



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, MAY 25, 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 April 27, 2021 Meeting Minutes
- 5) Approval of the May 11, 2021 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval of Final Plat & As-Builts – Ivy Creek Phase IV located off Lee Road 456 – Ivy Creek, LLC (Michael Bowden), owner.
  - Staff Report
  - Developer’s Comments
  - Department Memo
- 8) Old Business
- 9) New Business
  - Sidewalk Requirements
- 10) Adjournment

**April 27, 2021**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, April 27, 2021 at 5:15 PM EST in the Martin-Idle Hour Park Community Center located at 3743 Moon Lake Drive, Phenix City, Alabama or via Zoom or by teleconference.

Chairman Howard called the meeting to order and asked Secretary Phillips to call roll. Upon roll call, the following members answered present: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, Member Sims, and Member Phillips. The following members answered present by way of Zoom: Member Taylor. Vice Chairman Davis and Member McKissic were not present.

The second item on the agenda was the Approval of the Agenda. Member Johnson made a motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, 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, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Graduate Engineer Andrew Patterson, Acting Utilities Director Charles Woody, Building Official Gil Griffith, City Attorney Jimmy Graham, City Manager Wallace B. Hunter and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the April 13, 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 Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Sims, and Member Phillips. Abstain: Member Lindsey, and Member Taylor. 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 the Public Hearing and Approval of a Rezone of 1.24+/- acres from a C-3 Zone (Neighborhood Commercial District) to an R-1 Zone (Low Density Residential District) for Norman W. Davis, owner. City Engineer Angel Moore reviewed the request 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: April 22, 2021*

*RE: Rezone -1.24+/- acres located at 3501 Summerville Road*

*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.*

At this time Chairman Howard opened the public hearing. With no one coming forward the public hearing was closed. At this time Chairman Howard asked for a motion to approve or deny. A motion to approve was made by Member Sims seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member

Ivy, Member Johnson, Member Lindsey, Member Sims, Member Taylor, and Member Phillips. 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 the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Johnson, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Johnson, Member Lindsey, 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 Tuesday, May 11, 2021.

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Chairman – Pat Howard

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Secretary – Eliza Phillips

**May 11, 2021**

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, May 11, 2021 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, May 25, 2021.

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Chairman – Pat Howard

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Secretary – Eliza Phillips



# 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

## Staff Report No. 7

### Type of Plat: Final

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

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

**Site Location:** U.S. HWY 280W/431N off of Lee Rd. 456

**Acreage:** 7.91 +/-

**Number of Lots:** 35

**Current Zoning:** R-3

**Current Use of Property:** Vacant

**Proposed Use of Property:** Residential

**Survey Plat:** Attached

**City Services:** Phenix City Fire and Police, Street and Drainage

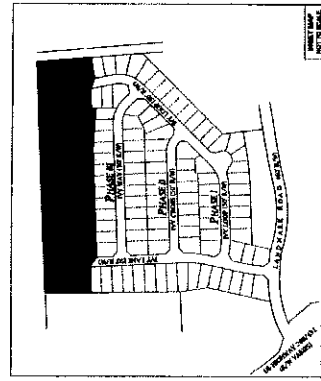
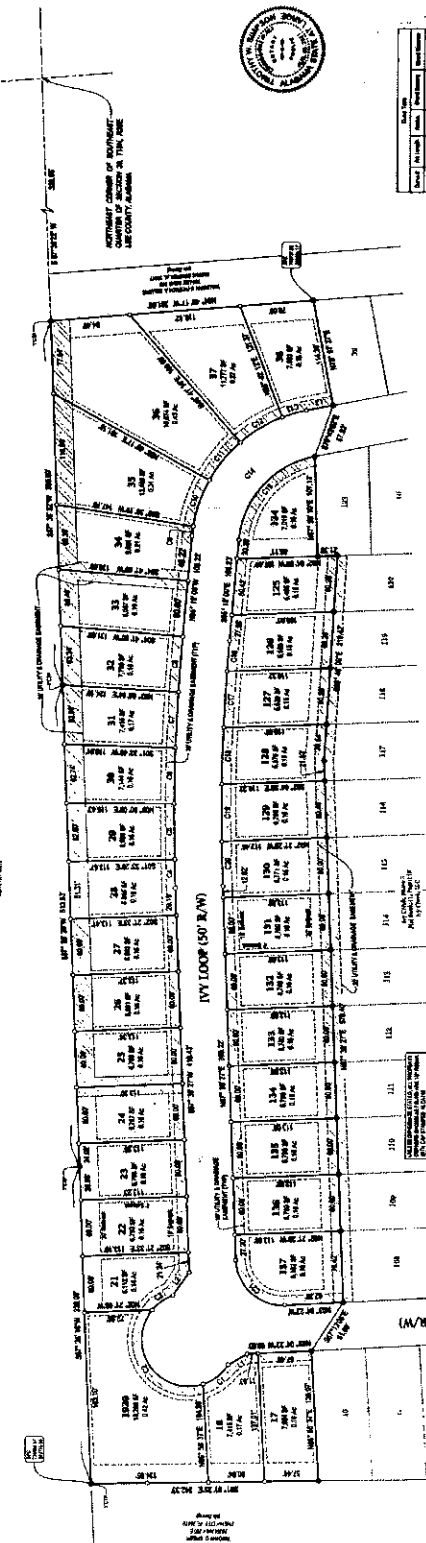
**Additional Information:** None

**Engineer and or Owner Comments:** None

**RECORDING INFORMATION**

**FINAL PLAT FOR RECORD**  
**IVY CREEK, PHASE IV**  
 LOCATED IN SECTION 30, TOWNSHIP 18 NORTH, RANGE 30 EAST  
 PHENIX CITY, LEE COUNTY, ALABAMA

THIS PLAT IS SUBJECT TO THE REVISIONS AND AMENDMENTS TO THE SUBDIVISION MAP ACT, CHAPTER 188, ALABAMA CODE, TITLE 42, WHICH ARE IN FULL FORCE AND EFFECT.



**CERTIFICATE**

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Alabama, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner thereof, and that the same has been compared with the original survey and found to be correct and true.

Surveyor: *[Signature]*  
 Date: *[Date]*

**GENERAL NOTES:**

1. THE LOCATION OF THE CORNERS AND POINTS OF THE SUBDIVISION IS SHOWN ON THIS PLAT.
2. THE DISTANCES BETWEEN THE CORNERS AND POINTS OF THE SUBDIVISION ARE SHOWN ON THIS PLAT.
3. THE BEARINGS BETWEEN THE CORNERS AND POINTS OF THE SUBDIVISION ARE SHOWN ON THIS PLAT.
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Lot No.	Area (Ac.)	Area (Sq. Ft.)
1	0.01	3488
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**REVISIONS:**

1. CHANGE OF THE PLAT OF THE SUBDIVISION.
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**LEGEND**

**NOTE DATA**

**BARRETT-SIMPSON, INC.**

201 SOUTH 10TH AVENUE, SUITE 100, PHENIX CITY, ALABAMA 36860  
 251-838-1111 FAX 251-838-1112  
 WWW.BSINC.COM



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**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:** May 20, 2021

**RE:** Final Plat – Ivy Creek Phase IV, Ivy Creek, LLC., Michael S. Bowden

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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.