



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 11, 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 28, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval 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
- 7) Approval of Final Plat – Dove Ridge Subdivision, 376 Lee Road 312 – Herbert M. Williams, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

AUGUST 28, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 28, 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, Chairman Howard, Member Ivy, Member Lindsey, Member Taylor, and Member Culligan. Not present were Member Gill and Member Sims.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Ivy. 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, 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: City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, Utilities Director Stephen Smith, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the August 14, 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 Ivy. 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, Member Taylor, and Member Culligan. Nays: None. Motion thus passed.

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

The sixth item on the agenda was the Public Hearing and Approval of Preliminary Plat for Dove Ridge Subdivision at 376 Lee Road 312, Herbert M. Williams, owner. City Engineer Angel Moore 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/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.

At this time Chairman Howard opened the Public Hearing. With no one coming forward the Public Hearing was closed. 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

Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Taylor, and Member Culligan. Abstain: Member Bailey. Nays: None. Motion thus passed

The seventh item on the agenda was the Acceptance of Annexation of 1.99+/- ac located at 3899 US Hwy 80W, M.D. Evans (James Robert Vance, Executor of the Estate of Miriam D. Evans), owner. City Engineer Angel Moore 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/Public Works Director

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.

At this time Chairman Howard asked for a motion to attach the "Petition For Annexation" to the minutes. A motion to do so was made by Member Taylor and second 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, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed. Chairman Howard asked if there was a motion to accept the petition for annexation. A motion to accept was made by Member Ivy and seconded by Member Taylor. 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, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

The eighth item on the agenda was the Approval of Waiver of 18.64+/- acres located on Highway 280/431N between McDonald's and Goodwill, Halpern Enterprises, Inc., owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Secretary Culligan read the waiver.

REQUEST FOR WAIVER

Name of Developer: Halpern Enterprises, Inc.

Name of Engineering Firm: Foresite Group, Inc.

Name of Subdivision: Phenix City Marketplace

State in full why a waiver is being requested: A waiver is requested to reduce the ROW from 60' to 50'. Site layouts for this project utilizing a 50' ROW began in 2016 prior to the new subdivision regulations being approved in April of 2016. The roads on-site have been designed for future dedication to the city. Due to the existing topography of the site, proposed grades include a steep slope at the back of the site. The steep slope limits the size of the lots south of Road B. Increasing to a 60' ROW would reduce the size of the rear lots and make them unviable. The location of Road A was set in coordination with ALDOT on driveway spacing. Increasing the ROW width would reduce the width of Lot A, making it unviable.

State facts which the waiver is relying upon: The request for variance is being submitted to the City of Phenix City Engineering Department by Foresite Group, Inc. on behalf of Halpern Enterprises, Inc. in accordance with the 2016 Subdivision Regulations.

Prior to approval of the 2016 Subdivision Regulation, in April 2016, the required ROW width was 50'.

List any attachments to this petition: See attached Waiver Plan. (attached to minutes)

Provide a short explanation why you believe the waiver should be approved: The waiver should be approved in order to allow the overall development to have adequately sized lots that businesses will be able to utilize for a functioning site plan.

Signature of Owner: Steve A. West, VP Development

Date: August 11, 2018

Discussion followed with representative's Wes Thrash from Forsite Group and Steve West from Halpern Enterprises, Inc.

Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

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 Enterprises, 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:

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

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

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 Taylor. 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, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

The ninth item on the agenda was the Approval of Administrative Replat of .32+/- acres located at 213 14th Avenue South for Melvin Stafford, owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer/Public Works Director

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.

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 Taylor. 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, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed

The tenth item on the agenda was Old Business. Recording Secretary Kathy Jo Davis reminded everyone present about re-certification classes. The City of Smiths Station is having certification and re-certification classes on Thursday, September 20, 2018 and Friday, September 21, 2018. Due to the classes being close to Phenix City the members need to attend and they have until Friday, August 31, 2018 to let Kathy Jo Davis know if they will attend. It was stated that if you sign up you need to make every effort to attend due to the cost of \$200.00 per person the city will pay and there are no refunds.

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 Ivy and seconded by Member Taylor. 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, 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, September 11, 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: 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



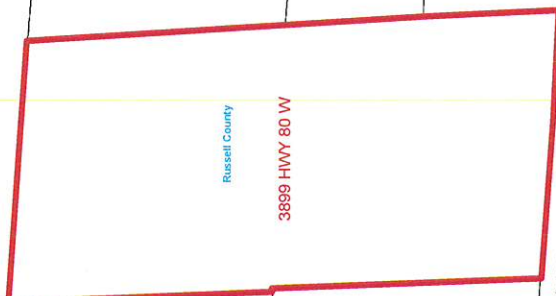
EVANS RD

WENDY'S

WAFFLE HOUSE

ZAXBY'S

US HWY 80 W



Russell County

3899 HWY 80 W

FLORIDA DR

TENNESSEE AV

ALABAMA AV

3899 HIGHWAY 80 WEST



APPLICATION 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.

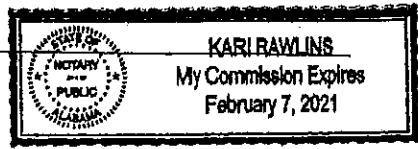
APPLICANT SIGNATURE: James R. Vance
 APPLICANT'S NAME (Please Print): JAMES R VANCE (EXECUTOR) DATE: 8/13/18

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: _____

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.



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: September 6, 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.



DR. R. GRIFF GORDY
Councilmember At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
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Councilmember District 2

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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. 7

Type of Plat: Final 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 Commission Jurisdiction Only

Current Use of Property: Residential

Proposed Use of Property: Residential

Survey Plat: Attached

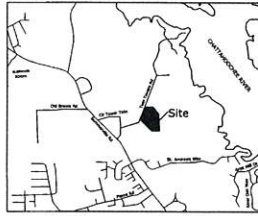
City Services: Water

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:

- Survey North is Grid North based upon Alabama East State Plane Coordinates, NAD83, by GPS observation.
 - Beats for Survey: Williams Place Subdivision, Plat Book 27, Page 9 recorded in the Office of the Judge of Probate of Lee County, Alabama.
 - According to the FEMA EA NFIP Flood Insurance Map (FIRM), Map No. 01081C0295G, effective November 03, 2013, the subject property is located:
 - Zone X (areas determined to be outside the 1% annual chance of floodplain).
 - This survey was made without the benefit of an attorney's title opinion or title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as easements, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
 - There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
 - This drawing becomes void if any alterations or changes are made by others.
 - This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- B. Zoning Information:**
 -Property is in Zone (Outside Phenix City Limits)
 -Building Setback Requirements:
 -Front: 35'
 -Side: None Specified
 -Rear: None Specified
- 9. Resubdivision / Plat Information:**
 -Total Acreage of Property Platted: 18.37 Acres
 -Total Number of Parcels Platted: 7
 -Area of Largest Parcel: 6.22 Acres
 -Area of Smallest Parcel: 0.90 Acres
10. The Location of Structures on Public Easements shown hereon is Prohibited.
 11. Access to Public Easements shown hereon shall not be restricted by updated fences.
 12. All Easements are privately Maintained.
 *No trees or shrubs planted within eight (8) feet of easements unless approved otherwise by the local governing authority.

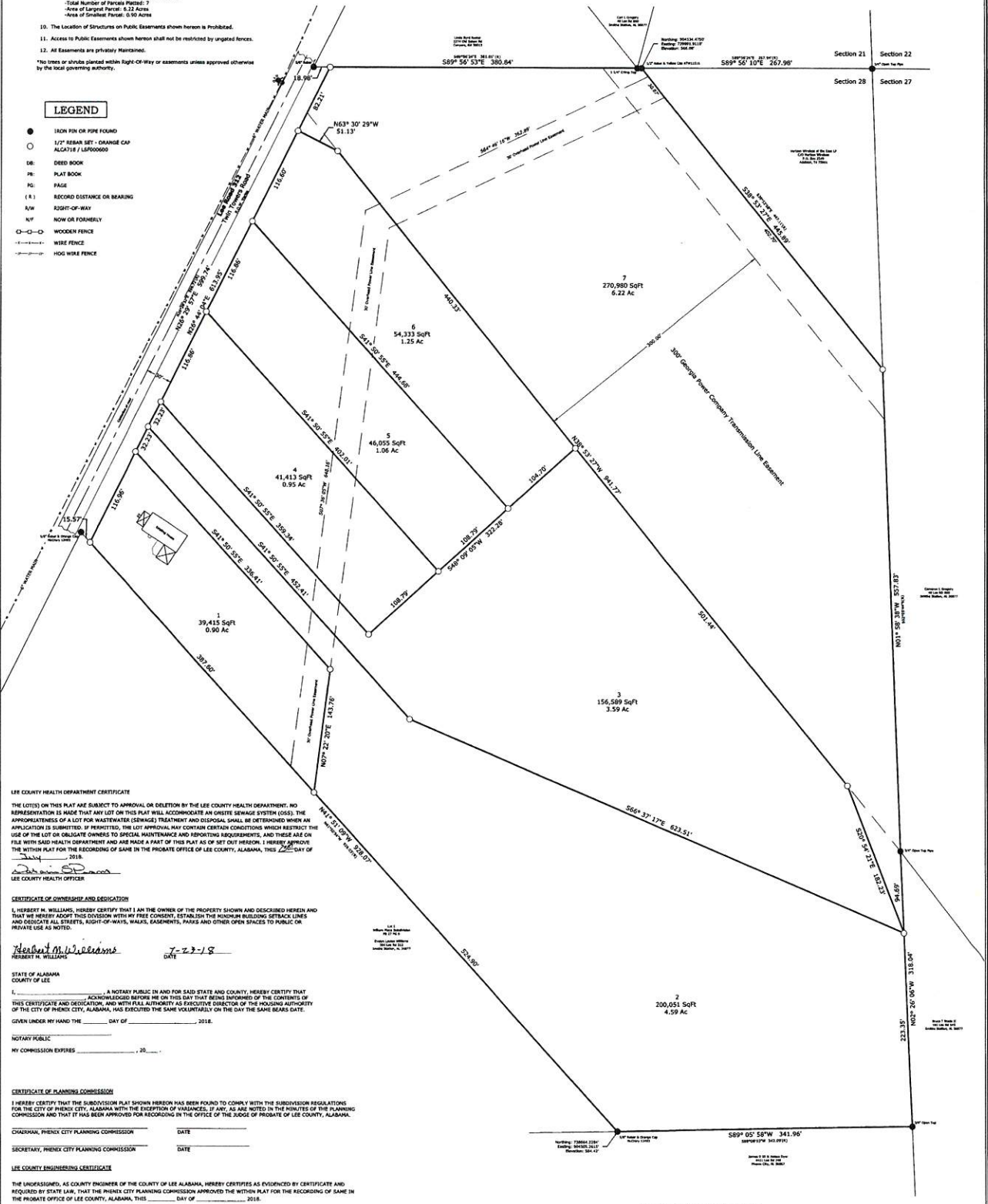


PLAT OF
DOVE RIDGE SUBDIVISION
 A REDIVISION OF LOT 2 OF WILLIAMS PLACE SUBDIVISION
 BEING A PART OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST
 LEE COUNTY, ALABAMA

80117-24-16-4811

LEGEND

- IRON PIN OR PIPE FOUND
- 1/2" REBAR SET - ORANGE CAP
ALCAT18 / LSP000660
- DB: DEED BOOK
- PL: PLAT BOOK
- PG: PAGE
- (R): RECORD DISTANCE OR BEARING
- R/W: RIGHT-OF-WAY
- N/F: NOW OR FORMERLY
- : WOODEN FENCE
- — — — —: WIRE FENCE
- — — — —: HOG WIRE FENCE



LEE COUNTY HEALTH DEPARTMENT CERTIFICATE
 THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED. IF PERMITTED, THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS OF SET OUT HEREON. I HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS 22nd DAY OF 2018.

[Signature]
 LEE COUNTY HEALTH OFFICER

CERTIFICATE OF OWNERSHIP AND DEDICATION
 HERBERT H. WILLIAMS, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY ADOPT THIS DIVISION WITH MY FREE CONSENT, ESTABLISH THE IRON/REBAR BUILDING SETBACK LINES AND DEDICATE ALL STREETS, RIGHT-OF-WAYS, WALKS, EASEMENTS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

[Signature] 7-22-18
 HERBERT H. WILLIAMS DATE

STATE OF ALABAMA
 COUNTY OF LEE

I, _____, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT THIS CERTIFICATE AND DEDICATION, AND WITH FULL AUTHORITY AS EXECUTIVE DIRECTOR OF THE HOUSING AUTHORITY OF THE CITY OF PHENIX CITY, ALABAMA, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____, 20____.

CERTIFICATE OF PLANNING COMMISSION
 I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA WITH THE EXCEPTION OF 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 LEE COUNTY, ALABAMA.

CHAIRMAN, PHENIX CITY PLANNING COMMISSION _____ DATE _____
 SECRETARY, PHENIX CITY PLANNING COMMISSION _____ DATE _____

LEE COUNTY ENGINEERING CERTIFICATE
 THE UNFASIONED, AS COUNTY ENGINEER OF THE COUNTY OF LEE ALABAMA, HEREBY CERTIFIES AS EVIDENCED BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE PHENIX CITY PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS _____ DAY OF _____, 2018.

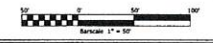
COUNTY ENGINEER
 COUNTY OF LEE, ALABAMA

CERTIFICATE OF REGISTERED LAND SURVEYOR
 I, GEORGE W. BARRETT, 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 POINTS 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 AND BELIEF.

[Signature]
 GEORGE W. BARRETT, A.L.A. P.L.S. NO. 11666 DATE _____

BARRETT-SIMPSON, INC.
 140 1/2 STREET, PHENIX CITY, AL 36860 (PH 334-297-2423, FAX 334-297-2485)
 1000 W. GARDNER, PHENIX CITY, AL 36860 (PH 334-297-2423, FAX 334-297-2485)
 112 NORTH 200 STREET, OPRIDON, AL 36861 (PH 334-740-7924, FAX 334-740-7487)

LEE COUNTY ENGINEERING NOTE:
 LEE COUNTY, ALABAMA AND THE LEE COUNTY COMMISSION SHALL HAVE NO RESPONSIBILITY, OBLIGATION, OR LIABILITY FOR THE MAINTENANCE OR UPKEEP OF ANY DRAINAGE EASEMENTS OR STRUCTURES LOCATED OFF LEE COUNTY RIGHT-OF-WAY, MAINTENANCE OR UPKEEP OF ALL DRAINAGE EASEMENTS AND STRUCTURES, LOCATED OUTSIDE OF LEE COUNTY RIGHT-OF-WAY, WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS.





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

MEMORANDUM

To: Planning Commission

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

Date: September 6, 2018

RE: Final Plat for Dove Ridge Subdivision

The above referenced final plat 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.