

ORDINANCE NO. 2023 - 06

AN ORDINANCE TO ESTABLISH FEES OF THE CITY OF PHENIX CITY, ALABAMA RELATING TO ANNEXATION AND ZONING ORDINANCE FEES

WHEREAS, the City Council of the City of Phenix City, Alabama, establish a schedule of application fees for consideration of all approvals, permits, certificates, and public hearings; and

WHEREAS, such fees shall be computed so as to recover all costs incurred by the City in reviewing and processing annexation and zoning-related requests, including advertising fees; and

WHEREAS, it is the desire of the City to establish said fee schedule to include the following:

Zoning Ordinance Fees

Annexation	\$100 filing fee in addition to \$250 if the subject property has an existing structure and is located in Lee County.
De-Annexation	\$100 filing fee
Appeals	\$75.00 plus letter fee*
Variances	\$75.00 plus letter fee*
Special Exception	\$75.00 plus letter fee*
Conditional Use	\$100 plus letter fee*
Statutory Review	\$100 Filing Fee
Amendments (Rezoning and Text)	\$125.00 plus letter fee*
Rezoning Sign	\$25.00 per sign
Zoning Verification Letter	\$10.00
Home Occupation Application	\$15.00

*There is a Certified Letter Fee that is \$5.00 plus current postal rate, per adjacent property owner, which must be paid when applications are submitted.

All persons desiring to rezone real estate which is subject to the Zoning Ordinance of Phenix City, Alabama, shall make application to the Planning Commission, and shall at the time of making said application, certify to the Planning Commission that a sign has been posted on the property by the applicant, at the time of application, notifying interested persons that a rezoning application has been filed. In addition, the Secretary of the Planning Commission shall send, by registered mail, a letter notifying the adjacent property owners of action pending. The sign shall be located within one foot of the right-of-way of a public street or road upon which said property fronts. The sign shall be placed on the property at **300 foot** intervals. If the property in question has **300 feet** or less frontage, one sign will suffice. Where the property does not front on an existing right-of-way, said sign shall be placed within the right-of-way of the nearest street or road. The sign shall furnish the following information:

NOTICE TO REZONE

NAME OF OWNER:
TELEPHONE NUMBER:
ADDRESS OF PROPERTY:
PRESENT ZONING:
PROPOSED ZONING:
PROPOSED USE OF PROPERTY:

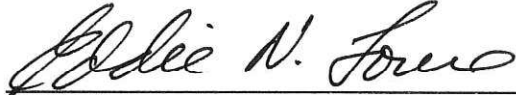
FOR ADDITIONAL INFORMATION, CALL THE OFFICE OF THE CITY PLANNER, CITY OF PHENIX CITY, ALABAMA.

Said sign or signs shall be **24 x 36** with black lettering on a white background. Said sign or signs shall be purchased at time of application. The applicant shall notify the Planning Commission of the City of Phenix City, in writing, that the sign or signs have been erected and where it is located.

The sign or signs shall contain no additional advertisement or words other than which is specified herein. Said sign or signs shall remain until the Council of Phenix City, Alabama has taken final action.

NOW, THEREFORE, BE IT ORDAINED, that the City Council of the City of Phenix City, Alabama hereby establishes said fee schedule of application fees for consideration of all approvals, permits, certificates, subdivision review, and public hearings.

PASSED, APPROVED AND ADOPTED this 4th day of April, 2023.




MAYOR






MEMBERS OF THE CITY COUNCIL OF
THE CITY OF PHENIX CITY, ALABAMA

ATTEST:


CITY CLERK