



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 22, 2021
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 8, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 1.36+/- acres located at 107 & 111 Compromise Court – Girard Partners, LLC., (Menza Dudley) owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Public Hearing & Approval of Rezone – 0.14+/- acres located at 219 23rd Street – from an R-2 Zone (Medium Density Residential District) to a C-3 Zone (Neighborhood Commercial District) - Sandra Anglin, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Acceptance of Rezone – 9.40+/- acres located at 921 28th Avenue – from an R-2 Zone (Medium Density Residential District) to a R-3 Zone (High Density Residential District) – SFC Properties, LLC., owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

June 8, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 8, 2021 at 5:15 PM EST in the Martin-Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama or via Zoom or by teleconference.

Chairman Howard called the meeting to order and asked Secretary Phillips to call roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, and Member Phillips. The following members answered present by way of Zoom: None. Member McKissic and Member Taylor 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 Johnson. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, and Member Phillips. Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Secretary Phillips to call roll for the City Employees. The following City Personnel were present in person: Councilmember Vicky Carter-Johnson. City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Building Official Gil Griffith, Fire Chief Kris Kennedy, City Attorney Jimmy Graham, City Manager Wallace B. Hunter and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the May 25, 2021 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 Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, and Member Phillips. Abstain: Member Lindsey and Member Sims. 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 Approval of Administrative Replat of .92+/- acres located at 1205 9th Street for Jose R. Morales & Argelio R. Vasquez, owners. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: June 3, 2021

RE: Administrative Re-plat – 0.92+/- acres located on Lots 14 & 15, Block 'D', Meadowview

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.

Member Taylor joined by Zoom at 5:21pm EST. At this time Chairman Howard asked if there were any questions. At this time Chairman Howard asked for a motion to approve or deny. A motion to approve was made by Member Sims seconded by Member Ivy. Upon said motion

being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Acceptance of Rezone for 0.14+/- acres located at 219 23rd Street from an R-2 Zone (Medium Density Residential District) to a C-3 Zone (Neighborhood Commercial District) for Sandra Anglin, owner. City Engineer Angel Moore reviewed the staff report with the members. Chairman Howard asked Secretary Phillips to read the department memo.

Memo

To: Planning Commission

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

Date: June 3, 2021

RE: Rezone – 0.14+/- acres located at 219 23rd Street

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

At this time Chairman Howard asked if there were any questions. At this time Chairman Howard asked for a motion to accept. A motion to accept was made by Vice Chairman Davis seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

The eighth item on the agenda was Old Business. Recording Secretary Kathy Jo Davis reminded the members about CAPZO Re-certification topics.

The ninth item on the agenda was New Business. None.

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 Vice Chairman Davis, seconded by Member Johnson. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. 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, June 22, 2021.

Chairman – Pat Howard

Secretary – Eliza Phillips



PHENIX CITY *Alabama*

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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DR. R. GRIFF GORDY
Mayor Pro Tem / 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 Request: Administrative Replat

Applicant: Girard Partners LLC.

Surveying Firm: Becker Survey Company, Inc.

Site Location: 107 & 111 Compromise Court

Acreage: 1.36 +/-

Number of Lots: 2

Current Zoning: C-4 Highway Commercial District

Current Use of Property: Vacant

Proposed Use of Property: Commercial (Sonic & Carwash)

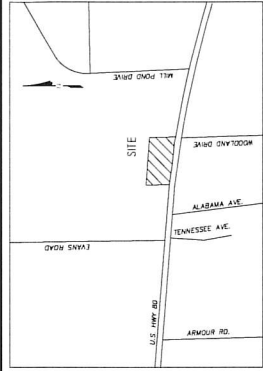
District: Two (2)

Survey Plat: Attached

City Services: Phenix City Utilities, Streets & Drainage, Police and Fire

Additional Information: None

Surveyor and or Owner Comment(s): None



VICINITY MAP - H.T.S.

SUBDIVISION DETAILS

1. TOTAL NUMBER OF LOTS: 3
 2. TOTAL AREA OF LOTS: 86.28 ACRES
 3. TOTAL AREA OF UNIMPAVED LOTS: 0.00 ACRES
 4. TOTAL AREA OF IMPAVED LOTS: 86.28 ACRES
 5. TOTAL AREA OF UNIMPAVED LOTS: 0.00 ACRES
 6. TOTAL AREA OF IMPAVED LOTS: 86.28 ACRES
 7. TOTAL AREA OF UNIMPAVED LOTS: 0.00 ACRES
 8. TOTAL AREA OF IMPAVED LOTS: 86.28 ACRES

CITY OF PERNIX CITY NOTES

1. PERMITS ARE REQUIRED FOR ALL CONSTRUCTION.
 2. PERMITS ARE REQUIRED FOR ALL CONSTRUCTION.
 3. PERMITS ARE REQUIRED FOR ALL CONSTRUCTION.
 4. PERMITS ARE REQUIRED FOR ALL CONSTRUCTION.
 5. PERMITS ARE REQUIRED FOR ALL CONSTRUCTION.

NOTES

1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE CITY OF PERNIX ZONING ORDINANCES.
 2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE CITY OF PERNIX ZONING ORDINANCES.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE CITY OF PERNIX ZONING ORDINANCES.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE CITY OF PERNIX ZONING ORDINANCES.

OWNER(S) INFO

1. NAME OF OWNER(S)
 2. ADDRESS OF OWNER(S)
 3. PHONE NUMBER OF OWNER(S)
 4. EMAIL ADDRESS OF OWNER(S)

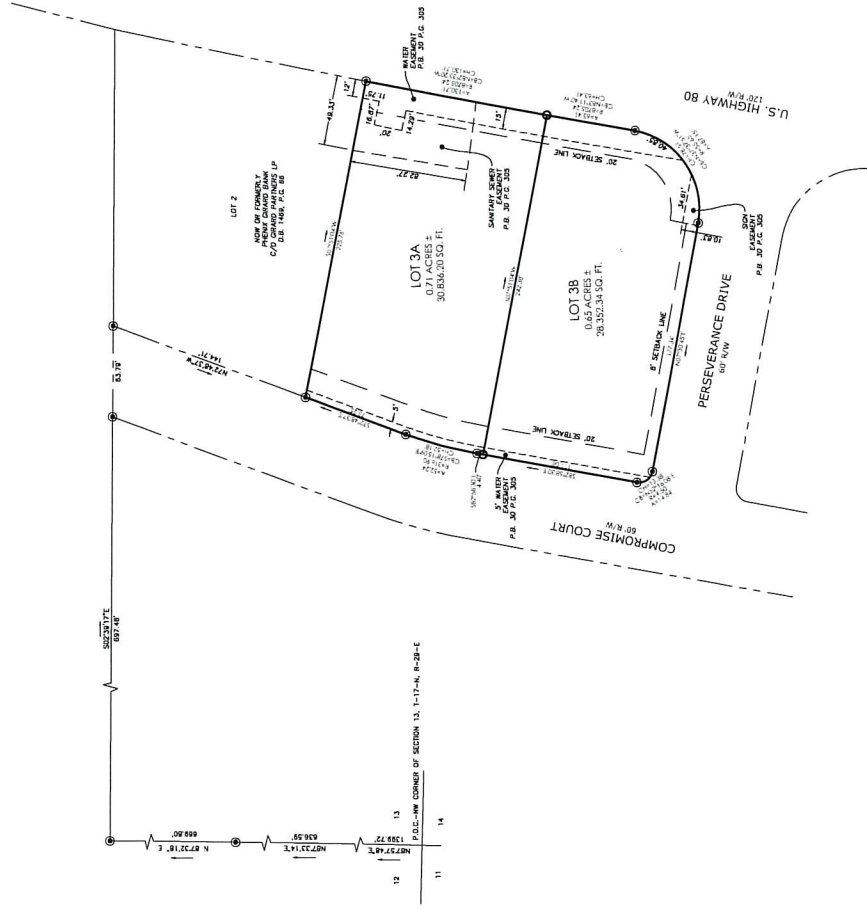
REFERENCES

1. CITY OF PERNIX ZONING ORDINANCES
 2. CITY OF PERNIX SUBDIVISION ORDINANCES
 3. CITY OF PERNIX PLANNING COMMISSION

STATEMENT OF THE SURVEYOR

I, THE SURVEYOR, HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE CITY OF PERNIX ZONING ORDINANCES. I HAVE FOUND NO VIOLATIONS OF THE CITY OF PERNIX ZONING ORDINANCES. I HAVE FOUND NO VIOLATIONS OF THE CITY OF PERNIX ZONING ORDINANCES. I HAVE FOUND NO VIOLATIONS OF THE CITY OF PERNIX ZONING ORDINANCES.

DATE OF SURVEY: 05/15/2021
 SURVEYOR: [Signature]



SYMBOL LEGEND

○	IRON PIN (LAND)
○	IRON PIN (SET)

LINE LEGEND

---	PROPERTY LINE
---	RIGHT OF WAY
---	BOUNDARY SURVEY



CERTIFICATE OF OWNERSHIP AND DEDICATION:

I, the undersigned, do hereby certify that the above described property is owned by the undersigned and that the same is being dedicated to the public use of the City of Pernix, Alabama. I have no other interest in the property and I have no other claims against the property. I have no other interest in the property and I have no other claims against the property.

CERTIFICATE OF COUNTY ENGINEER:

I, the undersigned, do hereby certify that the above described property is owned by the undersigned and that the same is being dedicated to the public use of the City of Pernix, Alabama. I have no other interest in the property and I have no other claims against the property. I have no other interest in the property and I have no other claims against the property.

CERTIFICATE OF THE PLANNING COMMISSION:

I, the undersigned, do hereby certify that the above described property is owned by the undersigned and that the same is being dedicated to the public use of the City of Pernix, Alabama. I have no other interest in the property and I have no other claims against the property. I have no other interest in the property and I have no other claims against the property.

COMMISSIONER OF PERNIX COMMUNITY DEVELOPMENT:

I, the undersigned, do hereby certify that the above described property is owned by the undersigned and that the same is being dedicated to the public use of the City of Pernix, Alabama. I have no other interest in the property and I have no other claims against the property. I have no other interest in the property and I have no other claims against the property.

SECRETARY OF PERNIX COMMUNITY DEVELOPMENT:

I, the undersigned, do hereby certify that the above described property is owned by the undersigned and that the same is being dedicated to the public use of the City of Pernix, Alabama. I have no other interest in the property and I have no other claims against the property. I have no other interest in the property and I have no other claims against the property.



PHENIX CITY
Alabama

DEPARTMENT OF
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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: June 17, 2021

RE: Administrative Re-plat – 1.36 +/- acres located at 107 & 111 Compromise Court

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



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

Staff Report No. 7

Type of Request: Rezone

Applicant: Sandra Anglin

Surveyor of Record: Barrett-Simpson, Inc.

Site Location: 219 23rd Street

Acreage: 0.14 +/- acres

Current Zoning: R-2, Medium Density Residential District

Proposed Zoning Classification: C-3 Neighborhood Commercial District

Current Use of Property: Residential

Proposed Use of Property: Commercial (Bar & Grill)

District: One (1)

Survey Plat: Attached

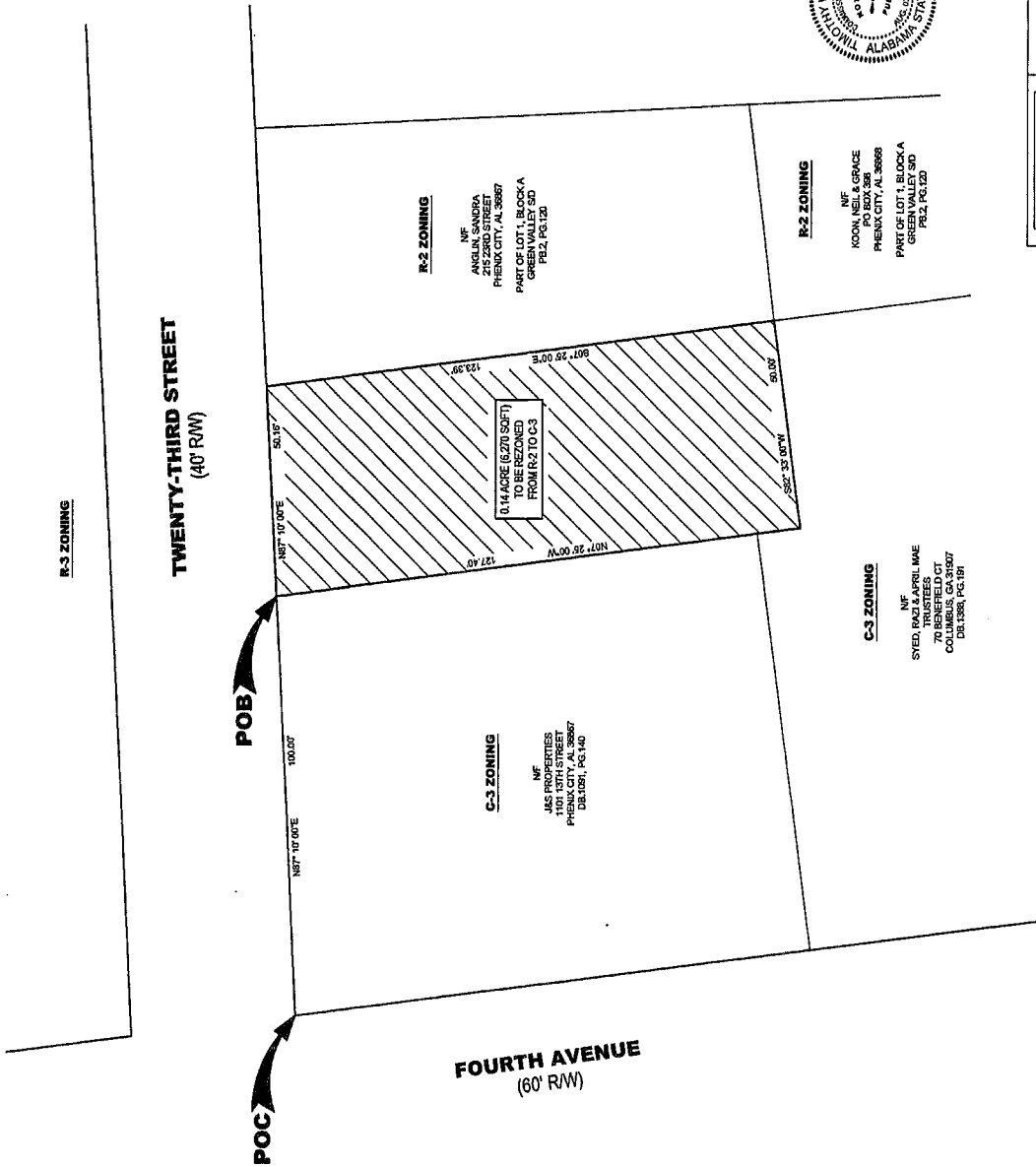
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Additional Information: None

Engineer and or Owner Comment(s): None

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
SANDRA L. ANGLIN
 (219 23RD STREET)
 LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA

NORTH REFERENCE IS BASED ON DEED BOOK 1872, PAGE 308,
 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF
 RUSSELL COUNTY, ALABAMA.



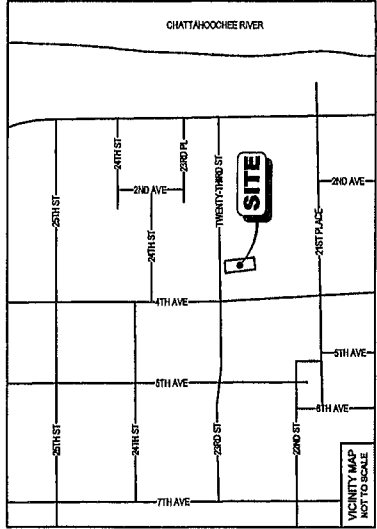
R-2 ZONING
 NF
 ANGLIN, SANDRA
 219 23RD STREET
 PHENIX CITY, AL 36867
 PART OF LOT 1, BLOCK A
 GREEN VALLEY 5RD
 PLS. PG.12B

C-3 ZONING
 NF
 US PROPERTIES
 1100 SOUTH 1ST STREET
 PHENIX CITY, AL 36867
 DB.105H, PG.140

C-3 ZONING
 NF
 SYED, RAZI & APRIL, MAE
 TRUSTEES
 701 W. BROAD STREET
 COLUMBUS, GA 31907
 DB.1396, PG.181

R-2 ZONING
 NF
 KOON, NEIL & GRACE
 PO BOX 308
 PHENIX CITY, AL 36868
 PART OF LOT 1, BLOCK A
 GREEN VALLEY 5RD
 PLS. PG.12B

0.14 ACRE (6,270 SQFT)
 TO BE REZONED
 FROM R-2 TO C-3



PURPOSE OF PLAT
 MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM R-2 TO C-3
 TOTAL AREA PROPOSED TO BE REZONED FROM R-2 TO C-3: 0.14 ACRE (6,270 SQFT)
 MINIMUM BUILDING SETBACKS FOR C-3:
 FRONT: 25'
 REAR: 25'
 SIDE: 0'
 25' SIDE YARD BUFFER STRIP WHERE REAR YARD ABUTS A RESIDENTIAL DISTRICT
 25' SIDE YARD BUFFER STRIP WHERE SIDE YARD ABUTS A RESIDENTIAL DISTRICT

THIS MAP IS BASED ON INFORMATION PROVIDED BY THE CLIENT. INFORMATION
 TAKEN FROM THE CURRENT RUSSELL COUNTY TAX MAPS, CURRENT RECORDS OF RECORD
 DEEDS, AND OTHER SOURCES AVAILABLE TO THE SURVEYOR. THE SURVEYOR HAS
 REFLECTED AN ACTUAL SURVEY OF THIS DATE.

OWNER'S CERTIFICATE
 I, SANDRA L. ANGLIN, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY PETITION
 THE JUDGE OF PROBATE, RUSSELL COUNTY, ALABAMA, TO REZONE THE PROPERTY SHOWN AND DESCRIBED HEREIN FROM R-2 TO C-3
 REZONING DISTRICT.

OWNER'S SIGNATURE: *Sandra L. Anglin* DATE: 6/12/2021

NOTARY CERTIFICATE
 THE STATE OF ALABAMA
 COUNTY: Russell
 I, *LeRoy W. Simpson*, A NOTARY PUBLIC, HEREBY CERTIFY THAT SANDRA L. ANGLIN, WHOSE NAME IS SIGNED
 ABOVE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE PLAT
 AND THE EFFECTS THEREOF, SHE VOLUNTARILY AND WITHOUT COERCION ON THE DAY THE SAME BECAME DUE, GAVE UNDER MY HAND THIS 12TH DAY OF
 JUNE, 2021.
 MY COMMISSION EXPIRES: 4/9/3/2021

NOTARY SIGNATURE: *LeRoy W. Simpson*



OWNER'S CERTIFICATE
 I, EDNA A. EBANIS, HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS
 SHOWN AND DESCRIBED HEREIN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN FROM ALL
 SOURCES AVAILABLE TO ME, BUT EXCEPTING ANY INTERESTS IN THE SAME OWNED BY ME OR BY ANY OTHER PERSON, OF THIS DATE.

OWNER'S SIGNATURE: *Edna A. Ebans* DATE: 6/12/21

NOTARY CERTIFICATE
 I, EDNA A. EBANIS, HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS
 SHOWN AND DESCRIBED HEREIN. I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN FROM ALL
 SOURCES AVAILABLE TO ME, BUT EXCEPTING ANY INTERESTS IN THE SAME OWNED BY ME OR BY ANY OTHER PERSON, OF THIS DATE.

NOTARY SIGNATURE: *Edna A. Ebans* DATE: 6/12/21

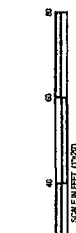
NOTARY SIGNATURE: *Edna A. Ebans* DATE: 6/12/21

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NOTARY SIGNATURE: *Edna A. Ebans* DATE: 6/12/21

SURVEYOR'S INFO
 EDNA A. EBANIS
 215 W. BROAD STREET
 PHENIX CITY, AL 36867
 (205) 837-2706
 (205) 837-2706
 324-SR-107204
 EMAIL: EBANIS@BARRETT-SIMPSON.COM
 BARRETT-SIMPSON, INC.
 ADDRESS:
 121 WEST BROAD STREET
 OPELKA, AL 36867
 (205) 837-2706
 (205) 837-2706
 324-SR-107204
 EMAIL: EBANIS@BARRETT-SIMPSON.COM



BARRETT-SIMPSON, INC.
 Engineering & Surveying
 121 W. BROAD STREET, OPELKA, AL 36867 (PH) 334-207-4423 (FAX) 334-207-2449
 1223 SOUTH 9th STREET, OPELKA, AL 36867 (PH) 334-687-4527 (FAX) 334-687-2829
 1123 SOUTH 9th STREET, OPELKA, AL 36867 (PH) 334-745-7026 (FAX) 334-745-4527



REVISION DATE	DESCRIPTION	DATE	DRAWN DATE
11/8/2020	CORRECTED ACREAGE / ADDRESS	6/12/21	5/17/2021
2/1/2021	CITY OF PHOENIX COMMENTS (S)	6/12/21	5/17/2021
2/1/2021	CITY OF PHOENIX COMMENTS (S)	6/12/21	5/17/2021
2/1/2021	CITY OF PHOENIX COMMENTS (S)	6/12/21	5/17/2021
2/1/2021	CITY OF PHOENIX COMMENTS (S)	6/12/21	5/17/2021

219 23RD STREET



R-3

23RD ST

219 23RD STREET
R-2

R-2

C-3

4TH AV



PHENIX CITY
Alabama

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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: June 17, 2021

RE: Rezone – 0.14 +/- acres located at 219 23rd Street

The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.



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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 8

Type of Request: Rezone

Applicant: SFC Properties, LLC

Surveyor of Record: Barrett-Simpson, Inc.

Site Location: 921 28th Avenue

Acreage: 9.40 +/- acres

Current Zoning: R-2, Medium Density Residential District

Proposed Zoning Classification: R-3 High Density Residential District

Current Use of Property: Residential

Proposed Use of Property: Residential

District: Three (3)

Survey Plat: Attached

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

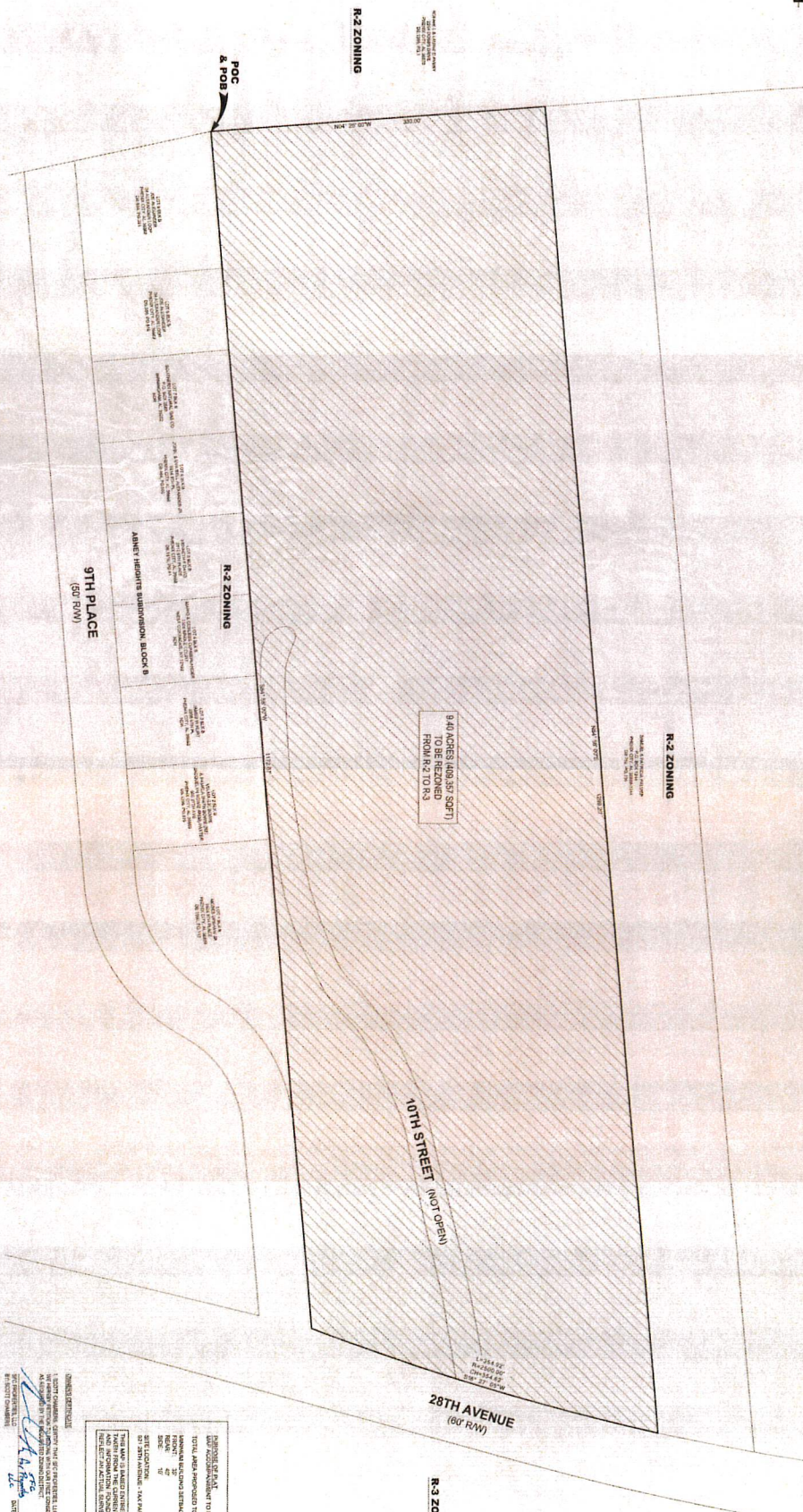
Additional Information: None

Engineer and or Owner Comment(s): None

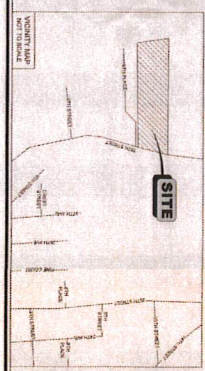
MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
 SFC PROPERTIES, LLC
 (921 28TH AVENUE)
 LOCATED IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHOENIX CITY, RUSSELL COUNTY, ALABAMA



MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
SFC PROPERTIES, LLC
 (921 28TH AVENUE)
 LOCATED IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHOENIX CITY, RUSSELL COUNTY, ALABAMA



B BARRETT-SIMPSON, INC.
 1100 BROADWAY, SUITE 1000
 PHOENIX, ALABAMA 36004
 PHONE: (205) 938-1100
 FAX: (205) 938-1101
 WWW.BSINC.COM



SUBMITTERS INFO
 GUY & KATHA
 1614 N. 11th
 PHOENIX, ALABAMA 36004
 (205) 938-1100
 GUY@GUYK.COM
 KATHA@GUYK.COM

NO.	SECTION	TOWNSHIP	RANGE	ACRES	OWNER
1	16	17 NORTH	30 EAST	940	SFC PROPERTIES, LLC
2	16	17 NORTH	30 EAST	1056	SFC PROPERTIES, LLC
3	16	17 NORTH	30 EAST	1056	SFC PROPERTIES, LLC
4	16	17 NORTH	30 EAST	1056	SFC PROPERTIES, LLC
5	16	17 NORTH	30 EAST	1056	SFC PROPERTIES, LLC
6	16	17 NORTH	30 EAST	1056	SFC PROPERTIES, LLC
7	16	17 NORTH	30 EAST	1056	SFC PROPERTIES, LLC
8	16	17 NORTH	30 EAST	1056	SFC PROPERTIES, LLC
9	16	17 NORTH	30 EAST	1056	SFC PROPERTIES, LLC
10	16	17 NORTH	30 EAST	1056	SFC PROPERTIES, LLC



COMMISSIONER'S CERTIFICATE
 I, COMMISSIONER GUY & KATHA, do hereby certify that the above described property is in the zoning district of R-3 and that the zoning district is R-3. I have reviewed the petition and the supporting documents and find that the same are in compliance with the zoning ordinance of the City of Phenix City, Alabama. I have also reviewed the petition and the supporting documents and find that the same are in compliance with the zoning ordinance of the City of Phenix City, Alabama. I have also reviewed the petition and the supporting documents and find that the same are in compliance with the zoning ordinance of the City of Phenix City, Alabama.

Guy & Katha
 August 2, 2021

COMMISSIONER'S CERTIFICATE
 I, COMMISSIONER GUY & KATHA, do hereby certify that the above described property is in the zoning district of R-2 and that the zoning district is R-2. I have reviewed the petition and the supporting documents and find that the same are in compliance with the zoning ordinance of the City of Phenix City, Alabama. I have also reviewed the petition and the supporting documents and find that the same are in compliance with the zoning ordinance of the City of Phenix City, Alabama. I have also reviewed the petition and the supporting documents and find that the same are in compliance with the zoning ordinance of the City of Phenix City, Alabama.

Guy & Katha
 August 2, 2021

COMMISSIONER'S CERTIFICATE
 I, COMMISSIONER GUY & KATHA, do hereby certify that the above described property is in the zoning district of R-3 and that the zoning district is R-3. I have reviewed the petition and the supporting documents and find that the same are in compliance with the zoning ordinance of the City of Phenix City, Alabama. I have also reviewed the petition and the supporting documents and find that the same are in compliance with the zoning ordinance of the City of Phenix City, Alabama. I have also reviewed the petition and the supporting documents and find that the same are in compliance with the zoning ordinance of the City of Phenix City, Alabama.

Guy & Katha
 August 2, 2021

921 28TH AVENUE



EVANGELINE HEIGHTS APTS

R-3

R-2

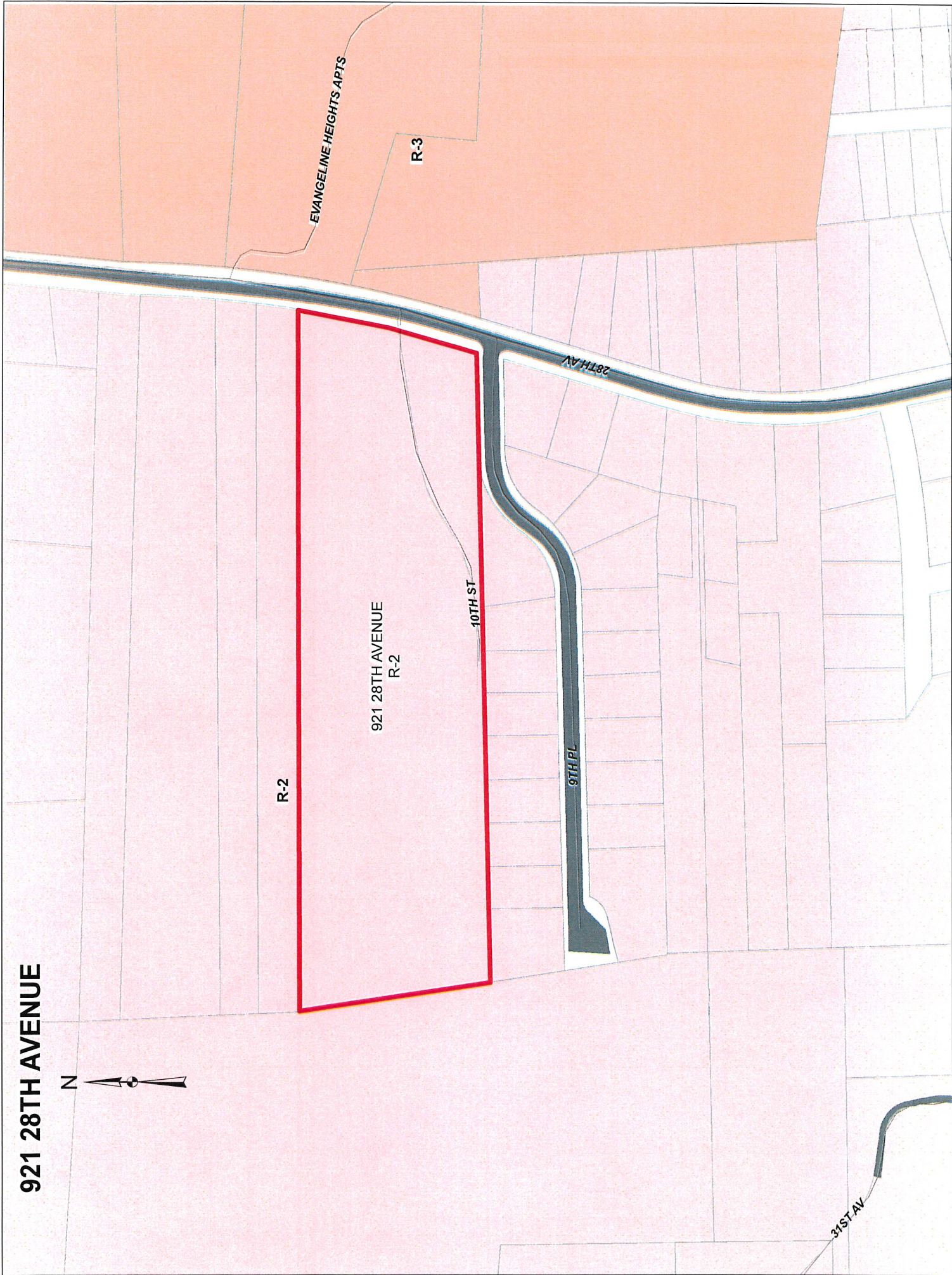
921 28TH AVENUE
R-2

10TH ST

28TH AV

9TH PL

31ST AV





PHENIX CITY
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ENGINEERING / PUBLIC WORKS

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Mayor Pro Tem / 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: June 17, 2021
RE: Rezone – 9.40 +/- acres located at 921 28th Avenue

The above referenced Rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for acceptance.