



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, JUNE 25, 2019  
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 June 11, 2019 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Request for Waiver – 16.61+/- acres located at 1866 Pierce Road – Gloria Gillis Warr, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Approval of Administrative Replat – 16.61+/- acres located at 1866 Pierce Road – Gloria Gillis Warr, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Approval of Administrative Replat – 3.21+/- acres located at 5001 Riverchase Drive – Atchley Properties, LLC., owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 9) Approval of Final Plat – Ivy Creek Phase III located between Ivy Lane, Ivy Way, & Ivy Loop – Ivy Creek LLC., owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

**June 11, 2019**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 11, 2019 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

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

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: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: Assistant Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director/Assistant City Manager Steve Smith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the May 28, 2019 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 Sims, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Lindsey, Member McKissic, and Member Sims, and Member Taylor. Nays: None. Abstain: Members Ivy and Culligan. 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 Administrative Replat of 9.9+/- acres located at 68 Lee Road 313 for Ricky and Tonya McAfee. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the board members. Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

*To: Planning Commission*

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

*Date: June 6, 2019*

*RE: Administrative Replat – 9.9+/- acres located at 68 Lee Road 313*

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

At this time Chairman Howard asked if there was a motion. Vice Chairman Davis made a motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, and Member Culligan. Nays: None. Abstain: None. Motion passed.

The seventh item on the agenda was the Administrative Replat of 2.63+/- acres located at 509 Idle Hour Drive for River of Life Church & River of Life Worship Center of Phenix City, owners. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the board members. Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

*To: Planning Commission*

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

*Date: June 6, 2019*

*RE: Administrative Replat – 2.63+/- acres located at 509 Idle Hour Drive*

*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.*

At this time Chairman Howard asked if there was a motion. Member Ivy made a motion to accept, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, and Member Culligan. Nays: None. Abstain: None. Motion passed.

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

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

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: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member McKissic, Member Sims, and Member Culligan. 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, June 25, 2019.

---

Chairman - Pat Howard

---

Vice Chairman – Jimmy Davis



# 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**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / 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. 6**

**Type of Request: Waiver**

**Applicant: Gloria Gillis Warr, owner**

**Surveying Firm: Barrett-Simpson**

**Site Location: 1866 Pierce Road**

**Acreage: 16.61 +/-**

**Number of Lots: 3**

**Reason for Waiver Request: Request is being asked for to deed additional property to owners of Parcell A3 for the purpose of creating an additional buffer between Parcel A1.2**

**Current Zoning: R-1**

**Current Use of Property: Residential**

**Proposed Use of Property: Residential**

**Survey Plat: Attached**

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

**Additional Information: The Request for Waiver is attached. The request does not meet the Subdivision Regulations. See the attached memo.**

**Engineer and or Owner Comments: See application for waiver**

REQUEST FOR WAIVER

NAME OF DEVELOPER(S): GLORIA GILLIS WARR  
NAME OF ENGINEERING FIRM: BARRETT - SIMPSON, INC  
(OWNER'S REPRESENTATIVE)  
EMAIL ADDRESS OF OWNER: EAEUBANKS@BARRETT-SIMPSON.COM  
NAME OF SUBDIVISION: PROPERTY DIVISION OF GLORIA GILLIS WARR  
LOCATION OF SUBDIVISION: PIOPALU ROAD & EXPLORER DRIVE

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

REQUEST IS BEING ASKED FOR TO DEED ADDITIONAL  
PROPERTY TO JOHNNY & RHONDA MAJOR FOR  
PURPOSE OF CREATING AN ADDITIONAL  
BUFFER BETWEEN PARCEL A1.2.


STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:

PARCEL A1.2 IS CURRENT OWNED BY GLORIA  
WARR BUT IS UNDER CONTRACT TO BE SOLD.  
MS. WARR AGREED TO DEED THIS ADDITIONAL PROPERTY  
TO HER DAUGHTER.

LIST ANY ATTACHMENTS TO THIS PETITION:

PROVIDE A SHORT EXPLANATION WHY YOU BELIEVE THE WAIVER SHOULD BE APPROVED:

THIS TRANSACTION & DEEDING OF ADDITIONAL  
PROPERTY IS AN AGREEMENT FOR ~~RE~~ RELINQUISHING  
EASEMENT THRU PARCEL A1.2

  
Signature of Owner  
REPRESENTATIVE

6/21/2019  
Date





**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**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / 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:** June 21, 2019  
**RE:** Waiver Request – 16.61 +/- acres located at 1866 Pierce Road

---

The submitted Waiver request for 1866 Pierce Road does not meet the requirements of Article IV, Section 5 of the Subdivision Regulations as well as the minimum lot width requirements of the Zoning Ordinance for R-1 district.



# 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**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / 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: Administrative Replat

**Applicant:** Gloria Gillis Warr, owner

**Surveying Firm:** Barrett-Simpson, Inc.

**Site Location:** 1866 Pierce Road

**Acreage:** 16.61 +/-

**Number of Lots:** 3

**Current Zoning:** R-1

**Current Use of Property:** Residential

**Proposed Use of Property:** Residential

**Survey Plat:** Attached

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

**Additional Information:** Lots A2.2 and A3 are in the process of connecting to water service as well as constructing driveways off of Explorer Drive.

**Surveyor and or Owner Comment(s):** None







**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**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / 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:** June 21, 2019

**RE:** Administrative Re-plat – 16.61 +/- acres located at 1866 Pierce Road

---

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of Subdivision Regulations or Zoning Ordinance based on a buildable lot requirement and minimum lot size. A Waiver request has been submitted by the owner for relief of these requirements.



**DR. R. GRIFF GORDY**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / 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: Administrative Replat**

**Applicant:** Atchley Properties, LLC.

**Surveying Firm:** Barrett-Simpson, Inc.

**Site Location:** 5001 Riverchase Drive

**Acreage:** 3.21 +/-

**Number of Lots:** 2

**Current Zoning:** C-3

**Current Use of Property:** Vacant

**Proposed Use of Property:** Commercial

**Survey Plat:** Attached

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

**Additional Information:** None

**Surveyor and or Owner Comment(s):** None

PLAT OF PROPERTY DIVISION FOR  
**ATCHLEY PROPERTIES, LLC**  
LOCATED IN SECTIONS 27 & 34, TOWNSHIP 18 NORTH, RANGE 30 EAST,  
PHENIX CITY, LEE COUNTY, ALABAMA

NOTICE TO THE PUBLIC: THIS PLAT IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS, REGULATIONS, ORDINANCES, AND DECISIONS OF THE COURTS. THE PLAT IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE PLAT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE PLAT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PREPARED BY.

**GENERAL NOTES:**  
1. THE PROPERTY IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS, REGULATIONS, ORDINANCES, AND DECISIONS OF THE COURTS.  
2. THE PLAT IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.  
3. THE PLAT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED.  
4. THE PLAT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PREPARED BY.

**PROPERTY DESCRIPTION:**  
THE PROPERTY IS LOCATED IN SECTIONS 27 & 34, TOWNSHIP 18 NORTH, RANGE 30 EAST, PHENIX CITY, LEE COUNTY, ALABAMA. THE PROPERTY IS SUBJECT TO ALL APPLICABLE STATE AND FEDERAL LAWS, REGULATIONS, ORDINANCES, AND DECISIONS OF THE COURTS. THE PLAT IS NOT TO BE CONSIDERED AS A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE PLAT IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. THE PLAT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PREPARED BY.

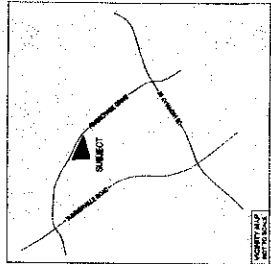
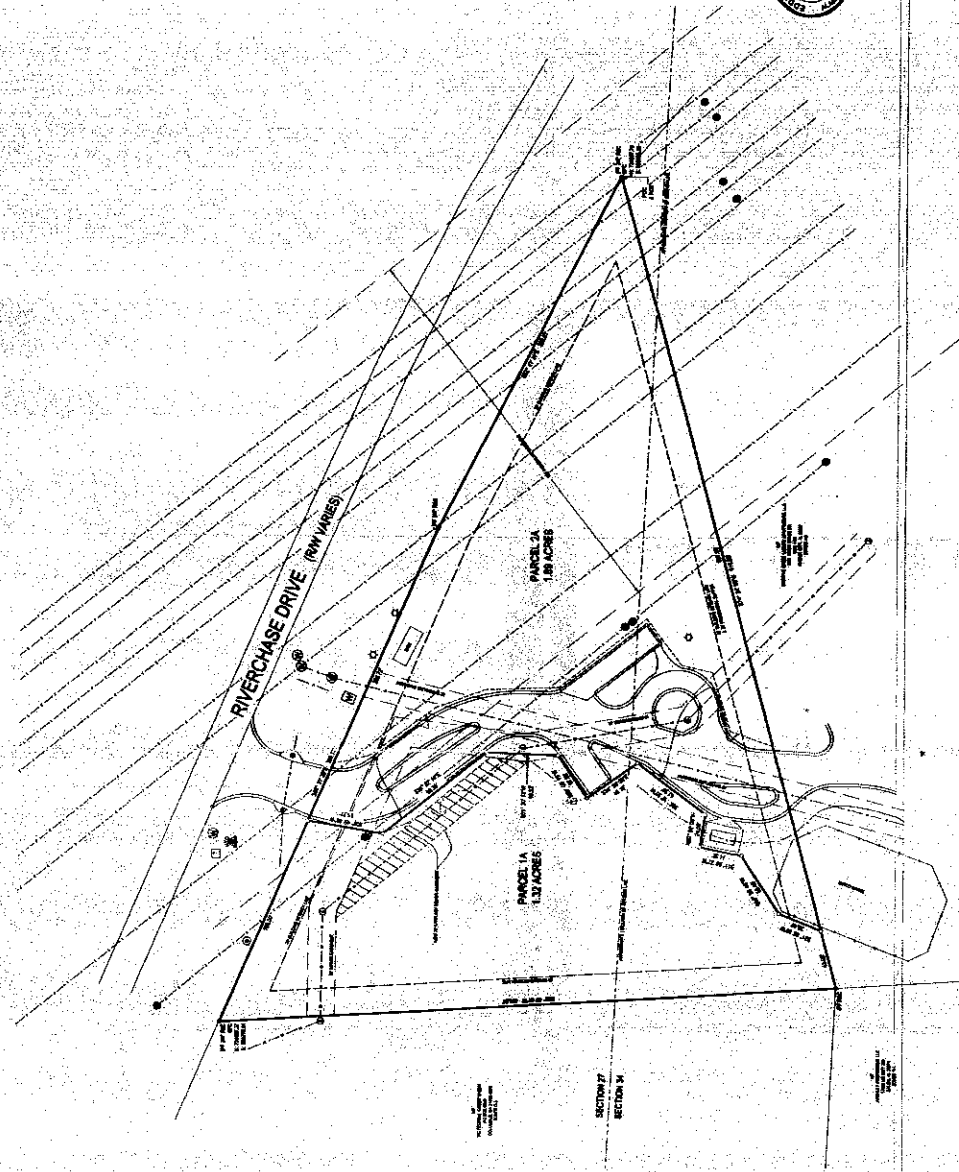
**LEGAL DESCRIPTION:**  
THE PROPERTY IS DESCRIBED AS FOLLOWS: [Detailed legal description of the property, including acreage and location details.]

**PREPARED BY:**  
[Signature and name of the surveyor or preparer]

**DATE:**  
[Date of preparation]

**REMARKS:**  
[Additional notes and observations regarding the plat]

Table with columns for Name, Address, City, State, Zip, and other contact information.



Legend table defining symbols and line types used in the plat diagram.

**BARRETT-SIMPSON, INC.**  
[Company name and address]





**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**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / 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: June 21, 2019

RE: Administrative Re-plat – 3.21 +/- acres located at 5001 Riverchase Drive

---

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



# 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**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / 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. 9

### Type of Plat: Final

**Applicant:** Michael S. Bowden and Ivy Creek, LLC.

**Engineering Firm:** Barrett-Simpson, Inc.

**Site Location:** U.S. HWY 280 E off of Lee Rd. 456

**Acreage:** 9.33 +/-

**Number of Lots:** 45

**Reason for Waiver Request:** N/A

**Current Zoning:** R-3

**Current Use of Property:** Vacant

**Proposed Use of Property:** Residential

**Survey Plat:** Attached

**City Services:** Phenix City Fire and Police

**Additional Information:** None

**Engineer and or Owner Comments:** None







**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**  
Councilmember At Large

**STEVE BAILEY**  
Councilmember District 1

**EDDIE N. LOWE**  
Mayor

**VICKEY CARTER JOHNSON**  
Councilmember District 2

**ARTHUR L. DAY, JR.**  
Mayor Pro Tem / 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:** June 21, 2019  
**RE:** Final Plat – Ivy Creek Phase III, Ivy Creek, LLC., Michael S. Bowden

---

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