



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 13, 2024
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 January 23, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision Replat – 0.36+/- acres at 9th Avenue & 9th Place – Annie Lewis Estate c/o Willie G. Lewis, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Approval of Administrative Subdivision Replat – 0.55+/- acres on 14th Court – Tyro Properties, LLC. c/o Rodney Niles, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Approval of Administrative Subdivision Replat – 0.83+/- acres located at 705 4th Place – Christian Television Network, Inc., owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Old Business
- 10) New Business
 - Election of New Officers:
 - Chairman,
 - Vice-Chairman
 - Parliamentarian
- 11) Adjournment

January 23, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 23, 2024, at 5:15 PM EST in the Council Chambers at the Public Safety Building located at 1111 Broad Street, Phenix City, Alabama.

Chairman Sims called the meeting to order and asked Secretary Phillips-Wyatt to call the roll. Upon roll call, the following members answered present: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Member Carter was not present.

The second item on the agenda was the Approval of the Agenda. Member Davis made the motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed.

The third item on the agenda was the attendance call for City Personnel and Elected Officials. Chairman Sims asked Secretary Phillips-Wyatt to call roll for the City Employees. The following City Personnel were present in person: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Civil Engineer/PE Chris Casey, Graduate Engineer Andrew Patterson, Chief Building Official Ray Rogers, Fire Chief Kristin Kennedy, Utilities Engineer John Spraggins, Public Safety Director Ray Smith, Economic Development Manager Shaun Culligan, City Attorney Jimmy Graham, Assistant City Manager Chan Gamble, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of January 9, 2024 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Ivy made the motion to approve, seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: Member McKissic and Member Ramos. Motion thus passed.

The fifth item on the agenda was Chairman Sims, who set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Approval of Administrative Subdivision Replat for 2.16+/- acres located at 797 Dillingham Street – Alfonza Smith, owner. City Engineer Angel Moore reviewed the staff report with the members.

Chairman Sims asked Secretary Phillips-Wyatt to read the department memo.

Memo

To: Planning Commission

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

Date: January 18, 2024

RE: Administrative Subdivision Replat – 2.16+/- acres located at 797 Dillingham Street

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

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

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

The eighth item on the agenda was New Business. None

The ninth item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Ivy, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Ivy, Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. 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 February 13, 2024.

Chairman – Billy Sims

Secretary – Eliza Phillips-Wyatt



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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, 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: Annie Lewis Estate c/o Willie G. Lewis
Surveyor of Record: McBride & McGill, Inc.
Site Location: northeast corner of 9th Ave. & 9th Pl.
Acreage: 0.36 +/- acres
Number of Lots: 2
Current Zoning: R-3 High Density Residential
Current Use of Property: Vacant
Proposed Use of Property: Patio Garden Home Sites
District: Two (2)
Survey Plat: Attached
City Services: Phenix City Water & Sewer, Fire, Police, Street & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.

OWNERSHIP AND DEDICATION

I, WILIE G. LEWIS, JR., AS AN AUTHORIZED REPRESENTATIVE OF THE ANNE LEWIS ESTATE, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CERTIFY THAT I HEREBY ADOPT THIS PLAN WITH MY DEDICATE ALL STREETS, ALLEYS, WALKWAYS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

SIGNED: W. G. Lewis, Jr. DATE: 11/20/23
 WILIE G. LEWIS, JR.
 AUTHORIZED REPRESENTATIVE
 ANNE LEWIS ESTATE

NOTARY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT I AM THE AUTHORIZED REPRESENTATIVE OF THE ANNE LEWIS ESTATE AND THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CERTIFY THAT I HEREBY ADOPT THIS PLAN WITH MY DEDICATE ALL STREETS, ALLEYS, WALKWAYS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

DATE OF EXECUTION: 11/20/23
 NOTARY PUBLIC: [Signature]



CERTIFICATE OF ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF RUSSELL, ALABAMA, HEREBY CERTIFIES APPROVAL OF THIS PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF RUSSELL COUNTY, ALABAMA, THIS 20 DAY OF NOVEMBER, 2023.

COUNTY ENGINEER
 COUNTY OF RUSSELL, ALABAMA

CERTIFICATE OF APPROVAL

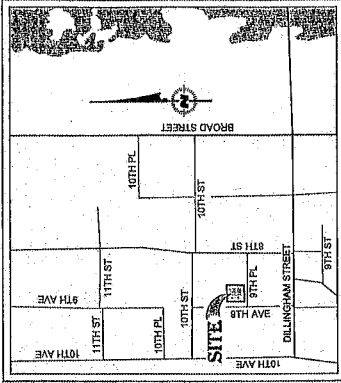
PHENIX CITY PLANNING COMMISSION
 I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHENIX CITY, ALABAMA, WITH THE EXCEPTION OF VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING THE OFFICE OF THE JUDGE OF PROBATE OF RUSSELL COUNTY, ALABAMA.

CHAIRMAN, PLANNING COMMISSION: _____ DATE: _____
 SECRETARY, PLANNING COMMISSION: _____ DATE: _____

LEGEND**

- PROPERTY CORNER SOUND
- 1/2" REBAR & CAP SET (N202345)
- CALCULATED POINT
- POINT OF COMMENCEMENT
- 1/2" REBAR & CAP
- TOP PIPE
- BUILDING SETBACK LINE
- NOW OR FORMERLY
- RIGHT-OF-WAY
- RECORD CALLS
- PROPERTY CORNER SOUND
- SANITARY SEWER MANHOLE
- GUY WIRE
- WATER METER
- SSWR CLEAN OUT
- FIRE HYDRANT
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND SSWR LINE (PROPOSED)

**SYMBOLS ARE NOT TO SCALE



Vicinity Map
 NOT TO SCALE

ADMINISTRATIVE REPLAT NOTES

- 1) STRUCTURES, EASEMENTS AND ACCESS SHALL NOT BE RESTRICTED BY UNGATED FENCES.
- 2) ALL EASEMENTS ARE PRIVATELY MAINTAINED.
- 3) FOR THE PURPOSE OF ACCESS, ONE EASEMENT SHALL SERVE NO MORE THAN ONE LOT.
- 4) SUBJECT PROPERTY IS LOCATED IN THE CITY LIMITS OF PHENIX CITY.
- 5) CITY OF PHENIX CITY IS NOT RESPONSIBLE FOR ANY EASEMENTS SHOWN HEREON.
- 6) ANY FENCES LOCATED INSIDE A PUBLIC EASEMENT SHALL HAVE ONES TO ALLOW FULL ACCESS TO ADJACENT PROPERTY OR WAY OR EASEMENTS UNLESS APPROVED OTHERWISE BY THE LOCAL GOVERNING AUTHORITY.
- 7) THE PURPOSE OF THIS SURVEY IS TO DIVIDE THE PROPERTY INTO 2 LOTS.

SURVEYOR'S NOTES

- 1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN, SUBJECT TO EASEMENTS, RESTRICTIONS & ENCUMBRANCES WHICH MAY BE RECORDED.
- 2) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING THE SUBJECT PROPERTY.
- 3) THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A TITLE CURATIVE RECORDS OF RECORDS UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES, INTERESTS OR RIGHTS OF THE SUBJECT PROPERTY.
- 4) UNDERGROUND UTILITIES SHOWN, IF ANY, ARE APPROXIMATE, BASED ON THE ALDOT CORS R/W NETWORK.
- 5) ALL DRIVEWAYS JOINING COUNTY OR STATE R/W SHALL BE CONSIDERED TO BE THE RUSSELL COUNTY ENGINEERING DEPARTMENT PROPERTY.
- 6) THE SURVEYOR MAKES NO GUARANTEES TO THE LOCATION OF ANY EFFLUENT DRAIN FIELDS, SEPTIC TANK, OR SEPTIC LINES ON THE SUBJECT PROPERTY.

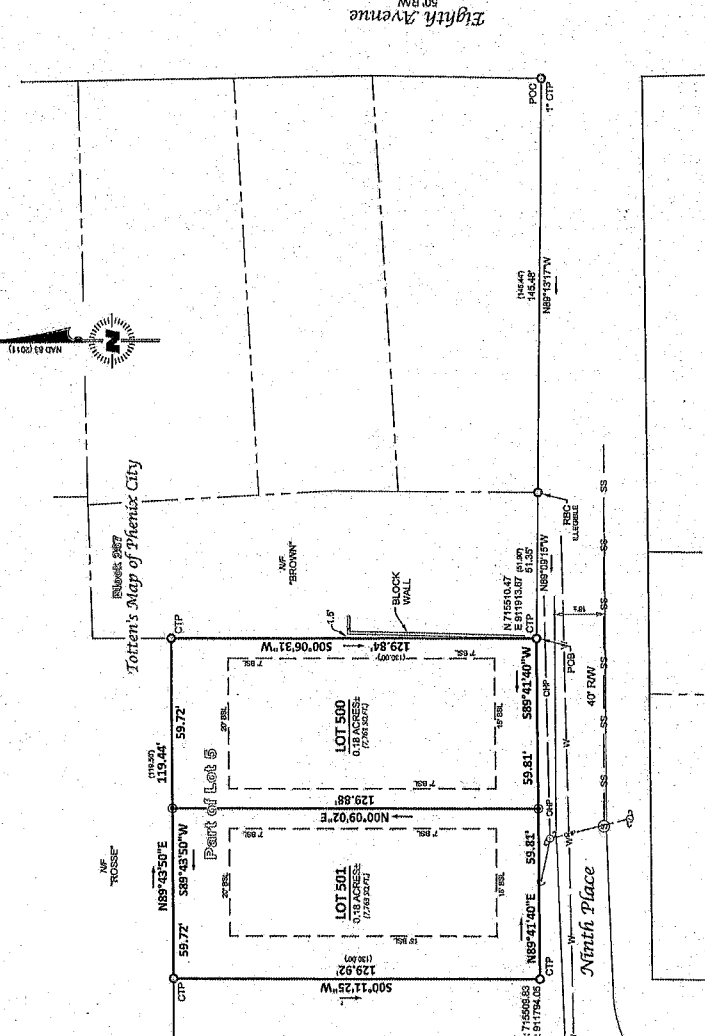
REFERENCES

- 1) DEED BOOK 1068, PAGE 87
- 2) SOURCE OF TITLES
- 3) DEED BOOK 1068, PAGE 120
- 4) DEED BOOK 1068, PAGE 192
- 5) DEED BOOK 1487, PAGE 288
- 6) DEED BOOK 1068, PAGE 288
- 7) DEED BOOK 1068, PAGE 281

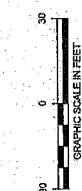
DIVISION DETAILS

- TOTAL ACRES: 0.38 ACRES
- TOTAL NUMBER OF LOTS: 2
- SMALLEST LOT AREA: 0.19 ACRES
- DEED BOOK REFERENCE: FC PATO GARDEN
- TAX ID: 57 08 08 14 3 302 057 000

ZONING RESTRICTIONS: 3,409 S.F.T.
 MIN. LOT AREA: 50 FT.
 MIN. WIDTH: 50 FT.
 FRONT SETBACK: 7 FT.
 REAR SETBACK: 20 FT.
 STREET SIDE SETBACK: 15 FT.



FLOOD CERTIFICATION
 THE SHOWN LOT IS NOT IN A FLOOD HAZARD ZONE AS PER THE FIRM OF RUSSELL COUNTY, ALABAMA, MAP NO. 011150156C, EFFECTIVE JULY 22, 2010.



DATE: NOV. 20, 2023
 SCALE: 1" = 30'
 SHEET NO: 1 OF 1

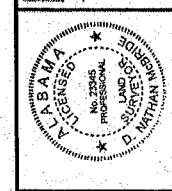
"Ninth Place Division"
 A PROPERTY BOUNDARY SURVEY OF 0.38 ACRES, BEING PART OF LOT 5, BLOCK 287, TOTEM'S MAP OF PHENIX CITY, LYING IN SECTION 14, TOWNSHIP 17 NORTH, RANGE 30 EAST, RUSSELL COUNTY, ALABAMA

PROPERTY OWNER:
Phenix City
 1214 CLUBHOUSE ROAD, COLUMBUS, GA 31903

REV	REVISION DESCRIPTION	DATE
1	ADDED STATE PLANE COORDINATES	01-08-24

FIELD WORK COMPLETED ON NOV. 14, 2023
 PROJECT NO.: 4595-23 | DRAWN BY: D. MCGILL
 THIS MEAN SHALL NOT BE CONSIDERED A REGISTERED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBRIDE & MCGILL, INC.

McBride & McGill, Inc.
 Licensed Professional Surveyors in Alabama & Georgia
 2905 Church Street, Phenix City, AL 36867
 Phone: 205.857.1777 | Fax: 205.282.1686
 Email: comments@mcbride-mcgill.com
 Web: www.McBride-McGill.com



I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT PRACTICES AND STANDARDS OF THE SURVEYING PROFESSION IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

D. NATHAN MCBRIDE
 REG. NO. 22945
 DATE: 11/20/23



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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 F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, 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: February 8, 2024

RE: Administrative Subdivision – 0.36 +/- acres located at the northeast corner of 9th Ave. & 9th Pl.

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



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

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Councilmember District 1

EDDIE N. LOWE
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Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

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

Item No. 7

Type of Request: Administrative Subdivision

General Information

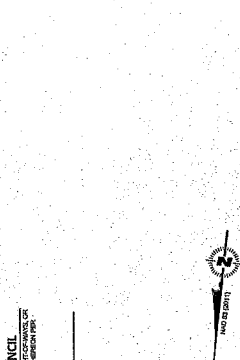
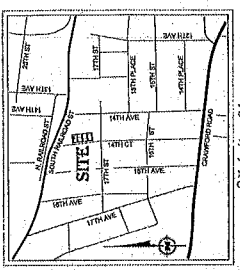
Applicant:	Tyro Properties, LLC (c/o Rodney Niles)
Surveyor of Record:	McBride & McGill, Inc.
Site Location:	1402,1404,1406,1408 14 th Ct.
Acreage:	0.55 +/- acres
Number of Lots:	From 1 lot to 4 lots
Current Zoning:	R-3 High Density Residential
Current Use of Property:	Existing Residential Homes
Proposed Use of Property:	Single Family Residential Homes
District:	Two (2)
Survey Plat:	Attached
City Services:	Phenix City Water & Sewer, Fire, Police, Street & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.



CERTIFICATE OF APPROVAL
PHENIX CITY PLANNING COMMISSION

THE PHENIX CITY PLANNING COMMISSION HAS REVIEWED THE SUBDIVISION MAP AND HAS APPROVED THE SUBDIVISION MAP FOR THE CITY OF PHENIX, ALABAMA, IN ACCORDANCE WITH THE PHENIX CITY CHARTER AND THE PHENIX CITY SUBDIVISION MAP ACT.

APPROVED: _____ DATE: _____

SECRETARY, PLANNING COMMISSION

CERTIFICATE OF THE CITY COUNCIL

THE CITY OF PHENIX CITY COUNCIL HAS REVIEWED THE SUBDIVISION MAP AND HAS APPROVED THE SUBDIVISION MAP FOR THE CITY OF PHENIX, ALABAMA, IN ACCORDANCE WITH THE PHENIX CITY CHARTER AND THE PHENIX CITY SUBDIVISION MAP ACT.

APPROVED: _____ DATE: _____

CITY CLERK

CERTIFICATE OF OWNER

I, THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED IN THE SUBDIVISION MAP, HEREBY CERTIFY THAT THE SUBDIVISION MAP IS TRUE AND CORRECT AND THAT I HAVE NOT MADE ANY CHANGES TO THE SUBDIVISION MAP SINCE IT WAS FILED FOR RECORD.

DATE: 1/14/14

OWNER: _____

NOTARY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, DO HEREBY CERTIFY THAT THE ABOVE SIGNED AND SEALED INSTRUMENT WAS SIGNED AND SEALED BY THE PERSONS WHOSE NAMES ARE THEREIN SET FORTH AS HAVING SIGNED AND SEALED THE SAME.

DATE: 1/14/14

NOTARY: _____

ADMINISTRATIVE REPEAT NOTES

THE CITY OF PHENIX HAS REVIEWED THE SUBDIVISION MAP AND HAS APPROVED THE SUBDIVISION MAP FOR THE CITY OF PHENIX, ALABAMA, IN ACCORDANCE WITH THE PHENIX CITY CHARTER AND THE PHENIX CITY SUBDIVISION MAP ACT.

REFERENCES

1. FIELD BOOK FOR THE SURVEY

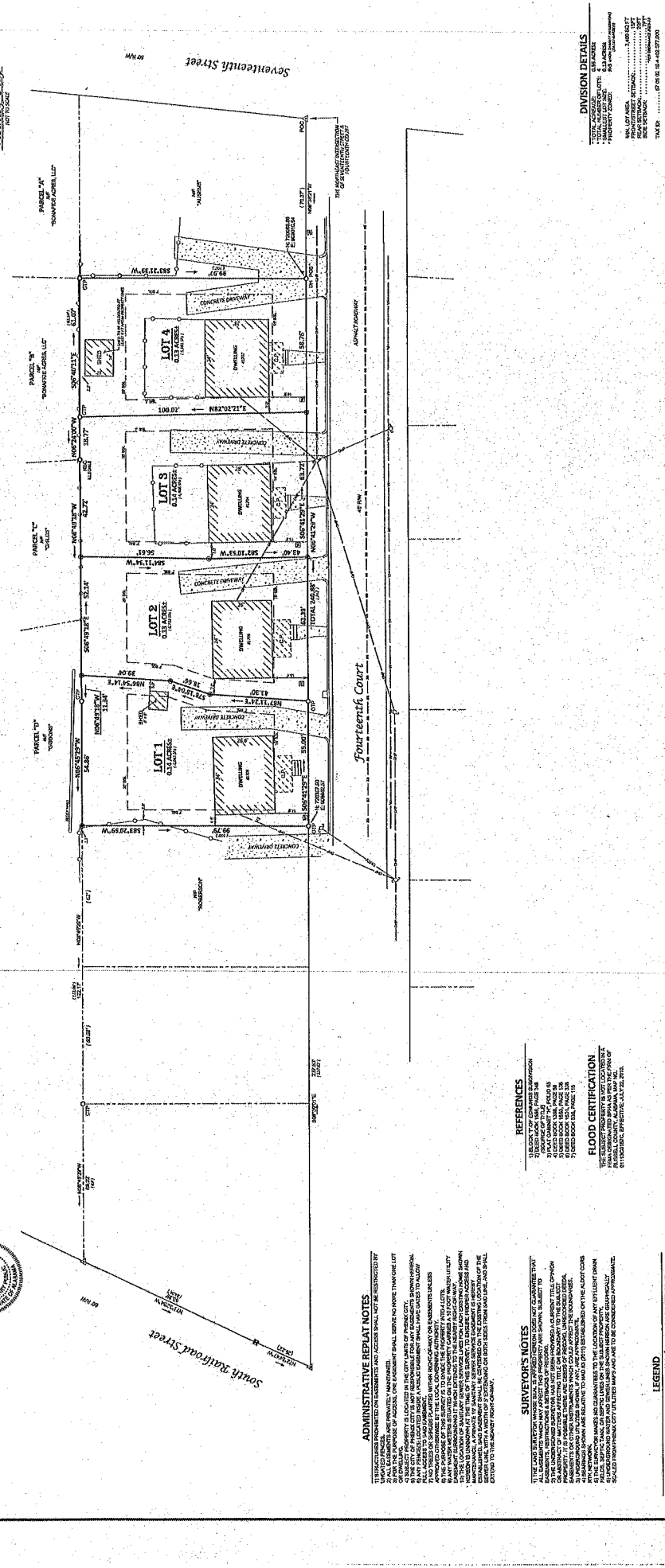
2. FIELD BOOK FOR THE SURVEY

3. FIELD BOOK FOR THE SURVEY

4. FIELD BOOK FOR THE SURVEY

FLOOD CERTIFICATION

THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD ZONE MAP OF THE CITY OF PHENIX, ALABAMA, AS OF THE DATE OF THIS CERTIFICATION.



REFERENCES

1. FIELD BOOK FOR THE SURVEY

2. FIELD BOOK FOR THE SURVEY

3. FIELD BOOK FOR THE SURVEY

4. FIELD BOOK FOR THE SURVEY

FLOOD CERTIFICATION

THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD HAZARD ZONE MAP OF THE CITY OF PHENIX, ALABAMA, AS OF THE DATE OF THIS CERTIFICATION.

ADMINISTRATIVE REPEAT NOTES

THE CITY OF PHENIX HAS REVIEWED THE SUBDIVISION MAP AND HAS APPROVED THE SUBDIVISION MAP FOR THE CITY OF PHENIX, ALABAMA, IN ACCORDANCE WITH THE PHENIX CITY CHARTER AND THE PHENIX CITY SUBDIVISION MAP ACT.

SURVEYOR'S NOTES

THE SURVEY WAS MADE BY THE SURVEYOR AND HIS ASSISTANTS ON THE DATE OF THE SURVEY. THE SURVEY WAS MADE IN ACCORDANCE WITH THE SURVEYING ACT OF THE STATE OF ALABAMA.

LEGEND

PROPERTY CORNER POINT

WATER VALVE

DEAN LARK FENCE LINE

PROPERTY LINE

ADJACENT PROPERTY LINE

ADJACENT ROAD POWER LINE

ADJACENT ROAD WATER LINE

ADJACENT ROAD GAS LINE

ADJACENT ROAD SEWER LINE

ADJACENT ROAD TELEPHONE LINE

ADJACENT ROAD CABLE LINE

DIVISION DETAILS

DATE: DEC. 19, 2023

SCALE: 1" = 20'

SHEET NO: 1 OF 1

REPEAT OF:

Part of Block L, Edmunds Subdivision

A PROPERTY BOUNDARY SURVEY FOR THE DIVISION OF 0.55 ACRES LYING IN THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 7 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA

PROPERTY OWNER: J.P. McBRIDE & MCGILL, LLC

10000 PHENIX CITY, ALABAMA 36033

NO.	REVISION DESCRIPTION	DATE
1	AS PER CITY ENGINEER'S COMMENTS	1-2-2024

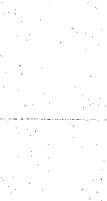
McBride & McGill, Inc.

Civil, Engineering & Land Surveying

2000 Central Blvd., Phenix City, AL 36867

Phone: (205) 837-1111 Fax: (205) 837-1188

www.mcbrideandmcgill.com



THESE CITY ENGINEER'S COMMENTS ARE FOR THE CITY OF PHENIX, ALABAMA, AND DO NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE CITY ENGINEER'S COMMENTS ARE FOR INFORMATIONAL PURPOSES ONLY.





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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, 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: February 8, 2024

RE: Administrative Subdivision – 0.55 +/- acres located at 1402, 1404, 1406, & 1408 14th Ct.

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



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

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

Item No. 8

Type of Request: Administrative Subdivision

General Information

Applicant:	Christian Television Network, Inc., owner
Surveyor of Record:	Barrett Simpson, Inc.
Site Location:	705 4 th Place
Acreage:	0.83 +/- acres
Number of Lots:	From 2 Lots to 1 Lot
Current Zoning:	C-4 Highway Commercial District
Current Use of Property:	Communications Network / Vacant
Proposed Use of Property:	As allowed by zoning
District:	Three (3)
Survey Plat:	Attached
City Services:	Phenix City Water & Sewer, Fire, Police, Streets & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.

PLAT OF PROPERTY DIVISION FOR
CHRISTIAN TELEVISION NETWORK, INC
 LOTS 5 & 6, BLOCK 304, TOTTEN'S MAP OF PHENIX CITY
 LOCATED IN SECTION 23, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA

RECORDING INFORMATION

THIS INSTRUMENT HAS BEEN FILED FOR RECORDING IN THE PUBLIC OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF RUSSELL, ALABAMA.

DATE: 11/21/24

CERTIFICATES

THE COUNTY CLERK HAS REVIEWED THE INSTRUMENT AND HAS FOUND THAT THE INSTRUMENT COMES WITHIN THE PROVISIONS OF THE CONSTITUTION OF THE STATE OF ALABAMA AND THE ACTS OF THE LEGISLATURE OF THE STATE OF ALABAMA RELATIVE TO THE RECORDING OF INSTRUMENTS IN THE PUBLIC OFFICE OF THE CLERK OF THE SUPERIOR COURT OF THE COUNTY OF RUSSELL, ALABAMA.

DATE: 11/21/24

PHENIX CITY REQUIRED NOTES

1. THE PROPERTY IS LOCATED WITHIN THE CITY OF PHENIX CITY, ALABAMA, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER REGULATIONS.

2. THE PROPERTY IS LOCATED WITHIN THE CITY OF PHENIX CITY, ALABAMA, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER REGULATIONS.

SITE NOTES

1. THE PROPERTY IS LOCATED WITHIN THE CITY OF PHENIX CITY, ALABAMA, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER REGULATIONS.

2. THE PROPERTY IS LOCATED WITHIN THE CITY OF PHENIX CITY, ALABAMA, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER REGULATIONS.

SURVEYOR'S NOTES

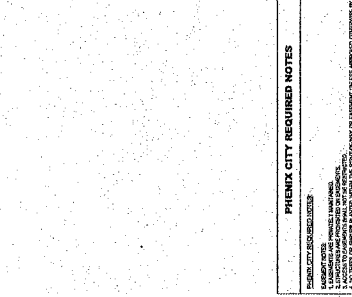
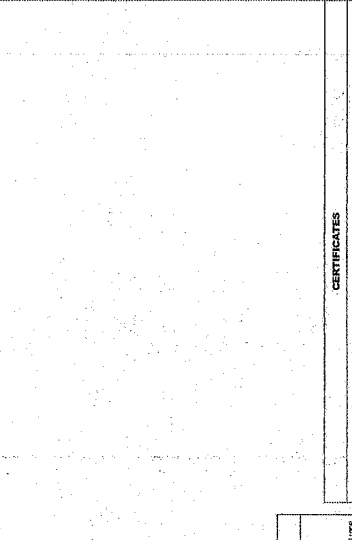
1. THE PROPERTY IS LOCATED WITHIN THE CITY OF PHENIX CITY, ALABAMA, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER REGULATIONS.

2. THE PROPERTY IS LOCATED WITHIN THE CITY OF PHENIX CITY, ALABAMA, AND IS SUBJECT TO THE CITY'S ZONING ORDINANCES AND OTHER REGULATIONS.

SURVEYOR'S CERTIFICATE

I, Barrett Simpson, Surveyor, do hereby certify that the above described land is the property of Christian Television Network, Inc. and that the same is being conveyed to Christian Television Network, Inc. by deed.

DATE: 11/21/24



LEGEND

- 1. BOUNDARY LINE
- 2. ADJACENT PROPERTY
- 3. EASEMENT
- 4. RIGHT-OF-WAY
- 5. UTILITY LINE
- 6. FENCE
- 7. CONCRETE CURB
- 8. ASPHALT DRIVE
- 9. GRAVEL DRIVE
- 10. DRIVE
- 11. SIDEWALK
- 12. DRIVEWAY
- 13. DRIVEWAY
- 14. DRIVEWAY
- 15. DRIVEWAY
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SURVEYOR'S INFO

NAME: Barrett Simpson
 ADDRESS: 1000 1st Street, Phenix City, AL 36060
 PHONE: 205-836-1111
 LICENSE NO.: 11797223

DEED RECORDS

DATE: 11/21/24

BOOK: 11797223

PAGE: 1

DEED RECORDS

DATE: 11/21/24

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

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY F. CARTER
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager
SHANNON DAVIS, 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: February 8, 2024

RE: Administrative Subdivision – 0.83 +/- acres located at 705 4th Place

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