

# Planning Commission Agenda

April 25, 2019

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

James Reid, *Chairman*

Jerome Moore, *Vice-Chairman*

Ann Clemons

Frank Cook

Buddy Hardwich

Clay McInnis

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 March 28, 2019 meeting

**April 25, 2019**

<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.	9001	ECE Survey & Design	Wares Ferry Road	Plat	1
2.	DP-2019-011	McBride Dale Clarion	Atlanta Highway	DP	2
3.	8999	Jeffcoat Engineers	Adams Avenue	Plat	3
4.	9000	“ “	Church Street	Plat	4
5.	9002	Flowers & White Engineering	Fain Park Drive	Plat	5
6.	9003	“ “	Portman Street	Plat	6
7.	DP-2013-040	Larry E. Speaks & Associates	Lagoon Business Loop	DP	7
8.	DP-1967-022	“ “	Eastern Boulevard	DP	8
9.	RZ-2019-003	Felix Akwuba	Mobile Highway	Rezoning	9
10.	RZ-2019-004	Mike Haigler	East Second Street	Rezoning	10

***The next Planning Commission meeting is on  
May 23, 2019***

1. 9001 **PRESENTED BY:** ECE Survey & Design, LLC

**REPRESENTING:** Dickerman Sanford

**SUBJECT:** Request final approval of Sanford Plat No. 1 located on the northeast corner of Wares Ferry Road and Mitchell Avenue in an R-100 (Single-Family Residential) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for residential use. Lot 1 (0.88 acres) has 146.23 ft. of frontage along Wares Ferry Road and a depth of 241.59 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.

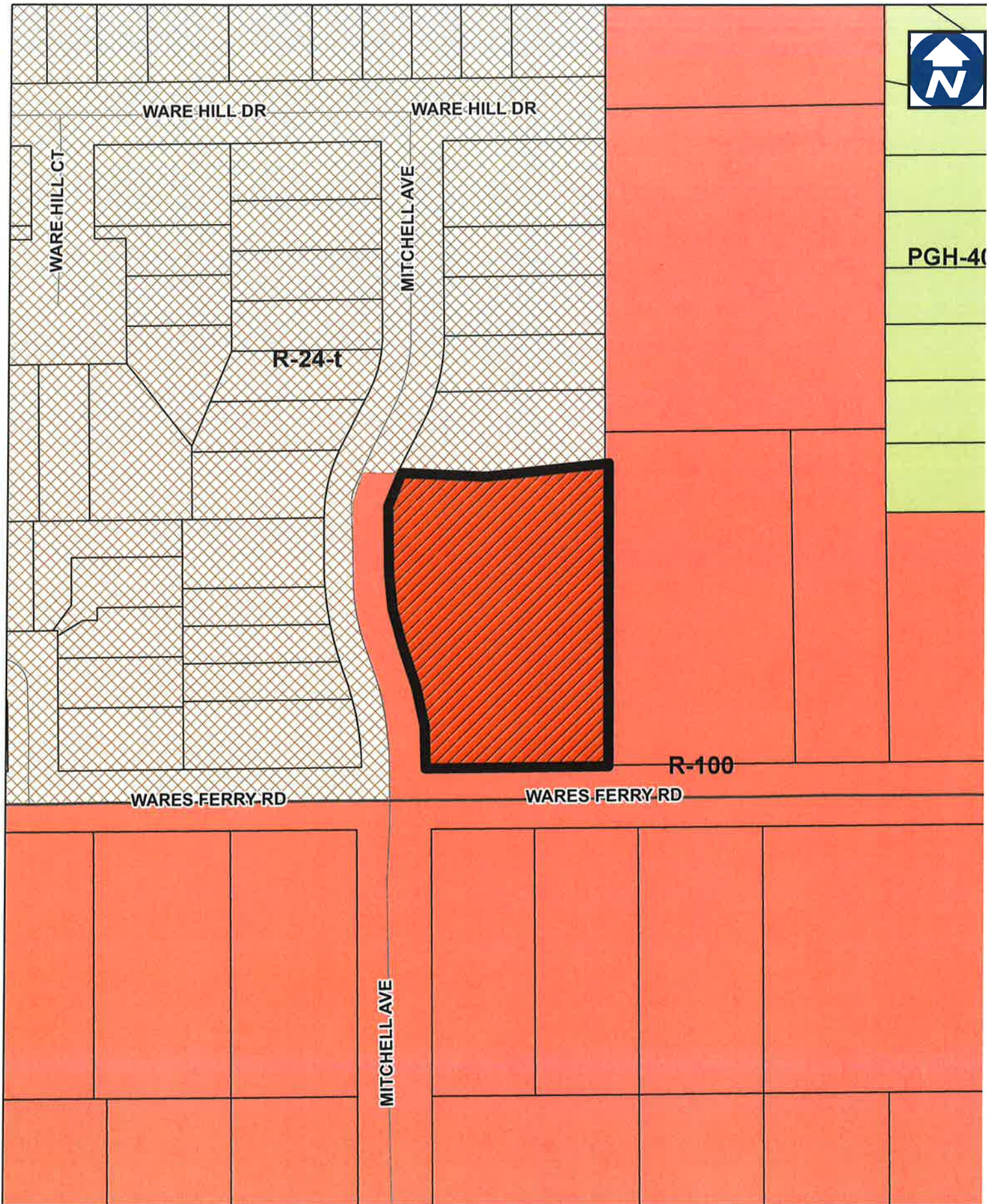
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

**SUBJECT PROPERTY**



**ITEM NO.** 1A

1 inch = 100 feet

# Sanford Plat No. 2



BRASSELL, MALCOLM, & LYNELL  
 380 MITCHELL AVENUE  
 MONTGOMERY, ALABAMA  
 LOT 5, BLOCK "C",  
 REPLAT OF BLOCK "C" DALRAIDA  
 TOWNHOUSES PLAT NO. 1  
 P.B. 33, PG. 177

CH.=N 15°22'42" E  
 34.15' R=54.19'

FIP 1/2" CRIMP TOP

FIP 1/2" STEEL PIPE

N 83°47'07" E 100.13'

FP

Mitchell Avenue

(50' RIGHT OF WAY PER TAX MAPS)  
 (PUBLIC PAVED ROAD)

N 01°10'07" W  
 37.15'

LOT A

LOT B

CH.=N 09°10'14" W  
 69.63' R=160.84'

LOT 1  
 0.88 Ac±  
 38,546 sq. ft.

TIDWELL, NEIL &  
 4021 WARES FE  
 MONTGOMERY, /  
 LOT 1, COWAN  
 P.B. 55, PG. 59

BEARING REFERENCE  
 S 00°00'00" W  
 241.59'

W 21°11'55" N 8.65'  
 CH.=N 8°56'33" W  
 88.77' R=290.44'

FIP 5/8" Rebar  
 Capped (Boyd)

S 89°41'22" W  
 46.23'

S 89°41'22" W  
 100.00'

FIP Tack in  
 2" Open Top

SW MOST CORNER OF LOT B OF  
 THE RESUBDIVISION OF LOT 55 MAP  
 OF DALRAIDA AS RECORDED IN PB:  
 11 AT PG: 68, IN THE OFFICE OF  
 THE JUDGE OF PROBATE,  
 MONTGOMERY COUNTY, ALABAMA

## WARES FERRY ROAD

(50' RIGHT OF WAY PER TAX MAPS)  
 (PUBLIC PAVED ROAD)

IB





**PLATS**

**SUBJECT PROPERTY**



**ITEM NO.** 1C

1 inch = 100 feet

2. DP-2019-011 **PRESENTED BY:** McBride Dale Clarion

**REPRESENTING:** Speedway

**SUBJECT:** Public hearing for a development plan for a new building to be located at the southwest corner of Atlanta Highway and the eastern access road to Eastdale Circle in a B-5 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 4,608 sq. ft. convenience store with a 6,748 canopy for fuel pumps. There are 27 paved parking spaces and 20 fuel pump spaces indicated on the site plan. There is one (1) right-in/right-out access drive to Atlanta Highway, one (1) full access drive to the eastern access road to Eastdale Circle, one (1) full access drive to Eastdale Circle, and one (1) access to the west to an adjoining property. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 1

**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.

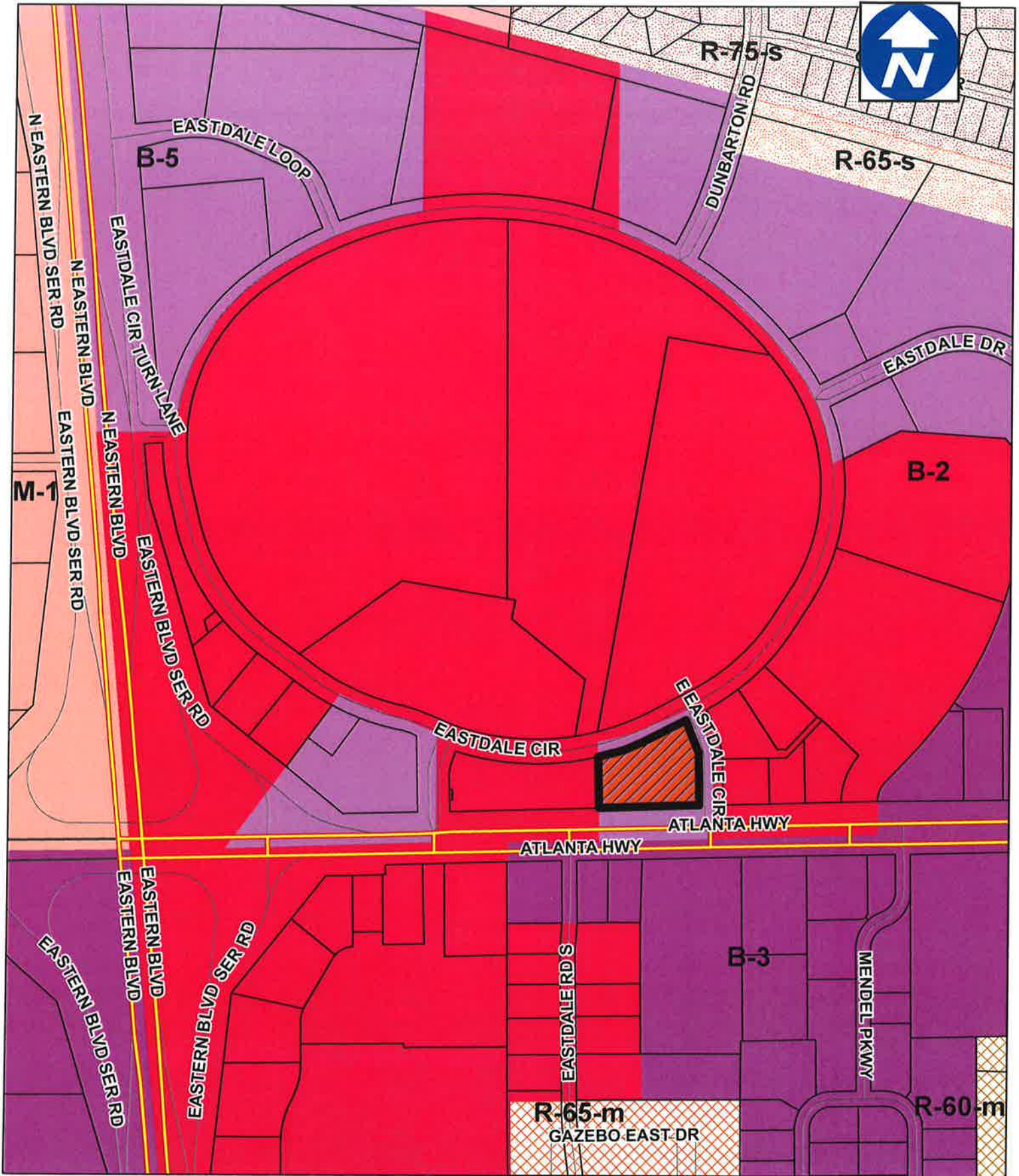
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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





**DEVELOPMENT SITE**

1 inch = 400 feet

**SUBJECT PROPERTY**



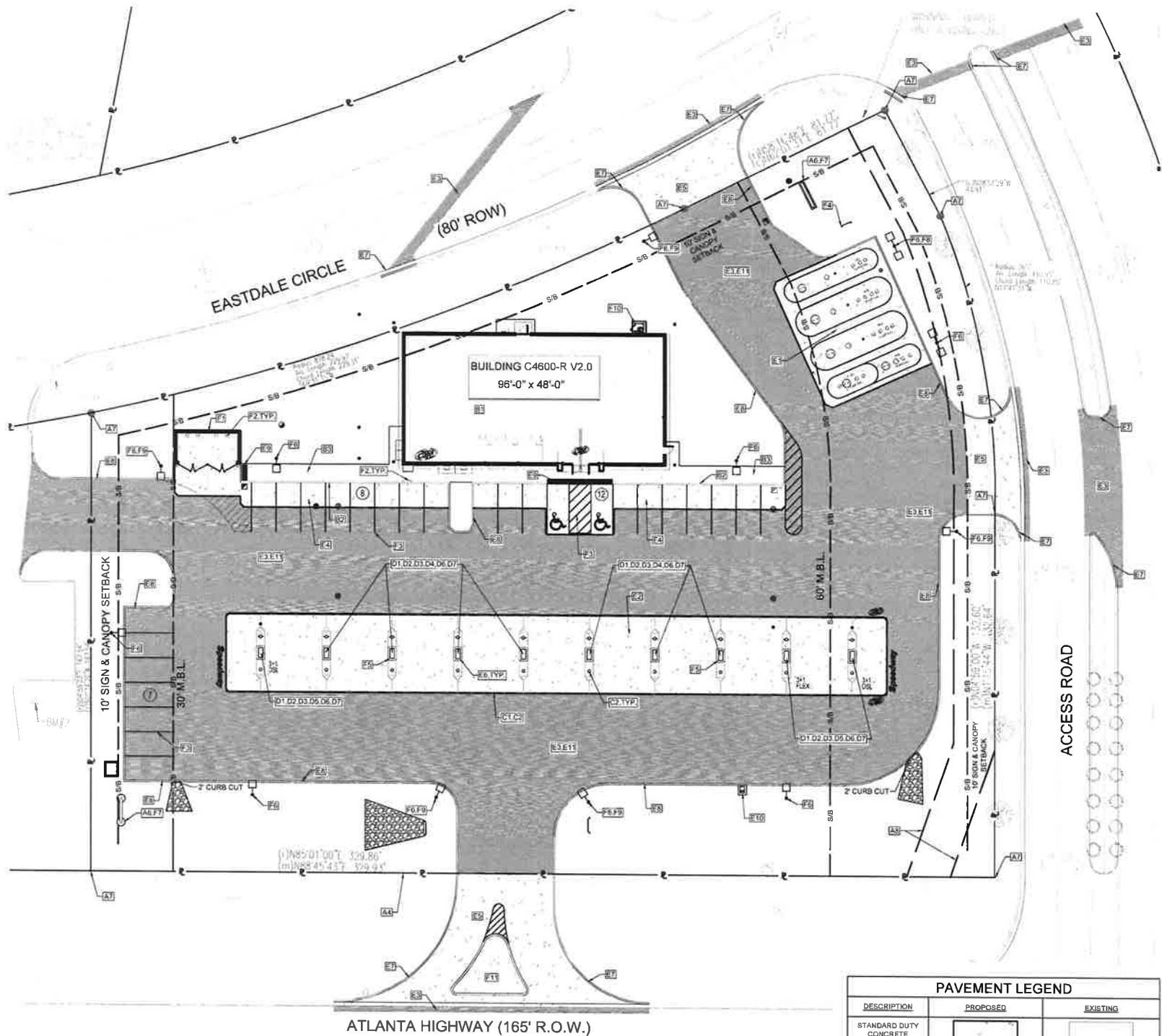
**ITEM NO.**

2A



2A

2B



NOTE:  
SEE DRAWING 101037-CV  
FOR GENERAL LEGEND

PLAN CERTIFICATE NOTE:  
ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING  
CONDITION ITEMS WERE PREPARED BY GARVER USA FOR SPEEDWAY LLC.

DESCRIPTION	PAVEMENT LEGEND	
	PROPOSED	EXISTING
STANDARD DUTY CONCRETE PAVEMENT		
CONCRETE SIDEWALK		
STANDARD DUTY ASPHALT PAVEMENT		





**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.**

2C

3. 8999 **PRESENTED BY:** Jeffcoat Engineers & Surveyors, LLC

**REPRESENTING:** Reva Ermails

**SUBJECT:** Request final approval of Reva Ermails Plat No. 1 located on the north side of Adams Avenue, approximately 144 ft. west of Hall Street, in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) for industrial use. Lot 1 (0.96 acres) has 200 ft. of frontage along Adams Avenue and a depth of 233.20 ft. 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.

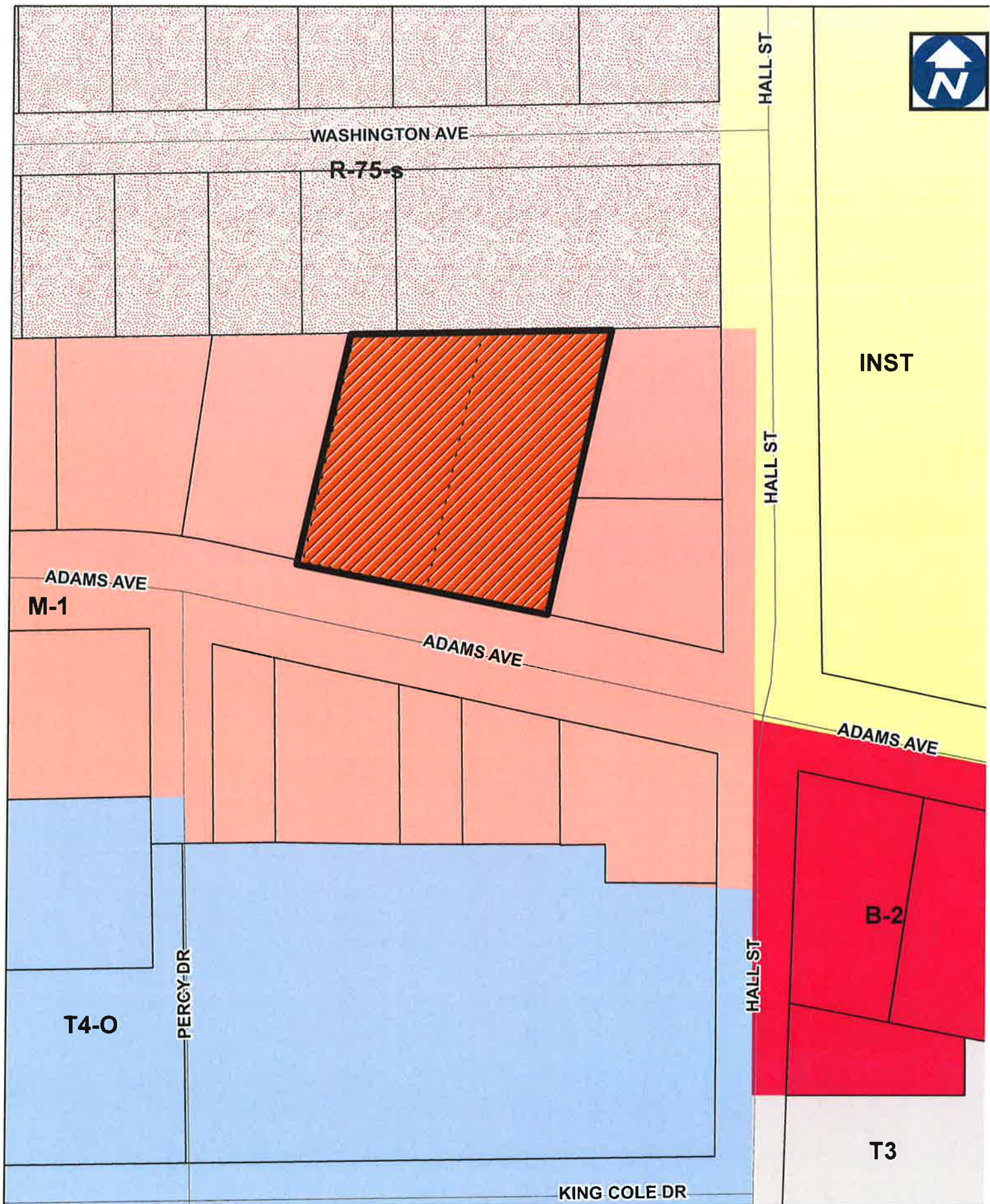
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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





**PLATS**

**SUBJECT PROPERTY**



**ITEM NO.** 3A

1 inch = 100 feet

# REVA ERMAILS PLAT NO. 1

BEING A REPLAT OF LOTS E AND F OF THE HOUSTON HILLS PLAT NO. 3 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 18 AT PAGE 16



**LEGEND:**

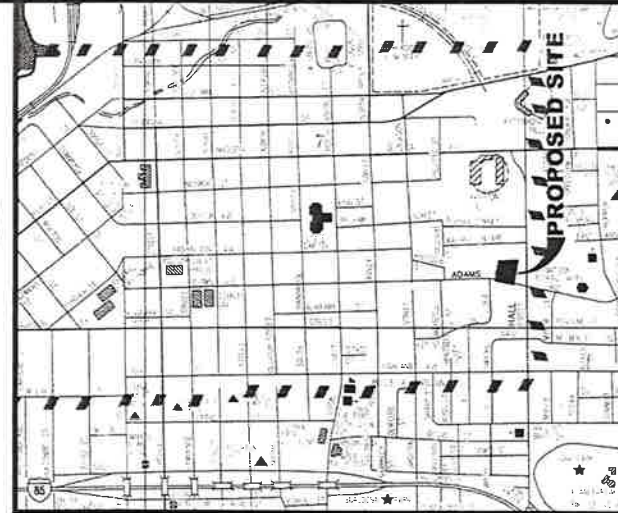
- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X-X- - FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- ( ) - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.T.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

**SOURCE OF INFORMATION**

- HOUSTON HILLS PLAT NO. 3 (PB. 18, PAGE 16)

**SPECIAL NOTES:**

1. THIS PLAT IS SUBJECT TO ANY RESTRICTIONS, COVENANTS, OR OTHER REQUIREMENTS OF THE ORIGINAL RECORDED PLAT.
2. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
3. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
4. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0093J, DATED 1/7/15.



VICINITY MAP

SCALE: NTS

RESERVED FOR COURTHOUSE RECORDING

PREPARED BY:

**JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.**

928 S HULL ST.  
MONTGOMERY, AL 36104  
PHONE: 265-1246  
FAX: 265-1268  
CLANTON:  
PHONE: 755-3677  
TROY:  
PHONE: 566-0030

PROJECT NO: 18-47  
PROJECT: HALL ST DP  
DRAWN BY: SH  
REVIEWED BY: GJ  
FIELD SURVEY: BS/CJ  
FIELD CREW:  
APPROVED BY: OGJ  
SCALE: NOTED  
DATE: 4/1/19  
DRAWING NAME: 1847 PLAT.DWG

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This the 1ST day of APRIL, 2019.

O. GUTHRIE JEFFCOAT, JR., P. E. & L. S.  
AL. REG. 9587

State of Alabama  
County of Montgomery

I, Reva Ermails, as owner shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate and adopt this Plat as true and correct, this the \_\_\_\_ day of \_\_\_\_\_, 2019.

REVA ERMAILS

State of Alabama  
County of Montgomery

\_\_\_\_\_, the undersigned authority, a Notary Public in and for the said State of Alabama hereby certify that REVA ERMAILS, whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, acknowledged before me on this day that being informed of the contents of said Certificate and Plat he, as owner and with full authority, executed the same voluntarily.

Given under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2019.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

APPROVAL OF THE CITY PLANNING COMMISSION OF MONTGOMERY

State of Alabama  
Montgomery County

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

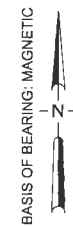
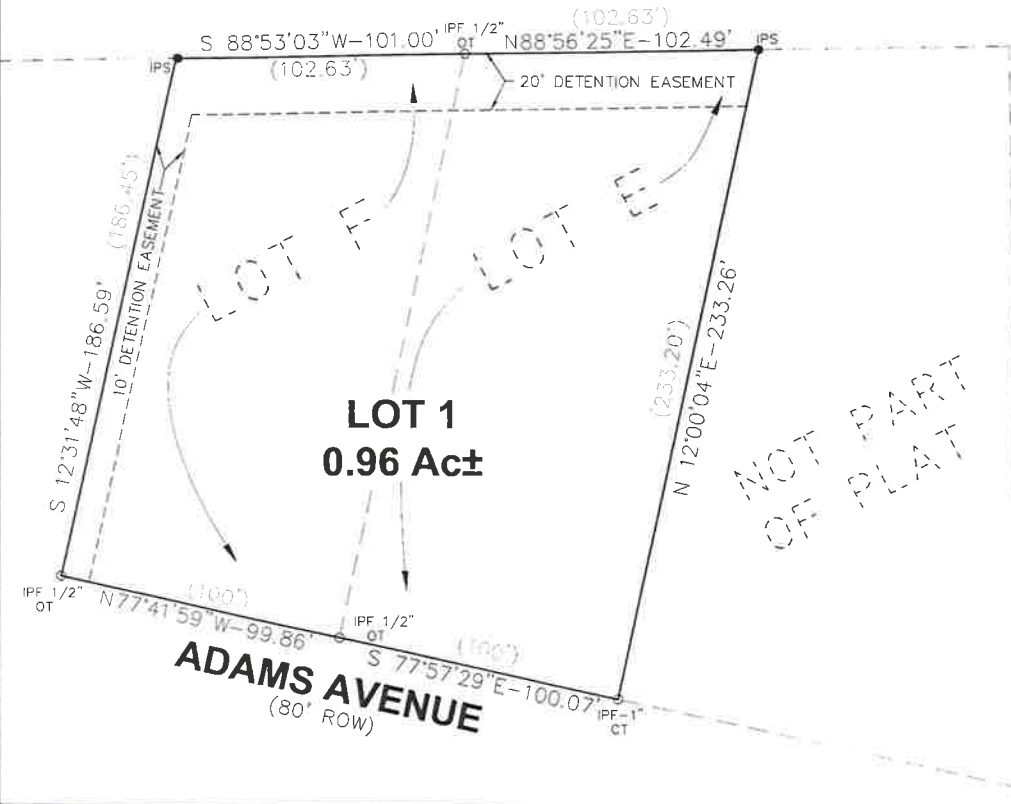
APPROVAL OF THE MONTGOMERY COUNTY ENGINEER

This plat has been submitted to and approved by the Montgomery County Engineer for recording in the Office of the Judge of Probate of Montgomery County, Alabama.

George C. Speake Date  
MONTGOMERY COUNTY ENGINEER

HALL STREET  
(80' ROW)

NOT A PART  
OF PLAT



SCALE: 1" = 30'



SPACE RESERVED FOR COURTHOUSE RECORDING





**PLATS**

**SUBJECT PROPERTY**



**ITEM NO.**

3C

1 inch = 100 feet



4. 9000 **PRESENTED BY:** Jeffcoat Engineers & Surveyors, LLC

**REPRESENTING:** Calvin & Shonda Perkins

**SUBJECT:** Request final approval of Perkins Plat No. 2 located on the west side of Church Street, approximately 1,573 ft. south of McLean School Road, in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This plat creates one (1) lot for residential use. Lot 1 (0.44 acres) has 106.19 of frontage along Church Street and a depth of 180.49 ft. **This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the lot size not being 1.5 acres in size and the lot does not have a width of 150 ft. at the building line.**

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION 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.

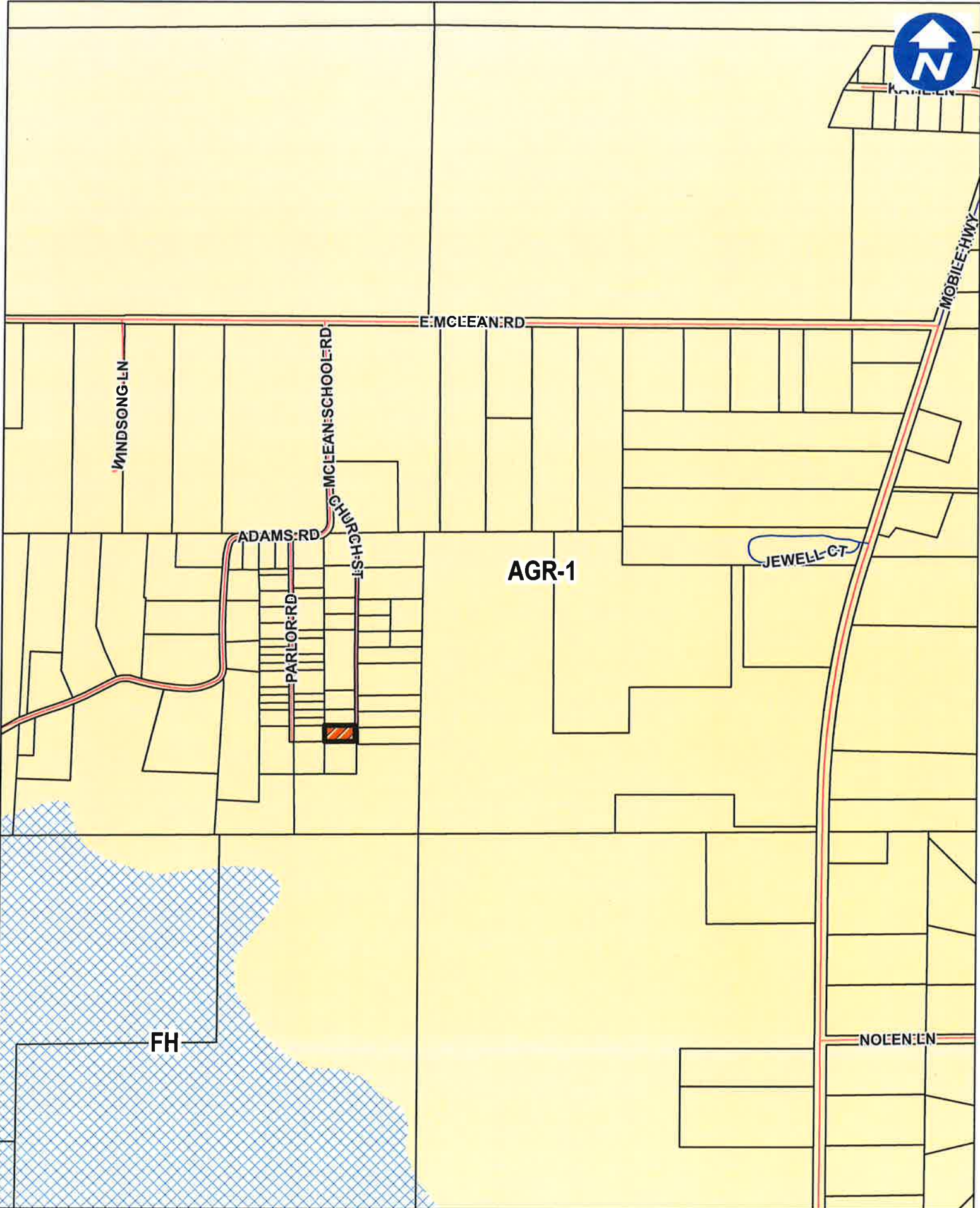
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

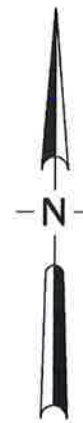
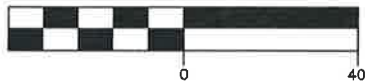
1 inch = 800 feet

SUBJECT PROPERTY



ITEM NO. 4A

SCALE: 1" = 40'

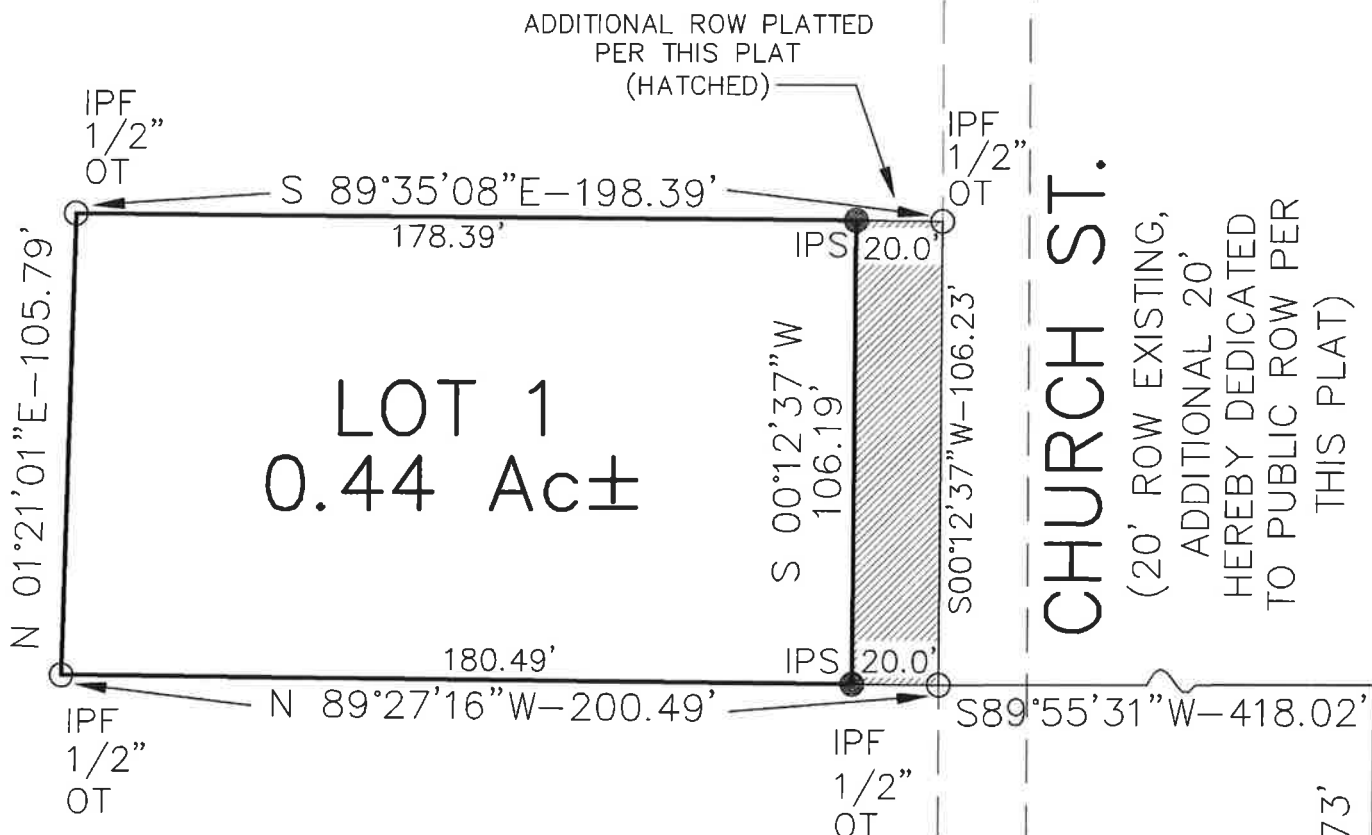


BASIS OF BEARING:  
THE EAST LINE OF THIS SURVEY HAS  
BEEN ROTATED TO MATCH THE SAME  
LINE AS SHOWN ON A PREVIOUS  
SURVEY BY MICHAEL J. WILLIFORD (AL.  
REG. 21185) DATED 4/8/02

SOURCE OF INFORMATION:

- PREVIOUS SURVEY BY MICHAEL J.  
WILLIFORD (AL. REG. 21185) DATED  
4/8/02

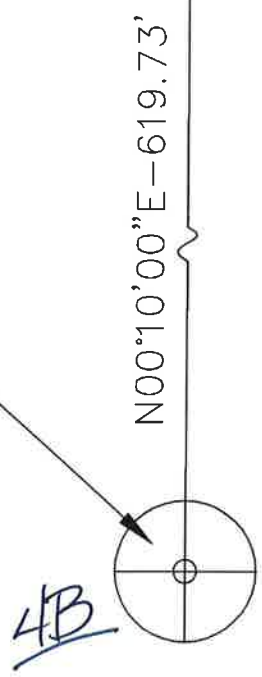
*Perkins Plat No. 2*



**CHURCH ST.**

(20' ROW EXISTING,  
ADDITIONAL 20'  
HEREBY DEDICATED  
TO PUBLIC ROW PER  
THIS PLAT)

POC-2" OPEN TOP IRON PIN AT THE SE  
CORNER OF SECTION 33, T-15-N,  
R-17-E, MONTGOMERY COUNTY, ALABAMA







**PLATS**

**SUBJECT PROPERTY**



**ITEM NO.**

4C

1 inch = 400 feet

5. 9002 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Park Place Partners, LLC

**SUBJECT:** Request final approval of Wynhurst Plat No. 2C located on the northeast corner of Fain Park Drive and Fain Park Loop in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates one (1) lot for residential use. Lot 8 (0.15 acres) has approximately 53 ft. of frontage along Fain Park Drive and approximately 100 ft. of frontage along Fain Park Loop. This lot will be developed with a 0 ft. front yard, 20 ft. rear yard, and 0 ft. and 5 ft. side yards with 5 ft. between structures. 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.

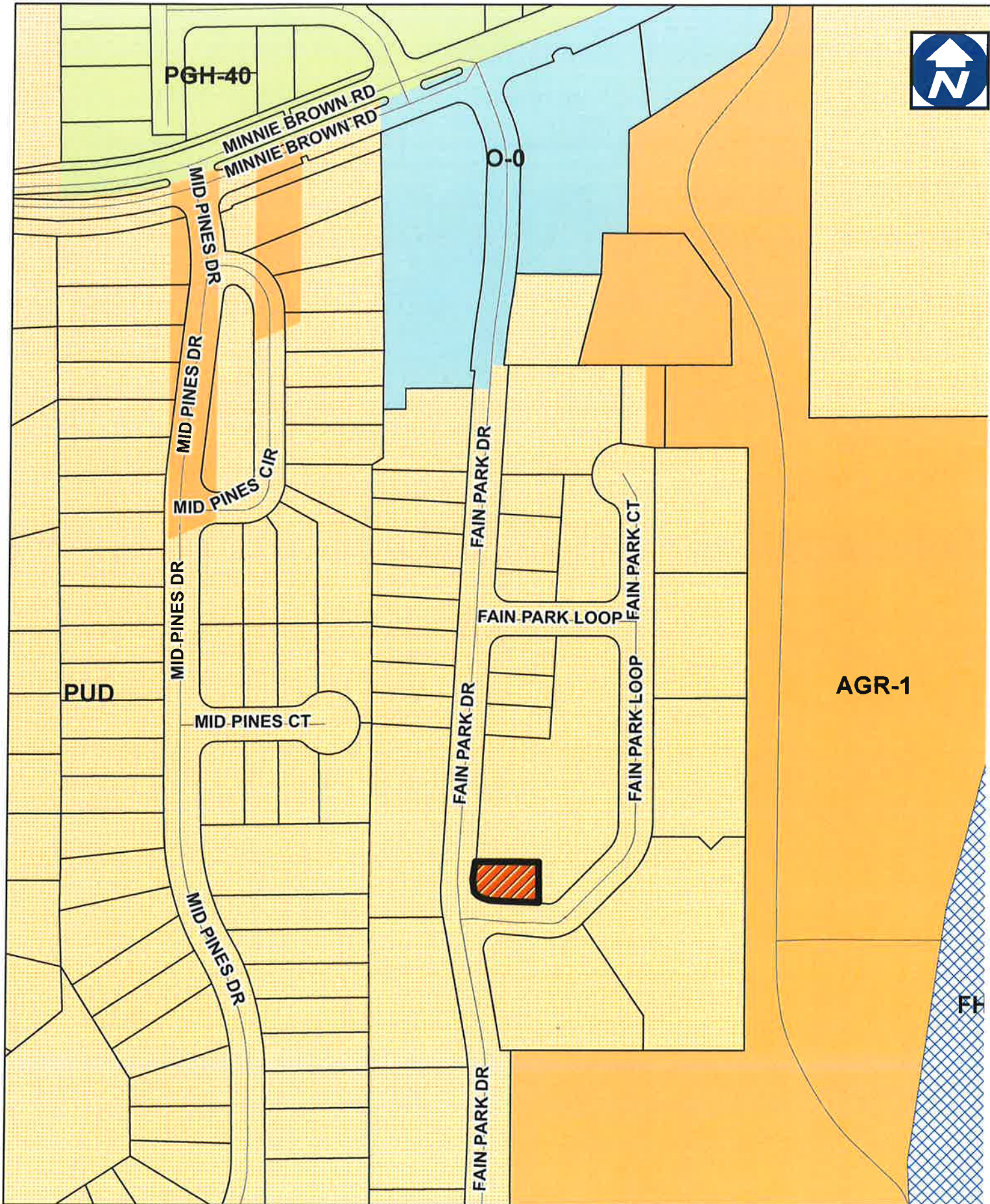
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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





**PLATS**

**SUBJECT PROPERTY**



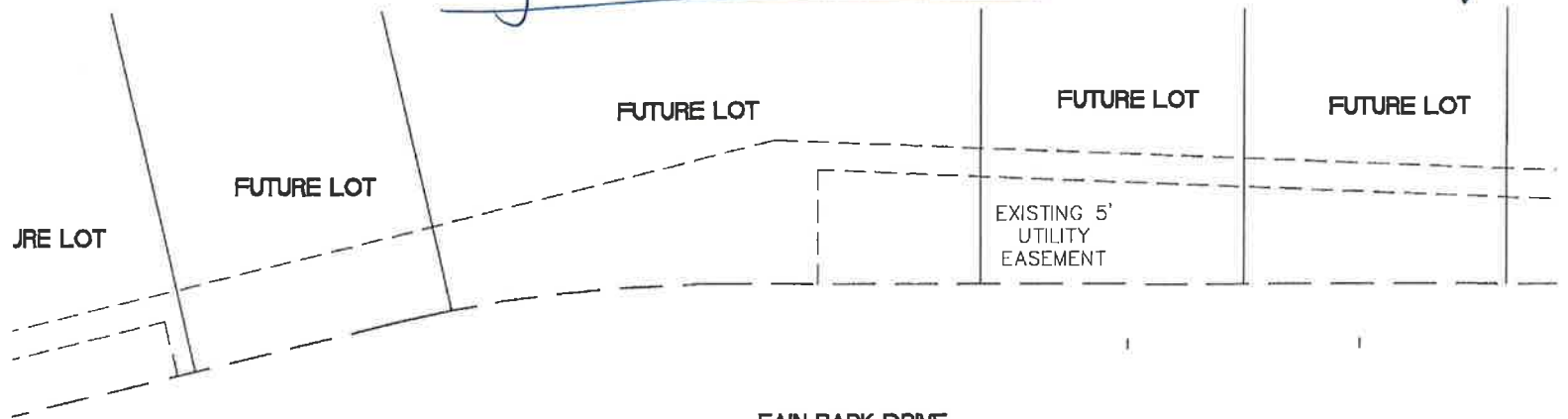
**ITEM NO.** 5A

1 inch = 200 feet



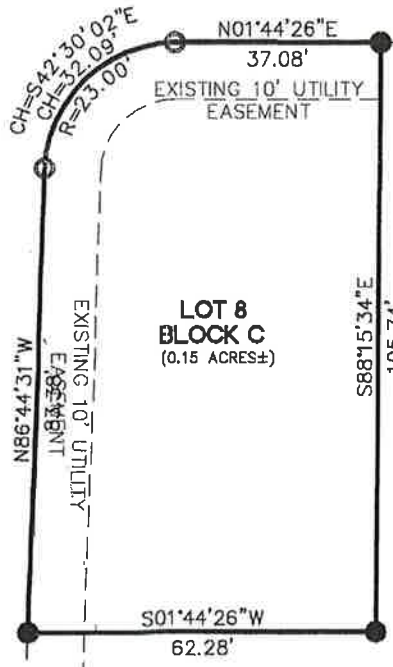
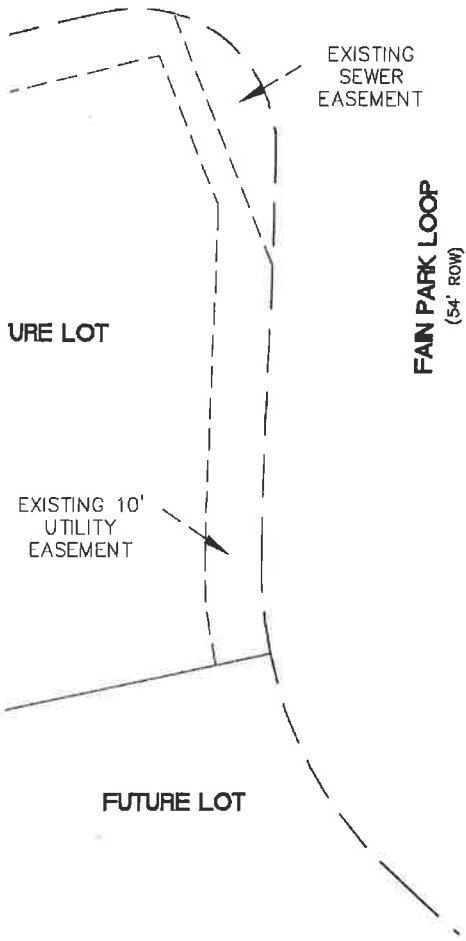
# Wynhurst Plat No. 2C

VICINITY MAP  
2 →



- EXISTING SEWER EASEMENT

FAIN PARK DRIVE  
(54' ROW)



LOT 8  
BLOCK C  
(0.15 ACRES±)

PARK PLACE CENTER  
PLAT NO. 4  
RECORDED IN PLAT BOOK 51, PAGE 30

LOT 17





**PLATS**

SUBJECT PROPERTY



ITEM NO. 5C

1 inch = 200 feet



6. 9003 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 25C located on the northwest corner of Portman Street and Grassmere 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 and previously unplatted property into four (4) lots for residential use. The lots range from 42 ft. to 104.47 ft. in width and range from 100 ft. to 112 ft. in depth. 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.

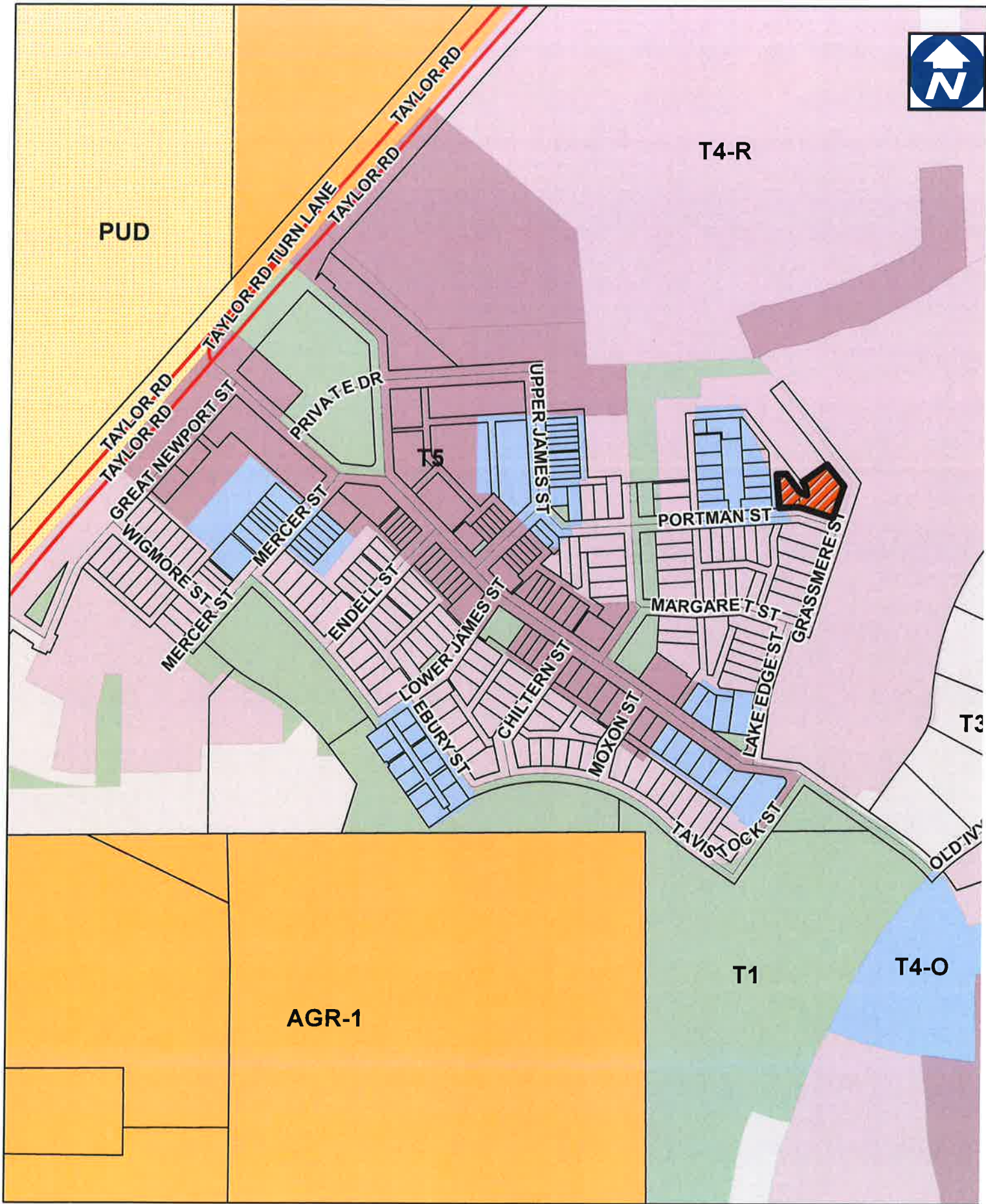
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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





T4-R

PUD

AGR-1

T1

T4-O

T3

OLD IVY

**PLATS**

SUBJECT PROPERTY

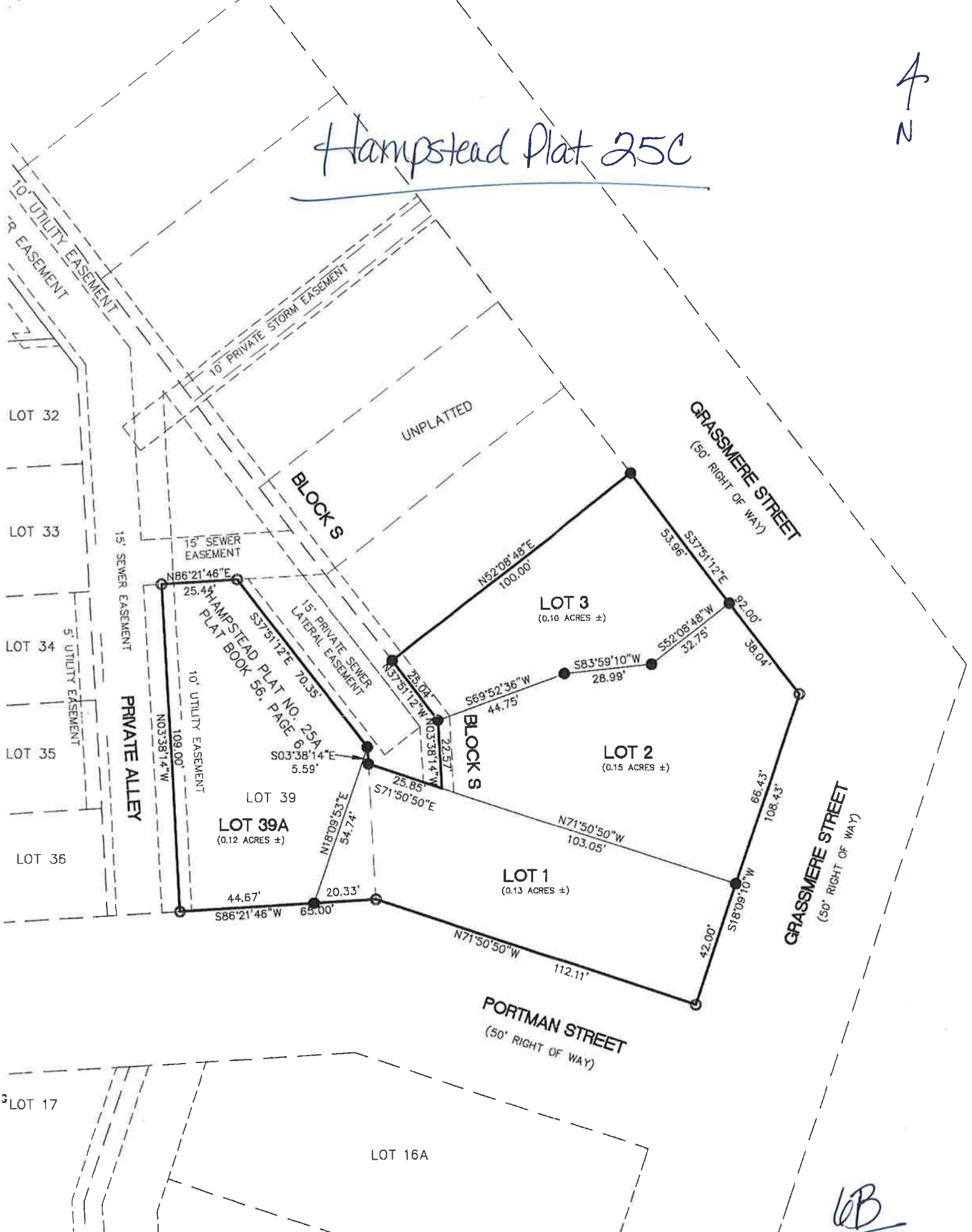


ITEM NO. 6A

1 inch = 400 feet

# Hampstead Plat 25C

A  
N



LB





**PLATS**

SUBJECT PROPERTY



ITEM NO.

60

1 inch = 200 feet



7. DP-2013-040 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Hughes Retail Development

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1140 Lagoon Business Loop in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 7,260 sq. ft. multi-tenant building with a 641 sq. ft. canopy. There are 38 paved parking spaces indicated on the site plan. There are two (2) accesses to an existing joint access drive. All applicable requirements will be met.

**Land Use Division:** The dumpster enclosure will be required to be of an aesthetic material. There is no signage indicated or approved.

**CITY COUNCIL DISTRICT:** 2

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.

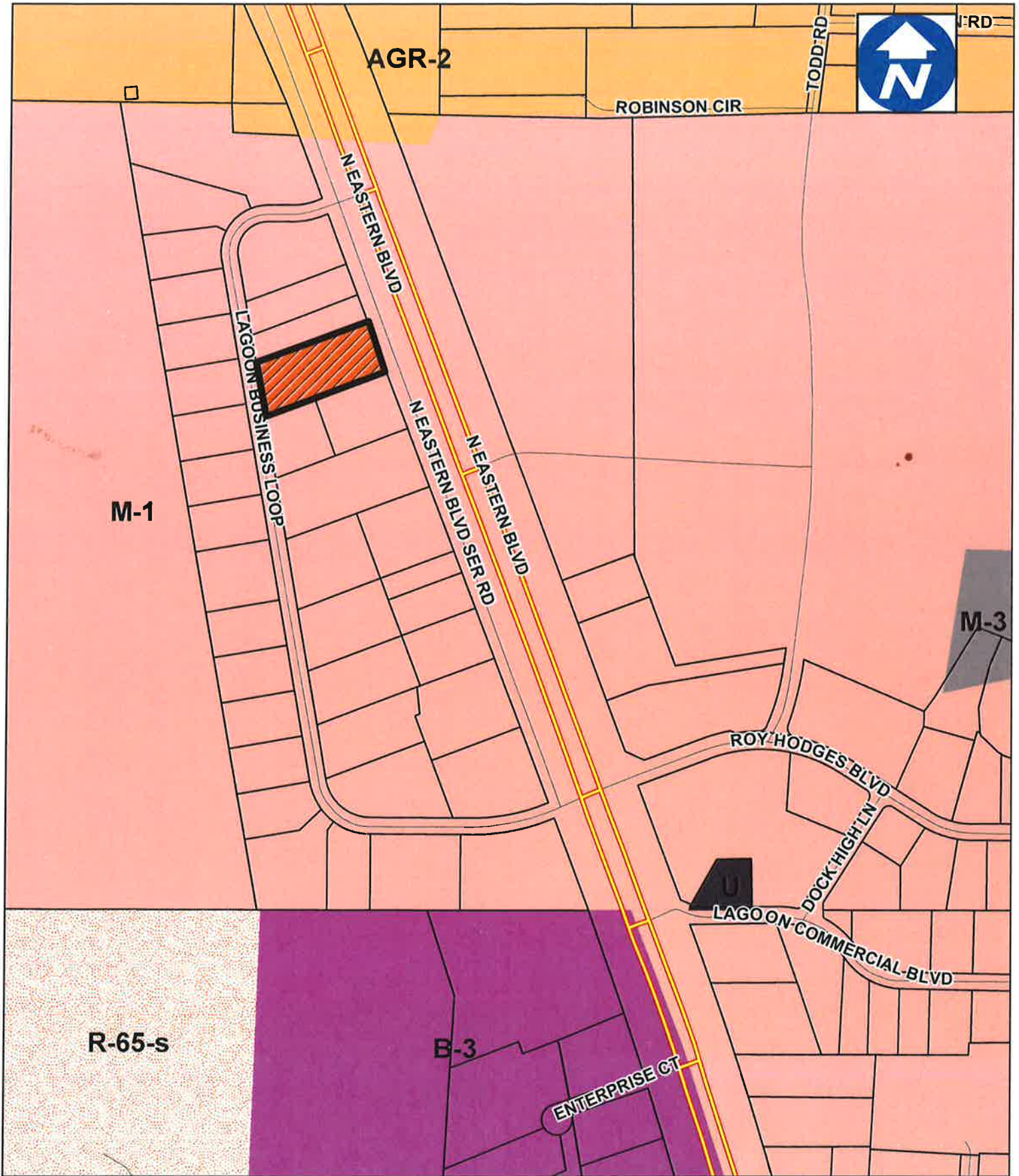
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.**

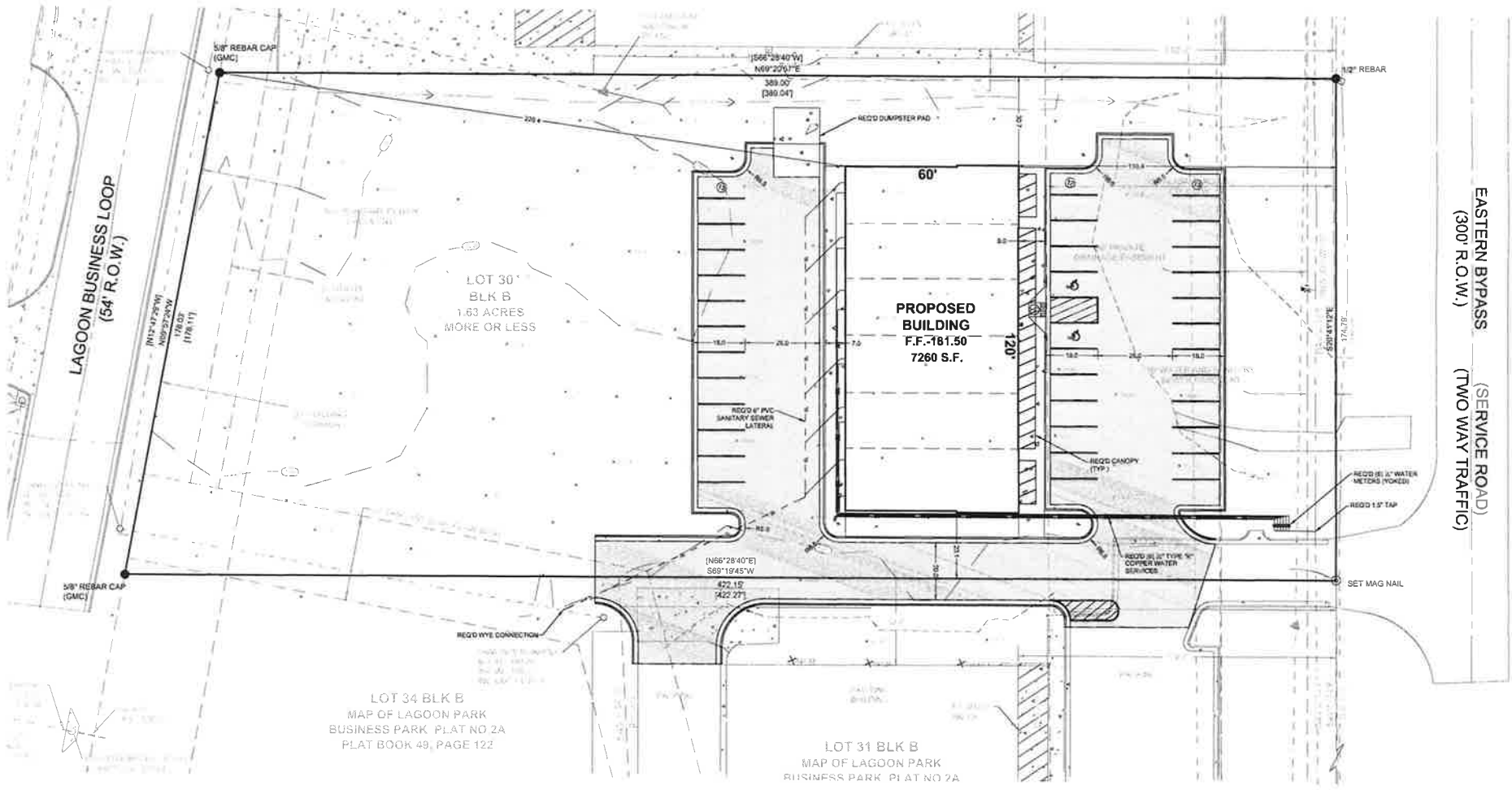
7A

1 inch = 400 feet



N  
4

7B







DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO.

7C

1 inch = 400 feet



8. DP-1967-022 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Lion's Pride Market, Inc.

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1061 Eastern Boulevard in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 4,660 sq. ft. building with a 2,400 sq. ft. fuel pump canopy. There are 10 paved parking spaces and 16 fuel pump spaces indicated on the site plan. Two (2) access drives to Eastern Boulevard Service Road will be maintained as well as one (1) access drive to Monticello Drive. All applicable requirements will be met.

**Land Use Division:** The dumpster enclosure will be required to be of an aesthetic material. There is no signage 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.

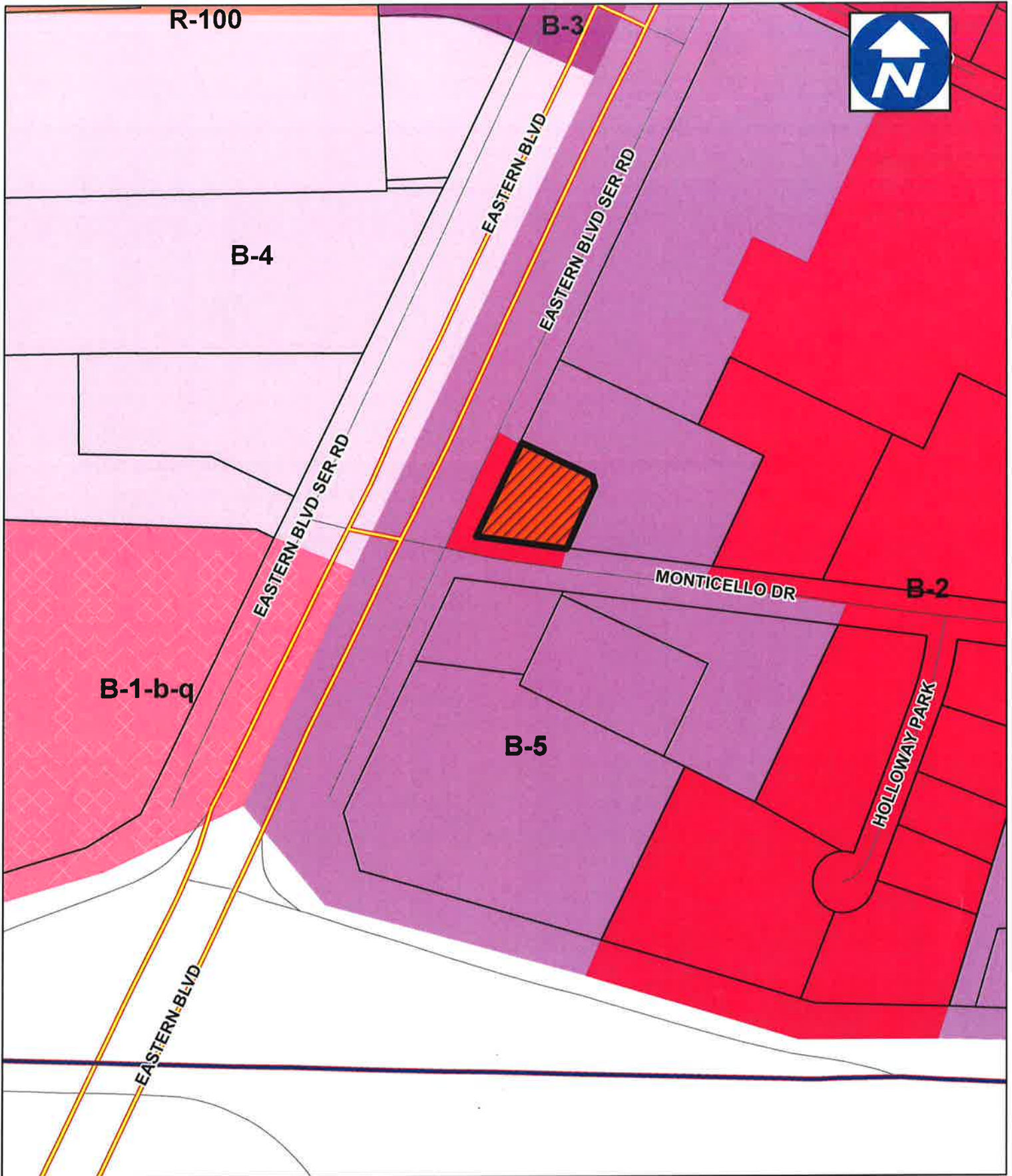
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

8A



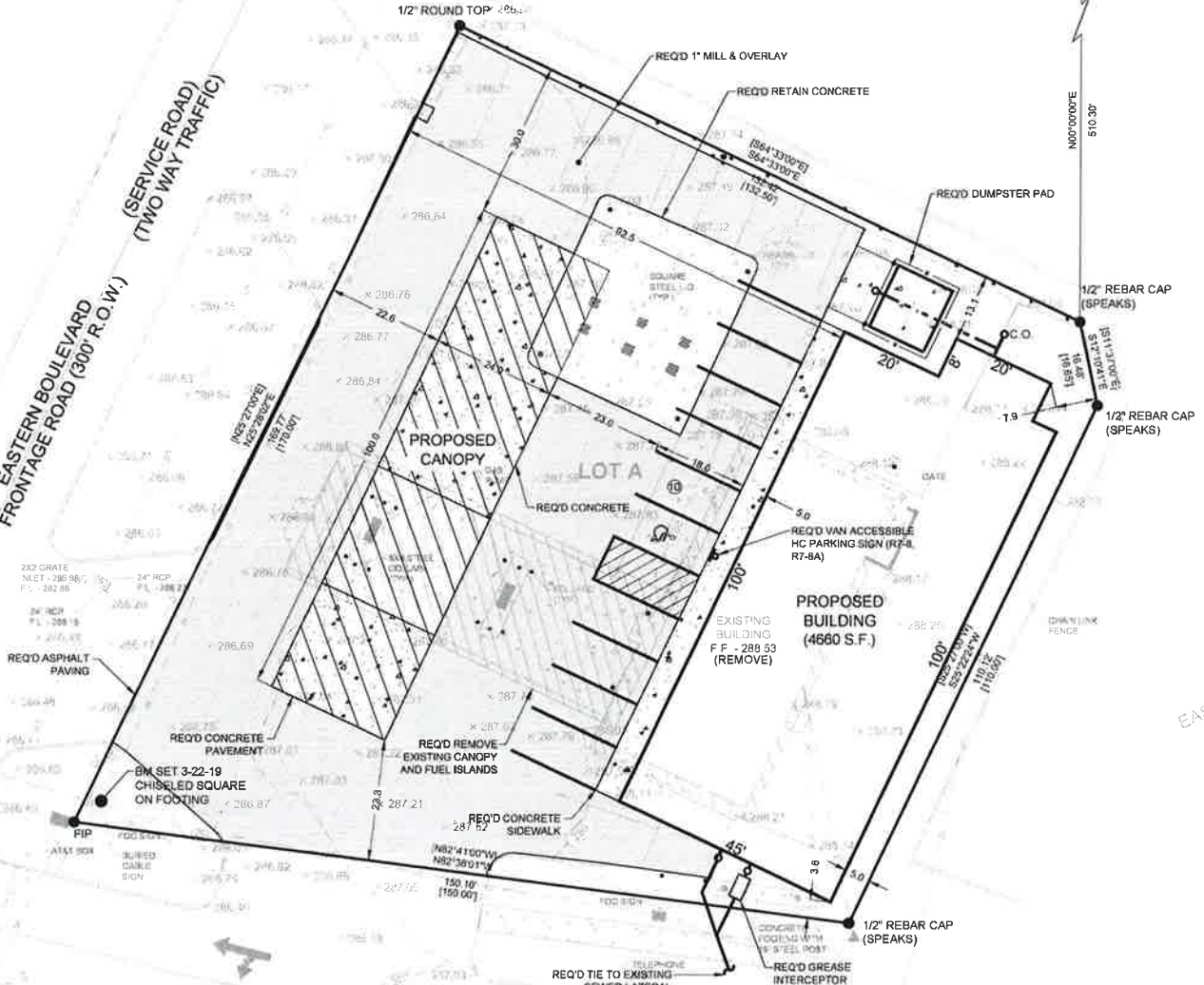


LOT 2  
EASTERN BOULEVARD  
PLAT NO. 2  
PB. 24, PG. 142

N90°00'00"E  
1616.96'

EASTERN BOULEVARD  
FRONTAGE ROAD (300' R.O.W.)  
(SERVICE ROAD)  
(TWO WAY TRAFFIC)

MONTICELLO DRIVE  
(70' R.O.W.)  
(PUBLIC ROAD) (MAINTAINED BY CITY)



● 1/2" REBAR CAP (SPEAKS)

8B





**DEVELOPMENT SITE**  
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.**

8C



9. RZ-2019-003 **PRESENTED BY:** Felix Akwuba

**REPRESENTING:** Same

**SUBJECT:** Request to rezone two (2) parcels of land located on the east side of Mobile Highway (3523 & 3527 Mobile Highway) from an M-1 (Light Industrial) Zoning District to an M-3 (General Industrial) Zoning District.

**REMARKS:** The adjacent property has M-1 (Light Industrial) zoning to the north and south; R-65-s (Single-Family Residential) zoning to the east, and B-2 (Commercial) zoning to the west. The intended use for this property if rezoned is to continue operating an auto salvage yard and junkyard. The Land Use Plan recommends general business use.

Mr. Akwuba stated that his operation would include:

1. Procure rebuildable salvage vehicles from auction;
2. Rebuild the acquired salvage vehicles in accordance with the law and remarket them as rebuilt cars;
3. Immediately recycle every remnant or carcass; and
4. Export overseas all reusable remnants.

If approved by Planning Commission and City Council, the petitioner will also have to apply to the Board of Adjustment to seek approval of a special exception for an auto salvage yard and junkyard.

**Land Use Division Comment(s):** This operation originally started as used auto sales, service and parts. Over time it has turned into an auto salvage yard and junk yard.

*This request was delayed at the last meeting on March 28, 2019 so that the petitioner could meet with the surrounding community.*

**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

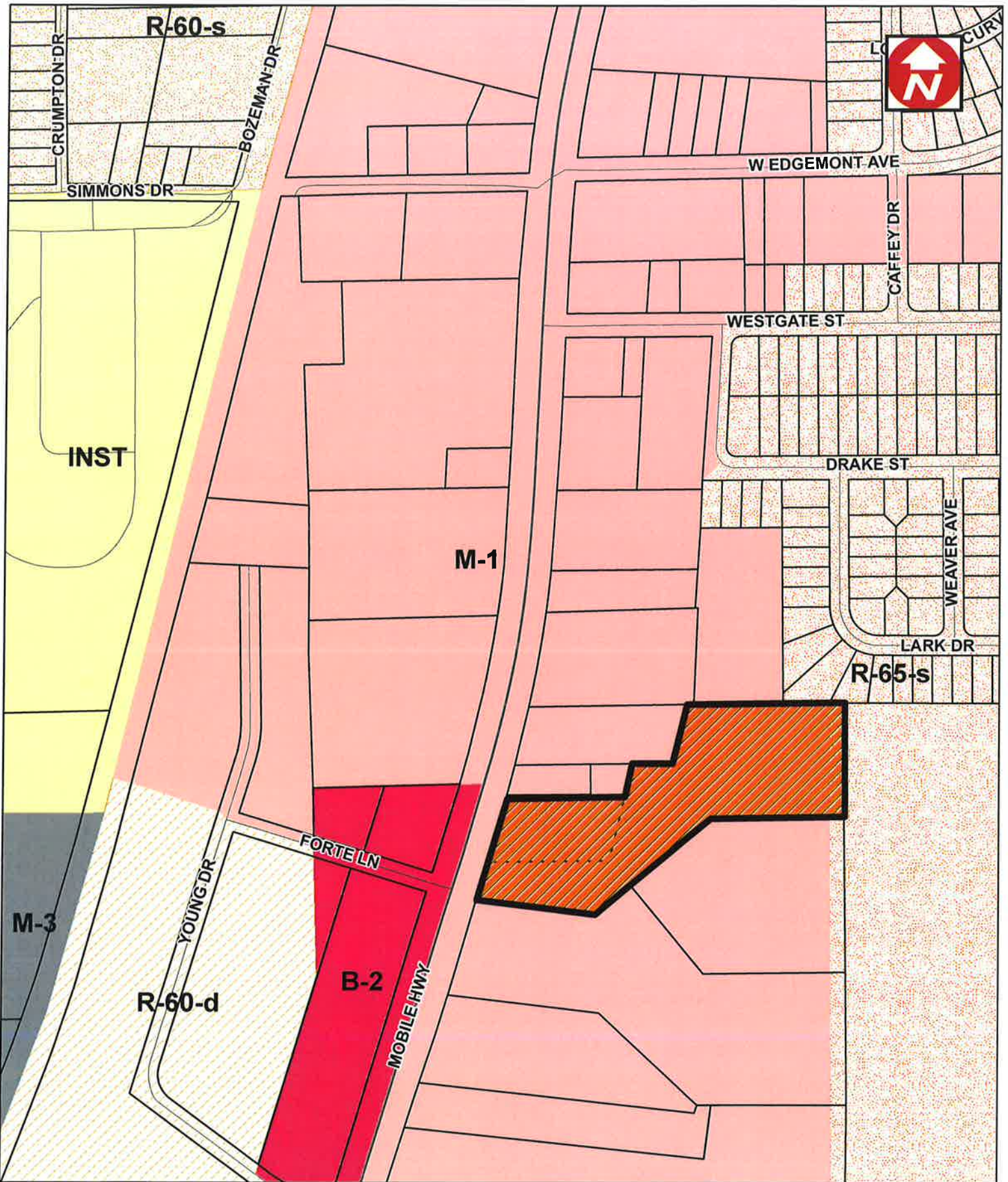
FILE NO. R2-2019-003

1 inch = 200 feet

FROM M-1 TO M-3

ITEM NO. 9A





**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. R2-2019-003

1 inch = 300 feet

FROM M-1 TO M-3

ITEM NO. 9B

10. RZ-2019-004 **PRESENTED BY:** Mike Haigler

**REPRESENTING:** Shemika Bogan

**SUBJECT:** Request to rezone one (1) lot located on the southwest corner of East Second Street and West Street (2034 East Second Street) from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** The adjacent property has O-1 (Office) zoning to the east and west, B-2 (Commercial) zoning to the north, and R-60-s (Single-Family Residential) zoning to the south. The intended use for this property if rezoned is for daycare use. The Land Use Plan recommends general business use.

**Land Use Division Comment(s):** This area is mixed with office, commercial and residential districts.

**CITY COUNCIL DISTRICT:** 3

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

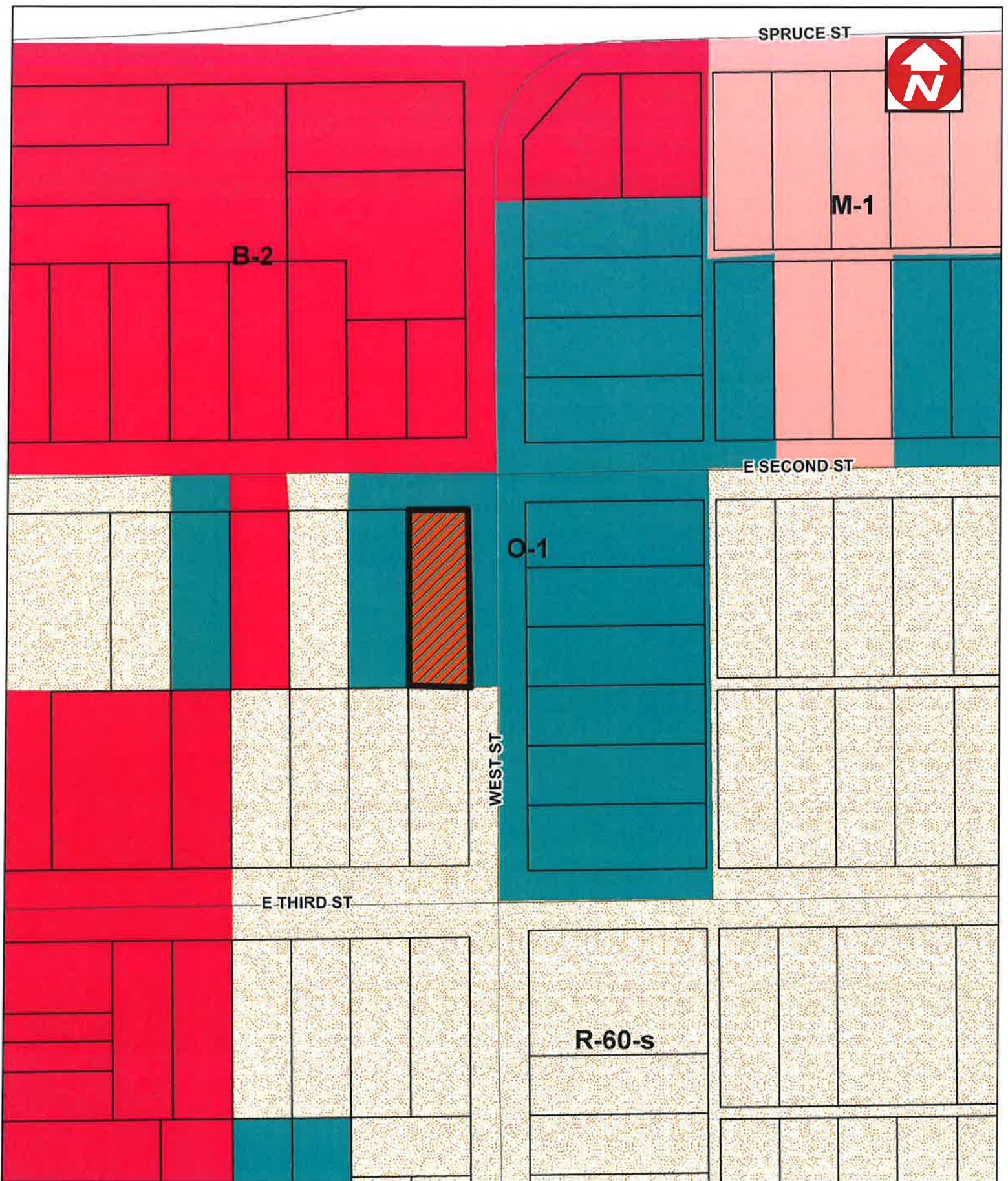
**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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





**REZONING REQUEST**

1 inch = 100 feet

**SUBJECT PROPERTY**

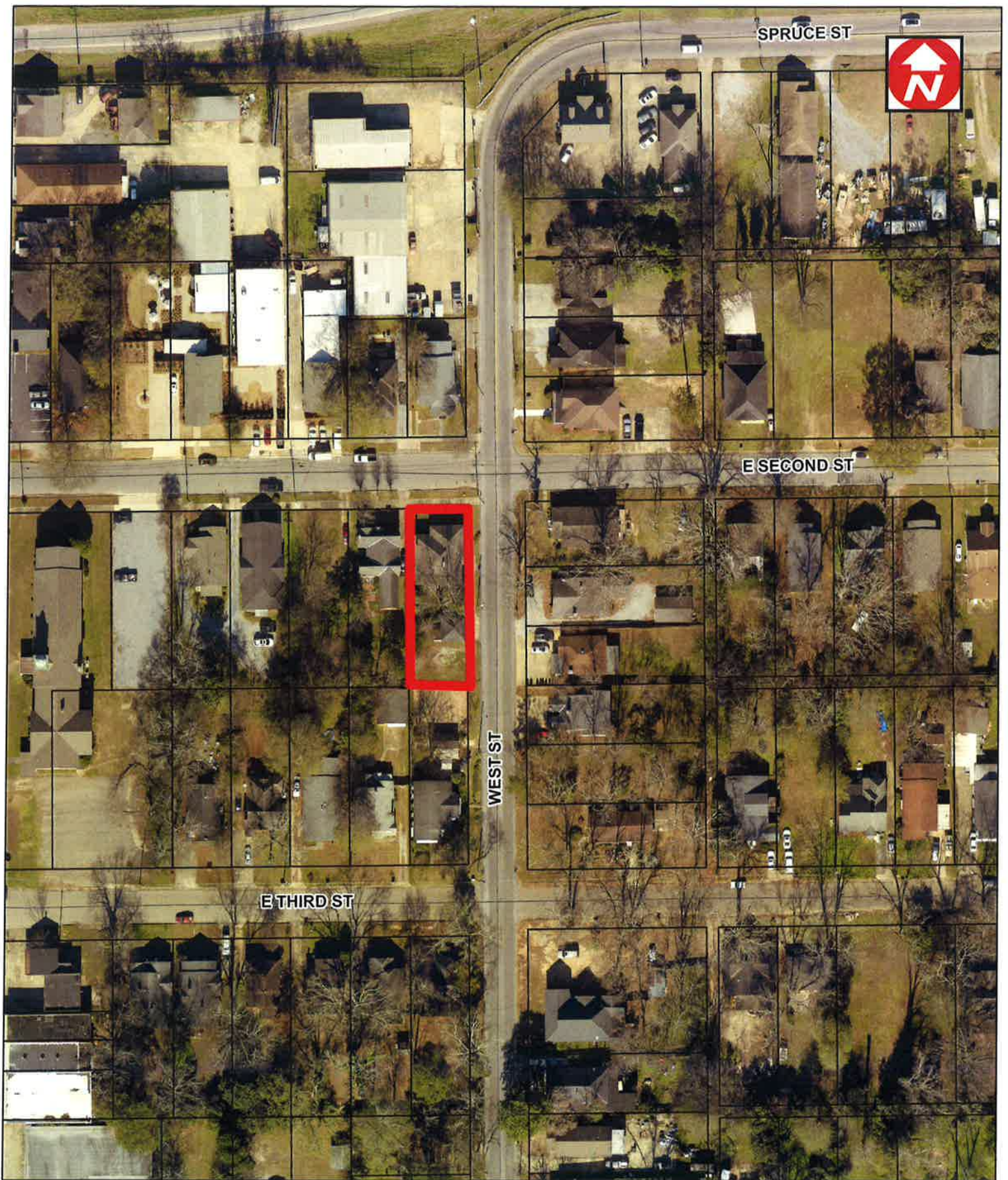


FROM O-1 TO B-2

FILE NO. RZ-2019-004

ITEM NO. 10A





**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2019-004

1 inch = 100 feet

FROM O-1 TO B-2

ITEM NO. 10B