

Planning Commission Agenda

March 22, 2018

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Buddy Hardwich, *Chairman*

James Reid, *Vice-Chairman*

Ann Clemons

Frank Cook

Clay McInnis

Jerome Moore

Patrick Moss

Crews Reaves

Kippy Tate

**Planning Controls Division
25 Washington Ave., 4th Floor
Montgomery, AL 36104
(334)625-2722**

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the February 22, 2017 meeting

March 22, 2018

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	8938	Goodwyn, Mills & Cawood	Chesapeake Pass	Plat	1
2.	DP-2018-004	Larry E. Speaks & Associates	East South Boulevard	DP	2
3.	8950	“ “	East South Boulevard	Plat	3
4.	DP-2017-028	Flowers & White Engineering	Fain Park Drive	DP	4
5.	8901	“ “	Long Acre	Plat	5
6.	8949	Pilgreen Engineering	Montgomery Street	Plat	6
7.	RZ-2018-004	“ “	Ray Thorington Road	Rezoning	7
8.	RZ-2009-011	Richard Hanan	Woodmere Boulevard	Rezoning	8

*The next Planning Commission meeting is on
April 26, 2018*

1. 8938 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: T Square, LLC

SUBJECT: Request final approval of Larkspur at Taylor Lakes Plat No. 2 located at the south end of Chesapeake Pass and proposed Sedona Drive in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 29 lots for residential use. Chesapeake Pass (54 ft. ROW) will be extended approximately 1,000 ft. to the south, and Sedona Drive (54 ft. ROW) is proposed to run east and west off the south end of Chesapeake Pass. The lots will be 80 ft. in width and will be developed with 30 ft. front yards, 25 ft. rear yards, and 5 and 7 ft. side yards. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

This plat is in compliance with the approved master plan and will replace the Larkspur at Taylor Lakes Plat No. 2 which was approved at the January 25, 2018 meeting and never recorded.

CITY COUNCIL DISTRICT: 8

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

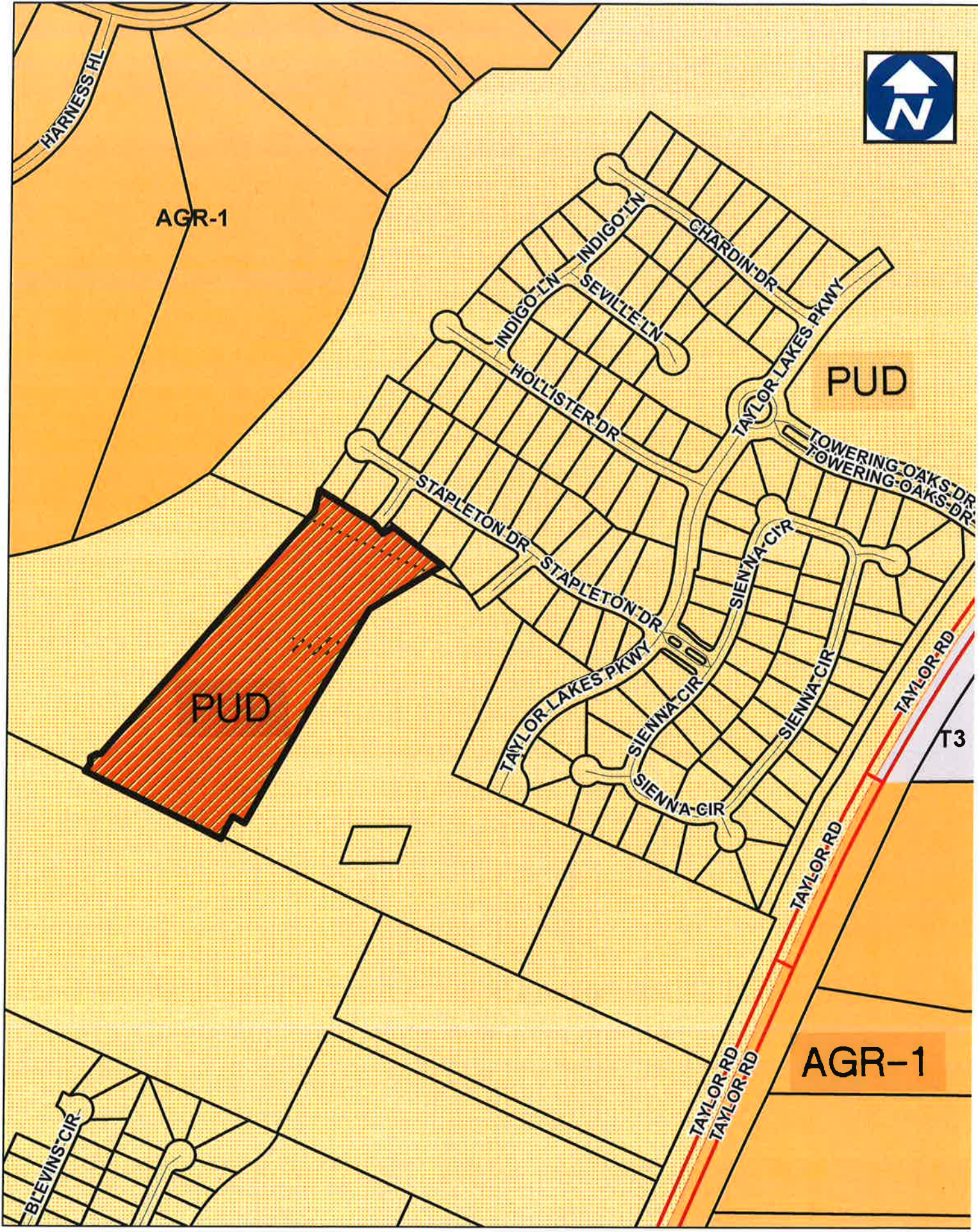
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

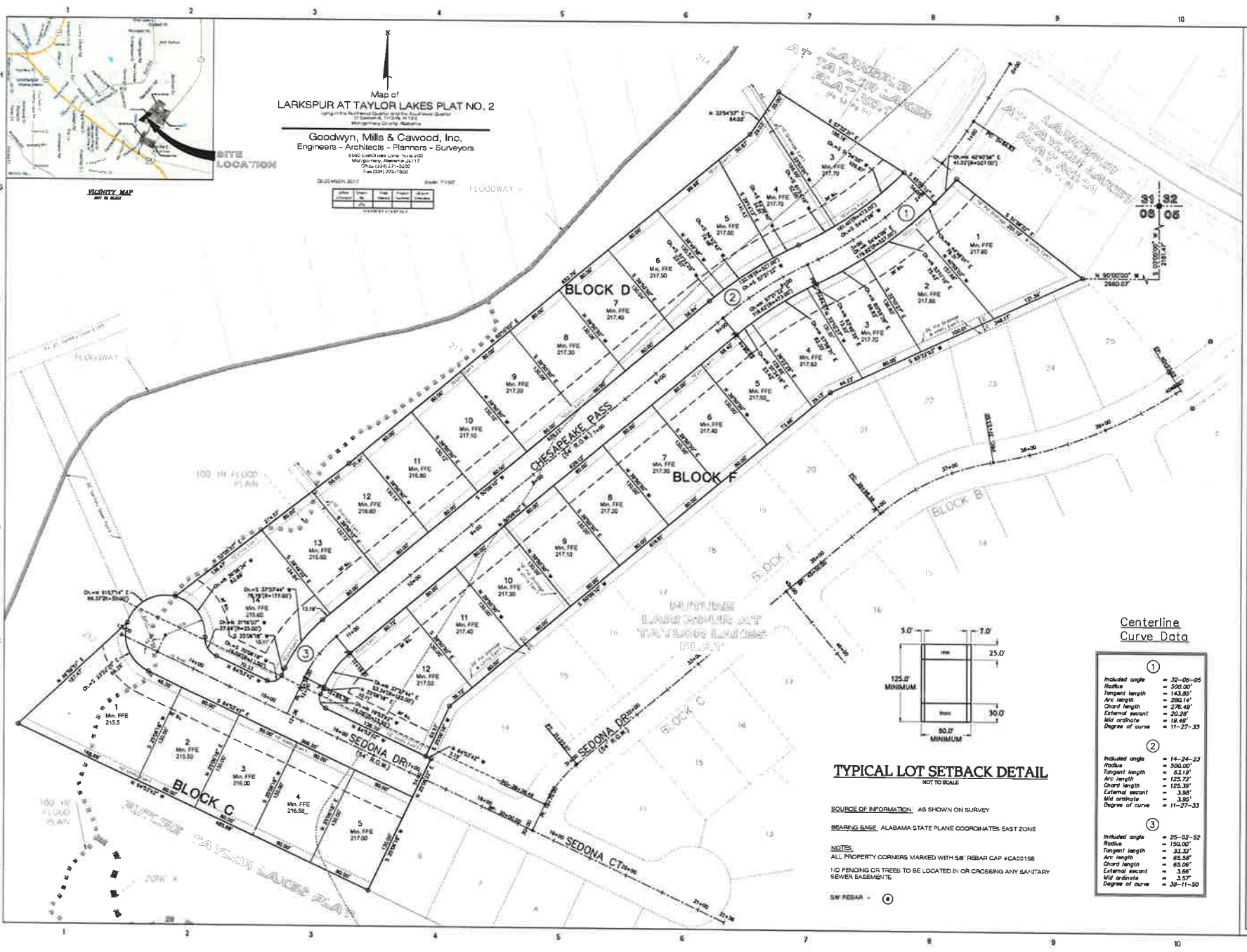
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1A

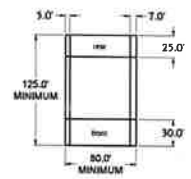
1B



Map of
LARKSPUR AT TAYLOR LAKES PLAT NO. 2
 Goodwyn, Mills & Cawood, Inc.
 Engineers - Architects - Planners - Surveyors
 3300 LARKSPUR LANE, SUITE 200
 MONTGOMERY, ALABAMA 36117
 PHONE: (205) 271-5200
 FAX: (205) 271-5166

VICINITY MAP

DESCRIPTION	DATE	BY	FOR
REVISION			
REVISION			
REVISION			



TYPICAL LOT SETBACK DETAIL
NOT TO SCALE

SOURCE OF INFORMATION: AS SHOWN ON SURVEY

BEARING BASE: ALABAMA STATE PLANE COORDINATES EAST ZONE

NOTES:
 ALL PROPERTY CORNERS MARKED WITH 5/8" REBAR CAP # CAD0156
 NO FENCING OR TREES TO BE LOCATED IN OR CROSSING ANY SANITARY SEWER EASEMENTS

5/8" REBAR - (R)

Centerline
Curve Data

①	Included angle = 35-06-05 Radius = 500.00' Tangent length = 143.85' Arc length = 282.14' Chord length = 276.48' External secant = 20.28' Mid ordinate = 18.49' Degree of curve = 11-27-33
②	Included angle = 14-24-23 Radius = 500.00' Tangent length = 62.19' Arc length = 125.72' Chord length = 125.36' External secant = 3.89' Mid ordinate = 1.95' Degree of curve = 11-27-33
③	Included angle = 25-02-52 Radius = 150.00' Tangent length = 32.32' Arc length = 62.59' Chord length = 62.06' External secant = 3.89' Mid ordinate = 3.57' Degree of curve = 38-11-50

GMC

2860 East Chere Lane, Suite 200
 Montgomery, AL 36117
 T 334.271.3200
 GCMCHT@GMC.COM

ISSUE	DATE

LARKSPUR @ TAYLOR LAKES
 MONTGOMERY, ALABAMA

CMGM170160

PRELIMINARY
 PLAT

C4.1
 SHEET OF



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. DP-2018-004 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Premier Cajun Kings, LLC

SUBJECT: Public hearing for a development plan for a new building to be located on the south side of East South Boulevard, approximately 600 ft. west of Woodley Road, in a B-4 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 2,531 sq. ft. building with a drive-thru. There are three (3) access drives to the existing adjoining parking lot. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 6

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

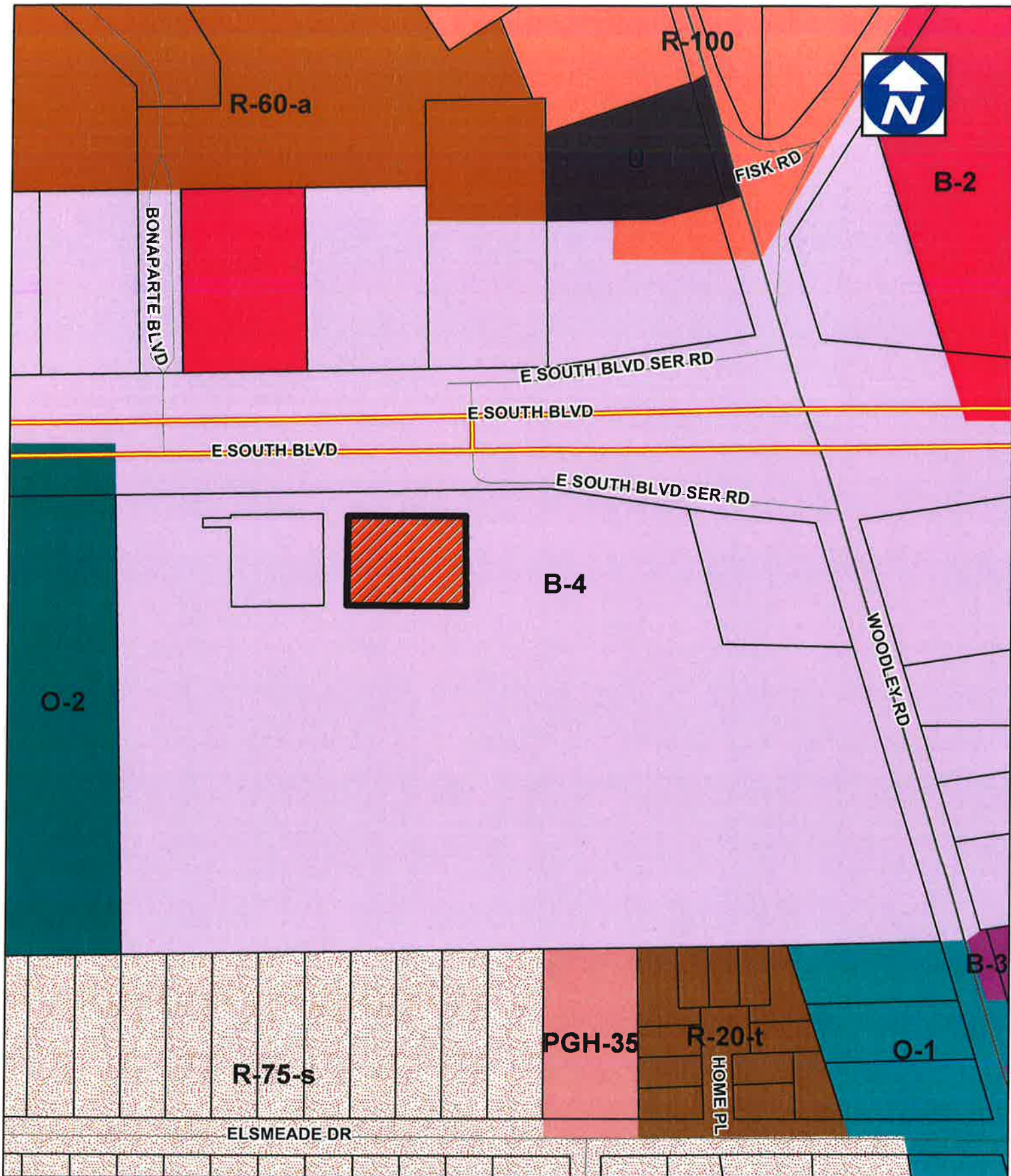
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

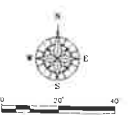
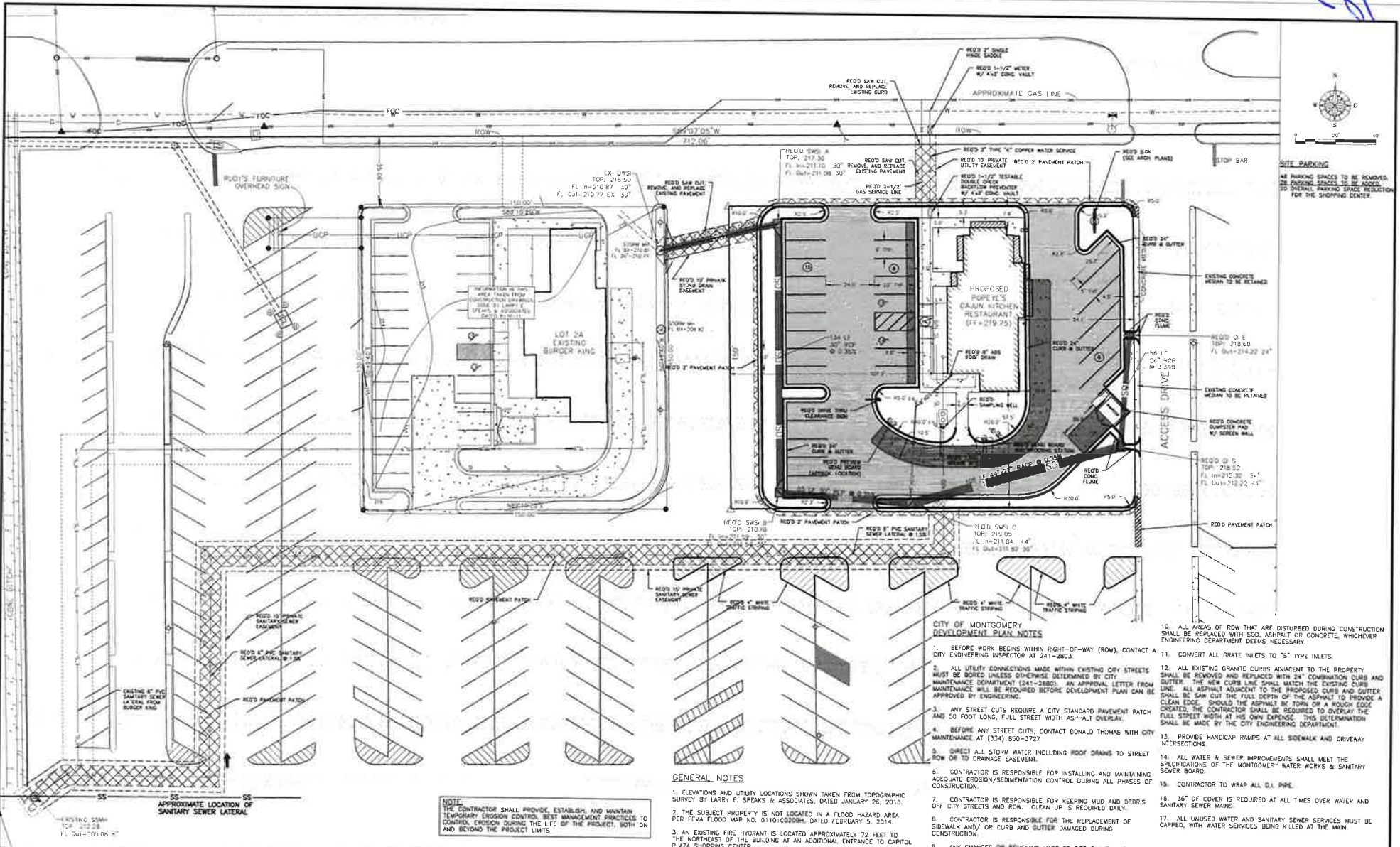
SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 2A

26



SITE PARKING
 48 PARKING SPACES TO BE REMOVED.
 24 PARKING SPACES TO BE ADDED.
 24 OVERALL PARKING SPACE REDUCTION
 FOR THE SHOPPING CENTER.

**CITY OF MONTGOMERY
 DEVELOPMENT PLAN NOTES**

- BEFORE WORK BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING INSPECTOR AT 241-2803.
- ALL UTILITY CONNECTIONS MADE WITHIN EXISTING CITY STREETS MUST BE BORED UNLESS OTHERWISE DETERMINED BY CITY MAINTENANCE DEPARTMENT (241-2880). AN APPROVAL LETTER FROM MAINTENANCE WILL BE REQUIRED BEFORE DEVELOPMENT PLAN CAN BE APPROVED BY ENGINEERING.
- ANY STREET CUTS REQUIRE A CITY STANDARD PAVEMENT PATCH AND 50 FOOT LONG, FULL STREET WIDTH ASPHALT OVERLAY.
- BEFORE ANY STREET CUTS, CONTACT DONALD THOMAS WITH CITY MAINTENANCE AT (334) 850-3727.
- DIRECT ALL STORM WATER INCLUDING ROOF DRAINS TO STREET ROW OR TO DRAINAGE CASEMENT.
- CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY STREETS AND ROW. CLEAN UP IS REQUIRED DAILY.
- CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/OR CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
- ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.
- ALL AREAS OF ROW THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED WITH SOD, ASPHALT OR CONCRETE, WHICHEVER ENGINEERING DEPARTMENT DEEMS NECESSARY.
- CONVERT ALL GRATE INLETS TO "5" TYPE INLETS.
- ALL EXISTING GRANITE CURBS ADJACENT TO THE PROPERTY SHALL BE REMOVED AND REPLACED WITH 24" COMBINATION CURB AND GUTTER. THE NEW CURB LINE SHALL MATCH THE EXISTING CURB LINE. ALL ASPHALT ADJACENT TO THE PROPOSED CURB AND GUTTER SHALL BE SAW CUT THE FULL DEPTH OF THE ASPHALT TO PROVIDE A CLEAN EDGE. SHOULD THE ASPHALT BE TORN OR A ROUGH EDGE CREATED, THE CONTRACTOR SHALL BE REQUIRED TO OVERLAY THE FULL STREET WIDTH AT HIS OWN EXPENSE. THIS DETERMINATION SHALL BE MADE BY THE CITY ENGINEERING DEPARTMENT.
- PROVIDE HANDICAP RAMPS AT ALL SIDEWALK AND DRIVEWAY INTERSECTIONS.
- ALL WATER & SEWER IMPROVEMENTS SHALL MEET THE SPECIFICATIONS OF THE MONTGOMERY WATER WORKS & SANITARY SEWER BOARD.
- CONTRACTOR TO WRAP ALL D.I. PIPE.
- 36" OF COVER IS REQUIRED AT ALL TIMES OVER WATER AND SANITARY SEWER MAINS.
- ALL UNUSED WATER AND SANITARY SEWER SERVICES MUST BE CAPPED, WITH WATER SERVICES BEING KILLED AT THE MAIN.

GENERAL NOTES

- ELEVATIONS AND UTILITY LOCATIONS SHOWN TAKEN FROM TOPOGRAPHIC SURVEY BY LARRY E. SPEAKS & ASSOCIATES, DATED JANUARY 26, 2018.
- THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA PER FEMA FLOOD MAP NO. 0110100300M, DATED FEBRUARY 5, 2014.
- AN EXISTING FIRE HYDRANT IS LOCATED APPROXIMATELY 72 FEET TO THE NORTHEAST OF THE BUILDING AT AN ADDITIONAL ENTRANCE TO CAPITOL PLAZA SHOPPING CENTER.

NOTE:
 THE CONTRACTOR SHALL PROVIDE, ESTABLISH, AND MAINTAIN TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES TO CONTROL EROSION DURING THE LIFE OF THE PROJECT, BOTH ON AND BEYOND THE PROJECT LIMITS.



DATE	REVISIONS	BY	CHKD

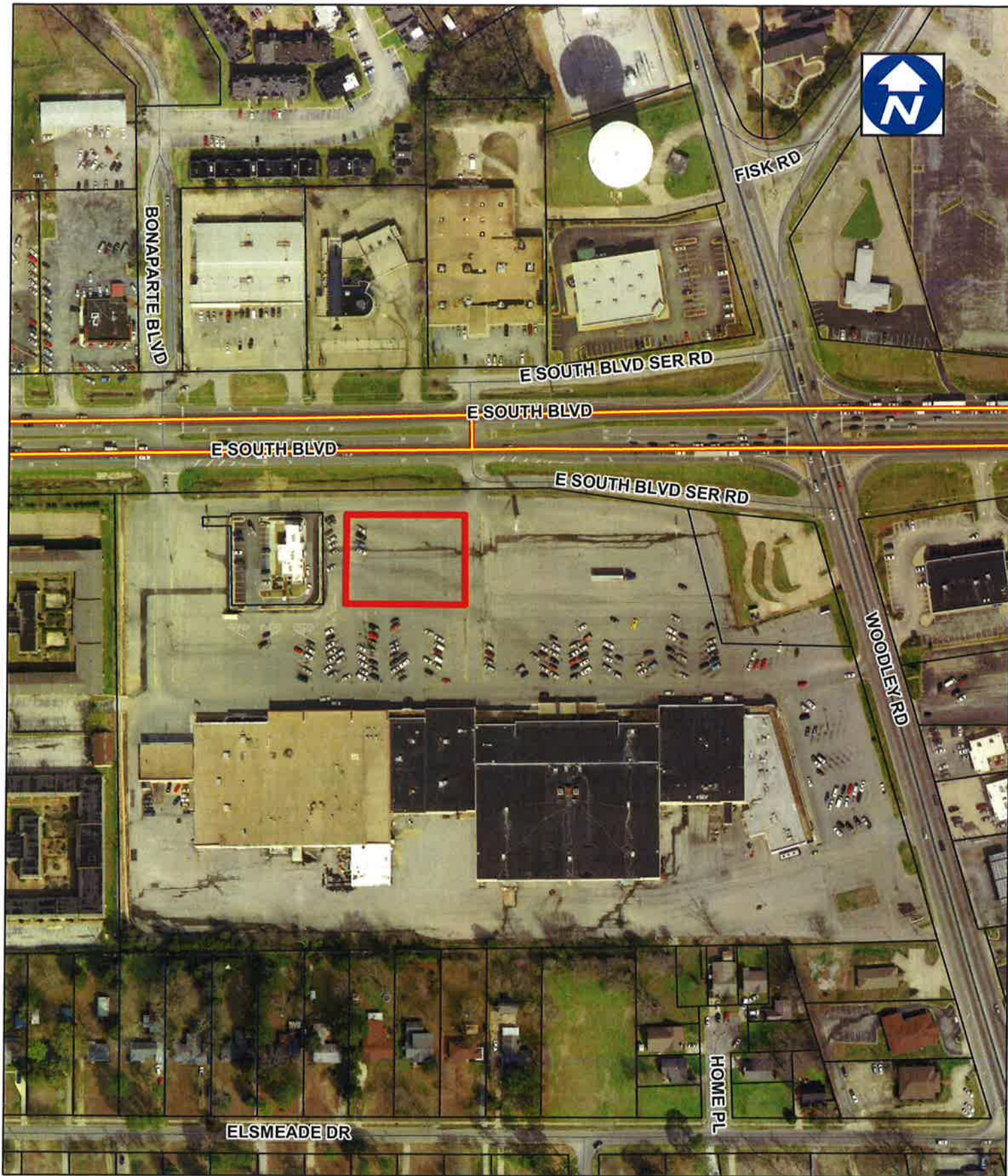
**POPEY'S CAJUN KITCHEN
 FOR
 PREMIER CAJUN KINGS, LLC**

**SITE & UTILITY
 PLAN**

**LARRY E. SPEAKS
 & ASSOCIATES, INC.**

3
 OF
9

315 NORTH SHILOH
 MONTGOMERY, AL 36117
 TEL: 205-833-1111
 FAX: 205-833-1112
 WWW.LESPEAKS.COM



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 8950 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Capitol Plaza Associates, LLC and Premier Cajun Kings, LLC

SUBJECT: Request final approval of Capitol Wholesale Distributors, Inc. Plat No. 1B located on the south side of East South Boulevard, approximately 600 ft. west of Woodley Road, in a B-4 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for commercial use. Lot 1B (18.31 acres) will have approximately 900 ft. of frontage along East South Boulevard and 331 ft. of frontage along Woodley Road. Lot 3B (0.69 acres) has a width of 200 ft. and a depth of 150 ft. This lot will have cross-over access over Lot 1B to the East South Boulevard and Woodley Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 6

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

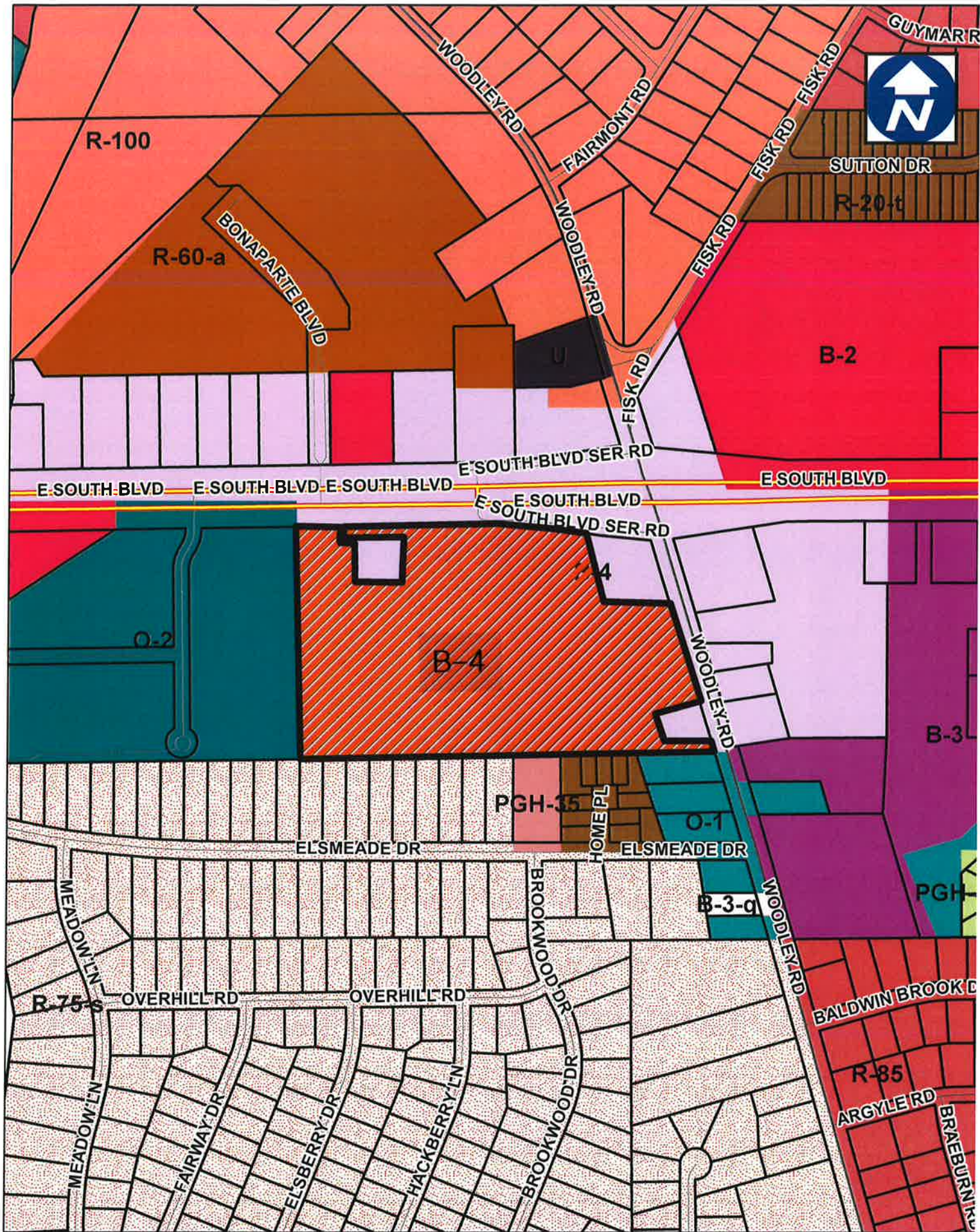
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

3A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

30

4. DP-2017-028 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Providence Partners, LLC

SUBJECT: Request approval of a revised master plan for property along Fain Park Drive and Fain Park Loop in a PUD (Planned Unit Development) Zoning District.

REMARKS: This request is to allow 0 ft. and 5 ft. side yards with 5 ft. between structures, whereas 5 ft. side yards were approved with the master plan. This request is for the 50 ft. wide lots.

CITY COUNCIL DISTRICT: 9 and Police Jurisdiction

COUNTY COMMISSION DISTRICT: 5

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

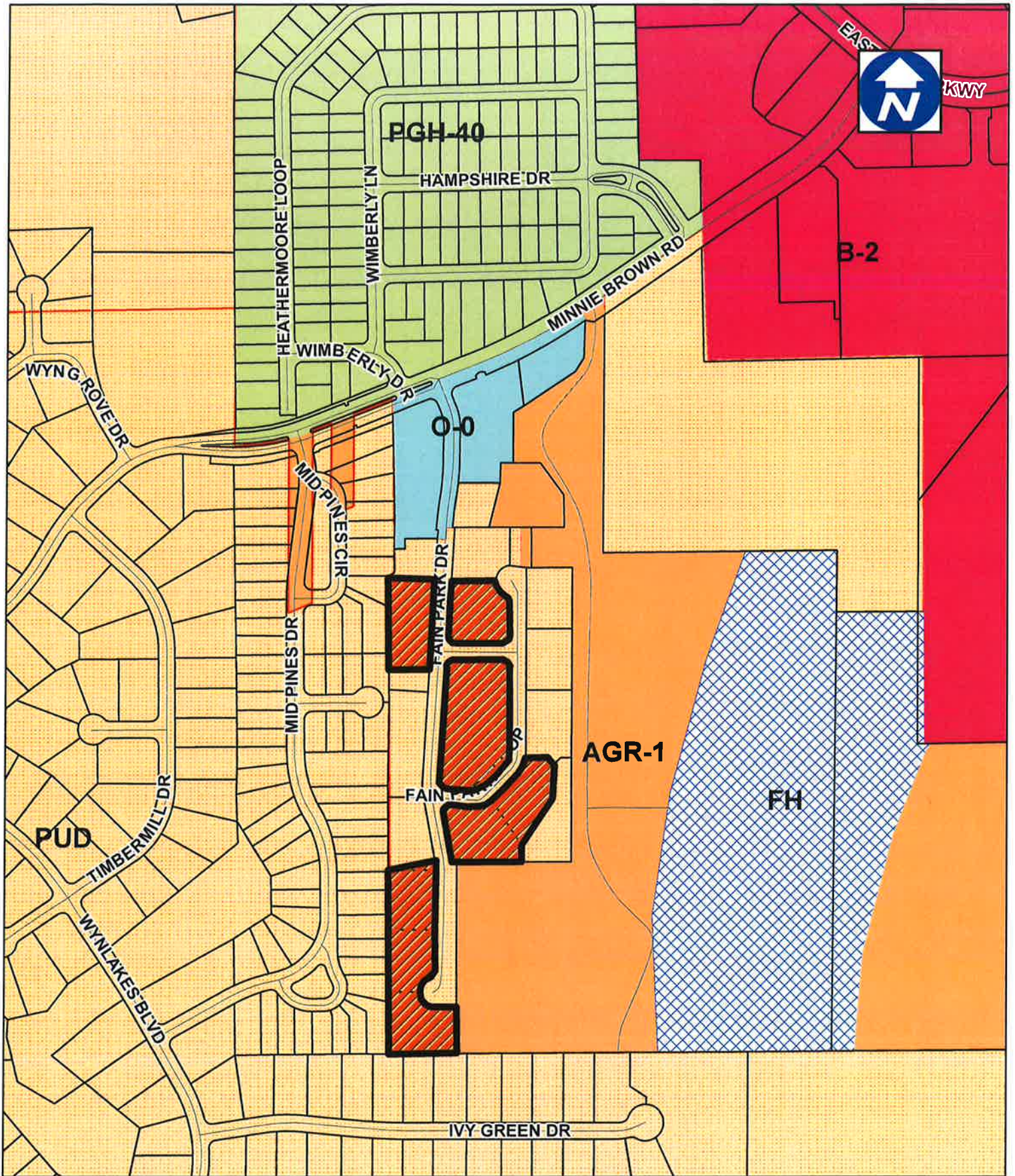
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4A



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 8901 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Hampstead, LLC

SUBJECT: Request final approval of Hampstead Plat No. 18E located on the southwest corner of Long Acre and Tavistock Street in T4-O (General Urban Zone-Open) and T4-R (General Urban Zone-Restricted) SmartCode Zoning Districts.

REMARKS: This plat replats one (1) lot for residential use. Lot 9-AA (0.49 acres) will have approximately 87.47 ft. of frontage along Long Acre and a 220 ft. of frontage along Tavistock Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

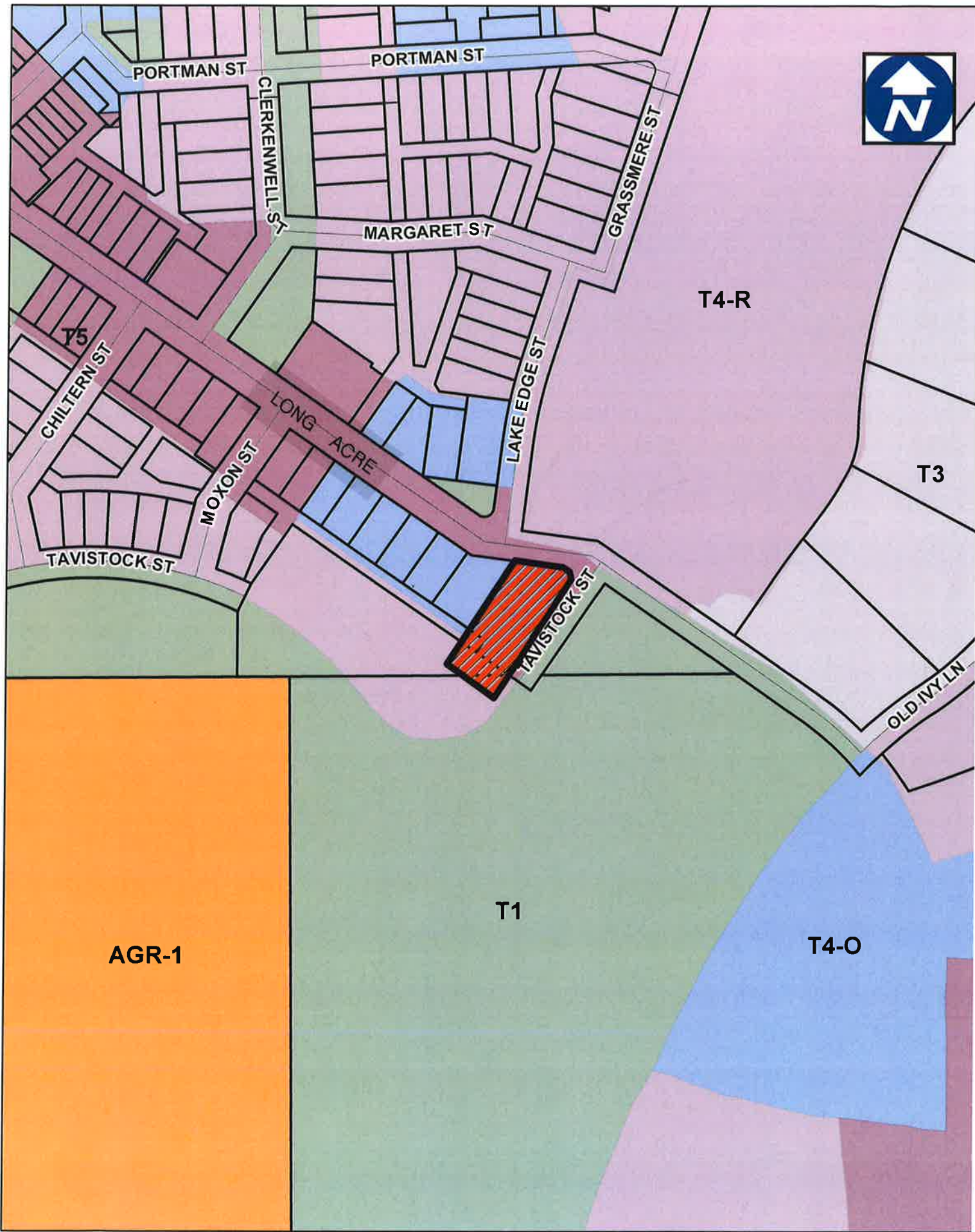
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5A

LEGEND

- IRON PIN SET (CAPPED CA0986)
- IRON PIN FOUND (CAPPED CA0666)
- NEW LOT LINE
- RIGHT OF WAY LINE
- - - EXISTING RIGHT OF WAY LINE
- - - EASEMENT LINE
- - - FUTURE DEVELOPMENT
- - - LAKE EDGE
- - - FLOOD HAZARD LINE

THIS PROPERTY ON THIS PLAT SHALL BE SUBJECT TO:

- THAT CERTAIN HAMPSTEAD COMMUNITY OPERATING AGREEMENT RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN REAL PROPERTY BOOK 3610, AT PAGE 449, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.
- EITHER THE
 - HAMPSTEAD RESIDENTIAL DECLARATION RECORDED IN REAL PROPERTY BOOK 3610, AT PAGE 317 IN SAID OFFICE AND AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME, OR
 - HAMPSTEAD COMMERCIAL DECLARATION AS RECORDED IN REAL PROPERTY BOOK 3610, AT PAGE 394 AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME, AND
- OTHER DOCUMENTS AND AGREEMENTS RELATING TO ANY OF THE FOREGOING OR TO THE HAMPSTEAD DEVELOPMENT (ALL OF THE FOREGOING DOCUMENTS ARE COLLECTIVELY REFERRED TO AS THE "COMMUNITY DOCUMENTS"). ANY CIVIC LOTS, PRIVATE DRIVES, PRIVATE ALLEYS OR OTHER SIMILARLY DESIGNATED LOTS SHOWN ON THIS PLAT SHALL BE MAINTAINED AS SET OUT IN THE COMMUNITY DOCUMENTS.

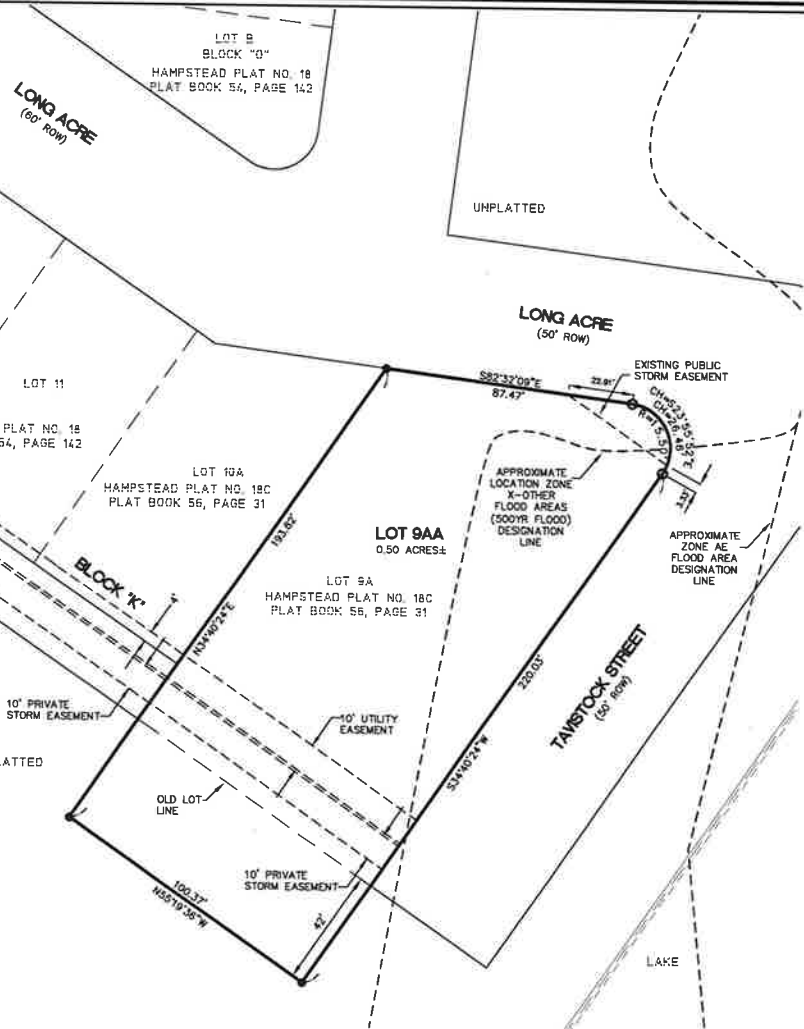
- NOTES:
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
 - ALL EASEMENTS, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
 - EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED ON ANY PART OF THESE EASEMENTS.
 - DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.
 - A CONDITIONAL LETTER OF MAP REVISION HAS BEEN SUBMITTED TO FEMA. AS OF THE RECORDING DATE OF THIS PLAT, THE LETTER OF MAP REVISION HAS NOT BEEN FINALIZED. ALL FLOOD INFORMATION HAS BEEN OBTAINED FROM FIRM PANEL NO. 01101C0241J, EFFECTIVE DATE JANUARY 7, 2015.

STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 THE UNDERSIGNED, BRYAN K. TUCKER, MANAGER OF HAMPSTEAD, L.L.C., OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPTS AND APPROVES SAID PLAT ON THIS _____ DAY OF _____, 2018.
 HAMPSTEAD L.L.C.,

BRYAN K. TUCKER - MANAGER

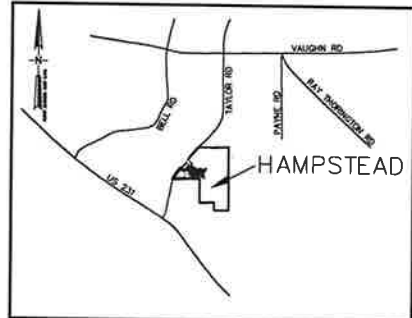
STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT BRYAN K. TUCKER, MANAGER OF THE OWNER OF THE PROPERTY SHOWN HEREIN, SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, AS SUCH OWNERS WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2018.
 _____ MY COMMISSION EXPIRES _____
 NOTARY PUBLIC

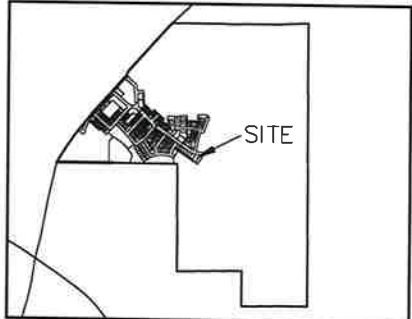


**HAMPSTEAD
 PLAT NO. 18E**

BEING A REPLAT OF LOT 9A, BLOCK "K" OF HAMPSTEAD PLAT NO. 18C, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 56, PAGE 31 LYING IN THE NORTHWEST QUARTER OF SECTION 5, T-15-N, R-19-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP
 NO SCALE



PLAT KEY
 NO SCALE

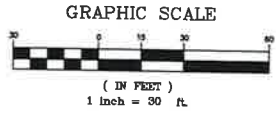
STATE OF ALABAMA)
 MONTGOMERY COUNTY)
 I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.
 ACCORDING TO MY SURVEY THIS THE _____ DAY OF _____, 2018.

BRADLEY W. FLOWERS, PLS
 ALABAMA REG. NO. 31832

APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-32.

BY: _____
 THOMAS M. TYSON, JR., EXECUTIVE SECRETARY



FLOWERS & WHITE
 ENGINEERING, L.L.C.
 PO BOX 231286 MONTGOMERY, AL 36123
 PH: 334.356.7600 - FAX: 334.356.1231



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 50

6. 8949 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Troy University

SUBJECT: Request final approval of Troy University School of Nursing Plat No. 1 located on the northwest corner of Montgomery Street and Molton Street in a T5 (Urban Center Zone) SmartCode Zoning District.

REMARKS: This plat creates one (1) lot for an existing building. Lot A (0.71 acres) has 150 ft. of frontage along Molton Street and 202 ft. of frontage along Montgomery Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 3

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

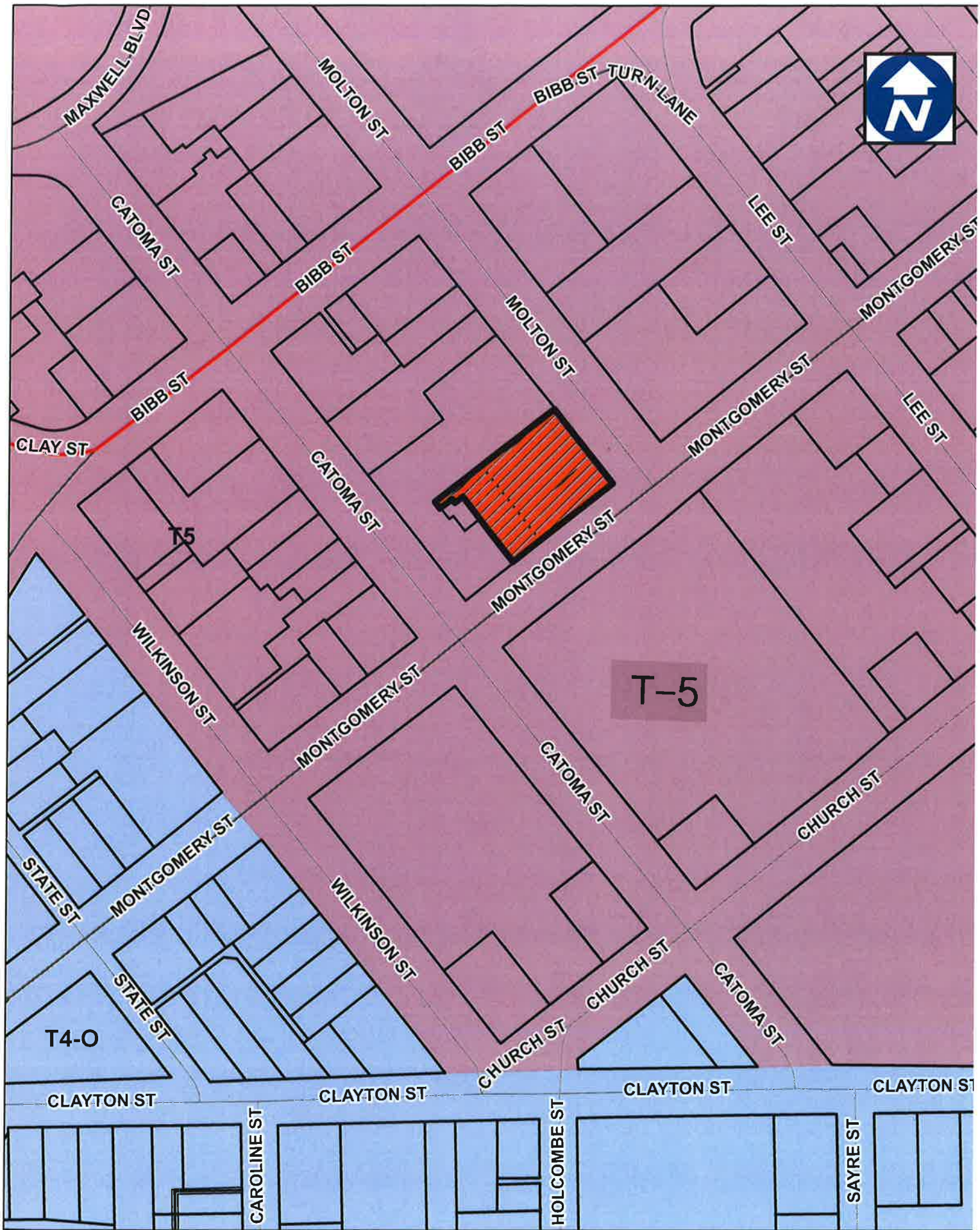
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



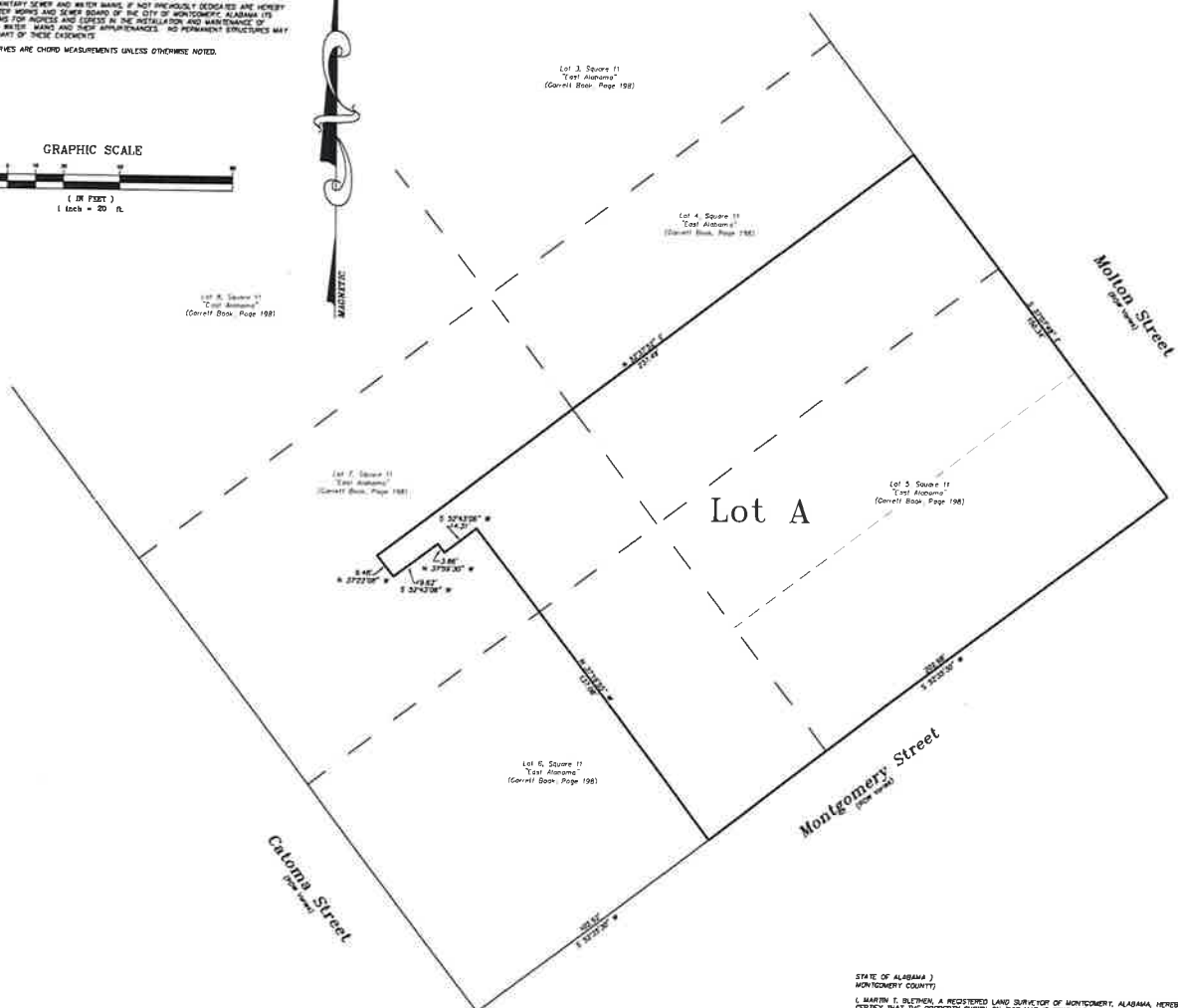
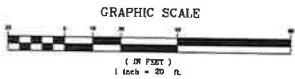
ITEM NO. 6A

60/

Troy University School of Nursing Plat No. 1

NOTES

1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
2. ALL EASEMENTS OF RIGHTS-OF-WAY EXCEPT UTILITY PUBLIC EASEMENTS OF EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON AND HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY ALABAMA AND/OR THE COUNTY OF MONTGOMERY ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF RIGHTS AND EGRESS BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND SEWER BOARD OF THE CITY OF MONTGOMERY ALABAMA ITS SUCCESSORS OR AGENTS FOR RIGHTS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR IMPROVEMENTS. NO PERMANENT STRUCTURES MAY BE ERRECTED ON ANY PART OF THESE EASEMENTS.
4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.



BEING A REPLAT OF
LOT 5, PARTS OF LOTS 4, 6 AND 7, SQUARE 11
"EAST ALABAMA"

LOCATED IN
SE 1/4 OF SECTION 12, T-16-N, R-17-E
MONTGOMERY COUNTY, ALABAMA
CONTAINING 0.71 AC±

Pilgreen Engineering, Inc.
MONTGOMERY ALABAMA
February 2018 1" = 30'

Drawn By	Checked By	Field Sketch	Field Check	Book No.	Job No.
amb	MTL	MTL	MTL	-	18-307

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED, TROY STATE UNIVERSITY OF MONTGOMERY, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY JOINS IN AND SIGNS THE FOREGOING SUPERVISOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT THIS _____ DAY OF _____, 2018.
TROY STATE UNIVERSITY OF MONTGOMERY

BY: _____
OFFICER

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF TROY STATE UNIVERSITY OF MONTGOMERY IS SHOWN TO THE FOREGOING SUPERVISOR'S CERTIFICATE, PLAT AND MAP AND WHOSE IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BECAME DATE.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED, TROY STATE UNIVERSITY FOUNDATION, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY JOINS IN AND SIGNS THE FOREGOING SUPERVISOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT THIS _____ DAY OF _____, 2018.
TROY STATE UNIVERSITY FOUNDATION

BY: _____
OFFICER

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF TROY STATE UNIVERSITY OF MONTGOMERY IS SHOWN TO THE FOREGOING SUPERVISOR'S CERTIFICATE, PLAT AND MAP AND WHOSE IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BECAME DATE.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED, TROY UNIVERSITY, OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY JOINS IN AND SIGNS THE FOREGOING SUPERVISOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT THIS _____ DAY OF _____, 2018.
TROY STATE UNIVERSITY FOUNDATION

BY: _____
OFFICER

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF TROY UNIVERSITY OF MONTGOMERY IS SHOWN TO THE FOREGOING SUPERVISOR'S CERTIFICATE, PLAT AND MAP AND WHOSE IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BECAME DATE.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2018.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

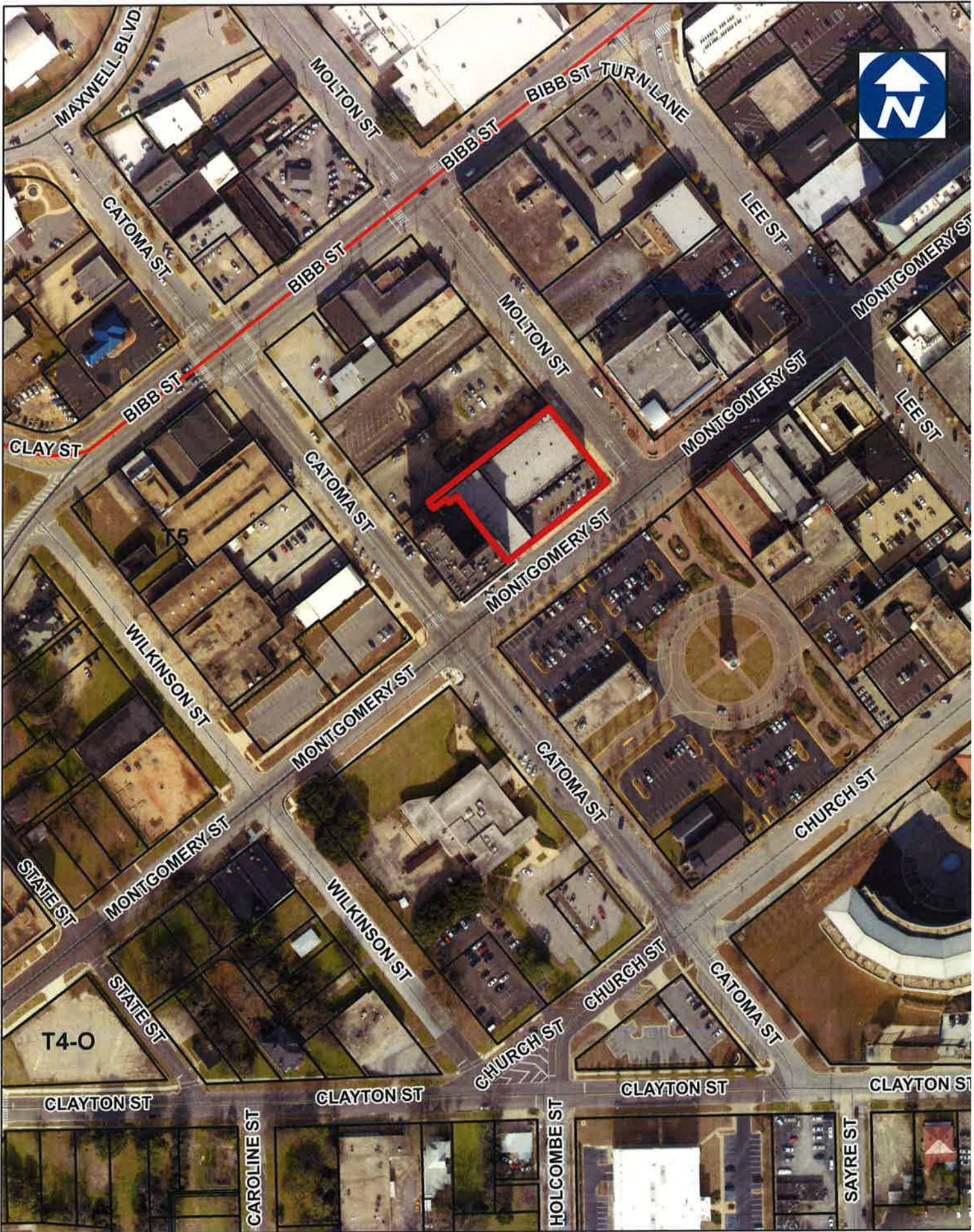
THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-32-21.

BY: _____
THOMAS W. TUCKER, JR.
EXECUTIVE SECRETARY

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, MARVIN E. SLETHEN, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.
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.
ACCORDING TO MY SURVEY THIS THE _____ DAY OF _____, 2018.

MARVIN E. SLETHEN
ALABAMA REG. NO. 14728





PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

bc

7. RZ-2018-004 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Steve Alexander and HF Development LLC

SUBJECT: Request to rezone two (2) lots located on the northeast side of Ray Thorington Road, 194 ft. south of Wisdomwood Road (345 and 375 Ray Thorington Road), from an O-1 (Office) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The adjacent property has O-1 (Office) and B-2-Q (Commercial Qualified) zoning to the north, O-1 (Office) zoning to the south, B-2-Q (Commercial Qualified) zoning to the east, and PUD (Planned Unit Development) zoning to the west.

The qualified uses if approved would be:

- no nightclubs;
- no adult video stores;
- no gas stations or convenience stores;
- no stand-alone fast food restaurants;
- no drive-thru backing up to houses;
- no auto repair
- lights directed away from houses;
- enclosed dumpsters 30 ft. away from houses; and
- only monument signs permitted.

The intended use for this property if rezoned is for commercial use. The Land Use Plan recommends agriculture use.

CITY COUNCIL DISTRICT: 8

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

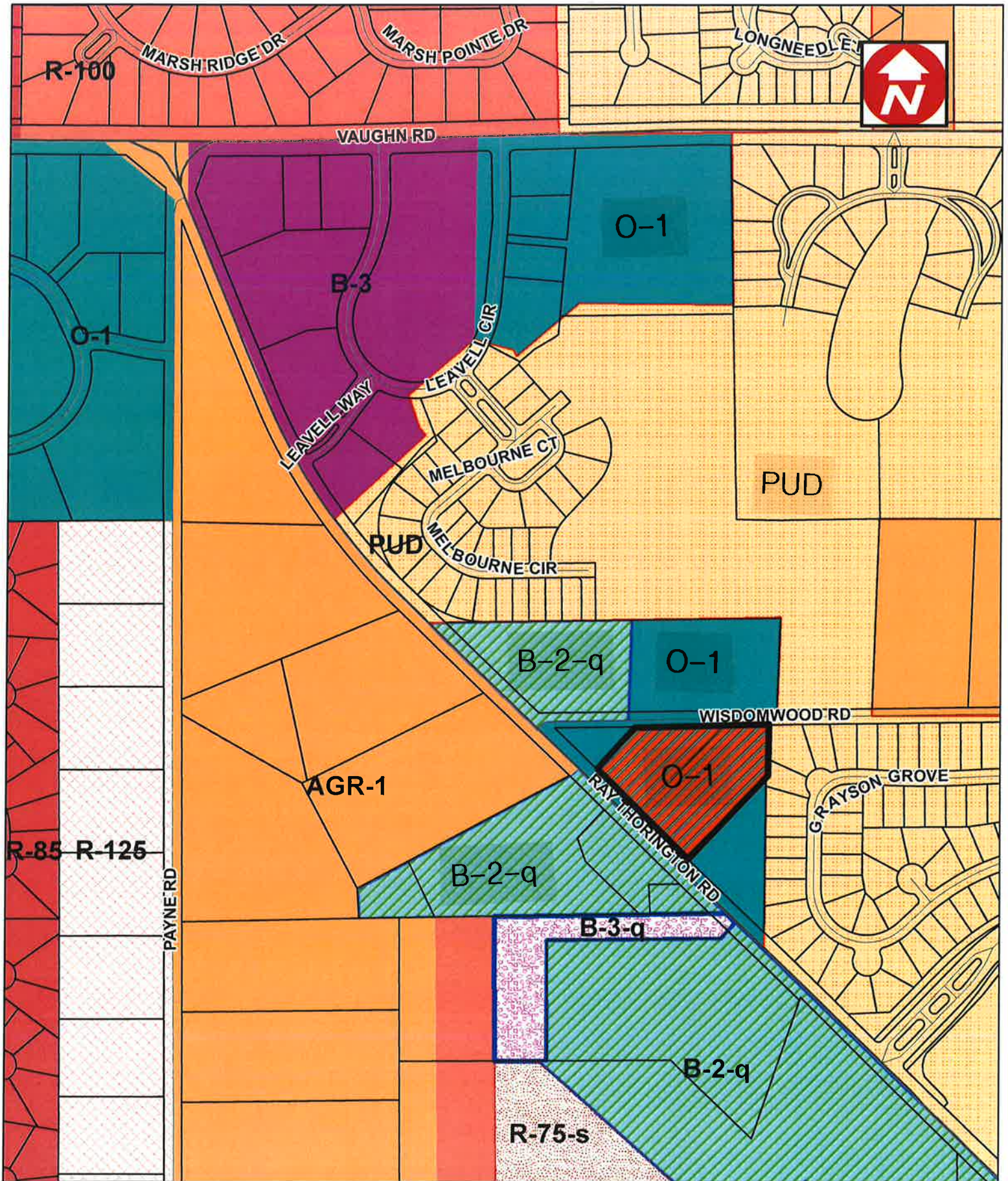
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2018-004

1 inch = 400 feet

FROM O-1 TO B-2-q

ITEM NO. 2A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2018-004

1 inch = 400 feet

FROM O-1 TO B-2-G

ITEM NO. 7B

8. RZ-2009-011 **PRESENTED BY:** Richard Hanan

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located on the north side of Woodmere Boulevard, approximately 1,400 east of Eastern Boulevard, from an R-65-m (Multi-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: This request pertains to one (1) parcel of land. The adjacent property has R-65-m (Multi-Family Residential) and R-75-m (Multi-Family Residential) zonings to the north, east and west, and B-3 (Commercial) zoning to the south. The intended use for this property if rezoned is for a gas station. The Land Use Plan recommends high density residential.

CITY COUNCIL DISTRICT: 9

Long Range Planning: Spot zoning. Object to change as this would affect character of the street.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

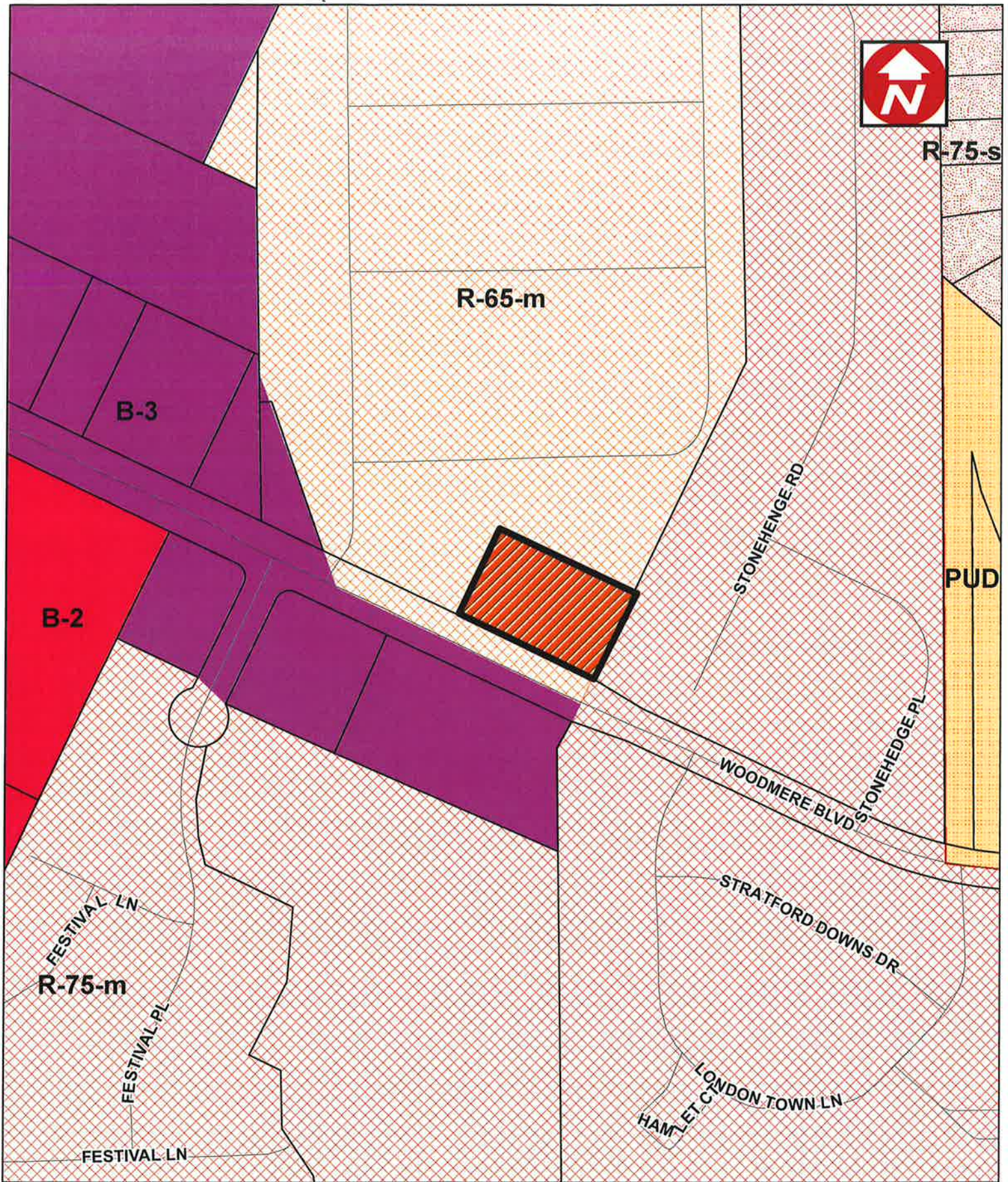
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2009-011

1 inch = 200 feet

FROM R-65-m TO B-2

ITEM NO. 8A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2009-011

1 inch = 200 feet

FROM R-65-m TO B-2

ITEM NO. 8B