



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 26, 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 October 12, 2021 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 1.31+/- acres located at 3616 Hwy 431 North - English Properties, LLC., (Bob English) owner
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Public Hearing & Approval – 0.47+/- acres located at 1300 South Railroad Street - from a A-O (Apartment and Office District) to a C-3 (Neighborhood Commercial District) – Catarang Properties, LLC. (Rodney Niles). owners
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Public Hearing & Approval – 11 +/- acres West side of Lakewood Drive & South of Holland Creek - from an R-1 (Low Density Residential District) to a R-3 (High Density Residential District) – GGG Partners, LLC (John Daniel Greene, Dudley Elizabeth Greene, and Brooks Harrison Greene), owners
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Old Business
- 10) New Business
- 11) Adjournment

October 12, 2021

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 12, 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: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Sims, Member Taylor, and Member Phillips. The following members answered present by way of telephone: Member Lindsey. The following members answered present by way of Zoom: Member McKissic.

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 Lindsey, Member McKissic, 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: City Engineer Angel Moore, 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 Planner Tracie Hadaway, City Manager Wallace B. Hunter, City Attorney Chan Gamble, and Recording Secretary Kathy Jo Davis. The following members answered present by way of Zoom:

The fourth item on the agenda was the approval of the September 28, 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 Lindsey, Member McKissic, Member Taylor, and Member Phillips. Abstain: 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 an Acceptance of Rezone of 11+/- acres located on the West side of Lakewood Drive & South of Holland Creek from an R-1 (Low Density Residential District) to an R-3 (High Density Residential District), GGG Partners, LLC (John Daniel Greene, Dudley Elizabeth Greene, and Brooks Harrison Greene), 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: October 8, 2021

RE: Rezone – 11 +/- acres located along the west side of Lakewood Drive & south of Holland Creek

The above referenced rezone plat 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 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 Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

The seventh on the agenda was an Acceptance of Rezone of 0.47 +/- acres located at 1300 South Railroad Street from an A-O (Apartment and Office District) to a C-3 (Neighborhood Commercial District), Catarang Properties, LLC (Rodney Niles), 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: October 8, 2021

RE: Rezone – 0.47 +/- acres located at 1300 South Railroad 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 acceptance.

Chairman Howard asked if there was a motion to accept. A motion to accept was made by Vice Chairman Davis, 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 Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: None. Motion thus passed.

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

The ninth item on the agenda was New Business. Re-Election of Officers. Vice Chairman Davis made a motion for Pat Howard as Chairman, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: Chairman Howard. Motion thus passed.

Member Sims made a motion for Jimmy Davis as Vice Chairman, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: Vice Chairman Davis. Motion thus passed.

Vice Chairman Davis made a motion for Annie Lindsey as Parliamentarian, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member McKissic, Member Sims, Member Taylor, and Member Phillips. Nays: None. Abstain: Member Lindsey. Motion thus passed.

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 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 Lindsey, Member McKissic, 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 October 26, 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

Item No. 6

Type of Request: Administrative Subdivision

General Information

Applicant: English Properties, LLC
Surveyor of Record: Barrett-Simpson, Inc.
Site Location: 3616 Hwy 431N
Acreage: 1.31 +/- acres
Current Zoning: C-4, Highway Commercial District
Current Use of Property: Commercial
Proposed Use of Property: Commercial (Restaurant)
District: One (1)
Survey Plat: Attached
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

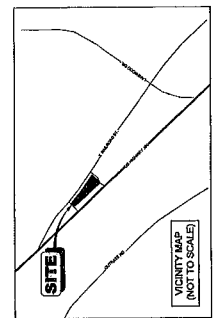
- The proposed development will have to meet Fire Code requirements.

Engineer/Owner Comments

None

PLAT OF PROPERTY DIVISION FOR
ENGLISH PROPERTIES, LLC
 LOCATED IN SECTIONS 4 & 5, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA

RECORDING INFORMATION
 THIS INSTRUMENT IS TO BE RECORDED IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF RUSSELL COUNTY, ALABAMA, IN THE PUBLIC RECORDS OF RUSSELL COUNTY, ALABAMA.



CITY AND/OR COUNTY REQUIRED NOTES

THESE CITY REQUIRED NOTES:

1. I, THE SURVEYOR, HAVE REVIEWED THE INSTRUMENT AND HAVE FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE CITY OF PHENIX CITY, ALABAMA, ORDINANCES AND RESOLUTIONS.
2. I HAVE REVIEWED THE INSTRUMENT AND HAVE FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE CITY OF PHENIX CITY, ALABAMA, ORDINANCES AND RESOLUTIONS.
3. I HAVE REVIEWED THE INSTRUMENT AND HAVE FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE CITY OF PHENIX CITY, ALABAMA, ORDINANCES AND RESOLUTIONS.

DATE: _____ BY: _____

CERTIFICATES

CERTIFICATE OF COMPLETION AND ADOPTION
 I, the undersigned, being a duly qualified and sworn Surveyor of the State of Alabama, do hereby certify that the foregoing plat of subdivision of land, together with the map thereon, was presented to the Board of Commissioners of the City of Phenix City, Alabama, on this _____ day of _____, 20____, and that the same was duly adopted and approved by the Board of Commissioners of the City of Phenix City, Alabama, and that the same is hereby approved for recording in the Public Records of Russell County, Alabama.

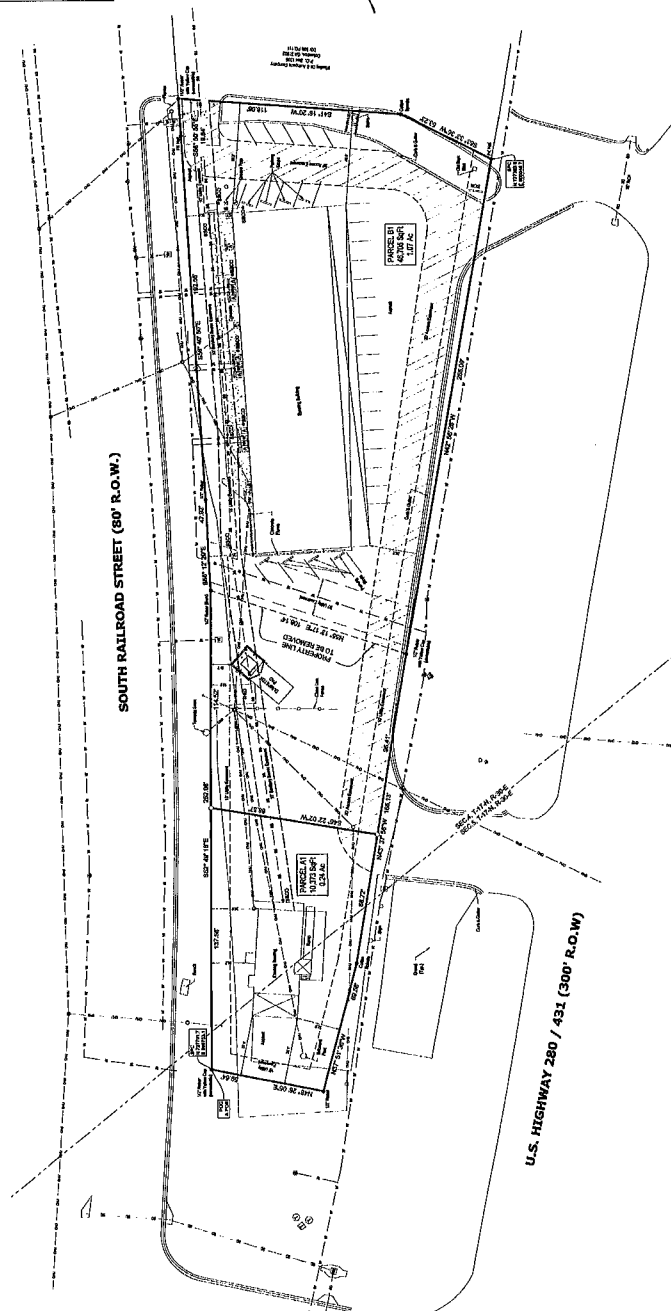
STATE OF ALABAMA
 COUNTY OF RUSSELL
 SURVEYOR

 My Commission Expires: _____

CERTIFICATE OF RECORDING
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STATE OF ALABAMA
 COUNTY OF RUSSELL
 SURVEYOR

 My Commission Expires: _____



SURVEYORS INFO

BARETT-SIMPSON, INC.
 1000 PHENIX CITY AVENUE, SUITE 100
 PHENIX CITY, ALABAMA 36060
 (205) 836-1111
 FAX: (205) 836-1112
 www.barett-simpson.com

SURVEYORS CERTIFICATE

I, the undersigned, being a duly qualified and sworn Surveyor of the State of Alabama, do hereby certify that the foregoing plat of subdivision of land, together with the map thereon, was presented to the Board of Commissioners of the City of Phenix City, Alabama, on this _____ day of _____, 20____, and that the same was duly adopted and approved by the Board of Commissioners of the City of Phenix City, Alabama, and that the same is hereby approved for recording in the Public Records of Russell County, Alabama.

STATE OF ALABAMA
 COUNTY OF RUSSELL
 SURVEYOR

 My Commission Expires: _____

SURVEYORS NOTES

1. THE BOUNDARIES OF THIS PLAT HAVE BEEN DETERMINED BY MEASUREMENTS MADE BY THE SURVEYOR.
2. THE SURVEYOR HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE CITY OF PHENIX CITY, ALABAMA, ORDINANCES AND RESOLUTIONS.
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10. THE SURVEYOR HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT IS IN ACCORDANCE WITH THE CITY OF PHENIX CITY, ALABAMA, ORDINANCES AND RESOLUTIONS.

SITE NOTES

1. PROPERTY LOCATIONS: ALL PROPERTY LOCATIONS ARE SHOWN ON THE PLAT.
2. PROPERTY DIMENSIONS: ALL PROPERTY DIMENSIONS ARE SHOWN ON THE PLAT.
3. PROPERTY CORNERS: ALL PROPERTY CORNERS ARE SHOWN ON THE PLAT.
4. PROPERTY AREAS: ALL PROPERTY AREAS ARE SHOWN ON THE PLAT.
5. PROPERTY PERIMETERS: ALL PROPERTY PERIMETERS ARE SHOWN ON THE PLAT.
6. PROPERTY BOUNDARIES: ALL PROPERTY BOUNDARIES ARE SHOWN ON THE PLAT.
7. PROPERTY ADJACENTS: ALL PROPERTY ADJACENTS ARE SHOWN ON THE PLAT.
8. PROPERTY NEIGHBORS: ALL PROPERTY NEIGHBORS ARE SHOWN ON THE PLAT.
9. PROPERTY DISTANCES: ALL PROPERTY DISTANCES ARE SHOWN ON THE PLAT.
10. PROPERTY BEARINGS: ALL PROPERTY BEARINGS ARE SHOWN ON THE PLAT.

LEGEND

Symbol	Description
Circle with dot	Center of Circle
Square with dot	Center of Square
Triangle with dot	Center of Triangle
Circle with cross	Center of Circle with Cross
Square with cross	Center of Square with Cross
Triangle with cross	Center of Triangle with Cross
Circle with star	Center of Circle with Star
Square with star	Center of Square with Star
Triangle with star	Center of Triangle with Star
Circle with plus	Center of Circle with Plus
Square with plus	Center of Square with Plus
Triangle with plus	Center of Triangle with Plus
Circle with asterisk	Center of Circle with Asterisk
Square with asterisk	Center of Square with Asterisk
Triangle with asterisk	Center of Triangle with Asterisk
Circle with hash	Center of Circle with Hash
Square with hash	Center of Square with Hash
Triangle with hash	Center of Triangle with Hash
Circle with percent	Center of Circle with Percent
Square with percent	Center of Square with Percent
Triangle with percent	Center of Triangle with Percent
Circle with dollar	Center of Circle with Dollar
Square with dollar	Center of Square with Dollar
Triangle with dollar	Center of Triangle with Dollar
Circle with at	Center of Circle with At
Square with at	Center of Square with At
Triangle with at	Center of Triangle with At
Circle with underscore	Center of Circle with Underscore
Square with underscore	Center of Square with Underscore
Triangle with underscore	Center of Triangle with Underscore
Circle with tilde	Center of Circle with Tilde
Square with tilde	Center of Square with Tilde
Triangle with tilde	Center of Triangle with Tilde
Circle with caret	Center of Circle with Caret
Square with caret	Center of Square with Caret
Triangle with caret	Center of Triangle with Caret
Circle with backslash	Center of Circle with Backslash
Square with backslash	Center of Square with Backslash
Triangle with backslash	Center of Triangle with Backslash
Circle with pipe	Center of Circle with Pipe
Square with pipe	Center of Square with Pipe
Triangle with pipe	Center of Triangle with Pipe
Circle with ampersand	Center of Circle with Ampersand
Square with ampersand	Center of Square with Ampersand
Triangle with ampersand	Center of Triangle with Ampersand
Circle with asterisk	Center of Circle with Asterisk
Square with asterisk	Center of Square with Asterisk
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Triangle with percent	Center of Triangle with Percent
Circle with dollar	Center of Circle with Dollar
Square with dollar	Center of Square with Dollar
Triangle with dollar	Center of Triangle with Dollar
Circle with at	Center of Circle with At
Square with at	Center of Square with At
Triangle with at	Center of Triangle with At
Circle with underscore	Center of Circle with Underscore
Square with underscore	Center of Square with Underscore
Triangle with underscore	Center of Triangle with Underscore
Circle with tilde	Center of Circle with Tilde
Square with tilde	Center of Square with Tilde
Triangle with tilde	Center of Triangle with Tilde
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Square with backslash	Center of Square with Backslash
Triangle with backslash	Center of Triangle with Backslash
Circle with pipe	Center of Circle with Pipe
Square with pipe	Center of Square with Pipe
Triangle with pipe	Center of Triangle with Pipe
Circle with ampersand	Center of Circle with Ampersand
Square with ampersand	Center of Square with Ampersand
Triangle with ampersand	Center of Triangle with Ampersand



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: *M.P. For A.M.*
Angel Moore, P.E., City Engineer/Public Works Director

Date: October 21, 2021

RE: Administrative Subdivision – 0.64 +/- acres located at 1216 8th Avenue

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

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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

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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

Item No. 7

Type of Request: Rezone

General Information

Applicant: Catarang Properties, LLC
Surveyor of Record: McBride & McGill Inc.
Site Location: 1300 South Railroad Street
Acreage: 0.47 +/- acres
Current Zoning: A-O, Apartment and Office District
Proposed Zoning Classification: C-3 Neighborhood Commercial District
Current Use of Property: Vacant
Proposed Use of Property: Commercial (Daycare Facility)
District: Two (2)
Survey Plat: Attached
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

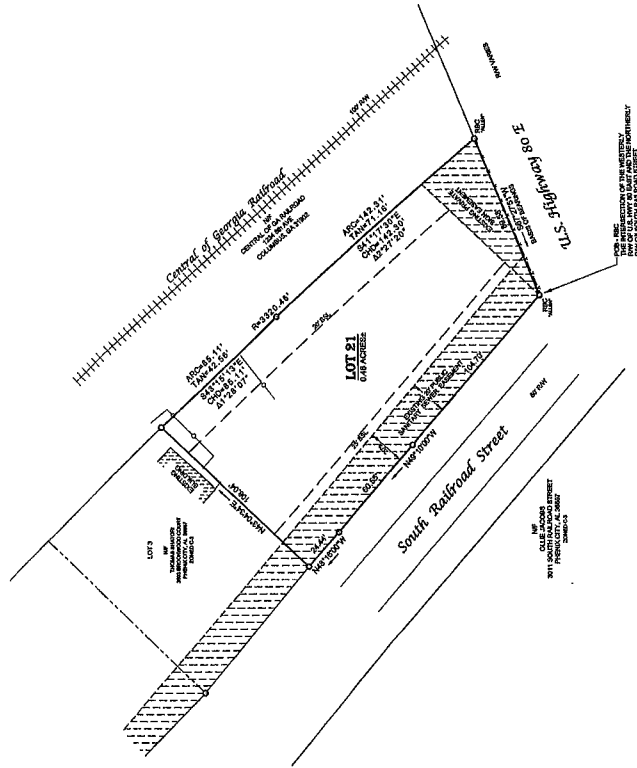
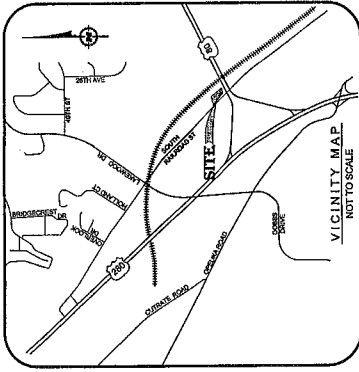
- Primarily commercial area.
- Mixed-Use Corridor designation on the Future Land Use Map
- The proposed development will have to meet Fire Code requirements.

Land Use Table:

Location	Future Land Use	Current Zoning Classification	Existing Land use
Subject Property	Mixed Use Corridor	A-O	Vacant
North of Subject Property	Mixed Use Corridor	C-3; Railroad	Commercial Building
East of Subject Property	Mixed Use Corridor	Railroad Property	Railroad
South of Subject Property	Mixed Use Corridor	US 80 ROW	US 80
West of Subject Property	Mixed Use Corridor	C-3	Vacant

Engineer/Owner Comments

None



OWNER: *[Signature]* DATE: 9/16/21



DATE: 9/16/21
 I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA AND MY COMMISSION EXPIRES ON 09/16/2024.

[Signature]
 NOTARY PUBLIC

SURVEYOR'S NOTES

- 1) PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY CONDUCTED BY THE SURVEYOR IN THE FIELD ON 09/16/21.
- 2) ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- 3) ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
- 4) ANY PROPOSED EASEMENTS WILL HAVE TO MEET THE NECESSARY REQUIREMENTS.

REFERENCES

- 1) TRACED BLOCK 000000, PLAT 6045

REZONE DETAILS

- 1) TOTAL ACRES: 0.18
- 2) PROPOSED ZONE: C-3

TAX ID: 27-0525-04-000-00200

C-3 ZONING INFO

- 1) PROPERTY CORNER FOUND
- 2) CORNER MARKER
- 3) PROPERTY LINE
- 4) EASEMENT
- 5) POINT OF BEGINNING
- 6) POINT OF ENDING
- 7) BEARING & DISTANCE
- 8) BEARING & DISTANCE
- 9) BEARING & DISTANCE
- 10) BEARING & DISTANCE

LEGEND

- PROPERTY CORNER FOUND
- CORNER MARKER
- ▭ PROPERTY LINE
- ▨ EASEMENT
- ▧ POINT OF BEGINNING
- ▩ POINT OF ENDING
- BEARING & DISTANCE
- ▬ BEARING & DISTANCE
- ▮ BEARING & DISTANCE
- ▯ BEARING & DISTANCE



I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA, DO HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR THE STATE OF GEORGIA AND MY COMMISSION EXPIRES ON 09/16/2024.

[Signature]
 NOTARY PUBLIC

McBride & McGill, Inc.
 CIVIL ENGINEERING & SURVEYING
 2808 Covered Road, Peach City, AL 36067
 Phone: (205) 977-4777 • Fax: (205) 977-1096
 Web: www.mcbriid-mcgill.com

NO.	DESCRIPTION	DATE
1	FIELD WORK COMPLETED	09/16/21
2	PROJECT INC. 202121	09/16/21
3	PROJECT INC. 202121	09/16/21

1900 S. Railroad Street Rezone Exhibit *
 REZONE EXHIBIT OF 0.18 ACRES, ON SOUTH RAILROAD STREET SECTION 10, TOWNSHIP 10 NORTH, RANGE 10 EAST, TOWN OF RAYBURN, RUSSELL COUNTY, GEORGIA.
 PROPERTY OWNER: *[Name]*, LLC
 SURVEYOR: ROBERT L. MCGINNIS, P.E., S.C.E.
 DATE: AUG. 19, 2021
 SCALE: 1" = 30'
 SHEET NO.: 1 OF 1

3102 SOUTH RAILROAD STREET

R-1

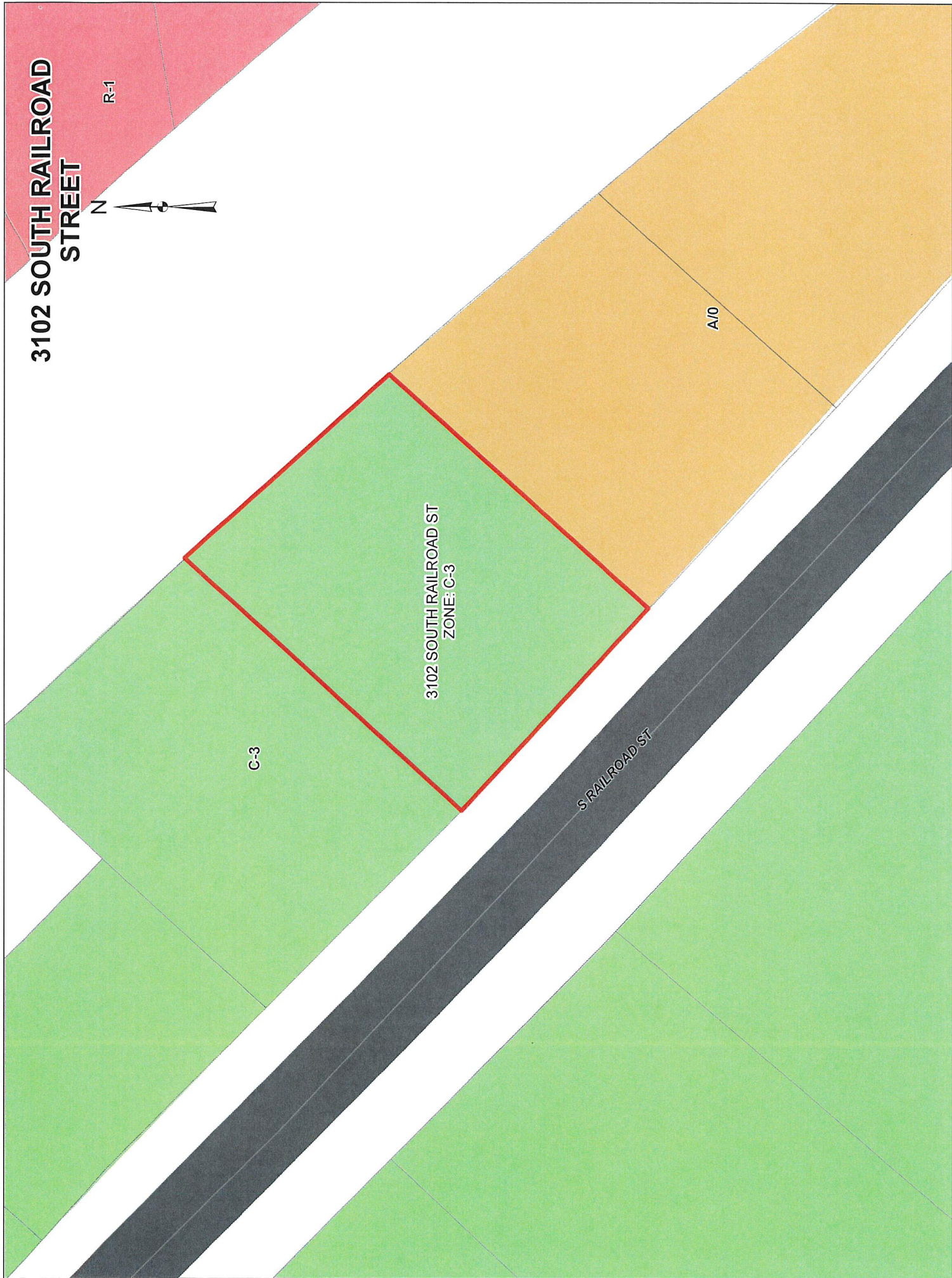


A/O

3102 SOUTH RAILROAD ST
ZONE: C-3

C-3

S RAILROAD ST





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

STEVE BAILEY
Councilmember District 1

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

MEMORANDUM

To: Planning Commission

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

Date: October 21, 2021

RE: Rezone – 0.47 +/- acres located at 1300 South Railroad 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.

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

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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

Item No. 8

Type of Request: Rezone

General Information

Applicant: GGG Partners c/o Leslie E. Greene
Surveyor of Record: Barrett Development Consultants, LLC
Site Location: West side of Lakewood Drive & South of Holland Creek
Acreage: 11 +/- acres
Current Zoning: R-1, Low Density Residential District
Proposed Zoning Classification: R-3 High Density Residential District
Current Use of Property: Vacant
Proposed Use of Property: Residential (as allowed per R-3 Zoning)
District: One (1)
Survey Plat: Attached
City Services: Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

- One access point on Lakewood Drive will limit the number of units.
- Holland Creek runs through the property on the east boundary. A 25' buffer will be required.
- The subject property is largely located within the flood way of Holland Creek as shown on the flood map. The Flood Hazard Area will be a factor in development and building codes.

- Suburban Residential policy regarding development that may be considered: Encourage a variety of residential lot sizes from more urban to more suburban neighborhoods.
- The average daily traffic count for 2020 per ALDOT is 8,220 vehicles. The subject property will require a traffic study to be submitted during the construction plan review process.
- The proposed development will have to meet Fire Code requirements.

Land Use Table:

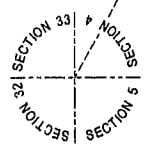
Location	Future Land Use	Current Zoning Classification	Existing Land use
Subject Property	Suburban Residential	R-1	Vacant
North of Subject Property	Suburban Residential	R-1	Park
East of Subject Property	Suburban Residential	R-1	Church
South of Subject Property	Suburban Residential	M-1 and R-3	Distribution Center/Health Care Facility
West of Subject Property	Mixed Use Corridor	R-3	Residential

Engineer/Owner Comments

None

MAP ACCOMPANIMENT TO REZONING PETITION
PROPERTY OF

JOHN DANIEL GREENE, DUDLEY ELIZABETH GREENE & BROOKS HARRISON GREENE
LOCATED IN SECTION 4, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA



ADJOINING PROPERTY OWNERS:
GREENE PROPERTY TO BE REZONED FROM R-1 TO R-3

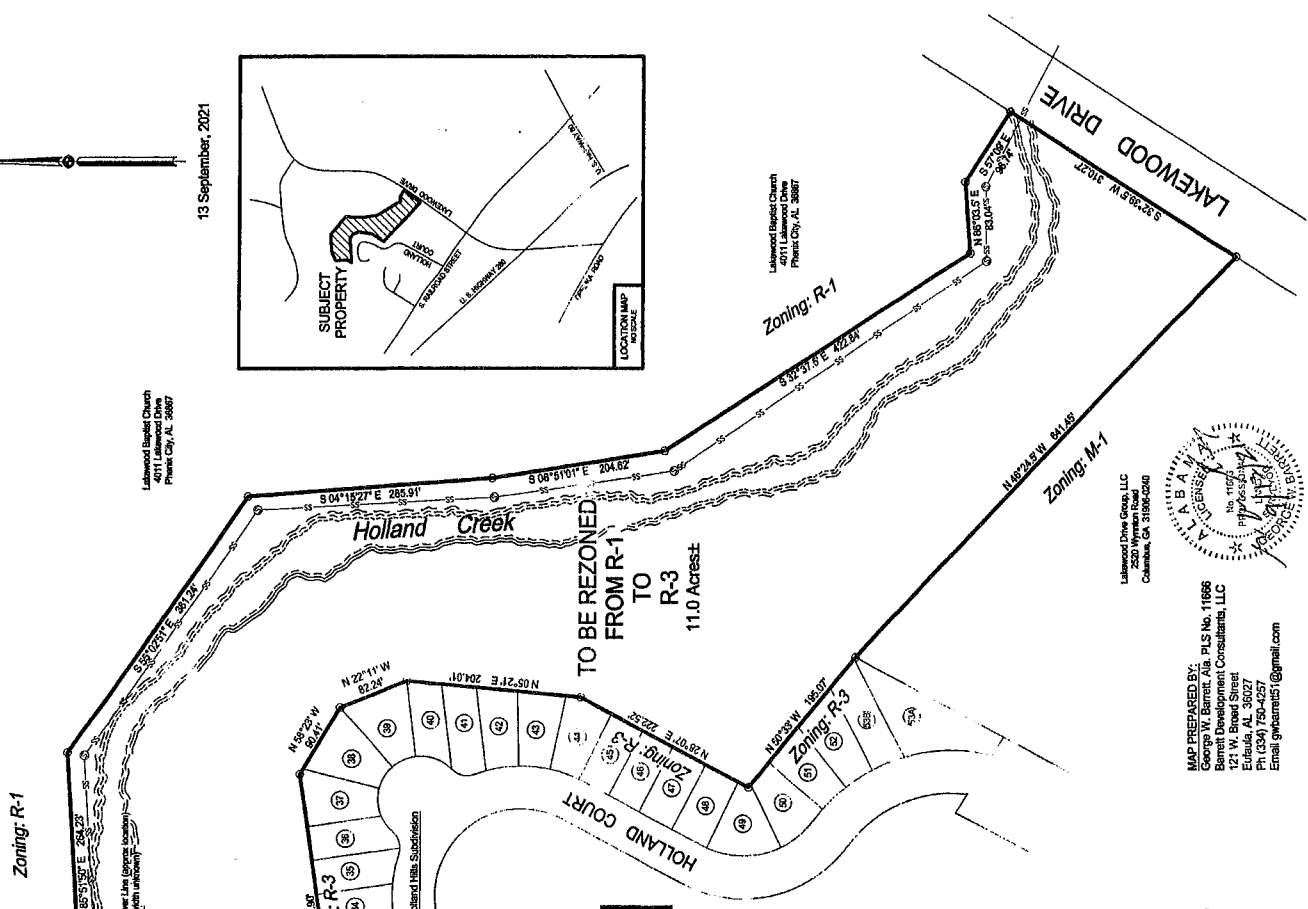
- (1) Elizabeth A. Embadin
4011 Lakewood Drive
Phenix City, AL 36887
- (2) Dudley J. Colman
3714 Holland Court
Phenix City, AL 36887
- (3) John L. Hulsebraugh-White &
4200 Bridgemont Dr., Unit H 1
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NOTE:
This map was compiled entirely from information taken from plats and deeds of record and DOES NOT represent an accurate survey of this date. This map is intended only as an accompaniment or exhibit to the rezoning petition and is not valid for the conveyance of real property. Deeds and Plats utilized in the preparation of this map: Deed to Dudley, Dudley & Dudley recorded in Book 1351, Page 114 Plat of Holland Hills Subdivision recorded in Plat Cab. G, Folio 92 Survey for the City of Phenix City recorded in Plat Bk 7, Page 297 Survey of Part of the Northwest Quarter of Section 4 prepared by F. Wayne Allen dated Feb. 21, 1994

OWNERS CERTIFICATE:
We, the undersigned, John Daniel Greene, Dudley Elizabeth Greene and Brooks Harrison Greene, certify that we are the owners of the property shown and depicted hereon and that we hereby petition The City of Phenix City to rezone the subject property from an R-1 District to a R-3 District and to establish the minimum building setback lines and buffer zones required by the R-3 District with our free consent.

Date: 9-15-21
Date: _____
Date: _____

John Daniel Greene
Dudley Elizabeth Greene
Brooks Harrison Greene

NOTARY CERTIFICATE:
STATE OF ALABAMA
COUNTY OF _____

I, Notary Public, do hereby certify that John Daniel Greene, Dudley Elizabeth Greene and Brooks Harrison Greene, whose names are signed to the foregoing certificate, and who are known to me, acknowledged before me on this date that being informed of the contents of this map have executed the same voluntarily.

Given under my hand and seal this _____ day of _____, 2021.

My Commission expires _____

Notary Public _____

PETITIONERS NAME & ADDRESS:
John Daniel Greene, Dudley Elizabeth Greene & Brooks Harrison Greene
c/o Lewis E. Dudley
2847 Lee Road 248
Smiths Station, AL 36877
Ph (706) 375-1554
Email: leslie@dudley@hotmail.com

MAP PREPARED BY:
Barrett Development Consultants, LLC
121 W. East Street
Phenix City, AL 36887
Ph (334) 750-4577
Email: gwharrist5@gmail.com

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13 September, 2021

GREENE PROPERTY
LAKEWOOD DR



R-1

GREENE JOHN DANIEL &
GREENE DUDLEY ELIZA
ZONE: R-1

M-1

40TH ST

LAKEWOOD DR

HOLLAND CT

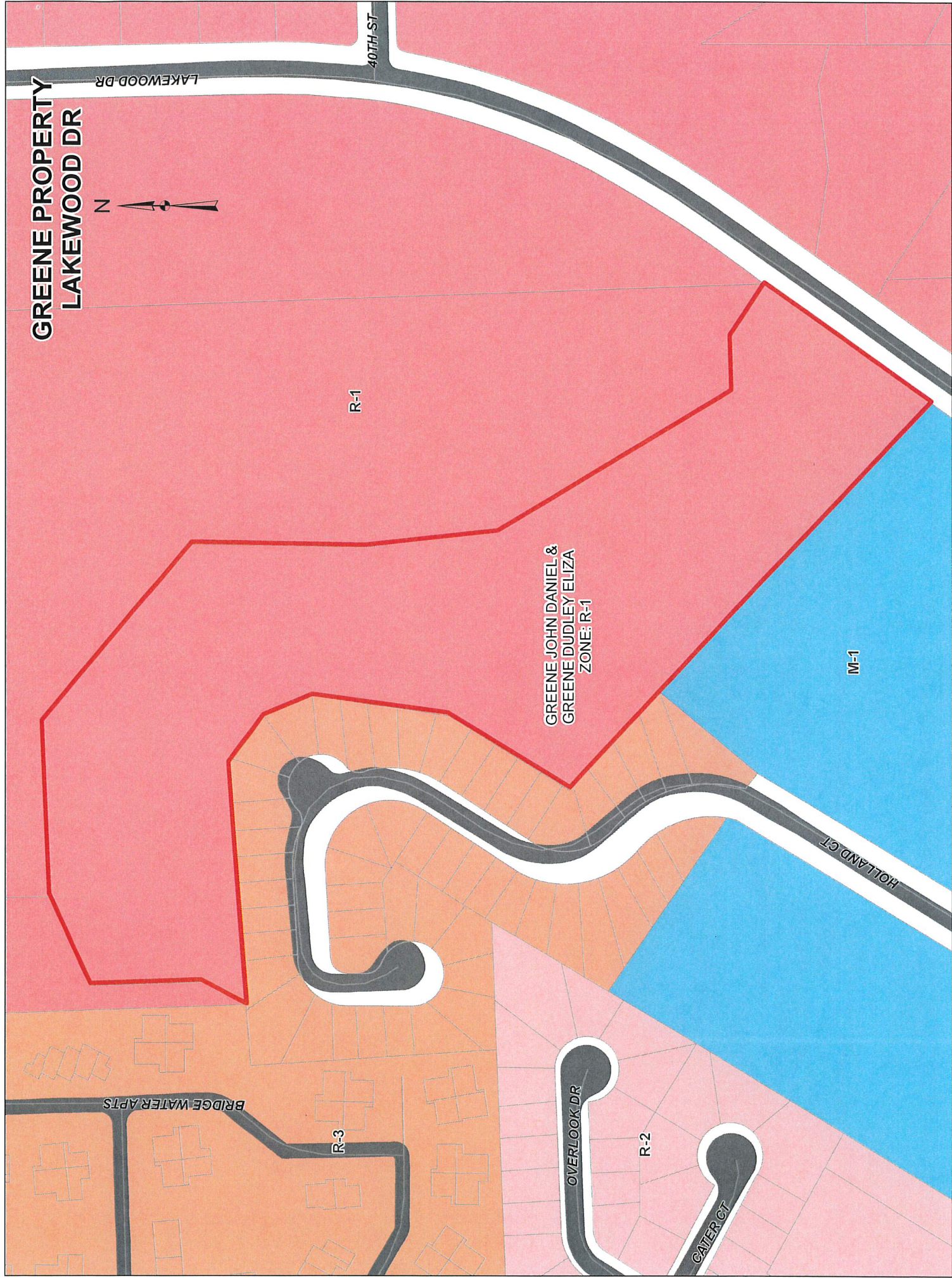
BRIDGE WATER APTS

R-3

OVERLOOK DR

R-2

CATER CT





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: *M.P. For A.M.*
Angel Moore, P.E., City Engineer/Public Works Director

Date: October 21, 2021

RE: Rezone – 11 +/- acres located at along the west side of Lakewood Drive & south of Holland Creek

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.