



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 23, 2019
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 June 25, 2019 Meeting Minutes
- 5) Approval of the July 9, 2019 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval of Administrative Replat – 7.92+/- acres located at 601 12th Street, 1111 Broad Street, and 709 12th Street – City of Phenix City, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Administrative Replat – 0.86+/- acres located at 3000 4th Avenue – Michael S. Bowden, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

June 25, 2019

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 25, 2019 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Howard called the meeting to order and asked Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member McKissic. Member Sims, Member Taylor, and Member Culligan were not present.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Lindsey. 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 McKissic, Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Recording Secretary Davis to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Graduate Engineer Chris Casey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director/Assistant City Manager Steve Smith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the June 11, 2019 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, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Lindsey, and Member McKissic. 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 a Request for Waiver for 16.61+/- acres located at 1866 Pierce Road for Gloria Gillis Warr, owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

To: Planning Commission

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

Date: June 21, 2019

RE: 16.61+/- acres located at 1866 Pierce Road

The submitted Waiver request for 1866 Pierce Road does not meet the requirements of Article IV, Section 5 of the Subdivision Regulations as well as the minimum lot width requirements of the Zoning Ordinance for R-1 District.

At this time Eddie Eubanks with Barrett-Simpson, Inc., a representative for the owner came forward and explained the reason for the request. Chairman Howard asked if there was a motion. Vice Chairman Davis made a motion to approve with the Waiver Request being attached to the minutes, 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, and Member McKissic. Nays: None. Abstain: None. Motion passed.

The seventh item on the agenda was the Administrative Replat of 16.61+/- acres located at 1866 Pierce Road for Gloria Gillis Warr, owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

To: Planning Commission

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

Date: June 21, 2019

RE: Administrative Replat – 16.61+/- acres located at 1866 Pierce Road

The above referenced Administrative Replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations or the Zoning Ordinance based on a buildable lot requirement and minimum lot size. A Waiver request has been submitted by the owner for relief of these requirements.

At this time, Chairman Howard asked if there was a motion. Member Ivy made a motion to approve, seconded by Member Bailey. 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 McKissic. Nays: None. Abstain: None. Motion passed.

The eighth item on the agenda was the Administrative Replat of 3.21+/- acres located at 5001 Riverchase Drive for Atchely Properties, LLC., owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

To: Planning Commission

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

Date: June 21, 2019

RE: Administrative Replat – 3.21+/- acres located at 5001 Riverchase Drive

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 for approval.

At this time, Chairman Howard asked if there was a motion. 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, and Member McKissic. Nays: None. Abstain: None. Motion passed.

The ninth item on the agenda was the Approval of Final Plat for Ivy Creek Phase III located between Ivy Lane, Ivy Way, and Ivy Loop for Ivy Creek LLC., owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

To: Planning Commission

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

Date: June 21, 2019

*RE: Final Plat – Ivy Creek Phase III, Ivy Creek, LLC., (Michael Bowden), owner
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 for approval.*

At this time, Chairman Howard asked if there was a motion. Member Bailey made a motion to approve, 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 McKissic. Nays: None. Abstain: None. Motion 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 Bailey, 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 McKissic. 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, July 9, 2019.

Chairman - Pat Howard

Vice Chairman – Jimmy Davis

JULY 9, 2019

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, July 9, 2019 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, July 23, 2019.

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.
Mayor Pro Tem / 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 Request: Administrative Replat

Applicant: The City of Phenix City

Surveying Firm: Phenix City Engineering Department

Site Location: 601 12th Street, 1111 Broad Street, 709 12th Street

Acreage: 7.92 +/-

Number of Lots: 5

Current Zoning: C-1, C-2

Current Use of Property: Municipal

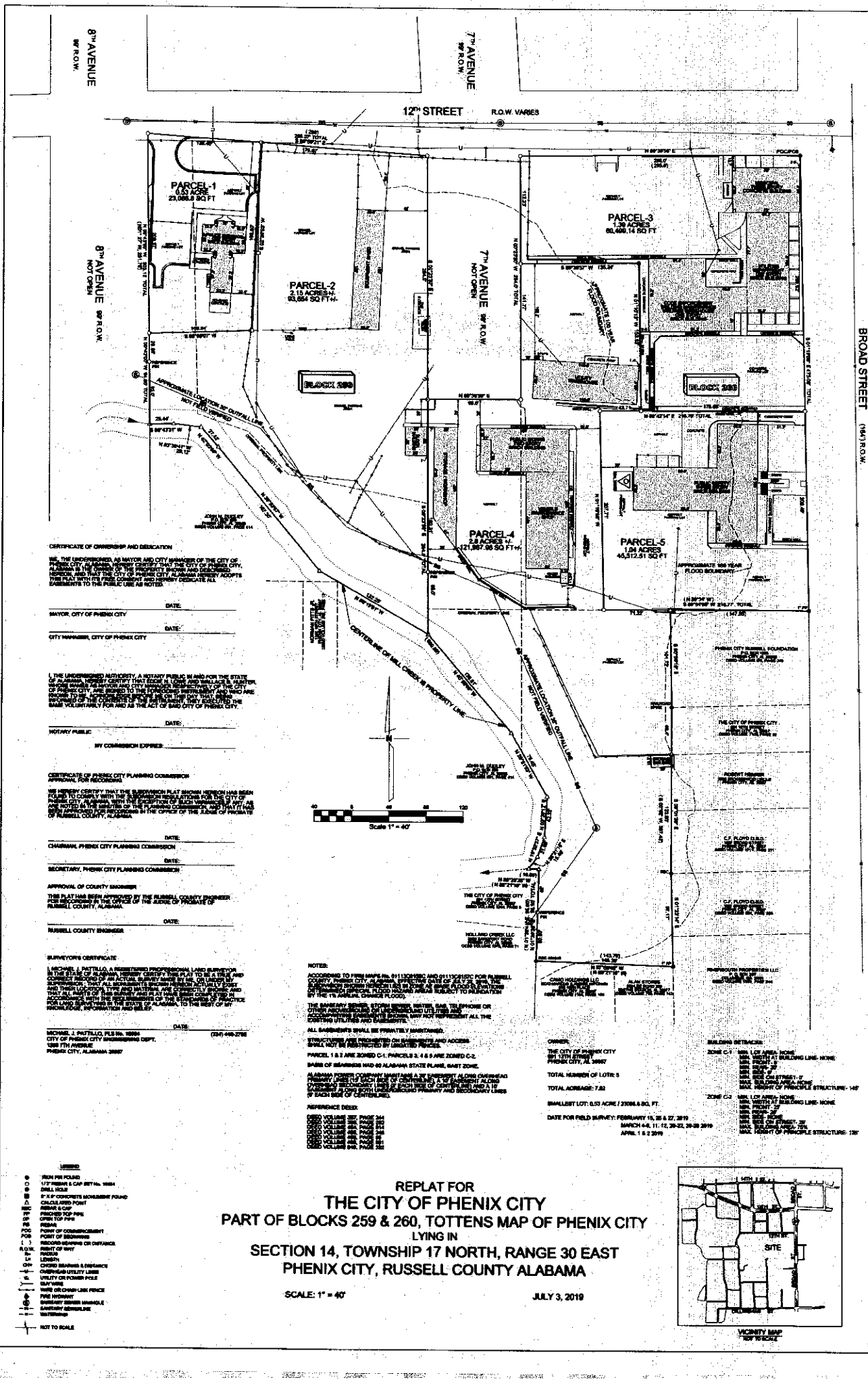
Proposed Use of Property: Municipal

Survey Plat: Attached

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

Additional Information: None

Surveyor and or Owner Comment(s): None



CERTIFICATE OF OWNERSHIP AND DEDICATION

WE, THE UNDERSIGNED AS MAYOR AND CITY MANAGER OF THE CITY OF PHENIX CITY, ALABAMA, HEREBY CERTIFY THAT THE CITY OF PHENIX CITY, ALABAMA, IS THE OWNER OF THE PARCELS SHOWN HEREON AND THAT THE CITY OF PHENIX CITY, ALABAMA, HAS ADOPTED THIS PLAT BY ITS PUBLIC COMMISSION AND HEREBY DEDICATES ALL EASEMENTS TO THE PUBLIC USE AS NOTED.

DATE: _____

MAYOR, CITY OF PHENIX CITY _____

DATE: _____

CITY MANAGER, CITY OF PHENIX CITY _____

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF RUSSELL COUNTY, ALABAMA, AND THAT THE SAME IS CORRECTLY AND TRULY THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CITY OF PHENIX CITY.

DATE: _____

NOTARY PUBLIC _____

BY COMMISSION EXPIRES _____

CERTIFICATE OF PHENIX CITY PLANNING COMMISSION APPROVAL FOR RECORDING

WE, THE CITY COMMISSIONERS OF THE CITY OF PHENIX CITY, ALABAMA, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FILED FOR RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY OF RUSSELL COUNTY, ALABAMA, AND THAT THE SAME IS CORRECTLY AND TRULY THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CITY OF PHENIX CITY.

DATE: _____

CHAIRMAN, PHENIX CITY PLANNING COMMISSION _____

DATE: _____

SECRETARY, PHENIX CITY PLANNING COMMISSION _____

DATE: _____

APPROVAL OF COUNTY ENGINEER

THIS PLAT HAS BEEN APPROVED BY THE RUSSELL COUNTY ENGINEER AS REQUIRED IN THE OFFICE OF THE CLERK OF THE COUNTY OF RUSSELL COUNTY, ALABAMA.

DATE: _____

RUSSELL COUNTY ENGINEER _____

SURVEYOR'S CERTIFICATE

I, MICHAEL J. PATTELLO, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT I HAVE PERSONALLY AND INDEPENDENTLY CONDUCTED A SURVEY OF THE PARCELS SHOWN HEREON AND THAT THE SAME IS CORRECTLY AND TRULY THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CITY OF PHENIX CITY.

DATE: _____

MICHAEL J. PATTELLO, PLS No. 18994 (334) 449-2788

CITY OF PHENIX CITY ENGINEERING DEPT. 1200 7TH AVENUE PHENIX CITY, ALABAMA 36907

NOTES:

ACCORDING TO FIELD MAPS NO. 911300000 AND 911300000 FOR RUSSELL COUNTY, PHENIX CITY, ALABAMA, DATED 04/25/2019, THE CITY OF PHENIX CITY, ALABAMA, IS THE OWNER OF THE PARCELS SHOWN HEREON AND THAT THE CITY OF PHENIX CITY, ALABAMA, HAS ADOPTED THIS PLAT BY ITS PUBLIC COMMISSION AND HEREBY DEDICATES ALL EASEMENTS TO THE PUBLIC USE AS NOTED.

THE SHOWN STREETS, STORM SEWER, SANITARY SEWER OR OTHER ABOVE GROUND UTILITIES SHOWN ON THIS PLAT ARE LOCATED AS SHOWN AND ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY CLAIM OR LIABILITY FOR DAMAGES OR INJURIES TO PERSONS OR PROPERTY.

ALL EASEMENTS SHALL BE PERMANENTLY MAINTAINED.

ALL RIGHTS NOTED BY THIS PLAT SHALL BE RESERVED BY THE CITY OF PHENIX CITY.

PARCELS 1 & 2 ARE ZONED C-1, PARCELS 3, 4 & 5 ARE ZONED C-2.

BASES OF MEMBERSHIP HAS 40 ALABAMA STATE PLANE, EAST ZONE.

ALABAMA POWER COMPANY MAINTAINS A POWER LINE ALONG OVERHEAD PRIMARY LINES ON EACH SIDE OF CENTERLINE OF 7TH AVENUE AND A 10' OVERHEAD SECONDARY LINE ON EACH SIDE OF CENTERLINE OF 12TH STREET AND A 10' OVERHEAD SECONDARY LINE ON EACH SIDE OF CENTERLINE OF BROAD STREET.

REFERENCE DEEDS:

DEED VOL. 188, PAGE 384

DEED VOL. 188, PAGE 385

DEED VOL. 188, PAGE 386

DEED VOL. 188, PAGE 387

DEED VOL. 188, PAGE 388

DEED VOL. 188, PAGE 389

DEED VOL. 188, PAGE 390

OWNER:

THE CITY OF PHENIX CITY
807 7TH STREET
PHENIX CITY, AL 36907

TOTAL NUMBER OF LOTS: 5

TOTAL ACRES: 7.82

SMALLEST LOT: 0.53 ACRES / 23068.8 SQ. FT.

DATE FOR FIELD SURVEY: FEBRUARY 15, 26 & 27, 2019

MARKED AS: 11-12, 28-32, 38-39 2019

APRIL 1 & 2 2019

BUILDING SETBACKS:

ZONE C-1: 5' MIN. LOT AREA; 5' MIN. FRONT SETBACK; 5' MIN. SIDE SETBACK; 5' MIN. REAR SETBACK; 5' MIN. FRONT YARD SETBACK; 5' MIN. REAR YARD SETBACK; 5' MIN. SIDE YARD SETBACK; 5' MIN. FRONT CORNER SETBACK; 5' MIN. REAR CORNER SETBACK; 5' MIN. SIDE CORNER SETBACK; 5' MIN. FRONT CORNER SETBACK; 5' MIN. REAR CORNER SETBACK; 5' MIN. SIDE CORNER SETBACK.

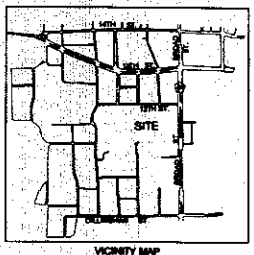
ZONE C-2: 5' MIN. LOT AREA; 5' MIN. FRONT SETBACK; 5' MIN. SIDE SETBACK; 5' MIN. REAR SETBACK; 5' MIN. FRONT YARD SETBACK; 5' MIN. REAR YARD SETBACK; 5' MIN. SIDE YARD SETBACK; 5' MIN. FRONT CORNER SETBACK; 5' MIN. REAR CORNER SETBACK; 5' MIN. SIDE CORNER SETBACK.

- 8" DIA. IRON PILE FOUND
- 1/2" IRON & CAP SET NO. 18994
- 2" DIA. IRON PILE FOUND
- 4" DIA. IRON PILE FOUND
- 6" DIA. IRON PILE FOUND
- 8" DIA. IRON PILE FOUND
- 10" DIA. IRON PILE FOUND
- 12" DIA. IRON PILE FOUND
- 14" DIA. IRON PILE FOUND
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- 60" DIA. IRON PILE FOUND
- 62" DIA. IRON PILE FOUND
- 64" DIA. IRON PILE FOUND
- 66" DIA. IRON PILE FOUND
- 68" DIA. IRON PILE FOUND
- 70" DIA. IRON PILE FOUND
- 72" DIA. IRON PILE FOUND
- 74" DIA. IRON PILE FOUND
- 76" DIA. IRON PILE FOUND
- 78" DIA. IRON PILE FOUND
- 80" DIA. IRON PILE FOUND
- 82" DIA. IRON PILE FOUND
- 84" DIA. IRON PILE FOUND
- 86" DIA. IRON PILE FOUND
- 88" DIA. IRON PILE FOUND
- 90" DIA. IRON PILE FOUND
- 92" DIA. IRON PILE FOUND
- 94" DIA. IRON PILE FOUND
- 96" DIA. IRON PILE FOUND
- 98" DIA. IRON PILE FOUND
- 100" DIA. IRON PILE FOUND

**REPLAT FOR
THE CITY OF PHENIX CITY
PART OF BLOCKS 259 & 260, TOTTENS MAP OF PHENIX CITY
LYING IN
SECTION 14, TOWNSHIP 17 NORTH, RANGE 30 EAST
PHENIX CITY, RUSSELL COUNTY ALABAMA**

SCALE: 1" = 40'

JULY 3, 2019





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.
Mayor Pro Tem / 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: July 19, 2019

RE: Administrative Re-plat – 7.92 +/- acres located at 601 12th Street, 1111 Broad Street, and 709 12th Street

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



PHENIX CITY *Alabama*

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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

DR. R. GRIFF GORDY
Councilmember At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

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Mayor Pro Tem / 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. 8

Type of Request: Administrative Replat

Applicant: Michael S. Bowden

Surveying Firm: McBride & McGill, Inc.

Site Location: 3000 4th Avenue

Acreage: 0.86 +/-

Number of Lots: 2

Current Zoning: R-1B

Current Use of Property: Residential/Vacant

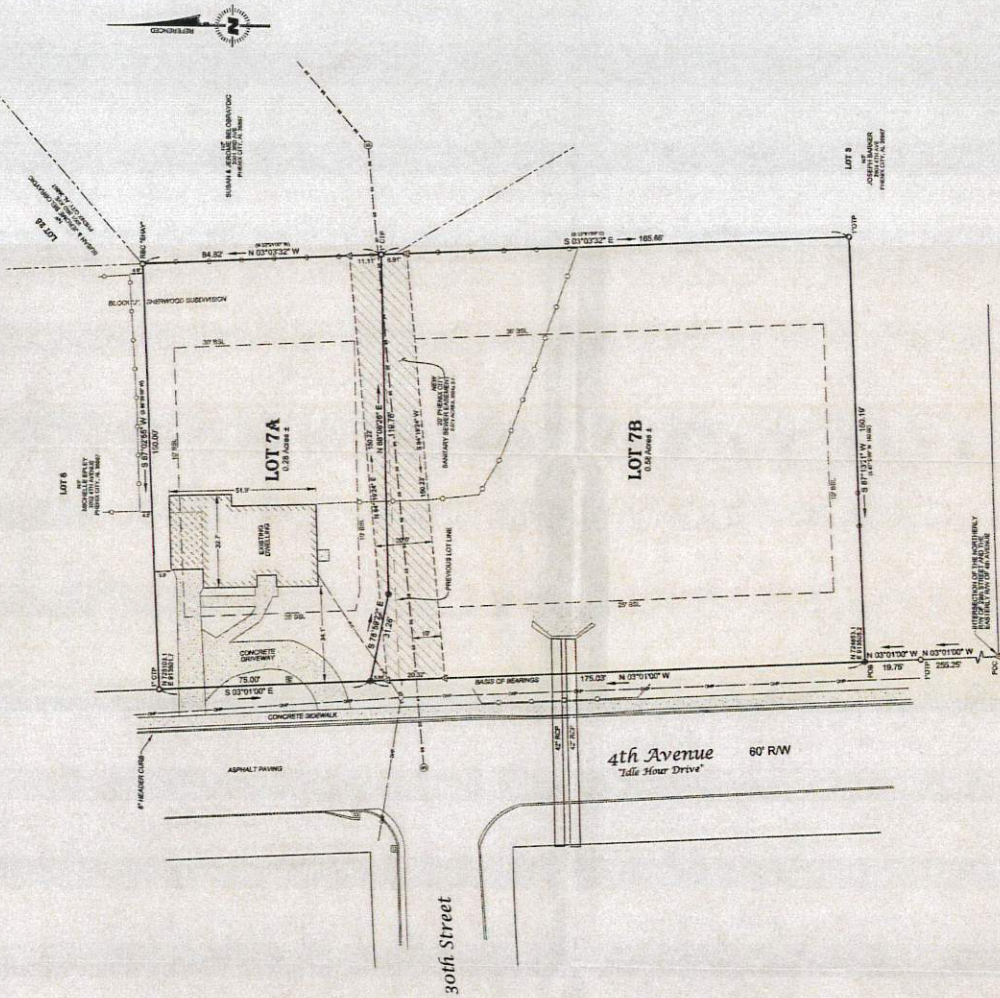
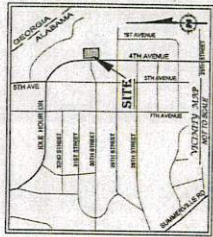
Proposed Use of Property: Residential

Survey Plat: Attached

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

Additional Information: None

Surveyor and or Owner Comment(s): None



CERTIFICATE OF OWNERSHIP AND DEDICATION
I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that the above described land is owned by the persons named herein and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama.



NOTARY
I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that the above described land is owned by the persons named herein and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama.

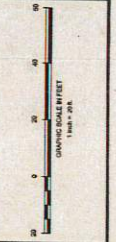
Michael S. Boydgett
NOTARY PUBLIC

DATE: JULY 1, 2019
SCALE: 1" = 20'
SHEET NO: 1 OF 1

"Redivision of Lot 7, Block 7, Sherwood Subdivision"
A PROPERTY BOUNDARY SURVEY FOR THE ADMINISTRATIVE SUBDIVISION OF LOT 7, BLOCK 7, SHERWOOD SUBDIVISION, LINDY PHENIX CITY, RUSSELL COUNTY, ALABAMA.

Table with 2 columns: REV, REVISION DESCRIPTION, DATE. Includes field survey completion date and drafter information.

McBride & McGill, Inc. logo and contact information for the surveying firm.



U.S. SURVEYING AND MAPPING PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA...
DATE: 7/1/2019

CERTIFICATE OF RUSSELL COUNTY ENGINEER
I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that the above described land is owned by the persons named herein and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama.

CERTIFICATE OF PHENIX CITY PLANNING COMMISSION
I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that the above described land is owned by the persons named herein and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama.

CERTIFICATE OF THE CITY COUNCIL
I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that the above described land is owned by the persons named herein and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama.

ADMINISTRATIVE REPEAT NOTES
I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that the above described land is owned by the persons named herein and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama.

SURVEYOR'S NOTES
I, the undersigned authority, a Notary Public for the State of Alabama, do hereby certify that the above described land is owned by the persons named herein and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama, and that the same is being dedicated to the public use of the State of Alabama.

LEGEND
List of symbols and their corresponding descriptions: 1" = 20' SCALE, 1/4" = 10' SCALE, etc.

REFERENCES
List of references: 1. 1/4" = 10' SCALE, 2. 1/2" = 20' SCALE, etc.

ADMINISTRATIVE SUBDIVISION DETAILS
List of administrative details: 1. 1/4" = 10' SCALE, 2. 1/2" = 20' SCALE, etc.

FLOOD CERTIFICATION
List of flood certification details: 1. 1/4" = 10' SCALE, 2. 1/2" = 20' SCALE, etc.



DR. R. GRIFF GORDY
Councilmember At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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

MEMORANDUM

To: Planning Commission
From: Angel Moore, P.E., City Engineer/Public Works Director
Date: July 19, 2019
RE: Administrative Re-plat – 0.86 +/- acres located at 3000 4th Avenue

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval contingent upon the following comments from the Phenix City Utilities Department.

- The Phenix City Utilities Department recommends approval of the subdivision plat contingent upon a full access gate being installed where the fence crosses the sanitary easement or the fence being removed from said easement. The plat would not receive approval and would not be able to be recorded at the court house until one of these contingencies are met.