

Planning Commission Agenda

June 28, 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

**Land Use 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 May 24, 2017 meeting

June 28, 2018

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	8964	Goodwyn, Mills & Cawood	Bell Road	Plat	1
2.	8963	Flowers & White Engineering	South Decatur Street	Plat	2
3.	8965	Walter Schoel Engineering Co.	Northern Boulevard	Plat	3
4.	DP-2018-008	Gonzalez-Strength & Assoc.	Wasden Lane	DP	4
5.	DP-2013-001	Russell Construction	Alatex Road	DP	5
6.	RZ-2018-013	Robert Booker	Martha Street	Rezoning	6
7.	RZ-2018-014	Shemika Bogan	Yancey Avenue	Rezoning	7
8.	RZ-2018-015	Tommy Oliver	Shae Park	Rezoning	8
9.	DP-1976-258	Larry E. Speaks & Assoc.	Day Street	DP	9
10.	8962	“ “	East Fairview Avenue	Plat	10
11.	RZ-2008-003	“ “	Well Road	Rezoning	11
12.	RZ-2018-016	“ “	Wetumpka Highway	Rezoning	12

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

1. 8964 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Keith & Emily Newell

SUBJECT: Request final approval of Highgate Plat No. 1 located on the east side of Bell Road, approximately 350 ft. north of Oliver Drive, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates two (2) lots for residential use. Lot A (13.54 acres) has 605.60 ft. of frontage along Bell Road and a depth of 781.58 ft. Lot B (12.15 acres) has 430.98 ft. of frontage on Bell Road and a depth of 1190.59 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 9

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.

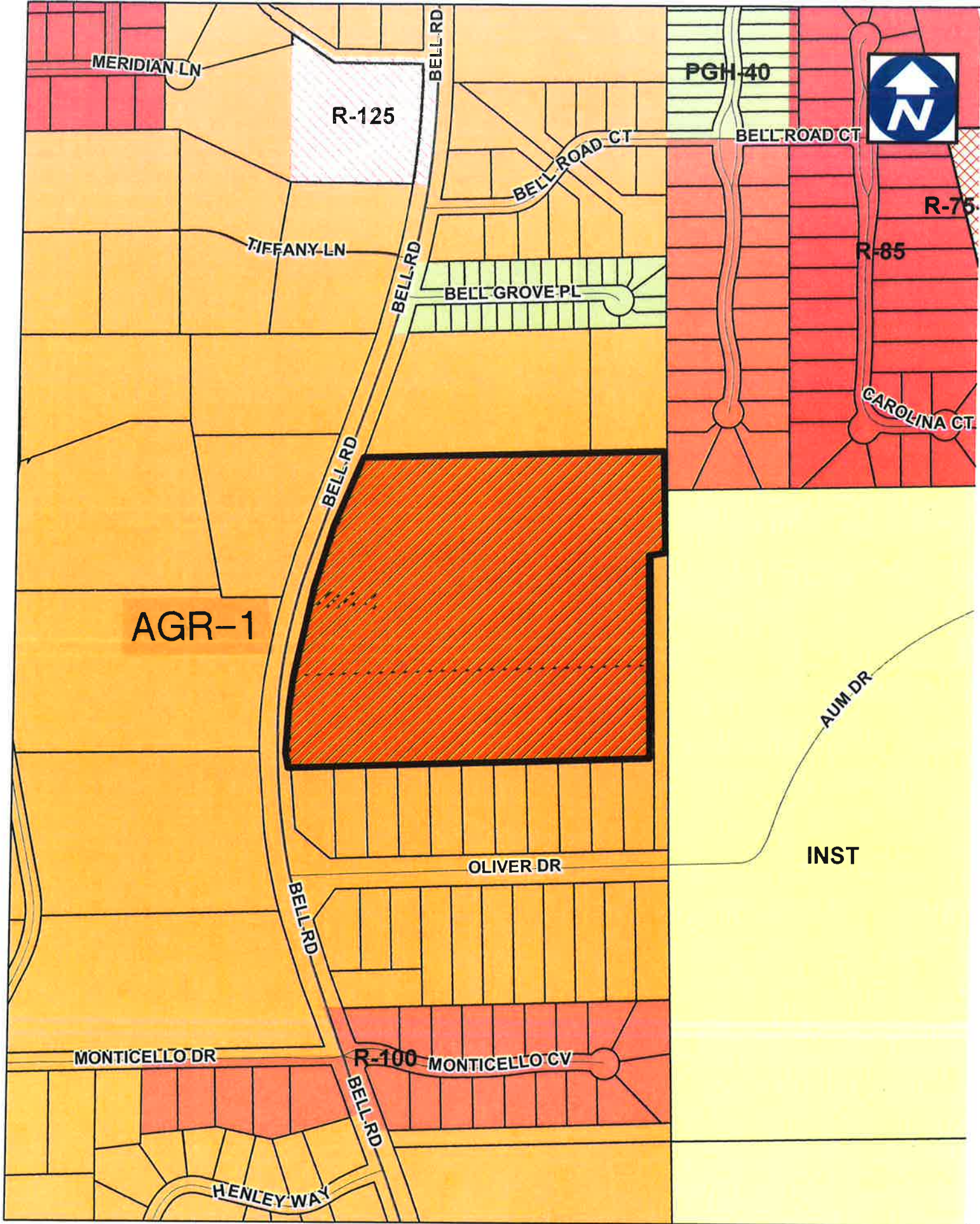
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

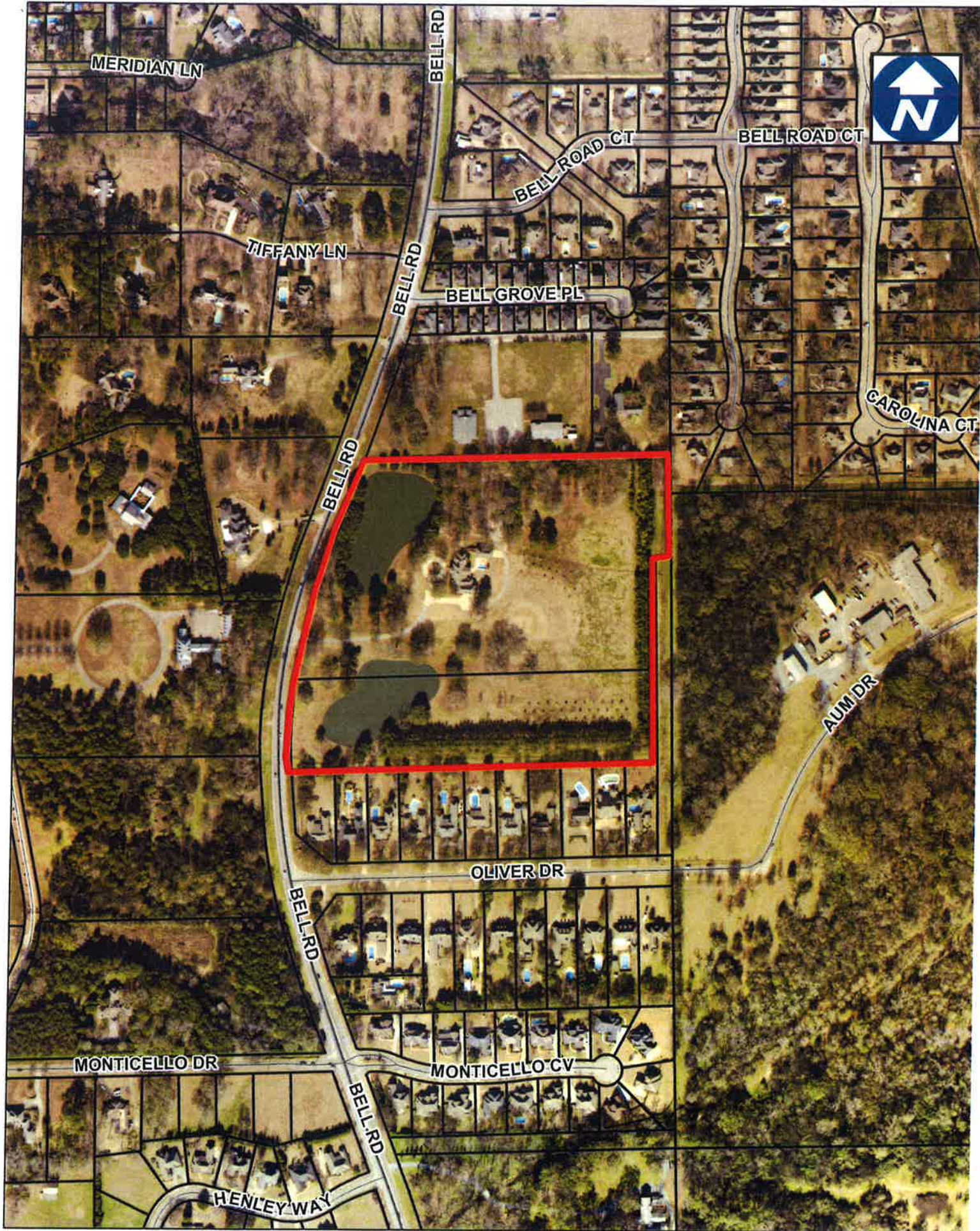
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

1A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

10

2. 8963 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Cloverdale Crossing

SUBJECT: Request final approval of Cloverdale Crossing Plat No. 1 located at the southwest corner of Earl Place and South Decatur Street in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats several lots into one (1) lot for commercial use. Lot 1 (0.66 acres) has 127.60 ft. of frontage along Earl Place, 202.40 ft. of frontage along South Decatur Street and 152.77 ft. of frontage along Clanton Avenue. 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.

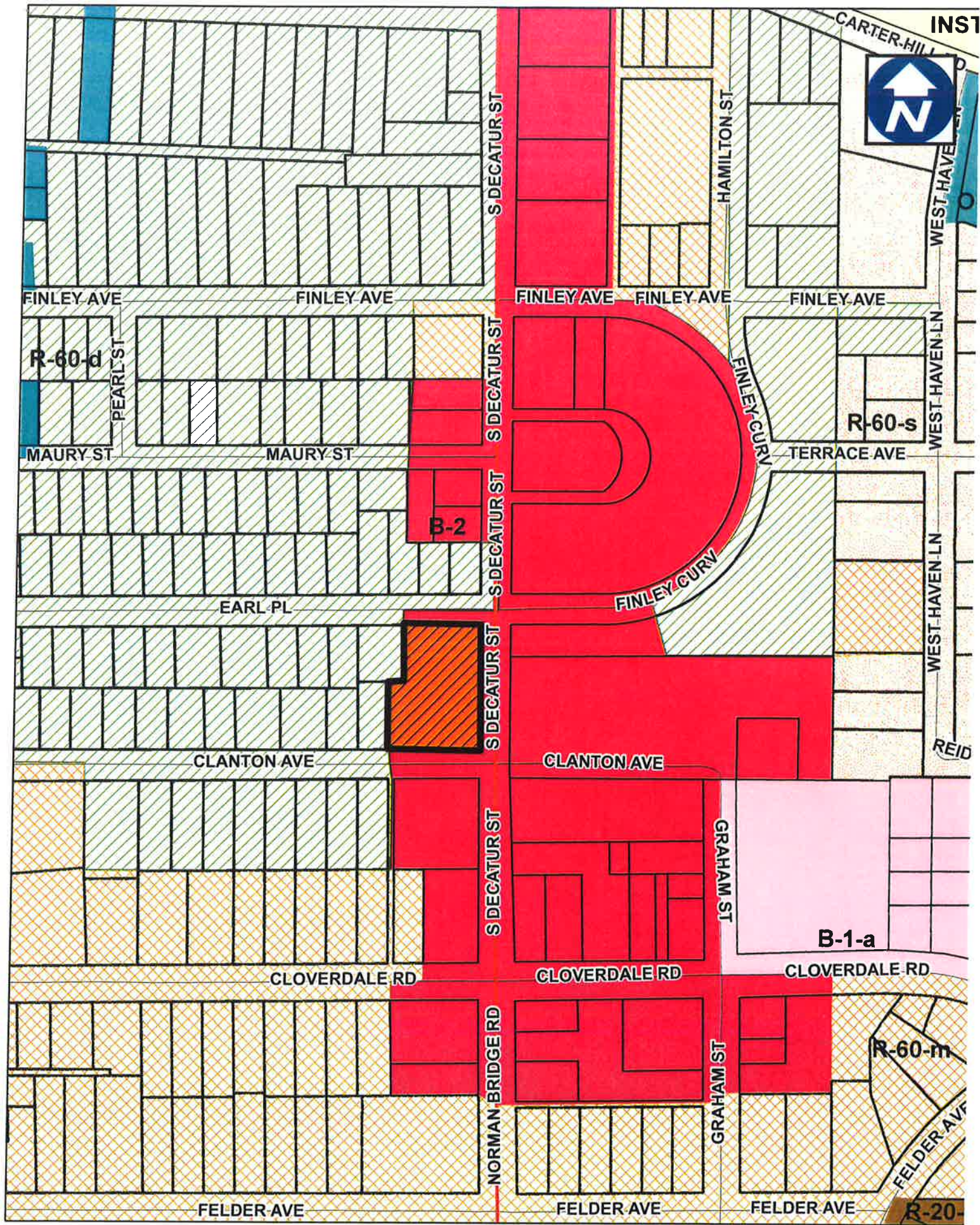
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2A

LOT 27
EARL PLACE PLAT
BOOK 3 PAGE 54

LOT 28
EARL PLACE PLAT
BOOK 3 PAGE 54

LOT 29
EARL PLACE PLAT
BOOK 3 PAGE 54

Cloverdale Crossing Plat No. 1

EARL PLACE
(50' RIGHT OF WAY)



N90°00'00"E
127.60'

LOT A
BURTONVILLE PLAT
BOOK 13 PAGE 151

LOT B
BURTONVILLE PLAT
BOOK 13 PAGE 151

N00°00'00"W
91.75'

LOT 1
0.66
ACRES ±

N88°31'15"E
25.18'

S00°00'00"E
202.40'

S. DECATUR STREET
(RIGHT OF WAY VARIES)

RONNIE R.
BALLENINE
PARCEL #
10-04-18-3-029-
025.000

N00°00'00"E
110.00'

LOT 10
SQUARE 5
BURTONVILLE
VOL. 13 (O.S.) PAGE 232

152.77'

N90°00'00"W

CLANTON AVENUE
(RIGHT OF WAY VARIES)

LOT 4
BURTONVILLE PLAT

LOT 1
BURTONVILLE PLAT

2B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

20

3. 8965 **PRESENTED BY:** Walter Schoel Engineering Company, Inc.

REPRESENTING: Cowin Investment Company, LLP

SUBJECT: Request final approval of Cowin Equipment Plat No. 1 located on the north side of Northern Boulevard, approximately 2,100 ft. west of Wetumpka Highway, in an M-3 (General Industry) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (16.91 acres) has 1238.88 ft. of frontage along Northern Boulevard and a depth of 807.87 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 2

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.

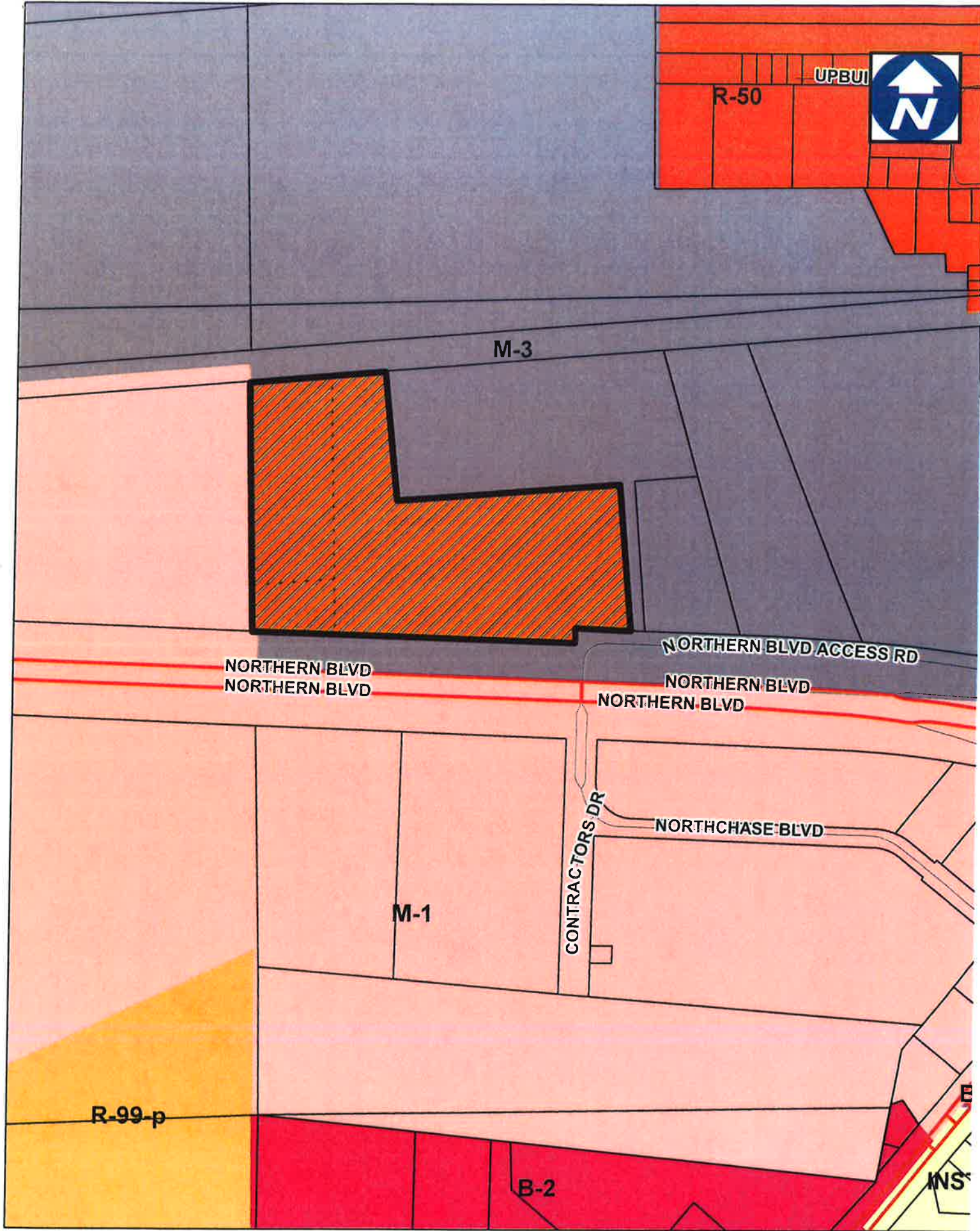
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

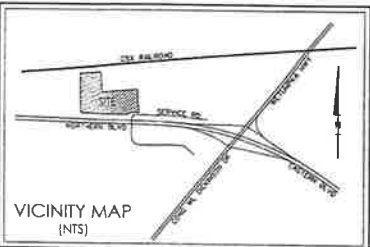
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A

32



OWNER:
COWIN INVESTMENT COMPANY, LLP
2238 PINSON VALLEY PARKWAY
BIRMINGHAM, AL 35217
(205) 841-6666

STATE OF ALABAMA
MONTGOMERY COUNTY

I, Jason F. Bragdon, Jr., a Registered Professional Land Surveyor in the State of Alabama, and Cowin Investments, L.L.C., Owner, hereby certify that this plat or map was made pursuant to a survey made by said Surveyor and that said survey and this plat or map were made at the instance of said Owner; that this plat or map is a true and correct plat or map of the lands hereinafter described and that it is proposed to divide said lands, divide the length and width of the boundaries of each lot and the number, showing the streets, alleys and public grounds, stating the bearing, vertical, length, and area of each street, as well as the number of each lot and block and showing the position of the lines of Government Survey and to List 1 of Plat Book No. 1, as provided in Title Book 32, Page 135. In the office of the Judge of Probate of Montgomery County, Alabama, being attached on the 18th day of September, 2018, Township 11 North, Range 18 East, Montgomery County, Alabama; and that from said plat or map appropriate monuments have been located or set for corners for reference points to lot corners and curve points as shown and designated by small open circles on said plat or map. Said Owner also certifies that they are the said Owner of said lands and that the same are not subject to any mortgages. Said Owner hereby irrevocably delegates all their interests, titles and public grounds as well as easements for all utilities as shown by said plat or map. Said Owner coveys that the Montgomery County map of any line through the interior of existing roads or any streets, alleys or public grounds, or any part thereof, from the location of any existing grade to the permanent grade, without the approval of the location or approval for the existing owners and this agreement shall be a covenant running with the lands. The undersigned deposes Montgomery County, as for record and filing said plat or map, together with this instrument, and that the undersigned Surveyor further certifies that this survey and plat or map of the parcel described hereon were made by field notes under my supervision, based on knowledge and information in accordance with commonly accepted procedures consistent with local customs, practices or precedents and all parts of measurements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WALTER SCHOOL ENGINEERING COMPANY, INC.



Jason F. Bragdon, Jr., Alabama License No. 17518

COWIN INVESTMENT COMPANY, LLP, Owner

BY: JAMES COVIN
Title Managing Partner

STATE OF ALABAMA
JEFFERSON COUNTY

I, James Covin, of the County of Jefferson, State of Alabama, do hereby certify that Jason F. Bragdon, Jr., whose name is signed to the plat or map, is a duly qualified and licensed Surveyor, who is known to me, and who before me, personally, has assumed the same voluntarily as such Surveyor with full authority and power.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2018.

NOTARY PUBLIC
My Commission Expires: _____



STATE OF ALABAMA
COUNTY

and State, do hereby certify that James Covin, whose name is appearing hereon as Owner, who is known to me, and who before me, personally, has assumed the same voluntarily as such Surveyor with full authority and power.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this the _____ day of _____, 2018.

NOTARY PUBLIC
My Commission Expires: _____

This plat or map is subject to approval or rejection by the Montgomery County Health Department. Its representation is made and any lot on this plat will accommodate an Onsite Sewer System (OSS). The responsibilities of a lot owner hereunder include treatment and may require certain conditions which restrict the use of the lot or require owner to install and maintain and repair, maintain, and these are on file with the said Health Department and are made a part of this plat or map.

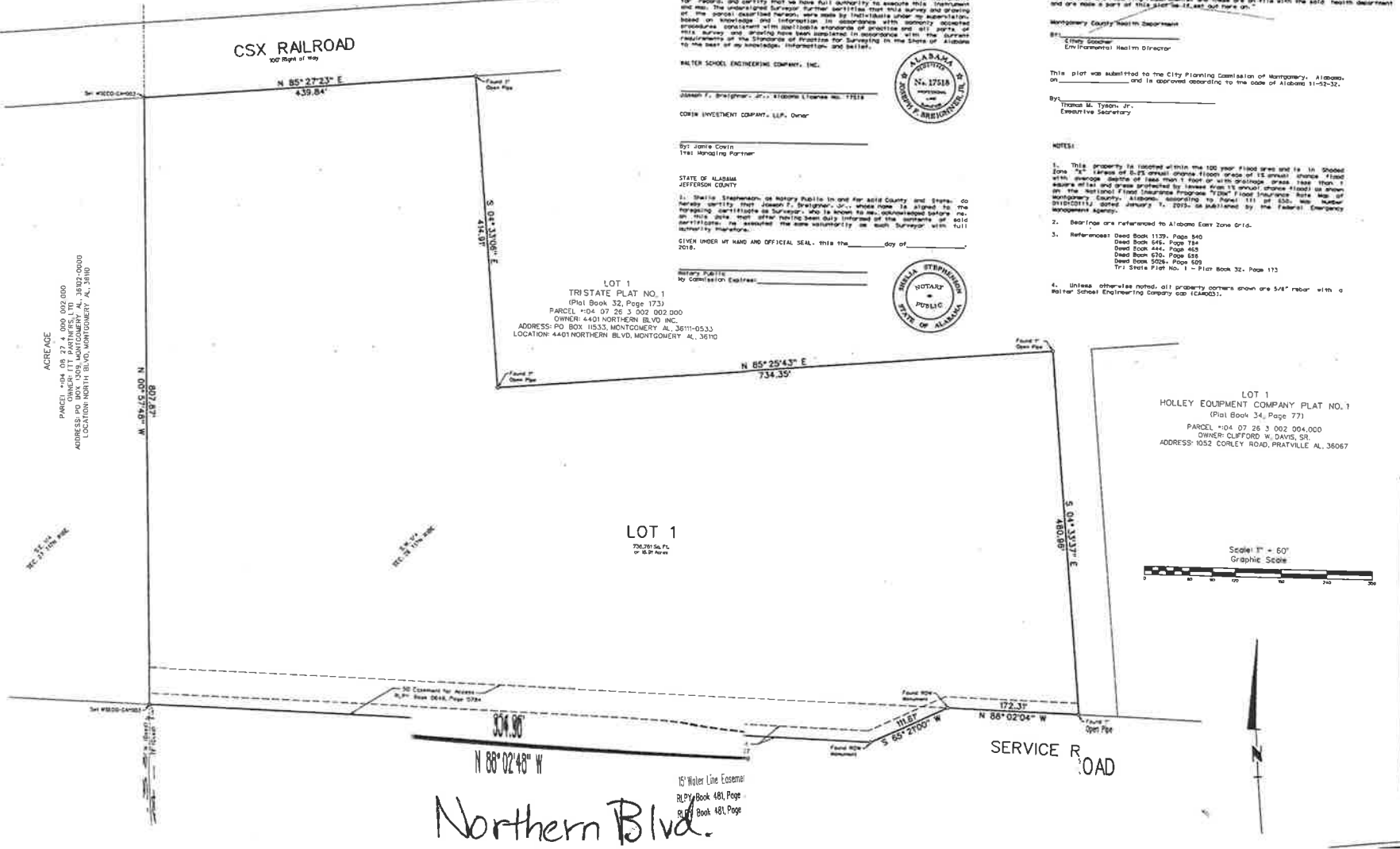
Montgomery County Health Department
By: _____
City Engineer
Environmental Health Director

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____ and is approved according to the code of Alabama 1-12-32.

By: Thomas M. Tyson, Jr.
Executive Secretary

NOTES:

- This property is located within the 100 year flood area and is in Shaded Zone "X" (areas of 2.25 annual chance flood) grade of 15 annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 ac on the National Flood Insurance Program. Zone X (shaded) areas are shown on the National Flood Insurance Program Zone X Flood Insurance Rate Map of MONTGOMERY COUNTY, ALABAMA, according to Panel 111 of 525, the number 0101000111, dated January 7, 2015, as published by the Federal Emergency Management Agency.
- See Plat or map referenced to Alabama Easy Zone Grid.
- References: Deed Book 1129, Page 540
Deed Book 545, Page 114
Deed Book 444, Page 68
Deed Book 670, Page 655
Deed Book 508, Page 609
Tri State Plat No. 1 - Plat Book 32, Page 113
- Unless otherwise noted, all property corners shown are 5/8" rebar with a Walter School Engineering Company cap (L3603).

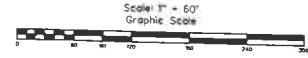


ACREAGE
PARCEL: 104.0726 3 002 004.000
OWNER: COWIN INVESTMENT COMPANY, LLP
ADDRESS: PO BOX 1269, MONTGOMERY, AL 36102-0000
LOCATION: NORTH BLVD, MONTGOMERY, AL 36110

LOT 1
TRISTATE PLAT NO. 1
(Plat Book 32, Page 173)
PARCEL: 104.0726 3 002 004.000
OWNER: 4401 NORTHERN BLVD INC.
ADDRESS: PO BOX 11533, MONTGOMERY, AL 36111-0533
LOCATION: 4401 NORTHERN BLVD, MONTGOMERY, AL 36110

LOT 1
706,791 Sq. Ft.
or 16.29 Acres

LOT 1
HOLLEY EQUIPMENT COMPANY PLAT NO. 1
(Plat Book 34, Page 77)
PARCEL: 104.0726 3 002 004.000
OWNER: CLIFFORD W. DAVIS, SR.
ADDRESS: 1052 CORLEY ROAD, PRATTVILLE, AL, 36067



SCHOBEL
Consulting Engineers
1881 24th Street East
Birmingham, Alabama 35205
Phone: 205-951-1111

COWIN EQUIPMENT
PLAT NO. 1
SITUATED IN THE S.W. 1/4 OF SECTION 26, TOWNSHIP 17 NORTH, RANGE 18 EAST
MONTGOMERY COUNTY, ALABAMA

REVISIONS:

NO.	DATE	DESCRIPTION

FINAL PLAT RECEIVED
DATE: JUNE 2018
DRAWN BY: J.R.P.
CHECKED BY: R.E.P.
FIELD BOOK: #2934 & 2981
FIELD CREW: A.C.M. & S.W.
FILE NAME: 18055_FINAL.PLT
1 OF 1



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

30

4. DP-2018-008 **PRESENTED BY:** Gonzalez-Strength & Associates

REPRESENTING: YB Hope Hull, LLC

SUBJECT: Public hearing for a development plan for a new building to be located at 40 Wasden Lane in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 6,234 sq. ft. building with a 500 sq. ft. canopy. There are 20 paved parking spaces indicated on the site plan. There is one (1) access drive to Wasden Lane and one (1) access drive to Wasden Court.

Land Use Division Comment(s): The ID sign indicated on the site plan does not meet the required setback of 10 ft. from any street property line, therefore it will either need to be relocated to comply or the petitioner will need to seek a variance.

CITY COUNCIL DISTRICT: 4

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.

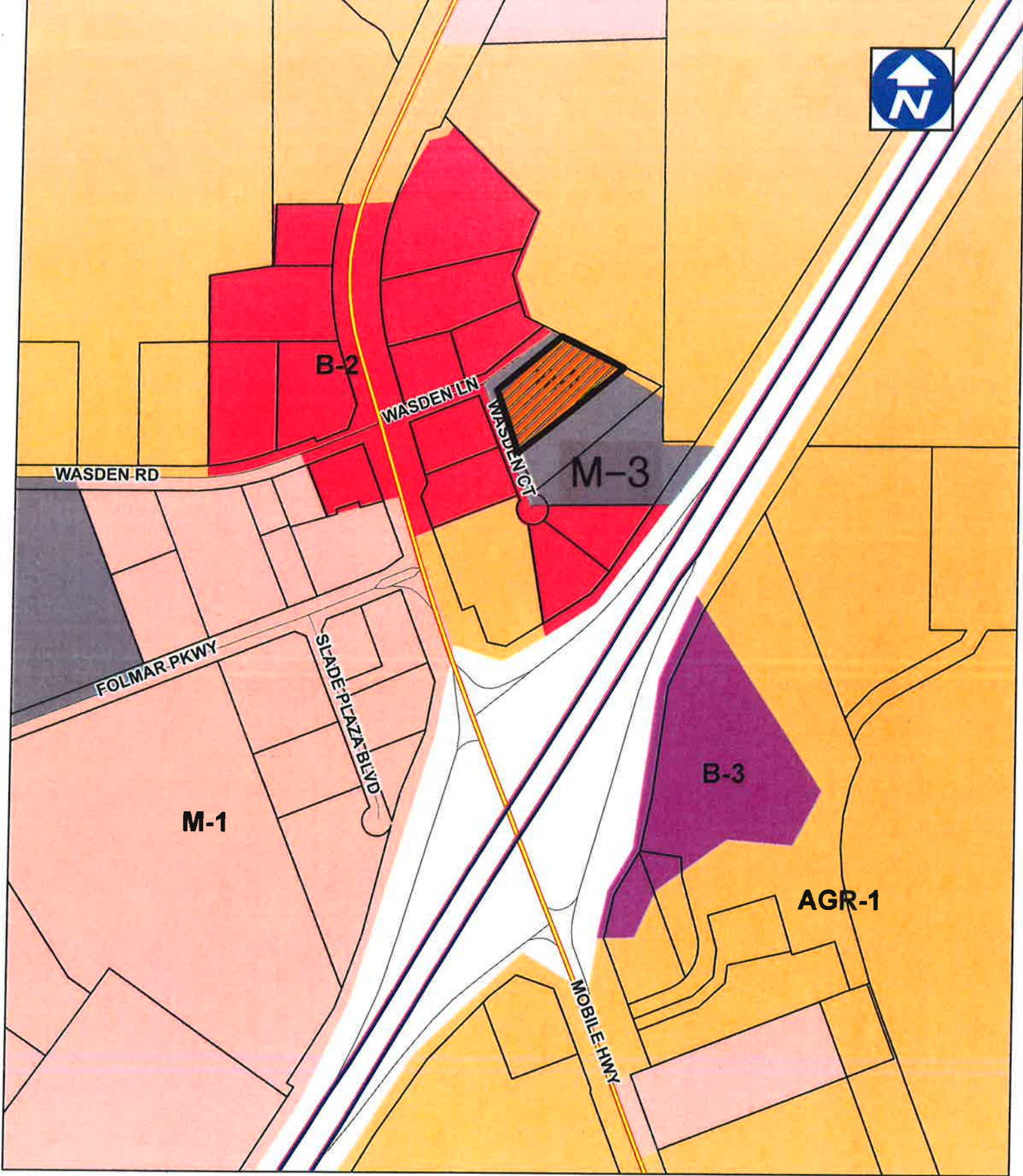
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

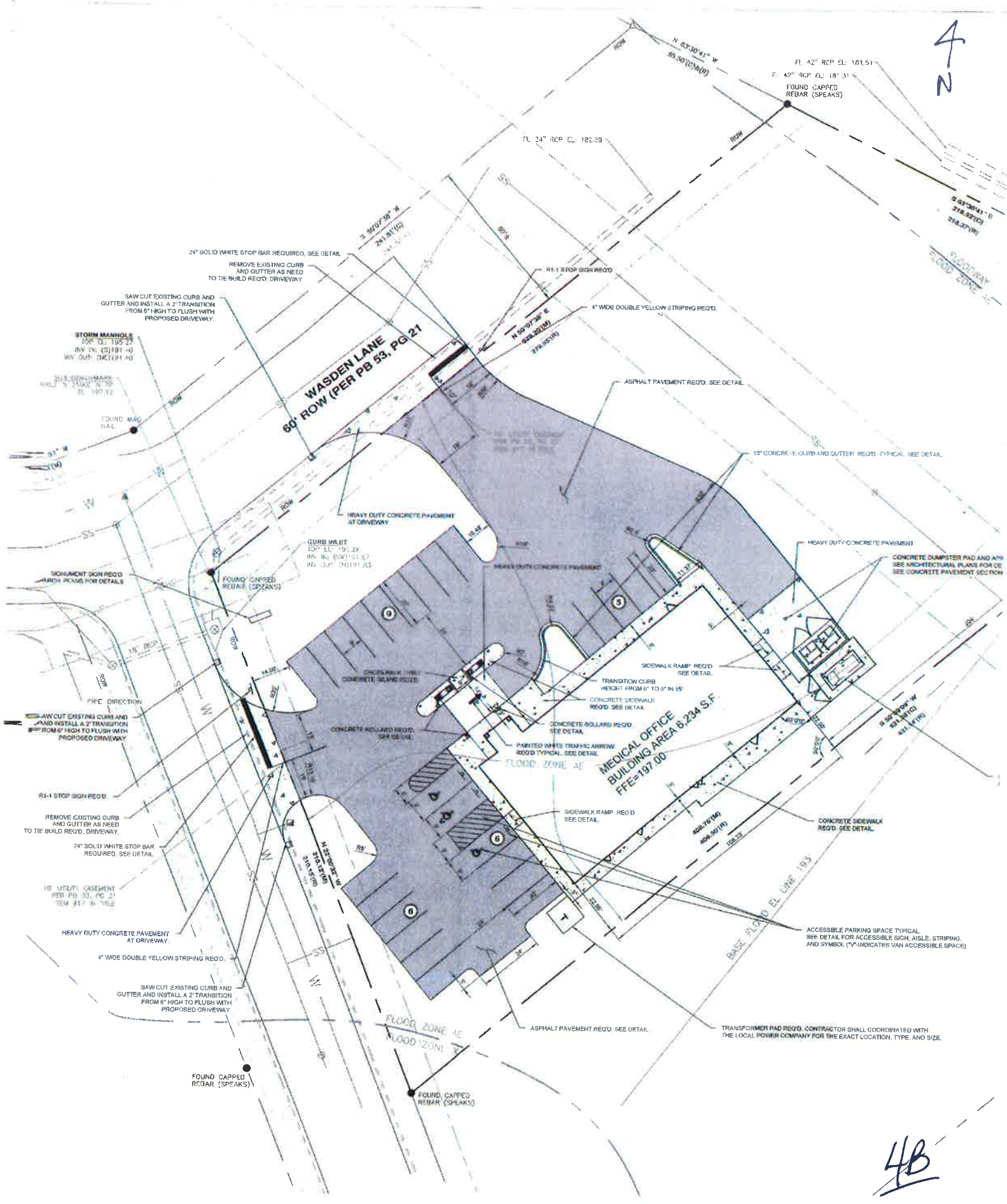
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4A

42



ACCESSIBLE PARKING SPACE TYPICAL
SEE DETAIL FOR ACCESSIBLE SIGN, AISLE, STRIPING
AND SYMBOL ("V" INDICATES VAN ACCESSIBLE SPACE)

TRANSFORMER PAD REQ'D. CONTRACTOR SHALL COORDINATED WITH
THE LOCAL POWER COMPANY FOR THE EXACT LOCATION, TYPE, AND SIZE.

4B



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. DP-2013-001 **PRESENTED BY:** Russell Construction

REPRESENTING: Nalco Company

SUBJECT: Public hearing for a development plan for an addition to a building located at 4400 Alatex Road in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 3,410 sq. ft. addition to a 28,228 sq. ft. building. There will be no changes to the parking or access drives. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 4

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.

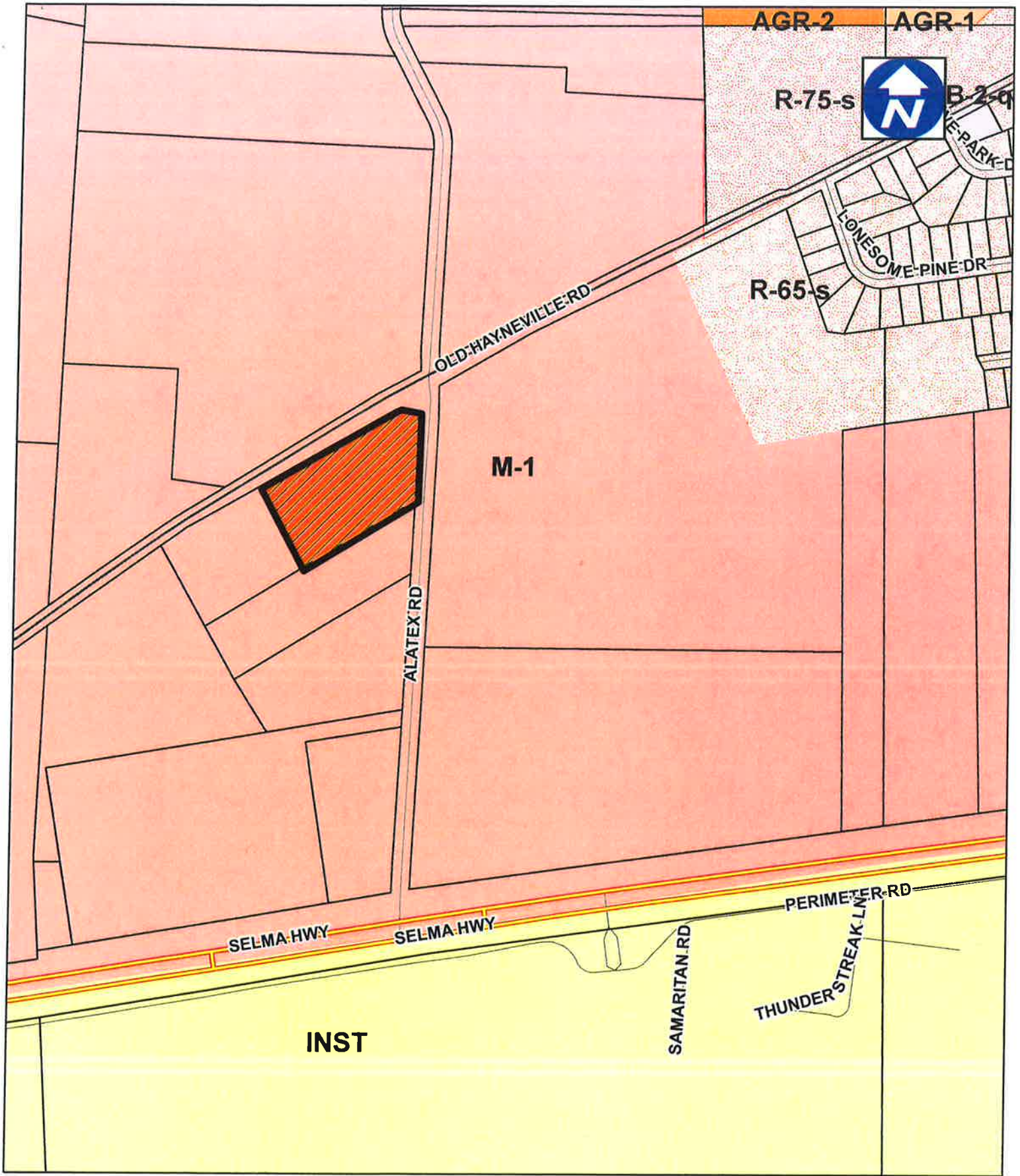
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5A



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 50

6. RZ-2018-013 **PRESENTED BY:** Robert Booker

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 808 Martha Street from an R-60-d (Residential Duplex) Zoning District to a B-1-b (Central Business) Zoning District.

REMARKS: The adjacent property has B-1-b (Central Business) zoning to the north and east and R-60-d (Residential Duplex) zoning to the west and south. The intended use for this property if rezoned is for mixed use. Proposed would be a multi-story building for mixed use. The Land Use Plan recommends central business use which allows mixed use.

Land Use Division Comment(s): This is consistent with the existing Land Use Plan and is adjacent to existing B-1-b zoning.

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

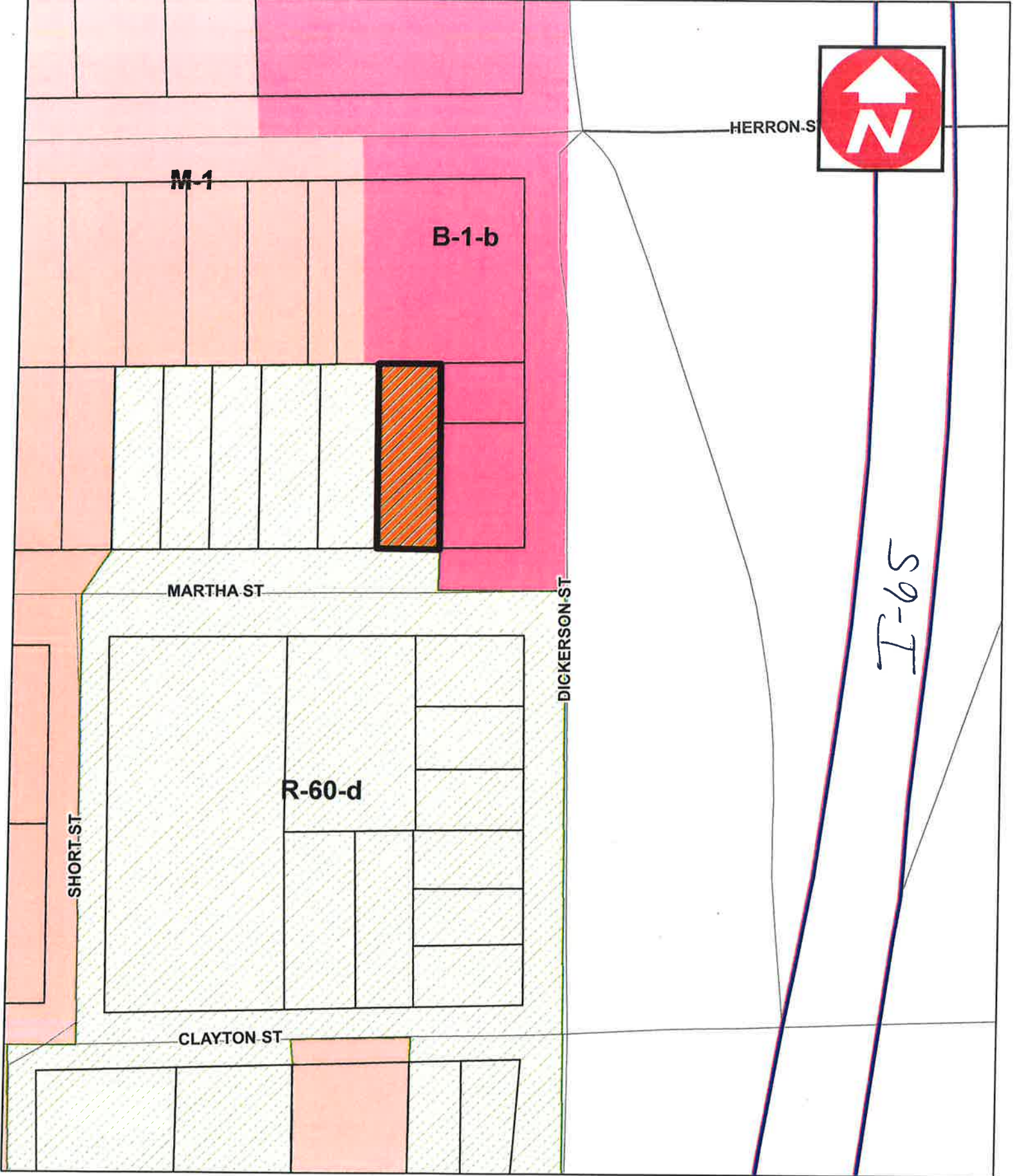
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2018-013

1 inch = 100 feet

FROM R-60-d TO B-1-b

ITEM NO. 6A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2018-013

1 inch = 100 feet

FROM R-60d TO B-1-b

ITEM NO. 6B

7. RZ-2018-014 **PRESENTED BY:** Shemika Bogan

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 1520 Yancey Avenue from an R-60-s (Single-Family Residential) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The adjacent property has R-60-s (Single-Family Residential) to the east, south and west, and R-65-s (Single-Family Residential) to the north. The intended use for this property if rezoned is for a daycare, and will be restricted to a daycare. The Land Use Plan recommends low-density residential.

Land Use Division Comment(s): This is spot zoning. It is not consistent with the land use plan and is surrounded by residential.

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

1 inch = 200 feet

SUBJECT PROPERTY



FROM R-60-s TO B-2-Q

FILE NO. R2-2018-014

ITEM NO. 7A



Per Traffic Engineering there will be no parking on the street and no backing into the street will be allowed. (signs required)

Guest parking x 2

Sign: Private Drive (Employees only)

Van load/unload

Employee parking x 3

Playground

Traffic Approval Bryan Turner 6-4-18

Site Location 

1 inch = 30 feet

Item No. 7B



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2018-014

1 inch = 200 feet

FROM R-60-s TO B-2-Q

ITEM NO. 7C

8. RZ-2018-015 **PRESENTED BY:** Tommy Oliver

REPRESENTING: Susan Waller Nading

SUBJECT: Request to rezone one (1) parcel of land located at the southernmost end of Shae Park, approximately 450 ft. east of Taylor Road, from an O-1 (Office) Zoning District to a B-3 (Commercial) Zoning District.

REMARKS: The adjacent property has O-1 (Office) zoning to the north and east, and B-3 (Commercial) zoning to the west and south. The intended use for this property if rezoned is for commercial use. The Land Use Plan recommends office/low-density residential use.

Land Use Division Comment(s): Although this is not consistent with the land use plan this property abuts commercial to the west and south.

CITY COUNCIL DISTRICT: 9

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

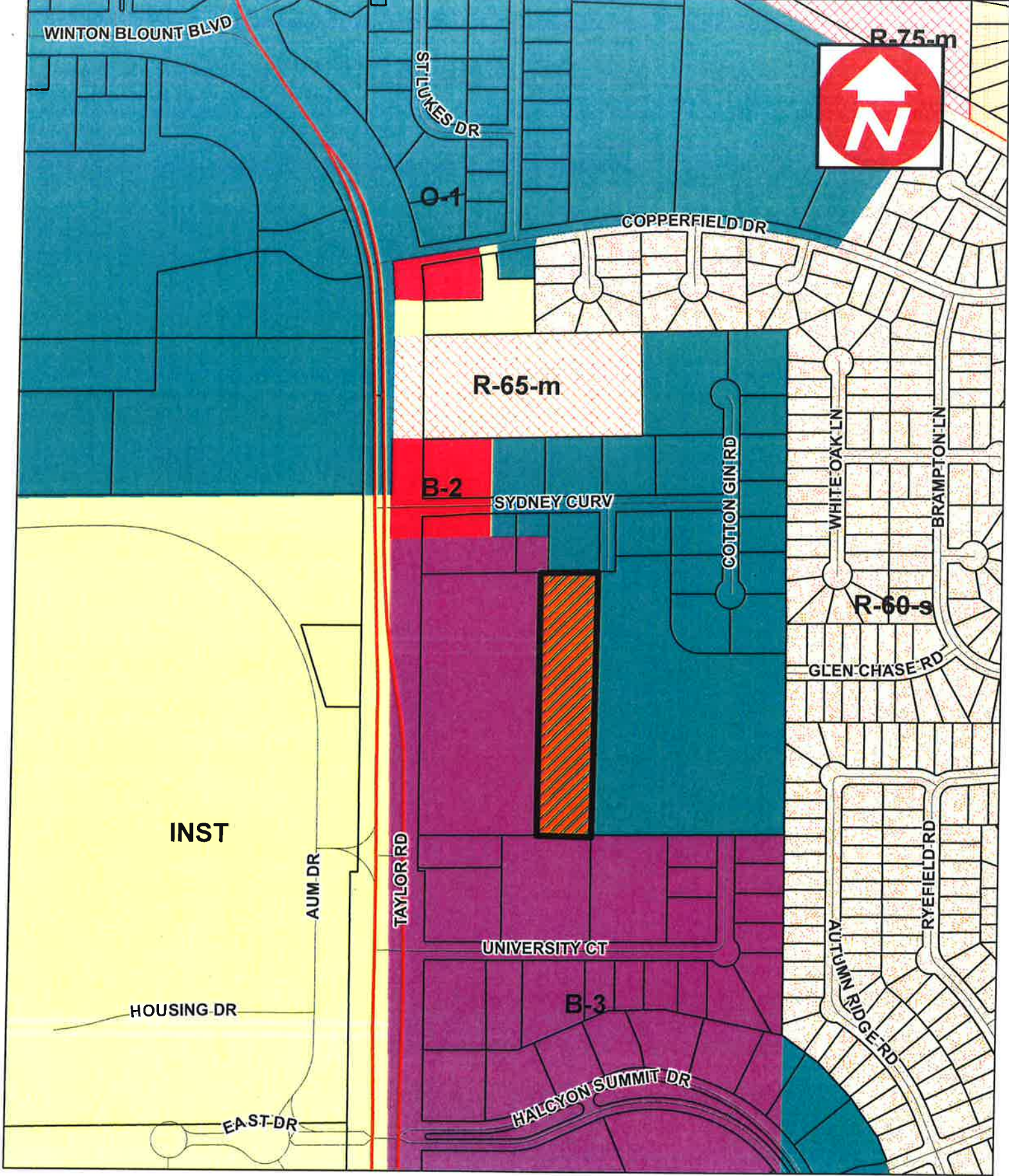
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 400 feet

SUBJECT PROPERTY



FROM O-1 TO B-3

FILE NO. R2-2018-015

ITEM NO. 8A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2018-015

1 inch = 400 feet

FROM D-1 TO B-3

ITEM NO. 8C

9. DP-1976-258 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Southern Property Services, LLC

SUBJECT: Public hearing for a development plan for a new building to be located at 2800 Day Street in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 400 sq. ft. building to be used in conjunction with a proposed car lot. There is one (1) access drive to Day Street and one (1) access drive to Shafter Street. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 4

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.

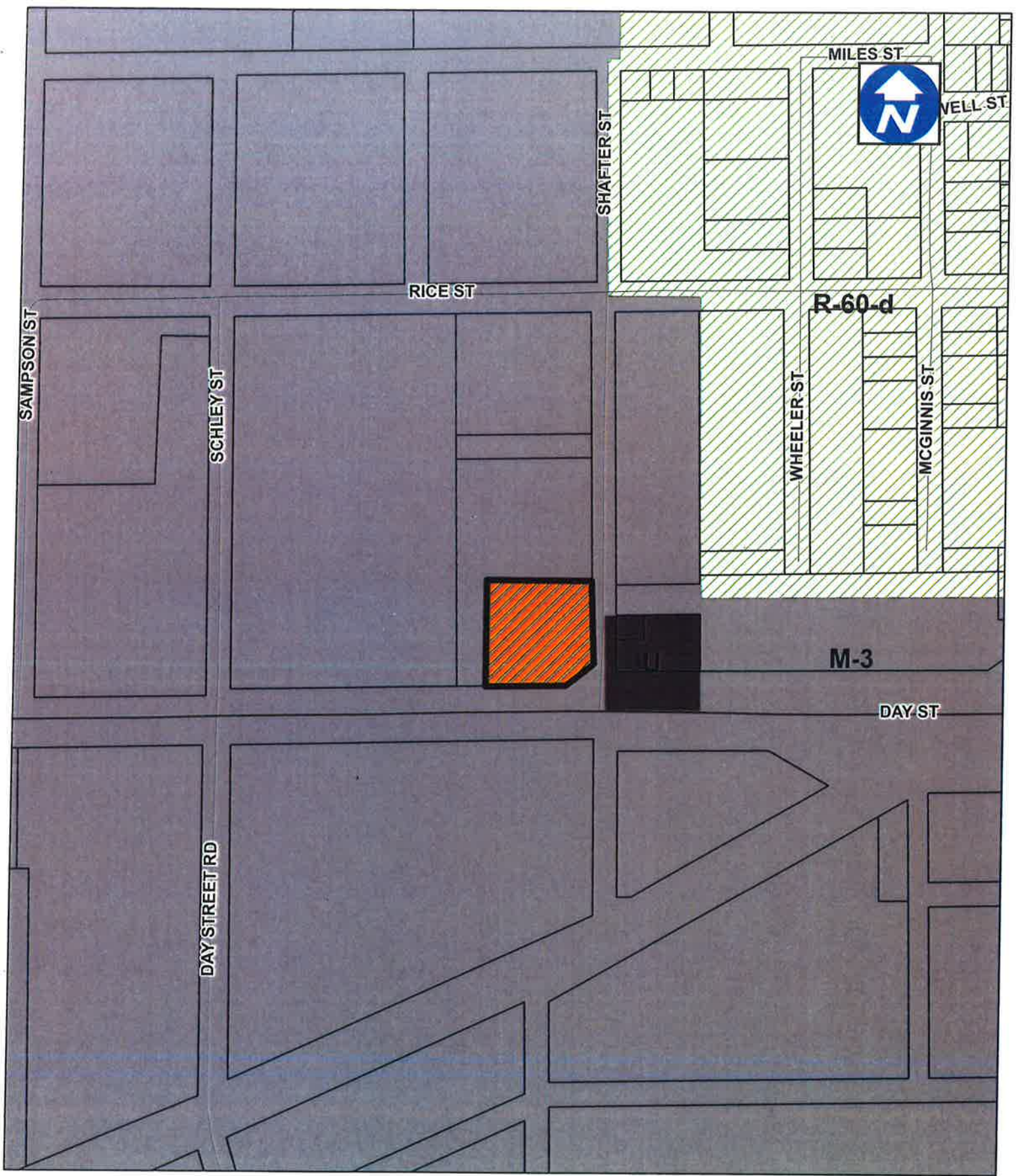
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

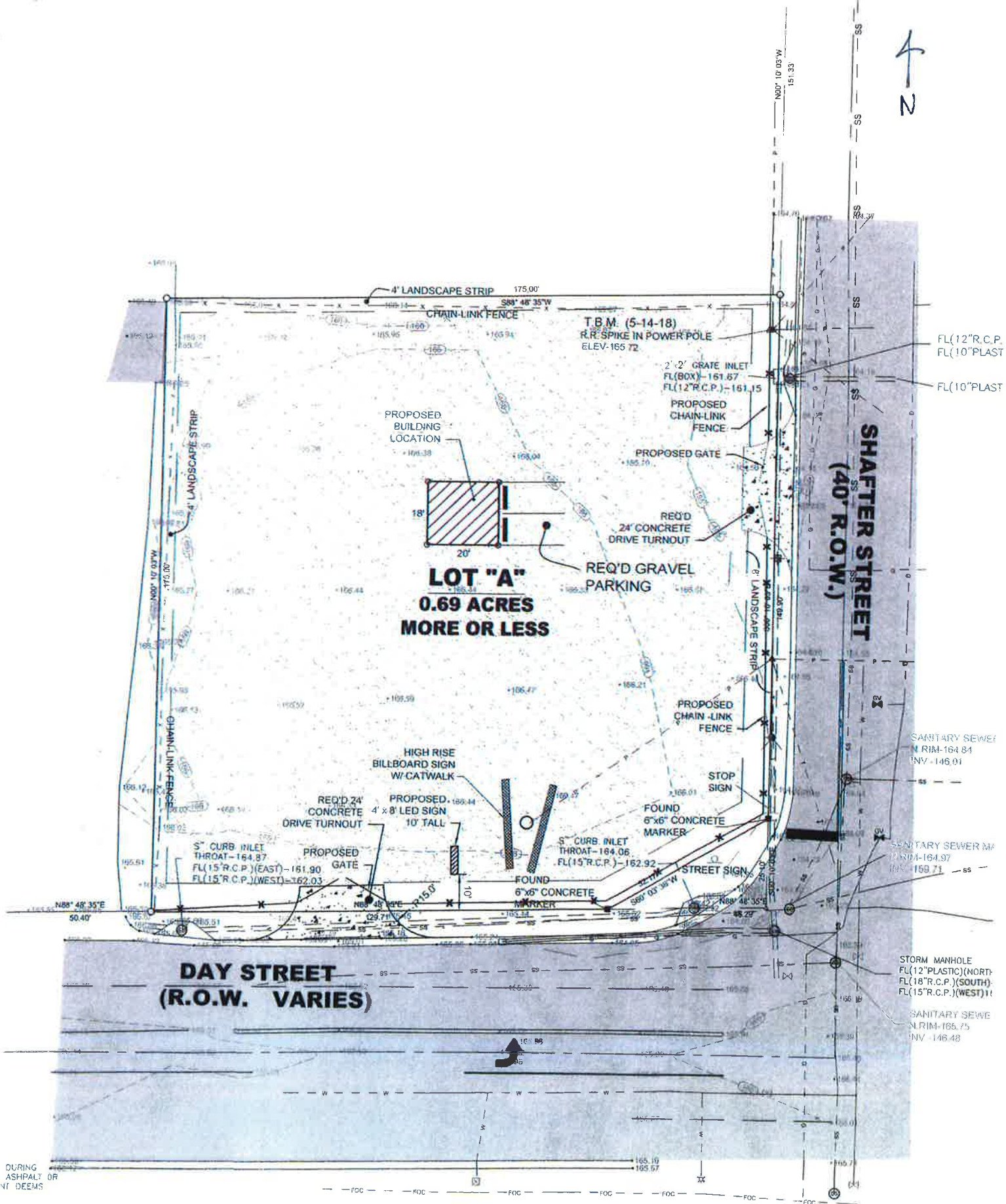
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9A

2



DURING ASPHALT OR
NT DEEMS

INLETS:
O THE
WITH 24"
IRB LINE SHALL
ADJACENT TO
SAW CUT THE
LEAN EDGE
EDGE CREATED
FLAY THE FULL
TERMINATION
PARTMENT

QB



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9C

10. 8962 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Huntingdon College

SUBJECT: Request final approval of Huntingdon College Plat No. 2 located at the southwest corner of East Fairview Avenue and Woodley Terrace in a T4-O (General Urban Zone-Open) SmartCode Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for commercial use. Lot 1 (0.50 acres) has approximately 194 ft. of frontage along East Fairview Avenue and 156 ft. of frontage along Woodley Terrace. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to a warrant being approved for a lot width of 156.50 ft. on Woodley Terrace.

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.

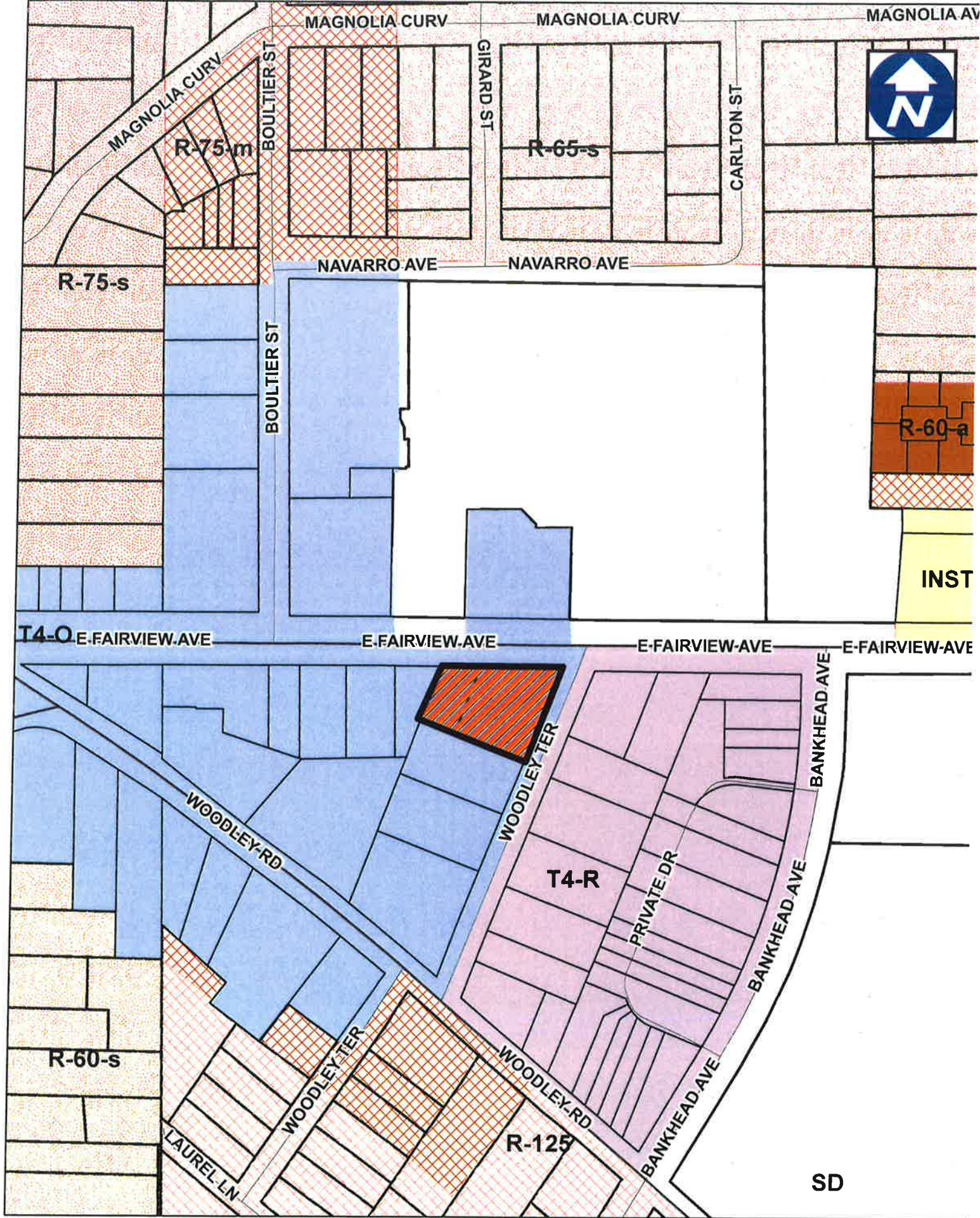
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10A

106

FAIRVIEW AVENUE (80' R.O.W.)

LOT 5
MAP OF GEIBEL PROPERTY
PLAT BOOK 3 PAGE 57

LOT 6
MAP OF GEIBEL PROPERTY
PLAT BOOK 3 PAGE 57

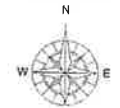
LOT 7
MAP OF GEIBEL PROPERTY
PLAT BOOK 3 PAGE 57

LOT 1
0.50 ACRES
MORE OR LESS

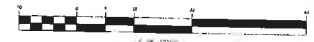
WOODLEY TERRACE (50' R.O.W.)
(FORMERLY PEACH STREET-BY-PLAT)



STATE PLANE
GRID NORTH



GRAPHIC SCALES



LEGEND:

- FOUND IRON PIN
- SET IRON PIN (TOP REBAR CAPPED) FOR CA-3000 FILE
- △ CALCULATED POINT
- ⊙ SET NAIL
- ⊙ FOUND NAIL

NOTE: ALL IMPROVEMENTS NOT SHOWN

HUNTINGDON COLLEGE PLAT NO. 2

BEING A REPLAT OF
A PORTION OF LOTS 6 AND LOT 7
MAP OF GEIBEL PROPERTY
BOOK OF PLATS 3, PAGE 57
IN THE NW 1/4 OF THE SW 1/4 OF SECTION 20
T-16-N, R-18-E
MONTGOMERY COUNTY, ALABAMA

SURVYOR'S CERTIFICATE
STATE OF ALABAMA
MONTGOMERY COUNTY

DEDICATION
STATE OF ALABAMA
MONTGOMERY COUNTY

ACKNOWLEDGMENT
STATE OF ALABAMA
MONTGOMERY COUNTY

GENERAL NOTES:

- ALL EASEMENTS OF RIGHTS OR RIGHTS EXCEPT UTILITIES, RIGHTS EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR ANCILLARY SERVICES OR UNLAWFUL ENCROACHMENTS ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, ADOPTED BY THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE. ENCLOSURES SHOWING THE RIGHTS OF EASEMENT ARE SIGNED BY CITY AND COUNTY ENGINEERS FOR THE BENEFIT OF THE PROPERTY INCLUDED IN THE EASEMENTS AND APPLICABLE STRUCTURES SHALL BE PLACED ON ANY EASEMENT BOUNDARY.
- EASEMENTS FOR BICYCLES, TRAILERS AND WHEELCHAIRS, AS WELL AS FOR WHEELCHAIR ACCESSIBLE ARE HEREBY DEDICATED TO THE WALKING TRAILS AND WHEELCHAIR ACCESSIBLE OF THE CITY OF MONTGOMERY, ALABAMA, WITHIN LOT 6 AND WOODLEY TERRACE (50' R.O.W.) AND WOODLEY TERRACE (FORMERLY PEACH STREET-BY-PLAT) WITHIN LOT 7 AND WOODLEY TERRACE (50' R.O.W.) AND WOODLEY TERRACE (FORMERLY PEACH STREET-BY-PLAT) WITHIN LOT 1.
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
- A TEN FOOT EASEMENT FOR UTILITIES IS HEREBY RESERVED ON THAT PORTION OF LOT 6 OF THIS PLAT AS SHOWN BY THE DEDICATION HEREON. UNLESS PRIVATE DEDICATION OF PRIVATE ACCESS AND FOR THE USE OF ANY UTILITY WHICH MAY BE REQUIRED THEREIN FOR SURFACE ENCROACHMENT OR OTHER PURPOSES, THIS EASEMENT SHALL BE THE PROPERTY OF THE CITY OF MONTGOMERY, ALABAMA.

ATTENTION AND MAINTENANCE OF PROPERTY IN THE RESPONSIBILITY OF THE CITY OR COUNTY

APPROVED AND SUBMITTED TO THE COMMISSIONERS OF MONTGOMERY COUNTY, ALABAMA, ON THIS 11th DAY OF FEBRUARY, 2018.

RECEIVED

FILED

RECEIVED

DATE: 2-28-18

TIME: 10:52 AM

DAVID R. STEVENS
ASSOCIATES, INC.

REGISTERED PROFESSIONAL SURVEYOR

NO. 10000

STATE OF ALABAMA

THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SEAL AFFIXED HEREON OF THE REGISTERED LAND SURVEYOR WHO DID THE SURVEY.



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C

11. RZ-2008-003 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Hunter Loop Properties, LLC

SUBJECT: Request to rezone one (1) parcel of land located on the north side of Well Road, approximately 400 ft. west of West Boulevard (3480 Well Road), from an R-99-s (Mobile Home Subdivision) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: This property is surrounded by M-3 (General Industrial) zoning. The intended use for this property if rezoned is initially to operate a small borrow pit, which will be less than 5 acres in size. There is a 50 ft. buffer around the entire property where there will be no mining. After the borrowing operation has ceased, a shop or light industrial operation is proposed. The Land Use Plan recommends industrial use.

Land Use Division Comment(s): This is consistent with the existing Land Use Plan and is adjacent to heavier industrial zoning. If approved to rezone to M-1, a special exception for the borrow pit would have to be approved by the Board of Adjustment.

CITY COUNCIL DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

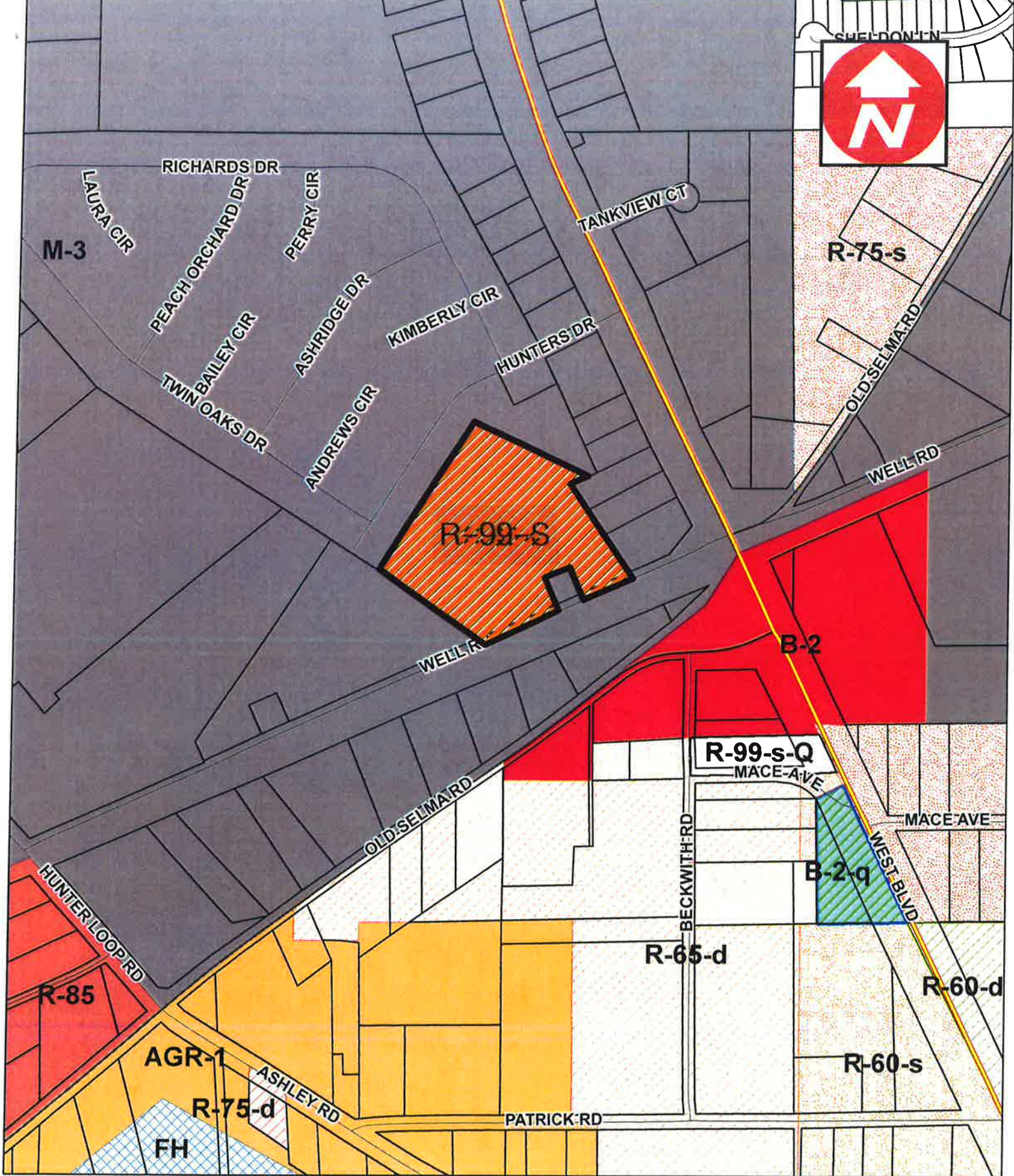
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2008-003

1 inch = 400 feet

FROM R-99-s TO M-1

ITEM NO. 11A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2008-003

1 inch = 400 feet

FROM R-99-s TO M-1

ITEM NO. 11B

12. RZ-2018-016 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Capital City RV Park, Inc.

SUBJECT: Request to rezone one (1) parcel of land located on the southeast side of Wetumpka Highway, approximately 700 ft. south of Old Wetumpka Highway, from an AGR-2 (General Agriculture) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has B-2 (Commercial) zoning to the north, west, and south, and M-3 (General Industrial) zoning to the north. The intended use for this property if rezoned is for future development to Capital RV Park, Inc. The Land Use Plan indicates flood plain.

Land Use Division Comment(s): This property is surrounded by commercial and industrial zoning.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

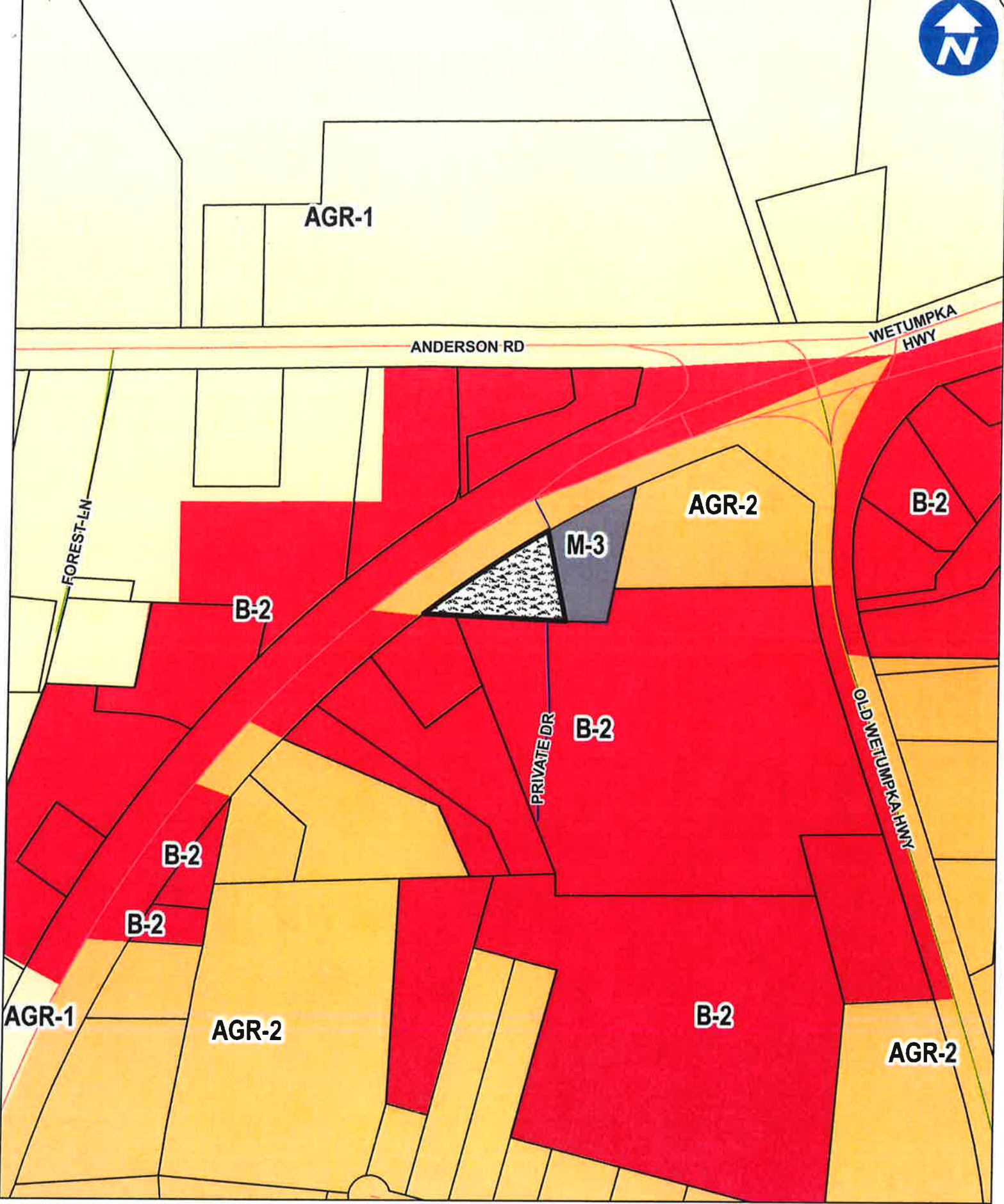
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY 

FILE NO. RZ-2018-016

1 inch = 300 feet

FROM AGR-2 TO B-2

ITEM NO. 12A



ANDERSON RD

WETUMPKA HWY

PRIVATE DR

OLD WETUMPKA HWY

REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2018-016

1 inch = 200 feet

FROM AGR-2 TO B-2

ITEM NO. 12B