



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 27, 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 July 13, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) From July 13, 2021 Agenda – 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 – 9.69+/- acres located on Hwy 280 / 431N (Phenix Corners) – Second Street of Phenix City, LLC., owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Administrative Replat – 1.19+/- acres located at 5 Mays Street – Bernard Averett, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Acceptance of Rezone – 0.67 +/- acres located at 4104 Summerville Road – from an R-1 Zone (Low Density Residential District) to a C-3 Zone (Neighborhood Commercial District) – Johnny F. Burrell owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo

10) Acceptance of Rezone – 1.12 +/- acres located at 5203 Summerville Road – from an R-1 Zone (Low Density Residential District) to a C-3 Zone (Neighborhood Commercial District) – The Estate of Ella Sue Cook (Edward Earl Cook, Jr., Personal Representative) owner.

- Staff Report
- Developer's Comments
- Department Memo

11) Old Business

12) New Business

13) Adjournment

July 13, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 13, 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 Sims, Member Taylor, and Member Phillips. The following members were not present: Member Lindsey and Member McKissic.

The second item on the agenda was the Approval of the Agenda. Member Johnson mad a motion to approve, 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, Member Sims, Member Taylor, 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 and Council Member Arthur Day, Jr. City Engineer Angel Moore, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, Fire Chief Kris Kennedy, Economic Development Manager Shaun Culligan, City Manager Wallace B. Hunter, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the June 22, 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, Member Sims, Member Taylor, and Member Phillips. Abstain: None. 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 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. City Engineer Angel Moore reviewed the staff report with the members. Member Taylor asked for the difference between an R-2 and an R-3. City Engineering Angel Moore explained to the commission. Owner Scott Chambers was asked by Chairman Howard what he planned on building. Mr. Chambers started duplexes. He was waiting on the rezone to hopefully be approved so he would look at how many he could put in, looking at around 20. Member Johnson asked city Engineer Angel Moore about the current road conditions now. Mrs. Moore stated that once the city knows what type of development is going in a traffic study would be done for possible widening or turn lanes. Councilmember Day came forward and stated that he had received numerous calls over the weekend about this project. Several of them were present and there was a big concern about the traffic issues. City Engineer Angel Moore asked Mr. Chambers his reason for wanting to rezone to an R-3. Mr. Chambers stated it was due to lot sizes, he is not selling the individual duplexes and will fence in his property along with a playground. 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: 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.

At this time Chairman Howard opened the public hearing. Mr. Moses Upshaw came forward who lives adjacent to 2804 9th Place. Mr. Upshaw has been there since 1968 and feels this may bring a different type of attitude to the neighborhood; would like to know if fencing will be done and what type. Mr. Chambers stated he would put up a wood fence. Ms. Jacquelyn Moody-Hayter, Daughter of Velma Bowie at 2806 9th Place came forward with concerns of the current traffic issues and not knowing exactly what the development will be. Mr. Allen Sims, III of 2700 7th Street came forward with his concerns of the speeding traffic and the use of this area being used as a cut through road. Mr. Kenneth Davis of 2812 9th Place came forward voicing his concerns about the noise and the quality of the neighborhood. Mr. Hugh Shepherd, Jr of 2615 7th Street came forward and stated that there are too many house and apartments on this road now and there is traffic issues due to people using it as a cut through road. Ms. Vernell May of 811 28th Ave came forward with concerns like the others about the traffic issues and the unknowns of the development and opposes the rezone. Chairman Howard closed the Public Hearing.

At this time Chairman Howard asked for a motion to approve or deny. A motion to deny was made by Member Taylor seconded by Member Johnson. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Johnson and Member Taylor. Nays: Vice Chairman Davis, Chairman Howard, and Member Sims. Abstain: Member Ivy and Member Phillips. Motion failed.

The seventh item on the agenda was an Administrative Replat of 1.51+/- acres located at 3550 US Hwy 280/431 N for Valley Rescue Mission, Inc., 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: July 8, 2021

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

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.

Chairman Howard asked if there was 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 Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The eight item on the agenda was an Administrative Replat of 1.18+/- acres Lots 6 & 7 Summerfield Subdivision for Rustic Properties, LLC (Mark Anderson) and Bowden Realty, Inc., (Michael Bowden), 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: July 8, 2021

*RE: Administrative Replat – 1.18+/- acres located at Lots 6 & 7 Summerfield 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 for approval.*

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, 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 Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was Old Business. City Engineering Angel Moore stated she would get with Recording Secretary Kathy Jo Davis to see about getting a re-certification class scheduled for fall and try to hold the class at the Martin-Idle Hour Community Center for all members to attend together.

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 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, 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, July 27, 2021.

Chairman – Pat Howard

Secretary – Eliza Phillips



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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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

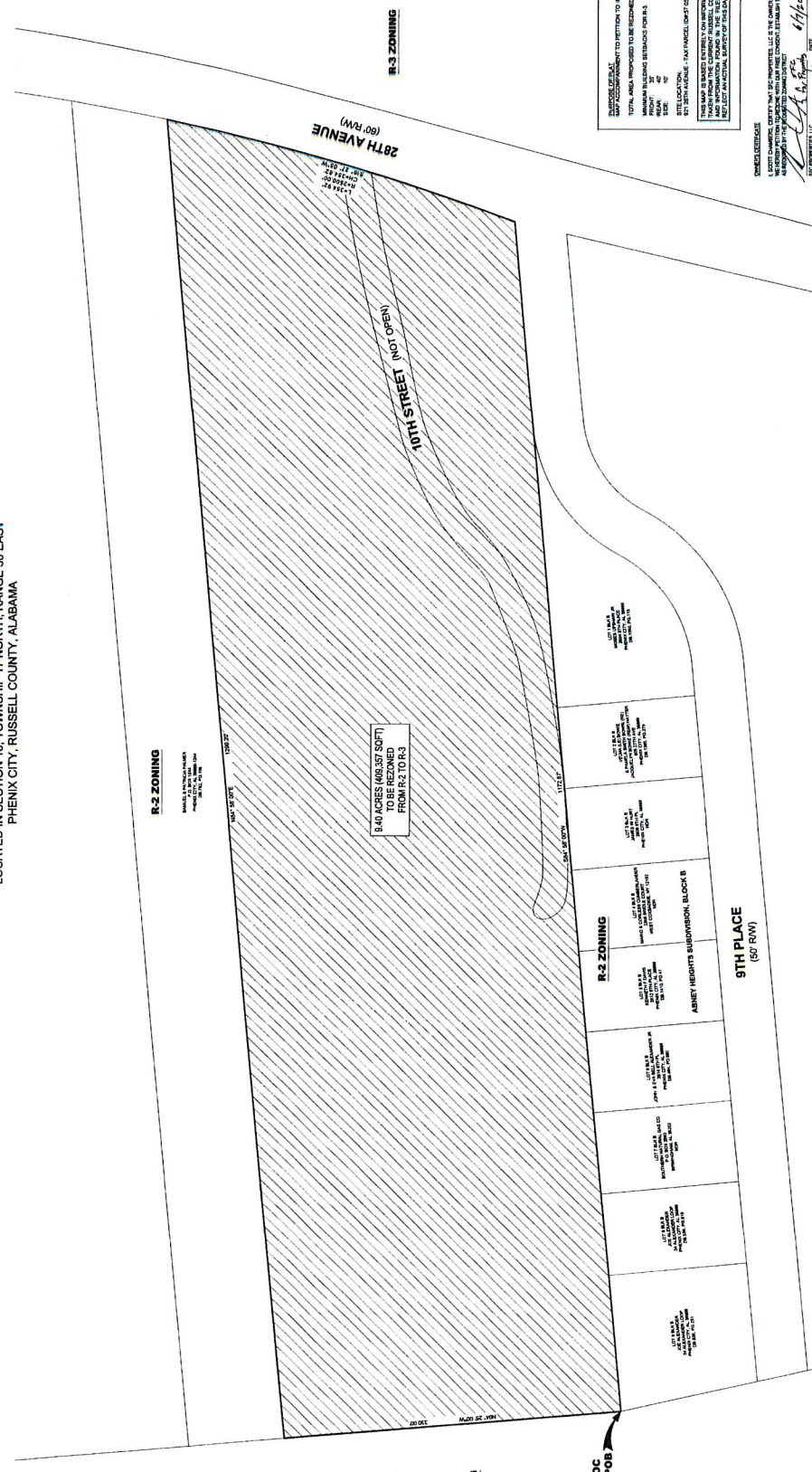
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Additional Information: A motion to deny the rezone failed at the July 13, 2021 meeting. City Attorney Graham has advised that Planning Commission must approve or deny the rezone before the recommendation can be sent to City Council.

Engineer and or Owner Comment(s): None

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
SFC PROPERTIES, LLC
 (827 287TH AVENUE)
 LOCATED IN SECTION 16, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA

NOTICE: REFERENCE IS MADE TO THE RECORDS IN THE OFFICE OF THE CLERK OF RUSSELL COUNTY, ALABAMA



3.40 ACRES (168,357 SQ FT)
 TO BE REZONED
 FROM R-2 TO R-3

R-2 ZONING
 HANNA, A. T. & COMPANY
 1000 10TH STREET
 PHENIX CITY, AL 36030

R-3 ZONING

R-2 ZONING

POC & POB

UNAPPORTIONED TOTAL AREA TO BE REZONED FROM R-2 TO R-3 IS 3.40 ACRES (168,357 SQ FT).
 TOTAL AREA REQUESTED TO BE REZONED FROM R-2 TO R-3 IS 3.40 ACRES (168,357 SQ FT).
 MINIMUM BUILDING SETBACKS FOR R-3:
 FRONT: 10'
 SIDE: 10'
 REAR: 10'
 10TH STREET FRONT: 10'
 9TH PLACE FRONT: 10'
 28TH AVENUE FRONT: 10'

THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT. INFORMATION FROM THIS SOURCE IS NOT VERIFIED BY THE CLERK OF RUSSELL COUNTY. THE CLERK OF RUSSELL COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLERK OF RUSSELL COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE CLERK OF RUSSELL COUNTY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

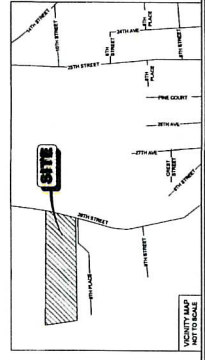
DENISE DECKER
 CLERK OF RUSSELL COUNTY
 1000 10TH STREET
 PHENIX CITY, AL 36030

THE STATE OF ALABAMA
 COUNTY OF RUSSELL
 I, Barrett-Simpson, Inc., do hereby certify that the above described property is the property of SFC Properties, LLC and that the same is being offered for sale to the public by public auction on the date and at the place hereinabove stated.

BY Barrett-Simpson, Inc.
 DATE: August 3, 2021



SURVEYOR'S INFO
 ERIC A. SIMPSON
 1000 10TH STREET
 PHENIX CITY, AL 36030
 PROFESSIONAL SURVEYOR
 LICENSE NO. 10000



BARRETT-SIMPSON, INC.
 1000 10TH STREET, PHENIX CITY, AL 36030
 (205) 836-1000
 (205) 836-1001
 (205) 836-1002
 (205) 836-1003
 (205) 836-1004
 (205) 836-1005
 (205) 836-1006
 (205) 836-1007
 (205) 836-1008
 (205) 836-1009
 (205) 836-1010

921 28TH AVENUE



R-2

921 28TH AVENUE
R-2

10TH ST

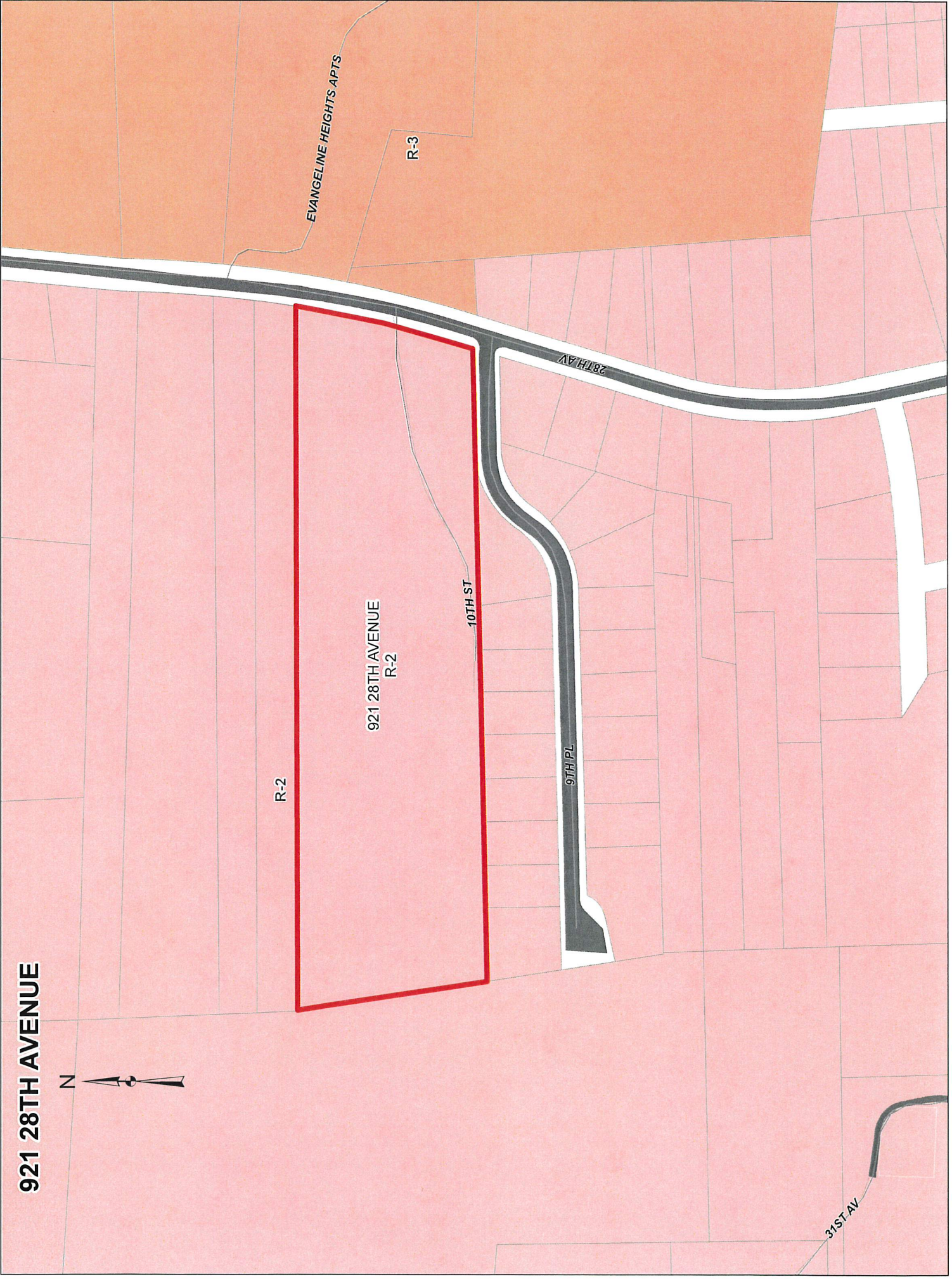
9TH PL

28TH AV

EVANGELINE HEIGHTS APTS

R-3

31ST AV





PHENIX CITY

Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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

MEMORANDUM

To: Planning Commission

From: Angel Moore, 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.



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

Staff Report No. 7

Type of Request: Administrative Replat

Applicant: Second Street of Phenix City, LLC

Surveying Firm: Moon Meeks & Associates, Inc.

Site Location: Phenix Corners US Hwy 280/431 N

Acreage: 9.69 +/-

Number of Lots: 2

Current Zoning: C-4 Highway Commercial District

Current Use of Property: Commercial

Proposed Use of Property: Commercial (Firehouse Subs Restaurant)

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

EASEMENT NOTES

- All easements shall be privately maintained.
- Access shall not be restricted by un-gated fences.
- Access shall not be restricted by un-gated fences.
- No trees or shrubs shall be planted within Right-of-Way or easement.
- All easements shall be approved or maintained by the governing authority.
- All easements shall be approved or maintained by the governing authority.
- All easements shall be approved or maintained by the governing authority.
- By signing this subdivision plat, the owners of this property hereby agree to maintain and repair the water meters and valves lying on and serving this property which allows the city to dig within five (5) feet of all water meters.



NOT TO SCALE

Notes: 1. The field data upon which this plat is based has a closure precision of one foot in 39,548 feet and an angular error of 02" per angle point, and was adjusted using the least squares rule.
 2. The closure and was found to be accurate within one foot in > 40,000 feet.
 3. Angles and distances were measured with a Topcon Gpl-3200.
 4. The survey was performed in accordance with the standards of the Surveying and Mapping Act of 2014, Alabama.
 5. Refer to the subdivision plat recorded in Plat Book 30, Page 180, Russell County, Alabama records.
 6. This survey was performed without the benefit of a title report; therefore the surveyor is not responsible for encumbrances or easements and/or Rights-of-Way, recorded or not recorded.

CERTIFICATE OF THE CITY COUNCIL

The city of Phenix City hereby accepts any land, right-of-way, or easements dedicated by this subdivision plat per resolution No. _____

Authorized Agent of The City _____ Date _____

CERTIFICATE OF PLANNING COMMISSION

I, hereby certify that the subdivision plat shown herein has been reviewed by the Planning Commission of the City of Phenix City, Alabama, with the exceptions of variances, if any, as are noted in the minutes of the planning commission and that I have signed and approved the same in the office of the Judge of Probate of Russell County, Alabama.

Chair, Planning Commission _____ Date _____
 Secretary, Planning Commission _____ Date _____

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

This plat has been approved by the Russell County Engineer for recording in the office of the Judge of Probate of Russell County, Alabama,

County Engineer _____ Date _____
 County of Russell, Alabama



SURVEYOR'S CERTIFICATE

I, hereby certify (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief."

Jefferson W. Keefe, R.L.S. _____ Date _____
 Alabama Reg. No. 23652

I have, this date, examined the FLOOD INSURANCE RATE MAP, dated January 8, 2014 covering Phenix City, Alabama (Community No. 010784). Subject lots are located on Map No. 01113001500 and are not shown in a Flood Hazard Zone.

Jefferson W. Keefe, R.L.S. - Alabama Reg. No. 23652

OWNER'S CERTIFICATE

I, Brent Federick, and Member of Second Street of Phenix City, LLC, the owner of the property shown and described herein, hereby adopt this division with our free consent, established the Right-of-Way, walks, easements, parks and other open spaces to public or private use as noted.

Owner/Agent (Brent Federick, Member) _____ Date _____

NOTARY CERTIFICATE:

STATE OF ALABAMA, COUNTY OF RUSSELL

I, Anthony T. Slaughter, a notary public, hereby certify that I am duly qualified and who is known to me, acknowledged before me on this day, being informed of the contents of this plat, has executed the same voluntarily on the day of the same being date, given under my hand this _____ day of _____ 2021.

My Commission expires _____

NOTARY PUBLIC _____

PARCEL ID: 570502094003004.000
 SSS/LARKS/4003004.000
 10800 BISCAYNE BLVD, CITY LLC
 AVENUE, FL 33181-735
 (DEED BOOK 1487, PAGE 54)
 (PLAT BOOK 30, PAGE 180)

PARCEL ID: 570502091002011.003
 SECTION 9, T17N, R30E
 1000 HIGHLAND, MS 39155 SITE 9004
 (PLAT BOOK 30, PAGE 180)

PARCEL ID: 570502091002010.001
 1773 ORELEA BLVD
 PHENIX CITY, AL 36867
 (DEED BOOK 1362, PAGE 171)

PARCEL ID: 570502091002010.000
 1773 ORELEA BLVD
 PHENIX CITY, AL 36867
 (DEED BOOK 1362, PAGE 171)

PARCEL ID: 570502091002010.001
 4 DOLPHIN COURT
 COLUMBUS, GA 31904
 (DEED BOOK 1251, PAGE 245)

PARCEL ID: 570502091002011.001
 104 11th STREET
 ATR PROPERTIES LLC
 GARDEN CITY, NY 11530
 (DEED BOOK 1247, PAGE 331)

PARCEL ID: 570502091002010.002
 1212 9TH AVE
 PHENIX CITY 8048 OF EDUCATION
 (DEED BOOK 1407, PAGE 228)

PARCEL ID: 570502092002009.002
 1212 9TH AVE
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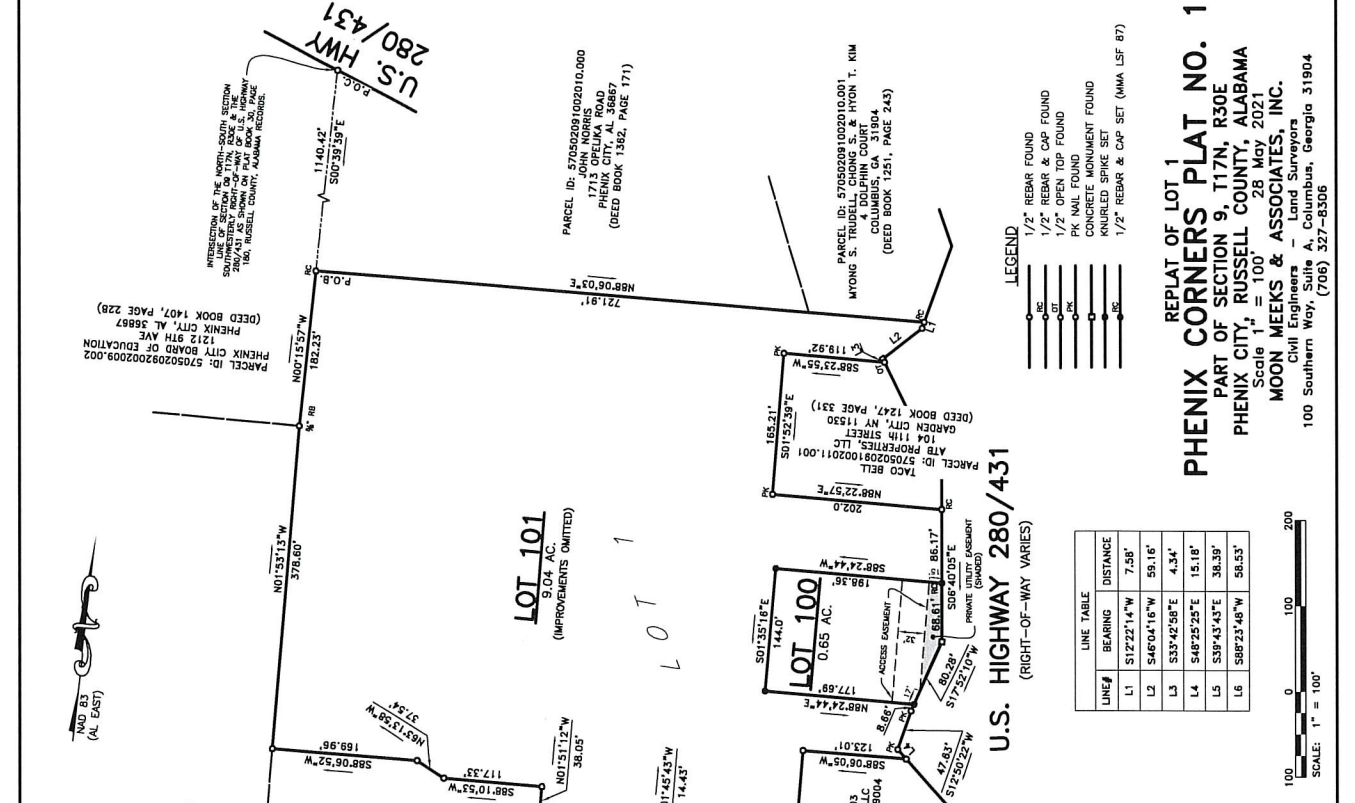
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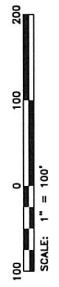
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 (DEED BOOK 1407, PAGE 228)



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR & CAP FOUND
- 1/2" OPEN TOS FOUND
- PK NAIL FOUND
- CONCRETE MONUMENT FOUND
- KNURLED SPIKE SET
- 1/2" REBAR & CAP SET (MMA LSF 87)

LINE#	BEARING	DISTANCE
L1	S12°22'14"W	7.58'
L2	S46°04'16"W	59.16'
L3	S33°42'28"E	4.34'
L4	S48°25'25"E	15.18'
L5	S39°43'43"E	38.39'
L6	S89°23'48"W	58.53'



REPLAT OF LOT 1
PHENIX CORNERS PLAT NO. 1
 PART OF SECTION 9, T17N, R30E
 PHENIX CITY, RUSSELL COUNTY, ALABAMA
 Scale 1" = 100'
 28 May 2021
MOON MEERS & ASSOCIATES, INC.
 Civil Engineers - Land Surveyors
 100 Southern Way, Suite A, Columbus, Georgia 31904
 (706) 327-8306



PHENIX CITY
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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 22, 2021

RE: Administrative Re-plat – 9.69 +/- acres located at Phenix Corners 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.



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

Staff Report No. 8

Type of Request: Administrative Replat

Applicant: Bernard Averett

Surveying Firm: McBride & McGill, Inc.

Site Location: 5 Mays Street

Acreage: 1.19 +/-

Number of Lots: 1

Current Zoning: A-1 Low Density Residential and General Agricultural District

Current Use of Property: Residential

Proposed Use of Property: Residential

District: Three (3)

Survey Plat: Attached

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

Additional Information: None

Surveyor and or Owner Comment(s): None

CERTIFICATE OF USER
RUSSELL COUNTY HEALTH DEPARTMENT
 THE UNDERSIGNED AS SECRETARY OF THE BOARD OF HEALTH OF RUSSELL COUNTY, ALABAMA, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED ON THIS PLAN WAS OBTAINED FROM THE RECORDS OF THE PUBLIC RECORDS OFFICE OF RUSSELL COUNTY, ALABAMA, AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

CITY OF PHOENIX, ALABAMA
 COUNTY OF RUSSELL, ALABAMA

CERTIFICATE OF PHOENIX CITY PLANNING COMMISSION
 PHOENIX CITY PLANNING COMMISSION
 THE PHOENIX CITY PLANNING COMMISSION HAS REVIEWED THE SUBMITTED RECORDS AND THE CITY OF PHOENIX, ALABAMA, WITH THE EXCEPTION OF BLOCK 109, HAS APPROVED THE SUBMITTED RECORDS FOR THE PURPOSE OF RECORDING IN THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA.

DATE OF EXECUTION _____
 CHAIRMAN PHOENIX CITY PLANNING COMMISSION _____
 DATE OF RECORDATION _____
 SECRETARY PHOENIX CITY PLANNING COMMISSION _____

RUSSELL COUNTY HEALTH DEPARTMENT
 THE SECRETARY OF THE BOARD OF HEALTH OF RUSSELL COUNTY, ALABAMA, HEREBY CERTIFIES THAT THE INFORMATION CONTAINED ON THIS PLAN WAS OBTAINED FROM THE RECORDS OF THE PUBLIC RECORDS OFFICE OF RUSSELL COUNTY, ALABAMA, AND IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

ADMINISTRATIVE REPEAT NOTES
 1. ALL UTILITIES SHOWN ON THIS PLAN ARE SHOWN AS APPROXIMATE LOCATIONS ONLY. THE USER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
 3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE PUBLIC RECORDS OFFICE OF RUSSELL COUNTY, ALABAMA.

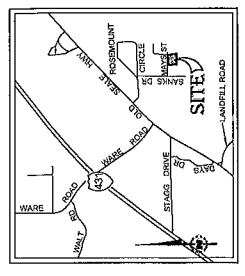
SURVEYOR'S NOTES
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1901.
 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS FROM THE PUBLIC RECORDS OFFICE OF RUSSELL COUNTY, ALABAMA.
 3. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 I, THE UNDERSIGNED, AS OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS MY OWN AND I HEREBY DEDICATE THE SAME TO THE CITY OF PHOENIX, ALABAMA, FOR THE PURPOSES OF RECORDING IN THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA.

NOTARY
 I, THE UNDERSIGNED, AS NOTARY PUBLIC FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT I AM A NOTARY PUBLIC AND THAT I AM QUALIFIED TO TAKE OATHS AND AFFIRMATIONS AND TO TAKE ACKNOWLEDGMENTS AND TO TAKE RECORDS OF THE SAME IN ACCORDANCE WITH THE LAWS OF THE STATE OF ALABAMA.

DATE OF EXECUTION _____
 NOTARY PUBLIC _____

LEGEND
 ○ BOUNDARY POINT
 △ BOUNDARY POINT
 ▲ BOUNDARY POINT
 * BOUNDARY POINT
 - - - - - PROPERTY LINE
 - - - - - EASEMENT
 - - - - - RIGHT-OF-WAY
 - - - - - FLOOD ZONE
 - - - - - UNOPENED ROAD
 - - - - - UNOPENED RAILROAD
 - - - - - UNOPENED AIRPORT

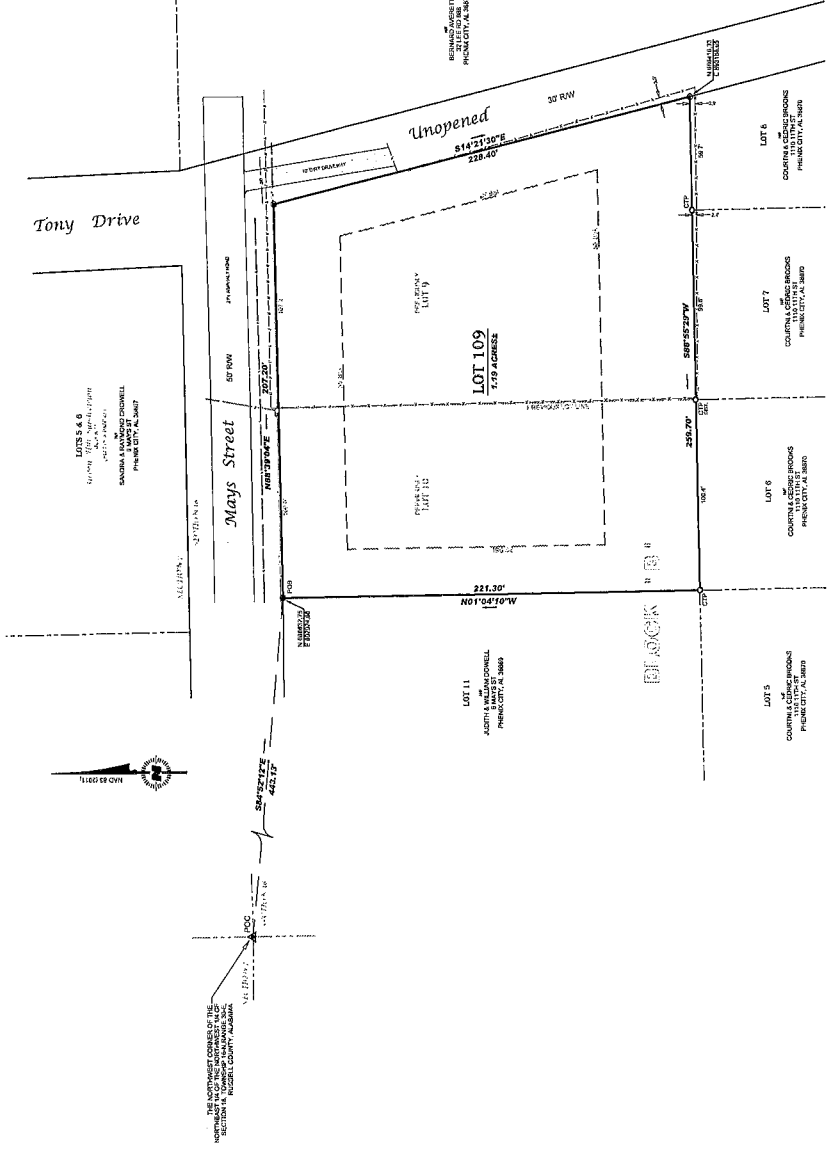


FLOOD CERTIFICATION
 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE AS SHOWN ON THE FLOOD HAZARD MAP OF RUSSELL COUNTY, ALABAMA, MAP NO. 111702400A, DATED JULY 22, 2016.

REFERENCES
 1. RUSSELL COUNTY, ALABAMA, ZONING ORDINANCE, CHAPTER 10, ARTICLE 1, SECTION 10-1-01, AS AMENDED.

COMBINATION DETAILS
 1. TOTAL NUMBER OF LOTS: 11 LOTS
 2. TOTAL AREA: 43,969.52 SQ. FT.
 3. TOTAL PERMIT AREA: 43,969.52 SQ. FT.
 4. TOTAL PERMIT COST: \$1,500.00

ZONING REGULATIONS
 1. ZONING DISTRICT: R-1 (RESIDENTIAL SINGLE-FAMILY)
 2. MINIMUM LOT AREA: 43,969.52 SQ. FT.
 3. MINIMUM FRONT SETBACK: 10 FT.
 4. MINIMUM SIDE SETBACK: 5 FT.
 5. MINIMUM REAR SETBACK: 5 FT.



VICINITY MAP
 AS SHOWN ON THE VICINITY MAP OF RUSSELL COUNTY, ALABAMA, MAP NO. 111702400A, DATED JULY 22, 2016.

DATE: JULY 7, 2021
SCALE: 1" = 30'
SHEET NO.: 1 OF 1

McBride & McGill, Inc.
 Civil Engineering & Land Surveying
 2008 Crawford Road, Phenix City, AL 36867
 Phone: (205) 837-1111
 Fax: (205) 837-1111
 Web: www.mcbride-mcgill.com

REV.	REVISION DESCRIPTION	DATE
1	ADDED P.C. COMMENTS	07/11/2021

A PROPERTY BOUNDARY SURVEY FOR THE LOT COMBINATION OF LOTS 5 & 10, LYING IN SECTION 18, TOWNSHIP 16 NORTH, RANGE 30 EAST, PHOENIX CITY, RUSSELL COUNTY, ALABAMA.
 SURVEYED BY: MCBRIDE & MCGILL, INC.
 DATE: JULY 7, 2021

THE USER CERTIFIES THAT ALL PARTS OF THIS SURVEY AND DRAWING REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYORS IN ALABAMA, AND THAT THE USER HAS OBTAINED ALL NECESSARY RECORDS FROM THE PUBLIC RECORDS OFFICE OF RUSSELL COUNTY, ALABAMA, AND THAT THE USER IS NOT PROVIDING ANY INFORMATION, AND BELIEVES THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

DATE OF EXECUTION _____
 DATE _____



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
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: July 22, 2021

RE: Administrative Re-plat – 1.19 +/- acres located at 5 Mays Street

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.



DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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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

Staff Report No. 9

Type of Request: Rezone

Applicant: Johnny F. Burell

Surveyor of Record: Barrett-Simpson, Inc.

Site Location: 4104 Summerville Road

Acreage: 0.67 +/- acres

Current Zoning: R-1, Low Density Residential District

Proposed Zoning Classification: C-3 Neighborhood Commercial District

Current Use of Property: Residential

Proposed Use of Property: Commercial

District: One (1)

Survey Plat: Attached

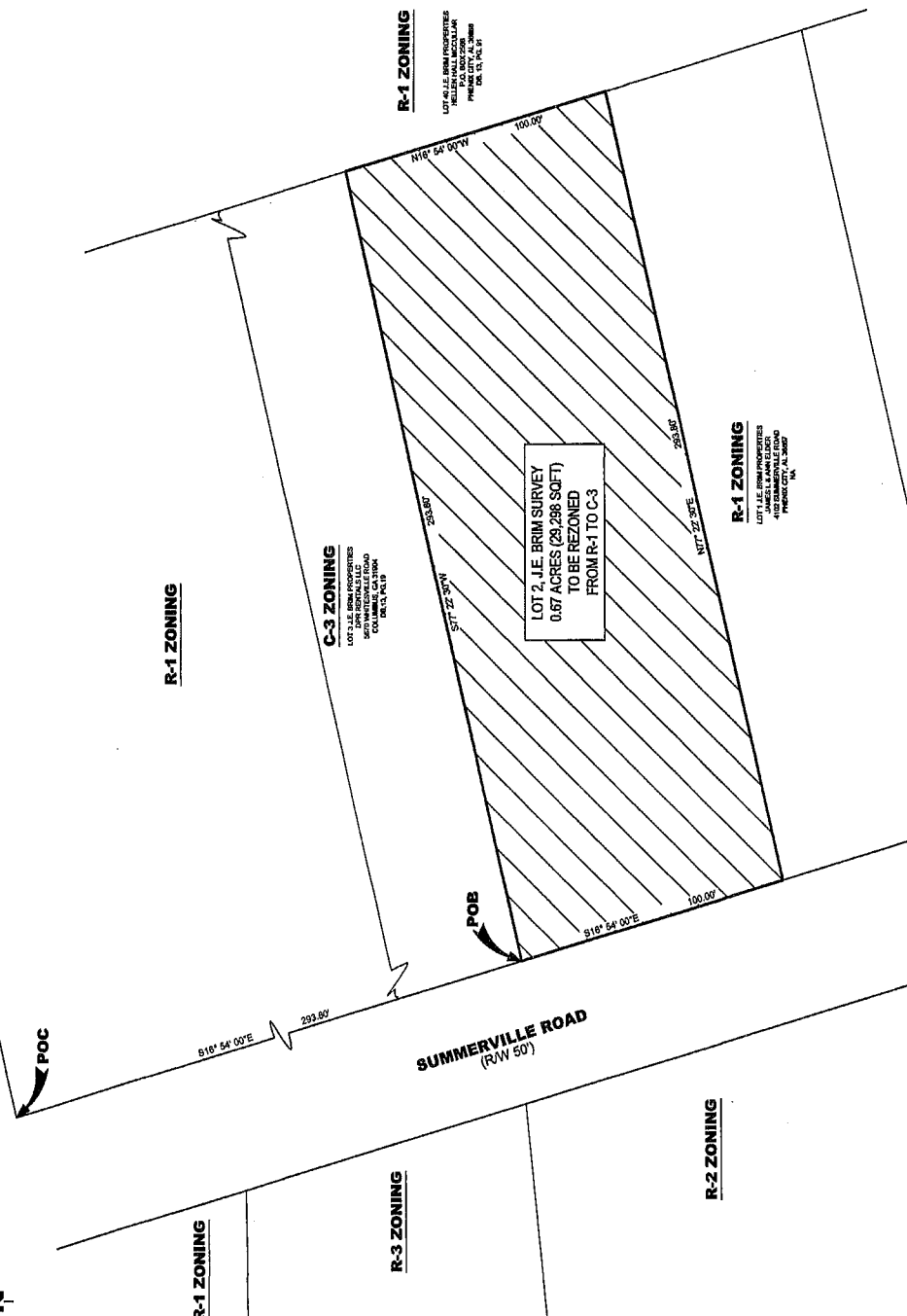
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Additional Information: None

Engineer and or Owner Comment(s): None

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
JOHNNY F. BURELL
 LOT 2, J.E. BRIM SURVEY
 (4104 SUMMERVILLE ROAD)
 LOCATED IN SECTION 3, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA

NOTICE: THIS MAP IS BASED ON THE DEED BOOK 1487, PAGE 24,
 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF PHENIX
 CITY, RUSSELL COUNTY, ALABAMA



PURPOSE OF PLAT
 MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM R-1 TO C-3.
MINIMUM BUILDING SETBACKS FOR C-3:
 FRONT: 25'
 SIDE: 10'
 REAR: 10'

SITE LOCATION:
 4104 SUMMERVILLE ROAD - TAX PARCEL ID#57 05 02 02 02 002 000

REQUIREMENTS:
 *TWENTY (20) FT SIDE YARD BUFFER STRIP REQUIRED WHERE SIDE YARD ABUTS A RESIDENTIAL DISTRICT.
 *TEN (10) FT REAR YARD BUFFER STRIP REQUIRED WHERE REAR YARD ABUTS A RESIDENTIAL DISTRICT.

DISCLAIMER:
 THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT. INFORMATION IS NOT GUARANTEED BY THE SURVEYOR. THE SURVEYOR HAS REVIEWED THE PLAT AND INFORMATION FOUND IN THE FILES OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THIS DATE.

COMMISSIONER'S CERTIFICATE
 I, JOHNNY F. BURELL, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY PETITION TO REZONE WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND BUFFER ZONES AS REQUIRED BY THE REQUESTED ZONING DISTRICT.

Johnny F. Burell 7-12-21
 DATE

NOTARY CERTIFICATE
 THE STATE OF ALABAMA
 COUNTY of Phenix City
 I, *Edna A. Eubanks*, Notary Public, do hereby certify that JOHNNY F. BURELL, WHOSE NAME IS SIGNED ABOVE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT HE IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ABOVE, AND HE HAS FREELY AND VOLUNTARILY ON THE DATE OF THIS CERTIFICATE MADE THE PETITION TO REZONE AS SET FORTH IN THE PLAT AND INFORMATION FOUND IN THE FILES OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THIS DATE.

MY COMMISSION EXPIRES: 5/24/22, 22, 2021

Edna A. Eubanks



SURVEYOR'S CERTIFICATE
 I, EDNA A. EUBANKS, HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS COMPILED FROM DEEDS AND SURVEYS OF RECORD, TOWN MAPS AND OTHER SOURCES AS AVAILABLE. THE SURVEYOR HAS REVIEWED THE PLAT AND INFORMATION FOUND IN THE FILES OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THIS DATE.

EDNA A. EUBANKS - ALA. PLS. NO. 6528 DATE 7/12/21

REVISION NO.	DESCRIPTION	DATE	BY
1	1) 7/12/2021	7/12/2021	EDNA A. EUBANKS
2	2) CORRECT CLIENT NAME SPELLING (TS)		
3	3) SCALE		
4	4) FIELD DT.		
5	5) FIELD DATE		
6	6) PROJECT (JOB) NO.		

SURVEYOR'S INFO
 EDNA A. EUBANKS
 ALA. PLS. NO. 6528
 BARRETT-SIMPSON, INC.
 ADDRESS: 1705 W. BRAD STREET, PHENIX CITY, AL 36868
 PHONE: (334) 837-0200
 FAX: (334) 837-0201
 EMAIL: EUBANKS@BARRETT-SIMPSON.COM

BARRETT-SIMPSON, INC.
 Engineers & Land Surveyors
 1705 W. BRAD STREET, PHENIX CITY, AL 36868 (PH) 334-837-0200
 1705 W. BRAD STREET, PHENIX CITY, AL 36868 (PH) 334-837-0200
 1705 W. BRAD STREET, PHENIX CITY, AL 36868 (PH) 334-837-0200

NEIGHBORHOOD MAP
 NOT TO SCALE

SCALE IN FEET (1"=40')

4104 SUMMERVILLE ROAD



C-3

4104 SUMMERVILLE ROAD
R-1

R-1

16TH AV

SUMMERVILLE RD

MAGNOLIA CT

R-3

MAGNOLIA PL

R-2



PHENIX CITY
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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: July 22, 2021

RE: Rezone – 0.67 +/- acres located at 4104 Summerville Road

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.



DR. R. GRIFF GORDY
Mayor Pro Tem / At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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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. 10

Type of Request: Rezone

Applicant: The Estate of Ella Sue Cook (Edward Earl Cook, Jr. Personal Representative)

Surveyor of Record: Barrett-Simpson, Inc.

Site Location: 5203 Summerville Road

Acreage: 1.12 +/- acres

Current Zoning: R-1, Low Density Residential District

Proposed Zoning Classification: C-3 Neighborhood Commercial District

Current Use of Property: Residential

Proposed Use of Property: Commercial

District: One (1)

Survey Plat: Attached

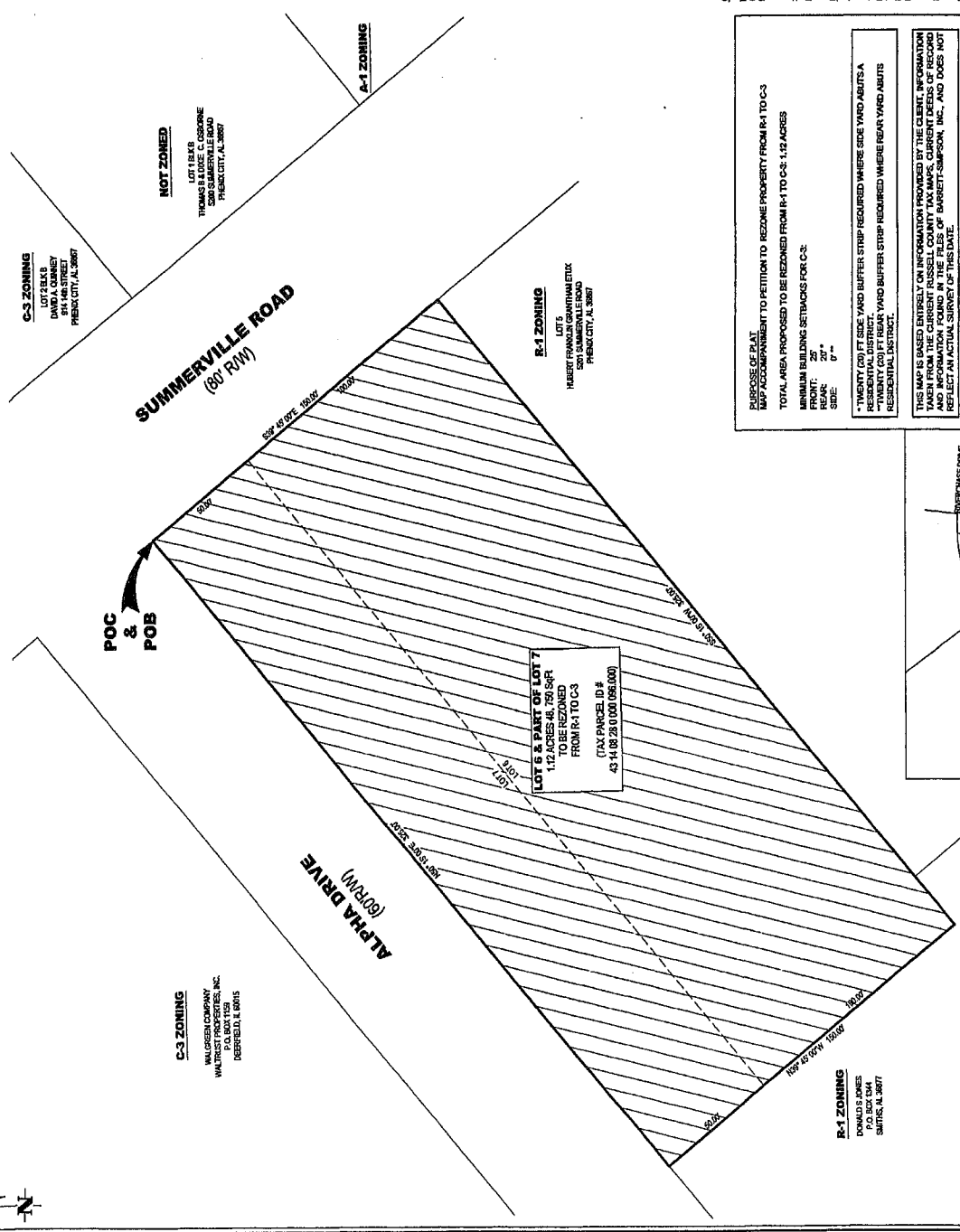
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Additional Information: None

Engineer and or Owner Comment(s): None

NORTH REFERENCE BEARING BASIS IS THE PLAT OF CLAUDE F. PIERCE PROPERTY, AS RECORDED IN PLAT BOOK 15, PAGE 23A, COUNTY OF LEE, STATE OF ALABAMA.

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
THE ESTATE OF ELLA SUE COOK
 LOT 6 AND PART OF LOT 7, CLAUDE F. PIERCE PROPERTY
 LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST
 PHENIX CITY, LEE COUNTY, ALABAMA



C-3 ZONING
 LOT 7 BEARS
 DAVID A. QUINCY
 1111 W. BENTLEY STREET
 PHENIX CITY, AL 36867

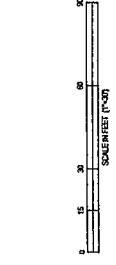
NOT ZONED
 LOT 1 BEARS
 THOMAS S. LOSE, C. OSBORNE
 2300 SUMMERVILLE ROAD
 PHENIX CITY, AL 36867

R-1 ZONING
 LOT 5
 HUBERT FRANKLIN WILKINSON, JR.
 501 SUMMERVILLE ROAD
 PHENIX CITY, AL 36867

LOT 6 & PART OF LOT 7
 1.12 ACRES, 44,760 S.F.
 TO BE REZONED
 FROM R-1 TO C-3
 (TAX PARCEL ID #
 45-14-02-28-01-000 (08-000))

C-3 ZONING
 WALTRUST COMPANY
 WALTRUST PROPERTIES, INC.
 P.O. BOX 1159
 DEERFIELD, IL 60015

R-1 ZONING
 EDWARD S. COOK, JR.
 P.O. BOX 1244
 SMITHS, AL 36807



BSI
BARRETT-SIMPSON, INC.
 Engineers & Land Surveyors
 101 W. BENTLEY STREET, OPSELKA, AL 36801 (PH) 334-452-4400 (FX) 334-452-4400
 101 W. BENTLEY STREET, OPSELKA, AL 36807 (PH) 334-452-4252 (FX) 334-452-4200
 101 W. BENTLEY STREET, OPSELKA, AL 36807 (PH) 334-452-4200 (FX) 334-452-4200

PURPOSE OF PLAT
 MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM R-1 TO C-3
 TOTAL AREA PROPOSED TO BE REZONED FROM R-1 TO C-3: 1.12 ACRES
 MINIMUM BUILDING SETBACKS FOR C-3:
 FRONT: 20'
 REAR: 20'
 SIDE: 0'

PROPERTY WITH SITE YARD BUFFER STRIP REQUIRED WHERE SIDE YARD ABUTS A RESIDENTIAL DISTRICT.
 "TWENTY FOOT REAR YARD BUFFER STRIP REQUIRED WHERE REAR YARD ABUTS A RESIDENTIAL DISTRICT."

THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT. INFORMATION FROM THE CLIENT HAS BEEN VERIFIED BY THE SURVEYOR'S FIELD NOTES AND ANY INFORMATION FOUND IN THE FILES OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THIS DATE.



OWNER'S CERTIFICATE
 I, EDWARD S. COOK, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF ELLA SUE COOK, COUNTY OF LEE, STATE OF ALABAMA, CERTIFY THAT THE ESTATE OF ELLA SUE COOK IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT WE HEREBY PERMIT TO BE REZONED WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTIONS AND BUFFER ZONES AS REQUIRED BY THE RECORDED ZONING DISTRICT.

Edna A. Earnings
 7/18/21
 EDNA A. EARNINGS, J.P.
 THE ESTATE OF ELLA SUE COOK
 BY EDWARD S. COOK, JR., PERSONAL REPRESENTATIVE



NOTARY CERTIFICATE
 I, EDNA A. EARNINGS, A NOTARY PUBLIC, HEREBY CERTIFY THAT EDWARD S. COOK, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF ELLA SUE COOK, COUNTY OF LEE, STATE OF ALABAMA, HAS APPEARED BEFORE ME AND REQUESTED THAT I EXECUTE THIS CERTIFICATE ON BEHALF OF THE ESTATE OF ELLA SUE COOK, COUNTY OF LEE, STATE OF ALABAMA, AND THAT HE HAS READ AND UNDERSTANDS THE CONTENTS OF THIS PLAT, HAVE EXECUTED THIS PLAT AND THIS CERTIFICATE ON THE DAY THE SAME BEING DATED, ENTERED UNDER MY HAND AND THE SEAL OF MY OFFICE, THIS 18th DAY OF JULY, 2021.

RECORDING CERTIFICATE
 I, EDNA A. EARNINGS, J.P., COUNTY CLERK OF LEE COUNTY, ALABAMA, DO HEREBY CERTIFY THAT THE DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS COMPARED TO THE ORIGINAL SURVEY AND RECORDS OF THIS COUNTY, AND THAT THE SAME IS AVAILABLE FOR REPRODUCTION FROM ALL SOURCES AVAILABLE. I HEREBY CERTIFY THAT I HAVE REVIEWED THE SURVEY AND THAT THE SAME IS IN ACCORDANCE WITH THE PROVISIONS OF THE ALABAMA ZONING ACT, CHAPTER 20A, ARTICLE 2, SECTION 20A-2-1.

REVISION DATE	DESCRIPTION	DRAWN DATE
7/13/2021		7/13/2021
1.		7:50P
2.		NA
3.		REDATE
4.		REDATE
5.		REDATE
6.		REDATE
7.		REDATE
8.		REDATE
9.		REDATE

5203 SUMMERVILLE ROAD



C-3

SUMMERVILLE RD

A-1

5203 SUMMERVILLE ROAD
R-1
R-1

ALPHA DR

R-2



PHENIX CITY
Alabama

DEPARTMENT OF
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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 22, 2021

RE: Rezone – 1.12 +/- acres located at 5203 Summerville Road

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.