



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 13, 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 22, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing & Approval of Rezone – 9.40+/- acres located at 921 28th Avenue – from an R-2 Zone (Medium Density Residential District) to an R-3 Zone (High Density Residential District) – SFC Properties, LLC., owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Approval of Administrative Replat – 1.51+/-acres located at 3550 US Hwy 280/431 N – Valley Rescue Mission, Inc., owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Administrative Replat – 1.18+/- acres Lots 6 & 7 Summerfield Subdivision – Mark Anderson, Rustic Properties, LLC & Michael S. Bowden, Bowden Realty, Inc., owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

June 22, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 22, 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 were present by way of Zoom but were having technical difficulties: Member McKissic and Member Taylor.

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: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, and Member Phillips. Abstain: Member McKissic and Member Taylor. 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. Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Building Official Gil Griffith, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the June 8, 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 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, and Member Phillips. Abstain: Member McKissic and Member Taylor. 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 1.36+/- acres located at 107 & 111 Compromise Court – Girard Partners, LLC., (Menza Dudley), owner. Assistant Director of Engineering Michael Pattillo 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 17, 2021

RE: Administrative Re-plat – 1.36+/- ac 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 the Subdivision Regulations for approval.

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 Vice Chairman Davis seconded by Member Sims. 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: Member McKissic and Member Taylor. Motion thus passed.

The seventh item on the agenda was the Public Hearing and Approval of a 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. Assistant Director of Engineering Michael Pattillo 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 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 Subdivision Regulations for approval.

At this time Chairman Howard opened the public hearing. With no one coming forward the public hearing was closed. At this time Chairman Howard asked for a motion to approve or deny. A motion to approve was made by Vice Chairman Davis seconded by Member Sims. 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 McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Acceptance of Rezone of 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) for SFC Properties, LLC., owner. Assistant Director of Engineering Michael Pattillo 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 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 Subdivision Regulations for acceptance.

At this time Chairman Howard asked for a motion to accept. A motion to accept was made by Member Sims 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 McKissic, Member Sims, Member Taylor, and Member Phillips. Abstain: None. Motion thus passed.

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

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

The eleventh 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 Johnson, 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. Nays: None. Abstain: Member McKissic. 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 13, 2021.

Chairman – Pat Howard

Secretary – Eliza Phillips



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: 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

NOTICE: REFERENCES MADE TO DEED BOOKS OR PAGES OF DEEDS ARE REFERRED TO IN THE OFFICE OF THE CLERK OF THE COUNTY OF RUSSELL, ALABAMA.

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
SFC PROPERTIES, LLC
 (827 28TH AVENUE)
 LOCATED IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA

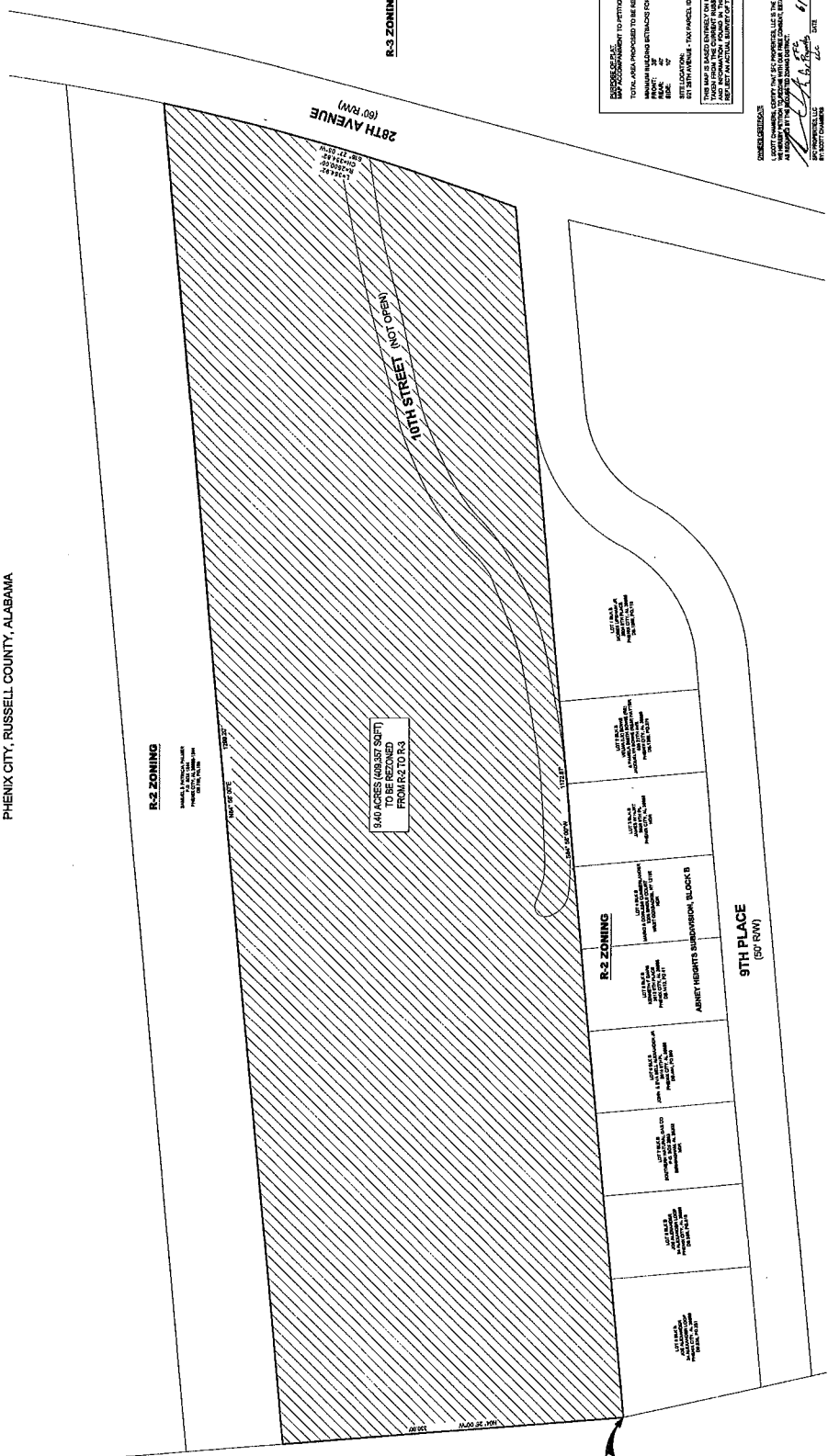


EXHIBIT A - PLAT
 TOTAL AREA PROPOSED TO BE REZONED FROM R-2 TO R-3 IS 8.00 ACRES (APPROX 348,000 SQ FT)
 TOTAL AREA PROPOSED FOR R-3 IS 10.00 ACRES (APPROX 430,000 SQ FT)
 TOTAL AREA PROPOSED FOR R-2 IS 18.00 ACRES (APPROX 720,000 SQ FT)

EXHIBIT B - SITE LOCATION
 TOTAL AREA PROPOSED TO BE REZONED FROM R-2 TO R-3 IS 8.00 ACRES (APPROX 348,000 SQ FT)
 TOTAL AREA PROPOSED FOR R-3 IS 10.00 ACRES (APPROX 430,000 SQ FT)
 TOTAL AREA PROPOSED FOR R-2 IS 18.00 ACRES (APPROX 720,000 SQ FT)

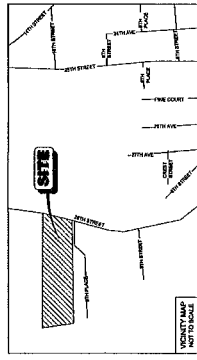
CONSIDERATIONS
 THE PETITIONER HAS BEEN ADVISED THAT THE ZONING COMMISSION HAS REVIEWED THE PROPOSED REZONING AND HAS DETERMINED THAT THE PROPOSED REZONING IS IN THE BEST INTERESTS OF THE CITY AND COUNTY OF RUSSELL, ALABAMA.

APPROVED FOR THE CITY OF PHENIX CITY, ALABAMA
 Mayor: [Signature] DATE: 10/22/21



SURVEYOR'S INFO

EDGAR C. SIMPSON
 SURVEYOR
 1000 W. W. WALKER BLVD.
 PHENIX CITY, ALABAMA 36060
 PHONE: (205) 836-1227
 FAX: (205) 836-1228
 E-MAIL: EDGAR@BARRETT-SIMPSON.COM



ESI
 BARRETT-SIMPSON, INC.
 2225 SOUTH BRIDGE STREET, PHENIX CITY, ALABAMA 36060
 (205) 836-1227

921 28TH AVENUE



EVANGELINE HEIGHTS APTS

R-3

28TH AV

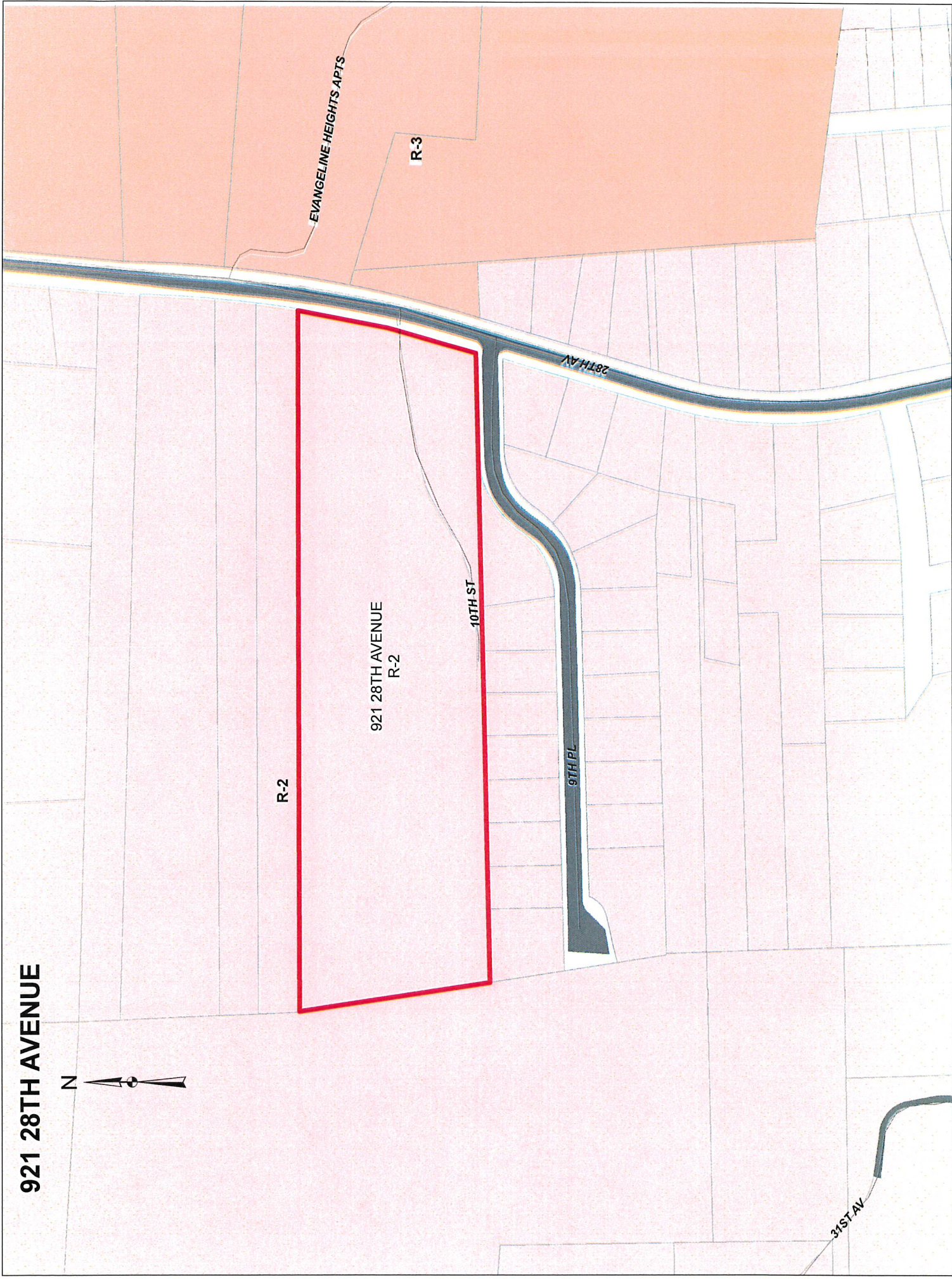
921 28TH AVENUE
R-2

10TH ST

R-2

9TH PL

31ST AV





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

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Councilmember District 3

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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 8, 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 approval.



DR. R. GRIFF GORDY
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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 Request: Administrative Replat

Applicant: Valley Rescue Mission, Inc.

Surveying Firm: Northstar Engineering Services

Site Location: 3550 US Hwy 280/431 N

Acreage: 1.51 +/-

Number of Lots: 1

Current Zoning: C-4 Highway Commercial District

Current Use of Property: Vacant

Proposed Use of Property: Commercial (Wendy's Restaurant)

District: One (1)

Survey Plat: Attached

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

Additional Information: None

Surveyor and or Owner Comment(s): None



PHENIX CITY
Alabama

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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 8, 2021

RE: Administrative Re-plat – 1.51 +/- acres located at 3550 Hwy 280/431 N

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.



PHENIX CITY *Alabama*

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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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: Mark Anderson, Rustic Propertes, LLC
Michael S. Bowden, Bowden Reality, Inc.

Surveying Firm: McBride & McGill, Inc.

Site Location: Lots 6 & 7 Summerfield Subdivision

Acreage: 1.18 +/-

Number of Lots: 2

Current Zoning: R-1 - Low Density Residential District

Current Use of Property: Residential/Vacant

Proposed Use of Property: Residential (Single Family Residential)

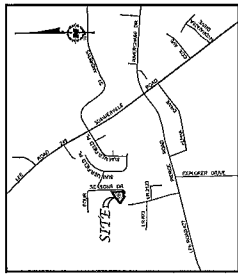
District: One (1)

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
NOT TO SCALE

ADMINISTRATIVE REPLAT NOTES

1. THE LAND SHOWN ON THIS MAP IS UNREGISTERED AND IS NOT GUARANTEED BY THE STATE OF ALABAMA.

2. THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

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10. THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

ADMINISTRATIVE SUBDIVISION DETAILS

1. TOTAL NUMBER OF LOTS: 2

2. TOTAL NUMBER OF ACRES: 1.38 ACRES

ZONING REGULATIONS

1. ZONING DISTRICT: R-1

2. ZONING REGULATIONS: 10-1-1

3. ZONING REGULATIONS: 10-1-1

4. ZONING REGULATIONS: 10-1-1

5. ZONING REGULATIONS: 10-1-1

SURVEYOR'S NOTES

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REFERENCES

1. THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

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FLOOD CERTIFICATION

1. THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

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5. THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

DATE: MAR. 30, 2021

SCALE: 1" = 40'

SHEET NO: 1 OF 1

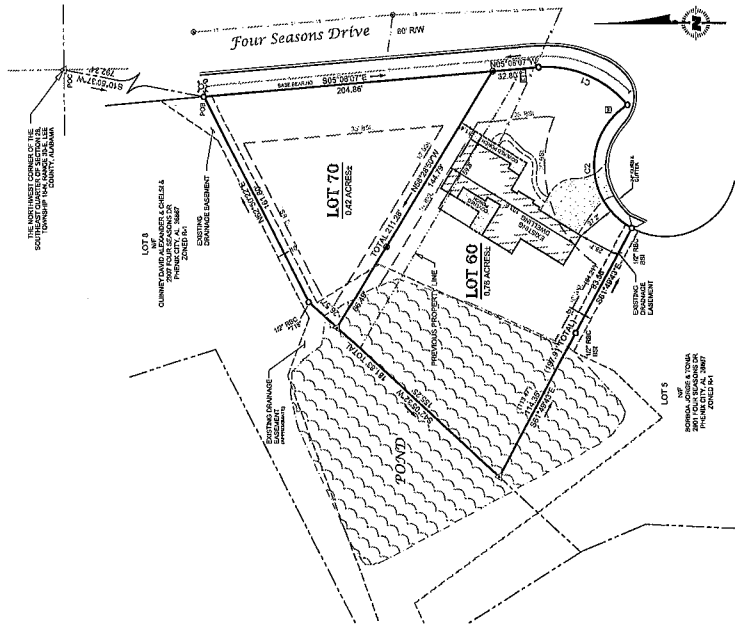
"Lot 6 and 7 Administrative Subdivision"

A PROPERTY BOUNDARY SURVEY FOR THE REDVISION OF LOT 6 AND LOT 7, PHENIX CITY, ALABAMA, IN SECTION 28, TOWNSHIP 10 NORTH, RANGE 30 EAST, PHENIX CITY, LEE COUNTY, ALABAMA

OWNER OF RECORD: PHENIX CITY, ALABAMA

OWNER OF RECORD: PHENIX CITY, ALABAMA

OWNER OF RECORD: PHENIX CITY, ALABAMA



CURVE TABLE

CURVE	LENGTH	ANGLE	CHORD BEARING	CHORD
1	100.00	90.00	N 00° 00' 00" W	100.00
2	100.00	90.00	S 00° 00' 00" E	100.00
3	100.00	90.00	E 00° 00' 00" S	100.00
4	100.00	90.00	S 00° 00' 00" W	100.00

REV	REVISION DESCRIPTION	DATE
1	FIELD SURVEY COMPLETED ON NOV. 11, 2020	11/11/2020
2	REVISION OF LOT 6 AND LOT 7	11/11/2020

McBride & McGill, Inc

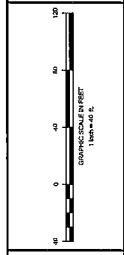
Surveyors & Engineers

2005 Coated Road, Phenix City, AL 36867

PHONE: (205) 839-4400

CELL: (205) 839-4400

WWW: www.mcbrideandmcgill.com



CERTIFICATE OF PERMISSION

PHENIX CITY, ALABAMA

WE HEREBY CERTIFY THAT THE PLAT SHOWN ON THESE RECORDS IS TRUE AND CORRECT AND THAT THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

DATE OF EXECUTION: _____

DATE OF EXECUTION: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

PHENIX CITY, ALABAMA

I, _____, OWNER OF RECORD, DO HEREBY CERTIFY THAT THE PLAT SHOWN ON THESE RECORDS IS TRUE AND CORRECT AND THAT THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

DATE OF EXECUTION: _____

DATE OF EXECUTION: _____

NOTARY

I, _____, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PLAT SHOWN ON THESE RECORDS IS TRUE AND CORRECT AND THAT THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

DATE OF EXECUTION: _____

DATE OF EXECUTION: _____

CERTIFICATE OF OWNERSHIP AND DEDICATION

PHENIX CITY, ALABAMA

I, _____, OWNER OF RECORD, DO HEREBY CERTIFY THAT THE PLAT SHOWN ON THESE RECORDS IS TRUE AND CORRECT AND THAT THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

DATE OF EXECUTION: _____

DATE OF EXECUTION: _____

NOTARY

I, _____, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PLAT SHOWN ON THESE RECORDS IS TRUE AND CORRECT AND THAT THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

DATE OF EXECUTION: _____

DATE OF EXECUTION: _____

LEGEND

1. THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

2. THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

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NOTARY

I, _____, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PLAT SHOWN ON THESE RECORDS IS TRUE AND CORRECT AND THAT THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

DATE OF EXECUTION: _____

DATE OF EXECUTION: _____

NOTARY

I, _____, NOTARY PUBLIC, DO HEREBY CERTIFY THAT THE PLAT SHOWN ON THESE RECORDS IS TRUE AND CORRECT AND THAT THE SURVEY IS SUBJECT TO ALL APPLICABLE ORDINANCES, REGULATIONS AND RESTRICTIONS OF RECORD.

DATE OF EXECUTION: _____

DATE OF EXECUTION: _____



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: July 8, 2021

RE: Administrative Re-plat – 1.18 +/- acres located at Lots 6 & 7 Summerfield Subdivision

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.