



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 10, 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 27, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Gil Griffith, City of Phenix City Chief Building Official – Review of Zoning Standards for a C-3 Zone (Neighborhood Commercial District)
- 7) Public Hearing & Approval – 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

❖ Per the owner’s request, this item has been postponed until the Tuesday, August 24, 2021 meeting
- 8) Public Hearing & Approval – 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
- 9) Approval of Administrative Replat – 181.06 +/- acres located at Lee Road 312 and Lee Road 313 – Broad River Group, LLC (c/o Jason Hilton) and Jeffrey Faircloth, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

July 27, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 27, 2021 at 5:15 PM EST in the Martin-Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama.

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

The second item on the agenda was the Approval of the Agenda. Member Johnson made a motion to approve, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, 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, Council Member Arthur Day, Jr. City Engineer Angel Moore, Graduate Engineer Andrew Patterson, Utilities Director Charles Woody, 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 July 13, 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 Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Sims, Member Taylor, and Member Phillips. Abstain: Member Lindsey. 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. At this time Chairman Howard stated that at the last meeting on Tuesday, July 13, 2021 the committee failed to get an approved motion for this item. Members that were not present at the last meeting can vote. 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: Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: Member Johnson, Member Taylor, and Member Phillips. Abstain: None. Motion passed.

The seventh item on the agenda was an Administrative Replat of 9.69+/- acres located on Hwy 280/431N (Phenix Corners) – Second Street of Phenix City, LLC., 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 22, 2021

*RE: Administrative Replat – 9.69+/- acres located at Phenix Corners 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 Member Ivy, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was an Administrative Replat of 1.19+/- acres located at 5 Mays Street – Bernard Averett, 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 22, 2021

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

*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 Sims, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Acceptance of Rezone of 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) for Johnny F. Burell, owner. City Engineer Angel Moore reviewed the staff report with the members. Ms. Sheri Burell Nishimura, daughter of Johnny F. Burell, owner, came forward to give a brief overview of the business she plans to put at this location. It would be a Movement & Massage Studio. Sheri is a Licensed Massage Therapist as well as other certifications in this area. Discussion followed. 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 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.*

Chairman Howard asked if there was a motion to accept. A motion to accept was made by Member Ivy, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain:

The tenth item on the agenda was an Acceptance of Rezone of 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) for the Estate of Ella Sue Cook (Edward Earl Cook, Jr., Personal Representative) owner. City Engineer Angel Moore reviewed the staff report with the members. Eddie Eubanks with Barrett-Simpson, Inc., came forward stating the owners are wanting to change the zone of the property so when they get ready to market the property it will be more contingent with other property around it. 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 22, 2021

RE: Rezone – 1.12+/- acres located 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.

Chairman Howard asked if there was 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: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain:

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

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

The thirteenth 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: 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, August 10, 2021.

Chairman – Pat Howard

Secretary – Eliza Phillips

A. A-1: Low Density Residential and General Agricultural District

This purpose of the District is in part to preserve land for urban use at some point in the future when the demand for land for development and the availability of services warrant such development and property can be rezoned to a more intensive use. Until such time, agricultural and low-density residential uses will be permitted.

B. A-O: Apartment and Office District

The purpose of this District is to encourage the development of appropriate areas for a mixture of residential and office uses. Such uses would include high-density residential uses plus professional, administrative, and general sales offices.

C. General Regulations

The dimensional requirements for the mixed use zoning districts are shown in Table 4-2.

The uses allowed by right and under specified conditions for the mixed use zoning districts is shown in Table 4-5.

Section 3. Commercial Zoning Districts

There are four (4) zoning districts each of which allows a variety of commercial and business uses and facilities.

A. C-1: Core Commercial District

This District consists of the traditional downtown area of Phenix City. As such it contains retail, office, financial, government, food service and personal service facilities. The use of upper floors for residential use is encouraged. Pedestrian access is also desirable; and development is in part characterized by lot line to lot line construction, and combined uses within buildings and on property.

All development in this District is subject to conditional use approval by the Planning Commission and City Council to ensure that it is compatible and consistent with the City's Redevelopment Plan and Design Standards.

B. C-2: General Commercial District

This District allows a variety of both small and large-scale retail and service facilities, and small to medium wholesale uses. These facilities are generally clustered into groups of similar and related activities; and are often designed to accommodate an integrated complex of retail and service facilities on a single site and sharing common parking.

C. C-3: Neighborhood Commercial District

The purpose of this District is to encourage and allow relatively small-scale convenience retail, service, office, and similar activities that serve people and businesses at the neighborhood and community level.

D. C-4: Highway Commercial District

The purpose of this District is to provide land to accommodate those uses, which tend to require a high degree of visibility and vehicular access, and/or serve the traveling public. The location and design of developments in these Districts shall minimize traffic hazards and adverse impacts on adjoining areas.

Section 6. Notes to Tables

In Tables 4-5 the following categories are applied to the uses:

Y - The use is permitted by right.

E - The use requires action by the Board of Adjustment as a special exception.

C - The use is conditional and requires review by the Planning Commission and action by the City Council.

R - The use is subject to statutory review by the Planning Commission and City Council in accordance with Section 11-52-11 of the Code of Alabama, 1975, as amended.

A blank cell in the Tables indicates that the use is not permitted.

- Uses under PRD and PCD zonings:

PRD and PCD are site and use specific zoning districts requiring a detailed site plan and descriptive narrative.

If approved by the Planning Commission and City Council, all uses and site design standards will be held to during the permitting/construction stage. Any deviation from the approved plan shall require additional approval and a public hearing from the Planning Commission and City Council.

++ Classification of unspecified uses:

Any proposed use of property not specified in the use cell table shall be subject to review by the Zoning Board of Adjustment for proper zoning district classification. In the C-1, Core Commercial District the Planning Commission and City Council will determine appropriateness by Conditional Use Procedure.

Table 4-3

Dimensional Requirements for Commercial Districts

	C-1	C-2	C-3	C-4
Minimum Lot Area (Square Feet)	[a]	None	5,000	15,000
Minimum Lot Width At Building Line	[a]		50 ft	75 ft
Minimum Depth of Front Yard	0 [b]	25 ft	25 ft	20 ft
Minimum Depth of Rear Yard	20 ft	20 ft	20 ft	20 ft
Minimum Depth of Side Yard	0 [b]	None	None	See Note Below
Minimum Depth of Side Yard on Street	0 [b]	25 ft	25 ft	20 ft
Max. Building Area (Percent of Lot)	None	75%	35%	25%
Max. Height of Structure	145 ft	125 ft	35 ft	65
Other Requirements	Rear yard requirement may be waived if a lot abuts an alley and if loading and unloading facilities are provided.			
		Twenty (20) ft side yard buffer strip required where side yard abuts a residential district.(c)	Twenty (20) ft side yard buffer strip required where side yard abuts a residential district.(c)	Twenty (20) ft fire lane shall be required on one side of the main structure single freestanding structure.
		20 ft rear yard buffer strip required where rear yard abuts residential district.		50 ft rear yard buffer strip required where rear yard abuts a residential district with 20 ft being planted with trees and shrubs. Must be suitable vegetation approved by the City Engineer. (c)
		20 ft of all buffer strips shall be planted with shrubs and trees of suitable vegetation approved by the City Engineer.		

- [a] Lots must be of sufficient size to provide adequate parking and loading space as outlined in this Ordinance.
- [b] Lots located in this district have lot line setbacks as determined and approved by the Planning Commission and City Council as part of the "Conditional Use" process.
- [c] An undisturbed natural buffer of twenty (20) feet may be left between a residential and commercial development. In the absence of a natural buffer, a twenty (20) foot landscape buffer shall be placed with two (2) canopy trees, two (2) understory trees and thirty (30) shrubs per one hundred (100) linear feet.

Table 4-5

Use Regulations

USES	ZONING DISTRICTS														
	R-1*	R-2	R-3	RC	A-O	A-1	PRD*	PCD*	C-1	C-2	C-3	C-4	M-1	M-2	MED
Airport													E	E	
Animal Hospital										Y		Y			
Animal Shelter										Y		Y			
Apartments			Y		Y	C			C			C			
Assisted Living Facility										Y					Y
Bank/ Financial Service				Y	Y				C	Y	Y	Y	Y	Y	Y
Broadcast Studio									C	Y		Y	Y	Y	
Business Support Service				Y	Y				C	Y	Y	Y	Y	Y	Y
Business/Prof. Office				Y	Y				C	Y	Y	Y	Y	Y	Y
Car Wash										Y	E	E	E	E	
Cemetery										E		E			
Check Cash, Payday Loans, Title Pawn												C			
Combination Dwelling									C				E	E	
School, Commercial									C	Y		Y	E	E	
Community Center									R	R	R	R			
Community Service Club									C	E	E	E			
Construction Service										Y		Y	Y	Y	
Convenience Store									C	Y	Y	Y			
Country Club										E		E			
Day Care Center			E							Y	Y	E	E	E	E
Day Care Home			E		C										E
Emergency Care Home			E		E										Y
Entertainment, Indoor									C	Y	Y	Y			

ZONING DISTRICTS

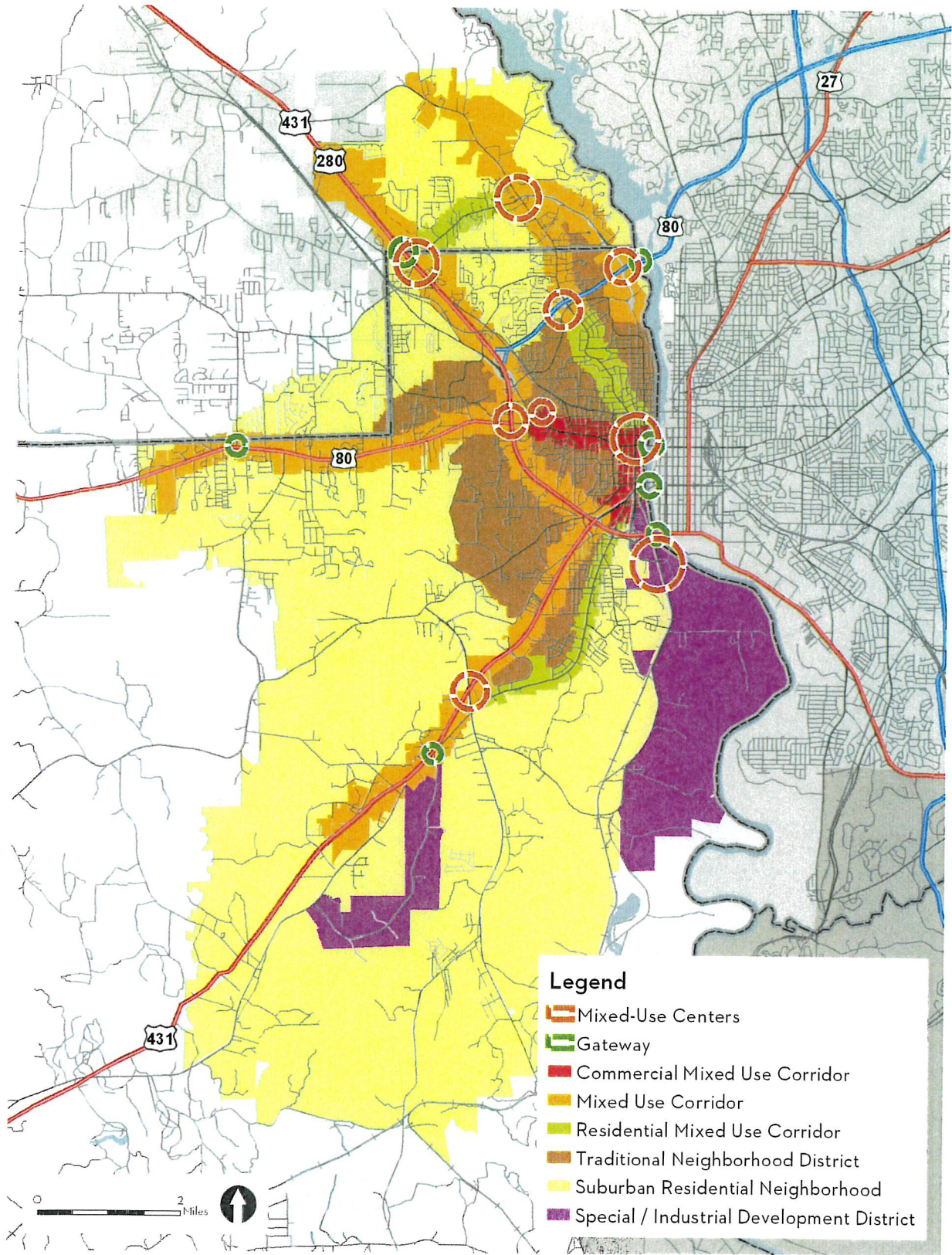
USES	R-1*	R-2	R-3	RC	A-O	A-1	PRD	PCD	C-1	C-2	C-3	C-4	M-1	M-2	MED
Entertainment, Outdoor									C	Y		Y			
Family Care Home			E		E										
Farm Support Business										Y		Y	Y		
Farming, Forestry						Y									
Funeral Home									C	Y	Y	Y			
Garden Center/ Nursery										Y	Y	Y	Y		
Gen. Retail, Unenclosed										Y	E	Y			
General Retail, Enclosed					Y				C	Y	Y	Y			
Heavy Industry														Y	
Helipoint													Y	Y	Y
Home Improvement Ctr.										Y		Y	Y		
Home Instruction	Y	Y	Y		Y	Y									
Hospital															Y
Hotel									C	C		C			C
Kennel						E									
Landfill, Inert														E	
Landfill, Sanitary														E	
Laundry Service									C	Y	Y	Y	Y		
Liquor Lounge									C	Y		Y			
Livestock Sales						E									
Maintenance Service										Y			Y	Y	
Manufactured Home			C		E	E									
Manufactured Home Park			C												
Manufacturing, General													Y	Y	
Manufacturing, Light													Y	Y	

USES	ZONING DISTRICTS														
	R-1*	R-2	R-3	RC	A-0	A-1	PRD	PCD	C-1	C-2	C-3	C-4	M-1	M-2	MED
Medical Clinic									C	Y	Y	Y			Y
Medical Support Service									C	Y	Y	Y			Y
Mini-warehouse/Storage										E		Y	E		
Mobile Home															
Modular Home	Y	Y	Y			Y						C			C
Motel															
Multiplex			Y		Y										
Nursing Care Facility										Y					Y
Open Air Market										E	E	C			
Package Liquor Store									C			Y			
Patio Home		Y	Y												
Personal Services					Y				C	Y	Y	Y			Y
Place of Worship	E	E	E		E	C			C	E	E	E			
Public Assembly Center									C	Y	Y	C			
Public Facility	R	R	R		R	R	R	R	R	R	R	R	R	R	R
Public School	R	R	R												
Public Utility Facility	R	R	R		R	R	R	R	R	R	R	R	R	R	R
Recreation, Indoor									C	Y	Y				
Recreation, Outdoor									C	E		E			
Recreational Vehicle Park/Campground									C	E		E			
Rehabilitation Facility										E		E			Y
Research Lab										Y		Y	Y	Y	Y
Resource Extraction														Y	
Restaurant, Fast Food									C	Y	Y	Y			Y
Restaurant, Standard					Y				C	Y	Y	Y			Y

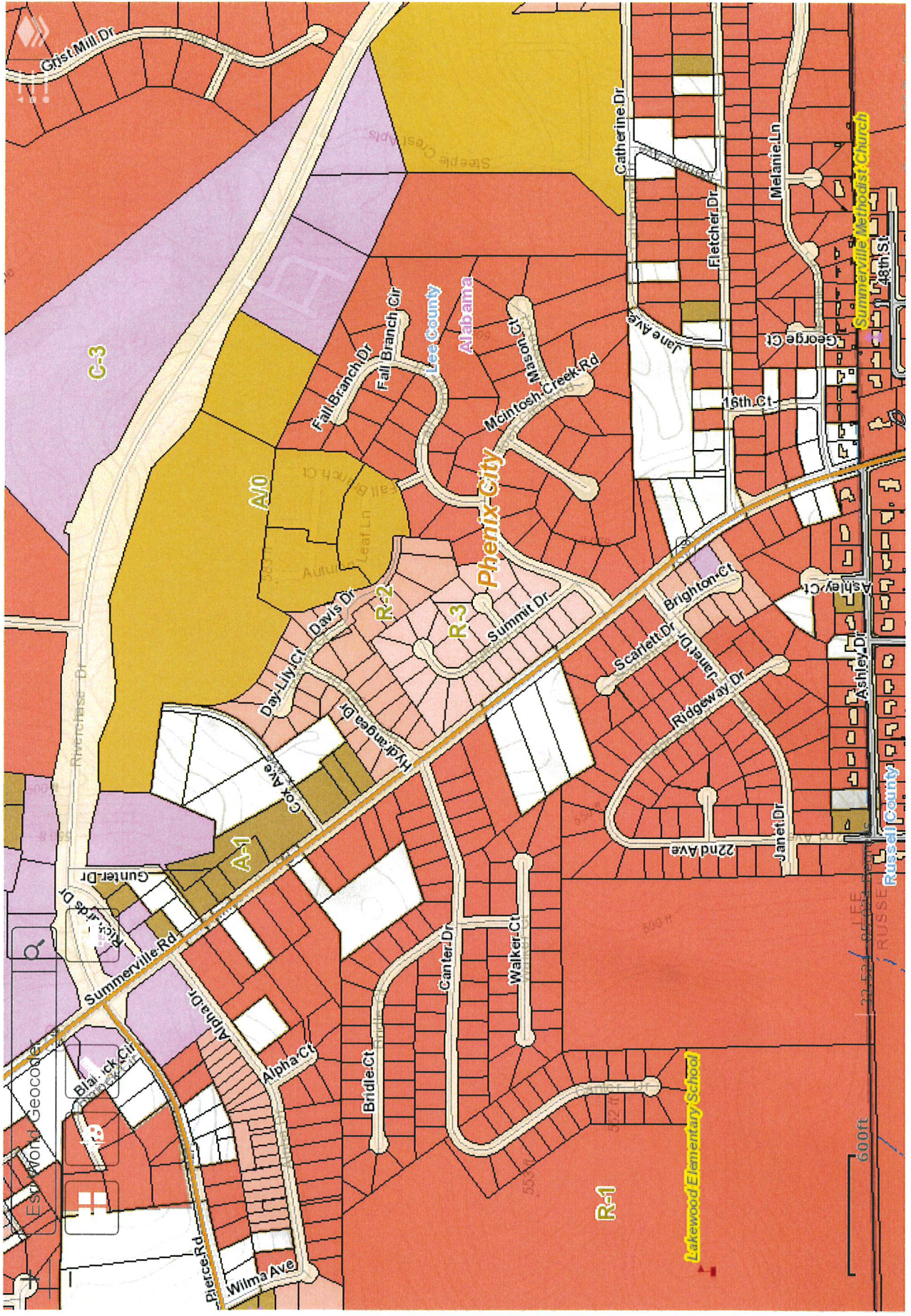
USES	R-1*	R-2	R-3	RC	A-O	A-1	PRD	PCD	C-1	C-2	C-3	C-4	M-1	M-2	MED
Restaurant, Take Out Only									C	Y	Y	Y			Y
Rooming/Boarding House					E				C			Y			
Salvage Yard														E	
Shopping Center, Major									C	Y	Y	Y			
Shopping Center, Minor									C	Y	Y	Y			
Single Family Dwelling	Y	Y	Y			Y									
Stable						E									
Studio					Y				C	Y	Y	Y			
Tour Guide									C	C	C	C			
Tourist Home/Bed and Breakfast Inn			E		E	E			C	E	E				
Townhouse		Y	Y						C						
Transmission Tower						R			R	R		R	R	R	R
Duplex		Y	Y			Y									
Upper Story Apartment									C						
Vehicle Sales or Rental												Y			
Vehicle Repair Service										Y	E	Y	E		
Vehicle Sales and Service												Y			
Vehicle Service Station										Y	Y	Y	E		
Vehicle/Equipment Major, Repair										E		Y	Y	Y	
Vehicle/Equipment Major, Sales												Y	Y	Y	
Warehousing/ Wholesale/ Distribution, Enclosed													Y	Y	
Warehousing/ Wholesale/ Distribution, Unenclosed													E	E	

- Y - The use is permitted by right.
- E - The use requires action by the Board of Adjustment as a special exception. *Any unspecified use goes to the BOZA to be classified.
- C - The use is conditional and requires review by the Planning Commission and action by the City Council.
- R - The use is subject to statutory review by the Planning Commission and City Council in accordance with Section 11-52-11 of the Code of Alabama, 1975, as amended. (Use Table amended 5/18/04 Ordinance # 2004-20)
- * - Uses within R-1 also apply to R-1A and R-1B.

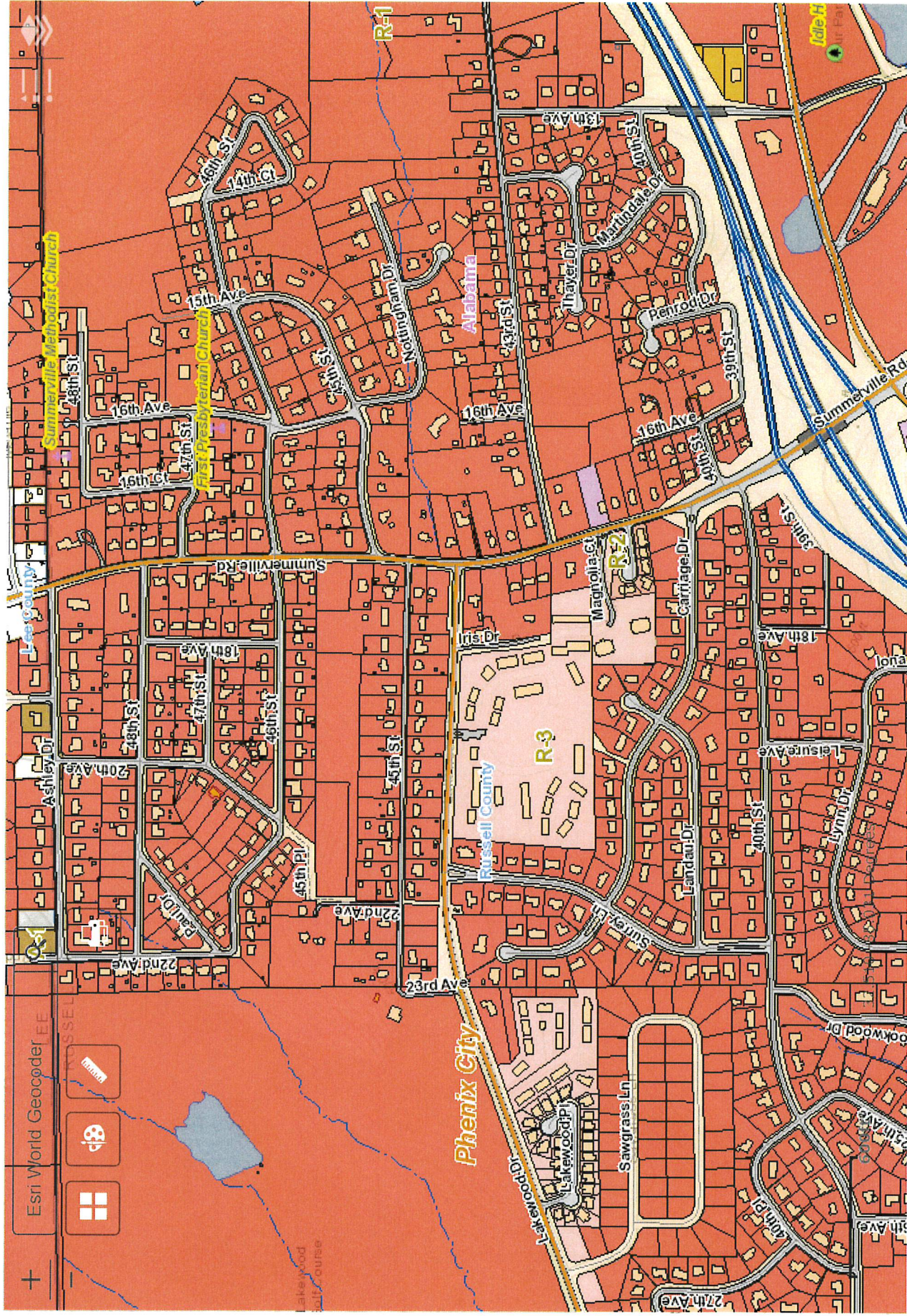
FIGURE 2- FUTURE LAND USE



City of Phenix City GIS - Internal Only



City of Phenix City GIS - Internal Only



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. 7

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

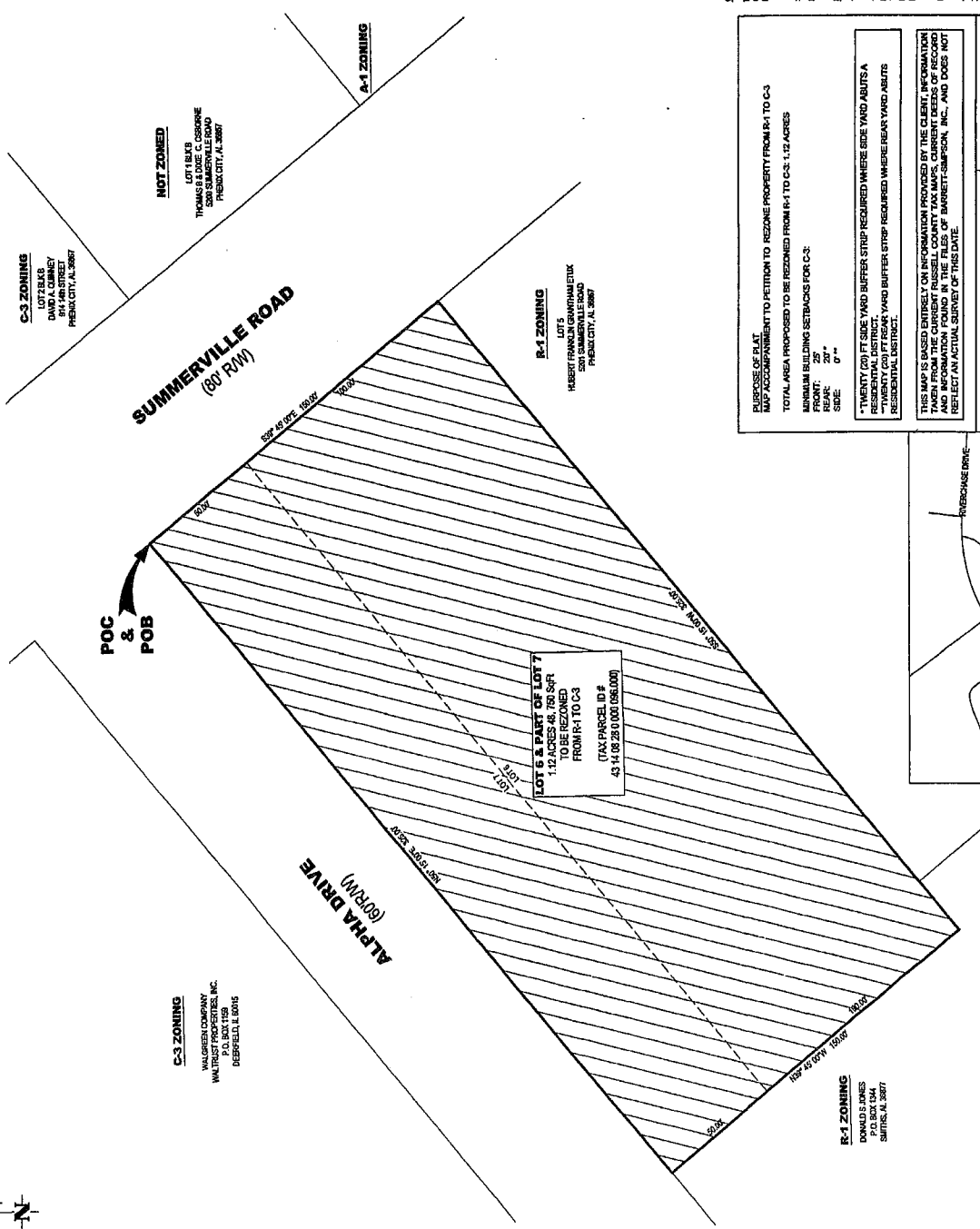
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Additional Information: None

Engineer and or Owner Comment(s): The owner has requested this item be removed from consideration at this time.

**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

NORTH REFERENCE & BEARS BASIS THE PLAT OF CLAUDE F. PIERCE PROPERTY, AS RECORDED IN PLAT BOOK 4, PAGE 2A, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.



C-3 ZONING
LUTTRELLS
DAVID A. GUNNEY
911 1/2 STREET
PHENIX CITY, AL 36067

NOT ZONED
LOT 1 & 1/2
THOMAS W. C. OSBORNE
5205 SUMMERVILLE ROAD
PHENIX CITY, AL 36067

A-1 ZONING

R-1 ZONING
LOTS
HERBERT FRANKLIN GRANTHAM ELLIX
580 SUMMERVILLE ROAD
PHENIX CITY, AL 36067

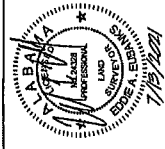
C-3 ZONING
WALGREEN COMPANY
1000 W. BROAD STREET
P.O. BOX 1159
DEERFIELD, IL 60015

R-1 ZONING
DONALD S. JONES
P.O. BOX 104
SARASOTA, FL 34237

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: 25'
SIDE: 0'
REAR: 0'

*TWENTY (20) FT. SIDE YARD BUFFER STRIP REQUIRED WHERE SIDE YARD ABUTS A RESIDENTIAL DISTRICT. *THIRTY (30) FT. BUFFER STRIP REQUIRED WHERE REAR YARD ABUTS A RESIDENTIAL DISTRICT.

THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT, INFORMATION TAKEN FROM THE CURRENT RUSSELL COUNTY TAX MAPS, CURRENT DEEDS OF RECORD AND SURVEY RECORDS. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS AND HAS REFLECTED AN ACTUAL SURVEY OF THIS DATE.



esi
BARRETT-SIMPSON, INC.
1100 1/2 SOUTH STREET, PHENIX CITY, AL 36067
1100 1/2 SOUTH STREET, PHENIX CITY, AL 36067
1100 1/2 SOUTH STREET, PHENIX CITY, AL 36067
1100 1/2 SOUTH STREET, PHENIX CITY, AL 36067

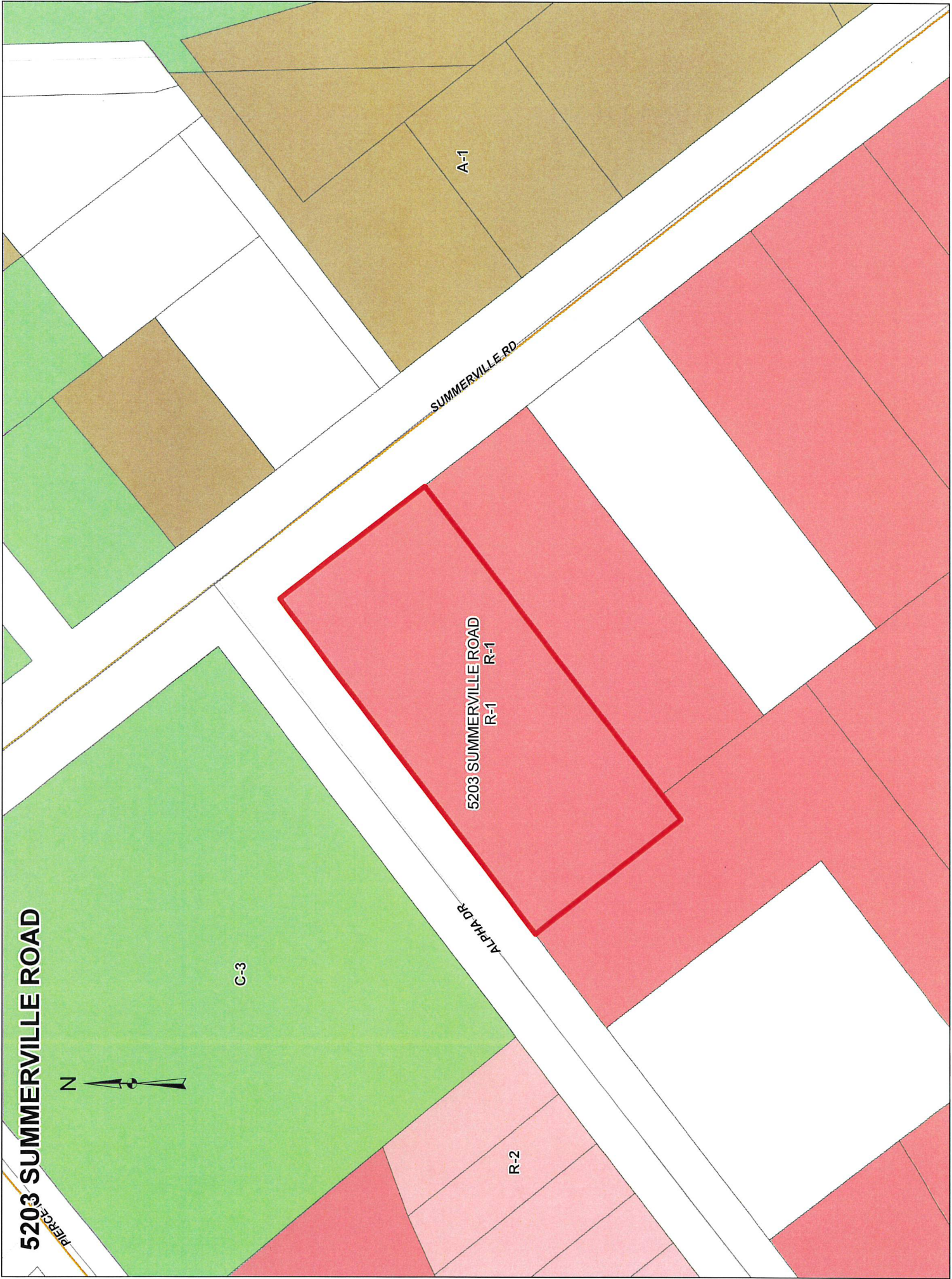
OWNER'S CERTIFICATE
LEONARD EARL COOK, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF ELLA SUE COOK, CERTIFY THAT THE ESTATE OF ELLA SUE COOK IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER EASES, ENCUMBRANCES, RESTRICTIONS, OR INTERESTS. I HEREBY CERTIFY THAT THE ESTATE OF ELLA SUE COOK IS THE OWNER OF THE PROPERTY DESCRIBED IN THE ABOVE PLAT AND THAT THE PROPERTY IS NOT SUBJECT TO ANY OTHER EASES, ENCUMBRANCES, RESTRICTIONS, OR INTERESTS.

NOTARY CERTIFICATE
I, E. A. Edrington, a Notary Public in and for the State of Alabama, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person whose name is subscribed to the foregoing, and that the person whose name is subscribed to the foregoing is the owner of the property described in the foregoing, and that the person whose name is subscribed to the foregoing is the owner of the property described in the foregoing, and that the person whose name is subscribed to the foregoing is the owner of the property described in the foregoing.

COMMISSION EXPIRES: 11/13/2025
DATE: 7/19/24

STATE OF ALABAMA
NOTARY PUBLIC
E. A. EDRINGTON
11193
11193

DATE	7/19/24
SCALE	1" = 30'
FIELD BY	EA
FIELD DATE	7/19/24
DRAWN BY	EA
PROJECT (DWG NO.)	24-021



A-1

SUMMERVILLE RD

5203 SUMMERVILLE ROAD
R-1

ALPHA DR

C-3

R-2

5203 SUMMERVILLE ROAD





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: August 5, 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 approval, however the owner has submitted a letter requesting that this petition be removed from consideration by the Planning Commission at this time.



**BARRETT-
SIMPSON, INC.**
Civil Engineers & Land Surveyors

Timothy W. Simpson, P.E., P.L.S.

President

George W. Barrett, P.L.S.

Vice President

Eddie A. Eubanks, P.L.S.

East Division Surveying Manager, Partner

Jonathan A. Ham, P.L.S.

West Division Surveying Manager, Partner

Christopher M. Rogers, P.E.

Engineering Manager, Partner

M. Blake Rice, P.E.

West Division Project Manager, Partner

TO: Angel Moore, PE, City Engineer / Public Works Director
Christopher Casey, E.I.

FROM: Eddie A. Eubanks, PLS

DATE: July 29, 2021

RE: Request to table project from agenda
Rezone - 1.12+/- acres located at 5203 Summerville Road (Estate of Ella Sue Cook)

Dear Ms. Moore,

On behalf of our client, we respectfully request that the above referenced project be tabled from the August 10, 2021 meeting and be placed on the August 24, 2021 meeting.

Do not hesitate to call me if you have questions or concerns.

I can be reached at 334-687-4257 or by email at eaebanks@barrett-simpson.com.

Sincerely,

Eddie A. Eubanks, PLS

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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

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Councilmember District 3

WALLACE B. HUNTER, City Manager
MELONY LEE, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Staff Report No. 8

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

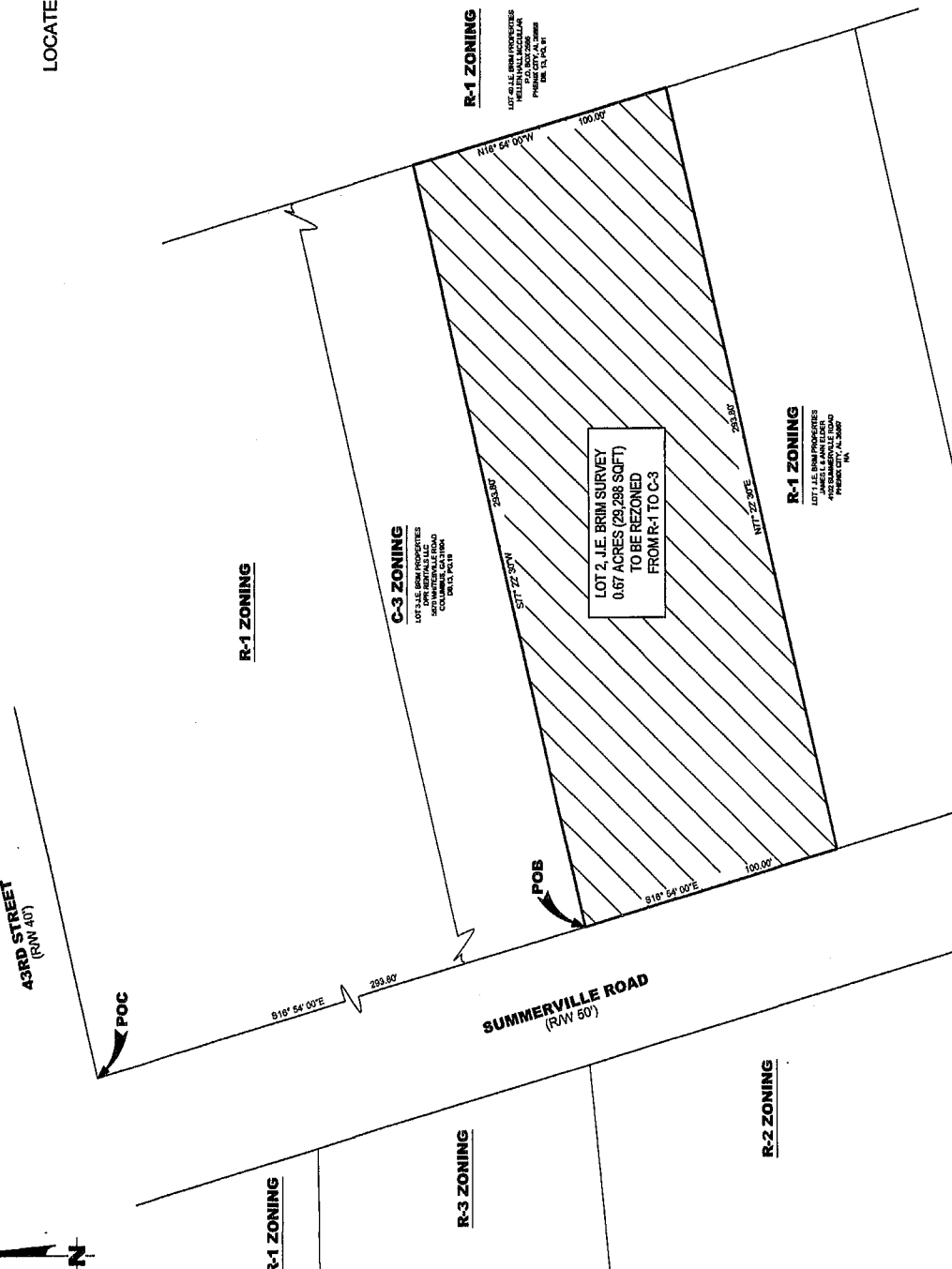
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

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

NORTH REFERENCE IS BASED ON THE DEED BOOK 1627, PAGE 2, RECORD OF PHENIX CITY, RUSSELL COUNTY, ALABAMA.



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, 0.67 ACRES (28,288 SQFT)
 MINIMUM BUILDING SETBACKS FOR C-3:
 FRONT: 25'
 REAR: 20'
 SIDE: 0'
 SITE LOCATION:
 4104 SUMMERVILLE ROAD - TAX PARCEL ID# 27 05 02 021 002 000
 *TWENTY (20) FT. SIDE YARD BUFFER STRIP REQUIRED WHERE SIDE YARD ABUTS A RESIDENTIAL DISTRICT.
 *TWENTY (20) FT. REAR YARD BUFFER STRIP REQUIRED WHERE REAR YARD ABUTS A RESIDENTIAL DISTRICT.
 THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT, INFORMATION TAKEN FROM THE CURRENT RUSSELL COUNTY TAX MAPS, CURRENT DEEDS OF RECORD AND RECORDS OF THE OFFICE OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THIS DATE.

DRAWER'S CERTIFICATE
 I, JOHNNY F. BURELL, CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I 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
 DATE: 7-13-21

NOTARY CERTIFICATE
 THE STATE OF ALABAMA
 Phenix City
 I, Barrett A. Corder, a Notary Public, hereby certify that JOHNNY F. BURELL, whose name is signed above, and who is known to me, acknowledged before me on this day that he is the owner of the contents of this plat, and has executed the same voluntarily on the day the same were signed, and I have never by hand this 13th day of July, 2021.
 MY COMMISSION EXPIRES: Sept. 22, 2021
 Barrett A. Corder

SEVERALS CERTIFICATE
 I, EDGAR A. EBANKS, HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND ACCURATE REPRESENTATION OF THE SUBJECT PROPERTY AS COMPILED FROM DEEDS AND SURVEYS OF RECORD, TAX MAPS AND OTHER SOURCES AVAILABLE. THIS DRAWING WAS COMPILED FROM ALL SOURCES AVAILABLE, BUT DOES NOT REPRESENT A SURVEY BY ME OR ANYONE UNDER MY SUPERVISION, OF THE DATE.
 EDGAR A. EBANKS - N.A. PLS. N.A. 323
 DATE: 7/12/21

RESUBMIT DATE	DESCRIPTION	DATE	RESUBMIT DATE	DESCRIPTION	DATE
11/22/2021	CORRECT CLIENT NAME SPELLING (S)	7/18/2021			
9/1/2021		7/18/2021			
9/1/2021		7/18/2021			
9/1/2021		7/18/2021			
9/1/2021		7/18/2021			
9/1/2021		7/18/2021			

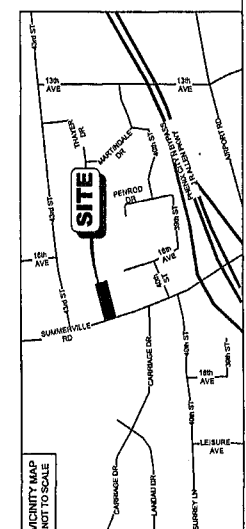
SURVEYORS INFO

EDGAR A. EBANKS
 111 WEST BROAD STREET
 ALBUQUERQUE, AL 36027
 PHONE: 334-887-4272 (D/C)
 334-887-4272 (C/F)
 FAX: 334-887-4272 (C/F)
 GMAIL: EEBANKS@BARRETT-SIMPSON.COM

BARRETT-SIMPSON, INC.
 121 WEST BROAD STREET
 ALBUQUERQUE, AL 36027
 PHONE: 334-887-4272 (D/C)
 334-887-4272 (C/F)
 FAX: 334-887-4272 (C/F)
 GMAIL: EEBANKS@BARRETT-SIMPSON.COM

SEAL OF THE SURVEYOR

EDGAR A. EBANKS
 N.A. PLS. N.A. 323
 STATE OF ALABAMA
 SURVEYOR



ESI
BARRETT-SIMPSON, INC.
 121 WEST BROAD STREET, PHENIX CITY, AL 36027 (PH 334-887-4272) FAX 334-887-4272
 8121 W. BROAD STREET, EPHRAHA, AL 36027 (PH 334-887-4257) FAX 334-887-8829
 1225 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7102) FAX 334-745-4301

4104 SUMMERVILLE ROAD



C-3

4104 SUMMERVILLE ROAD
R-1

R-1

SUMMERVILLE RD

MAGNOLIA CT

R-3

MAGNOLIA PL

R-2

16TH 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

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

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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: August 5, 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 approval.

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

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Director of Engineering / Director of Public Works

Staff Report No. 9

Type of Request: Administrative Replat

Applicant: Broad River Group, LLC (c/o Jason Hilton)
Jeffrey Faircloth

Surveying Firm: McBride & McGill, Inc.

Site Location: Lot 1C and 300 Lee Road 313

Acreage: 181.06 +/-

Number of Lots: 2

Current Zoning: None (Planning Jurisdiction)

Current Use of Property: Vacant

Proposed Use of Property: Residential

District: None

Survey Plat: Attached

City Services: Phenix City Water

Additional Information: None

Surveyor and or Owner Comment(s): None



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

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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: August 5, 2021

RE: Administrative Re-plat – 181.06 +/- acres located at Lee Road 312 and Lee Road 313

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.