

# Planning Commission Agenda

December 13, 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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**Land Use 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 November 8, 2018 meeting

**December 13, 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.	DP-2013-009	J. M. Garrett & Son	Selma Highway	DP	1
2.	8985	Jeffocat Engineers & Surveyors	Willow Springs Dr*	Plat	2
3.	8986	Goodwyn, Mills & Cawood	EastChase Parkway	Plat	3

\*Private Street

*The next Planning Commission meeting is on  
January 24, 2019*

1. DP-2013-009 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Hartzelle Engine Technologies

**SUBJECT:** Public hearing for a development plan for additions to a building located at 2900 Selma Highway in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct two (2) additions totaling 10,430 sq. ft. There will be no other changes to the site and 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.

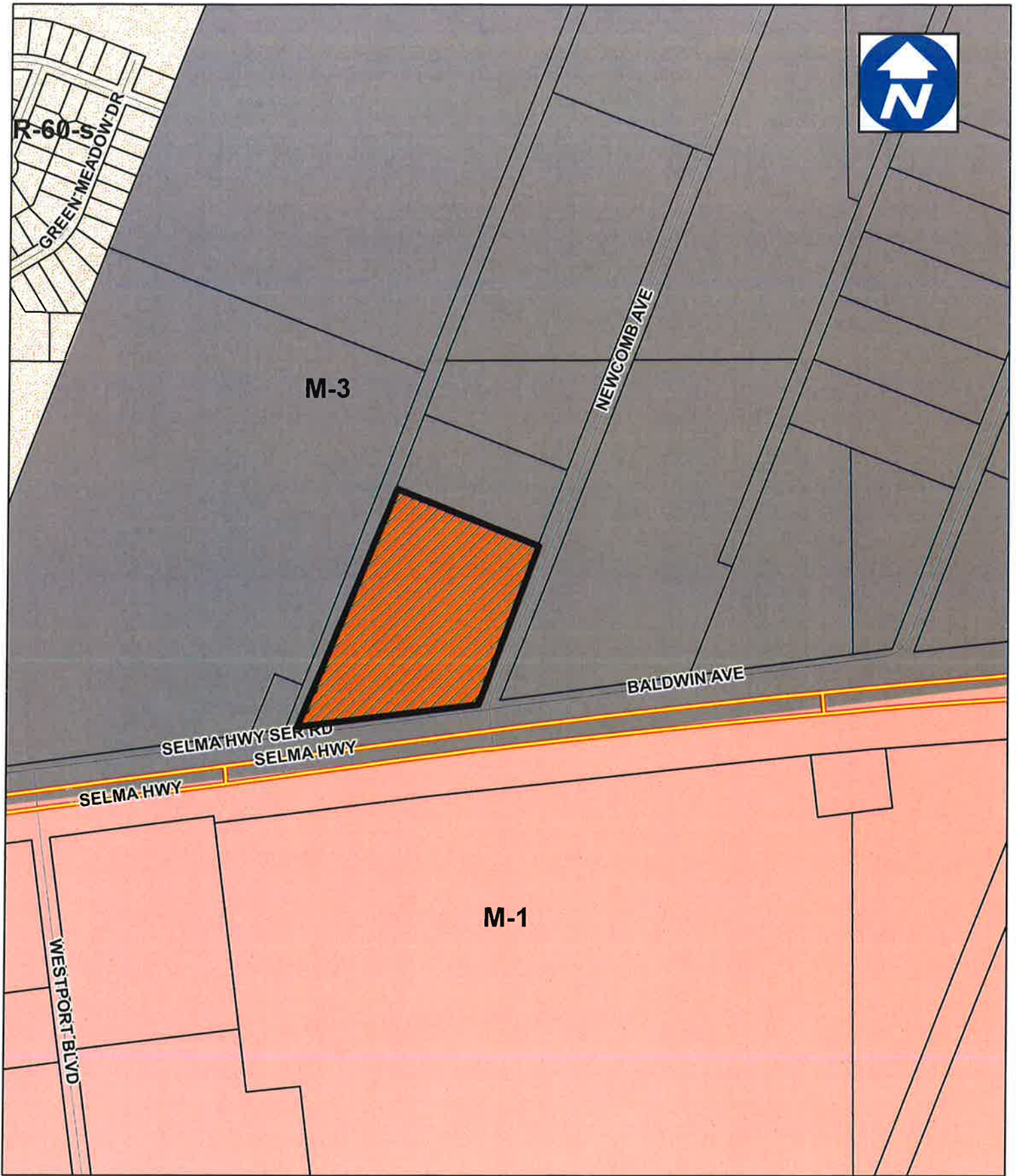
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

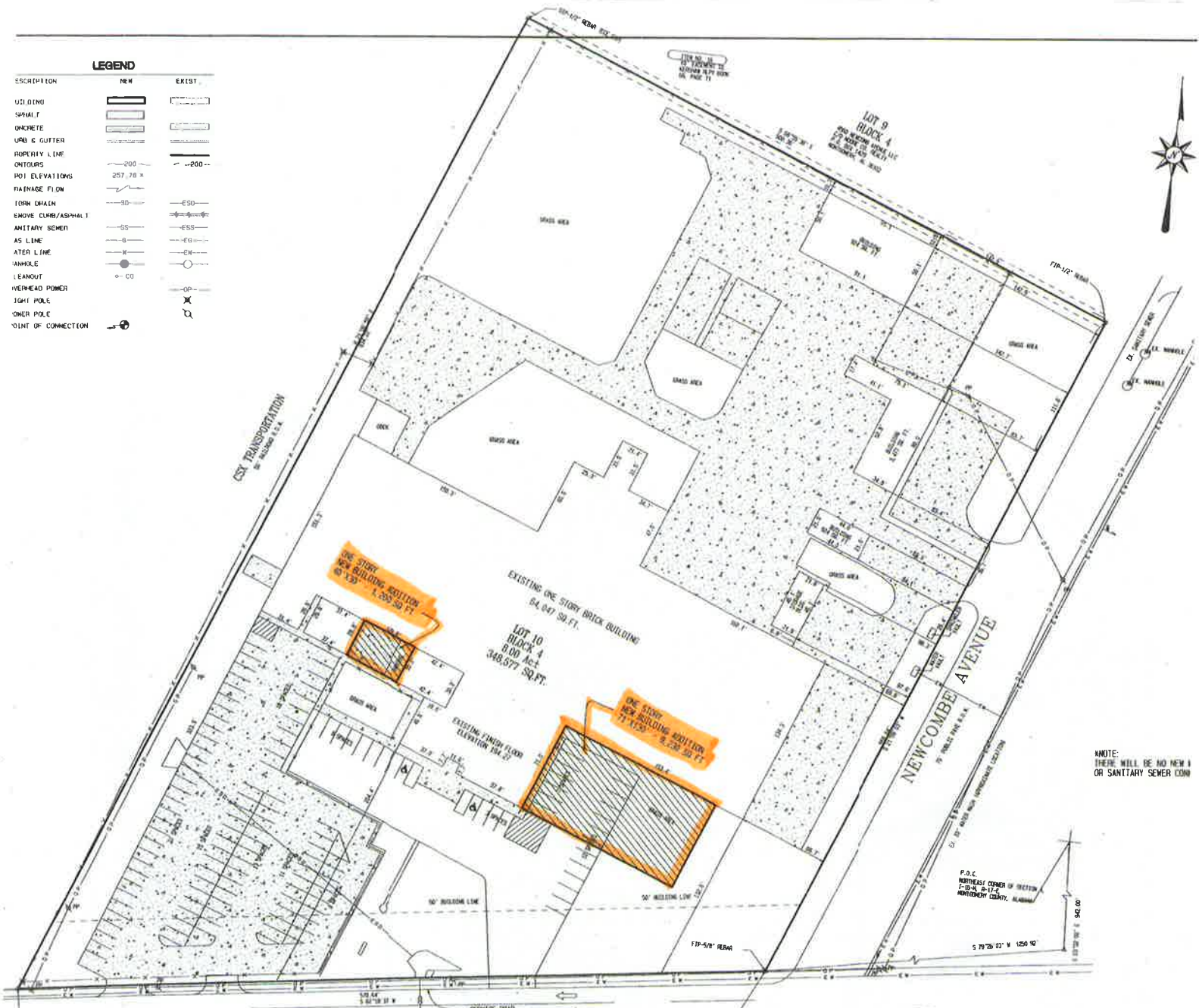
1 inch = 400 feet



ITEM NO.   1A

**LEGEND**

DESCRIPTION	NEW	EXIST
USE/BLDG	[Pattern]	[Pattern]
SPRINK	[Pattern]	[Pattern]
CONCRETE	[Pattern]	[Pattern]
UPN G GUTTER	[Pattern]	[Pattern]
RUPERTY LINE	[Pattern]	[Pattern]
OUTLETS	[Symbol]	[Symbol]
POI ELEVATIONS	[Symbol]	[Symbol]
RAINAGE FLOW	[Symbol]	[Symbol]
TORN DRAIN	[Symbol]	[Symbol]
EMOVE CLMB/ASPHALT	[Symbol]	[Symbol]
SANITARY SCHEM	[Symbol]	[Symbol]
AS LINE	[Symbol]	[Symbol]
ATER LINE	[Symbol]	[Symbol]
WASHOLE	[Symbol]	[Symbol]
LEANSOUT	[Symbol]	[Symbol]
HEADPOWER	[Symbol]	[Symbol]
IGHT POLE	[Symbol]	[Symbol]
OWER POLE	[Symbol]	[Symbol]
POINT OF CONNECTION	[Symbol]	[Symbol]

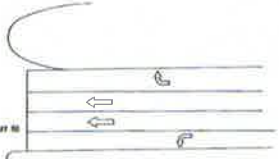


NOTE: THERE WILL BE NO NEW 4 OR SANITARY SCHEM CONN

P.O.C. INTERSECTION CORNER OF WESTERN P.O.C. R-17-C. HUNTSVILLE COUNTY, ALABAMA

U.S. HIGHWAY 80 WEST  
 ELMA HIGHWAY  
 2ND PUBLIC PAVED R.O.W.

P.O.C. INTERSECTION OF THE WEST LINE OF NEWCOMBE AVENUE WITH THE NORTH LINE OF U.S. HIGHWAY 80. THIS POINT BEING THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 4.



SITE

Additions

IB



**DEVELOPMENT SITE**    **SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 1C

2. 8985 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Ronald Jean

**SUBJECT:** Request final approval of Gordon Plat No. 2A located on the east side of Willow Springs Drive\*, approximately 2,400 ft. south of Richardson Road South\*, in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for residential use. Lot 22A (20.07 acres) has 374.99 ft. of frontage along Willow Springs Drive and a depth of 1,804.87 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

*\*Private Street*

**CITY COUNCIL 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.

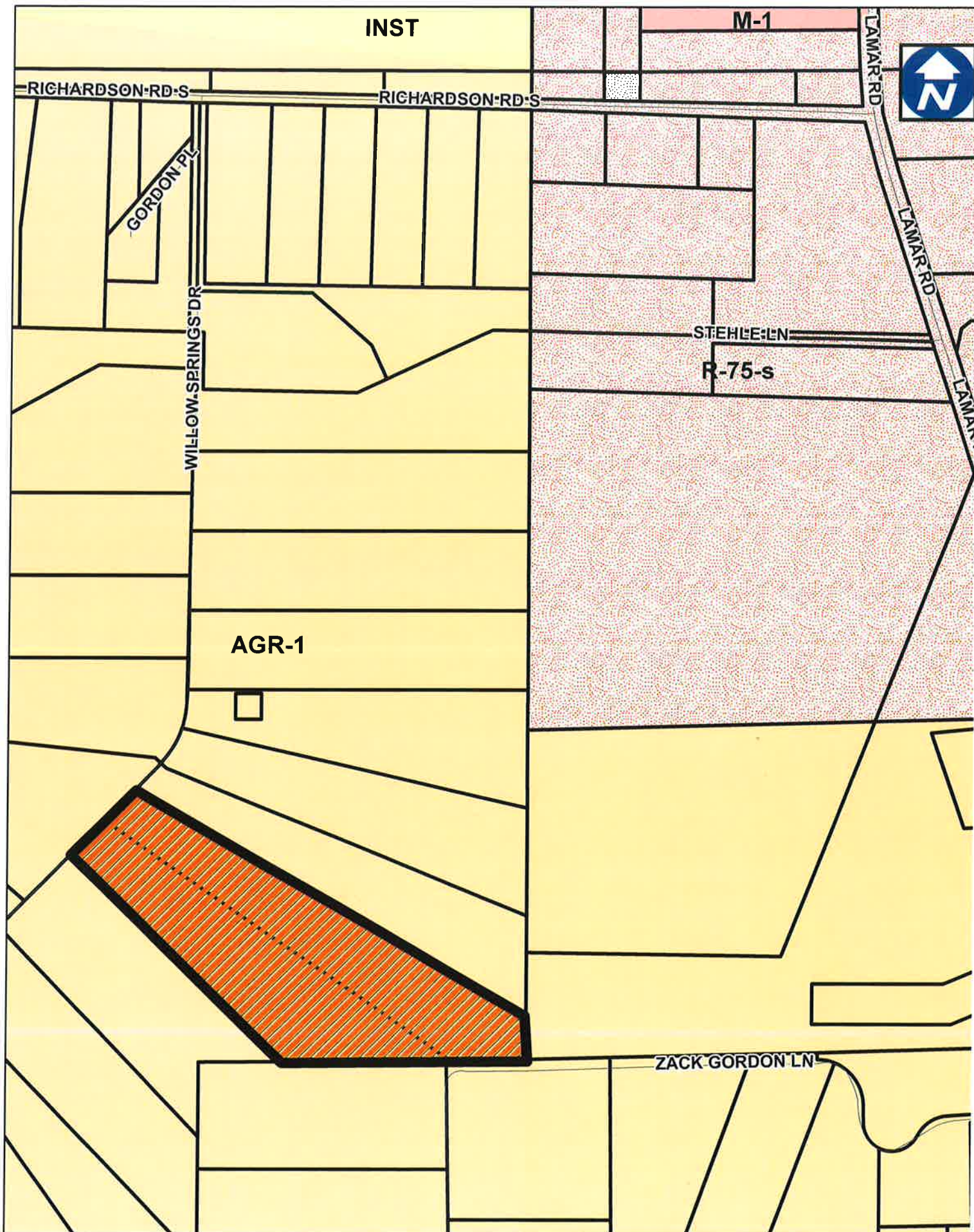
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

2A



# GORDON PLAT NO. 2A

BEING A REPLAT OF LOTS 22 & 23 OF THE GORDON PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 34 AT PAGE 135

LYING IN THE NW 1/4 OF SECTION 17, T-15-N, R-17-E, MONTGOMERY COUNTY, ALABAMA

LEGEND:

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X—X— FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- ( ) - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.T. - OPEN TOP PIPE

SPECIAL NOTES:

1. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0192H, DATED 2/5/14.

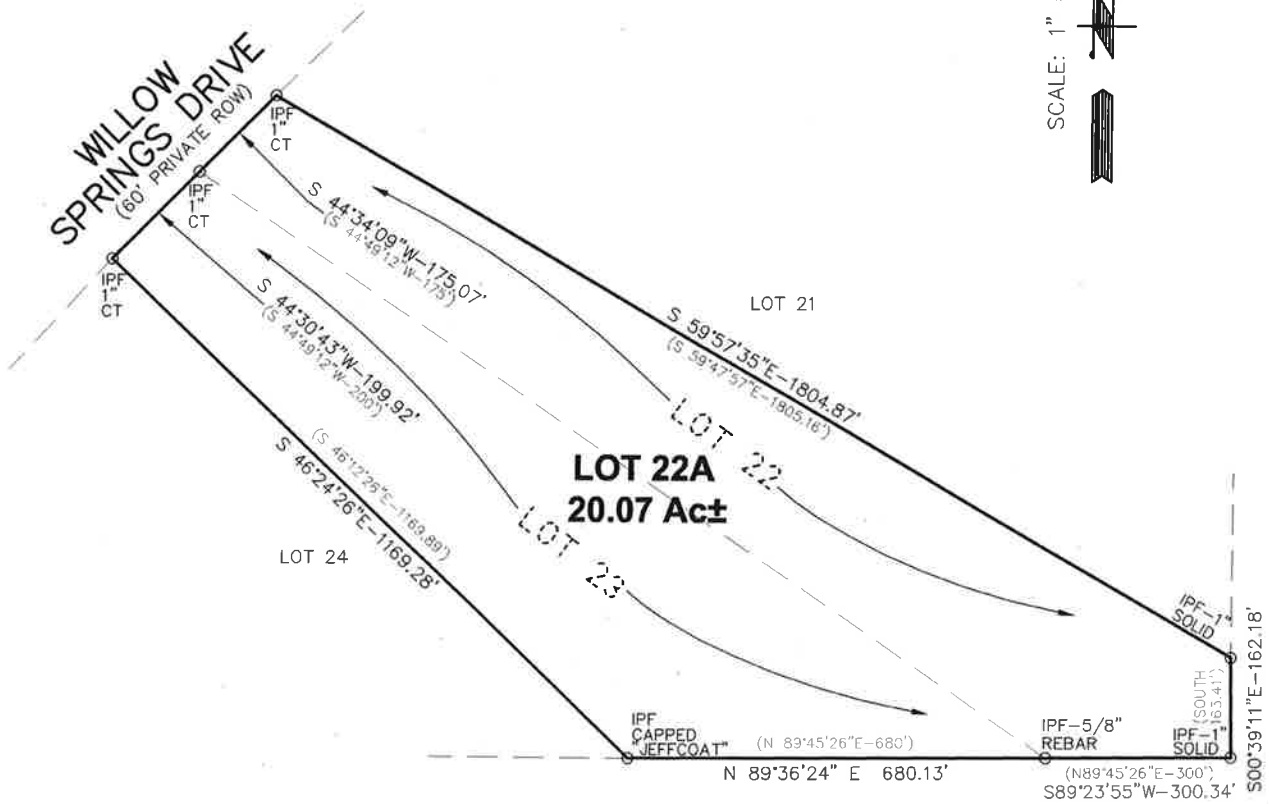


BASIS OF BEARING:  
THIS SURVEY HAS BEEN ROTATED TO MATCH THE STATE PLANE COORDINATE SYSTEM (ALABAMA EAST REGION)

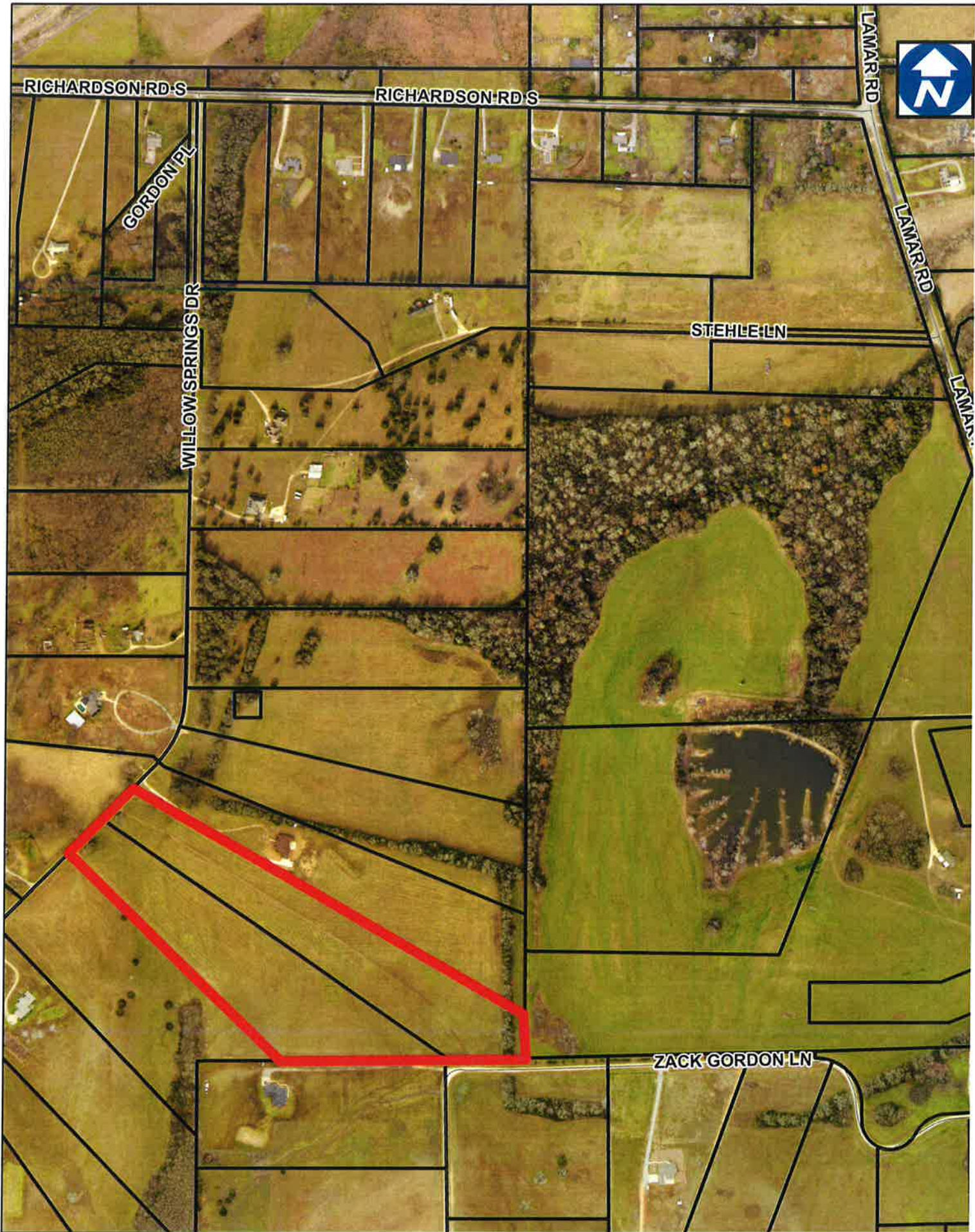
SOURCE OF INFORMATION:

- GORDAN PLAT NO. 2 (PB. 34, PAGE 135)
- RLPY 4534, PAGE 518
- RLPY 4455, PAGE 252

SCALE: 1" = 200'



2B



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. 8986 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** EastChase Market Center, LLC

**SUBJECT:** Request final approval of EastChase Market Place Plat No. 1A located on the north side of EastChase Parkway across from EastChase Lane in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 4-A (1.809 acres) has 353.77 ft. of frontage along EastChase Parkway and a depth of 315.47 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.

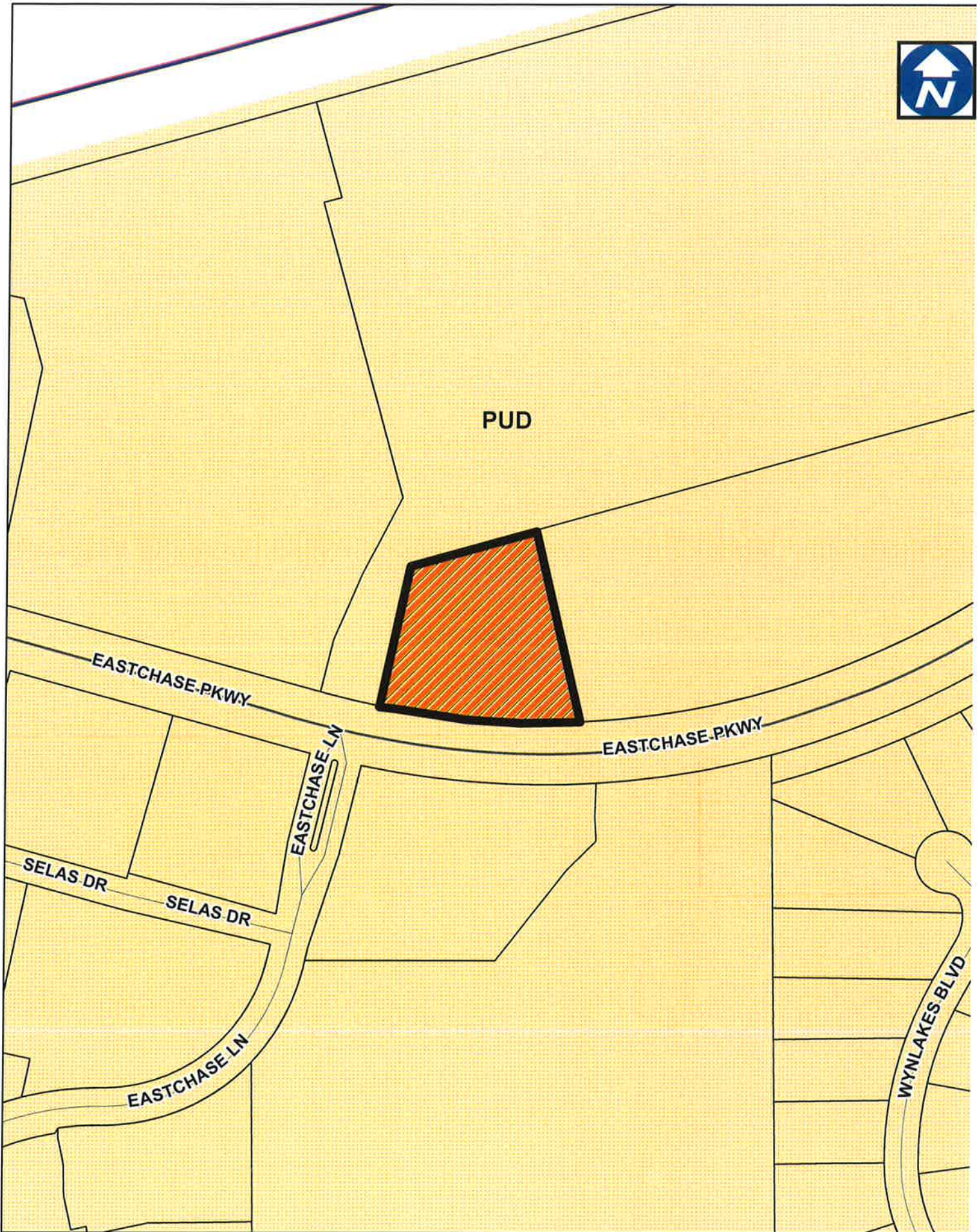
**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



PUD



**PLATS**

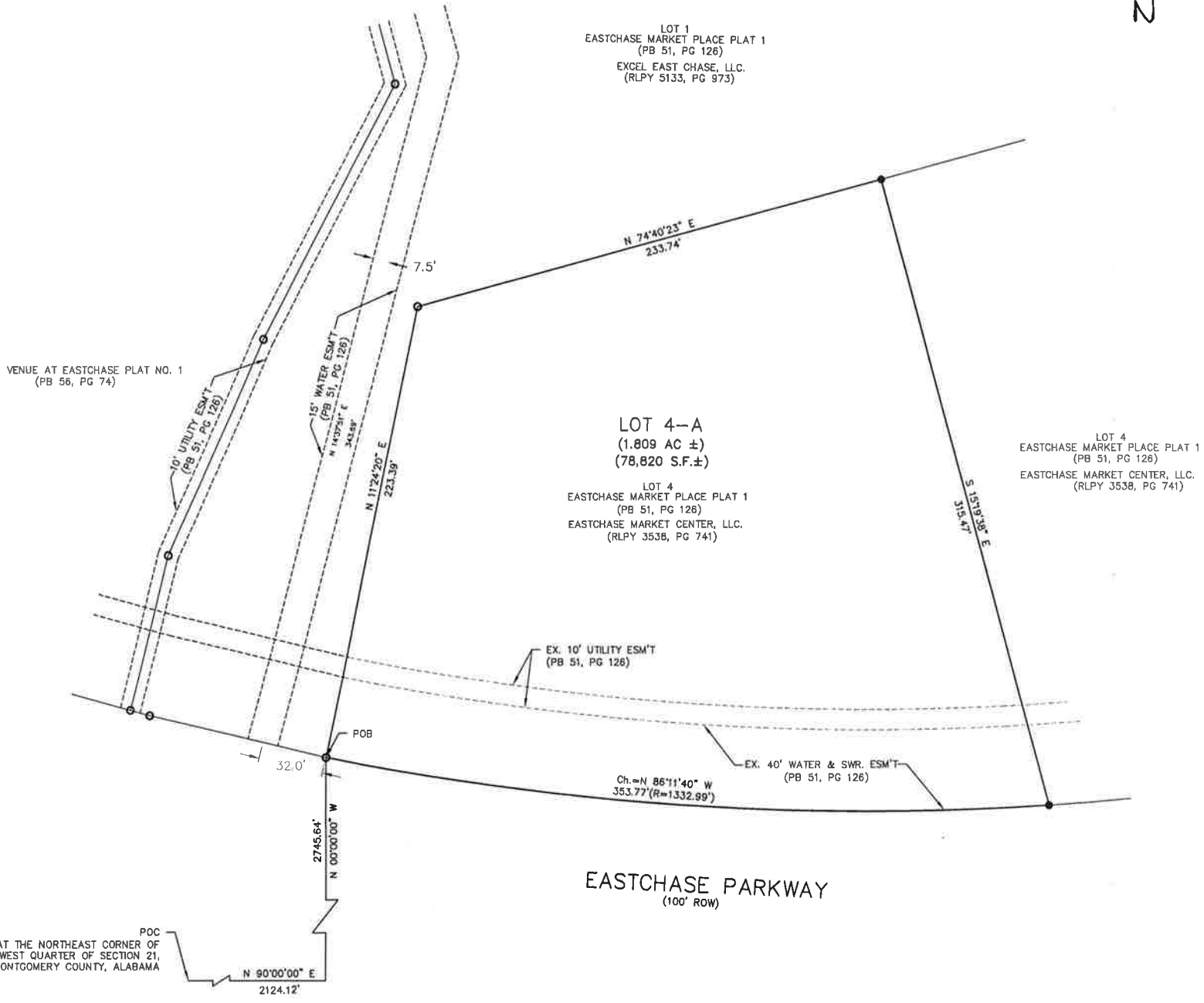
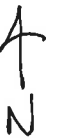
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A

# EastChase Market Place 1A





**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30