

# Planning Commission Agenda

April 26, 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

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

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

**April 26, 2018**

<b><u>Item</u></b>	<b><u>File No.</u></b>	<b><u>Petitioner</u></b>	<b><u>Location</u></b>	<b><u>Request</u></b>	<b><u>Page</u></b>
1.	RZ-2009-011	Richard Hanan	Woodmere Boulevard	Rezoning	1
2.	DP-1999-146	Don Stansell	Monticello Drive	DP	2
3.	8951	Goodwyn, Mills & Cawood	Rock Ledge Road	Plat	3
4.	8953	Professional Engineering	East South Boulevard	Plat	4
5.	8954	Pilgreen Engineering	Fleetwood Drive	Plat	5
6.	8955	“ “	Edgar D. Nixon Ave.	Plat	6
7.	RZ-2017-011	“ “	Taylor Road	Rezoning	7
8.	RZ-2018-009	J. M. Garrett & Son	South Holt Street	Rezoning	8
9.	8952	“ “	South Holt Street	Plat	9
10.	RZ-2018-007	Orlando L. Durr, Sr	South Court Street	Rezoning	10
11.	RZ-2018-008	Taneki Mayes	Edna Brake Lucas Dr.	Rezoning	11
12.	RZ-2018-006	Earnestine Henderson	Phillip Street	Rezoning	12
13.	RZ-2018-005	Chris Thaggard	Upper Wetumpka Rd.	Rezoning	13

***The next Planning Commission meeting is on  
May 24, 2018***

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

**REPRESENTING:** Same

**SUBJECT:** Request to rezone property 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.

*This item was delayed at the March 22, 2018 meeting due to the spot zoning comment, it has been determined that this is not spot zoning.*

**CITY COUNCIL DISTRICT:** 9

### DEPARTMENT COMMENTS

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

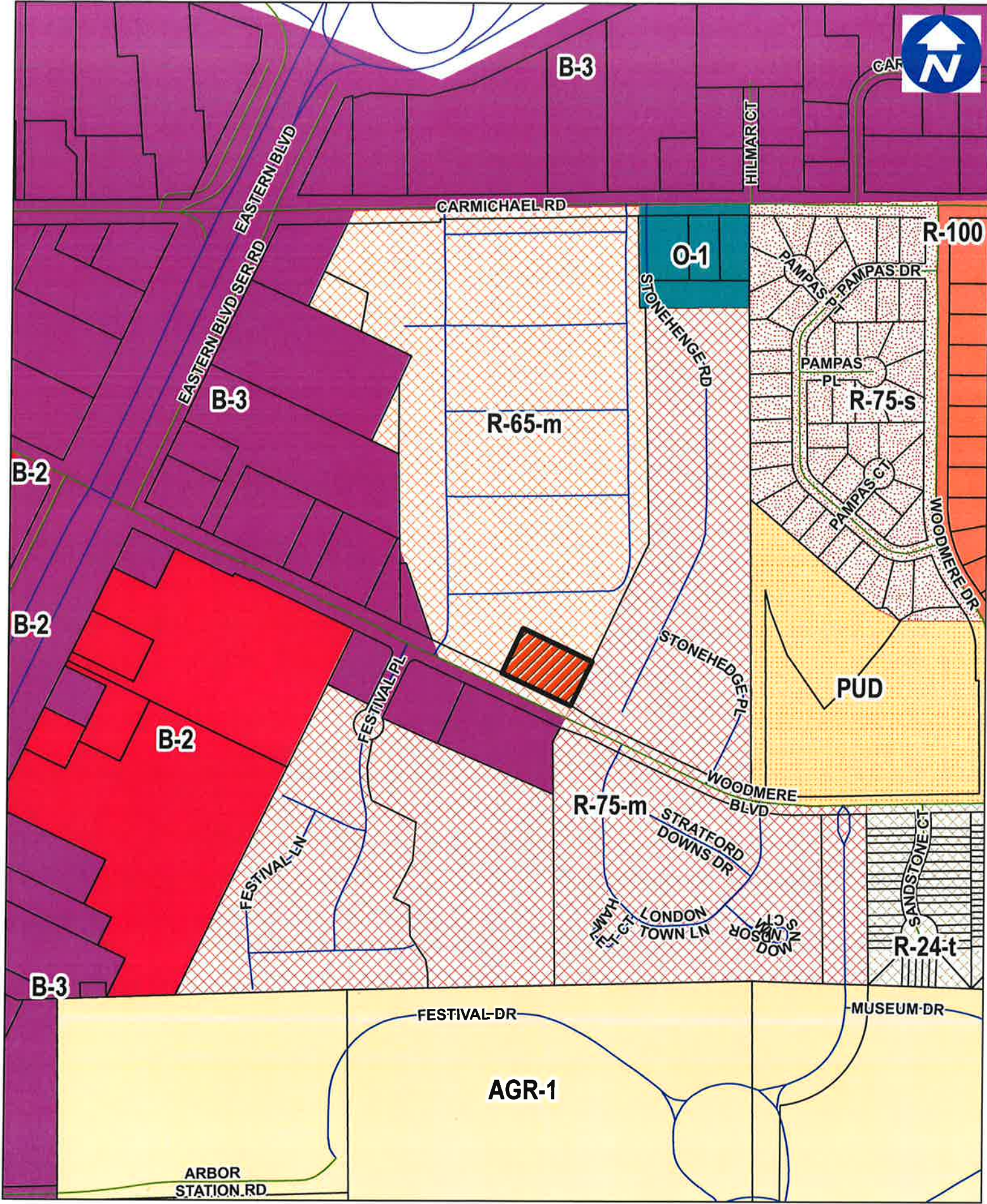
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2009-011

1 inch = 400 feet

FROM R-65-m TO B-2

ITEM NO. 1A



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2009-011

1 inch = 200 feet

FROM R-65-m TO B-2

ITEM NO. 1B

2. DP-1999-146 **PRESENTED BY:** Don Stansell

**REPRESENTING:** The Eagerton Group

**SUBJECT:** Public hearing for a development plan for a new building to be located at 5941 Monticello Drive in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 2,670 sq. ft. building. There are 20 paved parking spaces indicated on the site plan, and one (1) access drive to Monticello Park. All applicable requirements will be met.

**Planning Controls Comment(s):** There is no signage or refuse container indicated or approved.

**CITY COUNCIL DISTRICT:** 9

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.

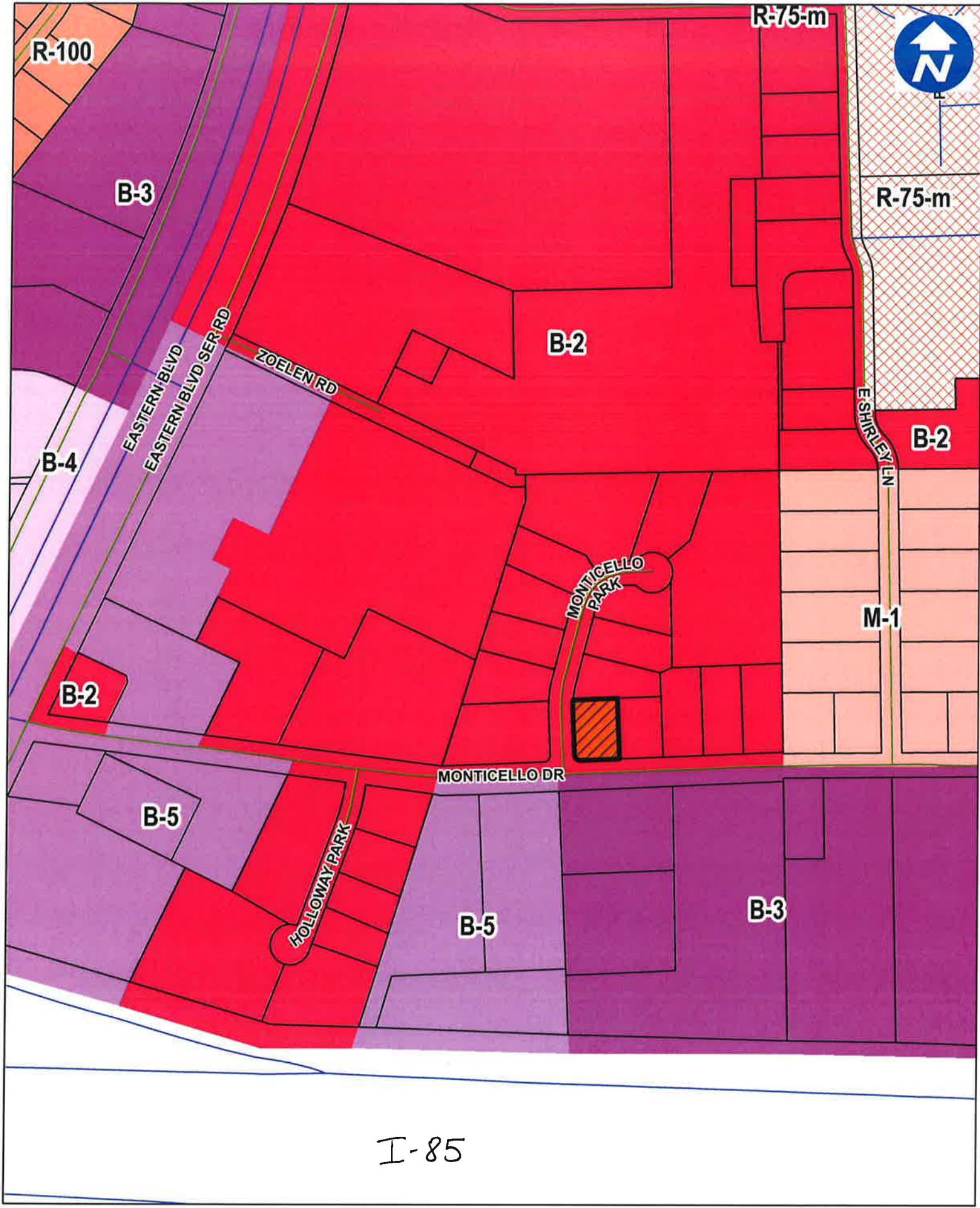
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**DEVELOPMENT SITE**

1 inch = 300 feet

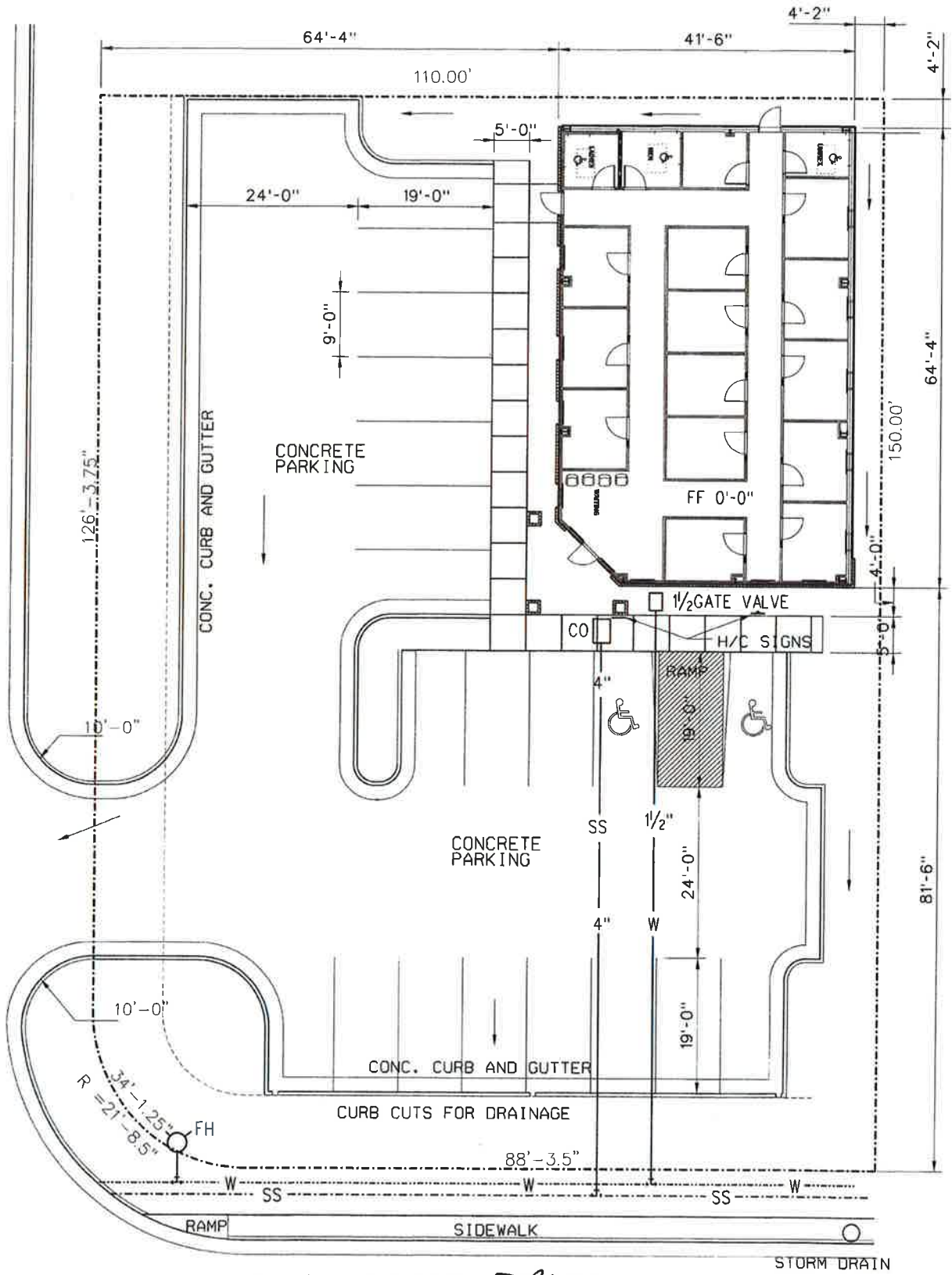
SUBJECT PROPERTY



ITEM NO.

2A

MONTICELLO PARK (50 ROW)



MONTICELLO DRIVE





**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**



ITEM NO. 2C

3. 8951 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Goodwyn, Building Co. Inc.

**SUBJECT:** Request final approval of Park Lake Plat No. 6 located at 6612 and 6616 Rock Ledge Road in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat replats two (2) lots to decrease the drainage easement along the rear property line from 25 ft. to 15 ft. The Planning Commission approved a revised master plan in 2009 to develop these lots with 15 ft. rear yards and the drainage easement was never changed on the face of the plat for building purposes. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 1

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.

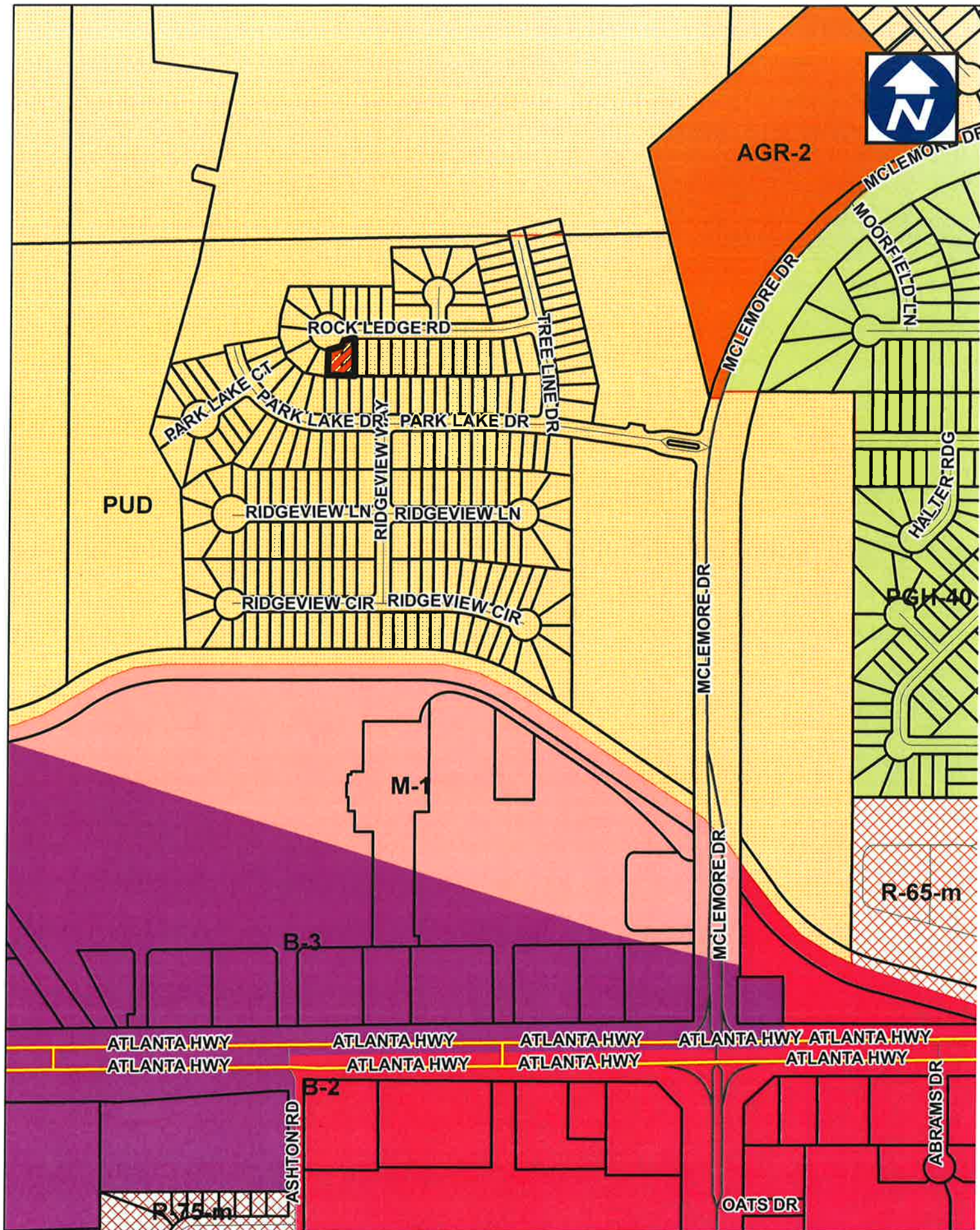
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

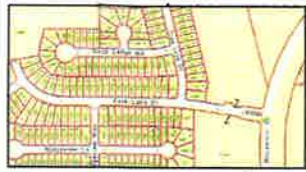
1 inch = 400 feet

SUBJECT PROPERTY

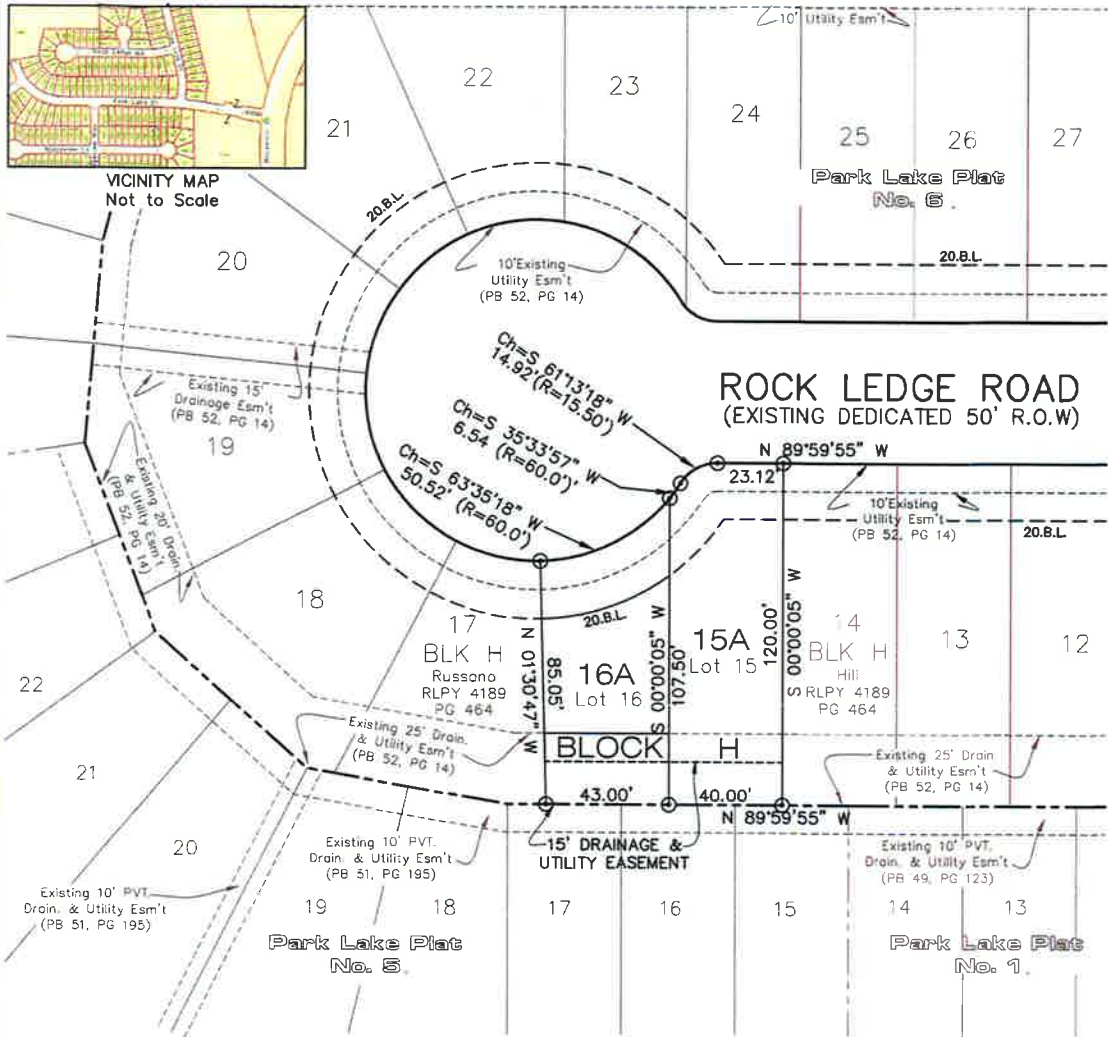


ITEM NO. 3A

39



VICINITY MAP  
Not to Scale



Map of  
**Park Lake Plat No. 6-A**  
 Being a Replat of Lot 15 and Lot 16, Block H, Park Lake Plat No. 6 (PB 52, PG 14)  
 Lying in the Northwest Quarter of Section 6, T-16-N, R-19-E  
 Montgomery County, Alabama

**Goodwyn, Mills & Cawood, Inc.**  
 Engineers - Architects - Planners - Surveyors

2860 EastChase Lane, Suite 200  
 Montgomery, Alabama 36117  
 Office (334) 271-3200  
 Fax (334) 272-1666

April 2018 Scale: 1"=40'

Office Checked	Drawn By	Field Status	Project Number	Closure
SCAC	MDL	DC	10000	03-22-2018

SOURCE OF INFORMATION: AS SHOWN ON SURVEY BEARING REFERENCE BASED ON: PARK LAKE PLAT NO. 6 (PB 52, PG 14)

NOTE!! ALL PROPERTY CORNERS MARKED WITH 5/8" REBAR CAP #CA00156 UNLESS OTHERWISE NOTED!

STATE OF ALABAMA  
 MONTGOMERY COUNTY

The undersigned, Goodwyn Building Co., Inc., an Alabama corporation, owner of the property shown above, hereby joins in, executes and signs the foregoing Surveyors Certificate, Plat and Map, and adopts and approves said instrument on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

Goodwyn Building Co., Inc.,  
 an Alabama Corporation  
 \_\_\_\_\_  
 George T. Goodwyn, Jr., President

STATE OF ALABAMA  
 MONTGOMERY COUNTY

I, a Notary Public in and for said County in said State, hereby certify that George T. Goodwyn, Jr., whose name as President of Goodwyn Building Co., Inc., an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as President and with full authority, executed the same voluntarily for and as act of said corporation.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

NOTARY PUBLIC  
 My Commission Expires: \_\_\_\_\_

STATE OF ALABAMA  
 MONTGOMERY COUNTY

This Plat was submitted to the City Planning Commission of Montgomery, Alabama, on April 26, 2018 and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tyson, Jr.  
 Executive Secretary

Date \_\_\_\_\_

RECEIVED

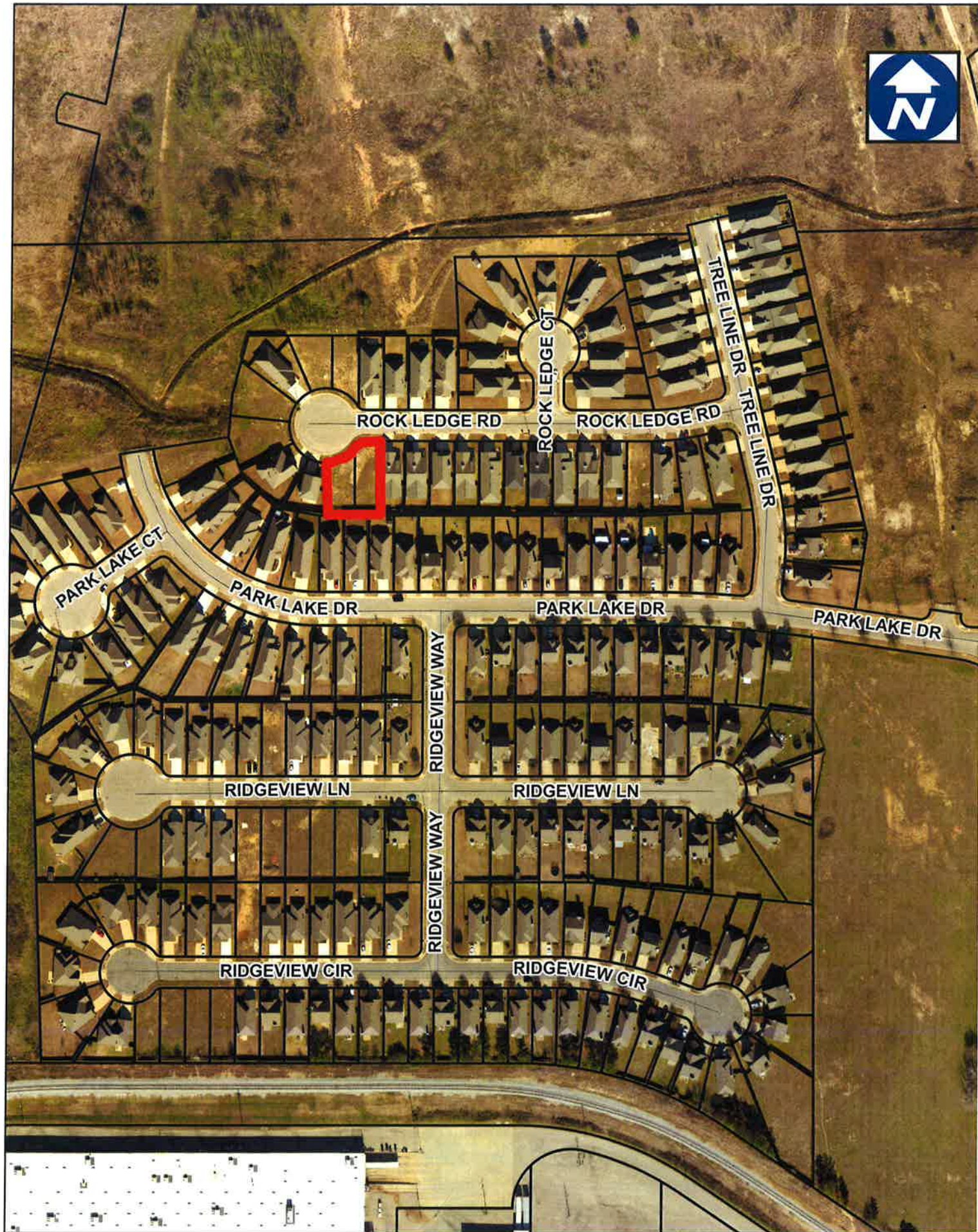
MAR 29 2018

PLANNING CONTROLS DIVISION

STATE OF ALABAMA  
 MONTGOMERY COUNTY

I, RICK CLAY, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY STATE 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.

RICK CLAY AL. REG. 25651 DATE \_\_\_\_\_



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

30

4. 8953 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** Easter Seals Alabama, Inc.

**SUBJECT:** Request final approval of Easter Seals Alabama, Inc. Plat No. 1 located on the north side of East South Boulevard and the east end of Normandie Drive in an O-2 (Office) Zoning District.

**REMARKS:** This plat replats one (1) lot into two (2) lots for office use. Lot A1 (4.31 acres) has 444 ft. of frontage along East South Boulevard and a depth of 414 ft. Lot A2 (3.01 acres) has 50 ft. of frontage along Normandie Drive and a depth of 479 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL 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.

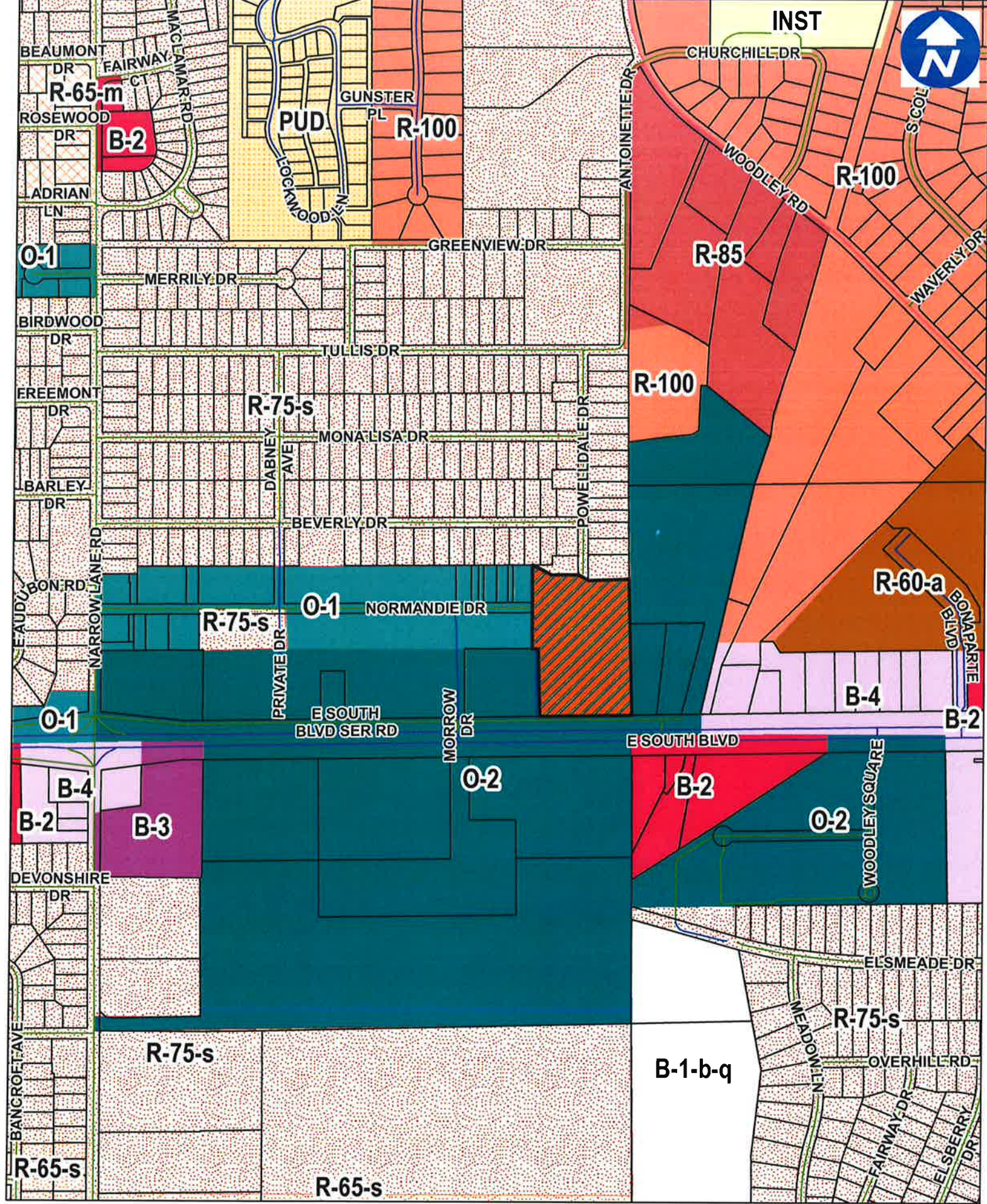
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

1 inch = 600 feet

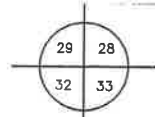
SUBJECT PROPERTY



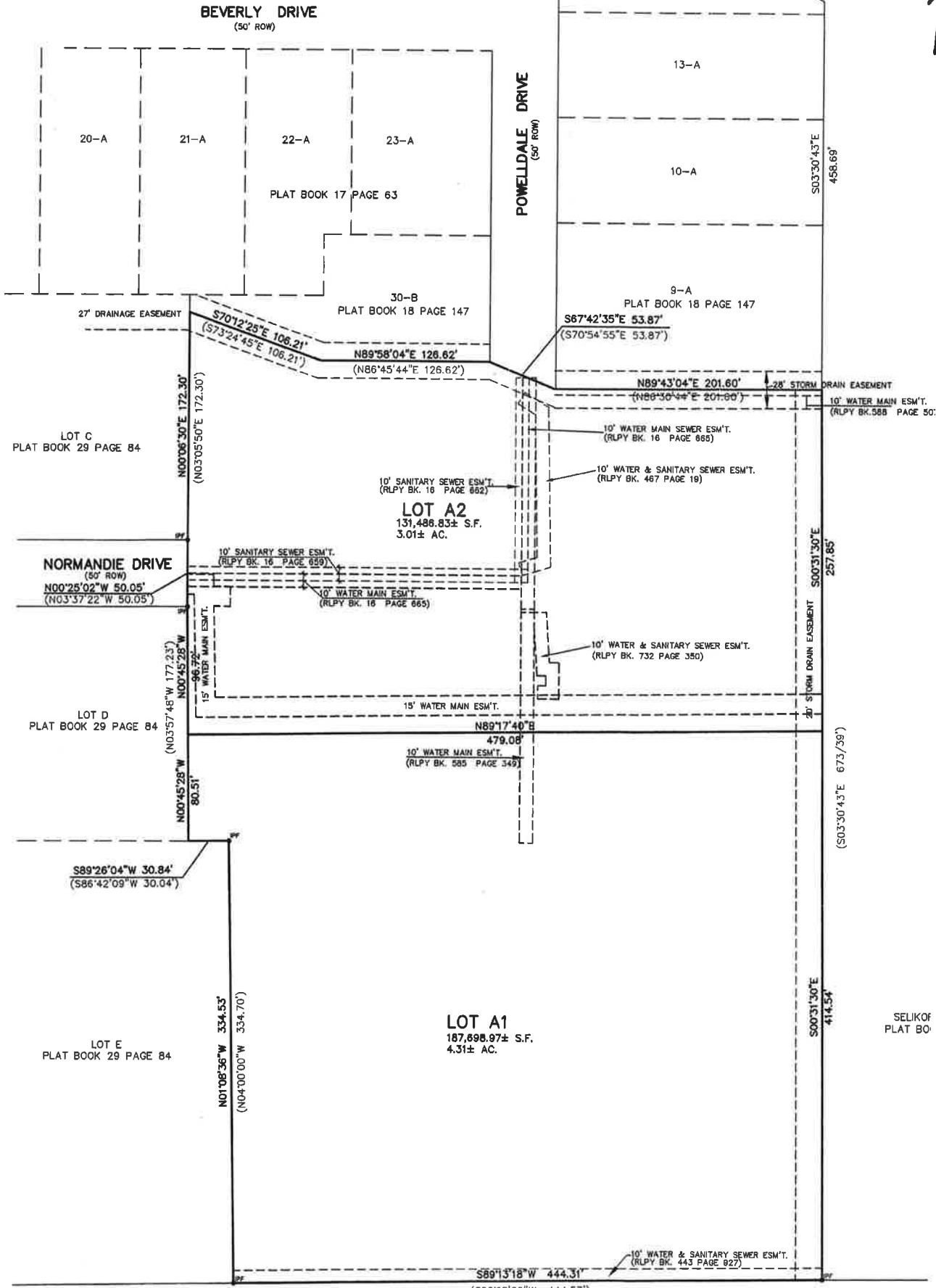
ITEM NO.

44

# Easter Seals Alabama, Inc. No. 1



AN



East South Blvd.  
(200' ROW)

4B





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 8954 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Thomas Buford Smith

**SUBJECT:** Request final approval of TBS Plat No. 1 located at 87 and 91 Fleetwood Drive in an R-65-s (Single-Family Residential) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for residential use. Lot 3A (0.92 acres) has 200 ft. of frontage along Fleetwood Drive and a depth of 200 ft. This lot is being combined in order to construct an additional storage building. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 4

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.

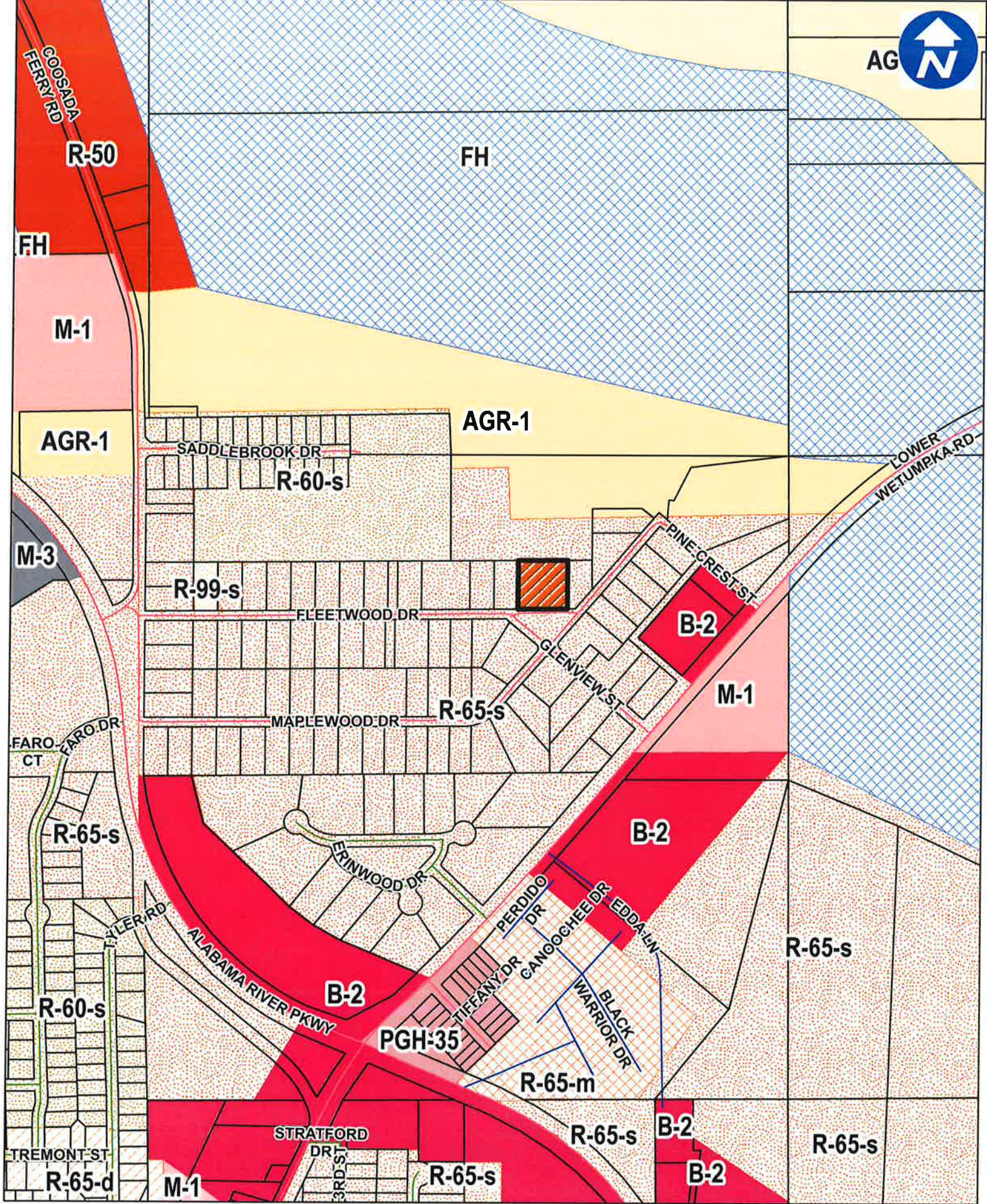
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

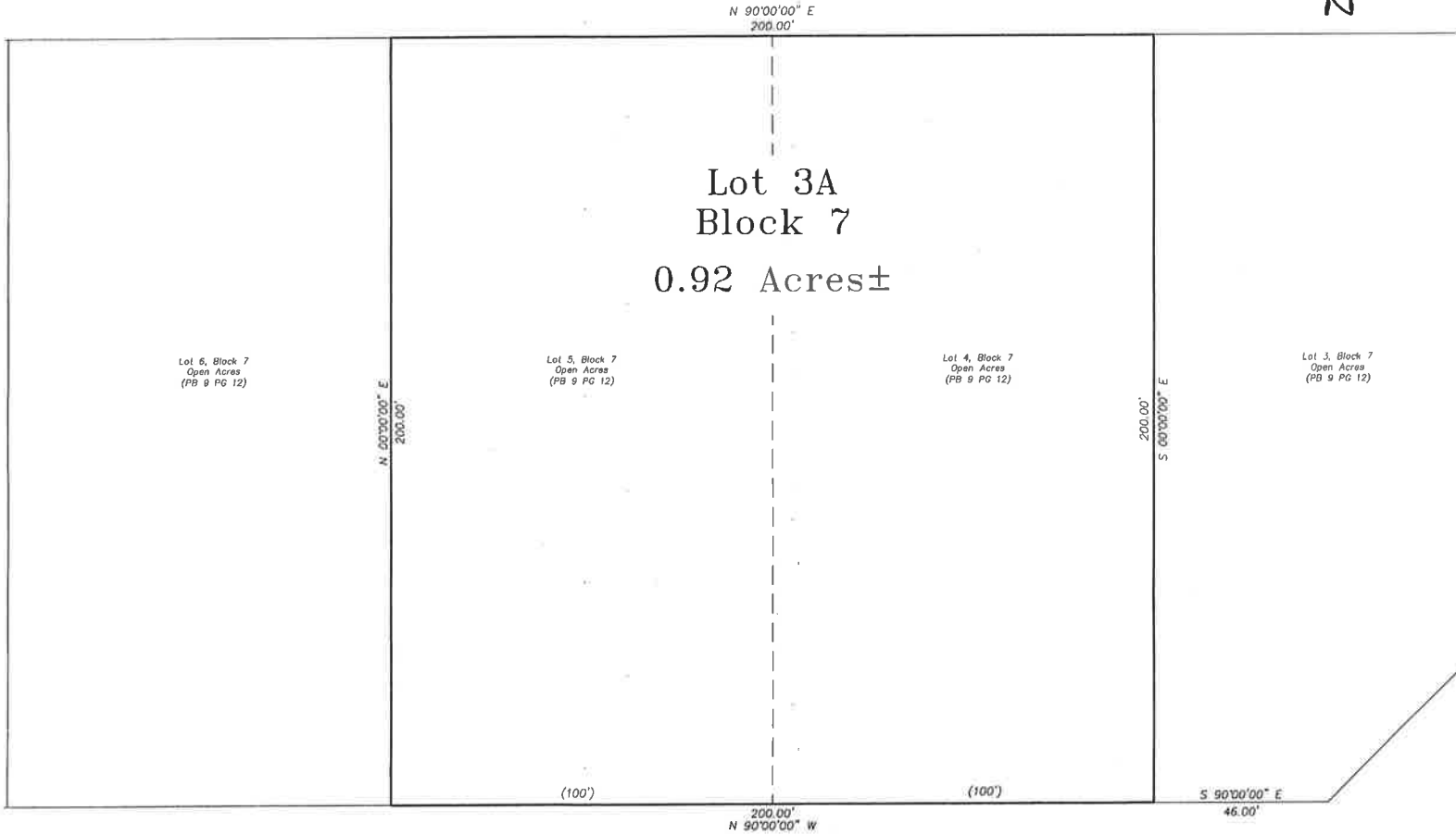
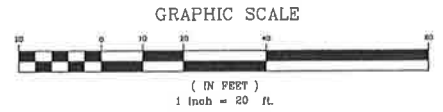
1 inch = 500 feet

SUBJECT PROPERTY

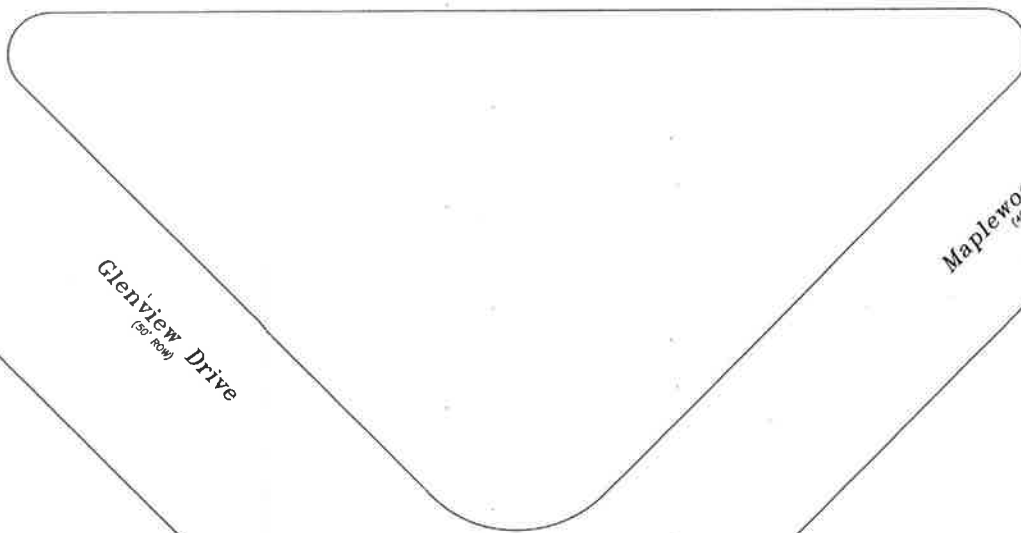


ITEM NO. 5A

TBS No. 1



*Fleetwood Drive*  
(40' ROW)



5B



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

5C

6. 8955 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** City of Montgomery

**SUBJECT:** Request final approval of Liberty Court Plat No. 1 located on the east side of Edgar D. Nixon Avenue, approximately 250 ft. north of Mooreland Road, in an R-65-m (Multi-Family Residential) Zoning District.

**REMARKS:** This plat creates two (2) lots for multi-family residential use. A new cul-de-sac (50 ft. right of way) is proposed to run east off Edgar D. Nixon Avenue (proposed Liberty Court). Lot 1 (2.27 acres) has 110 ft. of frontage along Edgar D. Nixon Avenue and approximately 390 ft. of frontage along the proposed cul-de-sac. Lot 2 (0.77 acres) has 48.58 ft. of frontage along Edgar D. Nixon Avenue and approximately 340 ft. of frontage along the proposed cul-de-sac. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 7

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.

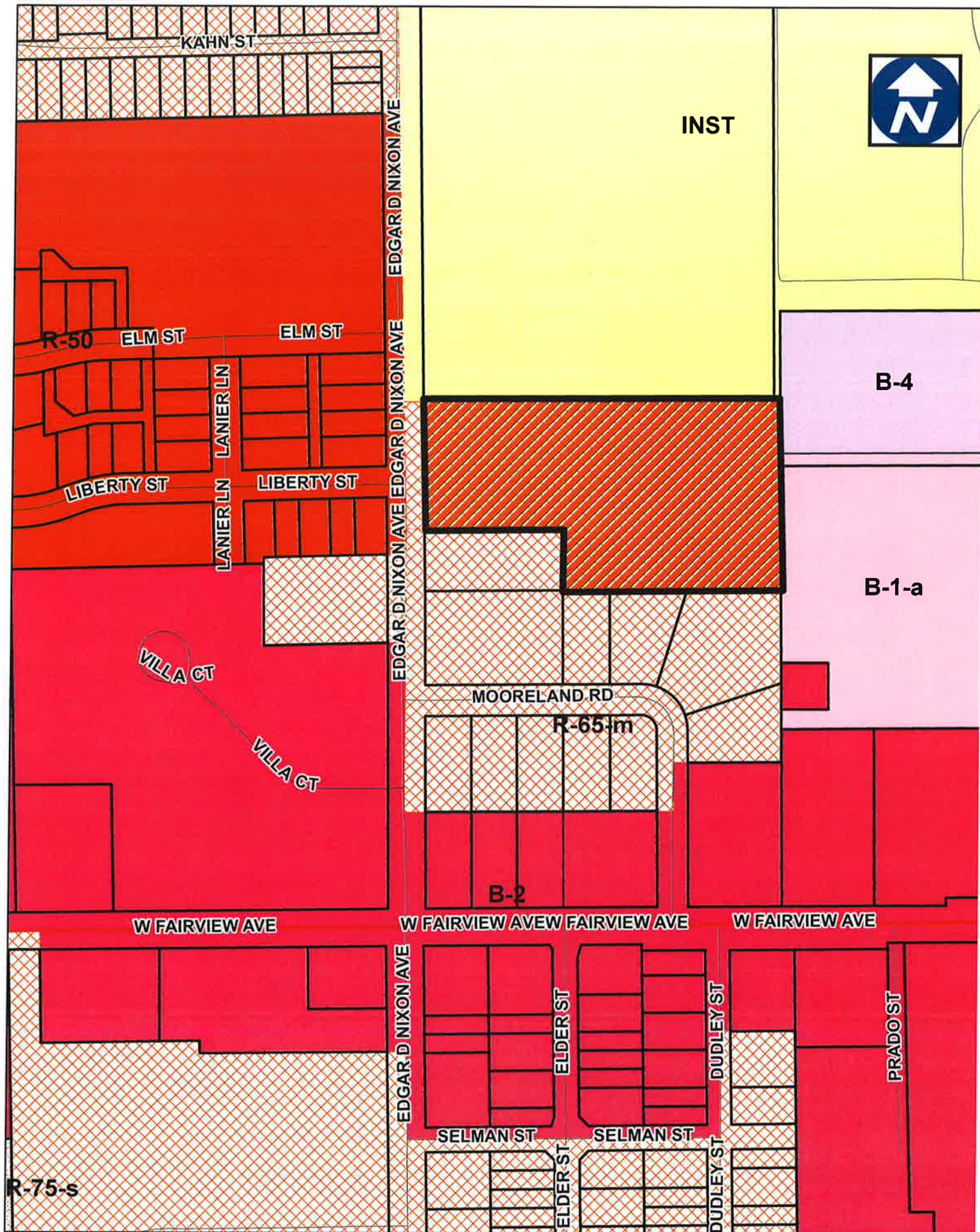
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6A







**PLATS**  
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** lc

7. RZ-2017-011 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** City of Montgomery

**SUBJECT:** Request to rezone two (2) acres on the southeast corner of Taylor Road and Halcyon Boulevard from PGH-35 (Patio-Garden Home) Zoning District and B-2-Q (Commercial-Qualified) Zoning Districts to a B-2 (Commercial) Zoning District.

**REMARKS:** The adjacent property has INST (Institutional) zoning to the north, PGH-35 (Patio-Garden Home) zoning to the south and east, and R-20-t (Townhouse) zoning to the west. This is a baseball/softball complex (Buddy Watson Ballfields). The initial use for this is a billboard.

**CITY COUNCIL DISTRICT:** 9

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

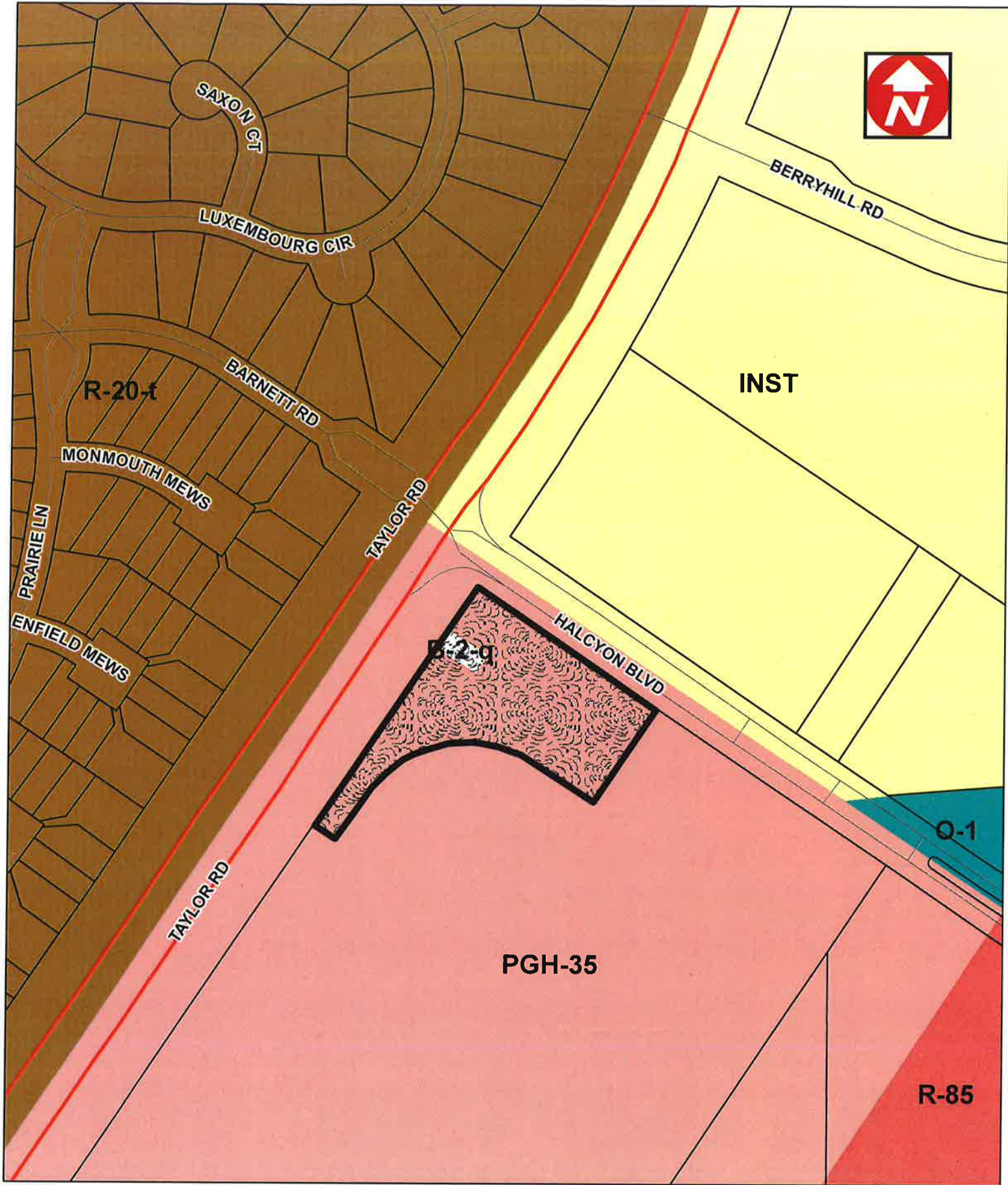
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**REZONING REQUEST**

1 inch = 200 feet

SUBJECT PROPERTY



FROM PGH-35  
B-2-Q TO B-2

FILE NO. R2-2017-011

ITEM NO. 7A



**REZONING REQUEST**

1 inch = 200 feet

**SUBJECT PROPERTY**

PGH-35

FROM B-2-Q TO B-2



FILE NO. 22-2017-011

ITEM NO. 7B

8. RZ-2018-009 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Kenneth Ward

**SUBJECT:** Request to rezone property located on the southwest corner of South Holt Street and Alexander Street from a B-2 (Commercial) Zoning District to an R-60-m (Multi-Family Residential) Zoning District.

**REMARKS:** The adjacent property has B-2 (Commercial) and R-60-m (Multi-Family Residential) zoning to the north, and B-2 (Commercial) zoning to the south, east and west. The intended use for this property if rezoned is for a structure containing four (4) family units.

**CITY COUNCIL DISTRICT:** 7

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

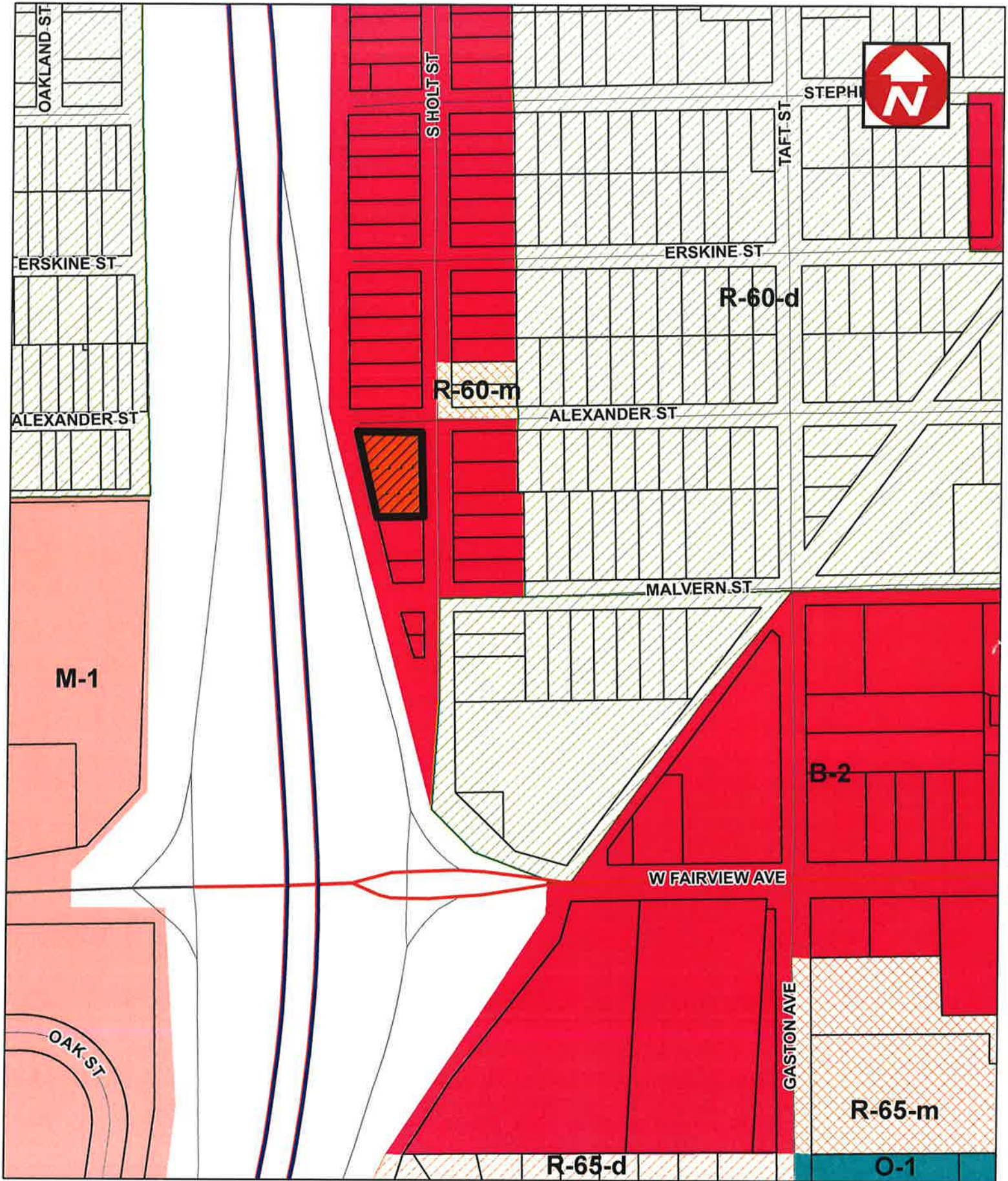
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**REZONING REQUEST**

1 inch = 200 feet

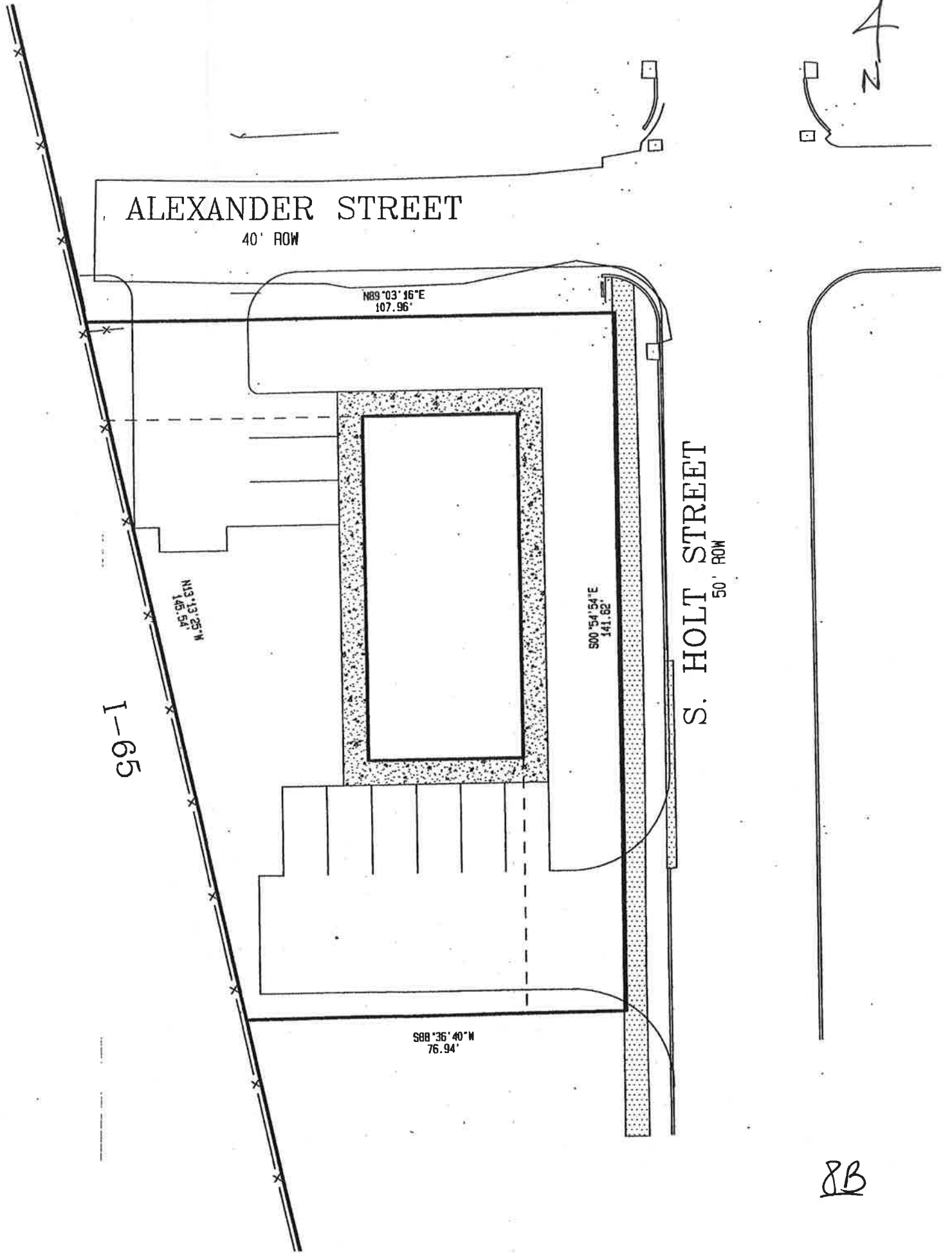
**SUBJECT PROPERTY**

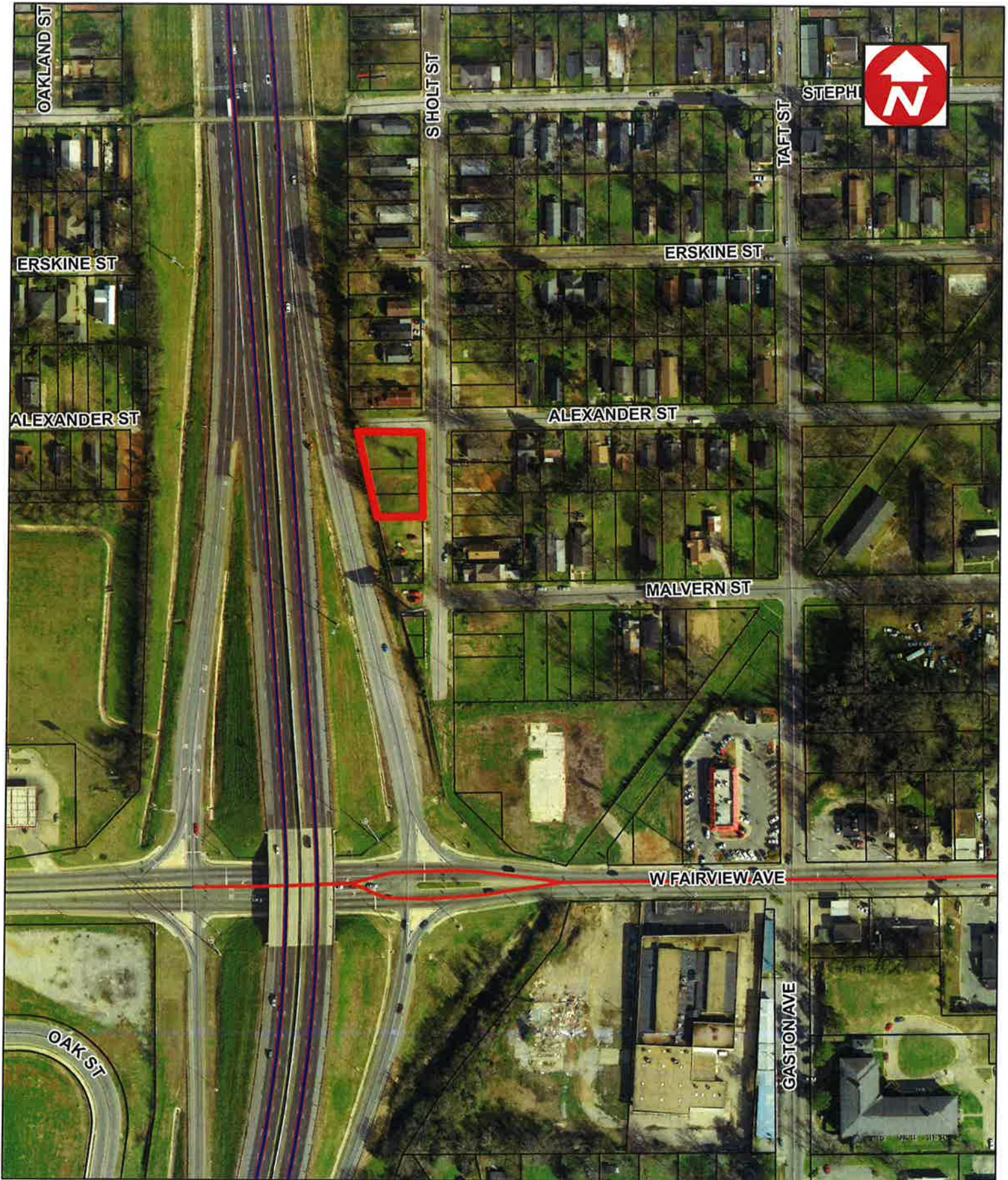


FROM B-2 TO R-60-m

FILE NO. RZ-2018-009

ITEM NO. 8A





**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2018-009

1 inch = 200 feet

FROM B-2 TO R-60-m

ITEM NO. 8C



9. 8952 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Kenneth Ward

**SUBJECT:** Request final approval of Kenneth Ward Plat No. 1 located on the southwest corner of South Holt Street and Alexander Street in a B-2 (Commercial) (proposed R-60-m (Multi-Family Residential)) Zoning District.

**REMARKS:** This plat replats several lots into one (1) lot for one (1) residential structure to be used as a four (4) unit residential structure. Lot A (13,125.34 sq. ft.) has 141.62 ft. of frontage along South Holt Street and 107.96 ft. along Alexander Street. A request to rezone this property to R-60-m (Multi-Family Residential) has been submitted. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 7

**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.

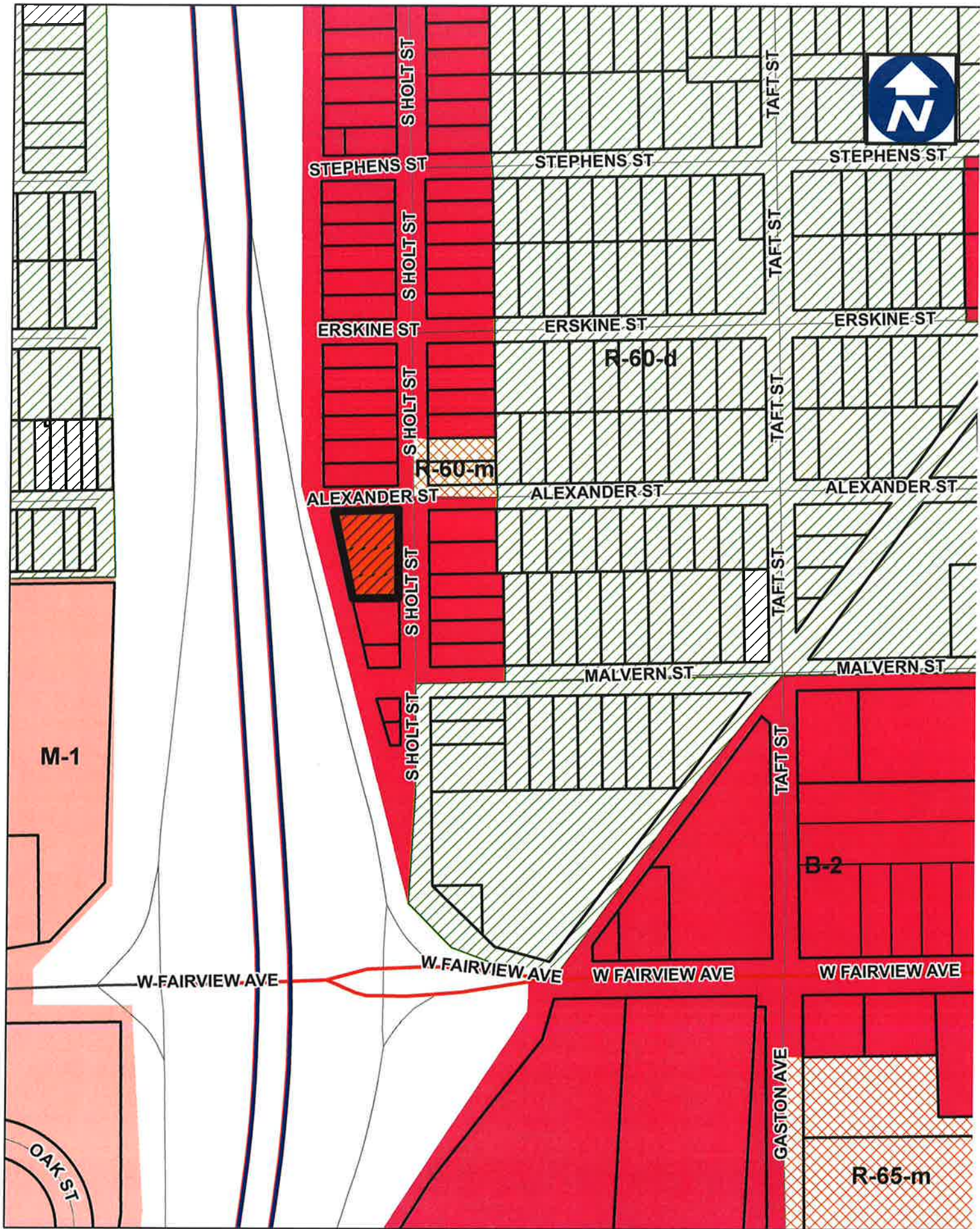
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9A





**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

9C

10. RZ-2018-007 **PRESENTED BY:** Orlando L. Durr, Sr.

**REPRESENTING:** Durr Development, LLC

**SUBJECT:** Request to rezone property located on the southeast corner of High Street and South Court Street from a T4-R (General Urban Zone-Restricted) SmartCode Zoning District to a T4-O (General Urban Zone-Open) SmartCode Zoning District.

**REMARKS:** The adjacent property has T4-R (General Urban Zone-Restricted) zoning to the north, south and east; and T4-O (General Urban Zone-Open) zoning to the west and south. The intended use for this property if rezoned is for a spa salon, hair salon, office space and gift shop on the first floor; and on the second, third and fourth floors would be living space for lofts. The basement would be designed as a cafe spot.

**CITY COUNCIL DISTRICT:** 3

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

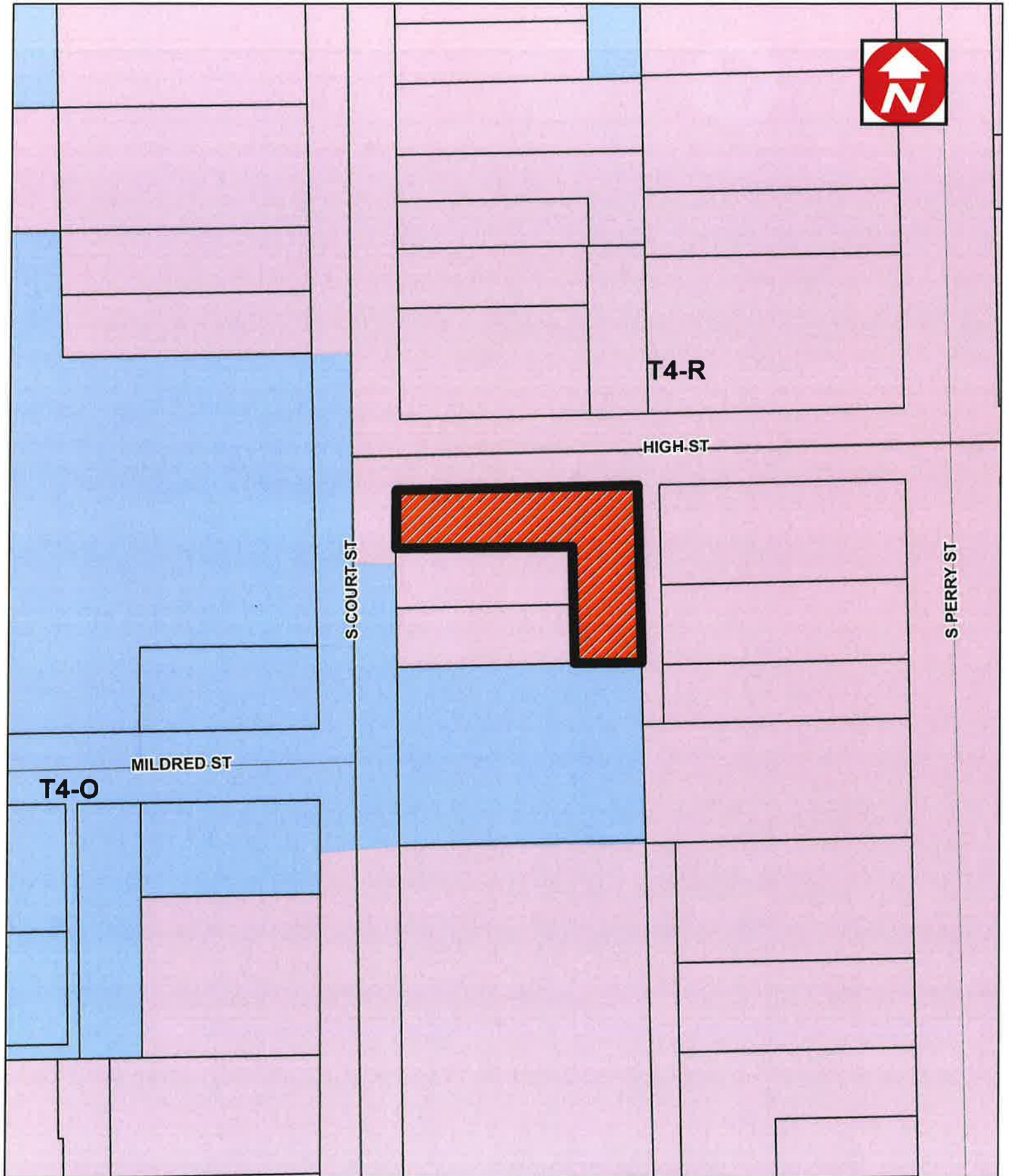
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**REZONING REQUEST**    **SUBJECT PROPERTY**

1 inch = 100 feet

FROM T4-R TO T4-O



FILE NO. R2-2018-007

ITEM NO. 10A



**REZONING REQUEST**

1 inch = 100 feet

**SUBJECT PROPERTY**



FROM T4-R TO T4-0

FILE NO. R2-2018-007

ITEM NO. 10B

11. RZ-2018-008 **PRESENTED BY:** Taneki Mayes

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) lot located at 13074 Edna Brake Lucas Drive from an AGR-1 (Residential Agriculture) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** This property is surrounded by AGR-1 (Residential Agriculture). The intended use for this property if rezoned is for a private, non-profit, early childcare development center (daycare).

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

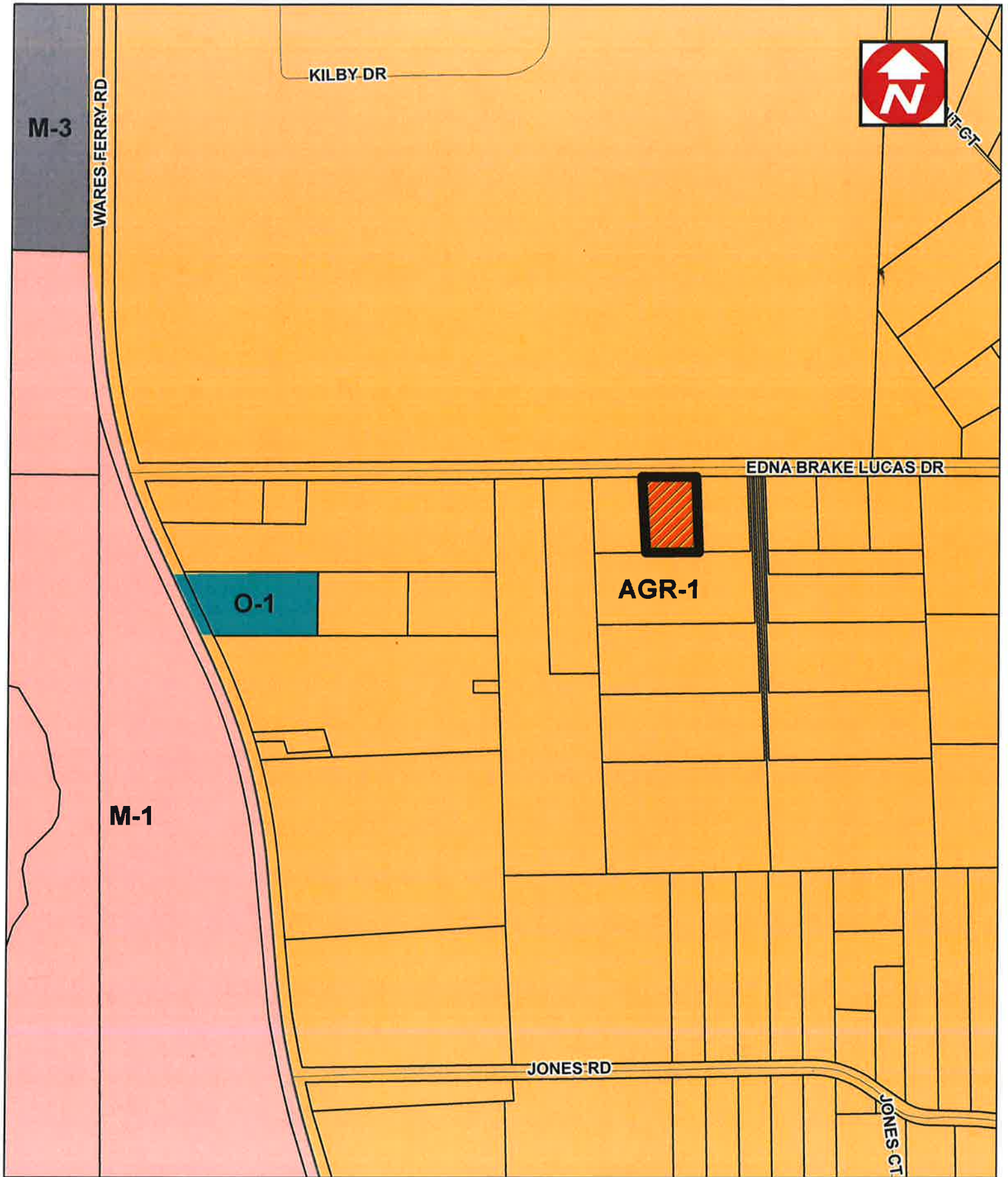
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





**REZONING REQUEST** SUBJECT PROPERTY



FILE NO. RZ-2018-008

1 inch = 400 feet

FROM AGR-1 TO B-2

ITEM NO. 11A



EDNA BRAKE LUCAS DR



**REZONING REQUEST**

SUBJECT PROPERTY

FILE NO. RZ-2018-008

1 inch = 200 feet

FROM AGR-1 TO B-2

ITEM NO. 11B

12. RZ-2018-006 **PRESENTED BY:** Earnestine Henderson

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one property located on the west side of Phillip Street, approximately 1,200 ft. south of Anthony Street, from an R-50 (Single-Family Residential) Zoning District to an R-99-s (Mobile Home Subdivision) Zoning District.

**REMARKS:** This property is surrounded by R-50 (Single-Family Residential) zoning. The intended use for this property if rezoned is for one (1) mobile home for living purposes.

**CITY COUNCIL DISTRICT:** 4

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

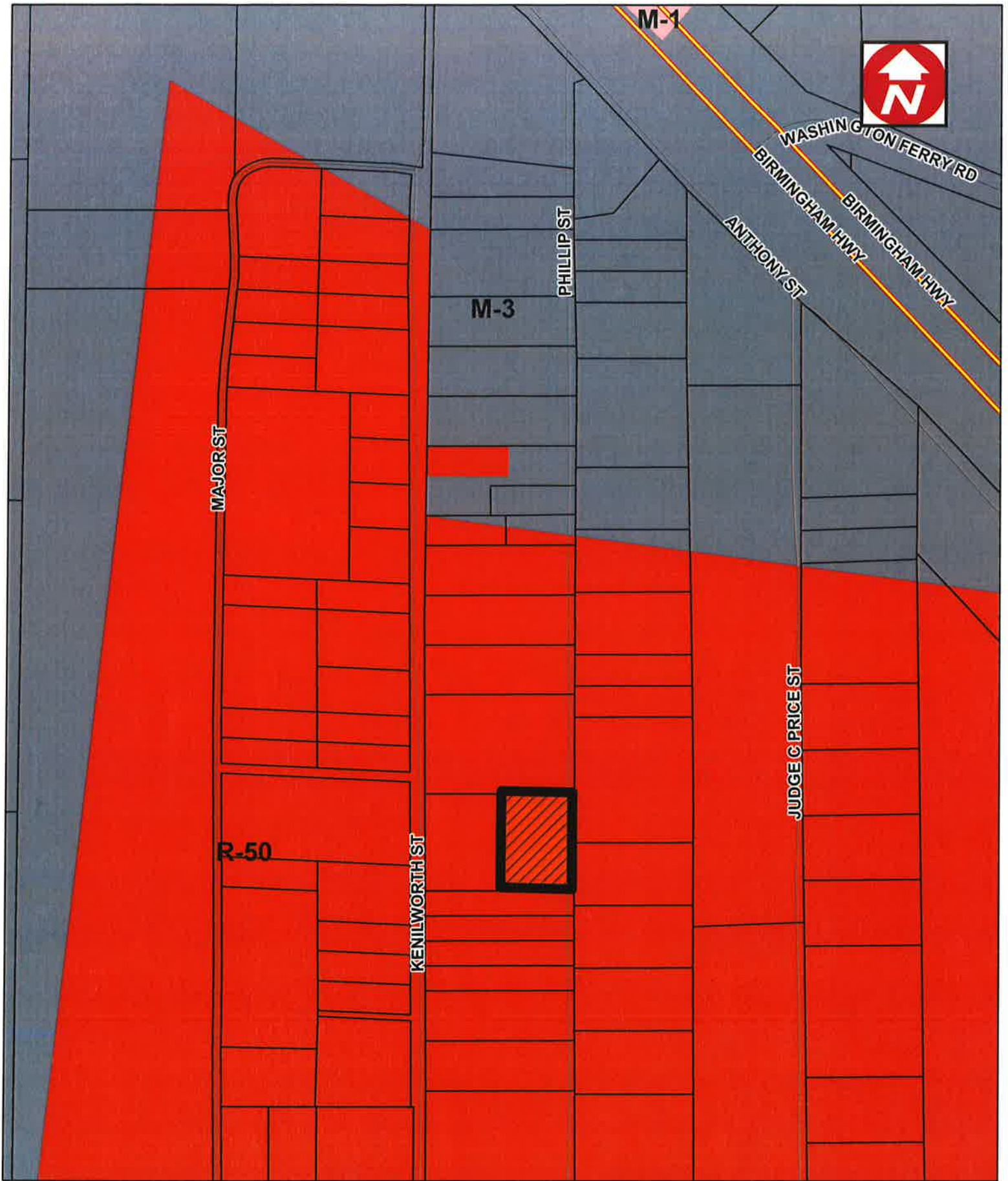
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. R2-2018-006

1 inch = 200 feet

FROM R-50 TO R-99.5

ITEM NO. 12A



**REZONING REQUEST**

**SUBJECT PROPERTY**



FILE NO. R2-2018-006

1 inch = 200 feet

FROM R-50 TO R-99-s

ITEM NO. 12B

13. RZ-2018-005 **PRESENTED BY:** Chris Thaggard

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) lot located on the northwest corner of Upper Wetumpka Road and Lucas Drive (2401 Upper Wetumpka Road) from an R-65-d (Duplex Residential) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** The adjacent property has R-65-d (Duplex Residential) zoning to the north, B-2 (Commercial) zoning to the south, R-100 (Single-Family Residential) zoning to the east, and R-65-d (Duplex Residential) zoning to the west. The intended use for this property if rezoned is for an auto repair shop.

**CITY COUNCIL DISTRICT:** 3

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

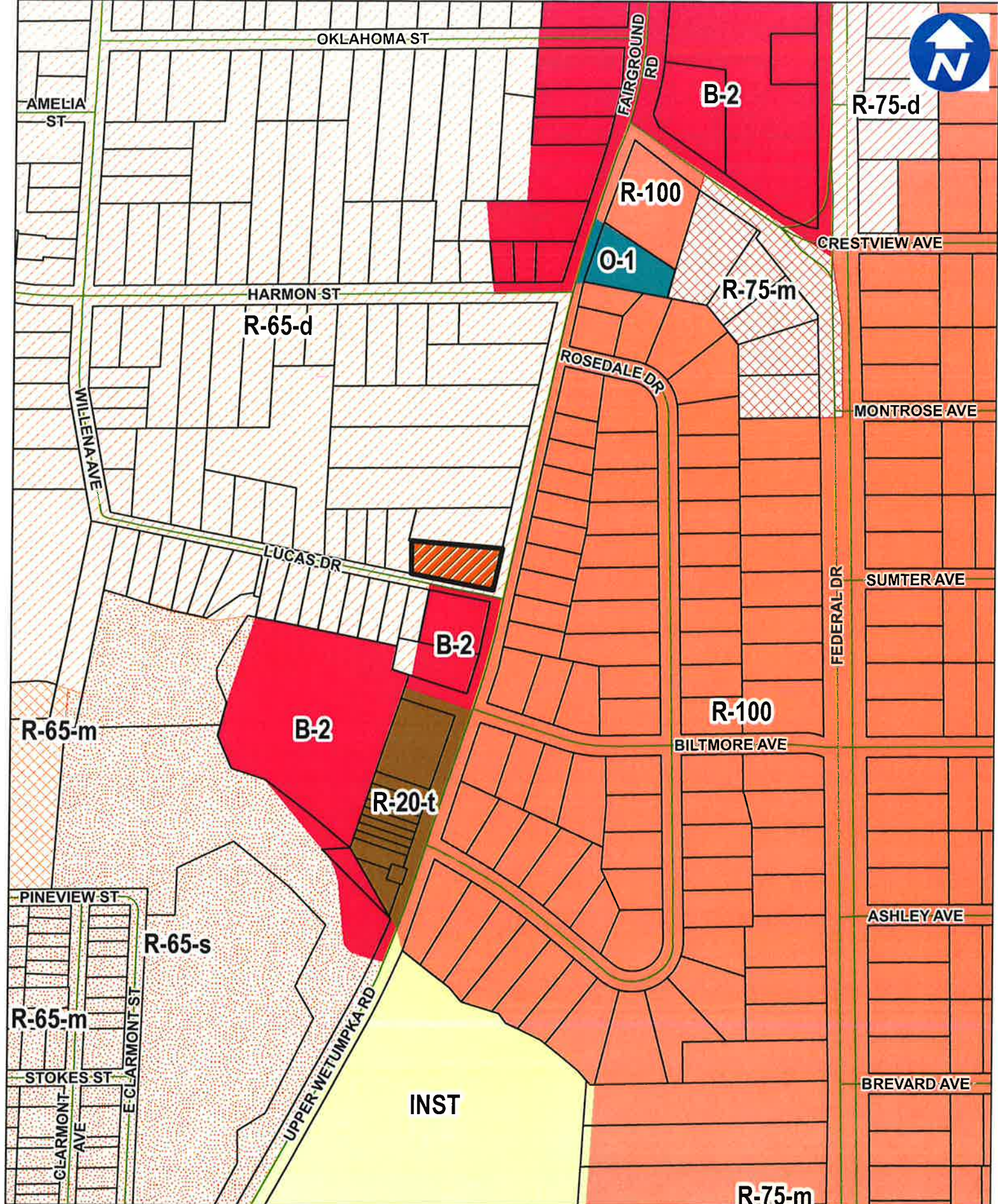
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. R2-2018-005

1 inch = 300 feet

FROM R-65-d TO B-2

ITEM NO. 13A



LUCAS DR

UPPER WETUMPKA RD

BILTMORE AVE

**REZONING REQUEST**

SUBJECT PROPERTY

FILE NO. RZ-2018-005

1 inch = 100 feet

FROM R-65-d TO B-2

ITEM NO. 13B