



**THE CITY OF PHOENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, MAY 8, 2018
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 April 24, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Conditional Use – Located on Whitewater Avenue – WC Bradley Company, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Approval of Administrative Replat – 21.02+/- acres located at 4402 Riverchase Drive – RCA, LLC (Michael Bowden) and Michael S. Bowden, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

APRIL 24, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 24, 2018 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Pat Howard called the meeting to order and asked Secretary Culligan to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Bailey. Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: Assistant Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Deputy Building Official Ray Rogers, Utilities Director Stephen Smith, Utilities Engineer John Spraggins, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the March 27, 2018 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Vice Chairman Davis and seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Lindsey, Member Sims, and Member Taylor. Nays: None. Abstain: Member Ivy and Member Culligan. Motion thus passed.

The fifth item on the agenda was the approval of the cancelled April 10, 2018 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes. A motion to approve was made by Member Lindsey and seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The sixth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The seventh item on the agenda was the Approval of Administrative Replat of 5.68+/- acres located between 4th Avenue and 6th Avenue, Housing Authority of Phenix City, owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: April 19, 2018

*RE: Administrative Replat – 5.684+/- acres between 4th Avenue & 6th Avenue, The Housing Authority of Phenix City, owners
The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.*

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

The eighth item on the agenda was the Approval of Administrative Replat of 2.85+/- acres located at 20 Allen Road for Jimmy and Pamela Willingham, owners. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: April 19, 2018

RE: Administrative Replat – 2.85+/- acres at 20 Allen Road, Jimmy C. & Pamela H. Willingham, owners.

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

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

The ninth item on the agenda was the Approval of Administrative Replat of 79.3+/- acres located on Lee Road 248 (Summerville Road) for Broad River Group Limited, owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: April 19, 2018

RE: Administrative Replat – 79.3+/- acres on Lee Road 248, Broad River Group Limited, owners.

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

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Vice Chairman Davis and seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis,

Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. 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. None.

The twelfth item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Sims and seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. 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 Tuesday, May 8, 2018.

Chairman – Pat Howard

Secretary – Shaun Culligan



PHENIX CITY *Alabama*

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.us

DR. R. GRIFF GORDY
Councilmember At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Staff Report No. 6

Type of Plat: Conditional Use

Applicant: WC Bradley Company – C/O Pace Halter

Site Location: Whitewater Ave.

Current Zoning Classification: C-1, Core Commercial District

Proposed Use of Property: Public Art Park

Location Map: Attached

Additional Information: None at this time

Engineer and or Owner Comments: None at this time

PETITION FOR CONDITIONAL USE

SIGNATURE OF PROPERTY OWNER / OR AUTHORIZED AGENT OF THE PROPERTY

OWNER: WC Bradley Company - c/o Pace Halter

EMAIL ADDRESS OF OWNER: phalter@wcbradley.com

ADDRESS OF PROPERTY TO BE CONSIDERED FOR CONDITIONAL USE:

Whitewater Av. Phenix City, AL 36867

PHONE: (76) 571-6059

CURRENT ZONE OF PROPERTY: C-1

PROPOSED USE OF PROPERTY: Public Art Park & Food truck Park

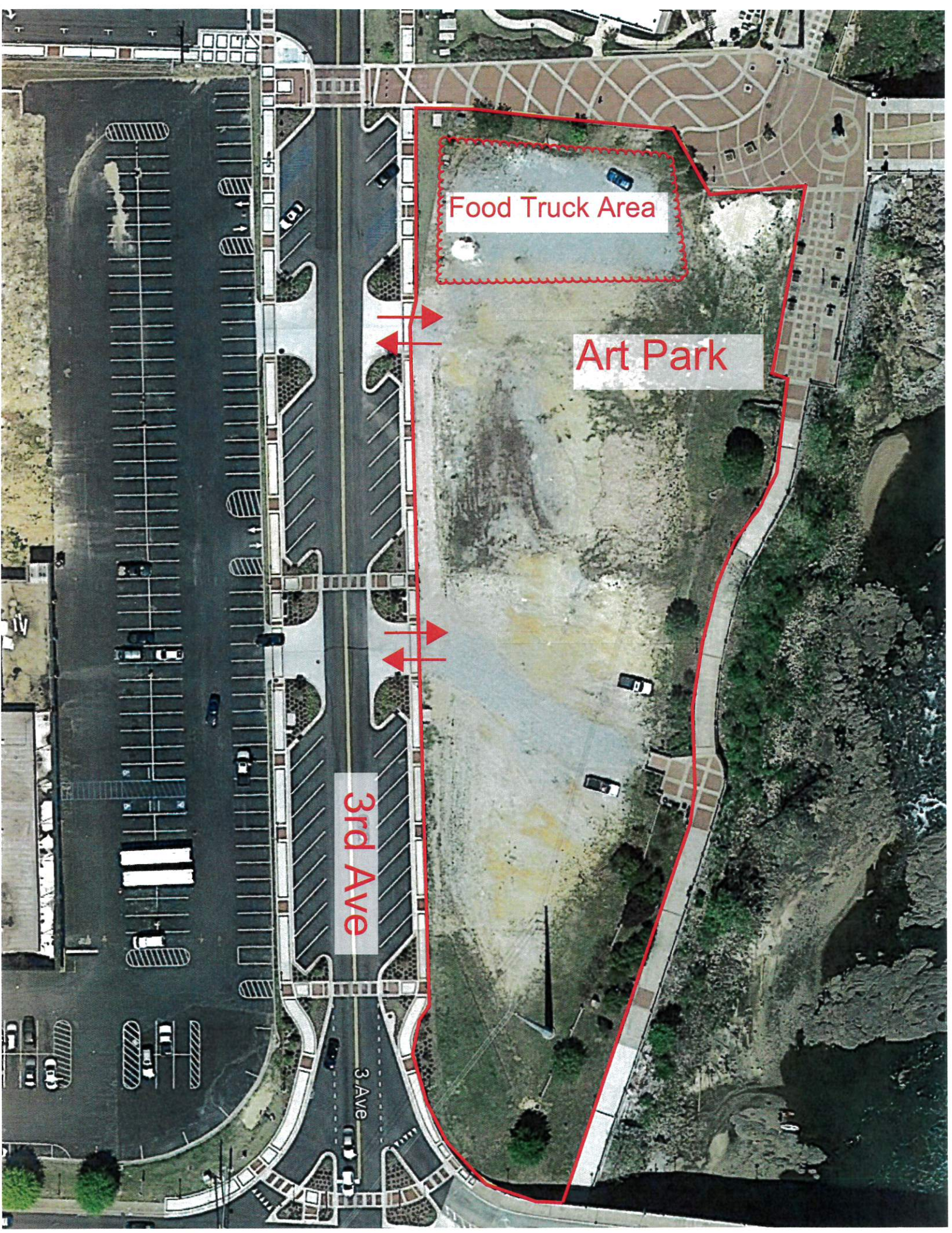
PROVIDE A LIST OF ADJACENT PROPERTY OWNERS' NAMES AND MAILING ADDRESSES WITH A FEE OF \$ 5.00 PLUS CURRENT POSTAL RATE, PER NAME. (THIS REQUIRES A PUBLIC HEARING)

IN ADDITION TO THE ABOVE INFORMATION, YOU WILL NEED TO SUBMIT A SITE PLAN AND BE PREPARED TO ANSWER QUESTIONS CONCERNING:

- A. ACCESS TO AND FROM THE PROPERTY AND THE PROPOSED STRUCTURE AND / OR USES, WITH PARTICULAR ATTENTION TO VEHICULAR AND PEDESTRAIN SAFETY AND CONVENIENCE, TRAFFIC FLOW AND CONTROL, AND EMERGENCY ACCESS.
- B. THE LOCATION AND ACCESSIBILITY OF OFF-STREET PARKING AND LOADING AREAS.
- C. THE LOCATION AND ACCESSIBILITY OF REFUSE AND SERVICE AREAS AND THEIR POTENTIALLY ADVERSE AFFECTS UPON SURROUNDING PROPERTIES.
- D. THE SCREENING AND BUFFERING OF POTENTIALLY ADVERSE VIEWS AND ACTIVITIES FROM SURROUNDING PROPERTIES.
- E. CONTROL OF NOISE, GLARE, ODOR, SURFACE WATER RUNOFF, AND OTHER POTENTIALLY DISTURBING IMPACTS UPON SURROUNDING PROPERTIES.
- F. THE AVAILABILITY, LOCATION, AND CAPACITY OF UTILITIES.
- G. THE LOCATION AND SCALE OF SIGNS AND LIGHTING WITH PARTICULAR REFERENCE TO TRAFFIC SAFETY, GLARE, AND VISUAL COMPATIBILITY WITH SURROUNDING PROPERTIES.
- H. THE BULK, DENSITY, AND LOT COVERAGE OF STRUCTURES, AND YARDS AND OPEN AREAS, WITH REFERENCE TO THEIR COMPATIBILITY WITH THE CHARACTER OF THE SURROUNDING AREA.

***COMPLETED PETITION WILL BE PLACED ON THE NEXT AVAILABLE PLANNING COMMISSION AGENDA 30 DAYS FROM THE DATE IT WAS TURNED IN.**

QUESTIONS, CONTACT ENGINEERING DEPARTMENT AT 334-448-2760.



Food Truck Area

Art Park

3rd Ave

3 Ave





PHENIX CITY
Alabama

DEPARTMENT OF
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ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: May 3, 2018

RE: Conditional Use – Whitewater Avenue – WC Bradley Company – C/O Pace Halter, Owner

The above petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Phenix City Zoning Ordinance allows a public art park as a Conditional Use in a C-1 zone.



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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 7

Type of Plat: Administrative Replat

Applicant: RCA, LLC c/o Michael Bowden

Surveyor of Record: Nathan McBride

Site Location: 4402 Riverchase Drive

Acreage: 21.02

Number of Lots: 2

Reason for Replat: Adjusting property lines between subject properties.

Current Zoning: C-4 and R-1

Current Use of Property: Commercial

Proposed Use of Property: Commercial

Survey Plat: Attached

City Services: All City Services

Additional Information: None at this time

Engineer and or Owner Comments: None at this time

Rtcd 4-23-18 @ 2:54pm

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN HEREON AND ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

OWNER: *Michael S. Bowden*
 DATE: 4-17-18

NOTARY
 I, DAVID NATHAN MCGRIDE, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT, THEY EXECUTED THE SAME VOLUNTARILY.

DATE OF EXECUTION: 4-17-18
David Nathan McGride
 NOTARY PUBLIC

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I HEREBY CERTIFY THAT I AM AN AUTHORIZED REPRESENTATIVE FOR THE OWNER OF THE PROPERTY SHOWN HEREON AND ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

SIGNATURE: *Michael S. Bowden*
 DATE: 4-17-18
 NOTARY PUBLIC

NOTARY
 I, DAVID NATHAN MCGRIDE, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE AUTHORIZED REPRESENTATIVE FOR THE OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT, THEY EXECUTED THE SAME VOLUNTARILY.

DATE OF EXECUTION: 4-17-18
David Nathan McGride
 NOTARY PUBLIC

SURVEYOR'S NOTES

- THE LINES SURVEYED ON THIS PLAT CAN BE EXERCISED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
- ALL EASEMENTS SHOWN HEREON ARE PRIVATE EASEMENTS.
- SUBJECT MATTER IS NOT TO BE CONSIDERED AS UNRECORDED.
- THE BASIS OF BEARINGS AND THE SECTION THE SHOWN HEREON ARE PER A PREVIOUS SURVEY RECORDED IN THE ALABAMA EAST ZONE.
- THE IMPROVEMENTS SHOWN HEREON ARE FOR GENERAL INFORMATION PURPOSES ONLY AND ARE SHOWN FROM A COLLECTION OF AERIAL PHOTOGRAPHS & FIELD NOTES.
- ALL PROPERTY CORNERS FOUND ARE 1/2" REBAR & CAP (M-CRIDE) UNLESS STATED OTHERWISE.

ADMINISTRATIVE SUBDIVISION NOTES

- NUMBER OF LOTS: 2
- SMALLEST LOT SIZE: 0.88 ACRES.
- TOTAL AREA: 1.76 ACRES.
- ALL EASEMENTS ARE PRIVATELY OWNED.
- STRUCTURES PROHIBITED ON EASEMENTS AND ACCESS SHALL NOT BE RESTRICTED BY UNGATED FENCES.
- THE CITY OF PHENIX CITY ENGINEERING DEPARTMENT PRIOR TO THE CONSTRUCTION OF THE DRIVEWAY.
- THE CITY OF PHENIX CITY IS NOT RESPONSIBLE FOR ANY EASEMENTS SHOWN UNLESS APPROVED OTHERWISE BY THE LOCAL JURISDICTION.
- NO TREES OR SHRUBS ARE TO BE PLANTED WITHIN RIGHT-OF-WAYS OR EASEMENTS UNLESS APPROVED OTHERWISE BY THE LOCAL JURISDICTION.
- THE PURPOSE OF THIS SURVEY IS TO ADJUST THE PROPERTY LINE BETWEEN LOT 2B AND PARCEL A.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DELTA TANGENT
C1	173.14'	1420.02'	S89°30'43"E	173.08' 87°51'18" 86.70'

DAVID NATHAN MCGRIDE, A REGISTERED LAND SURVEYOR UNDER THE LAWS OF 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, AND THAT THE DIMENSIONS CORRECTLY SHOWN, AND THAT ALL PARTS OF THIS SURVEY AND PLAT MEET THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE: 4-17-18
David Nathan McGride
 D. NATHAN MCGRIDE
 AL LICENSE NO. 23145

CERTIFICATE OF THE CITY ENGINEER AND UTILITIES DIRECTOR
 WE HEREBY CERTIFY THAT THIS PLAT MEETS ALL THE REQUIREMENTS FOR REQUIRED STREET AND UTILITY IMPROVEMENTS.

CITY ENGINEER: _____ DATE: _____
 UTILITIES DIRECTOR: _____ DATE: _____

CERTIFICATE OF THE CITY ENGINEER
 THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF RUSSELL, ALABAMA, (WHO) HEREBY CERTIFY THAT THE RECORDING OF THIS PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF RUSSELL COUNTY, ALABAMA, THIS _____ DAY OF _____, 2018.

COUNTY ENGINEER: _____ COUNTY OF RUSSELL, ALABAMA

PHENIX CITY PLANNING COMMISSION
 WE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION MAP ACT AND THE REQUIREMENTS OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

CHAIRMAN PHENIX CITY PLANNING COMMISSION: _____ DATE OF EXECUTION: _____
 CHAIRMAN PHENIX CITY PLANNING COMMISSION: _____ DATE OF EXECUTION: _____

RUSSELL COUNTY ENGINEER
 THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF RUSSELL, ALABAMA, (WHO) HEREBY CERTIFY THAT THE RECORDING OF THIS PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF RUSSELL COUNTY, ALABAMA, THIS _____ DAY OF _____, 2018.

COUNTY ENGINEER: _____ COUNTY OF RUSSELL, ALABAMA

PHENIX CITY PLANNING COMMISSION
 WE HEREBY CERTIFY THAT THE PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION MAP ACT AND THE REQUIREMENTS OF THE PLANNING COMMISSION, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

CHAIRMAN PHENIX CITY PLANNING COMMISSION: _____ DATE OF EXECUTION: _____
 CHAIRMAN PHENIX CITY PLANNING COMMISSION: _____ DATE OF EXECUTION: _____

RUSSELL COUNTY ENGINEER
 THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF RUSSELL, ALABAMA, (WHO) HEREBY CERTIFY THAT THE RECORDING OF THIS PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF RUSSELL COUNTY, ALABAMA, THIS _____ DAY OF _____, 2018.

COUNTY ENGINEER: _____ COUNTY OF RUSSELL, ALABAMA

BOUNDARY SURVEY
 PROPERTY LINE RECONFIGURATION OF PARCEL "A" AND LOT 2B OF THE REPLAT OF PART OF THE WESTERN HALF OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA

OWNERS OF RECORD: *Michael S. Bowden* & *RCA, LLC*
 701 13th Ave. Phenix City, AL 36887

BOUNDARY SURVEY
 PROPERTY LINE RECONFIGURATION OF PARCEL "A" AND LOT 2B OF THE REPLAT OF PART OF THE WESTERN HALF OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA

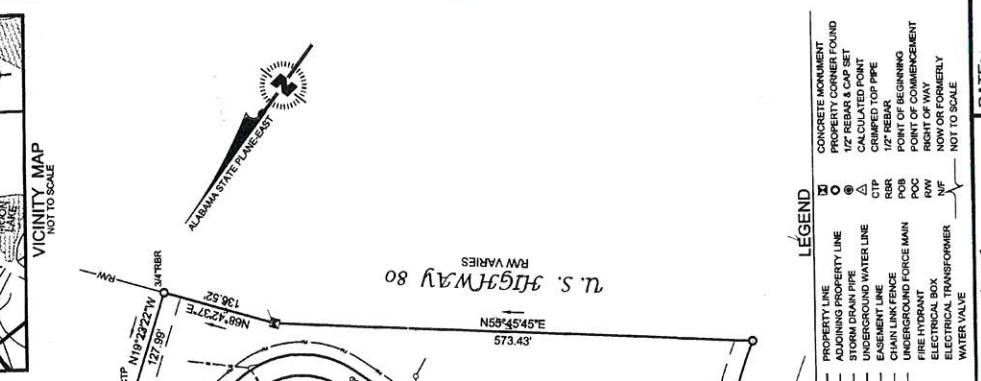
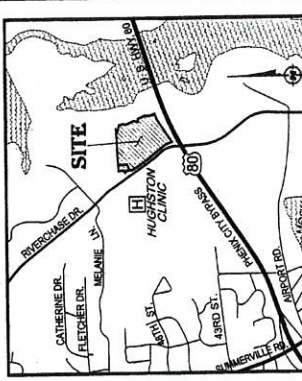
OWNERS OF RECORD: *Michael S. Bowden* & *RCA, LLC*
 701 13th Ave. Phenix City, AL 36887

BOUNDARY SURVEY
 PROPERTY LINE RECONFIGURATION OF PARCEL "A" AND LOT 2B OF THE REPLAT OF PART OF THE WESTERN HALF OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA

OWNERS OF RECORD: *Michael S. Bowden* & *RCA, LLC*
 701 13th Ave. Phenix City, AL 36887

BOUNDARY SURVEY
 PROPERTY LINE RECONFIGURATION OF PARCEL "A" AND LOT 2B OF THE REPLAT OF PART OF THE WESTERN HALF OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA

OWNERS OF RECORD: *Michael S. Bowden* & *RCA, LLC*
 701 13th Ave. Phenix City, AL 36887



LEGEND

CONCRETE MONUMENT	XX
1/2" REBAR & CAP SET	△
CALCULATED POINT	○
CRAMPED TOP PIPE	—
1/2" REBAR	—
POINT OF BEGINNING	—
RIGHT OF WAY	—
NOW OR FORMERLY	—
NOT TO SCALE	—

PROPERTY LINE
 ADDING PROPERTY LINE
 STORM DRAIN PIPE
 EASEMENT LINE
 CHAIN LINK FENCE
 UNDERGROUND FORCE MAIN
 FIRE HYDRANT
 ELECTRICAL BOX
 WATER VALVE

FLOOD CERTIFICATION
 THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SFHA AS PER THE FIRM OF RUSSELL COUNTY, ALABAMA, MAP NUMBER 011503004D, EFFECTIVE JANUARY 1, 2014.

GRAPHIC SCALE IN FEET
 1 inch = 100 ft.



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Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: May 3, 2018

**RE: Administrative Replat – 21.02 +/- Acres at 4402 Riverchase Drive, Mike Bowden,
RCA, LLC, Owners**

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