

Planning Commission Agenda

June 25, 2020

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Frank Cook, *Chairman*

Ann Clemons, *Vice-Chairman*

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Reg Mantooth

Crews Reaves

James Reid

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 28, 2020 meeting

June 25, 2020

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	DP-1985-054	Jeffcoat Engineers	Birmingham Hwy	DP	1
2.	DP-2020-016	Kyle Kyser Jr	Old Oak Place	DP	2
3.	9062	Pilgreen Engineering	West Fairview Ave	Plat	3
4.	9063	Dauber Properties, LLC	East Jefferson St	Plat	4
5.	DP-2020-015	Moon Consulting, LLC	EastChase Pkwy	DP	5
6.	9066	Arrington Engineering	EastChase Pkwy	Plat	6
7.	DP-2020-014	Gonzalez-Strength & Assoc.	Vaughn Road	DP	7
8.	DP-2020-012	“ “	Vaughn Road	DP	8
9.	DP-2020-017	Flowers & White Engineering	Norman Bridge Rd	DP	9
10.	9065	“ “	Norman Bridge Rd	Plat	10
11.	DP-2020-013	J. M. Garrett & Son	Berryhill Road	DP	11
12.	9061	“ “	Berryhill Road	Plat	12
13.	9067	The Broadway Group	Lower Wetumpka Rd	Plat	13
14.	9068	“ “	Lower Wetumpka Rd	Plat	14
15.	DP-1980-002	Larry E. Speaks & Associates	Perry Hill Road	DP	15
16.	9064	“ “	Perry Hill Road	Plat	16
17.	Envision Montgomery 2040 Comp Plan	Robert Smith & Kyle May	Citywide	Comp Plan	17

***The next Planning Commission meeting is on
July 23, 2020***

1. DP-1985-054 **PRESENTED BY:** Jeffcoat Engineers

REPRESENTING: Seamon Wrecker Service

SUBJECT: Public hearing for a development plan for a new building to be located at 3630 Birmingham Highway in an M-3 (Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 9,291 sq. ft. building. There will be no changes to the existing access drive to the Birmingham Highway. There are ten (10) gravel/paved provided onsite. 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.

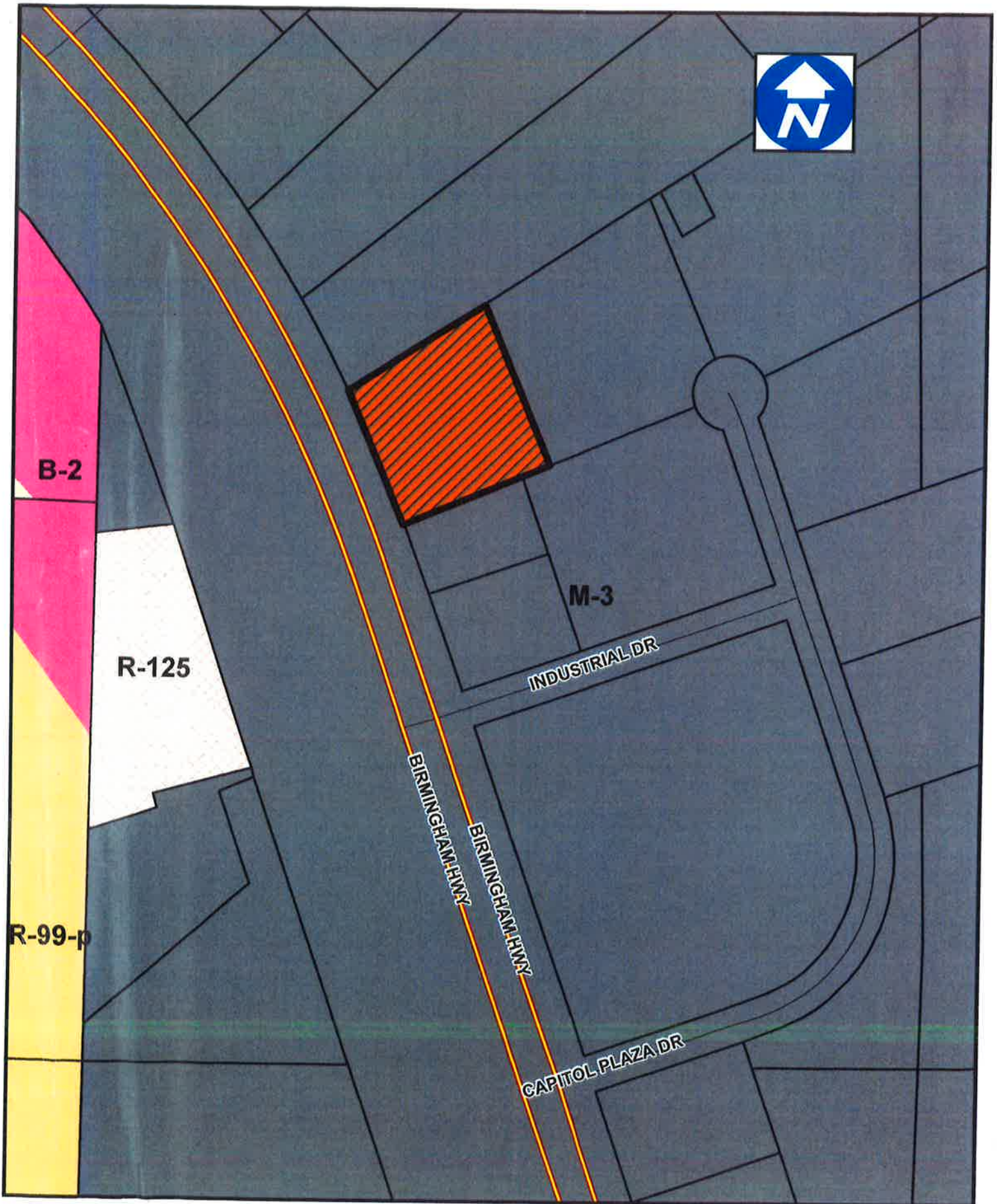
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY

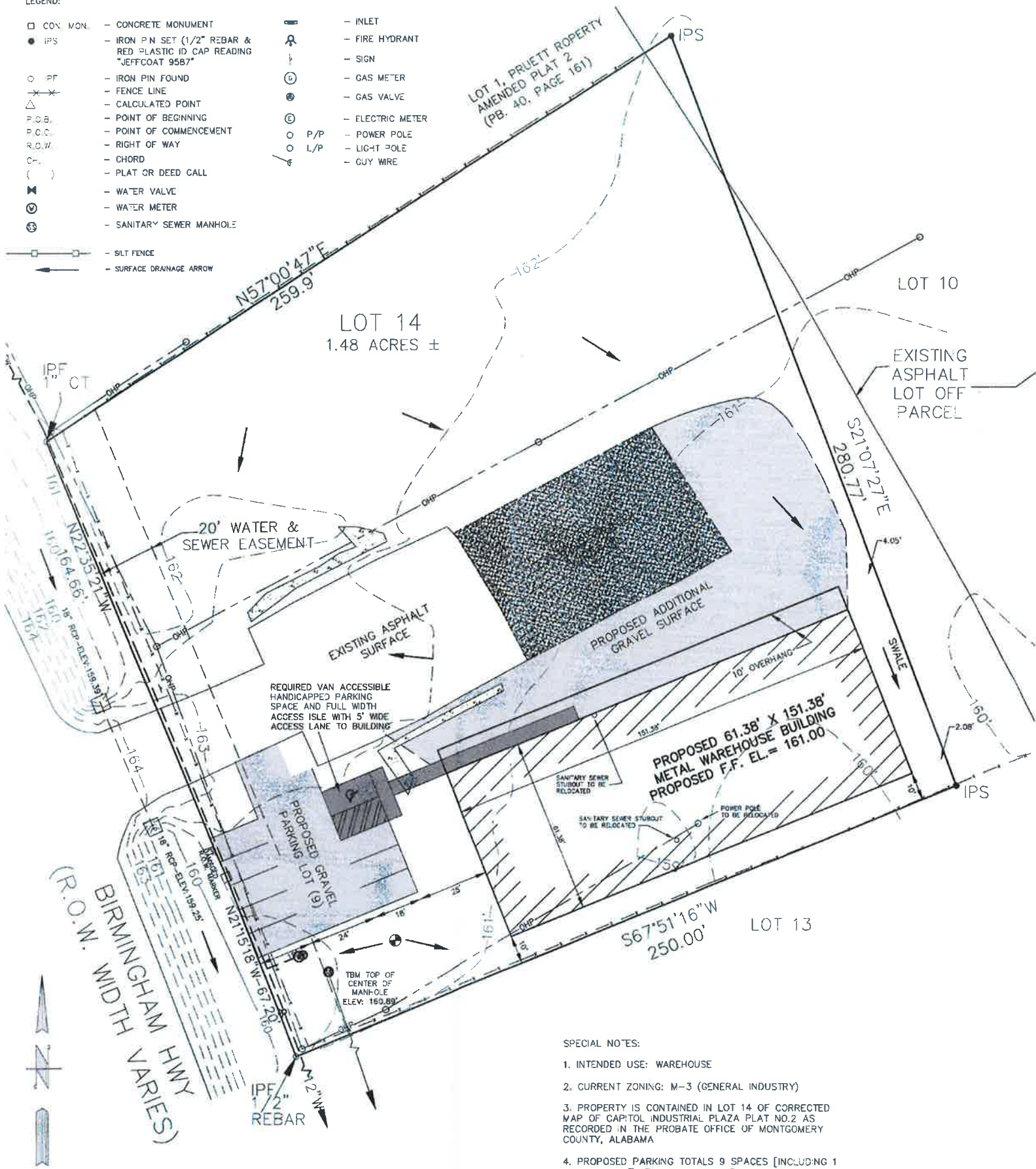


ITEM NO.

1A

LEGEND:

- | | | | |
|-------------|--|---|------------------|
| □ CON. MON. | - CONCRETE MONUMENT | — | - INLET |
| ● IPS | - IRON P/N SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587") | ⊕ | - FIRE HYDRANT |
| ○ PF | - IRON PIN FOUND | ⊙ | - SIGN |
| — X — | - FENCE LINE | ⊗ | - GAS METER |
| △ | - CALCULATED POINT | ⊙ | - GAS VALVE |
| P.O.B. | - POINT OF BEGINNING | ⊙ | - ELECTRIC METER |
| P.O.C. | - POINT OF COMMENCEMENT | ⊙ | - POWER POLE |
| R.O.W. | - RIGHT OF WAY | ⊙ | - LIGHT POLE |
| — | - CHORD | ⊙ | - GUY WIRE |
| () | - PLAT OR DEED CALL | | |
| ⊕ | - WATER VALVE | | |
| ⊙ | - WATER METER | | |
| ⊙ | - SANITARY SEWER MANHOLE | | |
| — | - SILT FENCE | | |
| → | - SURFACE DRAINAGE ARROW | | |



- SPECIAL NOTES:
1. INTENDED USE: WAREHOUSE
 2. CURRENT ZONING: M-3 (GENERAL INDUSTRY)
 3. PROPERTY IS CONTAINED IN LOT 14 OF CORRECTED MAP OF CAPITOL INDUSTRIAL PLAZA PLAT NO.2 AS RECORDED IN THE PROBATE OFFICE OF MONTGOMERY COUNTY, ALABAMA
 4. PROPOSED PARKING TOTALS 9 SPACES [INCLUDING 1 HANDICAPPED]. PARKING REQUIRED BY ZONING IS 6 **PARKING SPACES.**

5. NO NEW WATER OR SEWER LATERAL WILL BE PROVIDED

IB

1" = 20'





DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 1C

1 inch = 200 feet

2. DP-2020-016 **PRESENTED BY:** Kyle Kyser Jr.

REPRESENTING: Dr. Love

SUBJECT: Public hearing for a development plan for a new building to be located at 1311 Old Oak Place in an O-1 (Office) Zoning District.

REMARKS: The petitioner has submitted plans to construct 3,640 sq. ft. building. There is a joint access easement from the adjoining property. There are 23 paved parking spaces indicated on the site plan. All applicable requirements will be met.

Land Use Division: The Board of Adjustment will hear a request for a rear yard variance at the June 20, 2020 meeting.

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.

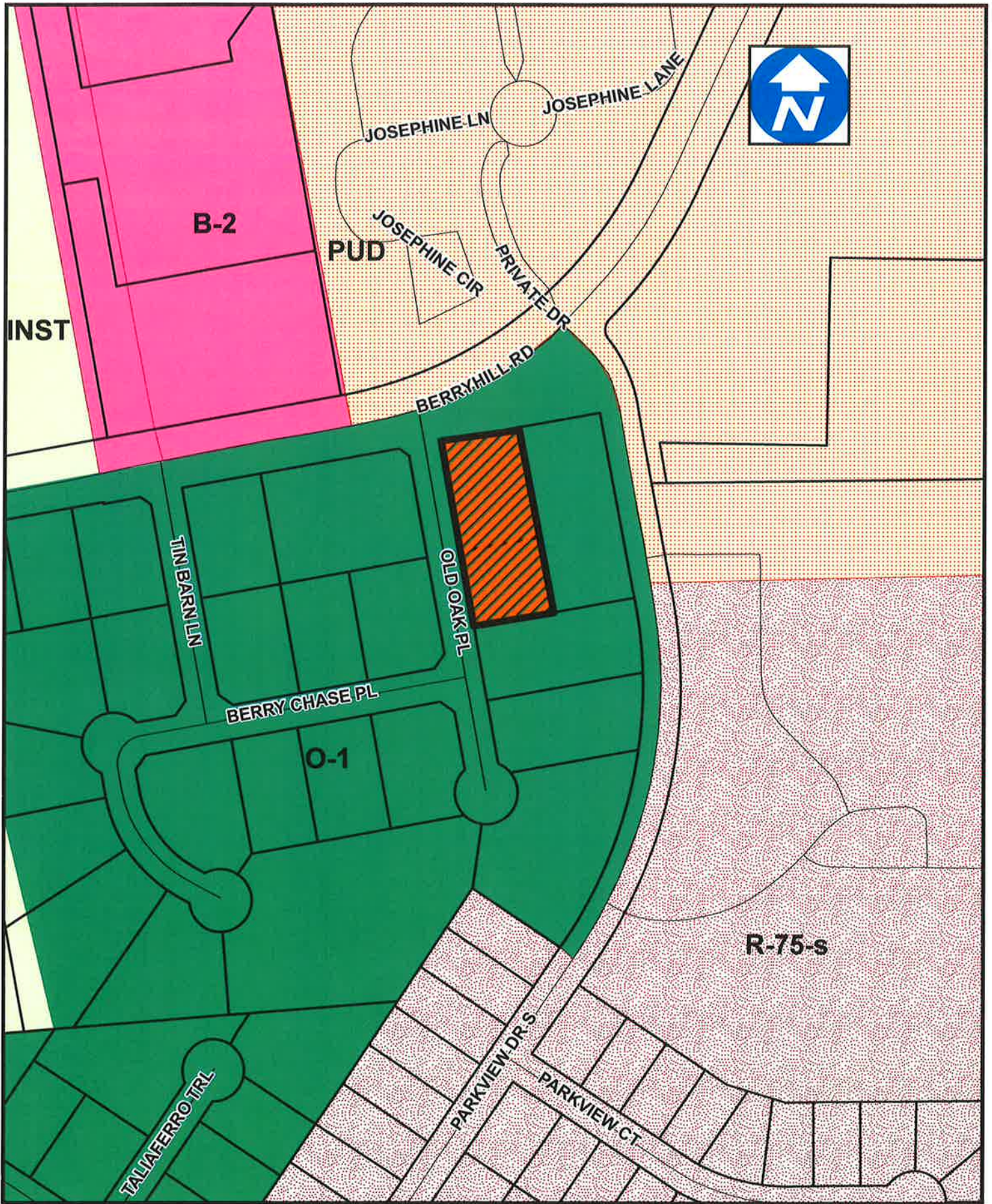
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 2A

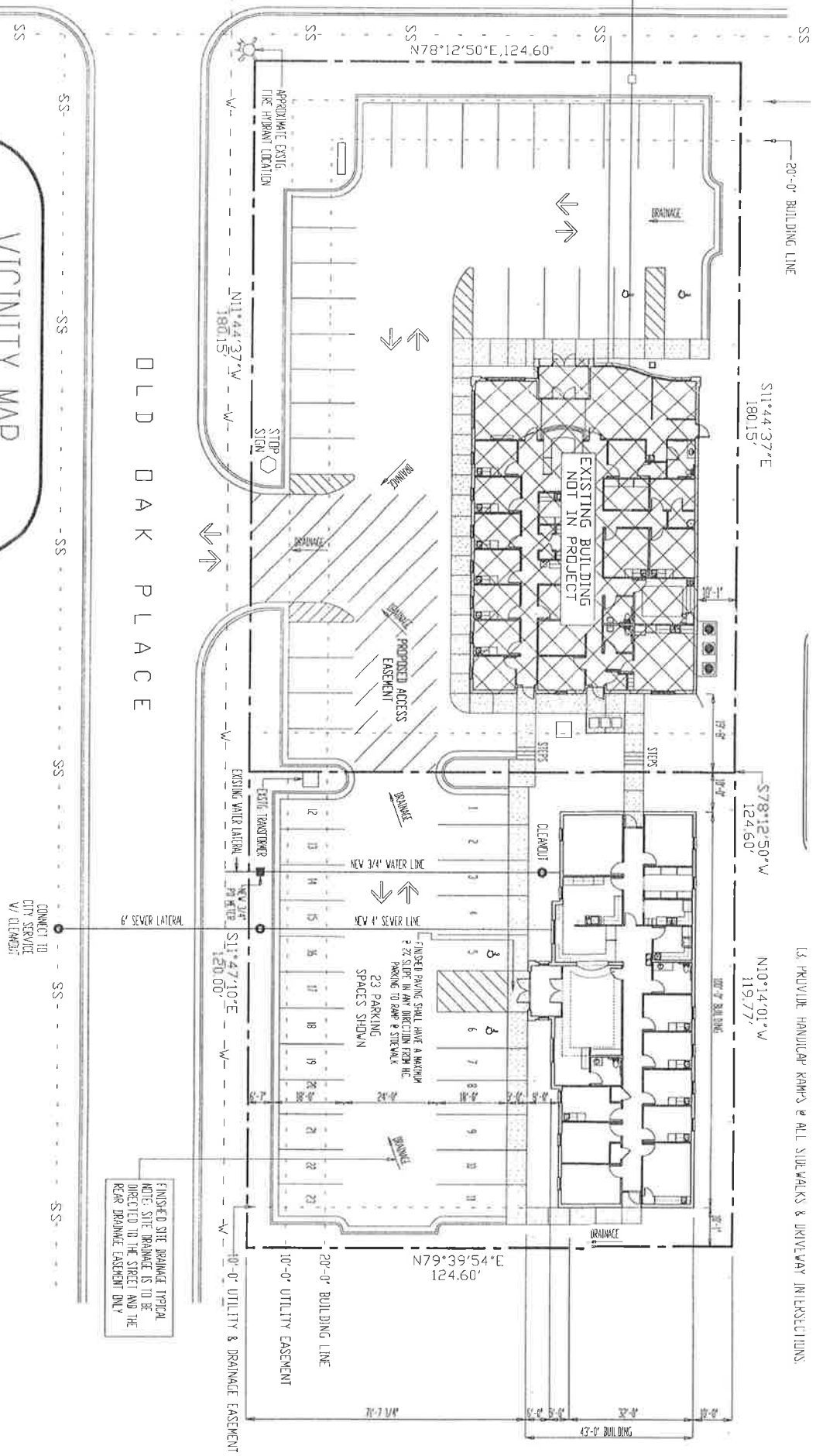
1 inch = 200 feet

BERRYHILL ROAD

4-2



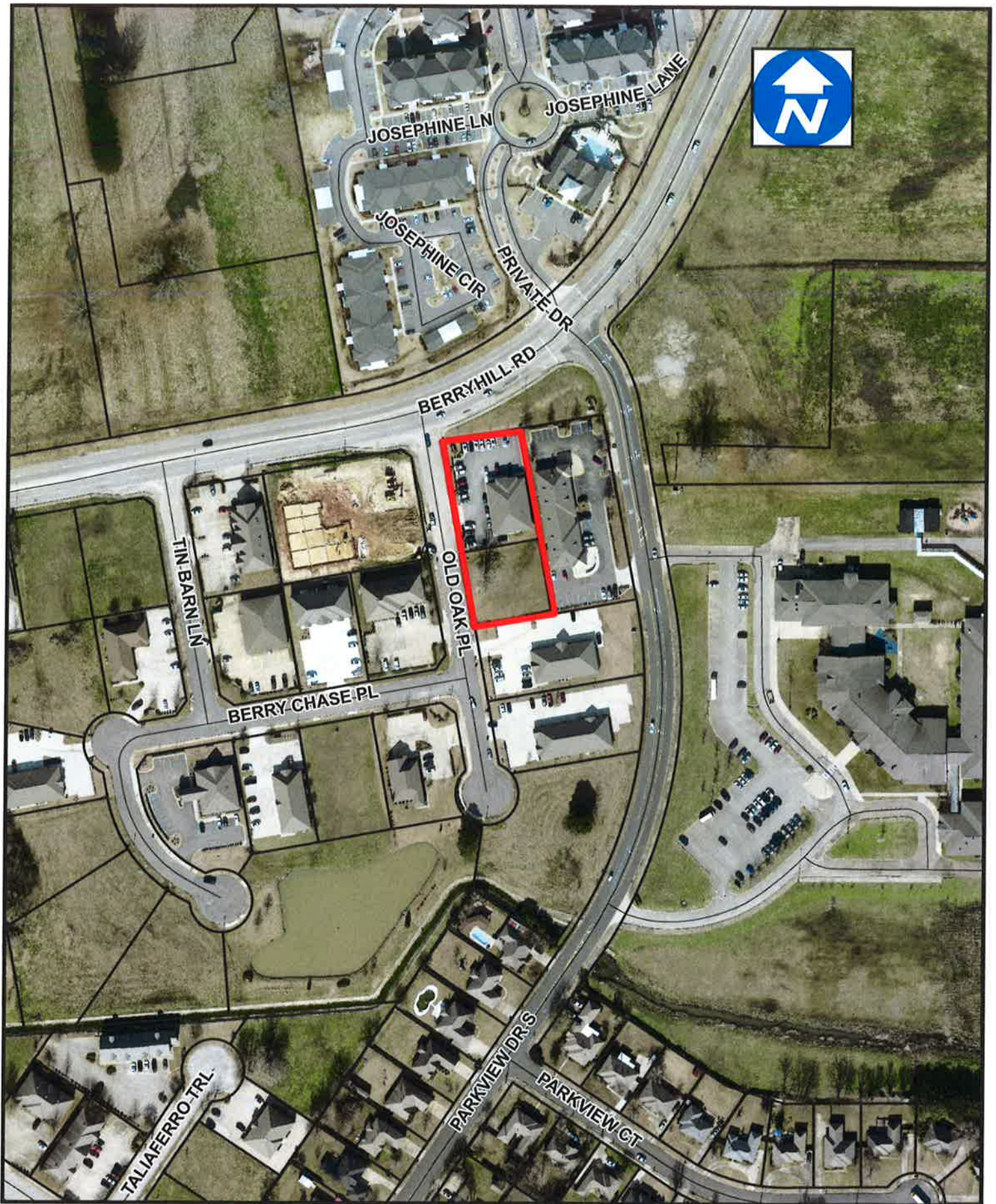
SITE DEVELOPMENT PLAN



FINISHED SITE DRAINAGE TYPICAL. NOTE: SITE DRAINAGE IS TO BE DIRECTED TO THE STREET AND THE REAR DRAINAGE EASEMENT ONLY.

US: PROVIDE HANDICAP PARKS & ALL SIDE WALKS & DRIVEWAY INTERSECTIONS.

2B



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 2C

1 inch = 200 feet

3. 9062 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Most Rev. Thomas J. Rodi, Archbishop of Mobile

SUBJECT: Request final approval of St. Jude Plat No. 1 located on the northeast corner of West Fairview Avenue and Hill Street in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat one (1) lot and a portion of another lot into one (1) lot. Lot 6 (5.21 acres) has 436.33 ft. of frontage along West Fairview Avenue and 540.62 ft. of frontage along Hill Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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.

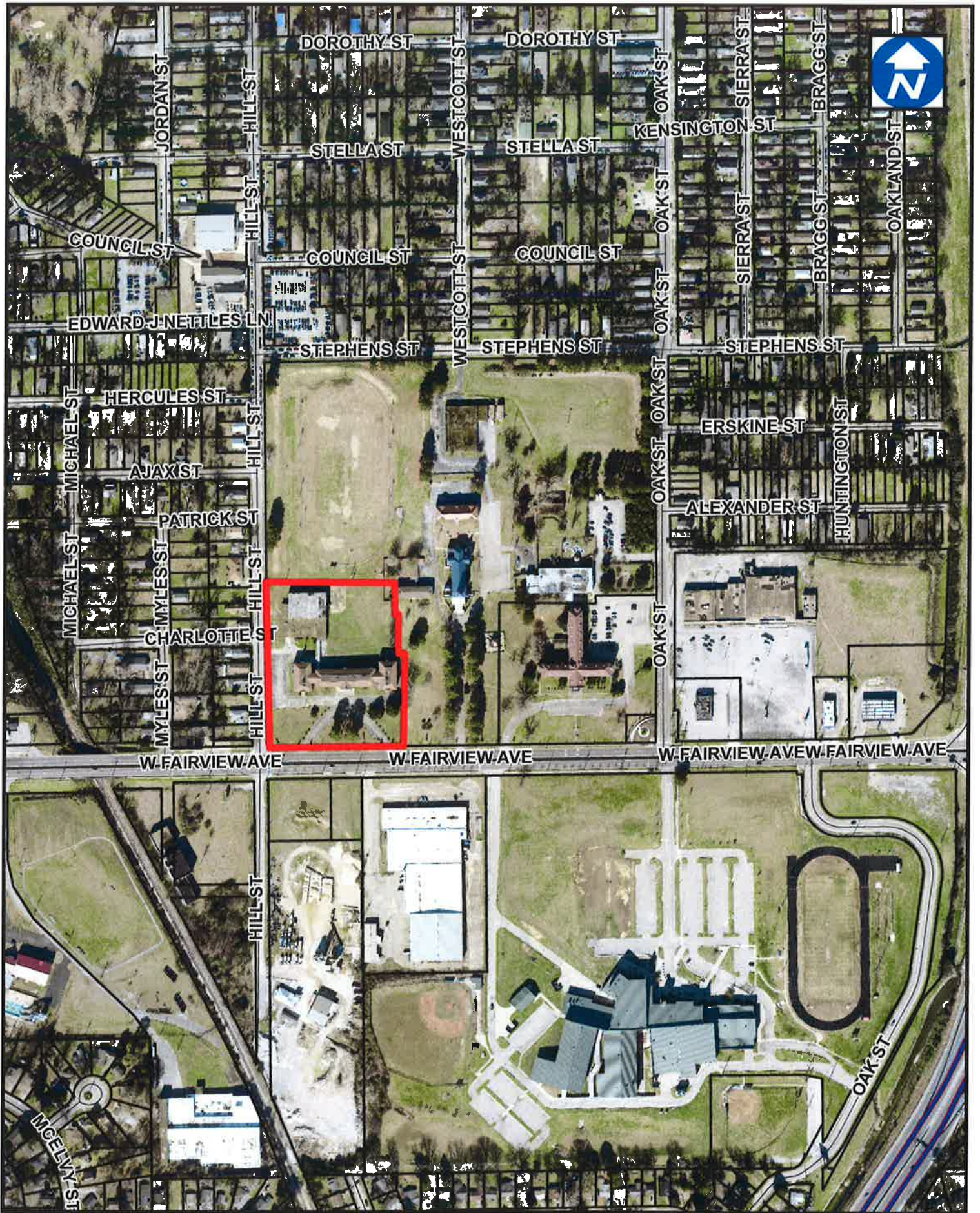
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

3A

ST JUDE PLAT 1

LOCATED IN SE 1/4 OF NE 1/4
SECTION 23, TOWNSHIP 16 NORTH, RANGE 17 EAST,
COUNTY OF MOBILE, ALABAMA
CONTAINING 5.21 ACES

Pilgreen Engineering, Inc.

MON/COMERY		ALABAMA	
MAY 2020			
Drawn	Field	Check	Scale
By	Drawn	Checked	No.
MTB	MTB		20-046

State of Alabama,
Montgomery County.

I, Thomas M. Tyson, Jr., a Professional Land Surveyor of Montgomery, Alabama, hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor under the laws of the State of Alabama. I have read the plat and certify that it is a true and correct representation of the survey and that the same is in accordance with the laws of the State of Alabama and that I have not observed any error or mistake in the same.

According to my survey this line is the 29th day of May, 2020.

Thomas M. Tyson, Jr.
 Thomas M. Tyson, Jr.
 Professional Land Surveyor
 No. 14,170
 Alabama Reg. No. 14,170

State of Alabama,
County of Mobile.

I, Thomas M. Tyson, Jr., a Professional Land Surveyor of Montgomery, Alabama, hereby certify that the above described plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor under the laws of the State of Alabama. I have read the plat and certify that it is a true and correct representation of the survey and that the same is in accordance with the laws of the State of Alabama and that I have not observed any error or mistake in the same.

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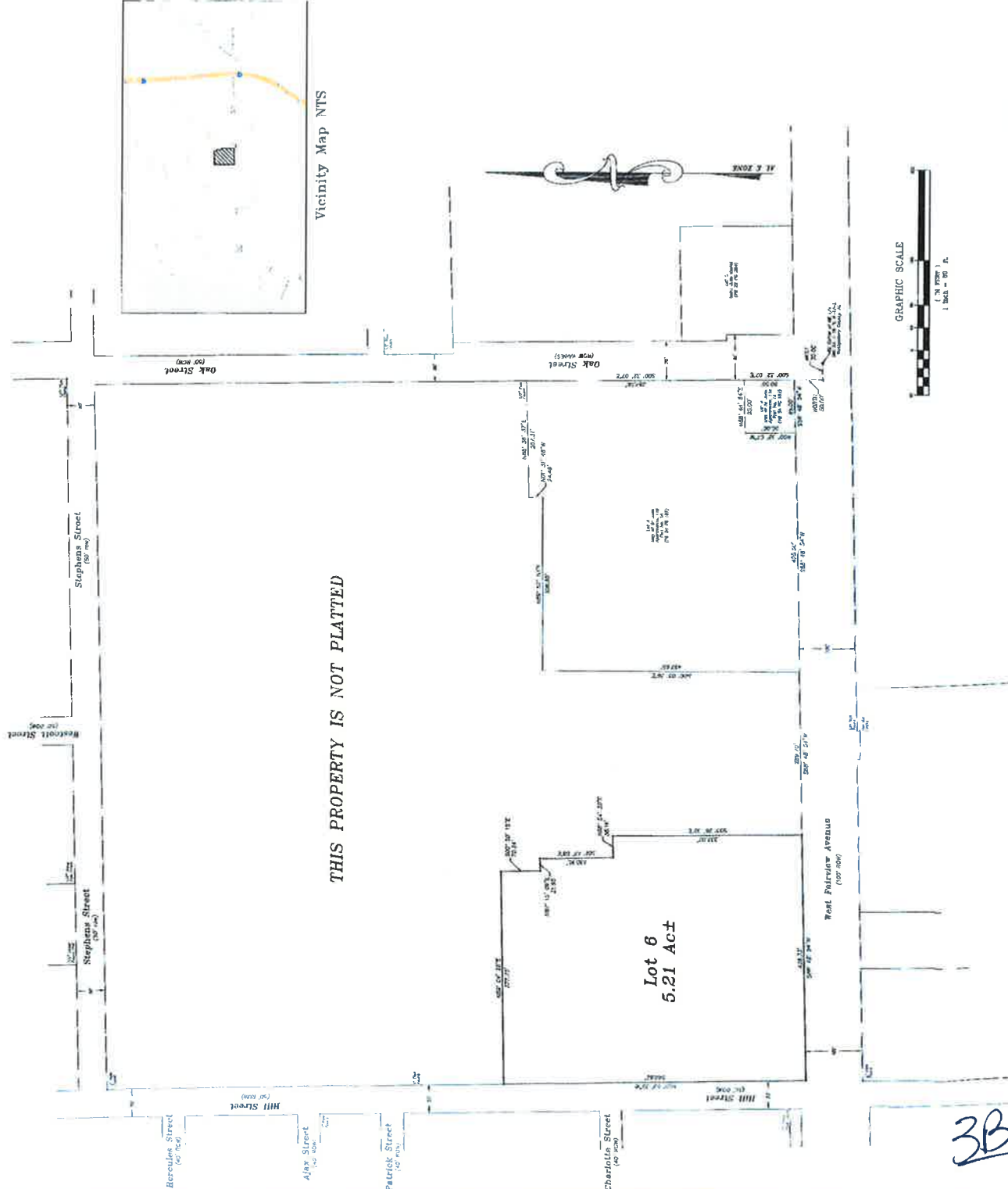
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Thomas M. Tyson, Jr.
 Thomas M. Tyson, Jr.
 Professional Land Surveyor
 No. 14,170
 Alabama Reg. No. 14,170



Vicinity Map NTS

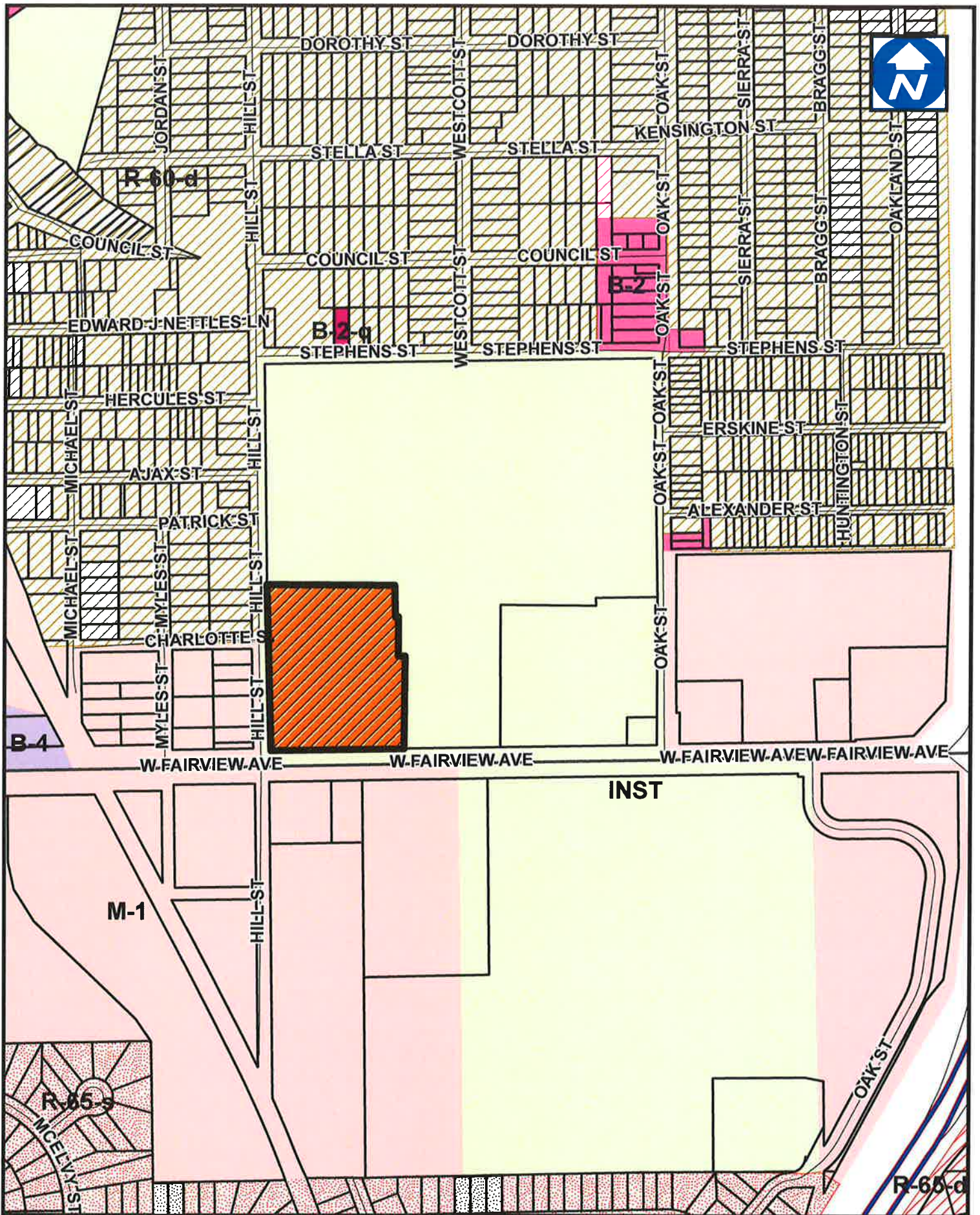
THIS PROPERTY IS NOT PLATTED



3B

NOTES:
 1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENTATIVELY DEDICATED TO THE PUBLIC USE.
 2. ALL EASEMENTS OR RIGHTS-OF-WAY, PRIVATE OR PUBLIC, SHOWN ON THIS PLAT ARE HEREBY TENTATIVELY DEDICATED TO THE PUBLIC USE.
 3. THE CITY ENGINEER HAS REVIEWED THIS PLAT AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS FOR PLATTING.
 4. ALL UNLINED WATER AND SANITARY SEWER LATERALS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.
 5. THE CITY ENGINEER'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY DATA OR THE PLAT.

LAND USE DIVISION



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

3C

4. 9063 **PRESENTED BY:** Dauber Properties, LLC

REPRESENTING: P & B, LLC

SUBJECT: Request final approval of P & B, LLC Plat No. 2 located on the northeast corner of North Bainbridge Street and East Jefferson Street in a T4-O (General Urban Zone-Open) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots. Lot 1 (0.47 acres) has 104.55 ft. of frontage along East Jefferson Street and 201.76 ft. of frontage along North Bainbridge Street. Lot 2 (0.68 acres) has 97.17 ft. of frontage along East Jefferson Street and a depth of 300.65 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.

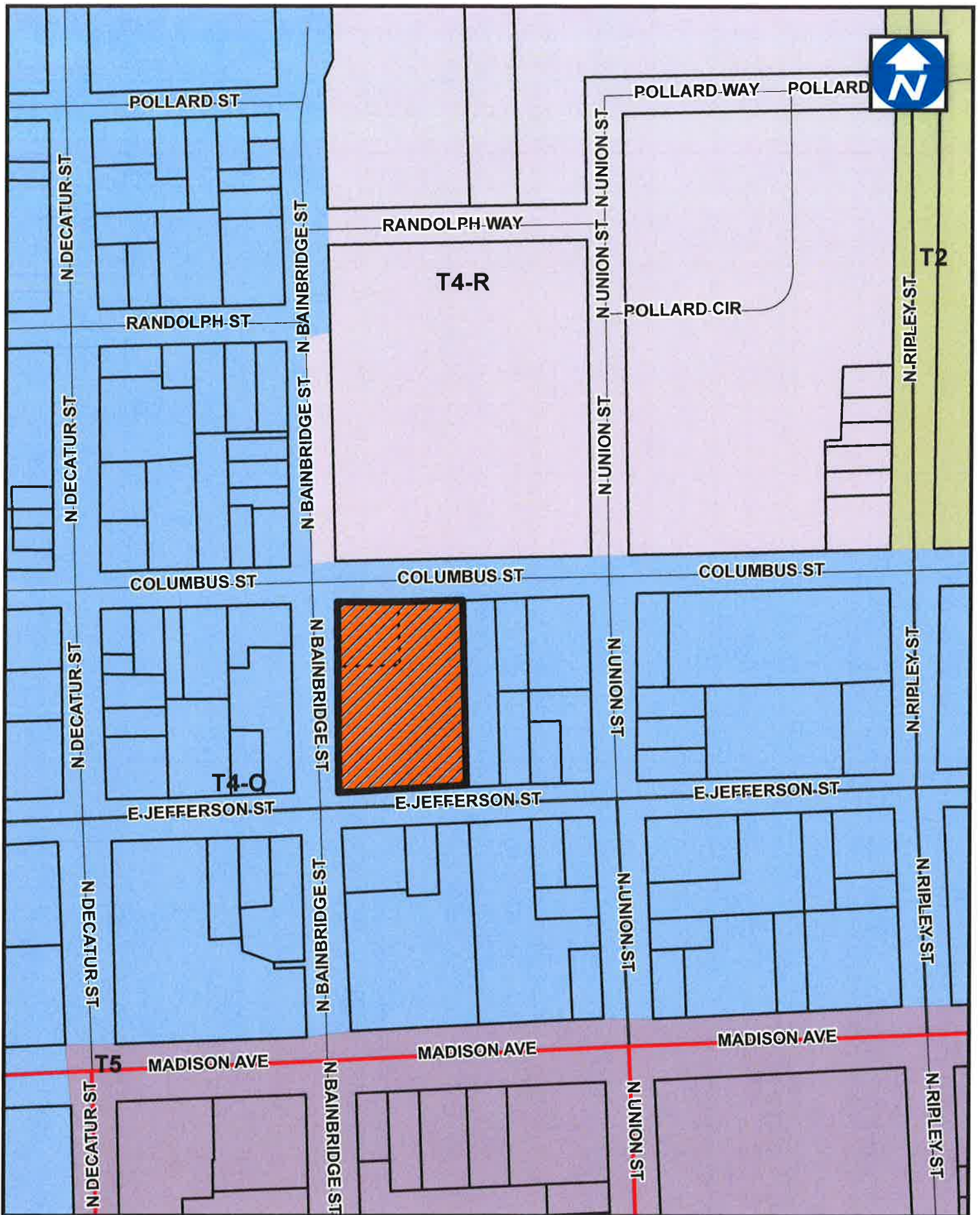
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

4A

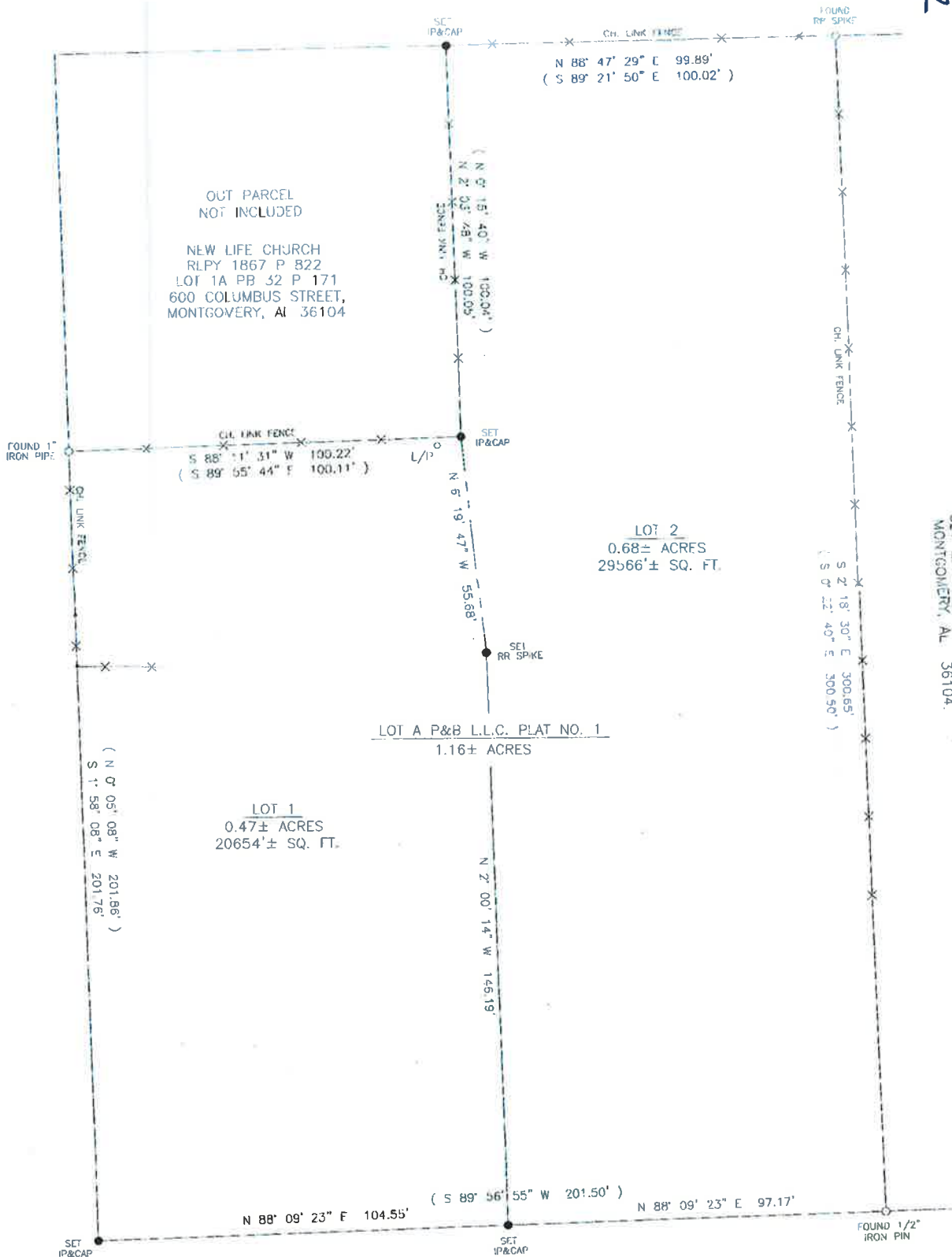
P & B LLC Plat No. 2

COLUMBUS STREET 62.6' R/W

AN



NORTH BANBRIDGE STREET 72.9' R/W



KIMBERO RECONVATIONS, INC.
RLPY 4504 P 513
627 E. JEFFERSON STREET,
MONTGOMERY, AL 36104.

EAST JEFFERSON STREET 55' R/W

4B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. DP-2020-015 **PRESENTED BY:** Moon Consulting, LLC

REPRESENTING: Home2 Suites & Residence Inn Hotels

SUBJECT: Public hearing for a development plan for two (2) new buildings to be located on the south side of EastChase Parkway, approximately 300 ft. west of Minnie Brown Road, in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct two (2) hotels as follows:

Home2 Suites	4 stories	97 rooms	108 parking spaces	16,103 sq. ft.
Residence Inn	4 stories	96 rooms	99 parking spaces	21,908 sq. ft.

There is one (1) access drive to EastChase Parkway with a right-out only, and one (1) full access drive to Minnie Brown Road, with crossover parking between the properties.

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: _____



CHANTILLY PKWY

EASTCHASE PKWY

B-2

HAMPSHIRE DR
PGH-40

MINNIE BROWN RD

PUD

DEVELOPMENT SITE

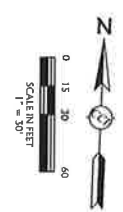
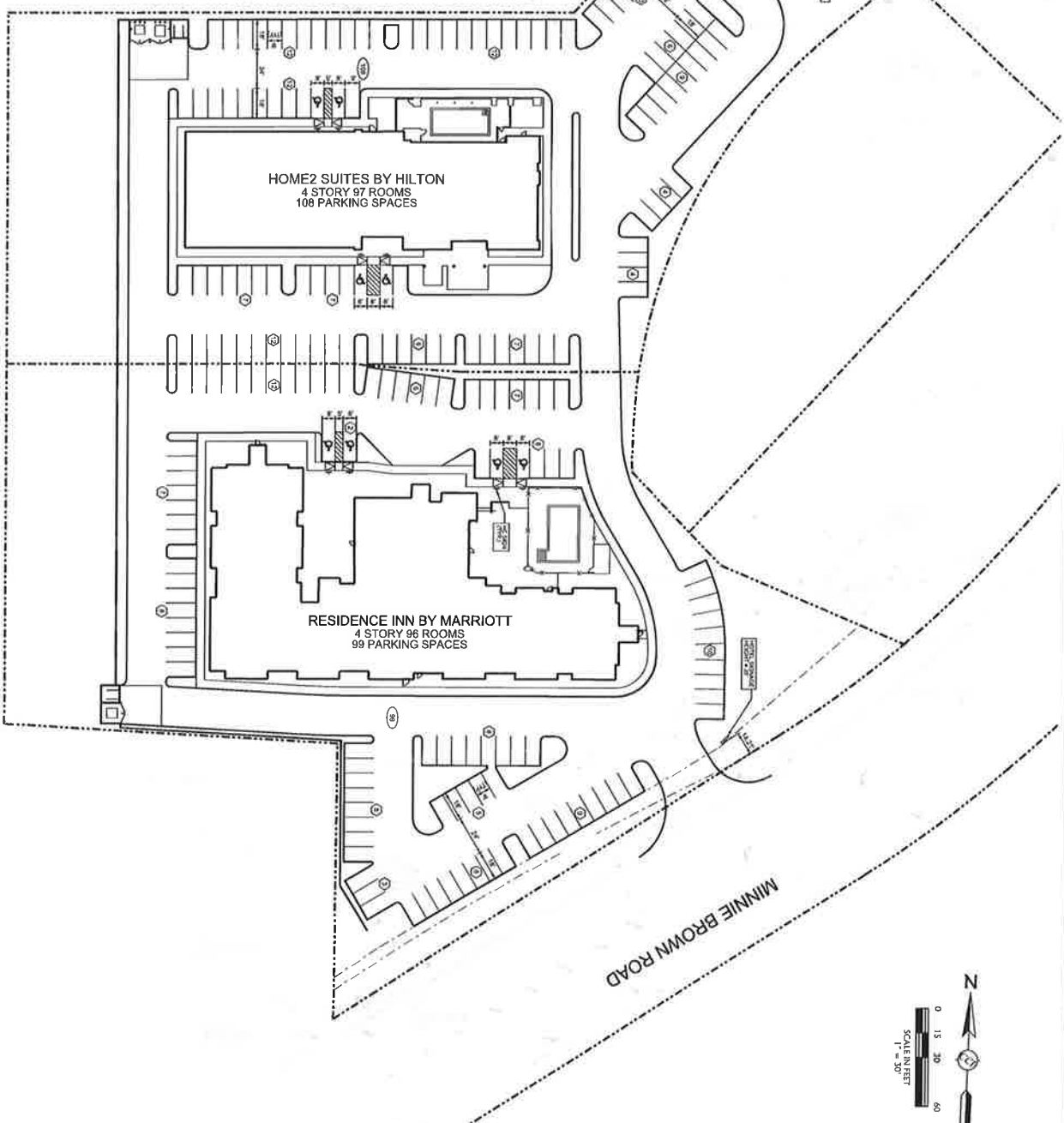
SUBJECT PROPERTY



ITEM NO. 5A

1 inch = 200 feet

- GENERAL NOTES:**
1. REFER TO ALL CITY ORDINANCES, ZONING ORDINANCES, AND CITY ENGINEERING DEPARTMENT REQUIREMENTS.
 2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 3. ALL UTILITY CONNECTIONS SHALL BE MADE TO THE EXISTING CITY UTILITIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 4. ALL UTILITIES SHALL BE DEEPENED AND REPAIRED TO MEET THE CITY OF MONTGOMERY, ALABAMA REQUIREMENTS.
 5. REFER TO ALL CITY ORDINANCES, ZONING ORDINANCES, AND CITY ENGINEERING DEPARTMENT REQUIREMENTS.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 11. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 12. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 13. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.
 14. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MONTGOMERY, ALABAMA.



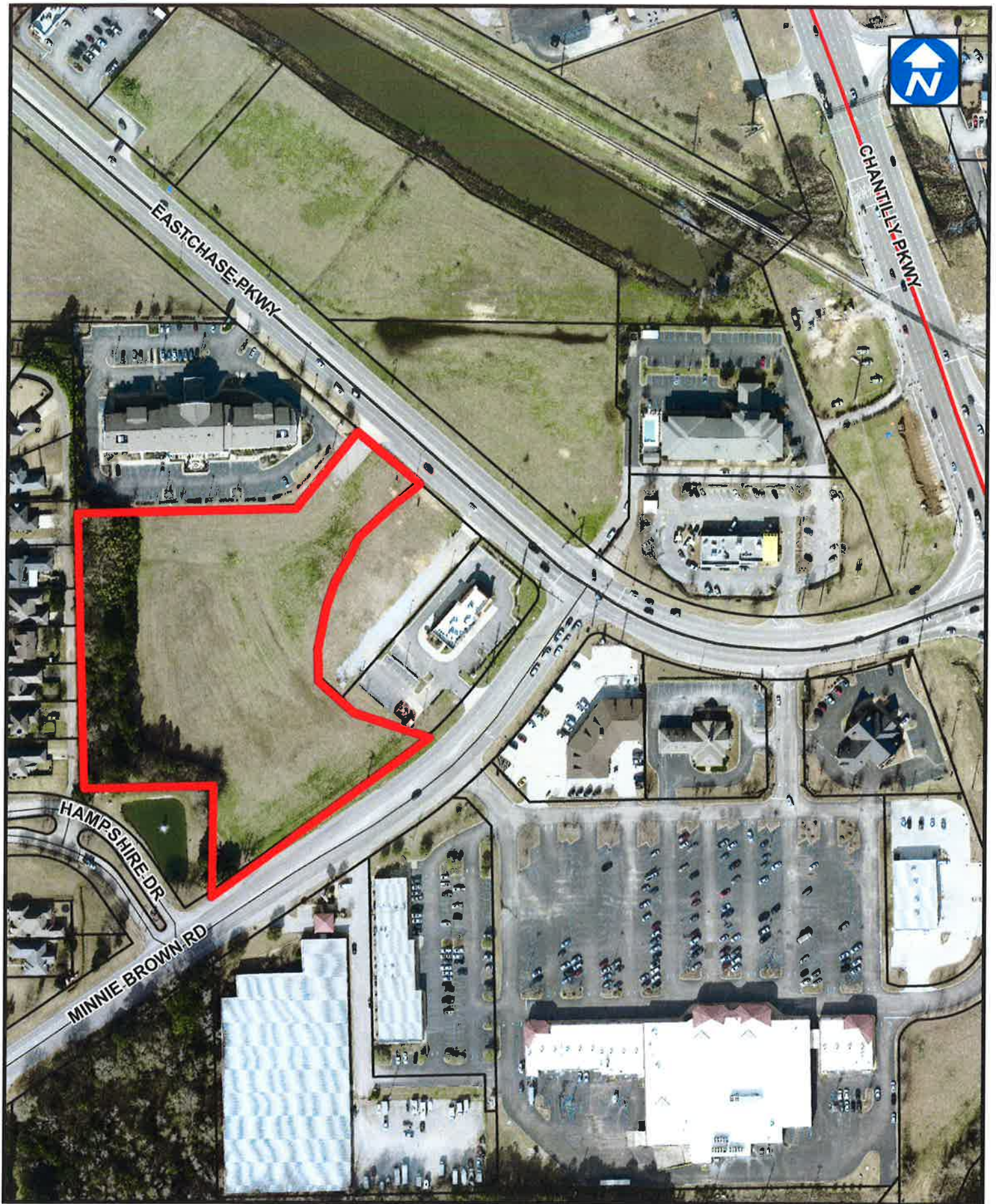
C-100	DEVELOPMENT PLAN APPROVAL - NOT FOR CONSTRUCTION	MBB	ARH	06/01/2020
	ISSUED FOR PRICING	MBB	ARH	05/09/2020
	ISSUED FOR PRICING	MBB	ARH	04/15/2020
	REVISION	BY	DATE	DESCRIPTION

PRELIMINARY LAYOUT PLAN
HOME2 SUITES & RESIDENCE INN
 MONTGOMERY, ALABAMA
 BY
RAM BIRMINGHAM HOSPITALITY THREE, LLC
 SHEET: 3/11/2020 PROJECT: PATL0006 DESIGN: MBB CHECKER: ARH DATE: 1" = 30'



3528 Vann Road
 Suite 105
 Birmingham, AL 35235
 Phone: (205) 655-1991
 www.cdpe.com

5B



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 5C

1 inch = 200 feet

6. 9066 **PRESENTED BY:** Arrington Engineering

REPRESENTING: RAM Montgomery Hospitality

SUBJECT: Request final approval of EastChase Hotel Plat No. 1 located on the south side of EastChase Parkway, approximately 300 ft. west of Minnie Brown Road, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates two (2) lots for commercial use. Lot 1 (2.45 acres) has 131.42 ft. of frontage along EastChase Parkway and a depth of approximately 550 ft. Lot 2 (2.85 acres) has approximately 420 ft. of frontage along Minnie Brown Road a depth of approximately 550 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.

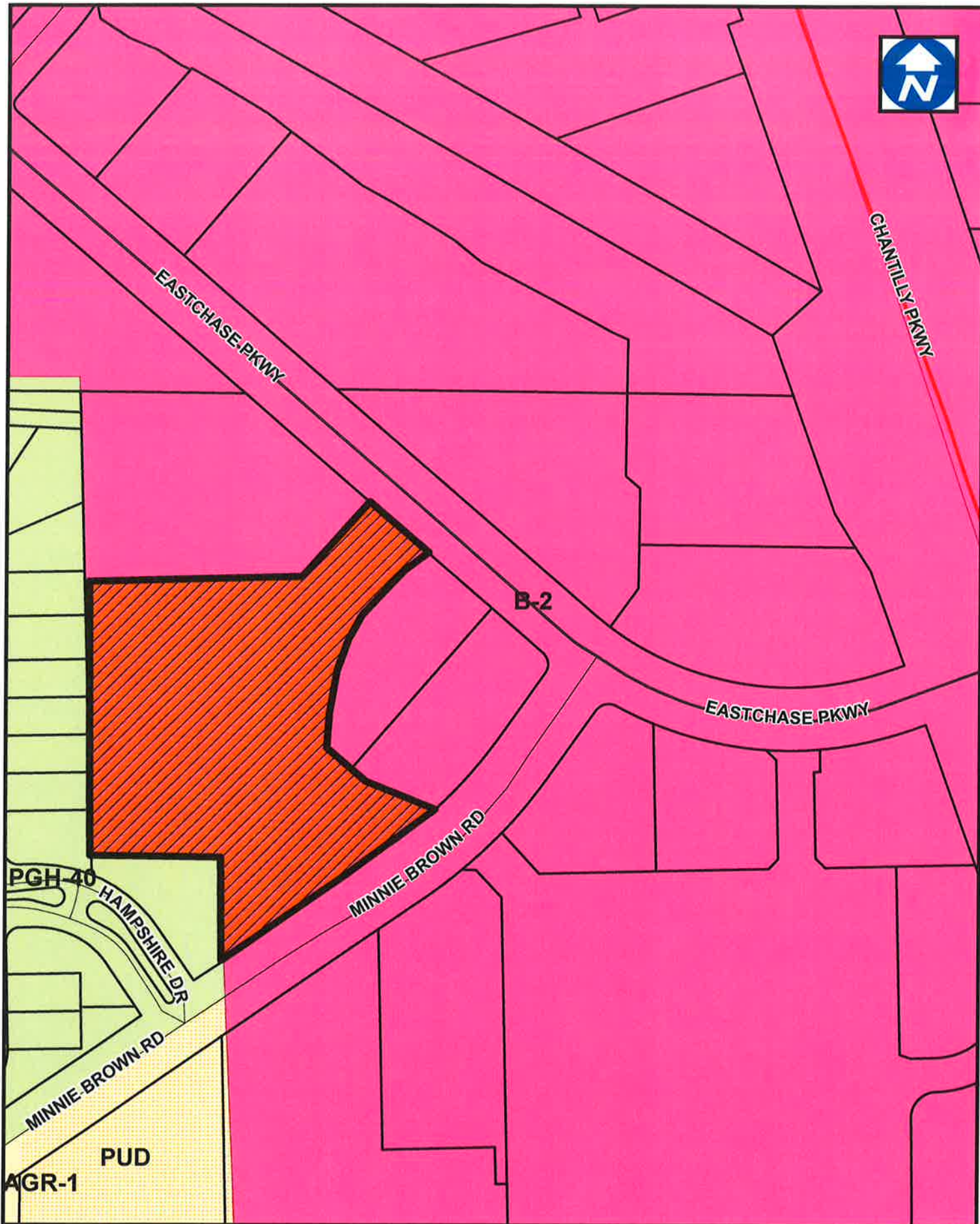
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

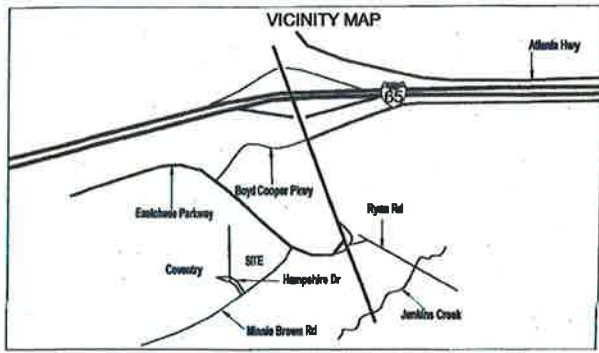
SUBJECT PROPERTY



ITEM NO.

6A

EastChase Hotel Plat No. 1



LOT 1
FIVE EAST PROPERTY PLAT NO. 3
PLAT BOOK 82, PAGE 124
MONTGOMERY HOTEL GROUPS, LLC
(RLPY 5198, PAGE 640)

LOT 1
106,718 SQ. FT.
2.45 ACRES

LOT 2
124,129 SQ. FT.
2.85 ACRES

PARCEL 1
CORRECTED COVENTRY
PLAT NO. 1 SECTOR ONE
(PG 43, PG 131)
COVENTRY HOMEOWNERS
ASSOCIATION, LLC
(RLPY 2366, PG 900)

C/L 20' Sanitary Sewer Easement

10' Utility Easement

C/L 20' Sanitary Sewer Easement

EASTCHASE PARKWAY
100' RIGHT OF WAY

S.E. COR
SE 1/4 SEC
R. 19E., N
COUNTY

NOTE:

1. RI
- SI
2. N
- FI
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- HI
- CI
3. AI
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- M
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9. N

STATE OF ALAB.
COUNTY OF SHH

I, THE UNDERSIK
HEREBY CERTIF
IFICATE AS
THIS DATE THAT
EXECUTED THE

GIVEN UNDER M

NOTARY PUBLIC

STATE OF ALAB.
COUNTY OF

I, THE UNDERSIK
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FOREGOING CEJ
AND WHO IS KN
INFORMED OF T
VOLUNTARILY, F

GIVEN UNDER M

NOTARY PUBLIC

STATE OF ALAB.
COUNTY OF

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AND WHO IS KN
INFORMED OF T
VOLUNTARILY, F

GIVEN UNDER M

NOTARY PUBLIC

CERTIFICATE OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION:

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

LB

NOTARY PUBLIC



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

6C

7. DP-2020-014 **PRESENTED BY:** Gonzalez-Strength & Associates

REPRESENTING: Main Street Urgent Care

SUBJECT: Public hearing for a development plan for a new building to be located at 3039 Vaughn Road in an O-1 (Office) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,000 sq. ft. medical office. There are 24 paved parking spaces indicated on the site plan. There is one (1) access to a private drive that accesses Vaughn Road. All applicable requirements will be met.

Land Use Comments: There is no signage indicated or approved at this time.

CITY COUNCIL DISTRICT: 7

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.

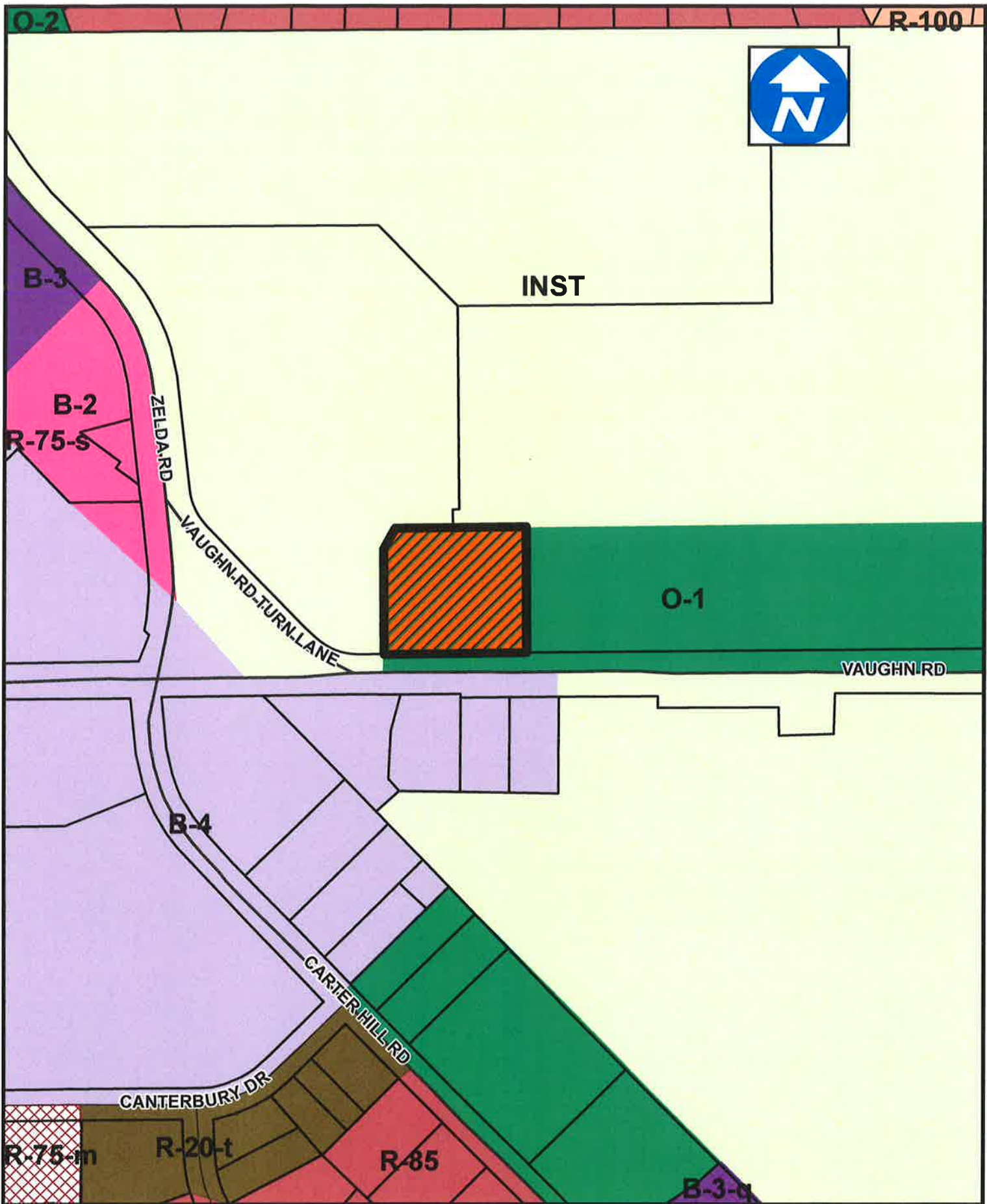
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 7A

1 inch = 200 feet

4
N

LOT A
ST. JAMES BAPTIST
CHURCH HOLT CROSSING 1
PLAT BOOK 53 PAGE 174
PARCEL ID #10-05-21-1-002-001.002
ST. JAMES HOLT CROSSING BAPTIST CHURCH INC.
3033 VAUGHN ROAD
MONTGOMERY, ALABAMA 36106

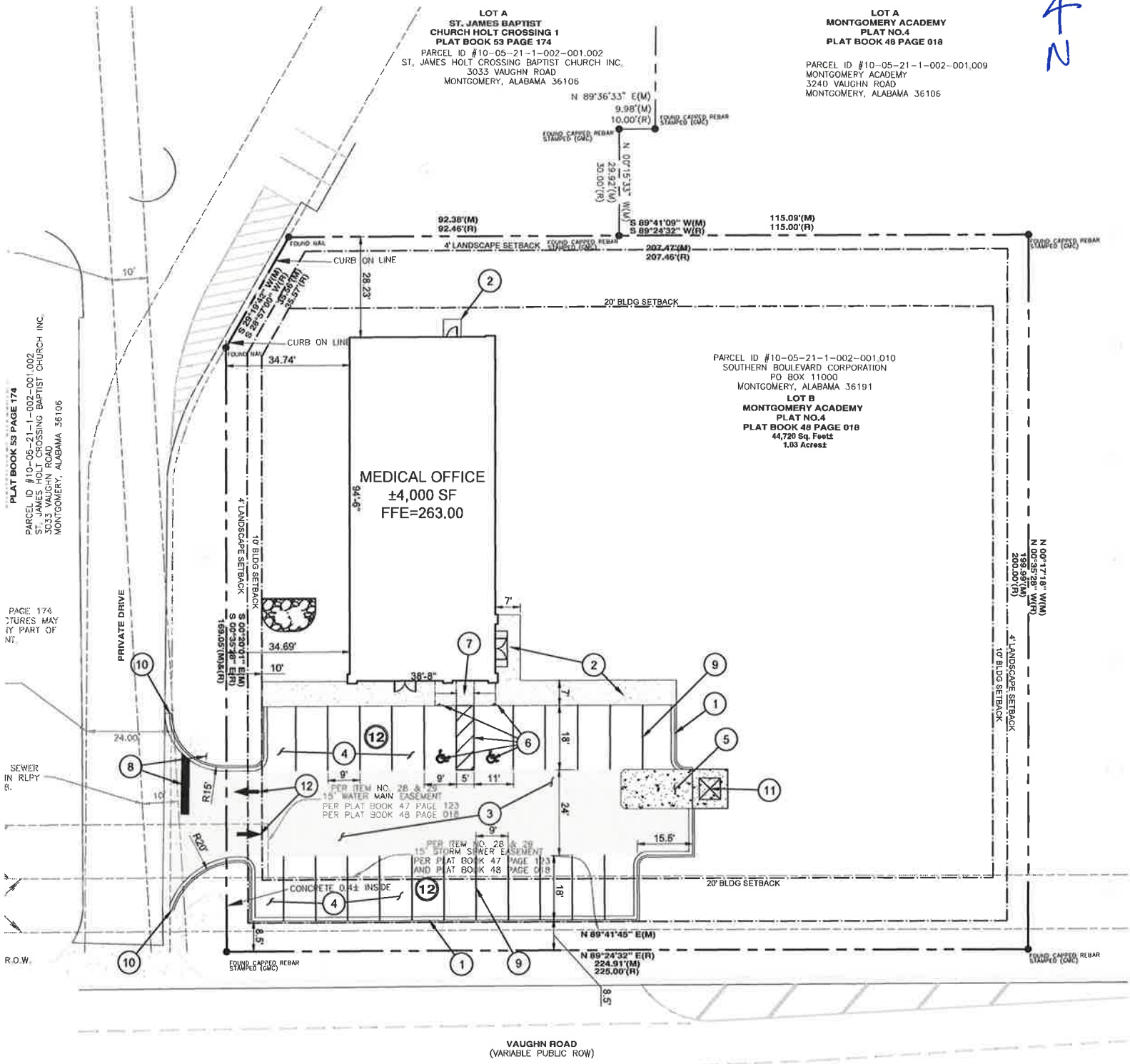
LOT A
MONTGOMERY ACADEMY
PLAT NO.4
PLAT BOOK 48 PAGE 018
PARCEL ID #10-05-21-1-002-001.009
MONTGOMERY ACADEMY
3240 VAUGHN ROAD
MONTGOMERY, ALABAMA 36106

PLAT BOOK 53 PAGE 174
PARCEL ID #10-05-21-1-002-001.002
ST. JAMES HOLT CROSSING BAPTIST CHURCH INC.
3033 VAUGHN ROAD
MONTGOMERY, ALABAMA 36106

PAGE 174
DIMENSIONS MAY VARY
SLIGHTLY FROM PLAT

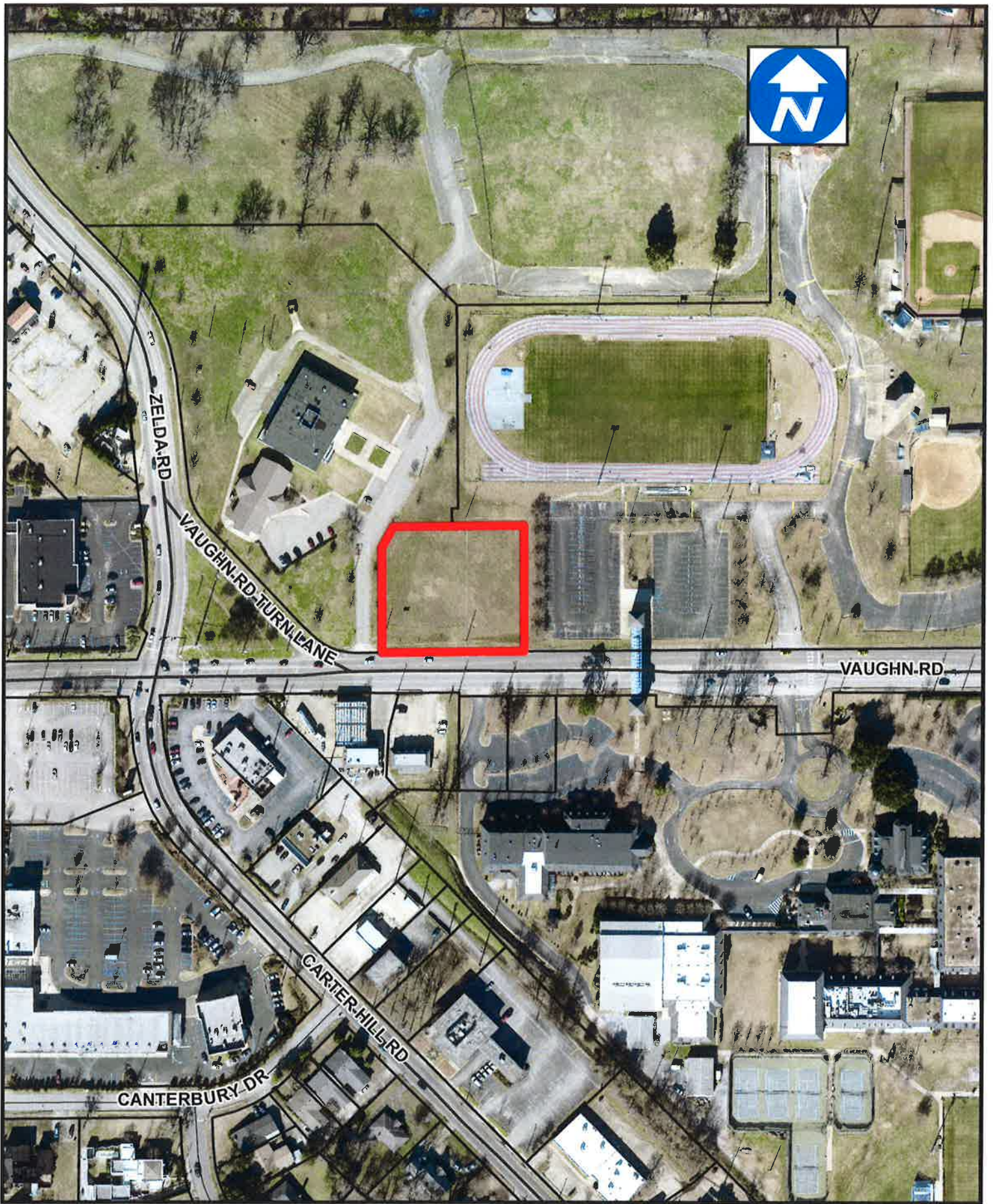
R.O.W.

CONTROL POINT
SET PK NAIL
N: 7404.491
E: 5236.3824
EL: 260.56



VAUGHN ROAD
(VARIABLE PUBLIC ROW)

7B



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO.

2

1 inch = 200 feet

8. DP-2020-012 **PRESENTED BY:** Gonzalez-Strength & Associates

REPRESENTING: Lion's Pride Oil, Inc.

SUBJECT: Public hearing for a development plan for a new building and canopy to be located at 6850 Vaughn Road in a B-4 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 5,700 sq. ft. convenience store with a 10,364 sq. ft. canopy. There are 41 paved parking spaces indicated on the site plan with 24 spaces at the pumps. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 8

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.

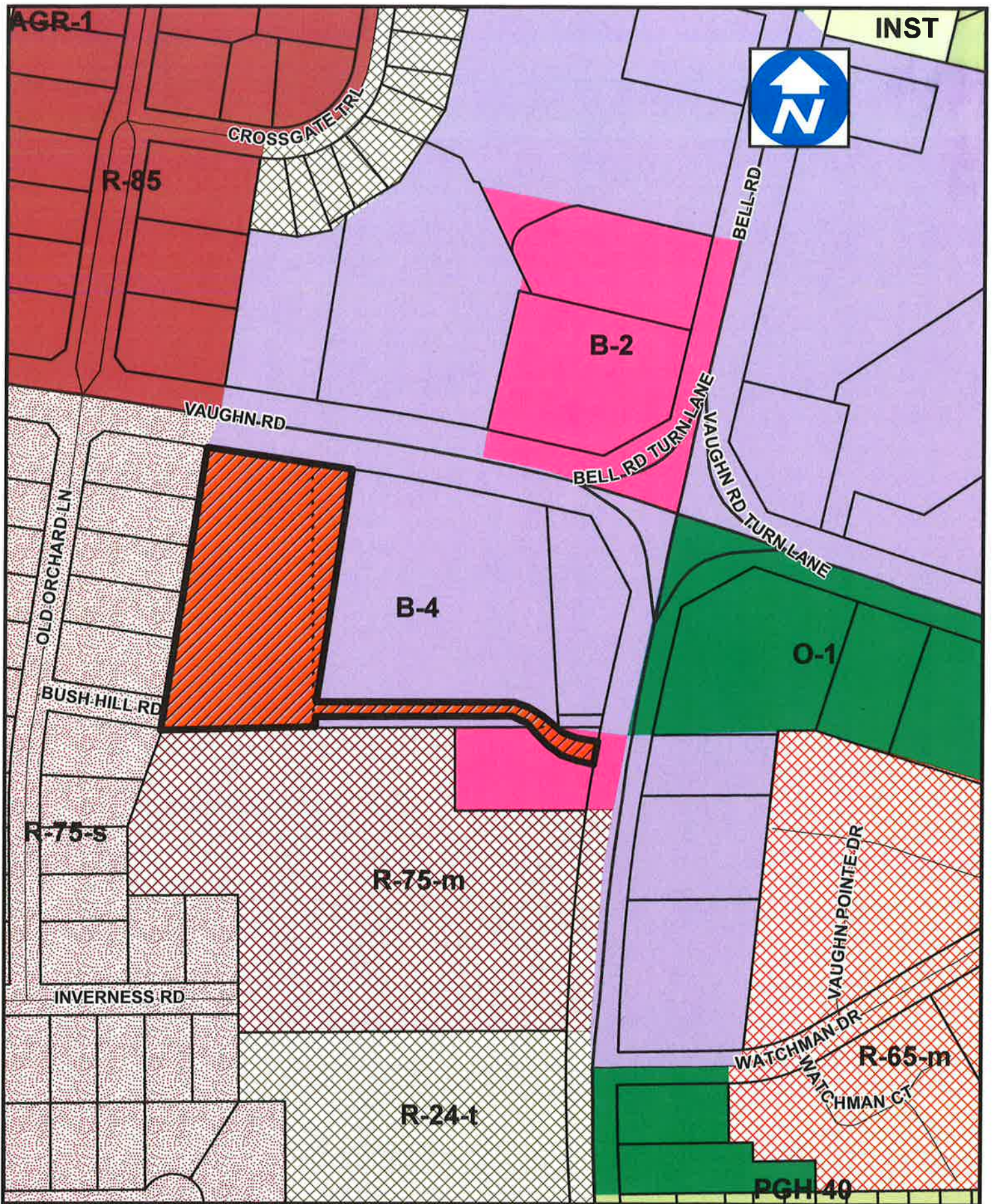
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



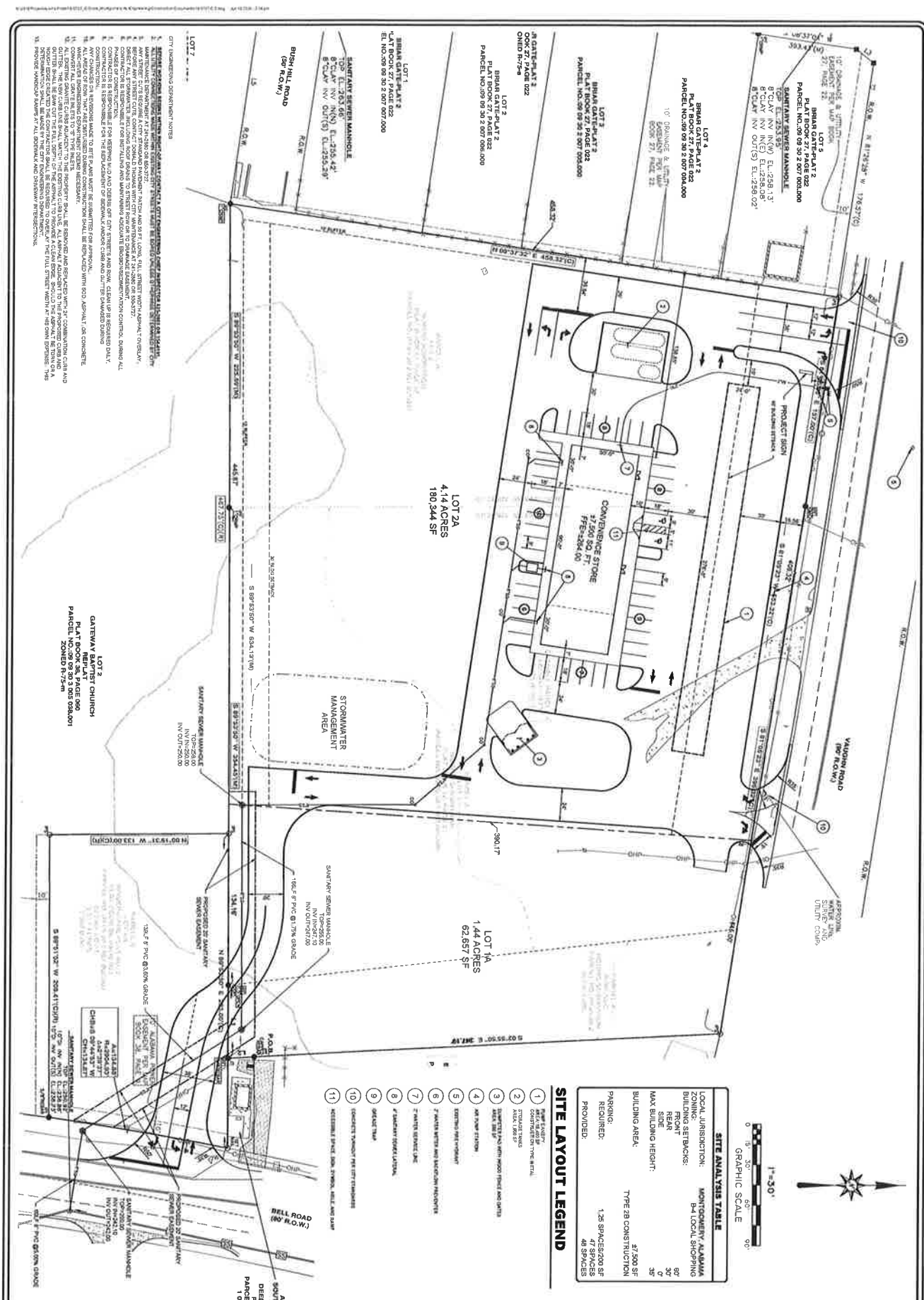
DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 8A

1 inch = 200 feet



- CITY ENGINEERING DEPARTMENT NOTES**
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
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 4. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 5. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 6. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 7. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 8. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 9. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 10. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.
 11. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE UTILITIES SHOWN AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE RECORD DRAWINGS AND FIELD SURVEY DATA.

LOT 2A
4.14 ACRES
180,344 SF

LOT 1A
1.44 ACRES
62,557 SF

LOT 2
1.44 ACRES
62,557 SF

STORMWATER MANAGEMENT AREA

SMARTWAY SERVICES MANHOLE

PROPOSED TO AMPLIFY SEWER DRAINAGE

VAUGHN ROAD (RD 604.W)

BELL ROAD (RD 603.W)

BROAD HILL ROAD (RD 602.W)

CONVENIENCE STORE

17,500 SQ. FT.

FFFE-284.00

APPROXIMATE WATER LINE, UTILITY COMP.

APPROXIMATE WATER LINE, UTILITY COMP.

SMARTWAY SERVICES MANHOLE

SMARTWAY SERVICES MANHOLE

AT

DISC

PAINT

10'

SITE LAYOUT LEGEND

1. DRIVE CURB
2. DRIVE CURB
3. DRIVE CURB
4. DRIVE CURB
5. DRIVE CURB
6. DRIVE CURB
7. DRIVE CURB
8. DRIVE CURB
9. DRIVE CURB
10. DRIVE CURB
11. DRIVE CURB

SITE ANALYSIS TABLE

LOCAL JURISDICTION:	MONTGOMERY, ALABAMA
ZONING:	B4 LOCAL SHOPPING
BUILDING SETBACKS:	
FRONT:	50'
REAR:	30'
SIDE:	0'
MAX BUILDING HEIGHT:	35'
BUILDING AREA:	27,500 SF
PARKING REQUIRED:	TYPE 2B CONSTRUCTION
1.5 SPACES/200 SF	
47 SPACES	
48 SPACES	

REVISIONS

NO.	DESCRIPTION	DATE

PRELIMINARY

NOT FOR CONSTRUCTION PURPOSES OR IMPLEMENTATION

GONZALEZ - STRENGTH & ASSOCIATES, INC.

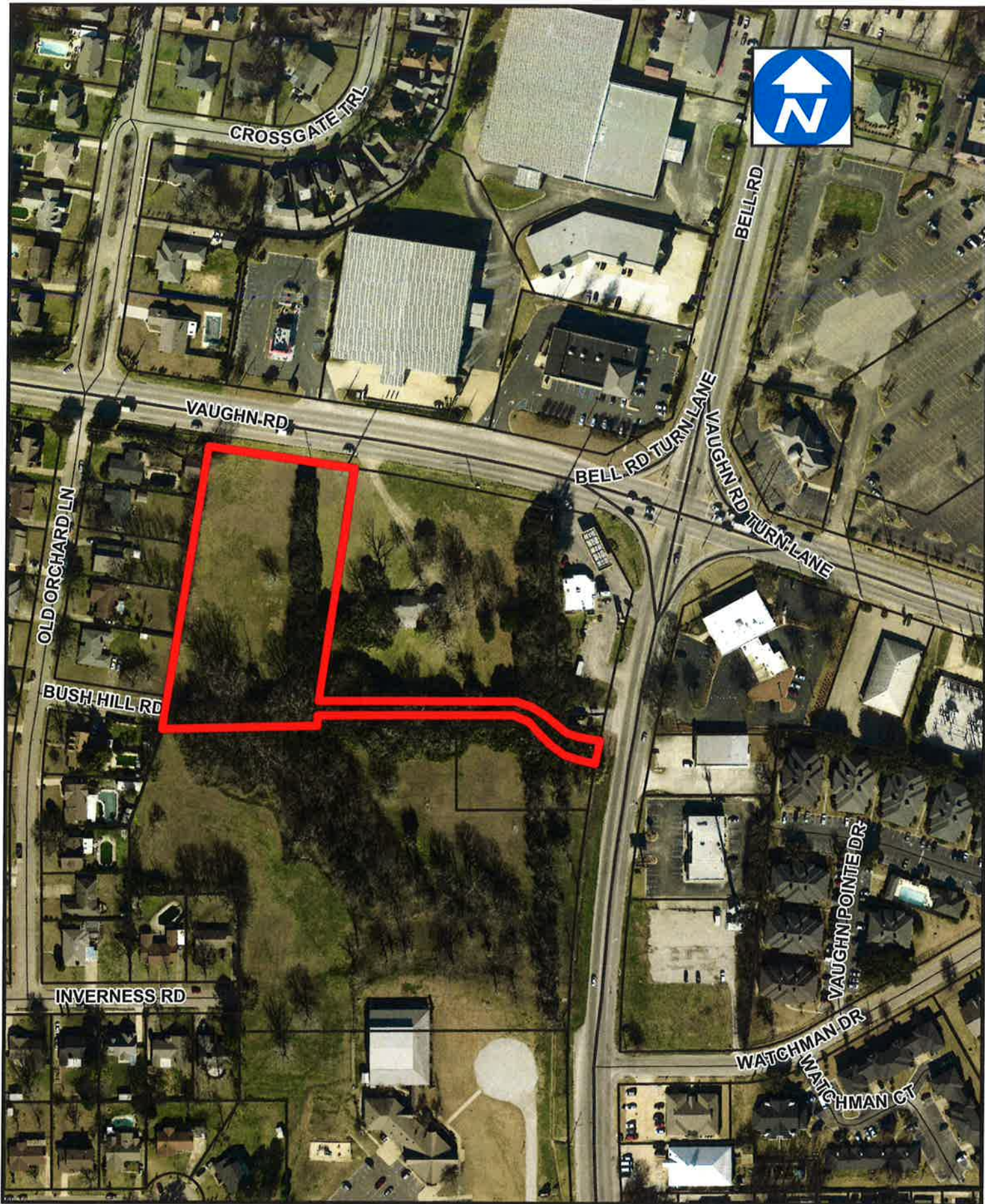
CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE ARCHITECTURE
1800 WOODS OF RIVERCHASE DRIVE SUITE 200
HOUSTON, TX 77056
PHONE: (281) 443-2488
FAX: (281) 443-2488
www.GonzalezStrength.com

SITE DEVELOPMENT PLAN

CONVENIENCE STORE
VAUGHN ROAD & BELL ROAD
MONTGOMERY, ALABAMA
LION'S PRIDE OIL, INC.
MONTGOMERY, ALABAMA

DATE:	10/27/22
SCALE:	AS SHOWN
BY:	
CHKD BY:	
APP'D BY:	

8B



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 8C

1 inch = 200 feet

9. DP-2020-017 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Frank Thomas

SUBJECT: Public hearing for a development plan for a new building and canopy to be located on the east side of Norman Bridge Road across from the east end of Hyundai Boulevard in a B-2-Q (Commercial-Restricted) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 7,200 sq. ft. building with 7,670 sq. ft. canopy. There are 16 paved parking spaces indicated on the site plan. There is one (1) access drive to Norman Bridge Road and two (2) access drives to a future street. All applicable requirements will be met. This property is qualified to restrict a travel trailer park.

COUNTY COMMISSION DISTRICT: 5

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.

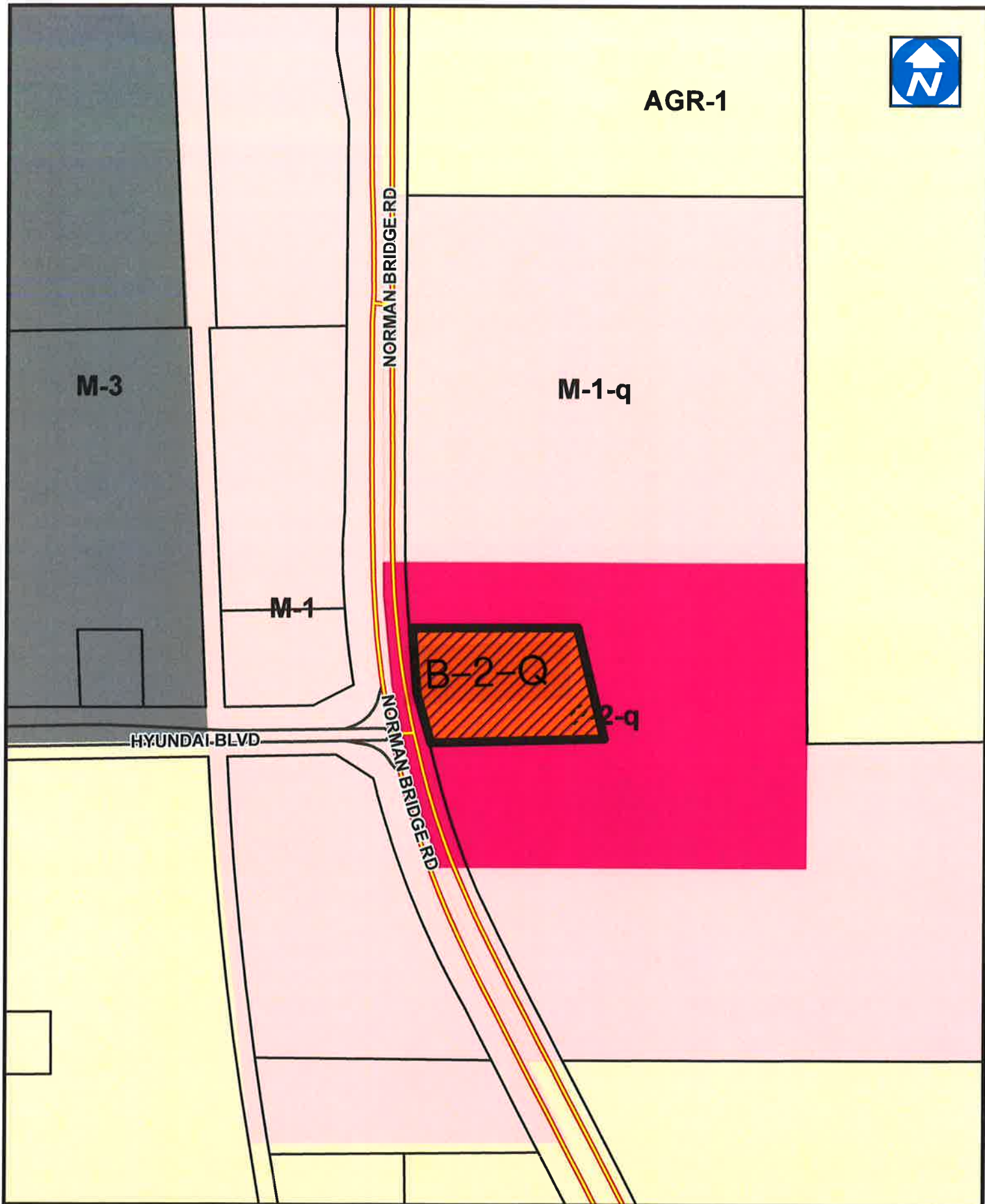
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 9A

1 inch = 400 feet



NORMAN BRIDGE RD

HYUNDAI BLVD

NORMAN BRIDGE RD



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO.

9C

1 inch = 400 feet

10. 9065 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Henry Franklin Thomas, III

SUBJECT: Request final approval of Hyundai Crossing Plat No. 1 located on the east side of Norman Bridge Road across from the east end of Hyundai Boulevard in a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (4.0 acres) has 338.68 ft. of frontage along Norman Bridge Road and a depth of 522.52 ft. There is a new proposed road (Hyundai Crossing Way - 60 ft. ROW) that will run east off Norman Bridge Road on the south property line of Lot 1. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 5

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: _____



M-1-q

NORMAN BRIDGE RD

NORMAN BRIDGE RD

M-3

M-1

HYUNDAI BLVD

HYUNDAI BLVD

HYUNDAI BLVD

B-2-Q

AGR-1

NORMAN BRIDGE RD

NORMAN BRIDGE RD

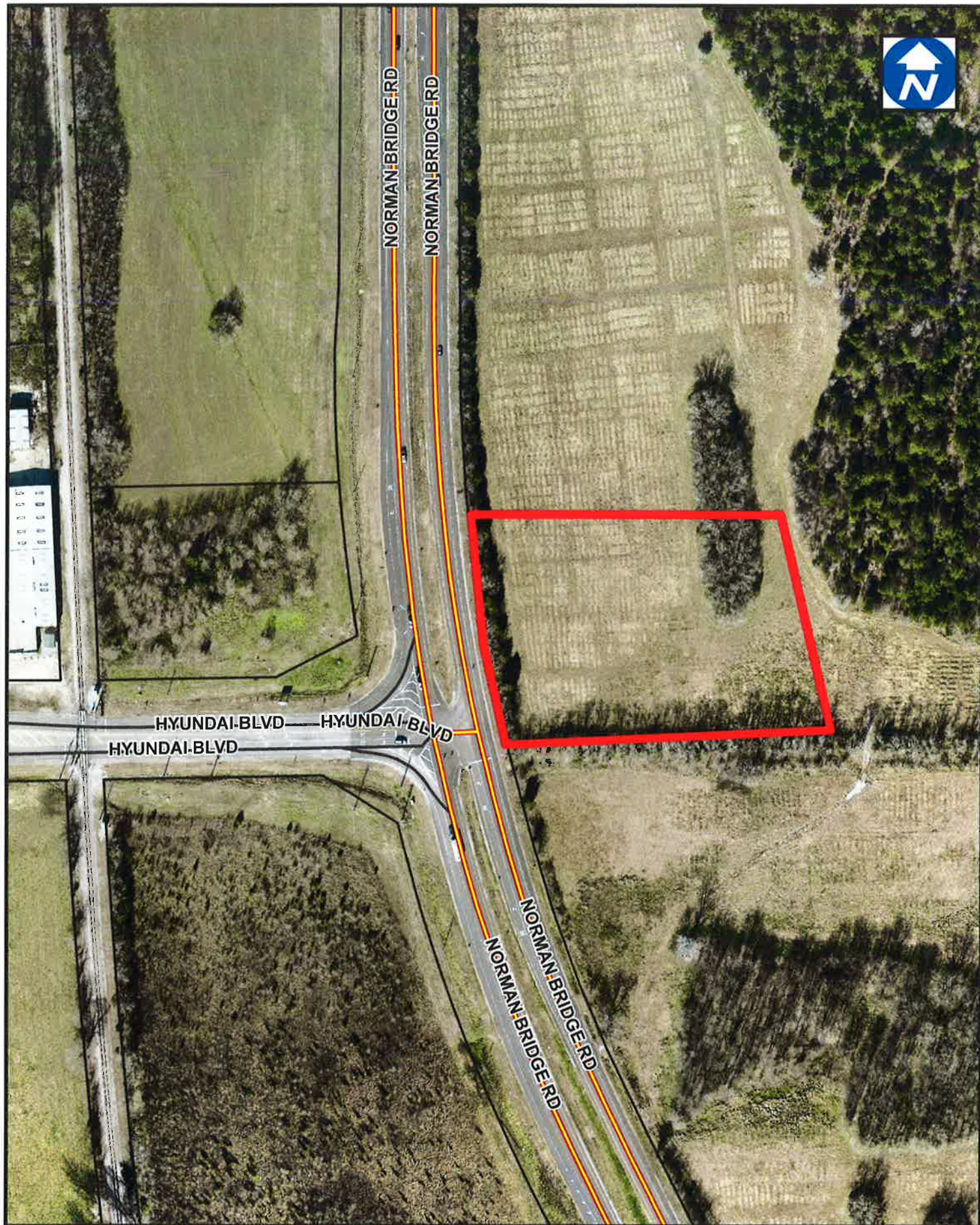
PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

100

11. DP-2020-013 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Oakhill Garden Offices Berryhill

SUBJECT: Public hearing for a development plan for a new building to be located at 1940 Berryhill Road in an O-1 (Office) Zoning District,

REMARKS: The petitioner has submitted plans to construct 9,150 sq. ft. building. There are 50 paved parking indicated on the site plan. There is one (1) access Berryhill Road and one (1) access drive to Tin Barn Lane. All applicable requirements will be met.

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.

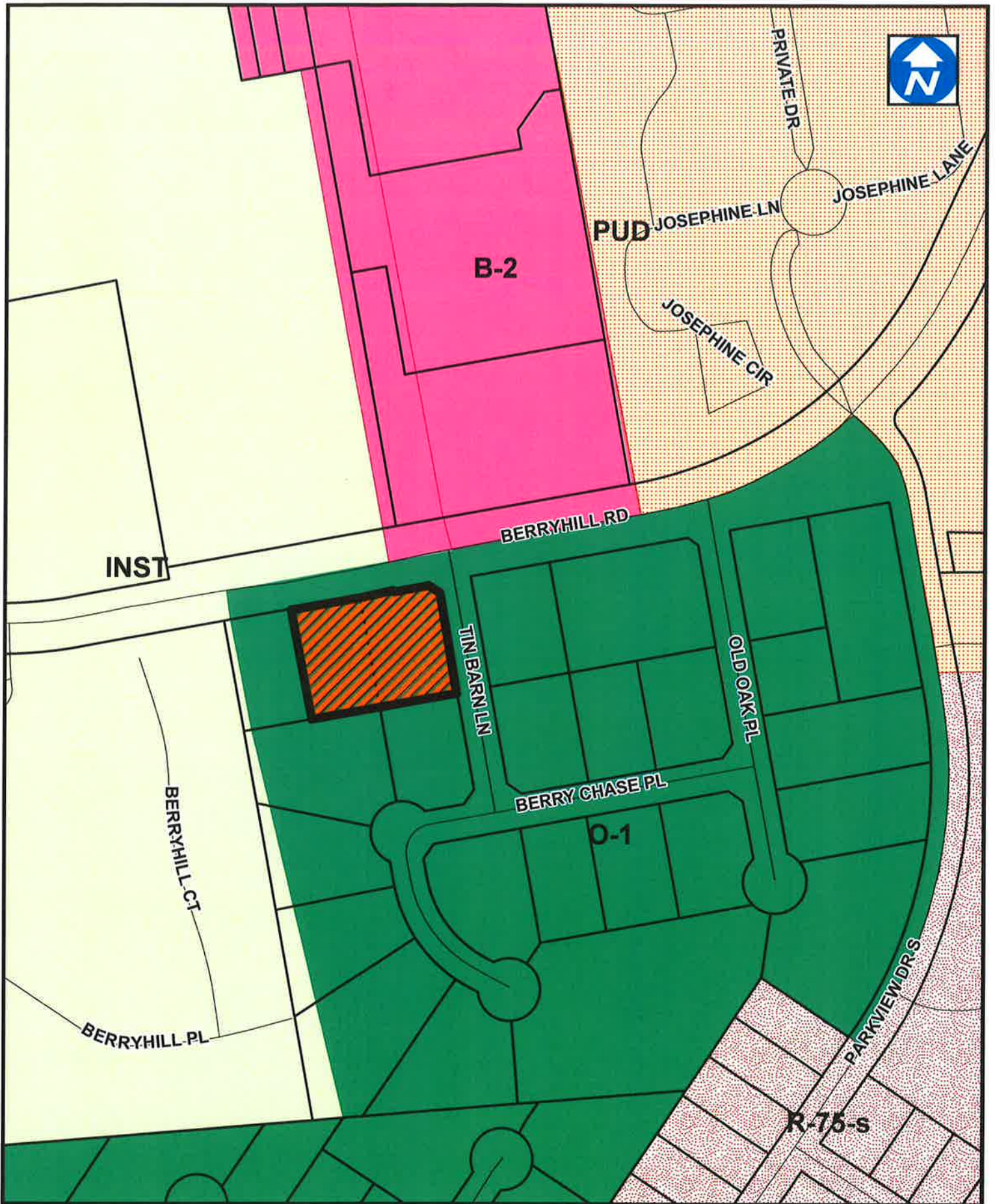
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

SUBJECT PROPERTY

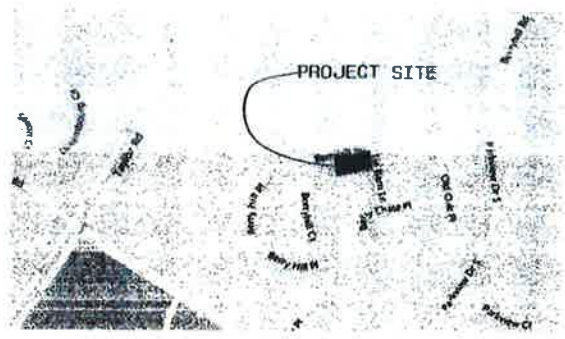
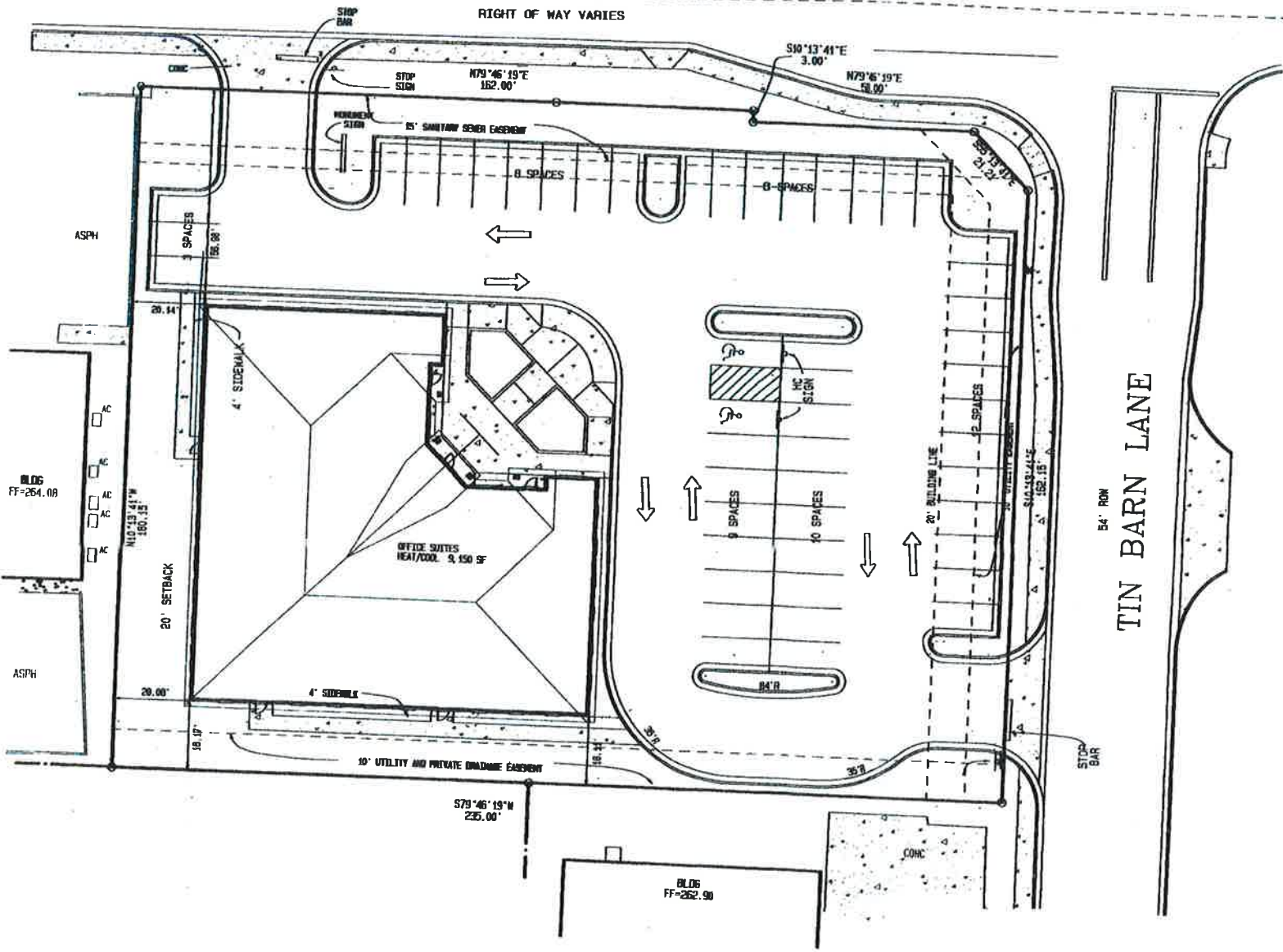


ITEM NO. 11A

1 inch = 200 feet

4
N

BERRYHILL ROAD



VICINITY MAP

11B

SITE LAYOUT



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 11C

1 inch = 200 feet

12. 9061 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Kyser Properties, LLC

SUBJECT: Request final approval of Oakhill Plat No. 1B located on the southwest corner of Tin Barn Lane and Berryhill Road in an O-1 (Office) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for office use. Lot B (0.96 acres) has 235 ft. of frontage along Berryhill Road and 180 ft. of frontage along Tin Barn Lane. 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.

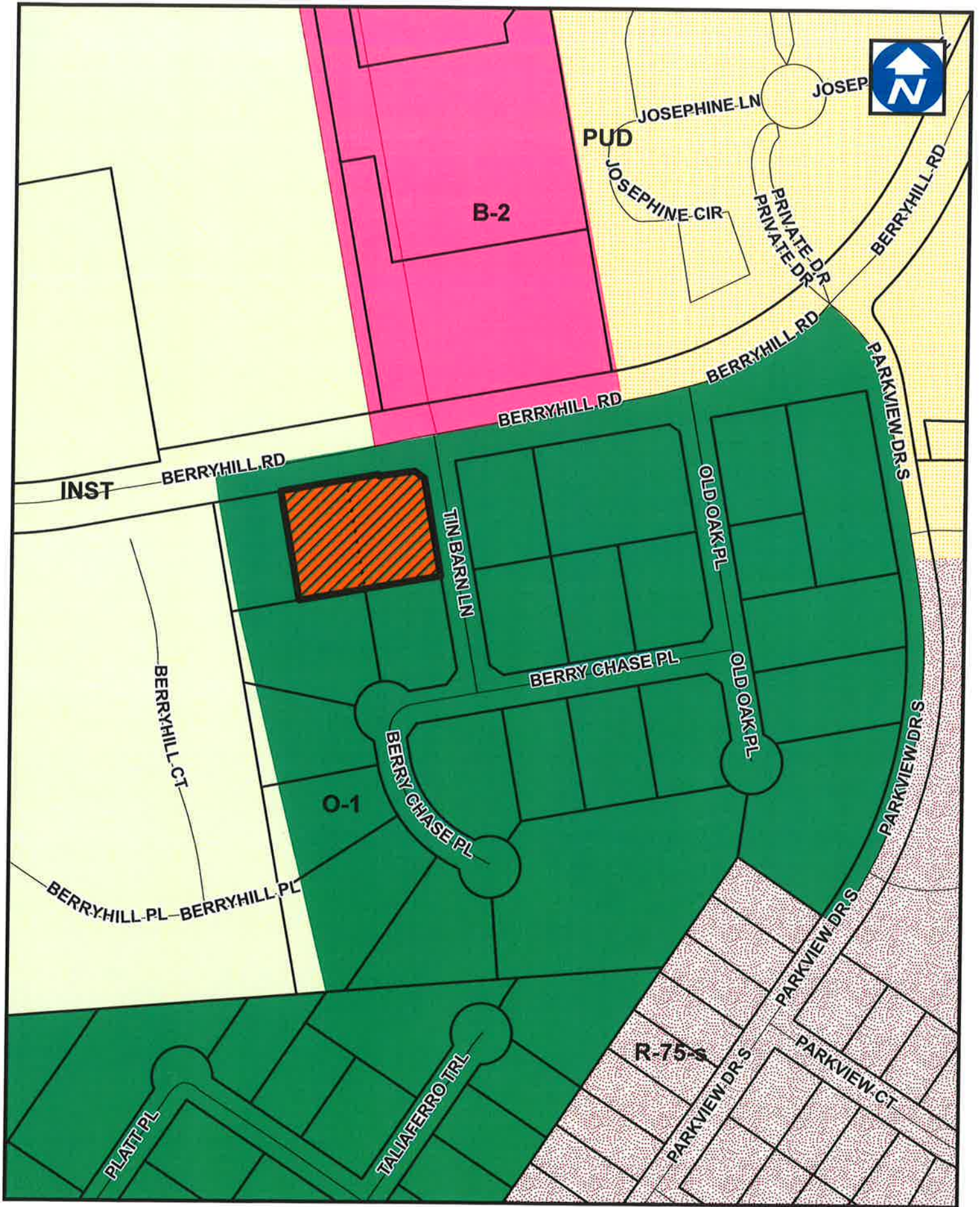
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



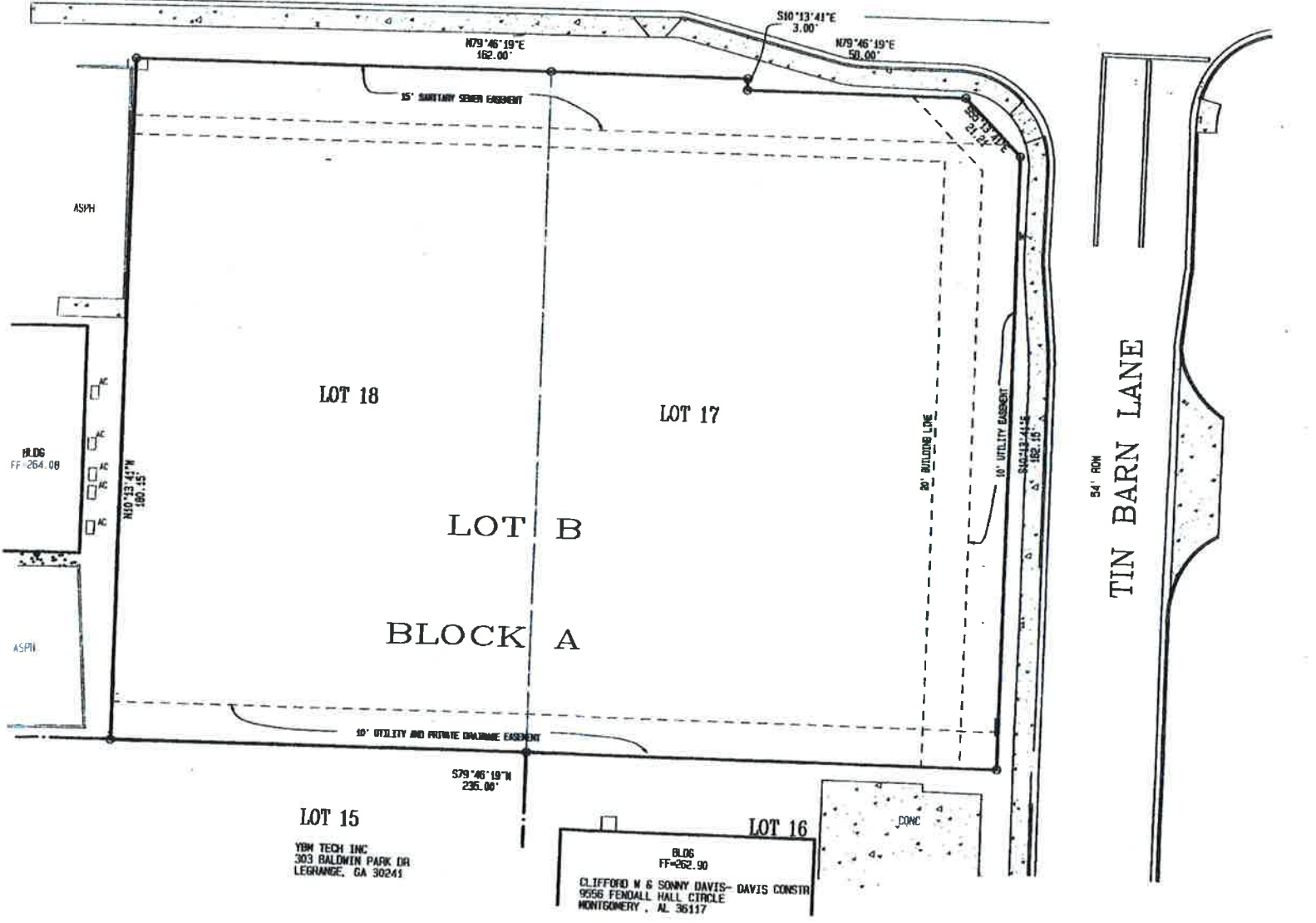
ITEM NO. 12A

24

NGS
'G 061

BERRYHILL ROAD

RIGHT OF WAY VARIES



12B



PLATS
1 inch = 200 feet

SUBJECT PROPERTY 

ITEM NO. 122

13. 9067 **PRESENTED BY:** The Broadway Group

REPRESENTING: Same

SUBJECT: Request final approval of Montgomery Boylston Plat No. 1 located on the southeast corner of Lower Wetumpka Road and Alabama River Parkway in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (3.35 acres) has approximately 410 ft. of frontage along Alabama River Parkway and approximately 340 ft. of Lower Wetumpka Road. There is an additional 50 ft. of frontage along 4th Street but the access is denied from this street. 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.

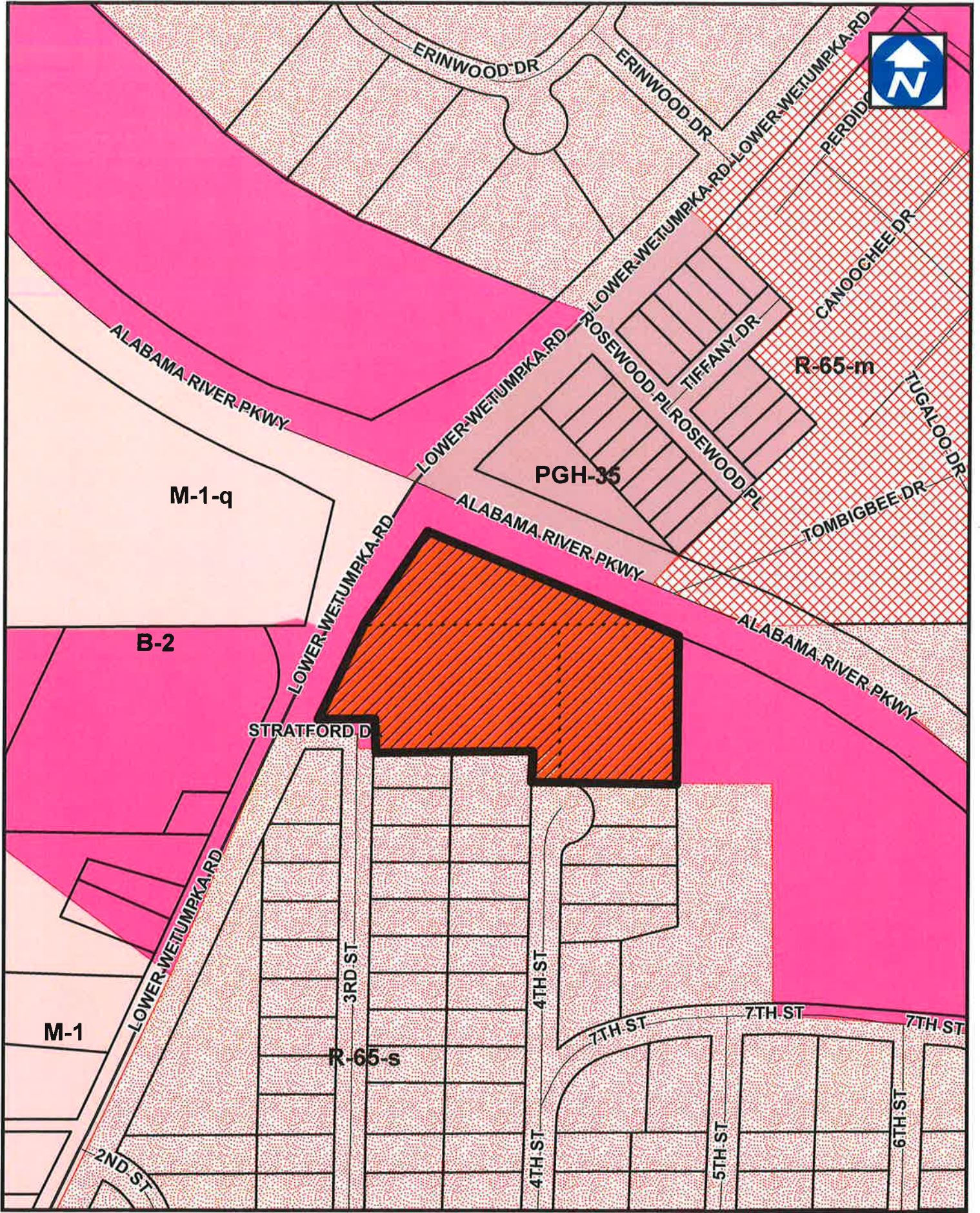
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

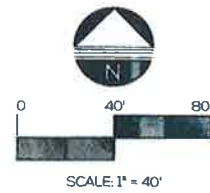
1 inch = 200 feet

SUBJECT PROPERTY

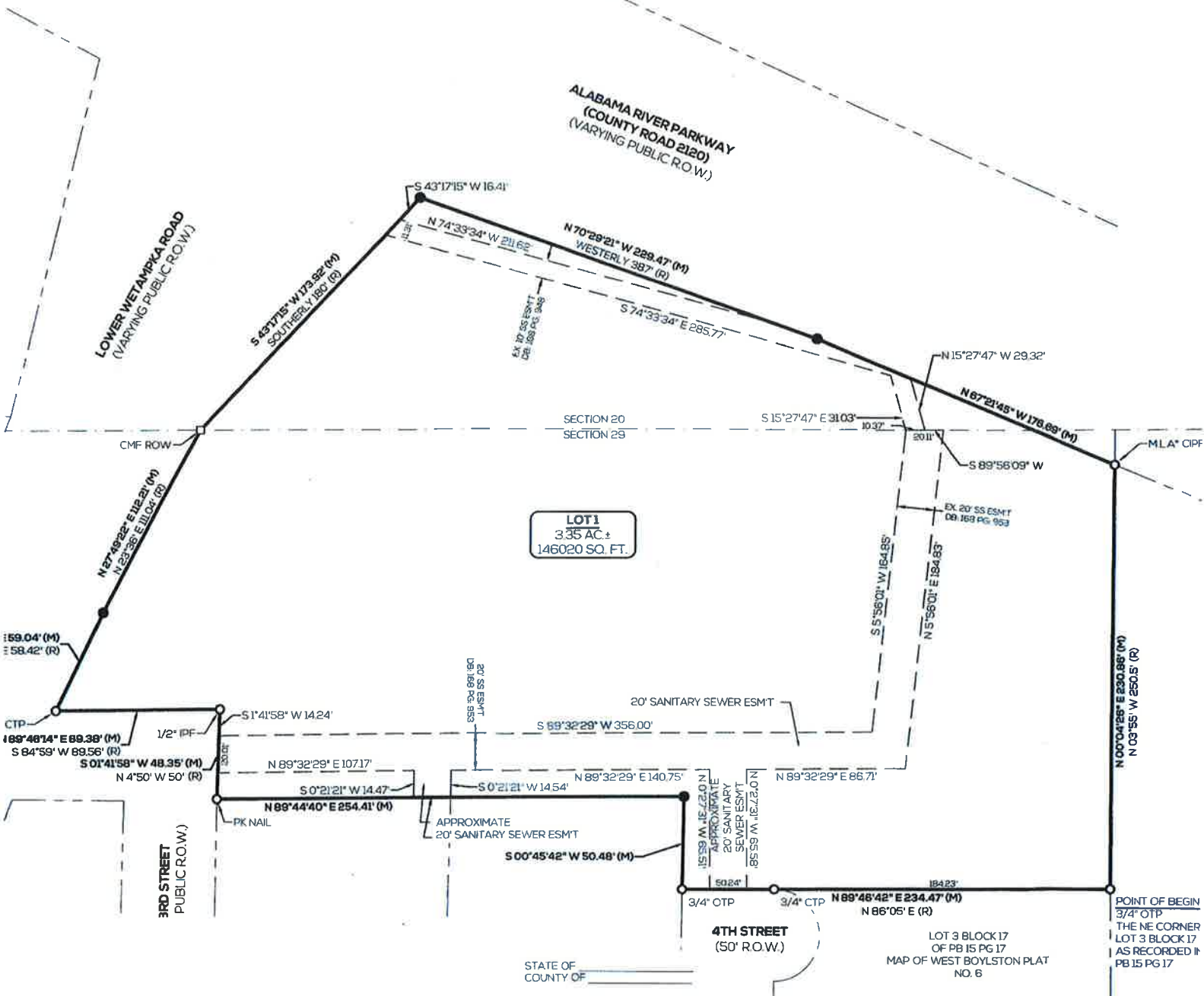


ITEM NO. 13A

Montgomery Boylston Plat No. 1



○	CONC
●	PROP.
○	PROJ.
○	SUBJ.
---	ADJ.
---	EASEM.
---	SECT.



NOTES AS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE

MEASURED IN U.S. SURVEY FOOT.

- DB 5127 PG 989-993
- DB 5128 PG 1-13
- DB 4771 PG 65-67
- DB 168 PG 948
- DB 488 PG 1000
- DB 845 PG 869-871
- DB 38 PG 65
- DB 36 PG 84
- DB 168 PG 953
- PB 15 PG 71

J. MARVIN
PG 497
4-005-003.00

GRADY E. HICKS JR. & JEFFREY P. PERDUE
DB 4771 PG 65, DB 5128 PG 1-13,
04-09-29-1-001-004.000 & 04-09-29-1-001-038.001

I, THE UNDERSIGNED, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT **JEFFREY P. PERDUE**, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT AFTER HAVING BEEN INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY AS THE DAY THE SAME BEARS DATE

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF _____
COUNTY OF _____

FLOOD HAZARD CERTIFICATION

I, THE UNDERSIGNED, AS A PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF SCHOEL ENGINEERING COMPANY, INC. HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

I, THE UNDERSIGNED, AS NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT **BENJAMIN T. PROCTOR**, WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT AFTER HAVING BEEN INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY AS THE DAY THE SAME BEARS DATE.

136



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 13C

14. 9068 **PRESENTED BY:** The Broadway Group, LLC

REPRESENTING: Same

SUBJECT: Request final approval of T B G Lower Wetumpka Road Plat No. 1 located on the southwest corner of Lower Wetumpka Road and Cedar Street in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats five (5) lots into one (1) lot for commercial use. Lot 1 (1.004 acres) has 210 ft. of frontage along Lower Wetumpka Road and 210 ft. of frontage along Cedar Street. 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.

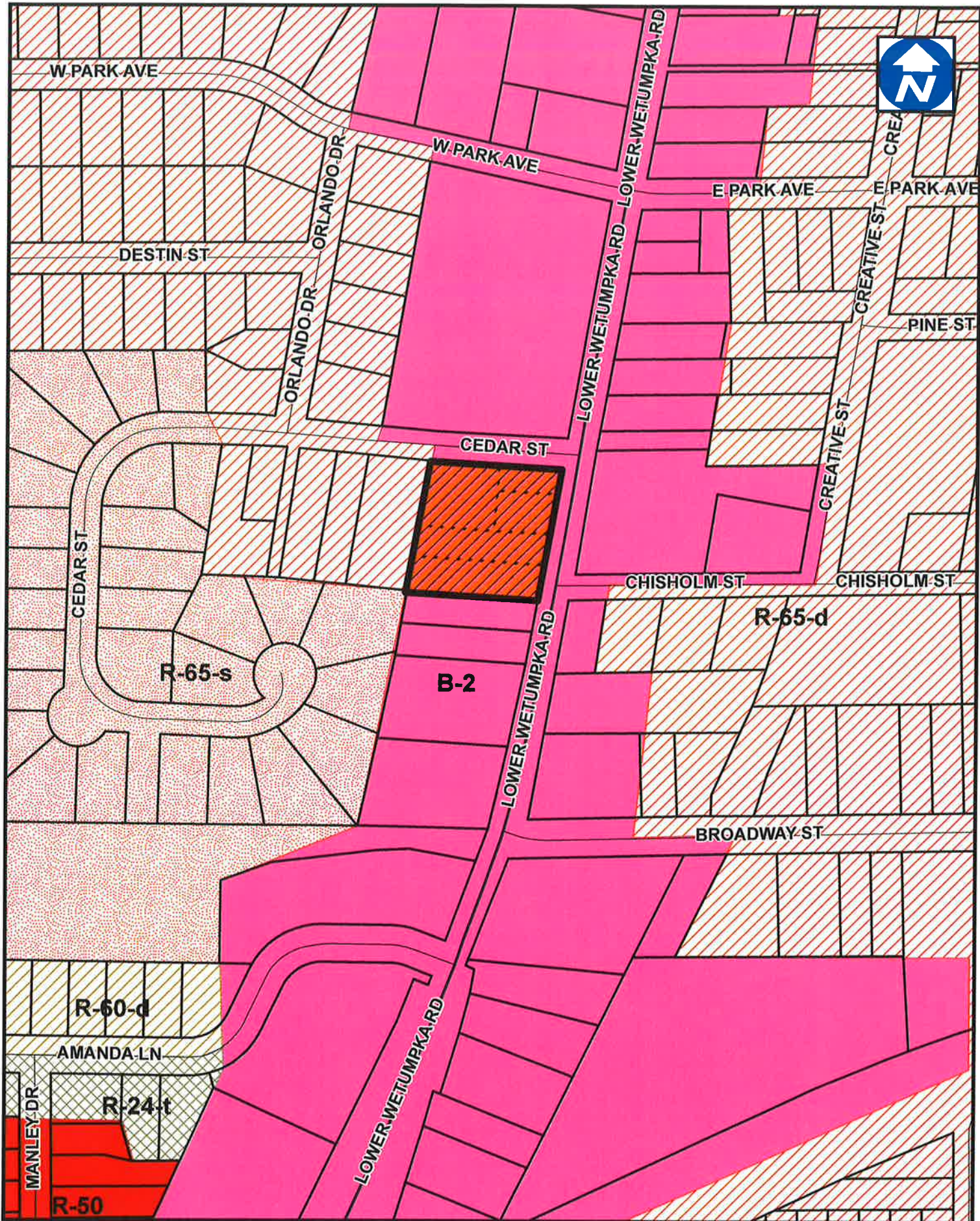
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

14A

TBG Lower Wetumpka Road Plat. No. 1

4

PARK PLAZA 1
(Plat Book 16, Page 1)
Parcel # 04 09 32 2 008 001.000
Owner: Montgomery Retail Investments, LLC

CEDAR STREET
(50' R.O.W.)

Northeast Corner
of Lot 33 Pickett Plat
(Plat Book 1, Page 24)

**BATTLE
RESURVEY**
(Plat 80)

Found Nail

Found Open Top

Found Drive

POINT OF BEGINNING
Northeast Corner
of Lot A, Mrs. Orimes Subdivision
Point also being 210' West and 20' South
of NE Corner Lot 33 Pickett Plat

209.94' Meas.
210.00' Deed
S89° 37' 9" E

LOWER WETUMPKA ROAD
(R.O.W. VARIES)

**LOT 2
GREATER HARVES**
(Plat Book 58, Page

PLAT

LOT 1

43,728 Sq. Ft.
or 1.004 Acres

210.00'
N7° 42' 0" E

210.00'
S77° 42' 0" W

Bearing)
s. Orimes Subdivision
to Lot 33 Pickett Plat
3, Page 58

CHISHOLM STREET
(40' R.O.W.)

Found RR Track

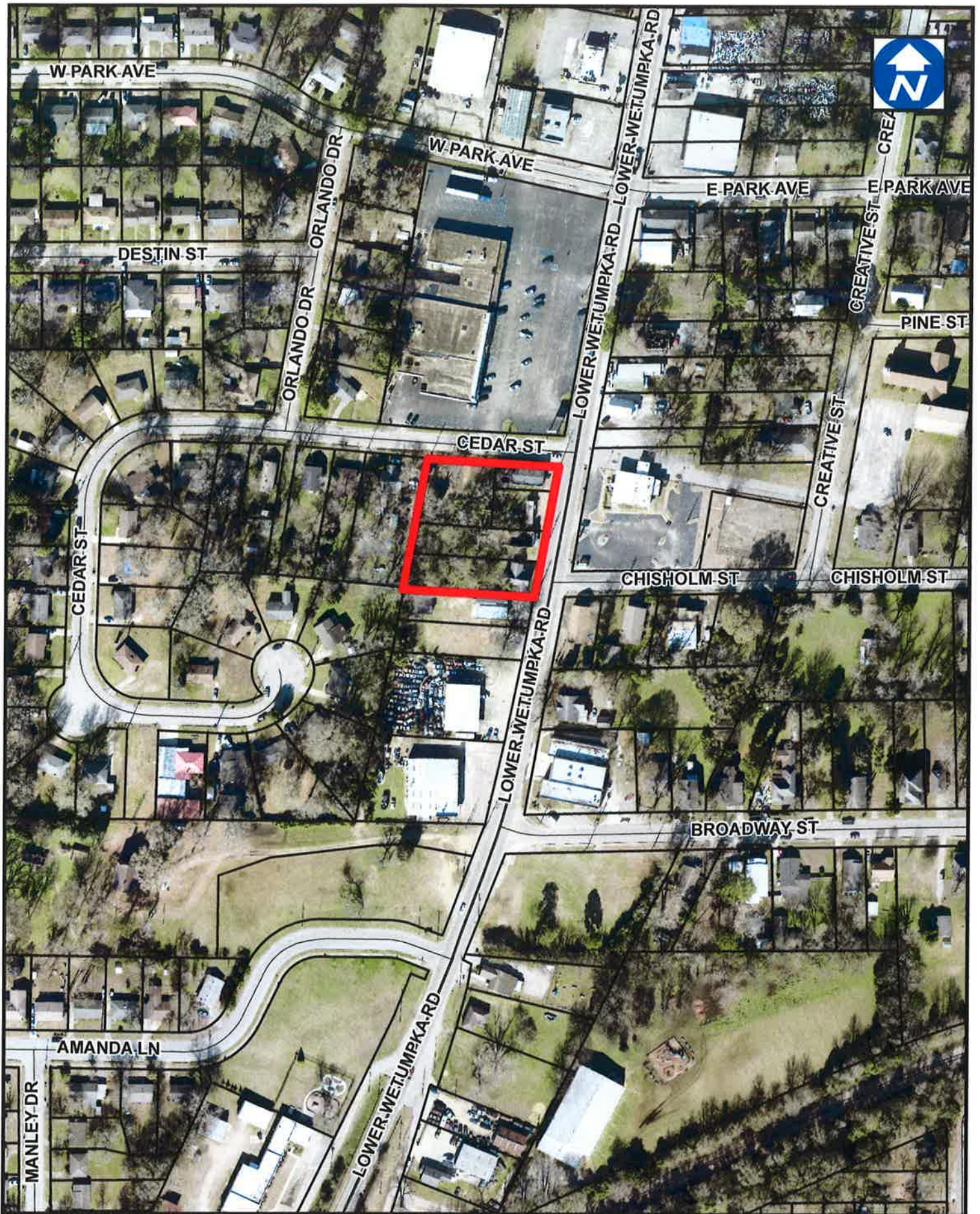
209.94' Meas.
210.00' Deed
N89° 37' 9" W

Set School-CA #0063

ACREAGE
Instrument #04844-0115

**LOT 8
GRIFFITH PLAT**
(Plat Book 2, Page 55)

14B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

14C

15. DP-1980-002 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Chevron (Purple Cow)

SUBJECT: Public hearing for a development plan for a new building and canopy to be located at 1220 Perry Hill Road in a B-4 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,370 sq. ft. building with a 6,359 sq. ft. canopy. One (1) access drive to Interstate Court will be removed, the remainder of the existing access drives will be repaired and modified as needed. There are 33 paved parking spaces (including pump islands) indicated on the site plan. 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.

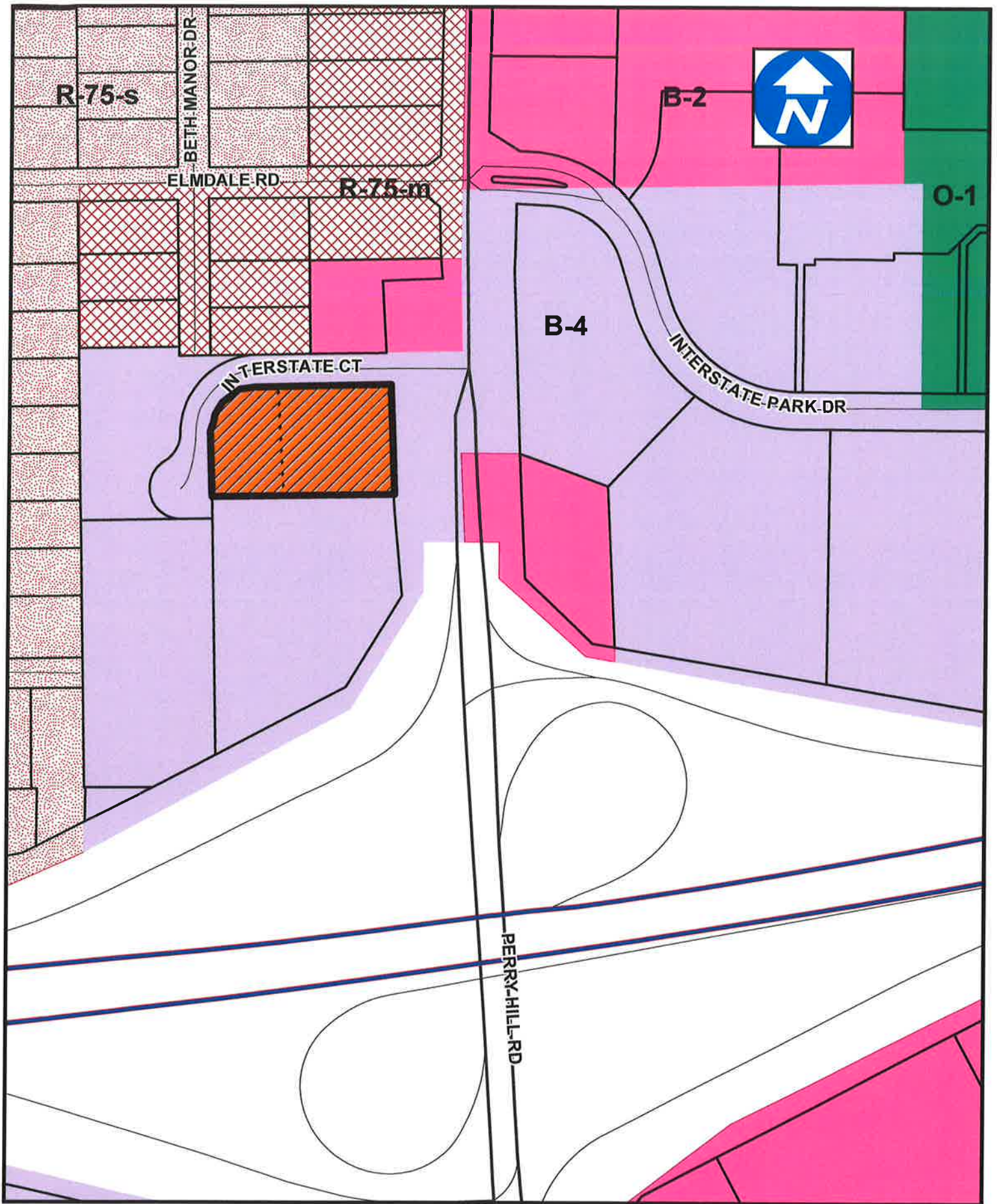
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



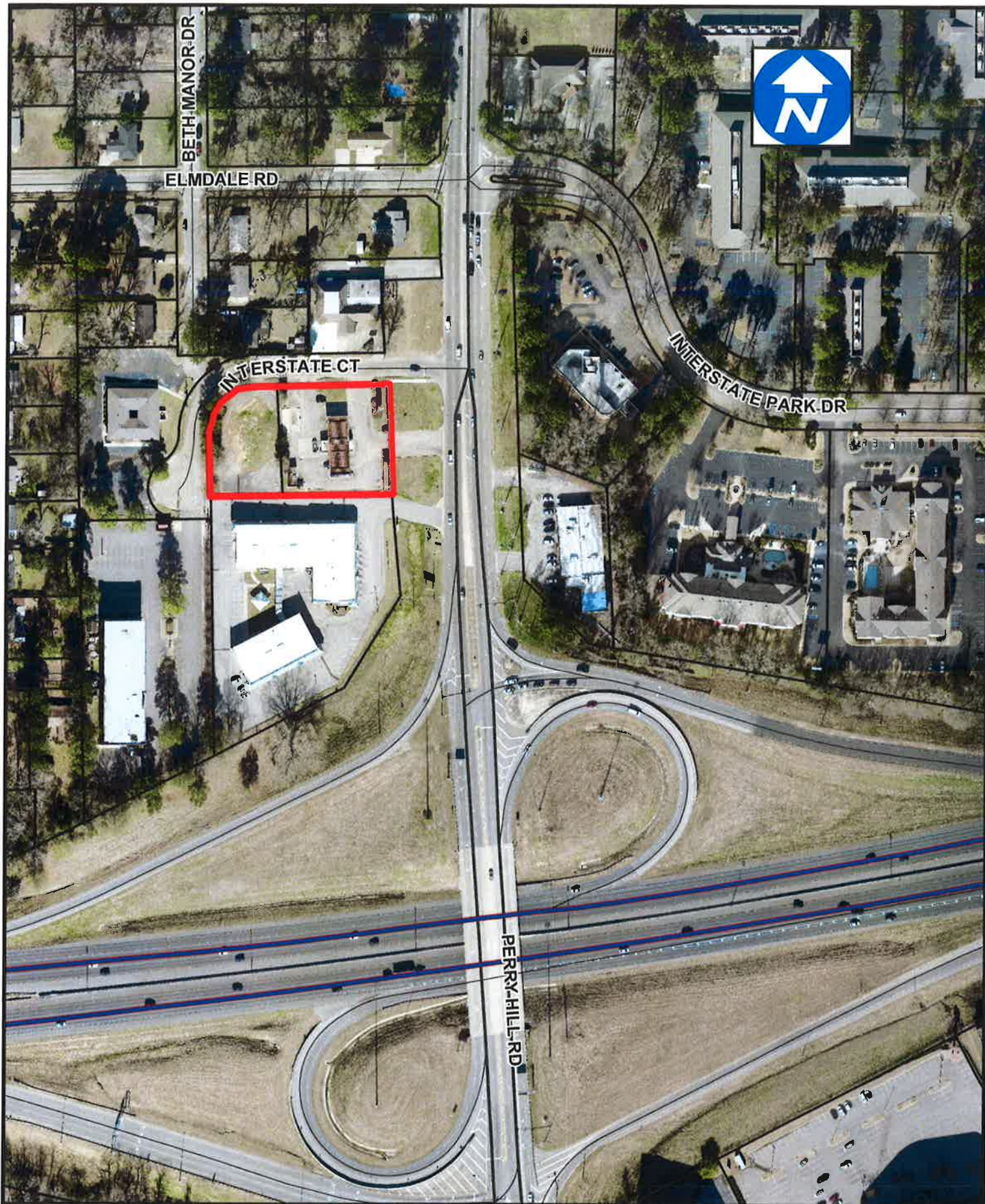
DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 15A

1 inch = 200 feet



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 150

1 inch = 200 feet

16. 9064 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: BFHK, LLC

SUBJECT: Request final approval of BFHK, LLC 1 located on the southwest corner of Perry Hill Road and Interstate Court in a B-4 (Commercial) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for commercial use. Lot 2A (1.12 acres) has 175.40 ft. of frontage along Perry Hill Road and 289.80 ft. of frontage along Interstate Court. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 1

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.

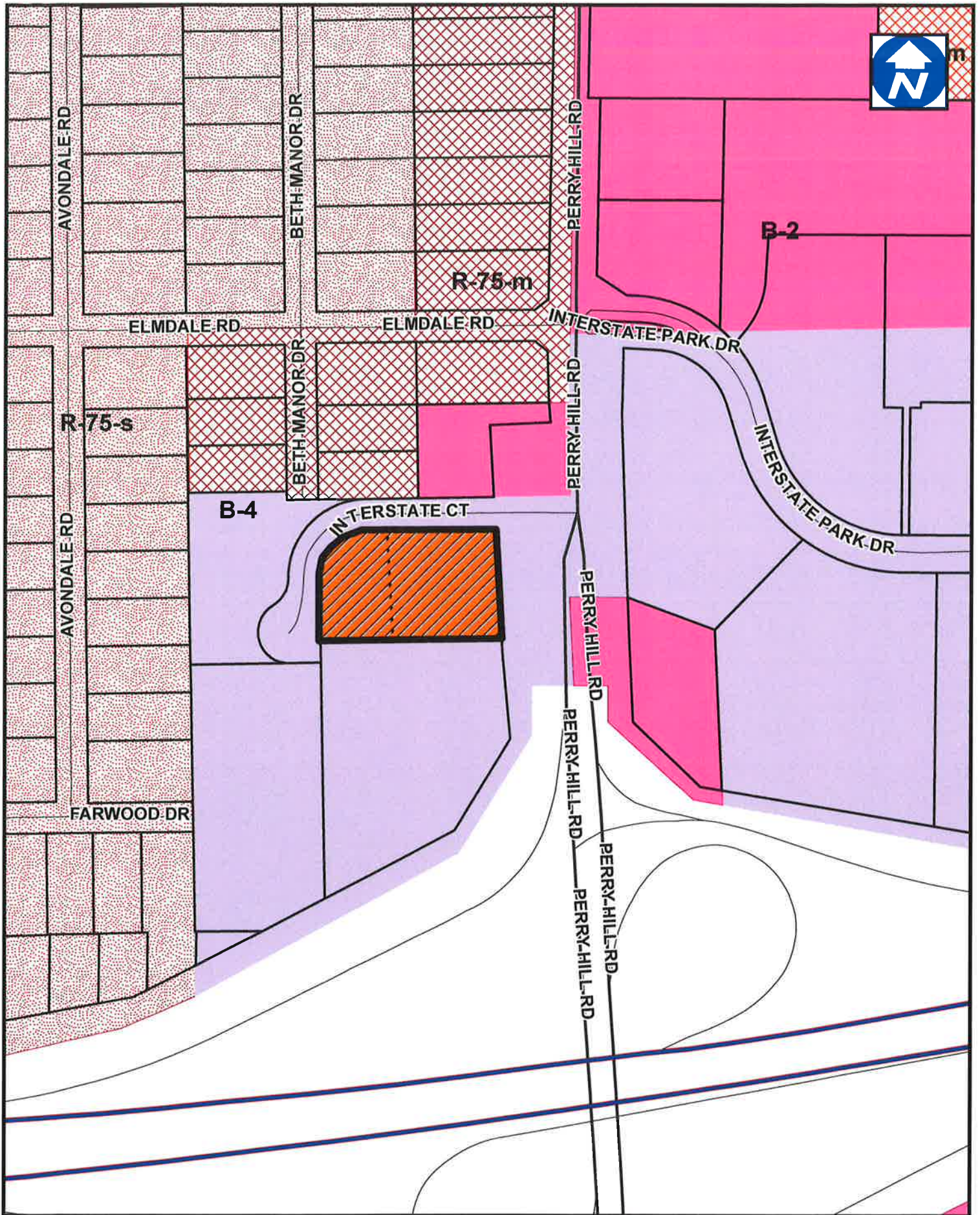
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

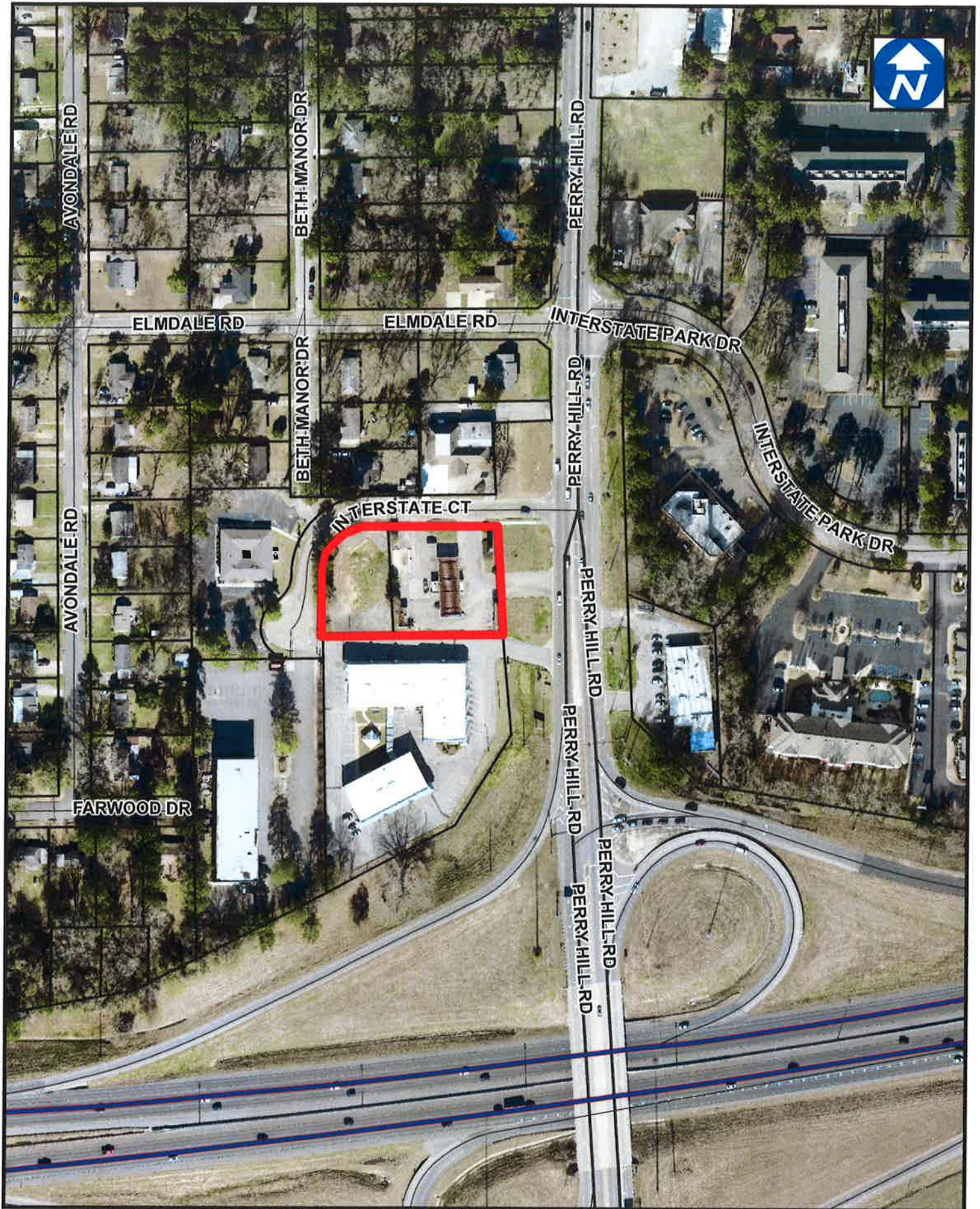
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

16A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

116C

17. Citywide and Planning Jurisdiction Comprehensive Plan

PRESENTED BY: Robert Smith, Director of Planning, and Kyle May, Senior Planner, planning NEXT

REPRESENTING: City of Montgomery

SUBJECT: Request approval of the 20 Year Envision Montgomery 2040 Citywide Comprehensive Plan.

REMARKS: In 2018 the City of Montgomery began the process of updating and re-doing the Comprehensive Plan that was last done in 1963. The current Draft Comprehensive Plan is called Envision Montgomery 2040 Comprehensive Plan. The Envision Montgomery 2040 Comprehensive Plan is a long-term guide that will serve as a decision making and primary reference tool for future physical growth and development of the City of Montgomery and the three (3) mile planning jurisdiction. The comprehensive plan includes recommendations for future land use, community design, connectivity, housing, open space, recreation areas, cultural resources, infrastructure and economic development. The Envision Montgomery 2040 Comprehensive Plan is proposed to replace the 1963 Comprehensive Plan. All future citywide comprehensive plans are to be updated at a minimum of five (5) years to ten (10) years maximum.