONSENT...

NOTARY
DAVID NATHAN HERRIDE
Notary Public
Alabama State at Large

HERRBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAINING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE...



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: March 6, 2026

RE: Administrative Subdivision – 0.69 +/- acres located at 2309 12 Street S & 1202 23rd Court S

The above referenced Administrative Subdivision has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations per Article IV, 5B which states that every lot shall abut a dedicated public street. However, a waiver was submitted for 1202 23rd Ct S meeting the requirements of a family division as defined in the code of Alabama 1975, Section 11-24-2(d).

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:	Mary Ann Howard
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	Samlor Dr.
Acreage:	3.00 +/- acres
Number of Lots:	From 1 lot to 2 lots
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Existing Residential
Proposed Use of Property:	Residential
District:	None
Survey Plat:	Attached
City Services:	Police Jurisdiction

Staff Comments

None.

Engineer/Owner Comments

None.



SAMLOR DR

JASPONICA G. FLORENCE
At Large / Mayor Pro Tem

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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: March 6, 2026

RE: Administrative Subdivision – 3.00 +/- acres located along Samlor Drive

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.



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
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Director of Engineering / Director of Public Works

Item No. 10

Type of Request: Administrative Subdivision

General Information

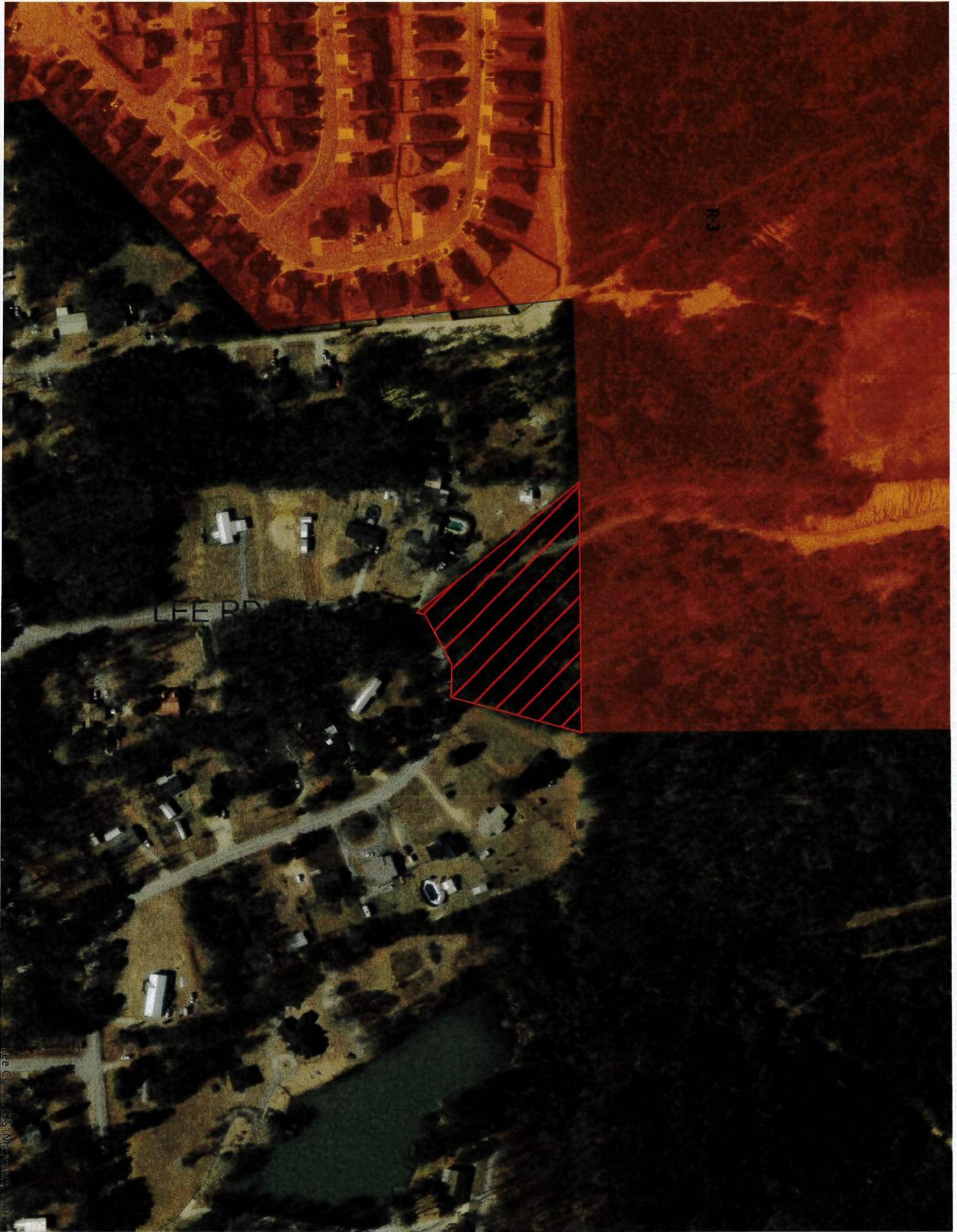
Applicant:	Savidge Homes, LLC
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	Lee Rd 454
Acreage:	1.65 +/- acres
Number of Lots:	2 lots (Line adjustment)
Current Zoning:	None (Planning Jurisdiction)
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
District:	None
Survey Plat:	Attached
City Services:	None

Staff Comments

None.

Engineer/Owner Comments

None.



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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: March 6, 2026

RE: Administrative Subdivision – 1.65 +/- acres located along Lee Road 454

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.



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Director of Engineering / Director of Public Works

Item No. 11

Type of Request: Preliminary Plat

General Information

Applicant:	Family Snowball, LLC
Surveyor of Record:	BSI, Inc.
Site Location:	Intersection of Sandfort Rd & 6 th Pl
Acreage:	4.12 +/- acres
Number of Lots:	5 lots
Current Zoning:	R-1 Low Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
District:	Three
Survey Plat:	Attached
City Services:	Water & Sanitary Sewer, Fire, Police, Streets & Drainage

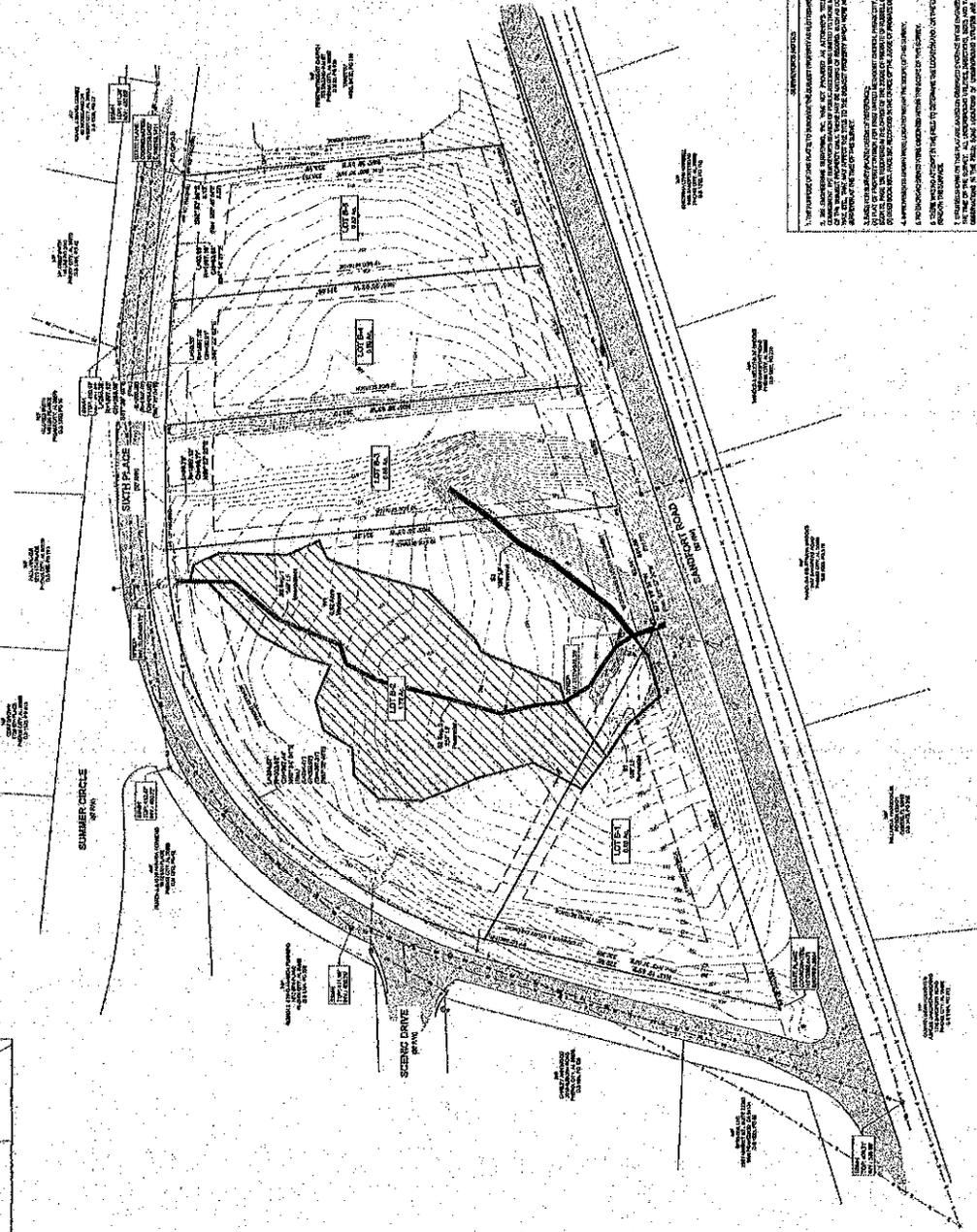
Staff Comments

This plat has been submitted as a preliminary plat due to the required addition of a hydrant.

Engineer/Owner Comments

None.

PRELIMINARY PLAT
A PROPERTY DIVISION FOR
FAMILY SNOWBALL, LLC
A DIVISION OF PARCEL B OF THE PROPERTY DIVISION
FOR FIRST UNITED METHODIST CHURCH, PHENIX CITY, ALABAMA, INCORPORATED
LOCATED IN SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST
PHENIX CITY, RUSSELL COUNTY, ALABAMA



GENERAL NOTES:

1. THE PROPERTY DIVISION IS SHOWN BY THE BOUNDARY LINES OF THE PLAT.
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STATEMENTS AND NOTES:

1. THE ENGINEER HAS REVIEWED THE RECORD PLAT AND THE RECORD PLAT IS CORRECT AND COMPLETE.
2. THE ENGINEER HAS REVIEWED THE RECORD PLAT AND THE RECORD PLAT IS CORRECT AND COMPLETE.
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10. THE ENGINEER HAS REVIEWED THE RECORD PLAT AND THE RECORD PLAT IS CORRECT AND COMPLETE.

PROFESSIONAL SEAL:

REGISTERED PROFESSIONAL ENGINEER

ALABAMA

NO. 12345

DATE: 2/20/07

PROJECT: PRELIMINARY PLAT FOR FAMILY SNOWBALL, LLC

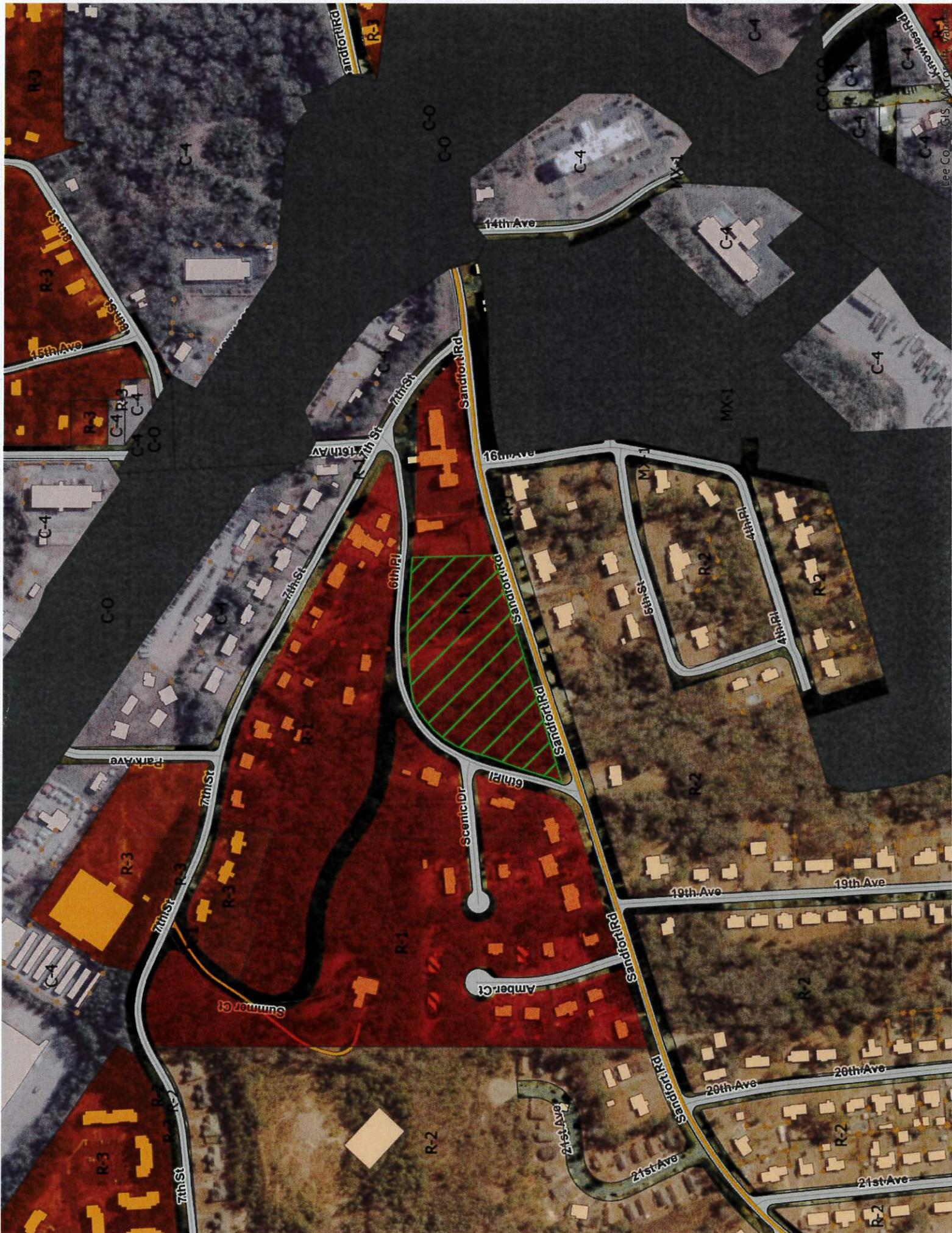
ENGINEER: [Signature]

SCALE: AS SHOWN

DATE: 2/20/07

PROJECT: PRELIMINARY PLAT FOR FAMILY SNOWBALL, LLC







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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: March 6, 2026

RE: Public Hearing and Recommendation of Preliminary Plat – 4.12 +/- acres located at the intersection of Sandfort Rd and 6th Pl

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