

Planning Commission Agenda

November 8, 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 October 25, 2018 meeting

November 8, 2018

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2011-007	John & Sherry White	Zelda Road	Rezoning	1
2.	RZ-2018-022	Flowers & White Engineering	Carter Hill Road	Rezoning	2
3.	DP-2018-013	“ “	North Country Club Dr.	DP	3

***The next Planning Commission meeting is on
December 13, 2018***

1. RZ-2011-007 **PRESENTED BY:** John & Sherry White

REPRESENTING: Answered Prayer Home Care Services

SUBJECT: Request to rezone one (1) lot located at 2801 Zelda Road from a B-2-Q (Commercial-Qualified) Zoning District to an O-2 (Office) Zoning District.

REMARKS: The adjacent property has O-1 (Office) to the north, R-60-m (Multi-Family Residential) to the east, O-2 (Office) to the south, and B-2 (Commercial) to the west. The intended use for this property if rezoned is for office use. The Land Use Plan recommends commercial/office use.

Land Use Division Comment(s): This property was zoned O-2 (Office) prior to being rezoned in 2011 to a B-2-Q (Commercial-Qualified) district, restricted to a jewelry store. The petitioner is proposing to go back to the O-2 zoning for use as an office for home care services.

CITY COUNCIL DISTRICT: 7

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

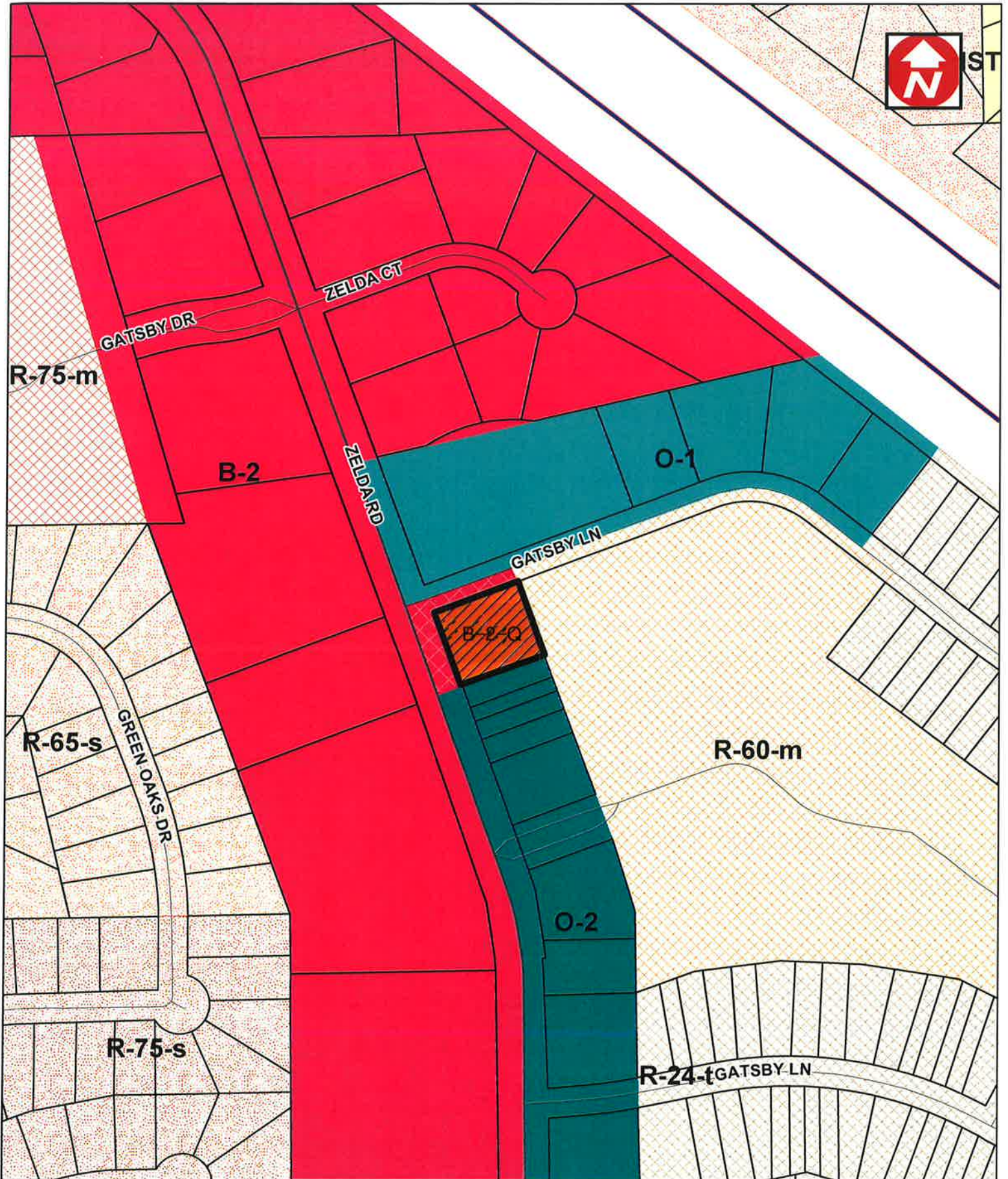
COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



ST



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2011-007

1 inch = 200 feet

FROM B-2-Q TO O-2

ITEM NO. 1A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2011-007

1 inch = 100 feet

FROM B-2-Q TO O-2

ITEM NO. 1B

2. RZ-2018-022 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: The Hagalyn S. Wilson Trust

SUBJECT: Request to rezone property on the south side of Carter Hill Road, between West Haven Lane and Sanford Street, from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has INST (Institutional) zoning to the north, O-1 (Office) to the east, and R-60-s (Single-Family Residential) to south and west. The intended use for this property if rezoned is for retail commercial use. The Land Use Plan recommends low-density use.

STAFF COMMENT(S): The closest commercial property is approximately 500 ft. west of this property. Alabama State University is across the street and their tennis courts are to the west of this property.

The petitioner delayed this request after a public hearing was held at the September 27, 2018 meeting, and delayed prior to the public hearing at the October 25, 2018 meeting.

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

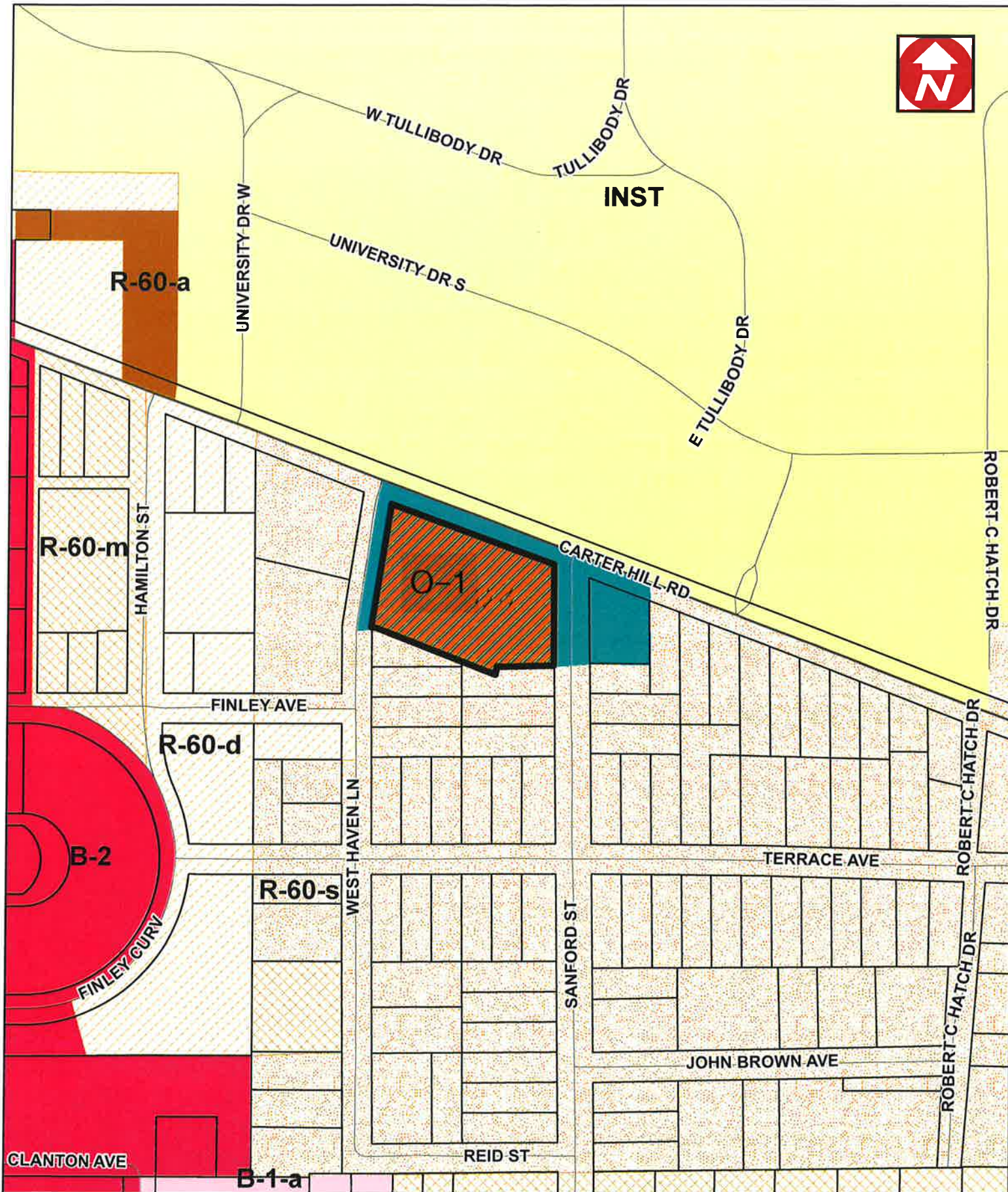
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST SUBJECT PROPERTY

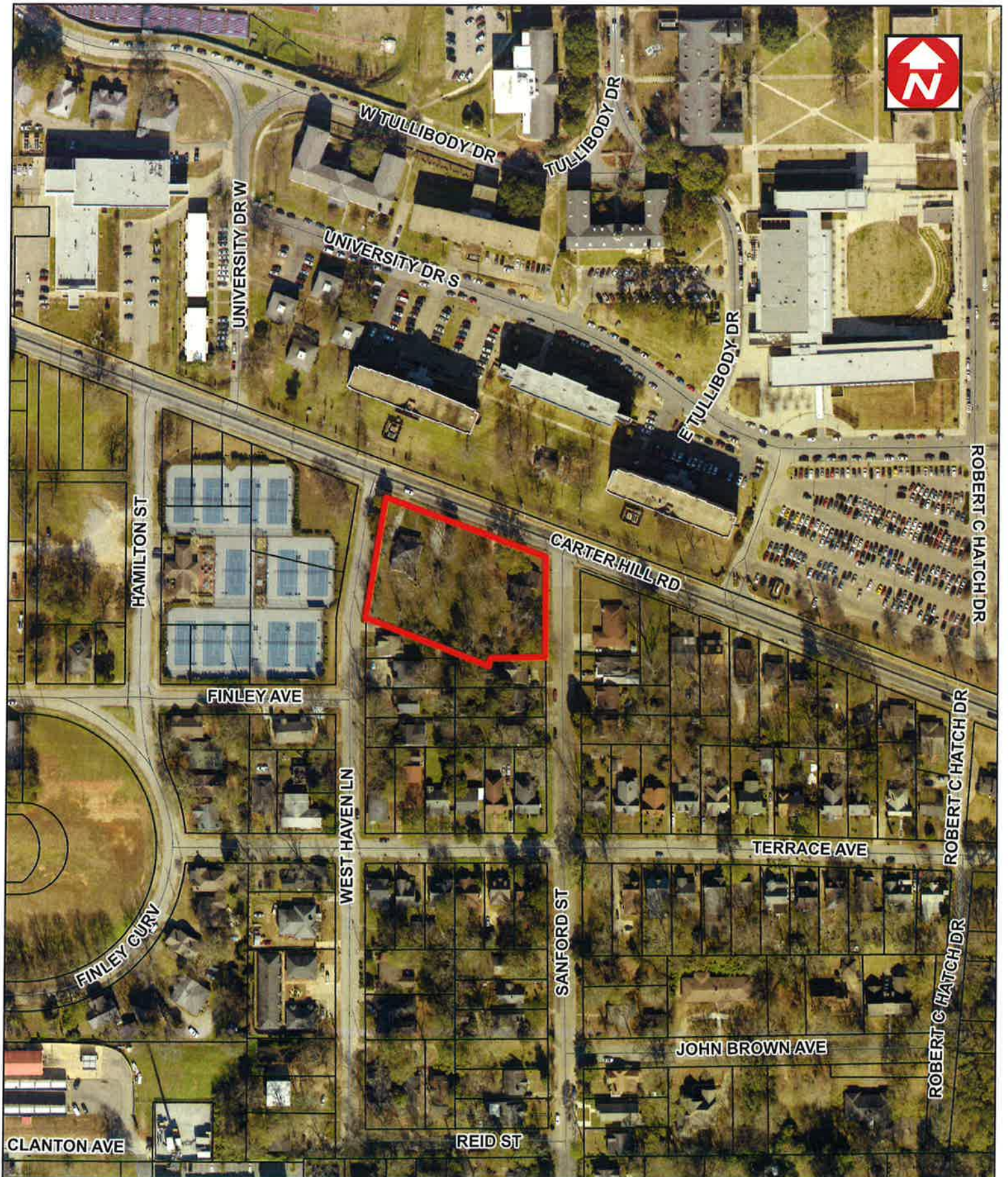


FILE NO. RZ-2018-022

1 inch = 200 feet

FROM O-1 TO B-2

ITEM NO. 2A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2018-022

1 inch = 200 feet

FROM O-1 TO B-2

ITEM NO. 2B

3. DP-2018-013 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Country Club Estates, L.P.

SUBJECT: Public hearing for a development plan for a senior living apartment complex to be located at 2005 North Country Club Drive in an R-65-m (Multi-Family Residential) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 33,730 sq. ft., 62-unit age restricted apartment complex for seniors. There are 60 parking spaces and two (2) access drives to North Country Club Drive indicated on the site plan. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 3

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.

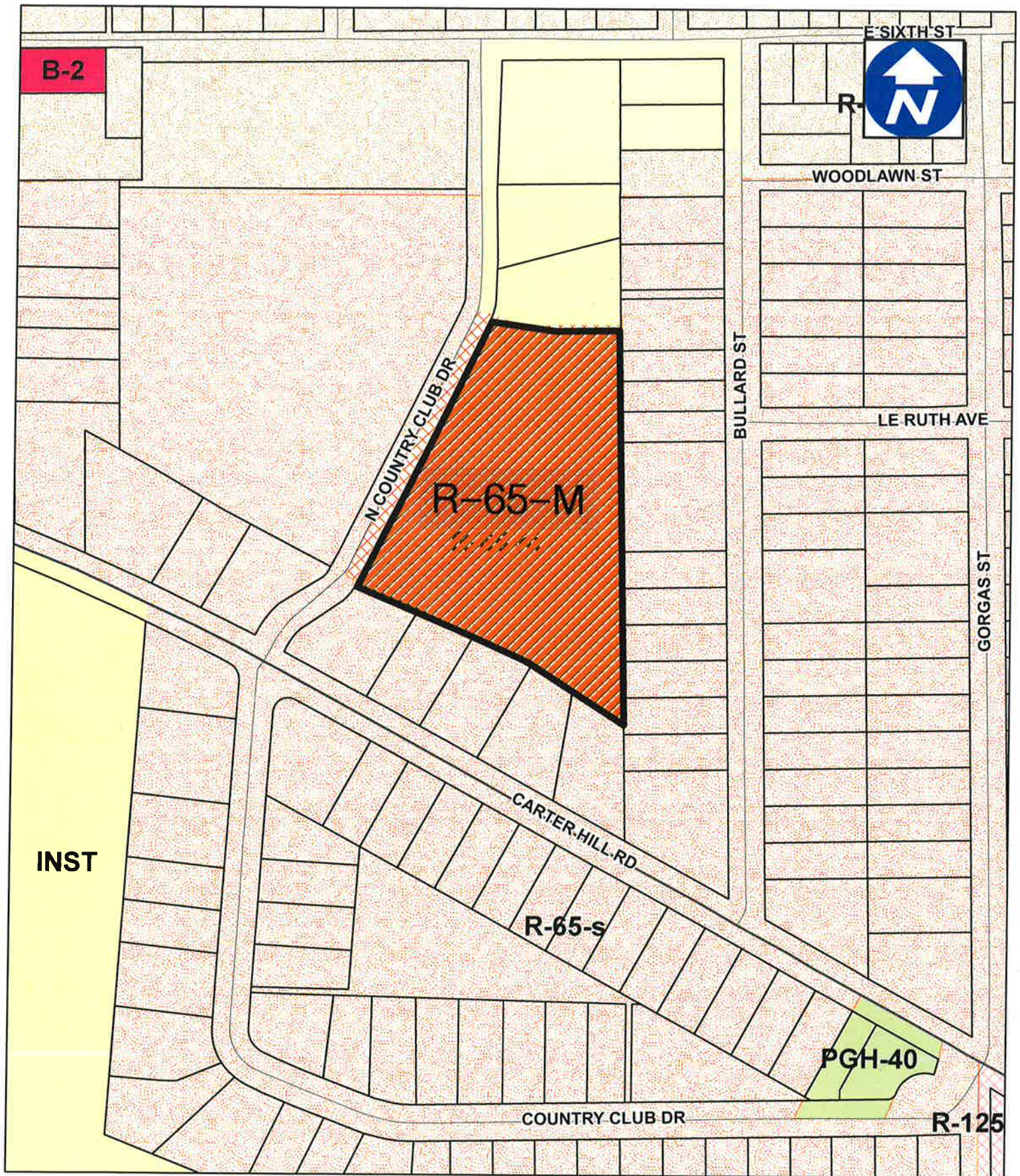
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 34



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 3B