



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 22, 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 September 8, 2026 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Request for Waiver – 1.98+/- acres at 3000 9th Place – Barbara Mitchell (c/o Judy Jackson), owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Approval of Administrative Subdivision – 1.98+/- acres at 3000 9th Place – Barbara Mitchell (c/o Judy Jackson), owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Approval of Administrative Subdivision – 0.24+/- acres located at the corner of 8th Avenue & 12th Place – Phenix Girard Bank, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Public Hearing and Recommendation of De-Annexation – 1.84+/- acres located at the intersection of Opelika Road & Gauntt Road – Joe Crawford, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

September 8, 2026

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 8, 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 Hanks, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt.

The second item on the agenda was the approval of the agenda. Chairman Sims asked if there was a motion to approve the agenda. Member Ivy made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Hanks, 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: City Manager Wallace B. Hunter, Assistant City Manager Chan Gamble, City Engineer/Public Works Director Angel Moore, Assistant City Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director John Spraggins, Superintendent Water Filtration Plant Barrett Crain, Chief Building Official Ray Rogers, Deputy Building Official Ricky Carlson, Chief of Fire Kristin Kennedy, Assistant Fire Chief Kerry Bragg, City Attorney Jimmy Graham and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the August 25, 2026 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 McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Hanks, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Secretary Eliza Phillips-Wyatt. Nays: None. Abstain: None. Motion 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 Approval of Administrative Subdivision – 37.93+/- acres at the intersection of US Highway 431 S & Freeman Road – Pamela Money Kittrell, 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 Engineer/Public Works Director

Date: September 4, 2026

RE: Administrative Subdivision – 37.93+/- acres located at the intersection of Highway 431 S and Freeman Rd

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

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

The seventh item on the agenda was the Approval of Administrative Subdivision – 6.63+/- acres east of 4503 Auburn Road – Andrew Killingsworth, 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 Engineer/Public Works Director

Date: September 4, 2026

RE: Administrative Subdivision – 6.63+/- acres located east of 4503 Auburn Rd

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

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Hanks, 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 Preliminary Plat – 24 Month Extension Request – 9.78+/- acres located along Gardner Way, Summer Vineyard Subdivision – Whiterock, 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 Engineer/Public Works Director

Date: September 4, 2026

RE: Preliminary Plat – 24-Month Extension Request for Summer Vineyard Ph. III

The above referenced 24-month extension request on the Preliminary Plat for Summer Vineyard Ph. III meets the requirements of Section 3.04.03 of the Subdivision Regulations. City staff has no objection to this request.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Hanks, 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 Preliminary Plat – 24 Month Extension Request – 10.22+/- acres located near the intersection of Auburn Road & Poyner Drive – Carlton T. & Kathy I. Rosso, 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 Engineer/Public Works Director

Date: September 4, 2026

RE: Preliminary Plat – 24-Month Extension Request for Rosso Subdivision

The above referenced 24-month extension request on the Preliminary Plat for Rosso Subdivision meets the requirements of Section 3.04.03 of the Subdivision Regulations. City staff has no objection to this request.

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Hanks, 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 Acceptance of De-Annexation – 1.84+/- acres located at the intersection of Opelika Road & Guantt Road – Joe Crawford, owner. 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 Engineer/Public Works Director

Date: September 4, 2026

RE: Acceptance of De-annexation Request – 1.84+/- acres located at the intersection of Opelika Rd and Guantt Rd

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

Chairman Sims asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Vice Chairman Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Hanks, 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 Old Business: None

The twelfth item on the agenda was New Business: None.

The thirteenth 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 Hanks, Member Ivy, Member Lindsey, Member McKissic, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on September 22, 2026.

Chairman: Billy Sims

Secretary: Eliza Phillips-Wyatt

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: Waiver

General Information

Applicant:	Barbara Mitchell (c/o Judy Jackson)
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	3000 9 th PI
Acreage:	1.98 +/- acres
Number of Lots:	One lot to two lots
Current Zoning:	R-2 Medium Density Residential
Current Use of Property:	Existing dwelling
Proposed Use of Property:	Existing dwelling & single family residential
District:	Three
Survey Plat:	Attached
City Services:	Phenix City Water, Fire, Police

Staff Comments

This subdivision does not meet the requirements of Section 4.09.02 of the Subdivision Regulations which states that every lot must adjoin a dedicated public street. The owner did agree to dedicate right of way, however, by doing so, it would have created lots that were not buildable and did not conform to the Zoning Ordinance. Given these complications, staff requested that the owner provide a dedicated public easement and submit a waiver request. Staff has no issues with the request.

Engineer/Owner Comments

None.

9-9-26
12pm

REQUEST FOR WAIVER

NAME OF DEVELOPER(S): Barbara Mitchell

NAME OF ENGINEERING FIRM: McBride & Maxey, Inc.

EMAIL ADDRESS OF OWNER: c/o brian@mcbridemaxey.com

NAME OF SUBDIVISION: Mitchell Division of 1.98 Acres

LOCATION OF SUBDIVISION: 3000 9th Place, Phenix City, AL 36869

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

Property is located on an apparent public right-of-way by prescription
with no known right-of-way width. Owner wishes to divide property for
immediate family members, but does not meet the city's requirement
for public street access. This request is to allow the family division to
be approved using existing access at the end of 9th Place.

STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:

The width of the right-of-way of 9th Place has not been established.
The tenants currently access property from the city maintained asphalt
roadway.

LIST ANY ATTACHMENTS TO THIS PETITION:

Property boundary survey by McBride & Maxey showing the division of the
property with roads shown.

PROVIDE A SHORT EXPLANATION WHY YOU BELIEVE THE WAIVER SHOULD BE APPROVED:

The hardship currently exists and is not being created by this division.
The division is for an immediate family member and there are no plans
to develop the property any further.

Brian Maxey
Signature of Owner

8/24/2026
Date



R-2

R-2

R-1

PRD

R-2

9th Pl

31st Ave

8th St

R-1

Wright Rd

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: September 17, 2026****RE: Waiver Request – 1.98 +/- acres located at 3000 9th PI**

The above referenced Waiver Request has been reviewed by the Building, Utilities, Fire and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations per Section 4.09.02 which states that every lot must adjoin a dedicated public street. However, the dedication of public right of way along 9th Place and 31st Avenue would cause more issues with the lot requirements outlined in the Zoning Ordinance. The owner has provided public access and utility easements on the plat in lieu of right of way and City staff has no objections to the waiver request.

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:	Barbara Mitchell (c/o Judy Jackson)
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	3000 9 th PI
Acreage:	1.98 +/- acres
Number of Lots:	One lot to two lots
Current Zoning:	R-2 Medium Density Residential
Current Use of Property:	Existing dwelling
Proposed Use of Property:	Existing dwelling & single family residential
District:	Three
Survey Plat:	Attached
City Services:	Phenix City Water, Fire, Police

Staff Comments

This subdivision does not meet the requirements of Section 4.09.02 of the Subdivision Regulations which states that every lot must adjoin a dedicated public street. However, the owner has submitted a waiver for relief from this requirement and City staff has no issues with the request.

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: September 17, 2026

RE: Administrative Subdivision – 1.98 +/- acres located at 3000 9th PI

The above referenced Administrative Subdivision has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the requirements of Section 4.09.02 of the Subdivision Regulations which states that every lot must adjoin a dedicated public street. However, the owner has submitted a waiver for relief from this requirement and City staff has no issues with the request.

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:	Phenix Girard Bank
Surveyor of Record:	Michael J. Pattillo, PLS
Site Location:	Corner of 8 th Ave & 12 th Pl
Acreage:	0.24 +/- acres
Number of Lots:	One lot to two lots
Current Zoning:	C-2 General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Parking and storage
District:	Two
Survey Plat:	Attached
City Services:	Phenix City Water & Sewer, Fire, Police, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.

**ADMINISTRATIVE SUBDIVISION FOR
PHENIX GIRARD BANK**
PART OF BLOCK 245, TOTTENS MAP OF PHENIX CITY
LYING IN
SECTION 14, TOWNSHIP 17 NORTH, RANGE 30 EAST
PHENIX CITY, RUSSELL COUNTY ALABAMA

SCALE: 1" = 20'

SEPTEMBER 14, 2026

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, MENZA DUDLEY, PRESIDENT, PHENIX GIRARD BANK, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS DIVISION WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, RIGHT-OF-WAYS, WALKS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Menza Dudley
MENZA DUDLEY, PRESIDENT, PHENIX GIRARD BANK

DATE:

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT YOLANDA DANIEL, WHOSE NAME AS CHAIRMAN OF PHENIX CITY BOARD OF EDUCATION, ARE SIGNED TO THE FOREGOING INSTRUMENT AND WHO ARE KNOWN TO ME, ACKNOWLEDGE BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, THEY EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID PHENIX CITY BOARD OF EDUCATION.

James R. McKinnif
NOTARY PUBLIC

DATE: 9/16/2026

MY COMMISSION EXPIRES:

3/6/2030



PHENIX CITY PLANNING COMMISSION
RECORDING

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

DATE:

CHAIRMAN, PHENIX CITY PLANNING COMMISSION

DATE:

SECRETARY, PHENIX CITY PLANNING COMMISSION

APPROVAL OF COUNTY ENGINEER

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

DATE:

RUSSELL COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

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

Michael J. Patillo
MICHAEL J. PATILLO, PLS No. 16684
CITY OF PHENIX CITY ENGINEERING DEPT.
1206 7TH AVENUE
PHENIX CITY, ALABAMA 35687

DATE: 9-14-26

(384) 418-2786



LEGEND

- IRON PIN FOUND
- 1/2" REBAR & CAP SET No. 16684
- ⊙ DRILL HOLE
- 6" X 6" CONCRETE MONUMENT FOUND
- △ CALCULATED POINT
- RBC REBAR & CAP
- PP FINCHED TOP PIPE
- OP OPEN TOP PIPE
- RB REBAR
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- () RECORD BEARING OR DISTANCE
- R.O.W. RIGHT OF WAY
- R_a RADIUS
- L_a LENGTH
- CH_a CHORD BEARING & DISTANCE
- X- CHAINLINK FENCE
- ⊙ UTILITY OR LIGHT POLE
- SS- SANITARY SEWER LINE
- W- WATERLINE
- NOT TO SCALE

PHENIX CITY BOARD OF
EDUCATION
1212 9TH AVENUE
PHENIX CITY, AL 35687
DEED BOOK 481 PAGE 632

ZONE C-2

OWNER:

PHENIX GIRARD BANK
P.O. BOX 70
PHENIX CITY, AL 35687

TOTAL NUMBER OF LOTS: 2
TOTAL ACRES: 0.24
SMALLEST LOT: 0.07 ACRES / 3048.20 SQ. FT.
DATE FOR FIELD SURVEY: AUGUST 11 - 31 2026

BUILDING SETBACKS:

ZONE C-2 MIN. FRONT: 25'
MIN. REAR: 20'
MAX. BUILDING AREA: 75%
MAX. HEIGHT OF PRINCIPLE STRUCTURE: 85'

NOTES:

ACCORDING TO FIRM MAP NO. 01113C0157C FOR RUSSELL COUNTY, PHENIX CITY, ALABAMA, EFFECTIVE DATE OF JULY 22, 2010, THE SUBDIVISION SHOWN HEREON LIES IN ZONE AE (BASE FLOOD ELEVATIONS DETERMINED) (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).

SANITARY SEWER LINE AND WATER LINE LOCATIONS ARE SHOWN PER THE PHENIX CITY GIS UTILITIES LAYER.

THE SANITARY SEWER, STORM SEWER, WATER, GAS, TELEPHONE OR OTHER ABOVEGROUND OR UNDERGROUND UTILITIES AND ACCOMPANYING EASEMENTS SHOWN, MAY NOT REPRESENT ALL THE EXISTING UTILITIES AND EASEMENTS.

ALL EASEMENTS SHALL BE PRIVATELY MAINTAINED.

STRUCTURES ARE PROHIBITED ON EASEMENTS AND ACCESS SHALL NOT BE RESTRICTED BY UNGATED FENCES.

NO TREES OR SHRUBS PLANTED WITHIN RIGHT-OF-WAY OR EASEMENTS UNLESS APPROVED OTHERWISE BY THE LOCAL GOVERNING AUTHORITY.

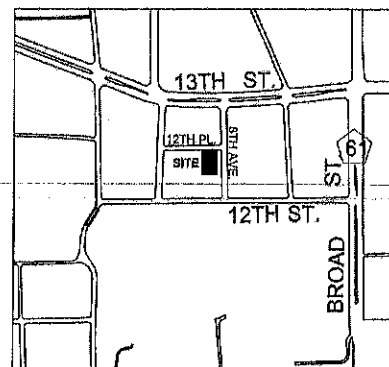
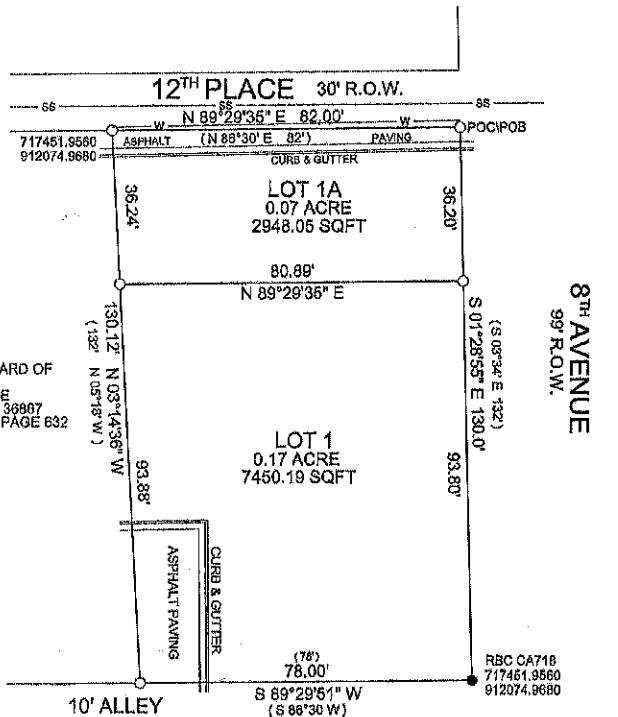
PARCEL IS ZONED C-2.

BASIS OF BEARINGS HAD 83 ALABAMA STATE PLANE, EAST ZONE.

REFERENCE DEED RECORDED IN DEED VOLUME 423, PAGE 618 IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

REFERENCE MAP:
TOTTENS' OFFICIAL REAL ESTATE MAP OF PHENIX CITY ALABAMA 1931.

REFERENCE SURVEY:
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY FOR
PHENIX CITY BOARD OF EDUCATION PREPARED BY
EDDIE A. EUBANKS, PLS NO. 24326, DATED JUNE 28,
2022.



VICINITY MAP
NOT TO SCALE



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: September 17, 2026

RE: Administrative Subdivision – 0.24 +/- acres located at the intersection of 8th Ave & 12th PI

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.

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: De-annexation

General Information

Applicant:	Joe Crawford
Site Location:	Intersection of Opelika Rd & Gauntt Rd
Acreage:	1.84 +/- acres
Current Zoning Classification:	R-3 High Density Residential
Current Use of Property:	Vacant
Proposed Use of Property:	Residential
District:	Two
Survey Plat:	Attached
City Services:	Phenix City Water, Fire, Police

Staff Comments

Because the property is currently in the City limits, it is subject to the Zoning Ordinance and therefore protects the interests of the adjacent property owners regulating the future use of property. The property also has access to Phenix City utilities.

Engineer/Owner Comments

None

STATE OF ALABAMA	)	
	)	
COUNTY OF RUSSELL	)	<u>PETITION FOR DE-ANNEXATION</u>
	)	
CITY OF PHENIX CITY	)	

TO: THE CITY COUNCIL OF PHENIX CITY:

The undersigned, being the property owner of the land described below and set out in red outline on a map, do petition the City Council of the City of Phenix City, pursuant to §11-42-20 et seq of the Code of Alabama (1975, as amended) or in the alternative Act of August 30, 1973, No. 654, Section 3, 1973 Ala. Acts 654 [Codified at Ala. Code Appx., §382(58) (1973)1, to withdraw the corporate limits of the City of Phenix City so as to de-annex from said City the following described property located in Russell County, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

In support of this petition, It is certified by each of the undersigned that the said territory is within the existing corporate limits of the City of Phenix City and does not embrace any territory within the corporate limits of another municipality, and when de-annexed from the City of Phenix City will no longer form a homogeneous part of the City.

The undersigned further certify that they are the owners of all the land within the above-described property and that the information set forth in the attached de-annexation questionnaire is true and correct.

The undersigned further petition the City Council of the City of Phenix City to adopt an appropriate de-annexation ordinance assenting to this de-annexation petition.

Respectfully submitted this the 6th day of August, 2026.



APRIL L. LOGAN-RUSSELL (LOG016)

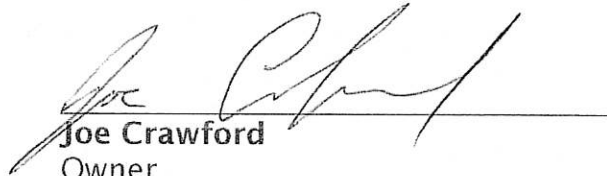
Attorney for Joe Crawford

P. O. Box 1251

Phenix City, AL 36868-1251

(334) 520-2099

Aprillancasterlogan@gmail.com



Joe Crawford

Owner

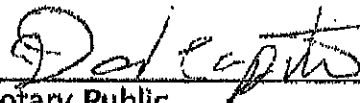
Phenix City, Alabama 36867

STATE OF ALABAMA)
)
COUNTY OF RUSSELL)

PETITION FOR DE-ANNEXATION

I, the undersigned authority, a notary public in and for said State, hereby certify that **Joe Crawford**, whose name(s) is/are signed to the foregoing annexation petition and who is/are known to me, acknowledged before me on this day, being informed of the contents of the petition, stated that the name appearing thereon constituted the legal owner of said property.

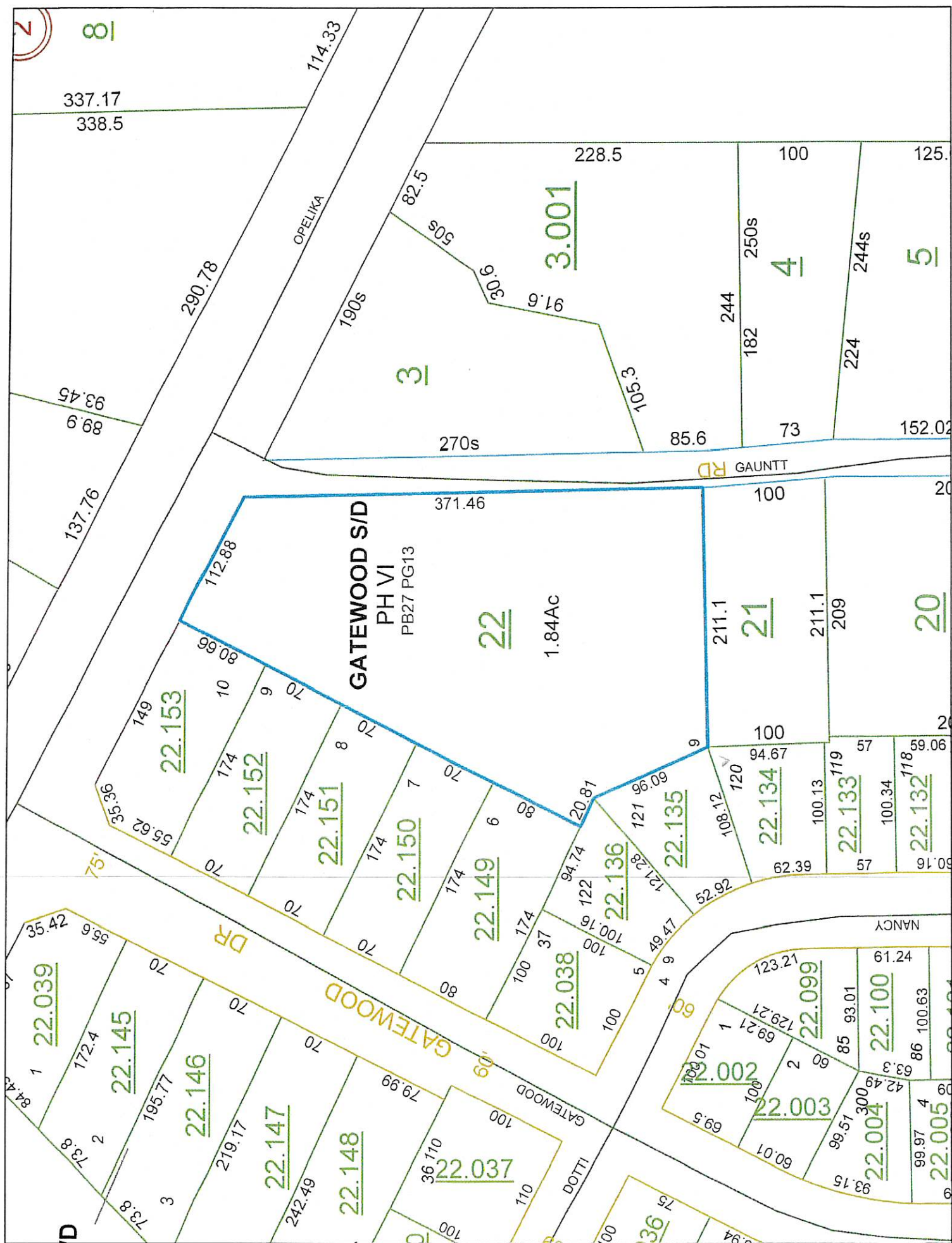
Given under my hand and official seal this the ____ day of _____, 2026.



Notary Public
My Commission Expires:

JAN 13 2020

LEE County





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: **September 17, 2026**

RE: **Public Hearing of De-annexation Request – 1.84 +/- acres located at the intersection of Opelika Rd and Gauntt Rd**

The above referenced application for de-annexation has been reviewed by the Building, Utilities, Fire, and Engineering Departments. It is the recommendation of City Staff that this de-annexation request be denied.