

Planning Commission Agenda

August 22, 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

**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 July 25, 2019 meeting

August 22, 2019

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	DP-2019-019	Ram Environmental Tech.	Troy Highway	DP	1
2.	DP-2019-020	Schoel Consulting Eng.	Northern Boulevard	DP	2
3.	RZ-2019-009	Pilgreen Engineering	Halcyon Pointe Drive	Rezoning	3
4.	RZ-2000-020	Goodwyn, Mills & Cawood	Berryhill Road	Revised Master Plan	4
5.	RZ-2019-005	ECE Survey & Design	Alabama River Pkwy.	Rezoning	5

***The next Planning Commission meeting is on
September 26, 2019***

1. DP-2019-019 **PRESENTED BY:** Ram Environmental Technologies, Inc.

REPRESENTING: Lilly Company

SUBJECT: Public hearing for a development plan for additions to a building located at 4217 Troy Highway in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 2,520 sq. ft. addition and a 584 sq. ft. canopy. There will be no changes to the existing parking or access drives. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 6

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.

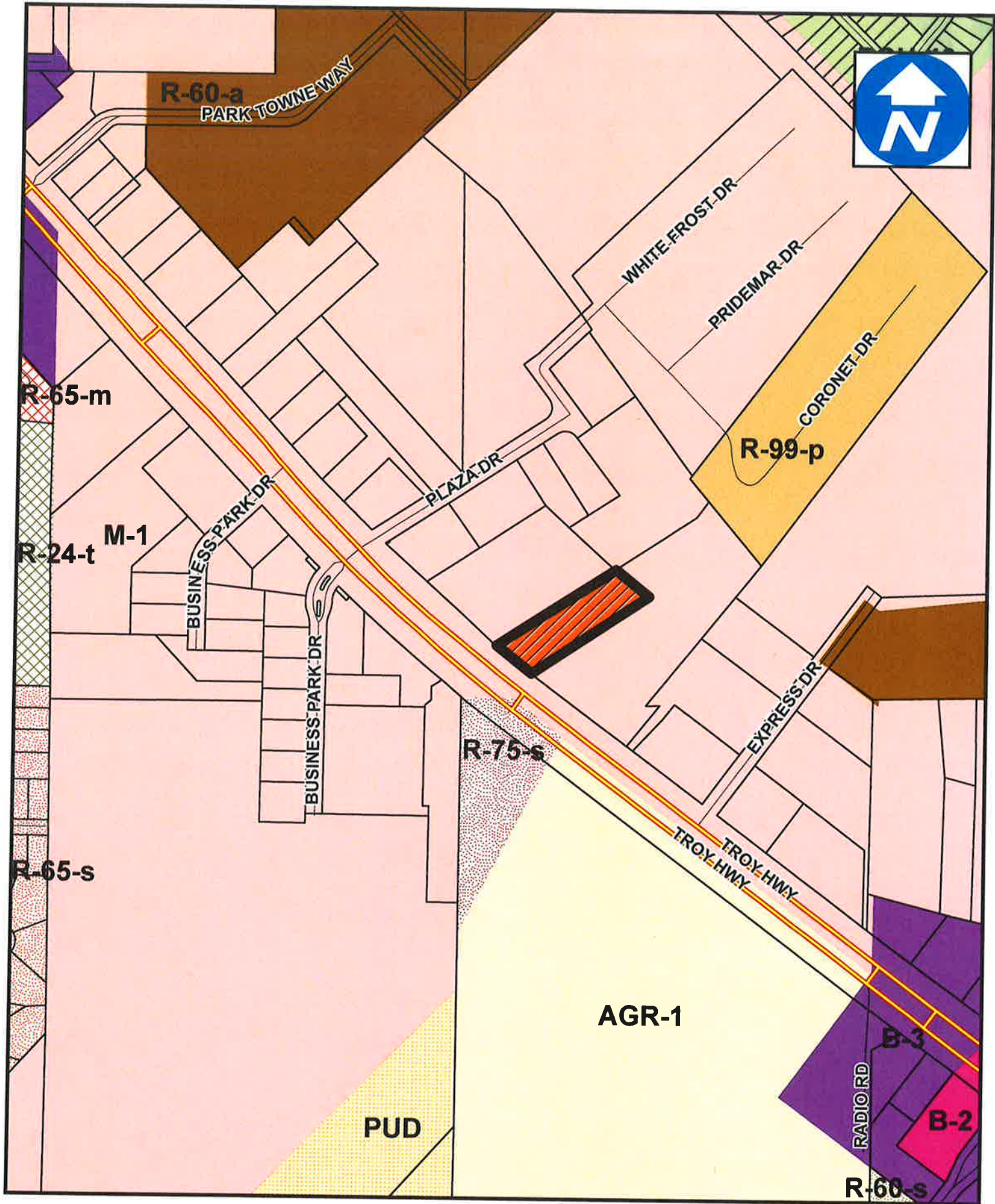
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



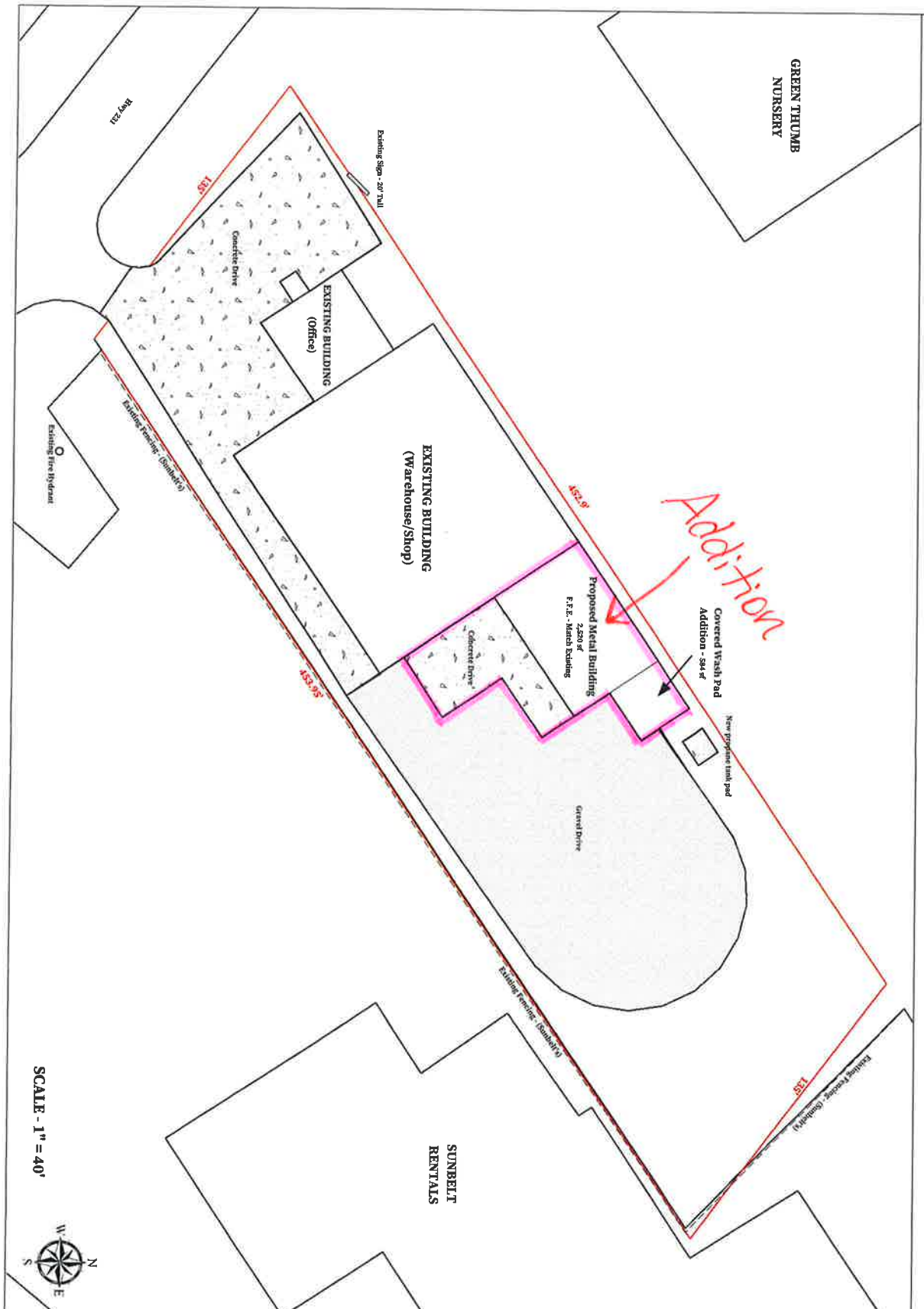
DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. IA

The Lilly Company - Metal Building Addition - Site Development Plan



Addition

SCALE - 1" = 40'



LEGEND

Property Boundary	—
Fencing	- - -
Concrete	[Pattern]
Gravel	[Pattern]

- NOTES**
1. Project contains no electrical or plumbing work.
 2. Project adds no parking.

RAM Environmental Technologies, Inc
 Project: The Lilly Company - Addition
 Address: 4317 Troy Hwy
 Montgomery, AL 36116
 Date: 7/26/2019 | Revision: 1
 Sheet: 1 of 1

RECEIVED
JUL 31 2019
 PERMITS DIVISION

IB



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 1C

2. DP-2019-020 **PRESENTED BY:** Schoel Consulting Engineering

REPRESENTING: Cowin Equipment Company

SUBJECT: Public hearing for a development plan for a new building to be located at 4325 Northern Boulevard in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 22,491 sq. ft. building. There are 16 paved parking spaces and 30 gravel parking spaces indicated on the site plan. There is one (1) access to a joint access drive to North Eastern Boulevard Service Road. All applicable requirements will be met.

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.

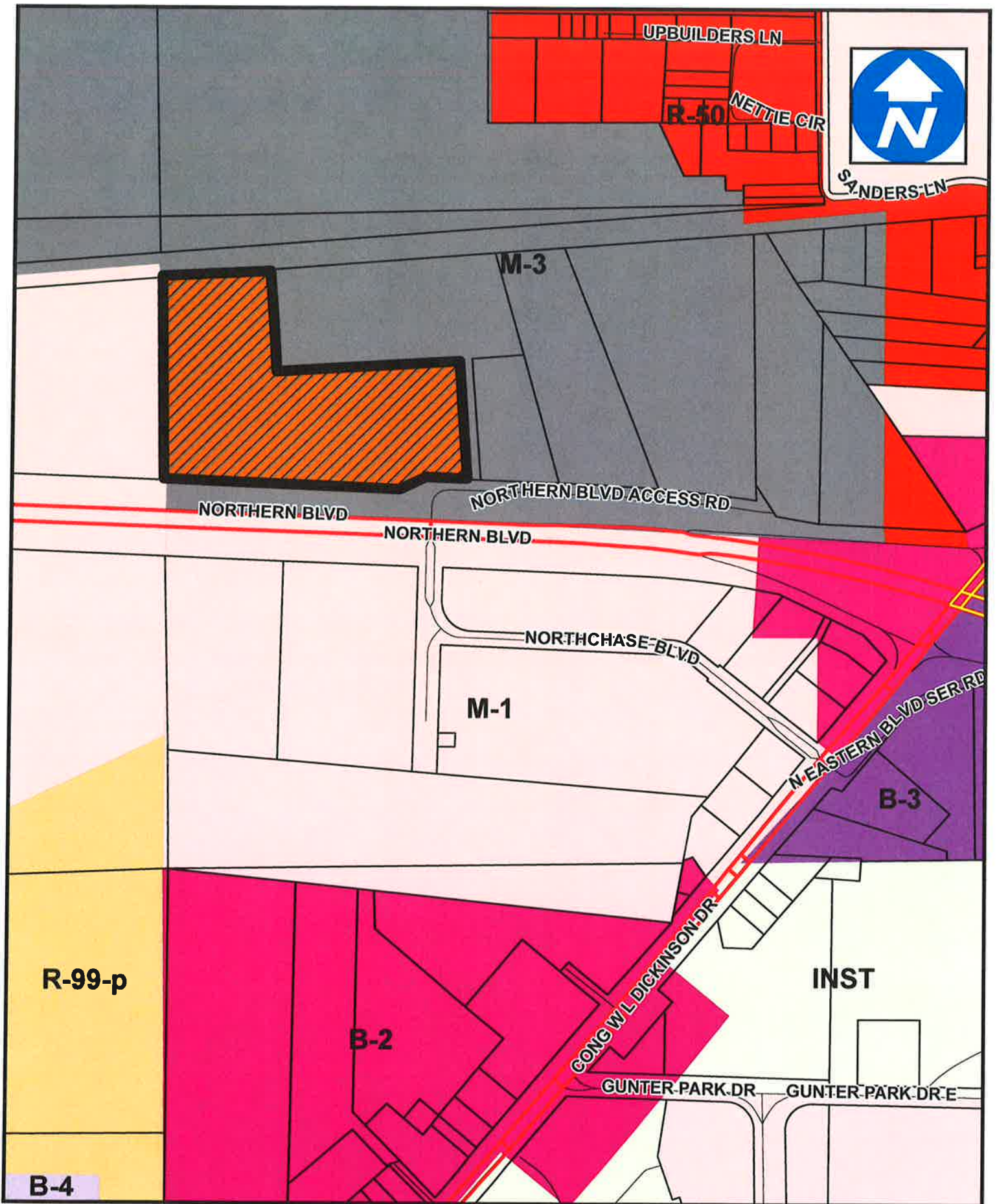
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____

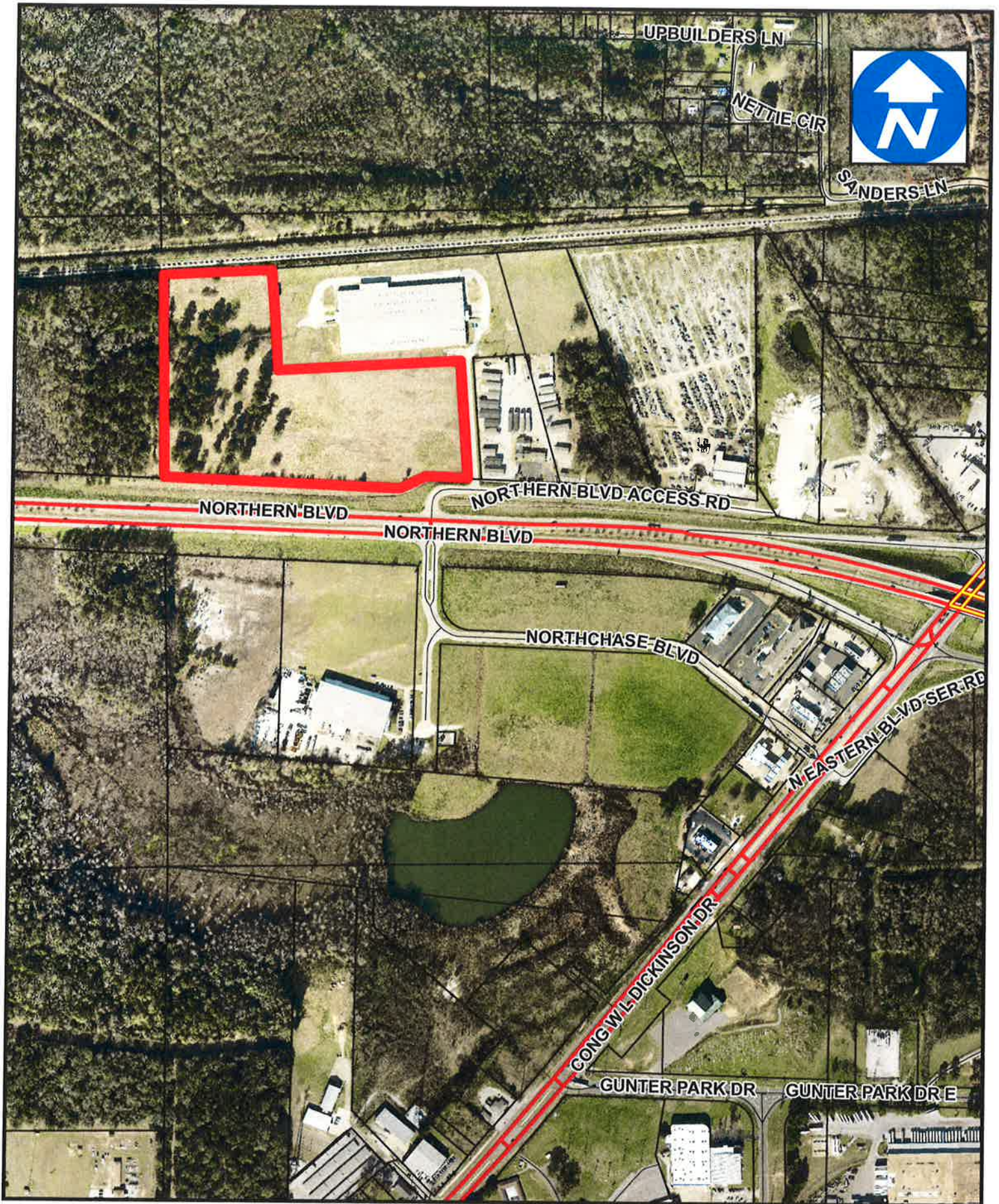


DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 500 feet



ITEM NO. 2A



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO.

20

1 inch = 500 feet

3. RZ-2019-009 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: A J McLemore Properties LLC

SUBJECT: Request to rezone 19 acres on the west side of Halcyon Pointe Drive, approximately 800 ft. south of Atlanta Highway, from an O-1 (Office) Zoning District to an R-65-m (Multi-Family Residential) Zoning District, and from an R-65-m (Multi-Family Residential) Zoning District to an O-1 (Office) Zoning District.

REMARKS: The adjacent property has O-1 (Office) and B-3 (Commercial) zoning to the north, O-1 (Office) zoning to the east, O-1 (Office) and R-60-s (Single-Family Residential) zoning to the south, and R-65-m (Multi-Family Residential) and INST (Institutional) zoning the west. The intended use for this property if rezoned is for office and multi-family residential use. The Land Use Plan recommends medium-density residential/office use.

Land Use Division Comment(s): No objection.

CITY COUNCIL DISTRICT: 1

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

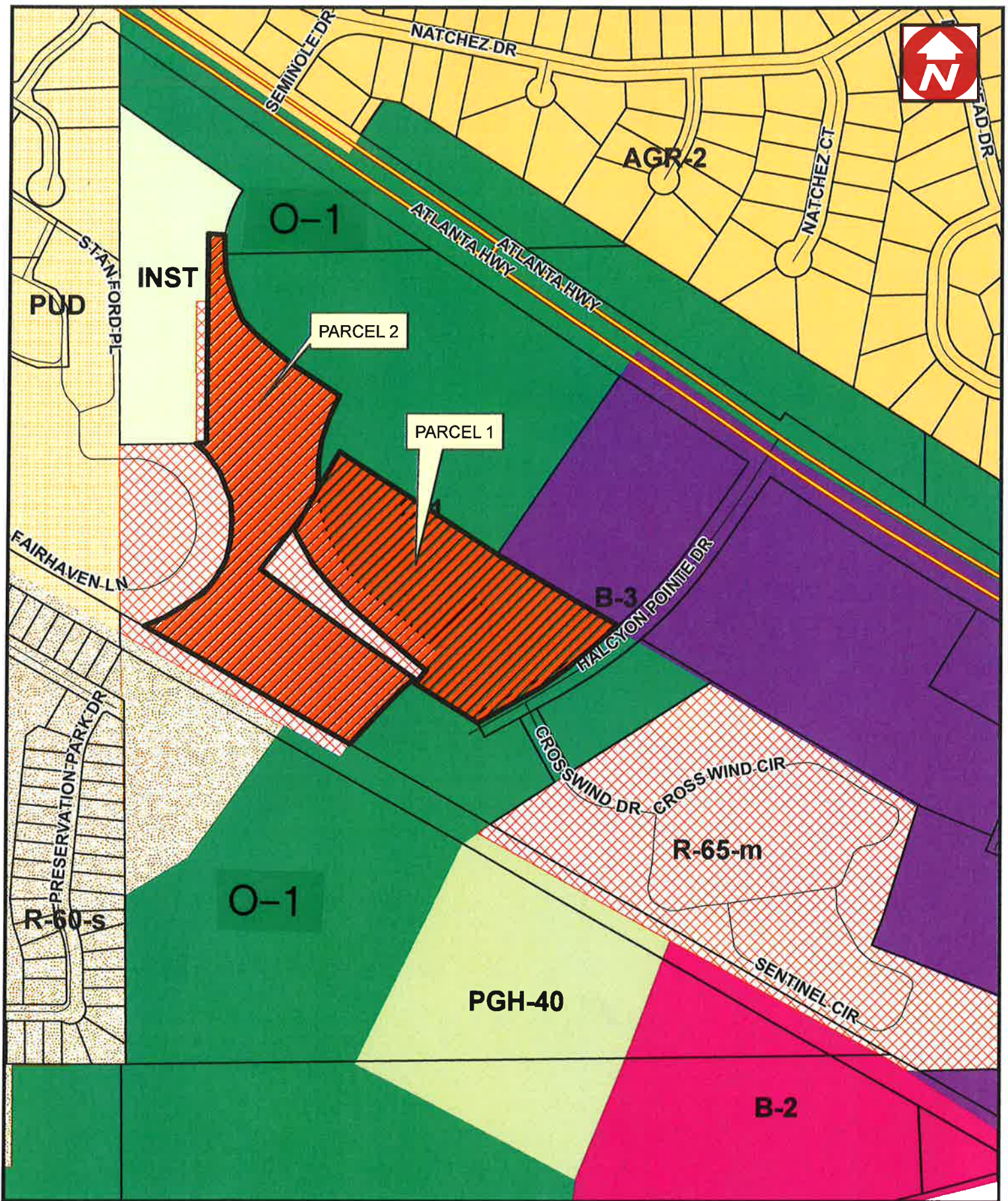
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 400 feet

SUBJECT PROPERTY

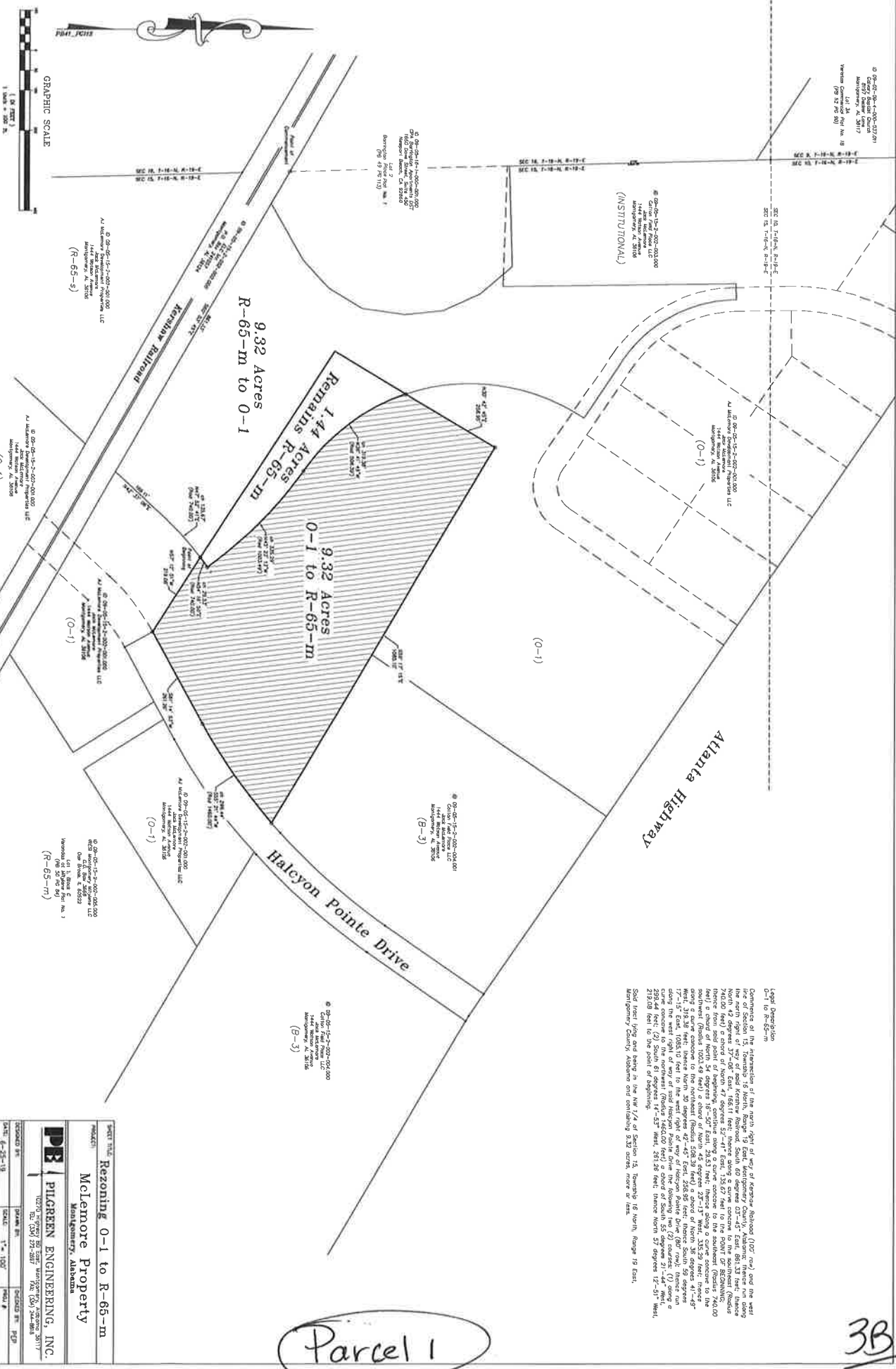


FROM O-1 & R-65-m TO R-65-m & O-1

FILE NO. R2-2019-009

ITEM NO. 3A

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 City of Montgomery, Alabama
 Planning Department
 Montgomery, AL 36102
 Version: (09/23/2018)



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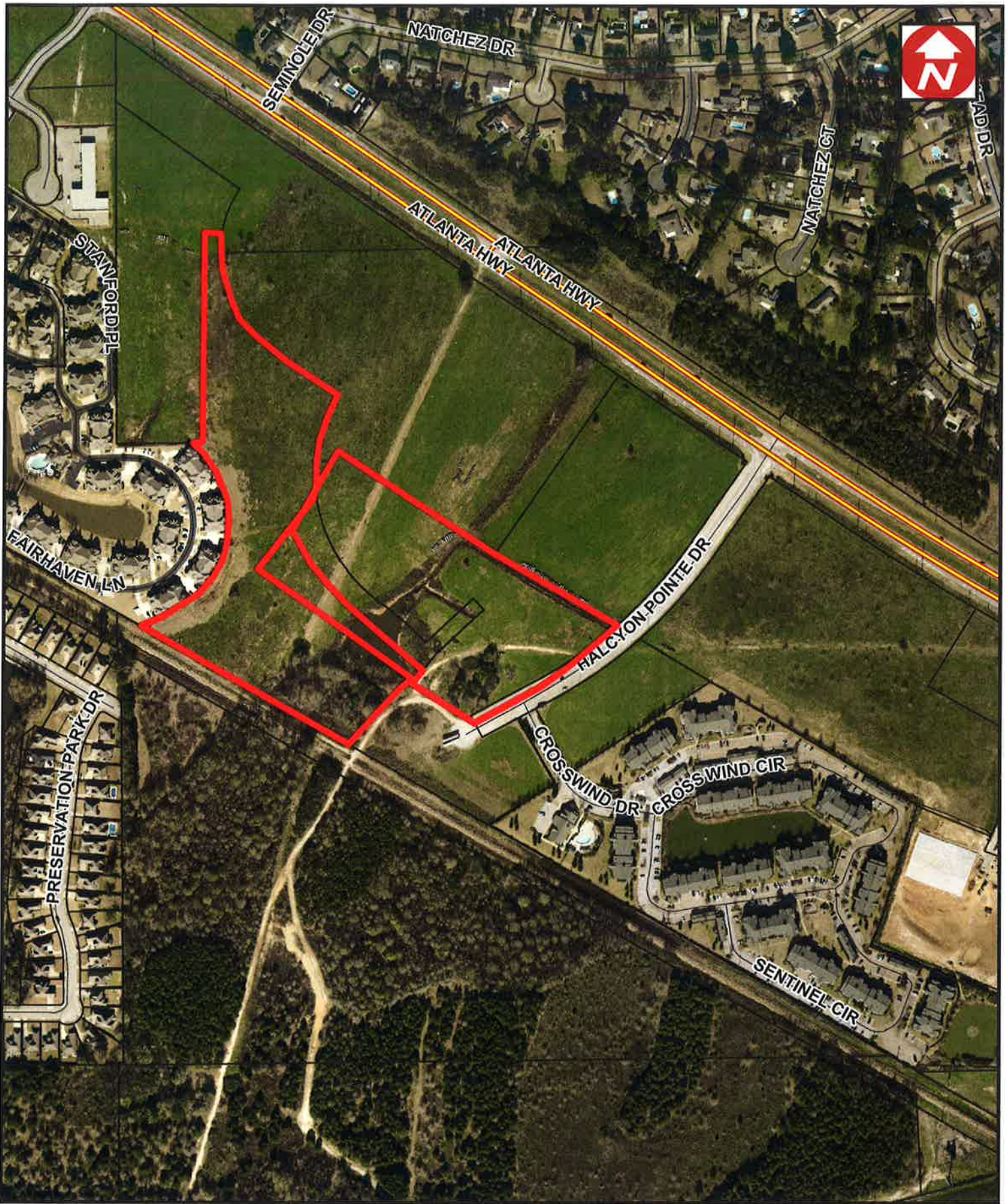
Parcel 1

3B

PROJECT: Rezoning 0-1 to R-65-m
Client: McLenore Property
Montgomery, Alabama

PREPARED BY: PIREGREN ENGINEERING, INC.
 10270 N. 11th St, Suite 500, Montgomery, AL 36117
 (205) 833-5881 Fax: (205) 254-8880

DATE: 6-25-18	SCALE: 1" = 100'	SHEET: 1 OF 1
DRAWN BY: JEB	CHECKED BY: PEP	
DESIGNED BY: PEP		



REZONING REQUEST

1 inch = 400 feet

SUBJECT PROPERTY

FROM 0-1 + R-65-m TO R-65-m + 0-1

FILE NO. R2-2019-009

ITEM NO. 3D

4. RZ-2000-020 **PRESENTED BY:** Goodwyn, Mills & Cawood
(MP-2019-001)

REPRESENTING: Alfa/Wilson Joint Venture, LLC

SUBJECT: Request a revised master plan to change office use to commercial use and set guidelines for property located on the east side of Berryhill Road, between EastChase Lane and Parkview Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The adjacent property has PUD (Planned Unit Development zoning to the north, south and east, and O-1 (Office) to the west. The intended use for this property if rezoned is for commercial use. The Land Use Plan recommends commercial use.

Land Use Division Comment(s): This property is surrounded by multi-family, office, commercial and an elementary school, with vacant land to the west/southwest.

CITY COUNCIL DISTRICT: 9

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

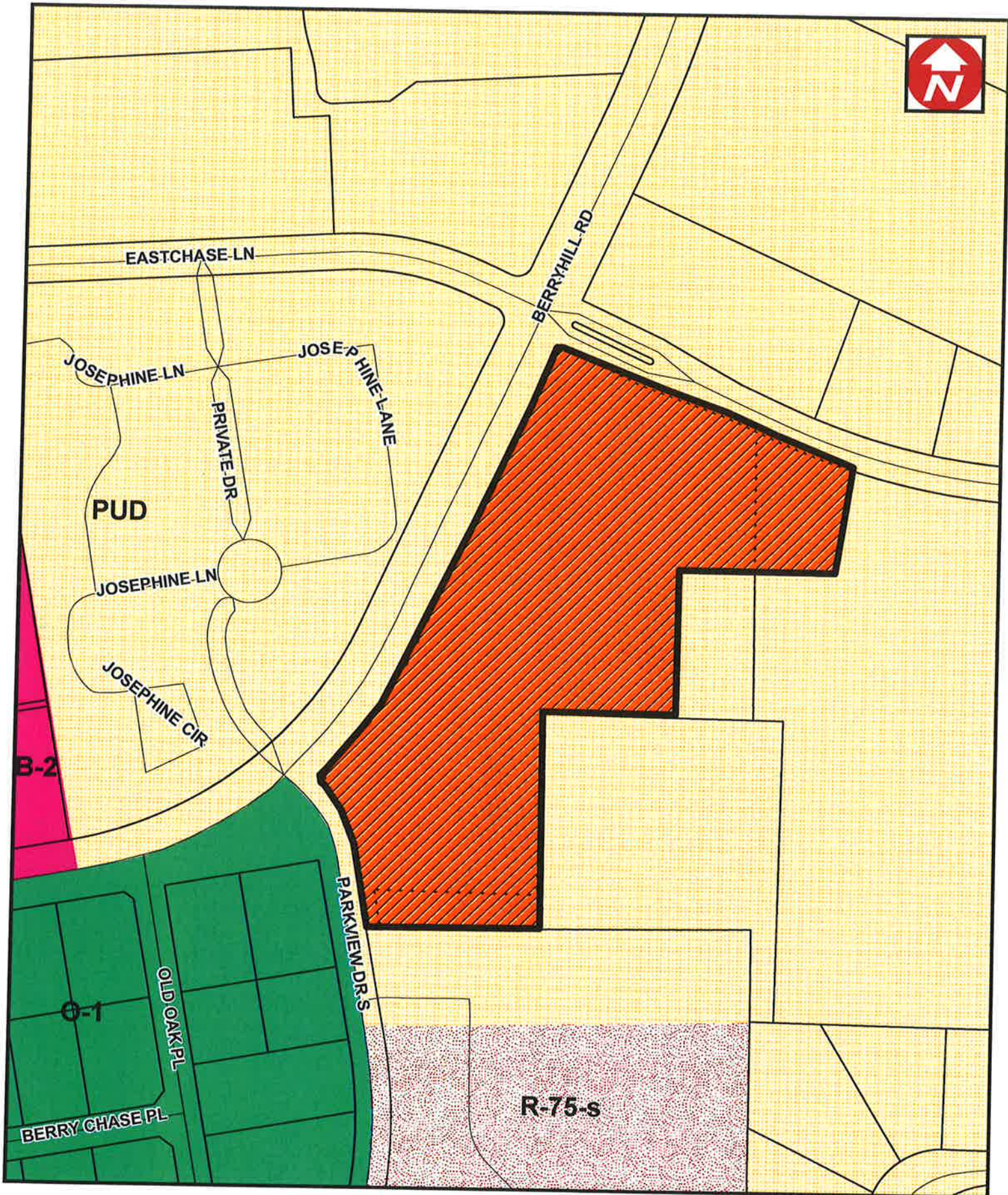
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY



FROM Office TO Commercial

FILE NO. RZ-2000-020

ITEM NO. 4A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2000-020

1 inch = 200 feet

FROM Office TO Commercial

ITEM NO. 4B

5. RZ-2019-005 **PRESENTED BY:** ECE Survey & Design LLC

REPRESENTING: Grady Hicks

SUBJECT: Request to rezone one (1) parcel of land containing 4.66 acres located on the south side of Alabama River Parkway, approximately 1,600 ft. southeast of Lower Wetumpka Road, (also known as 955 Millard Fuller Drive) from an R-50 (Single-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has B-2 (Commercial) zoning to the north and west, R-50 (Single-Family Residential) to the south, and B-2 (Commercial) and R-65-s (Single-Family Residential) zoning to the east. The intended use for this property if rezoned is for commercial use. The Land Use Plan indicates this property is in the flood plain.

This request was delayed by the petitioner after the public hearing on June 27, 2019 to meet with the neighbors. Prior to the July 25, 2019 being finalized, the petitioner delayed this request.

Land Use Division Comment(s): This property was previously owned by Habitat for Humanity. During the development of this area, they were given permission to construct this building for warehouse and office use for Habitat for Humanity, contingent on they apply for a use variance for the warehouse/office. They never came in to get a use variance. It is considered illegal non-conforming and must now be rezoned prior to a commercial use again.

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

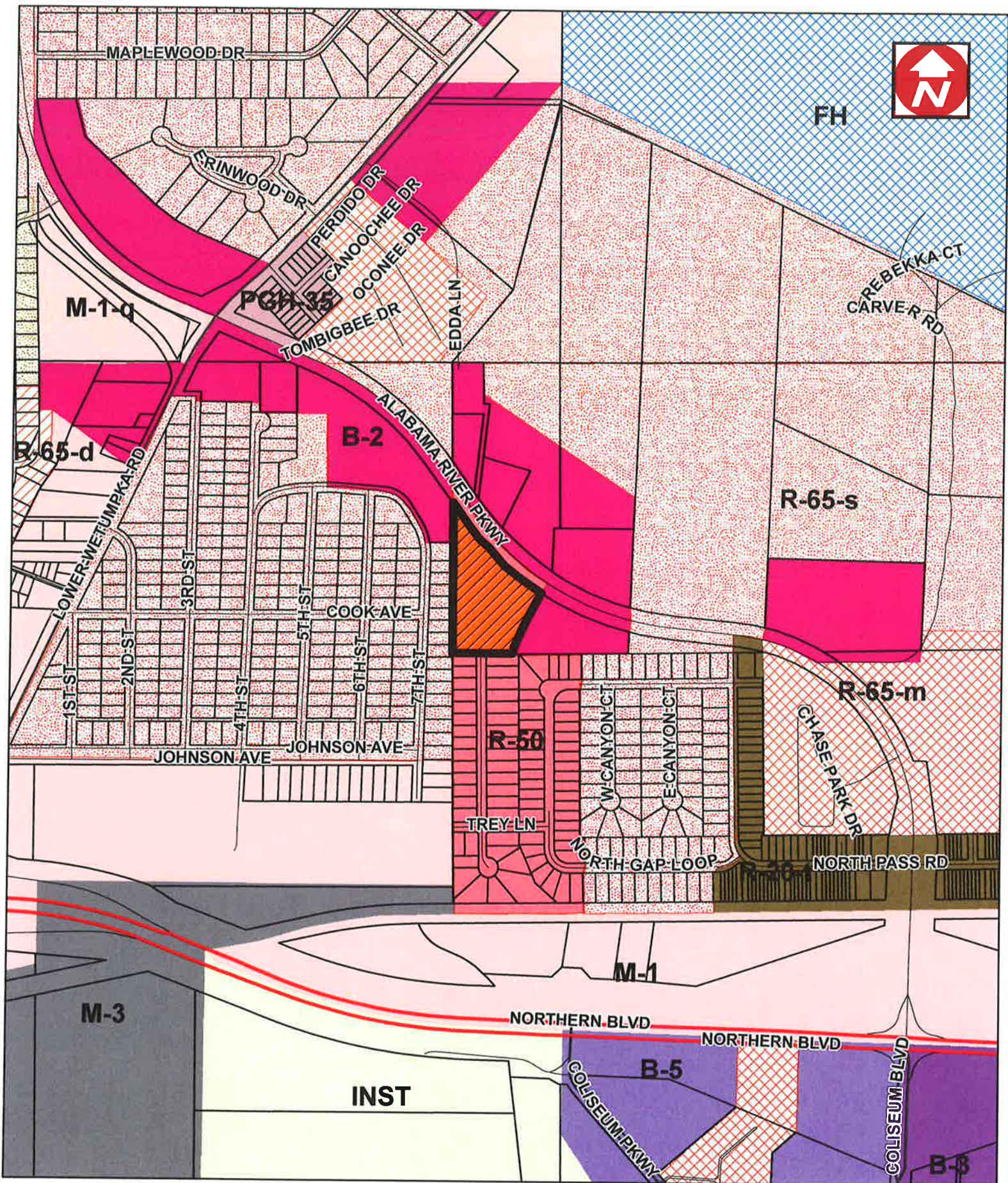
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY

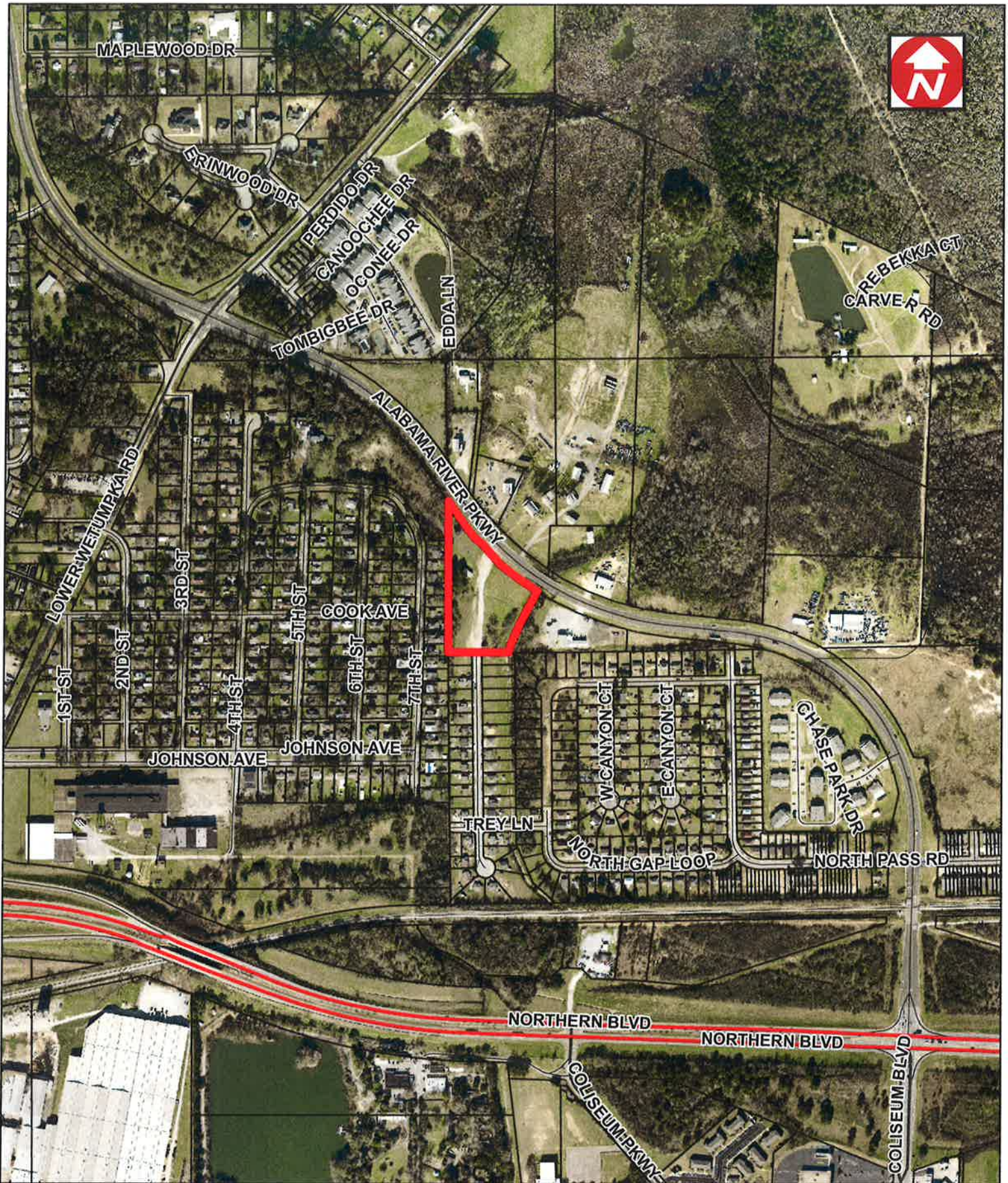


FILE NO. R2-2019-005

1 inch = 600 feet

FROM R-50 TO B-2

ITEM NO. 5A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2019-005

1 inch = 600 feet

FROM R-50 TO B-2

ITEM NO. 5B