



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 27, 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 February 13, 2024 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Subdivision – 1.76+/- acres located at 1101 1st Place South – Greater Mt. Zion Baptist Church c/o Nobel Williams, owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Acceptance of Rezone – 28.1+/- acres located on Riverchase Drive – from a C-3 (Neighborhood Commercial District) to a R-3 (High Density Residential District) – Warr-Jordan (c/o William S. Warr, Jr.), Owner
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

February 13, 2024

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 13, 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 Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Members Carter and Ivy were not present.

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

Member Carter arrived at 5:16pm EST.

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 Councilmember Vicky Carter, 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, 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 23, 2024 minutes. Chairman Sims asked if there was a motion to approve the written minutes and remove the recorded minutes. Member Lindsey made the motion to approve, seconded by Member McKissic. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Davis, Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt Nays: None. Abstain: Member Carter. 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 for 0.36+/- acres located at 9th Avenue & 9th Place, Annie Lewis Estate c/o Willie G. Lewis, owner. Civil Engineer/PE Chris Casey 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: 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 the Subdivision Regulations for approval.

Member Davis made the motion to approve, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, 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 the Approval of Administrative Subdivision for 0.55+/- acres on 14th Court for Tyro Properties, LLC, c/o Rodney Niles, owner. Civil Engineer/PE Chris Casey 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: 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 the Subdivision Regulations for approval.

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

The eight item on the agenda was the Approval of Administrative Subdivision for 0.83+/- acres located at 705 4th Place for Christian Television Network, Inc., owner. Civil Engineer/PE Chris Casey 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: 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 the Subdivision Regulations for approval.

Member Carter made the motion to approve, seconded by Member Phillips-Wyatt. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis,

Member Lindsey, Member McKissic, Member Ramos, Chairman Sims, Vice Chairman Taylor and Member Phillips-Wyatt. Nays: None. Abstain: None. Motion thus passed

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

The tenth item on the agenda was New Business. Election of New Officers. The Engineering Department took over the Planning Commission from the Planning Department in October 2023 and the election of new officers were not done. City Engineer Angel Moore asked that it be done during this meeting to get back on track per the By-Laws. Member Davis elected Billy Sims for Chairman, all in favor. Member Lindsey elected Tony Taylor as Vice-Chairman, all in favor. Vice-Chairman Taylor elected Don Ivy for Parliamentarian, all in favor.

The eleventh item on the agenda was Adjournment. Chairman Sims asked if there was a motion to adjourn. A motion to adjourn was made by Member Lindsey, seconded by Member Phillips-Wyatt. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Carter, Member Davis, 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 27, 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:	Greater Mount Zion Baptist Church (c/o Nobel Williams)
Surveyor of Record:	McBride & Maxey, Inc.
Site Location:	1101 1 st Place S
Acreage:	1.76 +/- acres
Number of Lots:	Combine 4 lots into 1 lot
Current Zoning:	R-2 Medium Density Residential
Current Use of Property:	Existing Residential Home/Vacant
Proposed Use of Property:	Residential Duplexes
District:	Three (3)
Survey Plat:	Attached
City Services:	Phenix City Water & Sewer, Fire, Police, Street & Drainage

Staff Comments

None.

Engineer/Owner Comments

None.

CERTIFICATE OF RUSSELL COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF RUSSELL, ALABAMA, HEREBY CERTIFIES APPROVAL OF THIS PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF RUSSELL COUNTY, ALABAMA, THIS DAY OF _____, 2024.

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 _____

OWNERSHIP AND DEDICATION

I, AS AN AUTHORIZED REPRESENTATIVE FOR "THE GREATER MT. ZION BAPTIST CHURCH, INC.", HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND CERTIFY THAT WE HEREBY ADOPT THIS PLAT WITH OUR FREE CONSENT, ESTABLISH THE MINIMUM BUILDING SETBACK LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACE TO PUBLIC OR PRIVATE USE AS NOTED.

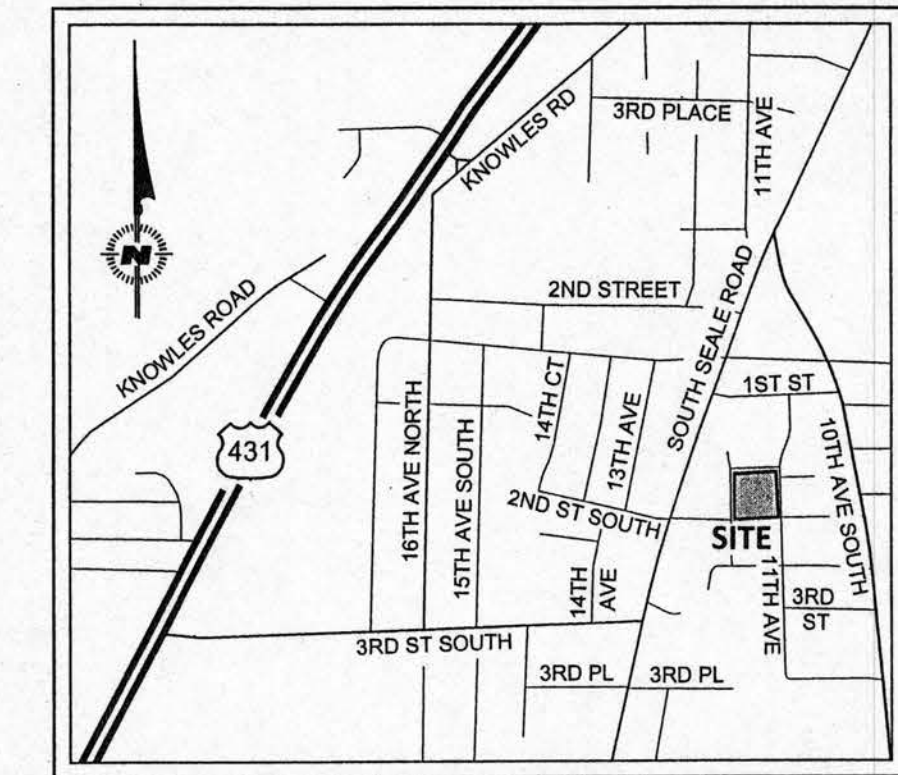
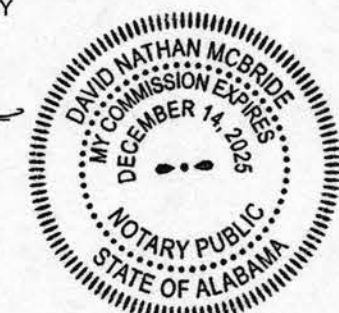
SIGNED: Noble Williams DATE: 2/16/24
AUTHORIZED REPRESENTATIVE
"THE GREATER MT. ZION BAPTIST CHURCH, INC."

PRINT NAME: Noble Williams

NOTARY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT THE AUTHORIZED REPRESENTATIVE, WHOSE NAME IS SIGNED TO THE FOREGOING, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT, THEY EXECUTED THE SAME VOLUNTARILY.

DATE OF EXECUTION: 2/16/24 NOTARY PUBLIC: D. Nathan McBride



Vicinity Map
NOT TO SCALE

ADMINISTRATIVE REPLAT NOTES

- STRUCTURES PROHIBITED ON EASEMENTS AND ACCESS SHALL NOT BE RESTRICTED BY UNGATED FENCES.
- ALL EASEMENTS ARE PRIVATELY MAINTAINED.
- FOR THE PURPOSE OF ACCESS, ONE EASEMENT SHALL SERVE NO MORE THAN ONE LOT OR DWELLING.
- SUBJECT PROPERTY IS LOCATED IN THE CITY LIMITS OF PHENIX CITY.
- THE CITY OF PHENIX CITY IS NOT RESPONSIBLE FOR ANY EASEMENTS SHOWN HEREON.
- ANY FENCE(S) LOCATED INSIDE A PUBLIC EASEMENT SHALL HAVE GATES TO ALLOW FULL ACCESS TO SAID EASEMENT.
- NO TREES OR SHRUBS PLANTED WITHIN RIGHT-OF-WAY OR EASEMENTS UNLESS APPROVED OTHERWISE BY THE LOCAL GOVERNING AUTHORITY.
- THE PURPOSE OF THIS SURVEY IS TO COMBINE FOUR LOTS INTO A SINGLE PARCEL.

SURVEYOR'S NOTES

- 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 & SETBACKS OF RECORD.
- THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- UNDERGROUND UTILITIES SHOWN, IF ANY, ARE APPROXIMATE.
- BEARINGS SHOWN ARE RELATIVE TO GRID NORTH, NAD 83 (2011) ESTABLISHED ON THE ALDOT CORS RTK NETWORK.
- THE SURVEYOR MAKES NO GUARANTEES TO THE LOCATION OF ANY EFFLUENT DRAIN FIELDS, SEPTIC TANK, OR SEPTIC LINES ON THE SUBJECT PROPERTY.
- THE COORDINATES SHOWN ARE RELATIVE TO ALABAMA STATE PLANE-EAST ZONE.

REFERENCES

- DEED BOOK 1039, PAGE 97 (SOURCE OF TITLE)
- PLAT CABINET "J", FOLIO 88

FLOOD CERTIFICATION

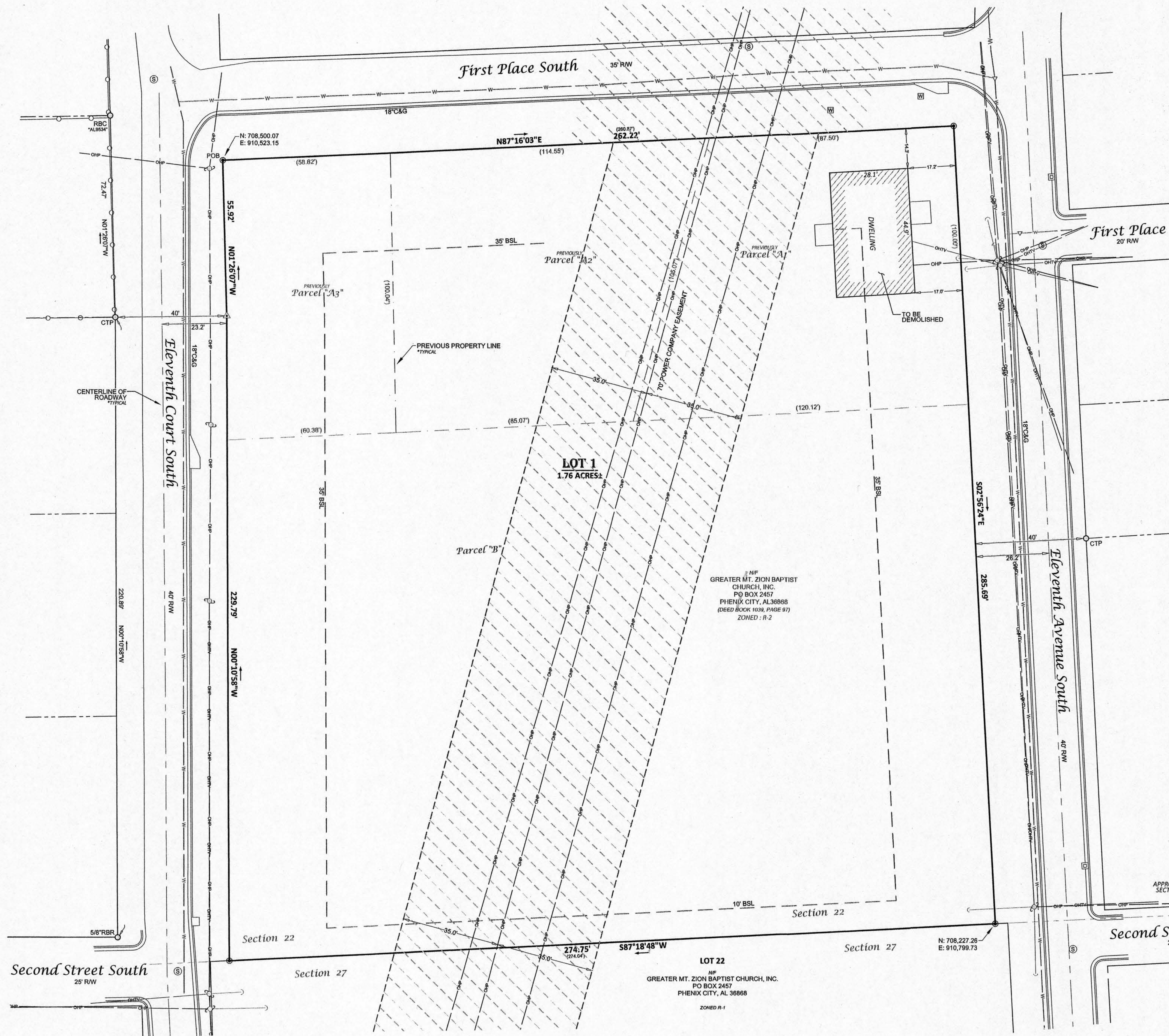
THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SFHA AS PER THE FIRM OF RUSSELL COUNTY, ALABAMA, MAP NO. 01113C0159C, EFFECTIVE: JULY 22, 2010.

DIVISION DETAILS

- TOTAL ACREAGE: 1.76 ACRES
- TOTAL NUMBER OF LOTS: 1
- SMALLEST LOT SIZE: 1.76 ACRES
- ZONING CLASSIFICATION: R-2
- TAX ID: 57 05 05 22 4 031 001.000
- 57 05 05 22 4 031 001.001
- 57 05 05 22 4 031 001.002
- 57 05 05 22 4 031 001.003

ZONING INFORMATION

PROPERTY IS ZONED R-2 (DUPLICATE)
FRONT/STREET SETBACK:35FT
SIDE SETBACK:10FT
REAR SETBACK:40FT



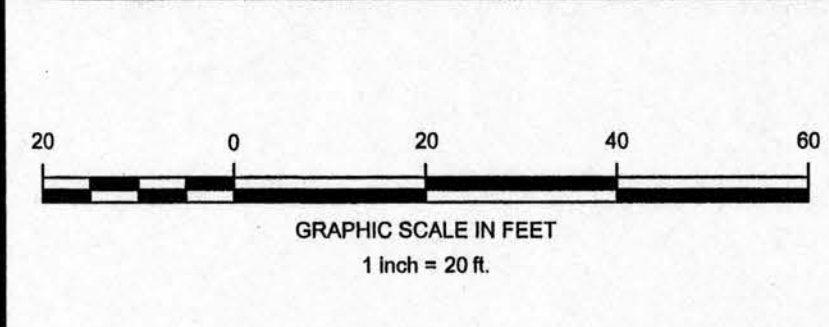
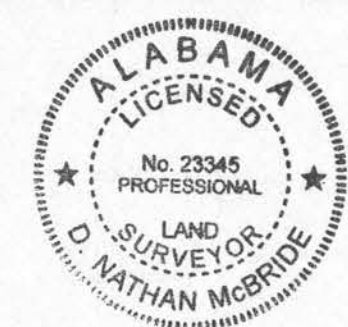
LEGEND**

○ PROPERTY CORNER FOUND	⊕ POWER / UTILITY POLE
⊙ 1/2" REBAR & CAP SET (A12345)	⊕ SANITARY SEWER MANHOLE
△ CALCULATED POINT	▽ WATER VALVE
POB POINT OF BEGINNING	⊕ WATER METER
RBC 1/2" REBAR & CAP	⊕ SSWR CLEAN OUT
RBR 1/2" REBAR	○ 4" CHAIN LINK FENCE LINE
CTP 1" CRIMPED TOP PIPE	— PROPERTY LINE
BSL BUILDING SETBACK LINE	--- ADJOINING PROPERTY LINE
N/F NOW OR FORMERLY	— OVERHEAD POWER LINE
R/W RIGHT OF WAY	— UNDERGROUND WATER LINE (APPROXIMATE)
() RECORD CALLS	— OVERHEAD CABLE TV LINE
C&G CURB & GUTTER	

**SYMBOLS ARE NOT TO SCALE

I HEREBY CERTIFY 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.

D. Nathan McBride DATE: 2/16/24
D. NATHAN MCBRIDE
REG. NO. 23345



Licensed Professionals in Alabama & Georgia
McBride & Maxey, Inc.
Civil Engineering & Land Surveying

2505 Crawford Road, Phenix City, AL 36867
Office: (334) 297-5717 - Fax: (334) 297-1066
Email: comments@mcbride-magee.com
Web: www.McBrideMaxey.com

REV	REVISION DESCRIPTION	DATE
0	INITIAL ISSUANCE	1-31-24
1	ADDRESSED CITY COMMENTS	2-16-24

FIELD WORK COMPLETED ON DEC. 21, 2023
PROJECT NO: 1369.23 | DRAWN BY: B. Harris

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBRIDE & MCGILL, INC.

"Greater Mt. Zion Baptist Lot Combination"

A PROPERTY BOUNDARY SURVEY FOR THE LOT COMBINATION OF PARCEL A1, A2, A3, AND PARCEL B, LOT 10, BLOCK 314, TOTTEN'S MAP OF PHENIX CITY, LYING IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 17 NORTH, RANGE 30 EAST, PHENIX CITY, RUSSELL COUNTY, ALABAMA

PROPERTY OWNERS:
The Greater Mt. Zion Baptist Church, Inc.
PO BOX 2457, PHENIX CITY, AL 36868

DATE: JAN. 31, 2024
SCALE: 1" = 20'
SHEET NO: 1 OF 1



C-3
C-3

C-3

C-3

R-2

R-2

R-2

A/0

A/0

A/0

A/0

R-2

R-2

R-2

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R-1

R-1

R-1

C-3

R-1



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
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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: February 23, 2024
RE: Administrative Subdivision – 1.76 +/- acres located at 1101 1st Pl. S

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

STEVE BAILEY
Councilmember District 1

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SHANNON DAVIS, 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:	Warr-Jordan, LLC, owner
Surveyor of Record:	Barrett-Simpson, Inc.
Site Location:	Along Riverchase Dr.
Acreage:	28.1 +/- acres
Current Zoning:	C-3 Neighborhood Commercial District
Proposed Zoning Classification:	R-3 High Density Residential District
Current Use of Property:	Vacant
Proposed Use of Property:	As allowed by R-3 Zoning
District:	One (1)
Survey Plat:	Attached
City Services:	Phenix City Water, Sewer, Streets & Drainage, Fire, Police

Staff Comments

Considerations:

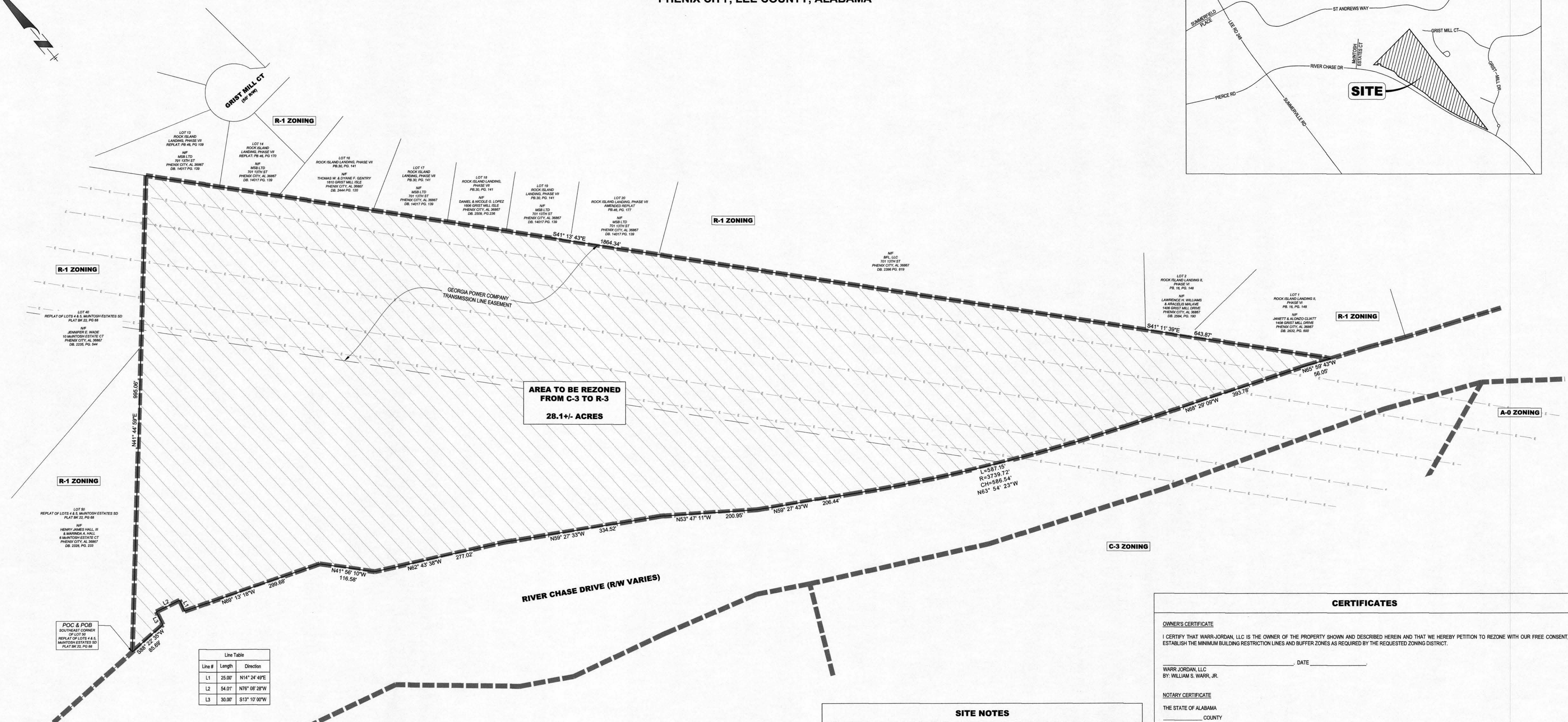
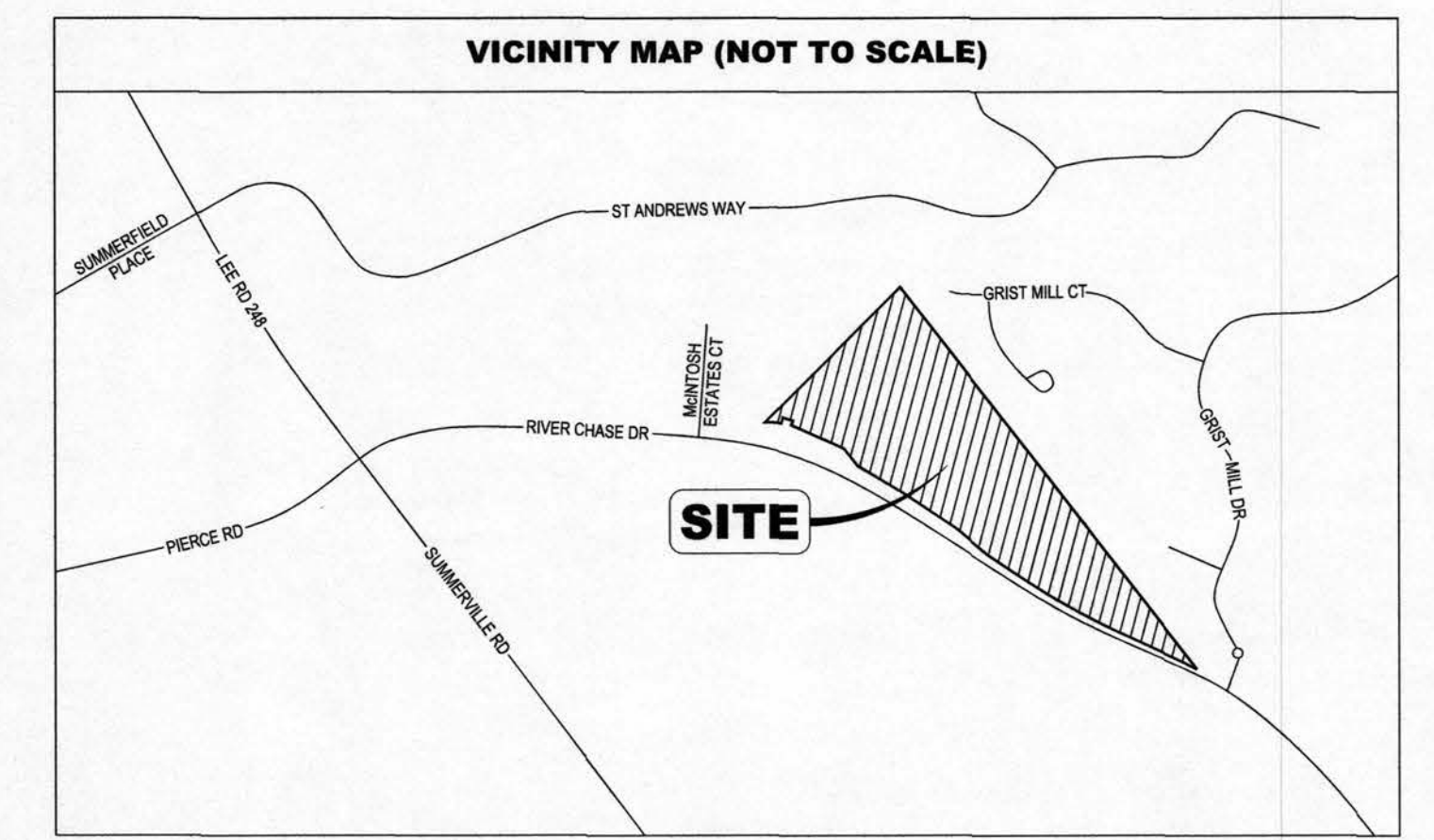
- Based on the 2023 Comprehensive Plan, the subject area is shown on the Future Land Use plan as low density residential, however there are multi-family developments across the street and just down Riverchase Dr.

Engineer/Owner Comments

None

NORTH REFERENCE IS BASED ON THE UN-RECORDED PLAT OF SURVEY FOR WARR-JORDAN, LLC, PREPARED BY ALLEN-SIMPSON, INC., DATED JANUARY 16, 1998.

MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FOR
WARR-JORDAN, LLC
 LOCATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 30 EAST
 PHENIX CITY, LEE COUNTY, ALABAMA



AREA TO BE REZONED
 FROM C-3 TO R-3
 28.1+/- ACRES

Line #	Length	Direction
L1	25.00'	N14° 24' 49"E
L2	54.01'	N78° 08' 28"W
L3	30.00'	S13° 10' 00"W

SITE NOTES

PURPOSE OF PLAT
 MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM C-3 TO R-3.

AREA OF PROJECT
 AREA TO BE REZONED: 28.1+/- ACRES

MINIMUM BUILDING SETBACKS FOR R-3 ZONING:

MULTI-FAMILY:	TOWNHOUSE:	DUPLEX:
FRONT: 25'	FRONT: 25'	FRONT: 35'
REAR: 25'	REAR: 30'	REAR: 40'
SIDE: 10'	SIDE: 10'	SIDE: 10'
STREET SIDE: 25'	STREET SIDE: 25'	STREET SIDE: 35'

REFERENCE DOCUMENTS:
 (A) DEED BOOK 2177, PAGE 449, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
 (B) PLAT OF SURVEY FOR WARR-JORDAN, LLC, PREPARED BY ALLEN-SIMPSON, INC., DATED JANUARY 16, 1998.
 (C) FINAL PLAT OF MONTOSH ESTATES SUBDIVISION, PER PLAT BOOK 21, PAGE 179, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
 (D) REPLAT OF LOTS 4 & 5, MONTOSH ESTATES SUBDIVISION, PER PLAT BOOK 22, PAGE 68, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
 (E) FINAL PLAT OF ROCK ISLAND LANDING, PHASE VII, PER PLAT BOOK 30, PAGE 141, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
 (F) REPLAT OF LOT 13, ROCK ISLAND LANDING, PHASE VII, PER PLAT BOOK 46, PAGE 109, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
 (G) REPLAT OF LOT 14, ROCK ISLAND LANDING, PHASE VII, PER PLAT BOOK 46, PAGE 170, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
 (H) FINAL PLAT OF ROCK ISLAND LANDING, PHASE VI, PER PLAT BOOK 16, PAGE 148, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

PROPERTY LOCATION:
 TAX PARCEL ID #: 43 14 08 27 0 000 002.009, PIN #: 77217 PER THE LEE COUNTY GIS TAX MAPS.

PROPERTY OWNER(S):
 WARR-JORDAN, LLC
 6001 RIVER ROAD, SUITE 100
 COLUMBUS, GA 31904

NOTE:
 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 INFORMATION FOUND IN THE FILES OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THIS DATE.

CERTIFICATES

OWNER'S CERTIFICATE

I CERTIFY THAT WARR-JORDAN, LLC IS 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.

DATE _____

WARR-JORDAN, LLC
 BY: WILLIAM S. WARR, JR.

NOTARY CERTIFICATE

THE STATE OF ALABAMA
 COUNTY _____

I, _____ A NOTARY PUBLIC, HEREBY CERTIFY THAT WILLIAM S. WARR, JR., WHOSE NAME IS SIGNED ABOVE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THIS PLAT, HAVE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE GIVEN UNDER MY HAND THIS THE _____ DAY OF _____, 20____.

NOTARY SIGNATURE: _____ MY COMMISSION EXPIRES: _____

SURVEYOR'S INFO

EDDIE A. EUBANKS
 AL PLS NO. 24328
 SURVEY MANAGER,
 BARRETT-SIMPSON, INC.

ADDRESS:
 121 WEST BROAD STREET
 EUFALULA, AL 36027
 PHONE:
 334-687-4257(Office)
 334-381-0173(Cell)
 EMAIL:
 EAEUBANKS@BARRETT-SIMPSON.COM

SCALE
 0 50 100 200 300 400
 IN FEET

BARRETT-SIMPSON, INC.
 Engineers & Land Surveyors
 121 WEST BROAD STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
 121 W. BROAD STREET, EUFALULA, AL 36027 (PH 334-687-4257, FAX 334-687-8828)
 223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

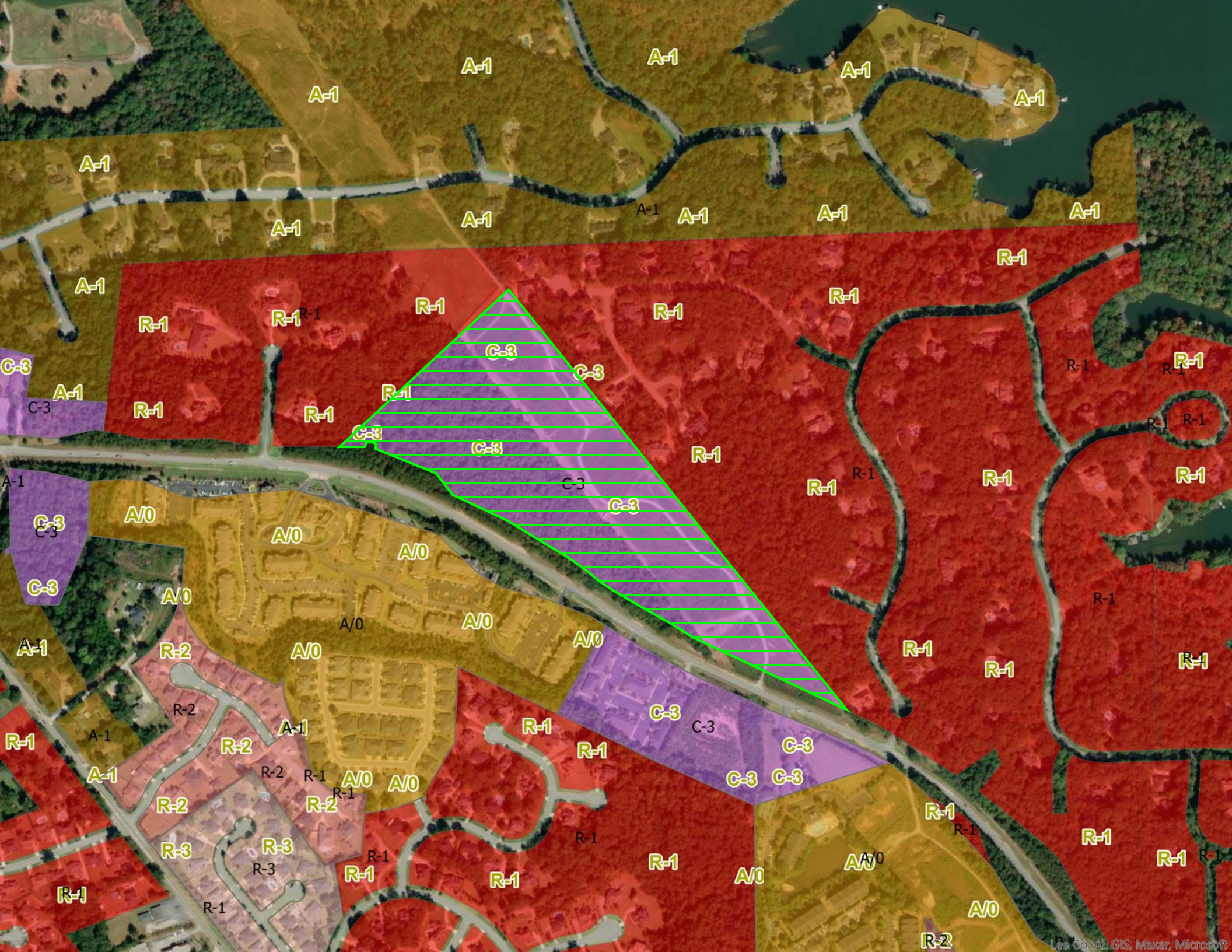
SURVEYOR'S CERTIFICATE

SURVEYOR'S CERTIFICATE

I, EDDIE 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, 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 THIS DATE.

EDDIE A. EUBANKS - ALA. PLS NO. 24328 DATE 2/19/2024

REVISION DATE	DESCRIPTION	DRAWN DATE:
1)		2/8/2024
2)		SCALE: 1"=100'
3)		FIELD BY: N/A
4)		FIELD DATE: N/A
5)		DRAWN BY: TLS
		PROJECT / DWG NO: 24-0017_REZONE





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

Date: February 23, 2024

RE: Rezone – 28.1 +/- acres located at along Riverchase Dr.

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.