



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 28, 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 August 14, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Preliminary Plat – Dove Ridge Subdivision, 376 Lee Road 312 – Herbert M. Williams, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Acceptance of Annexation – 2.00+/- acres at 3899 U.S. Highway 80 West – M.D Evans (James Robert Vance, Executor of the Estate of Miriam D. Evans) owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Waiver – 18.64+/- ac located on Hwy 280/431N between McDonald’s and Goodwill - Halpren Enterprises, Inc., owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Approval of Administrative Replat - .32+/- ac located at 213 14th Avenue south – Melvin Stafford, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

AUGUST 14, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 14, 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: Graduate Engineer Clay Massey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the July 10, 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 Member Ivy and seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: None. Abstain: Member Gill, Member Taylor, and Member Culligan. Motion thus passed.

The fifth item on the agenda was the approval of the July 24, 2018 cancelled 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 Member Lindsey 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, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: None. Abstain: Member Gill, Member Taylor, and Member Culligan. 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 Acceptance of Preliminary Plat for Dove Ridge Subdivision located at 376 Lee Road 312 for Herbert M. Williams, owner. Utilities Engineer John Spraggins 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: August 10, 2018

RE: Preliminary Plat for Dove Ridge Subdivision

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 with the exception of the approved waiver. A waiver was approved on June 26, 2018 by Planning Commission to allow more than 10% of the lots to be flag lots.

The eighth item on the agenda was Old Business. None.

The ninth item on the agenda was New Business. Recording Secretary Kathy Jo Davis notified everyone present that the next meeting on Tuesday, August 28, 2018 at 5:15pm EST would be upstairs in the Municipal Courtroom due to the Referendum Elections being held in the Council Chambers. At this time Chairman Howard stated that due to things being slow, possibly moving meetings to once a month. Discussion followed.

The tenth 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 Ivy and seconded by Member Gill. 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, August 28, 2018.

Chairman - Pat Howard

Secretary - Shaun Culligan



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: Preliminary Plat

Applicant: Herbert M. Williams

Surveyor of Record: George W. Barrett

Site Location: 376 Lee Road 312

Acreage: 18.57

Number of Lots: 7

Reason for Replat: Creation of residential lots

Current Zoning: N/A, Planning Jurisdiction Only

Current Use of Property: Residential

Proposed Use of Property: Residential

Survey Plat: Attached

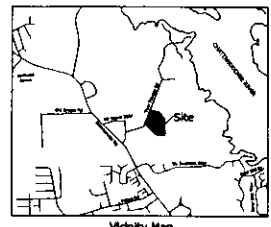
City Services: Water

Additional Information: Waiver was approved on June 26, 2018 by Planning Commission to allow more than 10% of the lots to be flag lots.

Engineer and or Owner Comments: None at this time

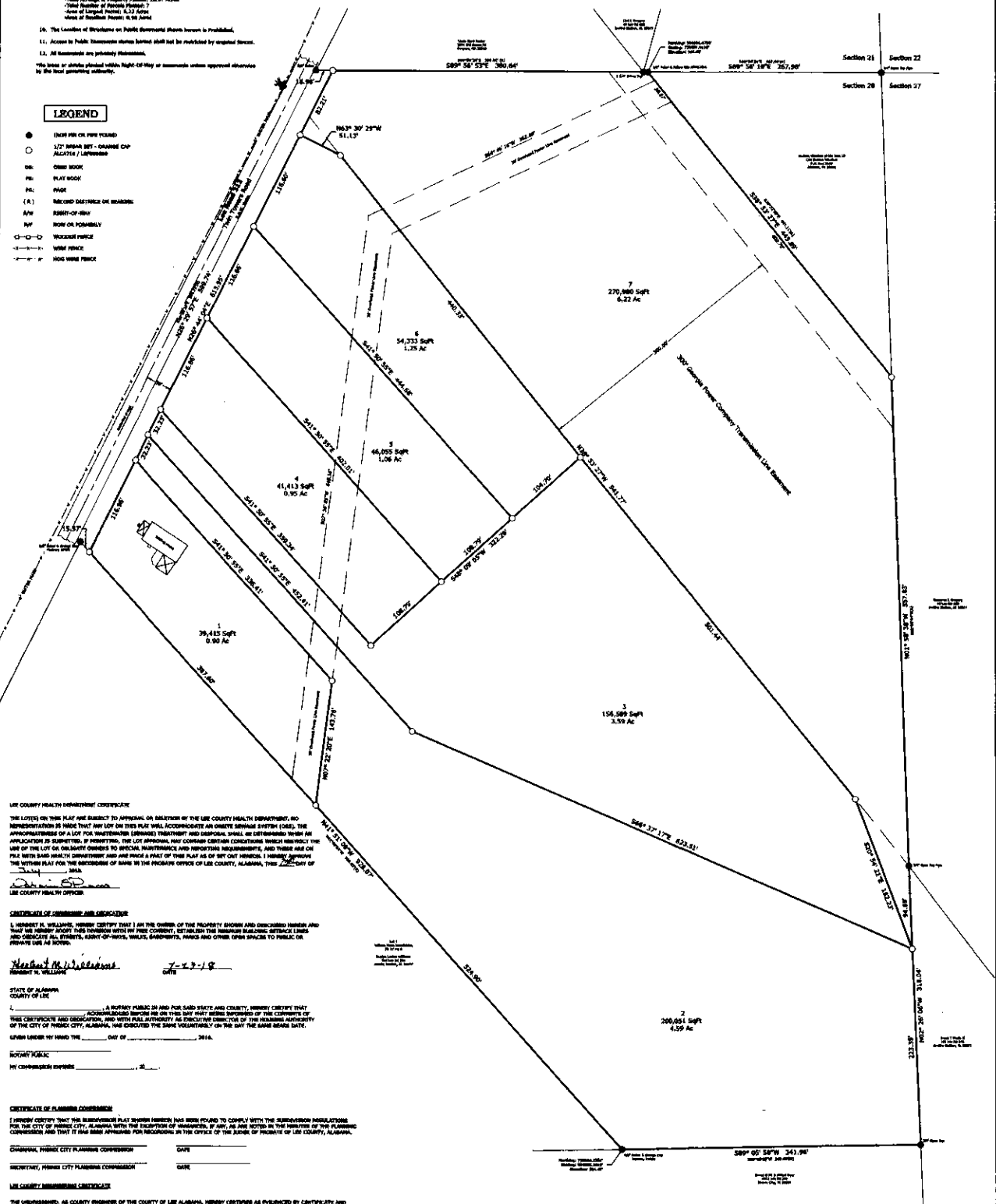
NOTES:

1. Survey North is GHI North based upon Alabama Real Estate Coordinates, NAD83, by GPS observation.
2. Check All Survey Measurements, Plat Book 27, Page 9 recorded in the Office of the Judge of Probate of Lee County, Alabama.
3. According to the 1984 PLAT 1984 Final Plat Book 27, Page 9, recorded in the Office of the Judge of Probate of Lee County, Alabama, the subject property is located:
 - Zone 1 (Corner monument to be visible the 0.7% annual closure of 0.0001ft).
4. The survey was made without the benefit of an owner's title opinion of this subdivision. The surveyor's search of public records was limited to those matters affecting the boundaries of the property surveyed. This search for matters of record such as encroachments, easements, rights-of-way, etc., but without title insurance is not a warranty of title and no title insurance is provided by this survey.
5. There are no attempts in this plat to determine the location of or the extent of possible encroachments beneath the surface.
6. The drawing hereon is not to be construed as a warranty of title or as a warranty of the accuracy of the measurements shown on this plat.
7. This drawing may not be obtained or added to without permission from Barrett-Simpson, Inc.



PLAT OF
DOVE RIDGE SUBDIVISION
 A REDIVISION OF LOT 2 OF WILLIAMS PLACE SUBDIVISION
 BEING A PART OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST
 LEE COUNTY, ALABAMA

- LEGEND**
- (NOT PER OR PER PLAT)
 - 1/2" BROAD BENT - ORANGE CO. (ALCATA) LAMPPOST
 - OTHER SIGN
 - PLANTING
 - MAIL
 - (A) BOUNDARY DISTANCE ON BOUNDARY
 - RIGHT-OF-WAY
 - ROW OR FORMERLY
 - WOODEN FENCE
 - WIRE FENCE
 - HOG WIRE FENCE



LEE COUNTY HEALTH DEPARTMENT CERTIFICATE

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DISAPPROVAL BY THE LEE COUNTY HEALTH DEPARTMENT, INC. AND THE LEE COUNTY HEALTH DEPARTMENT, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF AN ON-SITE SANITATION SYSTEM (OSS) THE APPROPRIATENESS OF A LOT FOR SEWERAGE (SEWER) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF APPROVED, THE LOT DESIGNER MUST COMPLY WITH ALL REGULATIONS WHICH RELATE TO THE USE OF THE LOT OR ON-SITE SANITATION SYSTEMS, AND THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LEE COUNTY HEALTH DEPARTMENT AND PLACE A PART OF THIS PLAT AS OF SET OUT HEREON. I HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDED OF SAME IN THE PUBLIC OFFICE OF LEE COUNTY, ALABAMA, THIS 22nd DAY OF 2018.

[Signature]
 LEE COUNTY HEALTH OFFICER

CERTIFICATE OF ENGINEER AND ARCHITECT

I, ROBERT H. WILSON, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ACCEPT THIS DIVISION WITH MY FREE CONSENT, ESTABLISH THE NEAREST BUILDING SETBACK LINES AND LOCATE ALL STREETS, RIGHT-OF-WAYS, MAIL, EASEMENTS, WELLS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN.

[Signature]
 ROBERT H. WILSON
 DATE: 7-23-18

STATE OF ALABAMA
 COUNTY OF LEE

I, _____, A HONORABLE JUDGE OF THE SAID STATE AND COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THE WITHIN PLAT AND THE RECORDS OF THE CITY OF PRICHARD, ALABAMA, AND WITH FULL AUTHORITY AS SUCH, I HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDED OF SAME IN THE PUBLIC OFFICE OF LEE COUNTY, ALABAMA, THIS 22nd DAY OF 2018.

WITNESSED BY ME THIS _____ DAY OF _____, 2018.

CERTIFICATE OF PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE CITY OF PRICHARD, ALABAMA, AND THAT I HAVE REVIEWED THE WITHIN PLAT FOR THE RECORDED OF SAME IN THE PUBLIC OFFICE OF LEE COUNTY, ALABAMA, THIS 22nd DAY OF 2018.

CHAIRMAN, PRICHARD CITY PLANNING COMMISSION: _____ DATE: _____
 SECRETARY, PRICHARD CITY PLANNING COMMISSION: _____ DATE: _____

LEE COUNTY ENGINEERING CERTIFICATE

I, GEORGE H. BARNETT, AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, HEREBY CERTIFY AS ENFORCED BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE PRICHARD CITY PLANNING COMMISSION APPROVES THE WITHIN PLAT FOR THE RECORDED OF SAME IN THE PUBLIC OFFICE OF LEE COUNTY, ALABAMA, THIS 22nd DAY OF 2018.

COUNTY ENGINEER
 COUNTY OF LEE, ALABAMA

CERTIFICATE OF ENGINEERING LAND SURVEYOR

I, GEORGE H. BARNETT, A PROFESSIONAL PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THIS PLAT TO BE TRUE AND CORRECTLY SHOWS THE ACTUAL LOCATION, TYPE AND MATERIALS OF ALL ENCLOSURES, EASEMENTS, RIGHTS-OF-WAY, MAIL, EASEMENTS, WELLS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN. I HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDED OF SAME IN THE PUBLIC OFFICE OF LEE COUNTY, ALABAMA, THIS 22nd DAY OF 2018.

[Signature]
 GEORGE H. BARNETT, A.L.S. No. 11866
 DATE: 7-23-18

BARRETT-SIMPSON, INC.
 Engineers & Land Surveyors

220 N. WILSON, PRICHARD, ALA. 36067-1000
 205-366-1111
 1000 BARRETT-SIMPSON, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.





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

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WALLACE B. HUNTER, City Manager

MELONY LEE, 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: August 22, 2018

RE: Preliminary Plat for Dove Ridge Subdivision

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 with the exception of the approved waiver. A waiver was approved on June 26, 2018 by Planning Commission to allow more than 10% of the lots to be flag lots.



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

Staff Report No. 7

Type of Plat: Annexation

Applicant: James R. Vance

Site Location: 3899 US HWY 80 West

Acreage: 1.99

Current Zoning Classification: Not Zoned, Planning Jurisdiction Only

Proposed Zoning Classification: C-4, Highway Commercial District

Current Use of Property: Residential

Proposed Use of Property: As allowed by C-4 Zoning

Annexation Map: Attached

City Services: Police Jurisdiction, Water – Current
If annexed, will receive all City services.

Additional Information: None at this time

Engineer and or Owner Comments: None at this time

N



Legend

PHENIX CITY LIMITS



EVANS RD

WENDY'S

WAFFLE HOUSE

ZAXBY'S

U S HWY 80 W

Russell County

3899 HWY 80 W

FLORIDA DR

TENNESSEE AV

ALABAMA AV

3899 HIGHWAY 80 WEST



PETITION FOR ANNEXATION
 Engineering/Public Works Department
 1111-B Broad Street
 Phenix City, AL 36867
 334-448-2760

City of Phenix City

Ordinance No. _____

Applicant Name: JAMES R. VANCE Subdivision Name: _____
 Mailing Address: 26 Jamie Lane Area: 1.99 ac
Phenix City, AL. 36869 Phone Number: _____
 Email Address: _____
 Current Address Assigned to Property: 3899 Highway 80, Phenix City, AL.

APPLICANT MUST ATTACH DEED(S) & TAX RECEIPT COVERING THE ENTIRE SUBJECT PROPERTY. ALL METES & BOUNDS DESCRIPTIONS & LIST OF ADJOINING PROPERTY OWNERS & ADDRESSES MUST BE SUPPLIED.

- OWNERSHIP CONFIGURATION:
- Single Parcel/Single Ownership Multiple Parcels/Single Ownership
 Single Parcel/Multiple Ownership Multiple Parcels/Multiple Ownership

THE FOLLOWING INFORMATION IS REQUIRED BY THE U.S. JUSTICE DEPARTMENT AND BUREAU OF THE CENSUS.

Answers to the following questions should reflect the conditions existing on the subject property at the time of annexation.

1. a. Is this property your principal residence? Yes No (If "Yes," answer part B)
- b. Applicant's Marital Status: Single Married Separated Divorced Widowed
2. a. Total number of buildings on subject property: _____
 Number of Houses _____ Number of Manufactured Homes _____ Other _____
- b. Number of persons living on subject property: _____
- c. Of all persons residing on the property, how many are of voting age (18 years or older)? _____
- d. Of all persons residing on the property, how many are:
 White _____ African American _____ Hispanic _____ Asian/Pacific Islander _____
 American Indian/Eskimo/Aleut _____ Other _____
- e. Number of children in household: _____ Ages: _____
- f. Proposed Use of Property (if any): FAST FOOD RESTAURANT WITH DRIVE THRU

GENERAL DESCRIPTION OF PROPERTY (Include acreage, subdivision name, lot number, etc.):

1.99 ACRES. TAX ID. NO. 57-04-06-13-2-002-003.000 DEED BOOK 515, PAGE 642

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge.

APPLICANT SIGNATURE: James R Vance

APPLICANT'S NAME (Please Print): JAMES R VANCE (EXECUTOR)

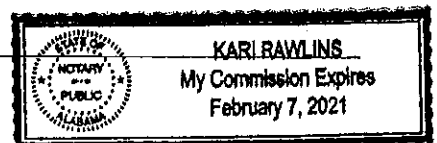
DATE: 8/13/18

I, Kari Rawlins, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James R. Vance, as owner of above described property and whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the authority, executed the same voluntarily.

Given under my hand and seal on this the 13th day of August, 2018.

Kari Rawlins
 Notary Public

My Commission Expires: _____



PETITION FOR ANNEXATION & PRE-ZONING

To the City of Phenix City, Alabama:

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file with the City Manager this written petition asking and requesting that our property as described be annexed to the City of Phenix City, Alabama, under the authority of §11-42-20 through §11-42-24, Code of Alabama 1975.

Initials JW

We further certify that said property is contiguous to the city limits of the City of Phenix City, Alabama and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the preceding description which lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by §11-42-21, Code of Alabama 1975. A map and written legal description of said property is attached.

Initials JW

We, the undersigned, fully understand that some municipal services, including water and sanitary sewer, may not be available to the subject property upon annexation and that said services may be extended or otherwise made available at the option of the City of Phenix City, Alabama. We also understand that the subject property lies within the utility jurisdiction and furthermore understand that the City cannot extend said services into another utility jurisdiction.

Initials JW

Furthermore, we certify that we understand fully that, following annexation, the subject property shall be subject to all laws and codes administered by the City of Phenix City, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Phenix City.

Initials JW

We do hereby request that the City Council and City Manager give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Phenix City, Alabama shall be rearranged so as to include such territory. We also request that the property be in voting district 2 and pre-zoned

C-4

Initials JW

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 13 day of AUG, 2018.

Names and signatures of ALL property owners:

Signature: [Signature]
Print Name: JAMES R VANCE (EXECUTOR)

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

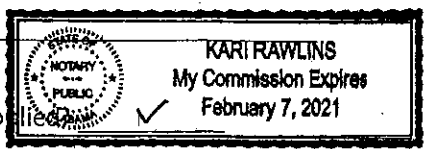
Signature: _____
Print Name: _____

I, Kari Rawlins, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James R. Vance, as owner of above described property and whose name is signed to the foregoing conveyance, who is known to me, acknowledged before me on this day that being informed of the authority, executed the same voluntarily.

Given under my hand and seal on this the 13th day of August, 2018.

Kari Rawlins
Notary Public

My Commission Expires: _____



Deed & Tax Receipt Attached? _____

Mets & Bounds Description Supplied?

List of Adjoining Property Owners & Addresses Attached?

Note: If the property contains a structure and is located in Lee County, a fee of \$250 must be paid by the applicant prior to submission of this application to the City Council.



PHENIX CITY
Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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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: August 22, 2018

RE: Annexation and Pre-Zone – 1.99 +/- Acres at 3899 US Highway 80 West, James R. Vance, Applicant

The above referenced petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for Annexation and Pre-Zone to C-4 Zoning.



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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 8

Type of Plat: Waiver

Applicant: Steve West and Halpern, Inc.

Engineering Firm: Foresite Group, Inc.

Site Location: U.S. HWY 280 (Between McDonlad's & Goodwill)

Acreage: 18.64

Number of Lots: 7

Reason for Waiver Request: Allow ROW reduction from 60' to 50'

Current Zoning: C-4

Current Use of Property: Vacant

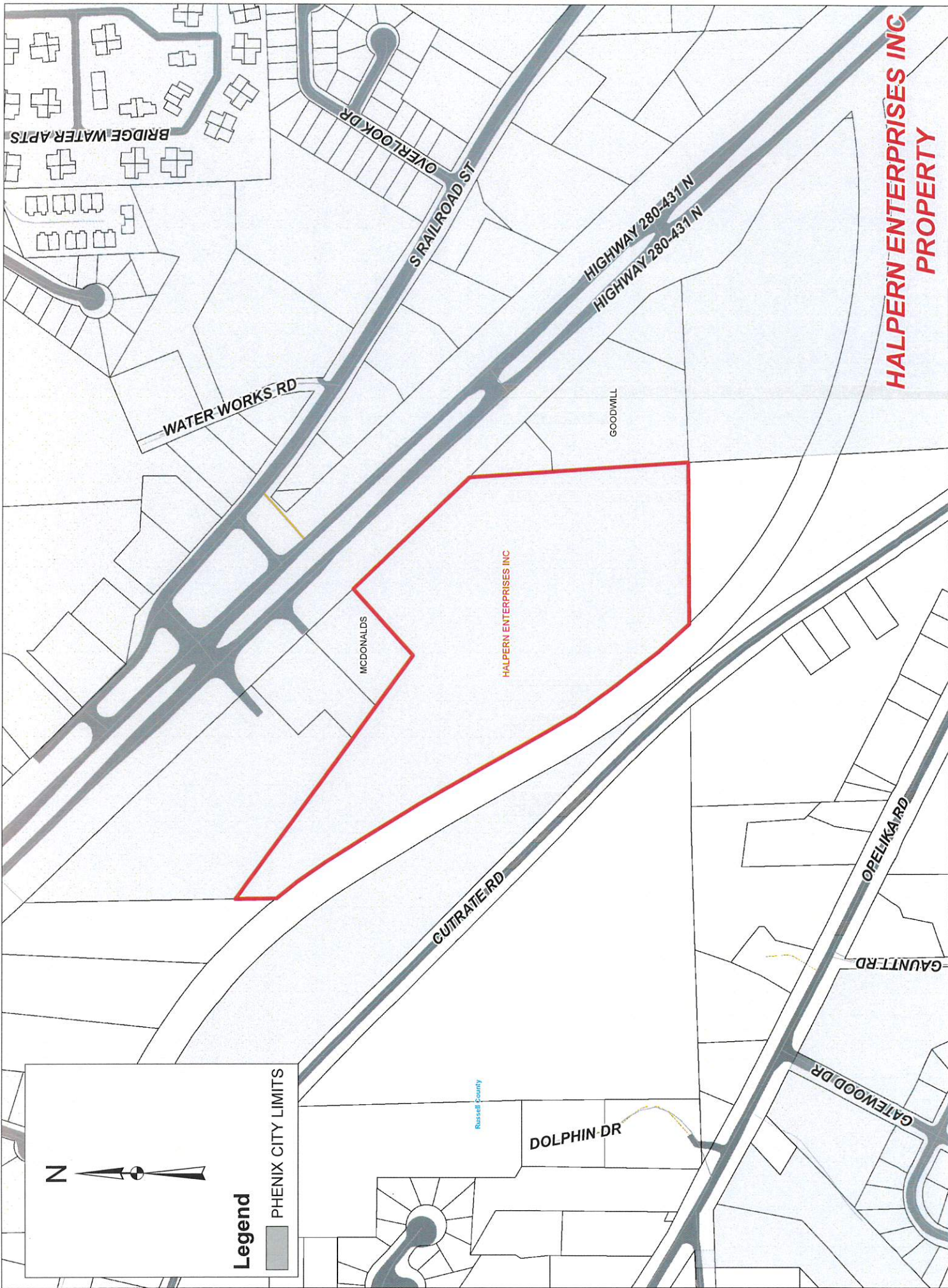
Proposed Use of Property: Commercial

Survey Plat: Attached

City Services: All City Services

Additional Information: The Request for Waiver is attached.

Engineer and or Owner Comments: None at this time



BRIDGE WATER APTS

WATER WORKS RD

OVERTLOOK DR
S RAILROAD ST

HIGHWAY 280-431 N
HIGHWAY 280-431 N

GOODWILL

MCDONALDS

HALPERN ENTERPRISES INC

GUITRATE RD

OPELIKA RD

GAUNT RD

GATEWOOD DR

DOLPHIN DR

Russell County

HALPERN ENTERPRISES INC
PROPERTY



Legend

PHENIX CITY LIMITS

DR. R. GRIFF GORDY
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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: August 22, 2018

RE: Request for Waiver – Phenix City Marketplace, US HWY 280, Steve West & Halpern, Inc., Applicants

The above referenced Request for Waiver has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Subdivision Regulations state in Article IV, Section 3, Item A. , “Minimum right-of-way (ROW) widths, measured from lot line to lot line, and minimum street widths shall be as follows:

Classification	Minimum Width of Pavement	Minimum Width from Back of Curbs	Minimum Width of ROW	Sidewalks (If Required)
Local Street	26	30	60	One Side
Minor Collector Street	30	35	60	One Side
Major Collector Street	36	41	60	Both Sides
Arterial	48	53	80	Both Sides

The proposed development does not meet the Minimum Width of ROW requirement, therefore, they are requesting a waiver.



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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 9

Type of Plat: Administrative Replat

Applicant: Melvin Stafford

Surveyor of Record: Eddie A. Eubanks

Site Location: 213 14th Avenue South

Acreage: 0.32

Number of Lots: 1

Reason for Replat: Combining 2 parcels into a single parcel to create a larger lot.

Current Zoning: R-1

Current Use of Property: Residential

Proposed Use of Property: Residential

Survey Plat: Attached

City Services: All City Services

Additional Information: None at this time

Engineer and or Owner Comments: None at this time

REVISED 8/21/84

PLAT OF PROPERTY DIVISION FOR MELVIN STAFFORD LOCATED IN SECTION 27, TOWNSHIP 17 NORTH, RANGE 30 EAST PHENIX CITY, RUSSELL COUNTY, ALABAMA

EXPLANATIONS

1. THE PURPOSE OF THIS PLAT IS TO CORRECT ERRORS IN THE PLAT OF THE SUBJECT PROPERTY.
2. THE SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE OPINION OR TITLE COMMITMENT. THE SIGNATURES OF THE SURVEYOR AND OF THE PROPERTY OWNER ARE REQUIRED BY LAW TO BE AFFIXED TO THIS PLAT. THE SIGNATURES OF THE SURVEYOR AND OF THE PROPERTY OWNER ARE REQUIRED BY LAW TO BE AFFIXED TO THIS PLAT. THE SIGNATURES OF THE SURVEYOR AND OF THE PROPERTY OWNER ARE REQUIRED BY LAW TO BE AFFIXED TO THIS PLAT.
3. ALL RIGHTS RESERVED BY THE SURVEYOR ARE HEREBY RELEASED TO THE PROPERTY OWNER.
4. I HAVE EXAMINED THE PLAT AND DETERMINED THAT THE PROPERTY DIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT.
5. THERE IS NO OTHER SURVEYING INFORMATION THAT AFFECTS THIS PLAT.
6. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE SURVEY IS ACCURATE AND CORRECT.
7. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE SURVEY IS ACCURATE AND CORRECT.
8. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE SURVEY IS ACCURATE AND CORRECT.
9. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE SURVEY IS ACCURATE AND CORRECT.
10. THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE SURVEY IS ACCURATE AND CORRECT.

STATEMENT OF CORRECTIONS AND MODIFICATIONS

I HEREBY CERTIFY THAT THE CORRECTIONS AND MODIFICATIONS SET FORTH IN THIS PLAT ARE TRUE AND CORRECT, AND THAT THE SURVEYOR HAS BEEN ADVISED BY THE PROPERTY OWNER THAT THE SURVEY IS ACCURATE AND CORRECT.

Melvin Stafford
PROPERTY OWNER

[Signature]
SURVEYOR

DATE: 21st day of August, 1984

CERTIFICATE OF PLANNING COMMISSION

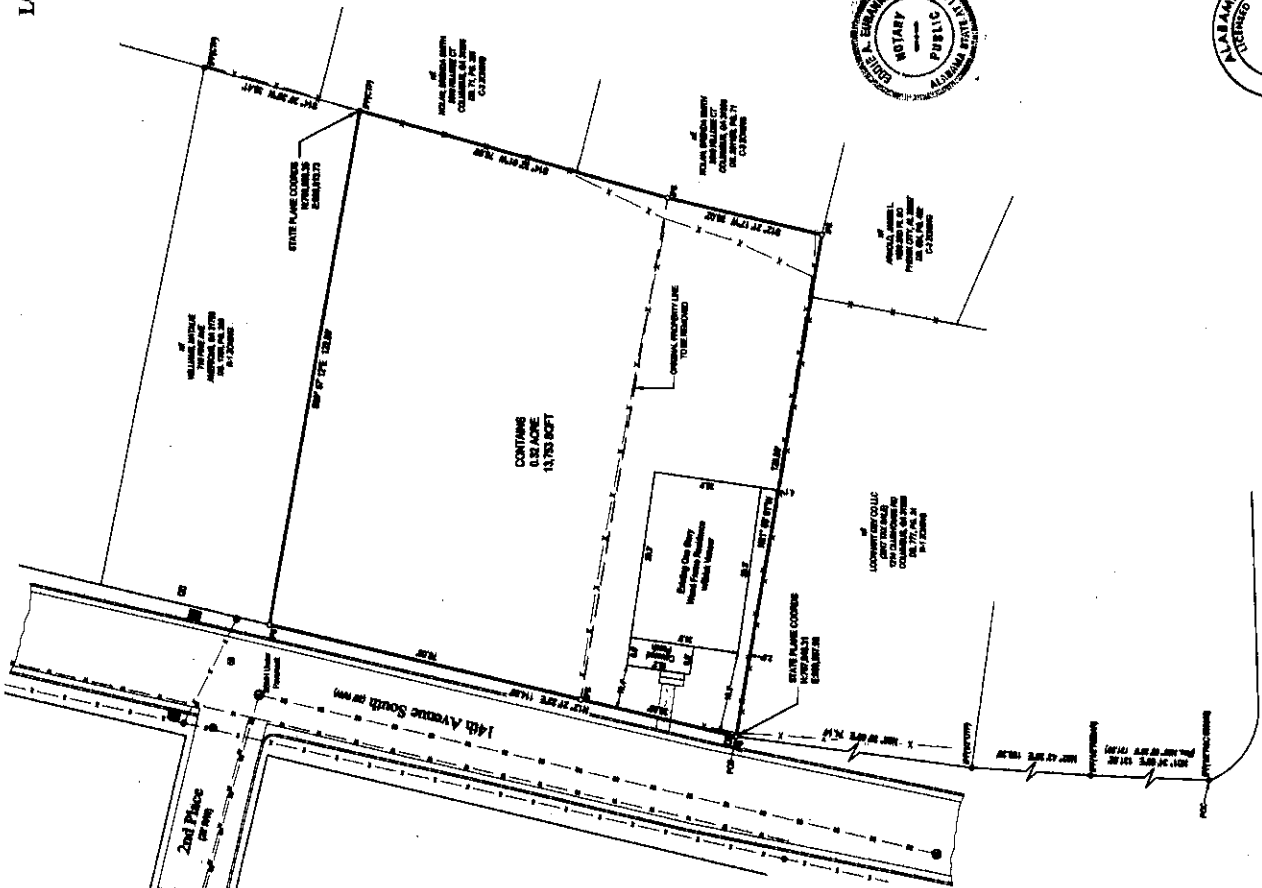
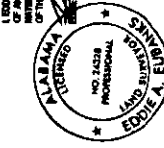
I HEREBY CERTIFY THAT THE PROPOSED PLAT CONFORMS WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF THE COUNTY OF RUSSELL COUNTY, ALABAMA.

CERTIFICATE OF COUNTY ENGINEER

I HEREBY CERTIFY THAT THE PROPOSED PLAT CONFORMS WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF THE COUNTY OF RUSSELL COUNTY, ALABAMA.

CERTIFICATE OF PROFESSIONAL LAND SURVEYOR

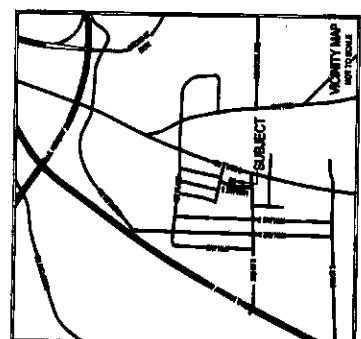
I HEREBY CERTIFY THAT THE PROPOSED PLAT CONFORMS WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THAT IT HAS BEEN APPROVED FOR RECORDATION IN THE OFFICE OF THE CLERK OF THE COUNTY OF RUSSELL COUNTY, ALABAMA.



3rd Street South (per map)



PROPERTY MAP
TOTAL AREA OF PROPERTY PLATTED: 0.52 ACRES (22,758 SQ FT)
TOTAL NUMBER OF PARCELS PLATTED: 1
PROPERTY IS ZONED: R-1
ALL ZONING REGULATIONS FOR R-1 ZONING:
MIN. LOT AREA: 10,000 SQ FT
MIN. LOT WIDTH: 30 FT
MIN. LOT DEPTH: 50 FT



SYMBOL	DESCRIPTION
(Symbol)	PLAT
(Symbol)	SECTION
(Symbol)	TOWNSHIP
(Symbol)	RANGE
(Symbol)	ADJACENT PROPERTY
(Symbol)	ADJACENT ROAD
(Symbol)	ADJACENT RAILROAD
(Symbol)	ADJACENT WATERWAY
(Symbol)	ADJACENT AIRWAY
(Symbol)	ADJACENT POWER LINE
(Symbol)	ADJACENT TELEPHONE LINE
(Symbol)	ADJACENT GAS LINE
(Symbol)	ADJACENT OIL PIPELINE
(Symbol)	ADJACENT FENCE
(Symbol)	ADJACENT WALL
(Symbol)	ADJACENT CURB
(Symbol)	ADJACENT DRIVEWAY
(Symbol)	ADJACENT PORCH
(Symbol)	ADJACENT PATIO
(Symbol)	ADJACENT DECK
(Symbol)	ADJACENT STAIRS
(Symbol)	ADJACENT WALKWAY
(Symbol)	ADJACENT BIKEWAY
(Symbol)	ADJACENT PLAYGROUND
(Symbol)	ADJACENT PARK
(Symbol)	ADJACENT SCHOOL
(Symbol)	ADJACENT CHURCH
(Symbol)	ADJACENT SYNAGOGUE
(Symbol)	ADJACENT MOSQUE
(Symbol)	ADJACENT TEMPLE
(Symbol)	ADJACENT MANSION
(Symbol)	ADJACENT PALACE
(Symbol)	ADJACENT CASTLE
(Symbol)	ADJACENT MONASTERY
(Symbol)	ADJACENT CONVENT
(Symbol)	ADJACENT NUNNERY
(Symbol)	ADJACENT PRIORY
(Symbol)	ADJACENT ABBEY
(Symbol)	ADJACENT BISHOPRIC
(Symbol)	ADJACENT ARCHDIOCESE
(Symbol)	ADJACENT DIOCESE
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(Symbol)	ADJACENT CHURCH

Barrett-Simpson, Inc.
Engineering & Land Development
1000 W. 10th Street, Phenix City, AL 36060
205-887-1111



3rd Street South (per map)



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

MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: August 22, 2018

**RE: Administrative Replat – 0.32 +/- Acres at 213 14th Avenue South, Melvin Stafford,
Owner**

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.