

Planning Commission Agenda

August 27, 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 July 23, 2020 meeting

August 27, 2020

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9074	Pilgreen Engineering	Albion Drive	Plat	1
2.	9077	Gonzalez-Strength & Associates	Vaughn Road	Plat	2
3.	9078	ECE Survey & Design	Northchase Blvd.	Plat	3
4.	RZ-2020-010	Jose Hernandez	Patrick Road	Rezoning	4
5.	9065	Flowers & White Engineering	Norman Bridge Rd.	Plat	5
6.	9075	“ “	Greystone Drive	Plat	6
7.	9076	“ “	Adams Avenue	Plat	7
8.	RZ-2020-011	“ “	South Lawrence St	Rezoning	8

***The next Planning Commission meeting is on
September 24, 2020***

1. 9074 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Goodwyn Building Company, Inc.

SUBJECT: Request final approval of Somerhill Plat No. 11 located on Albion Drive, approximately 80 ft. north of Berrydale Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 38 lots for residential use. The typical lot size is 65 ft. wide and a depth of 120 ft. The lots are proposed to be developed with the following guidelines of 20 ft. front, 0 ft. rear and 5 ft. side yards. 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.

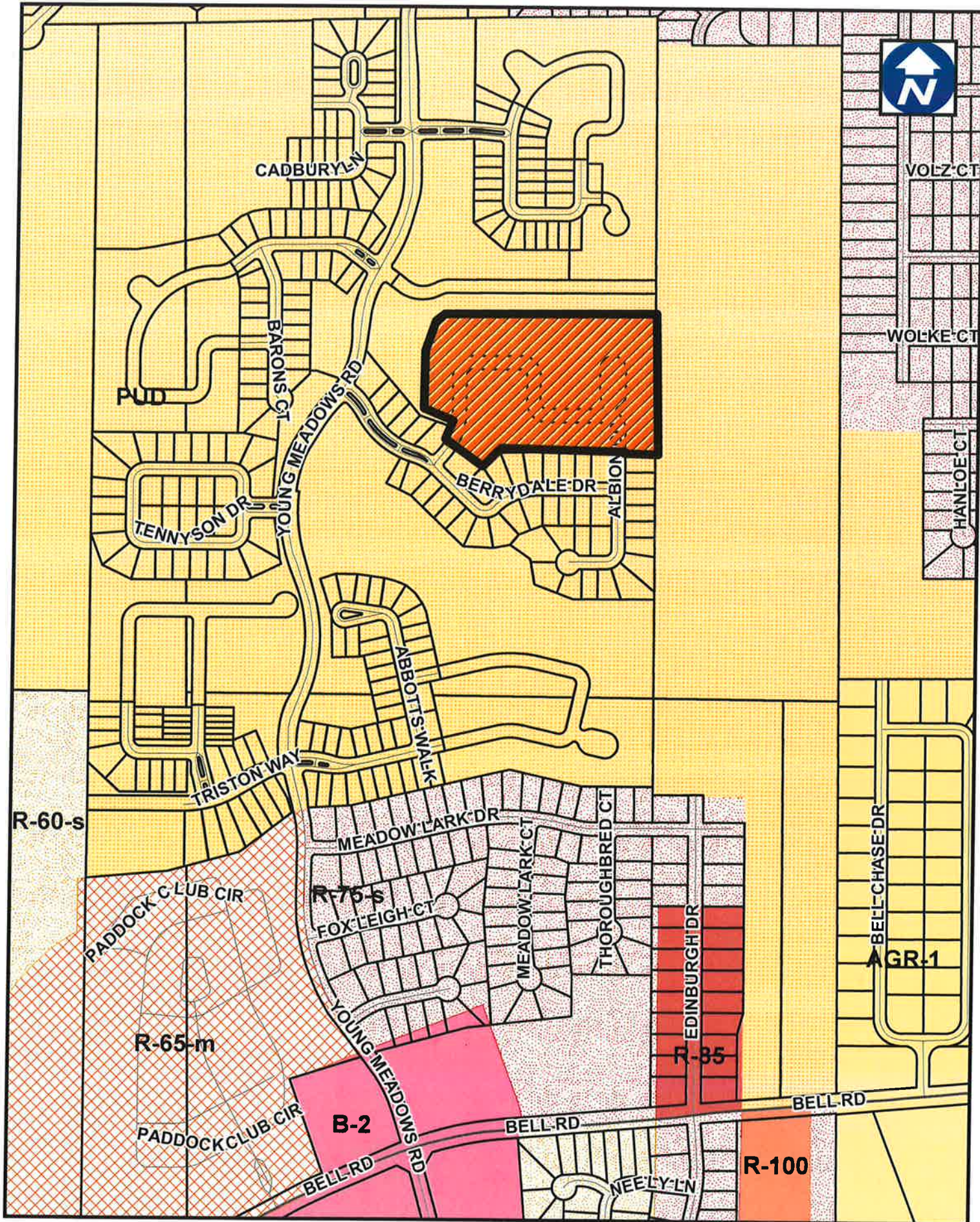
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

1A

Somerhill Plat No. 11

LOCATED IN
NE 1/4 OF SECTION 36, T-16-N, R-16-E
MONTGOMERY COUNTY, ALABAMA
CONTAINING .33 AC

Pilgreen Engineering, Inc.
ENGINEERS

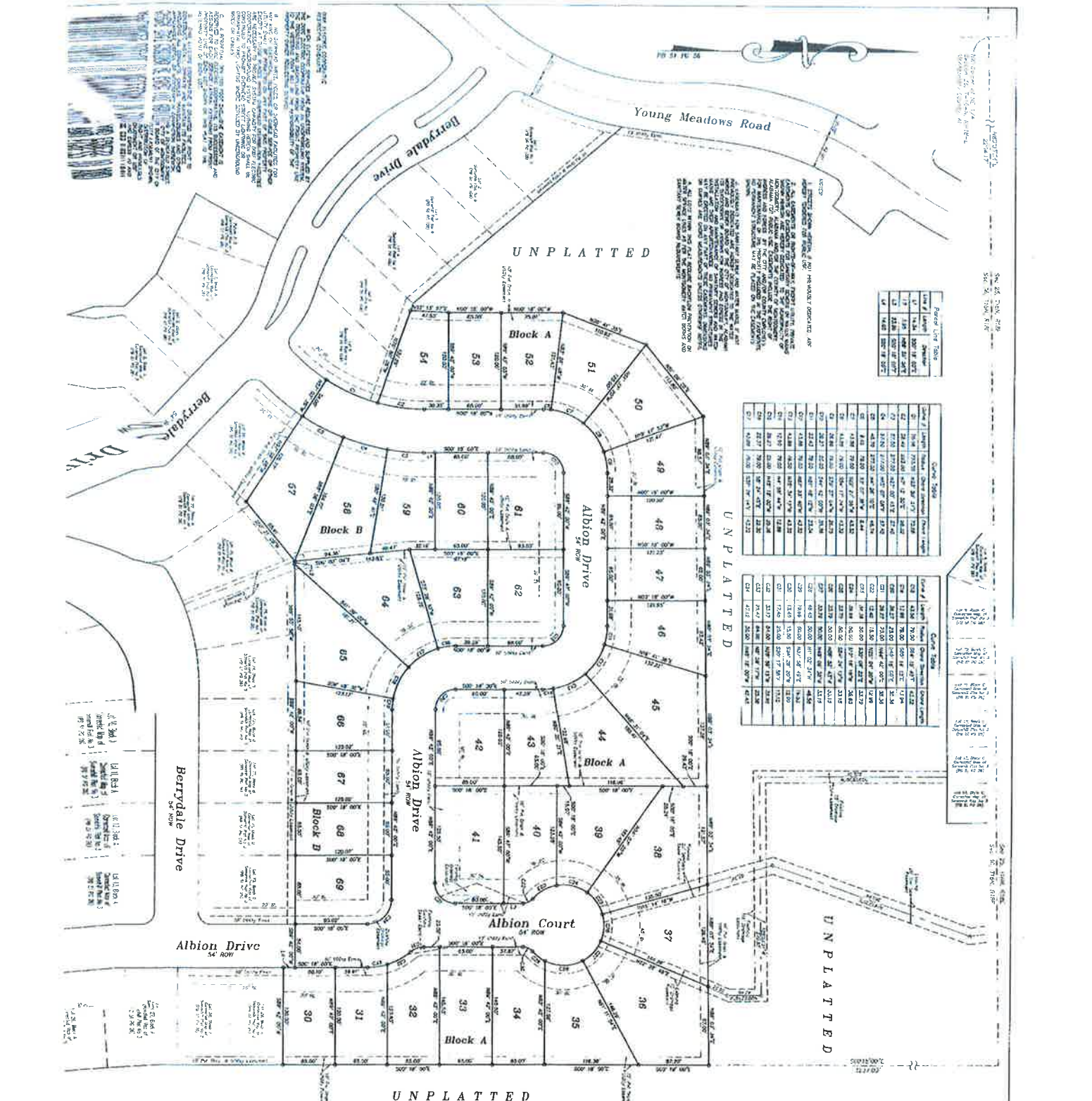
Year	Area	Volume	Area	Volume
1978	1.00	1.00	1.00	1.00
1979	1.00	1.00	1.00	1.00
1980	1.00	1.00	1.00	1.00
1981	1.00	1.00	1.00	1.00
1982	1.00	1.00	1.00	1.00
1983	1.00	1.00	1.00	1.00
1984	1.00	1.00	1.00	1.00
1985	1.00	1.00	1.00	1.00
1986	1.00	1.00	1.00	1.00
1987	1.00	1.00	1.00	1.00
1988	1.00	1.00	1.00	1.00
1989	1.00	1.00	1.00	1.00
1990	1.00	1.00	1.00	1.00
1991	1.00	1.00	1.00	1.00
1992	1.00	1.00	1.00	1.00
1993	1.00	1.00	1.00	1.00
1994	1.00	1.00	1.00	1.00
1995	1.00	1.00	1.00	1.00
1996	1.00	1.00	1.00	1.00
1997	1.00	1.00	1.00	1.00
1998	1.00	1.00	1.00	1.00
1999	1.00	1.00	1.00	1.00
2000	1.00	1.00	1.00	1.00
2001	1.00	1.00	1.00	1.00
2002	1.00	1.00	1.00	1.00
2003	1.00	1.00	1.00	1.00
2004	1.00	1.00	1.00	1.00
2005	1.00	1.00	1.00	1.00
2006	1.00	1.00	1.00	1.00
2007	1.00	1.00	1.00	1.00
2008	1.00	1.00	1.00	1.00
2009	1.00	1.00	1.00	1.00
2010	1.00	1.00	1.00	1.00
2011	1.00	1.00	1.00	1.00
2012	1.00	1.00	1.00	1.00
2013	1.00	1.00	1.00	1.00
2014	1.00	1.00	1.00	1.00
2015	1.00	1.00	1.00	1.00
2016	1.00	1.00	1.00	1.00
2017	1.00	1.00	1.00	1.00
2018	1.00	1.00	1.00	1.00
2019	1.00	1.00	1.00	1.00
2020	1.00	1.00	1.00	1.00
2021	1.00	1.00	1.00	1.00
2022	1.00	1.00	1.00	1.00
2023	1.00	1.00	1.00	1.00
2024	1.00	1.00	1.00	1.00
2025	1.00	1.00	1.00	1.00
2026	1.00	1.00	1.00	1.00
2027	1.00	1.00	1.00	1.00
2028	1.00	1.00	1.00	1.00
2029	1.00	1.00	1.00	1.00
2030	1.00	1.00	1.00	1.00



STATE OF ALABAMA
MONTGOMERY COUNTY
I, JAMES A. PILGREEN, A REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THE ABOVE PLAT IS TRUE AND CORRECT AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA.
WITNESSED MY HAND AND SEAL OF OFFICE THIS 11th DAY OF NOVEMBER, 2023.
JAMES A. PILGREEN
REGISTERED PROFESSIONAL ENGINEER
NO. 11228
STATE OF ALABAMA
EXPIRES 11/11/2023

STATE OF ALABAMA
MONTGOMERY COUNTY
I, JAMES A. PILGREEN, A REGISTERED PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THE ABOVE PLAT IS TRUE AND CORRECT AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA.
WITNESSED MY HAND AND SEAL OF OFFICE THIS 11th DAY OF NOVEMBER, 2023.
JAMES A. PILGREEN
REGISTERED PROFESSIONAL ENGINEER
NO. 11228
STATE OF ALABAMA
EXPIRES 11/11/2023

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY COUNTY, ALABAMA, ON 11/11/2023 AND IS BEING RECORDED TO THE BOOK OF 11-23-23.
RECORDED BY THE CLERK OF THE COUNTY COMMISSIONERS' OFFICE ON 11/11/2023.
RECEIVED
NOV 23 2023
LAND USE DIVISION



Parcel Line Table

Lot #	Area	Owner
1	1.34	2021 02 021
2	1.34	2021 02 021
3	1.34	2021 02 021
4	1.34	2021 02 021
5	1.34	2021 02 021
6	1.34	2021 02 021
7	1.34	2021 02 021
8	1.34	2021 02 021
9	1.34	2021 02 021
10	1.34	2021 02 021
11	1.34	2021 02 021
12	1.34	2021 02 021
13	1.34	2021 02 021
14	1.34	2021 02 021
15	1.34	2021 02 021
16	1.34	2021 02 021
17	1.34	2021 02 021
18	1.34	2021 02 021
19	1.34	2021 02 021
20	1.34	2021 02 021
21	1.34	2021 02 021
22	1.34	2021 02 021
23	1.34	2021 02 021
24	1.34	2021 02 021
25	1.34	2021 02 021
26	1.34	2021 02 021
27	1.34	2021 02 021
28	1.34	2021 02 021
29	1.34	2021 02 021
30	1.34	2021 02 021
31	1.34	2021 02 021
32	1.34	2021 02 021
33	1.34	2021 02 021
34	1.34	2021 02 021
35	1.34	2021 02 021
36	1.34	2021 02 021
37	1.34	2021 02 021
38	1.34	2021 02 021
39	1.34	2021 02 021
40	1.34	2021 02 021
41	1.34	2021 02 021
42	1.34	2021 02 021
43	1.34	2021 02 021
44	1.34	2021 02 021
45	1.34	2021 02 021
46	1.34	2021 02 021
47	1.34	2021 02 021
48	1.34	2021 02 021
49	1.34	2021 02 021
50	1.34	2021 02 021
51	1.34	2021 02 021
52	1.34	2021 02 021
53	1.34	2021 02 021
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61	1.34	2021 02 021
62	1.34	2021 02 021
63	1.34	2021 02 021
64	1.34	2021 02 021
65	1.34	2021 02 021
66	1.34	2021 02 021
67	1.34	2021 02 021
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71	1.34	2021 02 021
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73	1.34	2021 02 021
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75	1.34	2021 02 021
76	1.34	2021 02 021
77	1.34	2021 02 021
78	1.34	2021 02 021
79	1.34	2021 02 021
80	1.34	2021 02 021
81	1.34	2021 02 021
82	1.34	2021 02 021
83	1.34	2021 02 021
84	1.34	2021 02 021
85	1.34	2021 02 021
86	1.34	2021 02 021
87	1.34	2021 02 021
88	1.34	2021 02 021
89	1.34	2021 02 021
90	1.34	2021 02 021
91	1.34	2021 02 021
92	1.34	2021 02 021
93	1.34	2021 02 021
94	1.34	2021 02 021
95	1.34	2021 02 021
96	1.34	2021 02 021
97	1.34	2021 02 021
98	1.34	2021 02 021
99	1.34	2021 02 021
100	1.34	2021 02 021

Corner Table

Corner #	Station	Area	Owner
1	1.34	2021 02 021	
2	1.34	2021 02 021	
3	1.34	2021 02 021	
4	1.34	2021 02 021	
5	1.34	2021 02 021	
6	1.34	2021 02 021	
7	1.34	2021 02 021	
8	1.34	2021 02 021	
9	1.34	2021 02 021	
10	1.34	2021 02 021	
11	1.34	2021 02 021	
12	1.34	2021 02 021	
13	1.34	2021 02 021	
14	1.34	2021 02 021	
15	1.34	2021 02 021	
16	1.34	2021 02 021	
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26	1.34	2021 02 021	
27	1.34	2021 02 021	
28	1.34	2021 02 021	
29	1.34	2021 02 021	
30	1.34	2021 02 021	
31	1.34	2021 02 021	
32	1.34	2021 02 021	
33	1.34	2021 02 021	
34	1.34	2021 02 021	
35	1.34	2021 02 021	
36	1.34	2021 02 021	
37	1.34	2021 02 021	
38	1.34	2021 02 021	
39	1.34	2021 02 021	
40	1.34	2021 02 021	
41	1.34	2021 02 021	
42	1.34	2021 02 021	
43	1.34	2021 02 021	
44	1.34	2021 02 021	
45	1.34	2021 02 021	
46	1.34	2021 02 021	
47	1.34	2021 02 021	
48	1.34	2021 02 021	
49	1.34	2021 02 021	
50	1.34	2021 02 021	
51	1.34	2021 02 021	
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66	1.34	2021 02 021	
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69	1.34	2021 02 021	
70	1.34	2021 02 021	
71	1.34	2021 02 021	
72	1.34	2021 02 021	
73	1.34	2021 02 021	
74	1.34	2021 02 021	
75	1.34	2021 02 021	
76	1.34	2021 02 021	
77	1.34	2021 02 021	
78	1.34	2021 02 021	
79	1.34	2021 02 021	
80	1.34	2021 02 021	
81	1.34	2021 02 021	
82	1.34	2021 02 021	
83	1.34	2021 02 021	
84	1.34	2021 02 021	
85	1.34	2021 02	



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

1C

2. 9077 **PRESENTED BY:** Gonzalez-Strength & Associates, Inc.

REPRESENTING: Paul R. Norris, Jr.

SUBJECT: Request final approval of Norris Subdivision Plat No. 2 located on the south side of Vaughn Road, approximately 185 ft. east of Old Orchard Lane, in a B-4 (Commercial) Zoning District.

REMARKS: This plat two (2) lots and unplatted property into two (2) lots for commercial use. Lot 1A (1.44 acres) has 144.99 ft. of a frontage along Vaughn Road and a depth of 389.98 ft. Lot 2A (4.14 acres) has 408.33 ft. of frontage along Vaughn Road and a depth of 458.32 ft. There is an access easement on the lot line between Lots 1A and 2A that goes south from Vaughn Road and then turns east to Bell Road. 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.

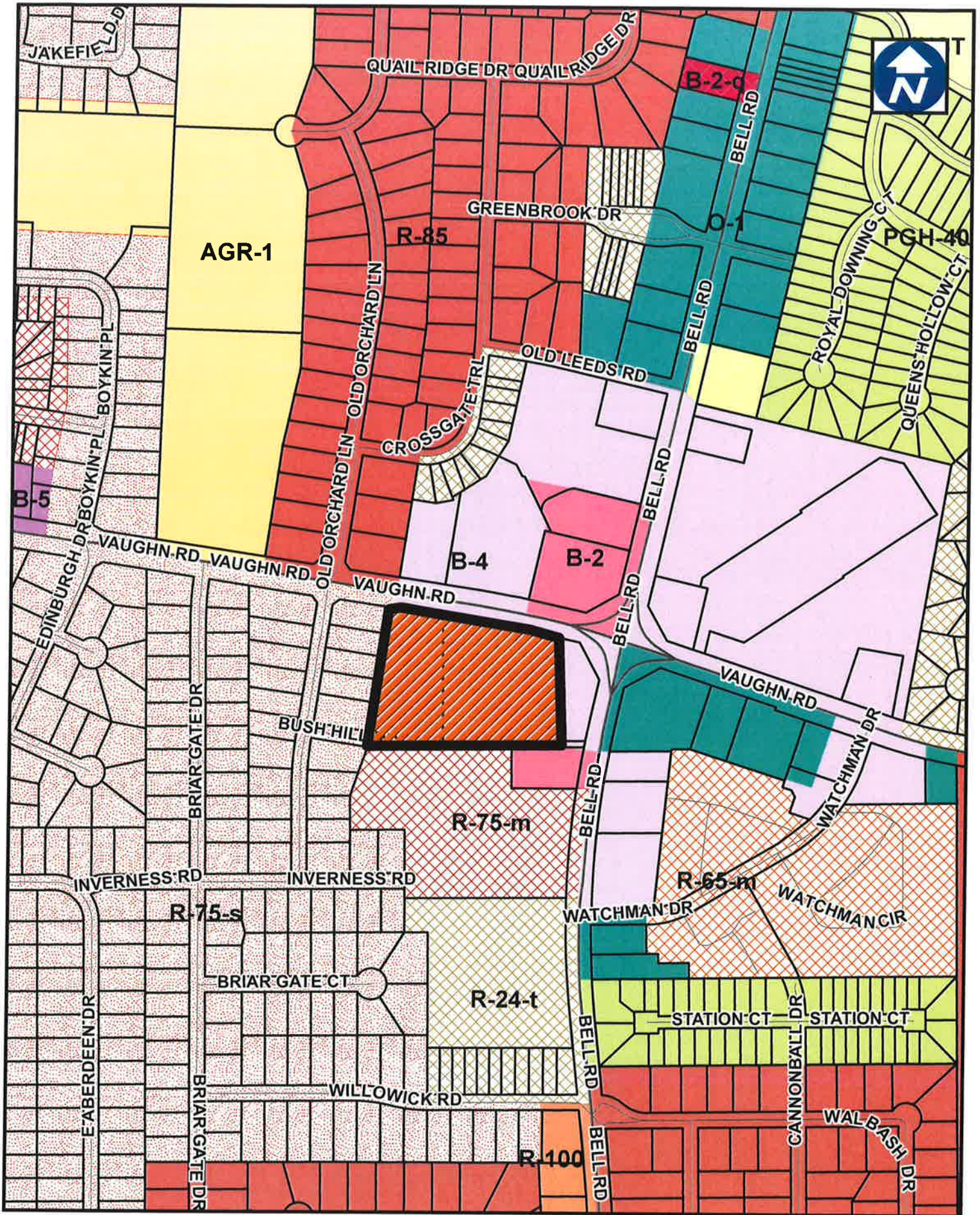
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. 9078 **PRESENTED BY:** ECE Survey & Design, LLC

REPRESENTING: Tom Crews

SUBJECT: Request final approval of Northchase Plat No. 5 located on the south side of Northchase Boulevard, approximately 310 ft. south of Northern Boulevard, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 6 (0.86 acres) has 150 ft. of frontage along Northchase Boulevard and a depth of 250 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.

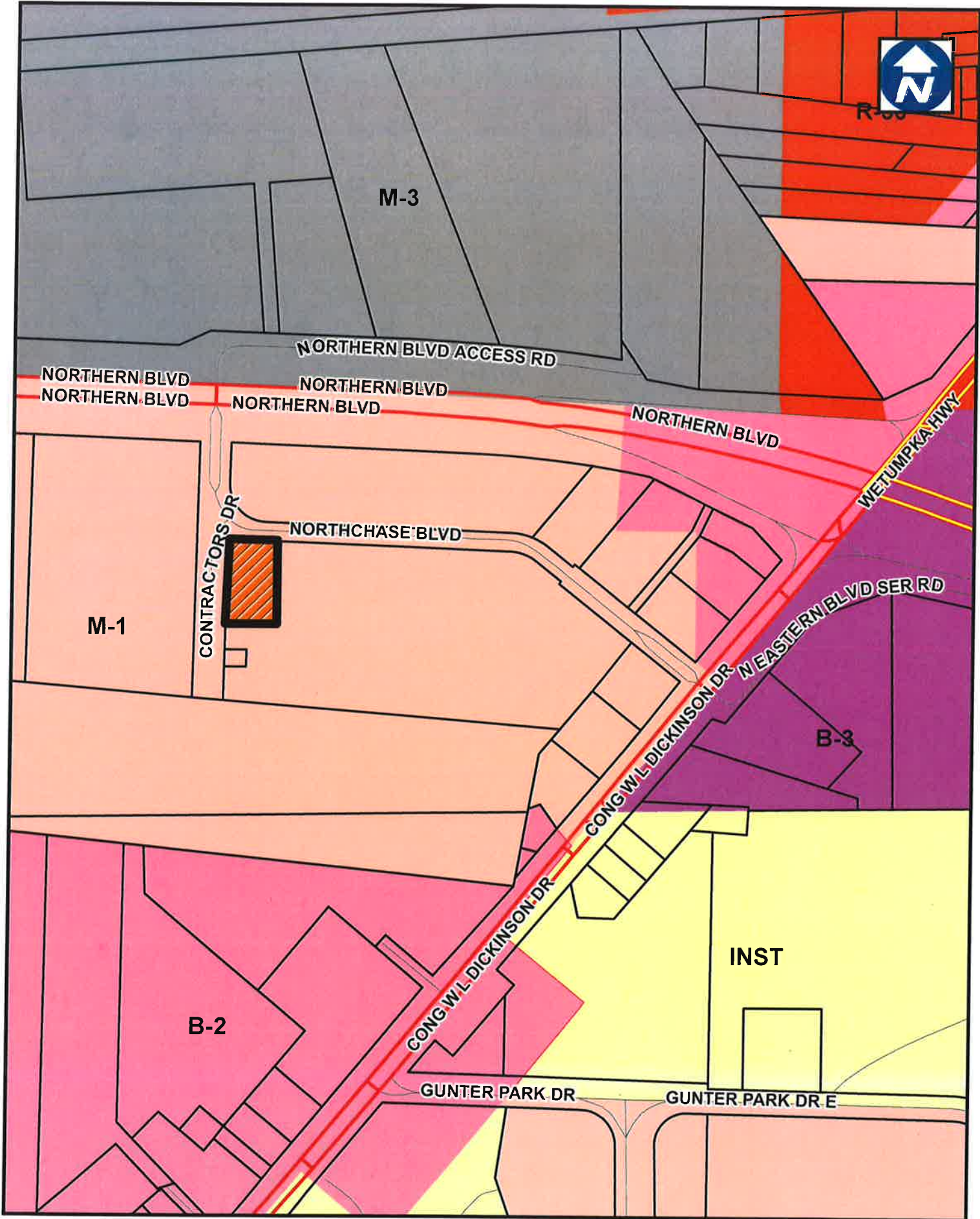
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

3A

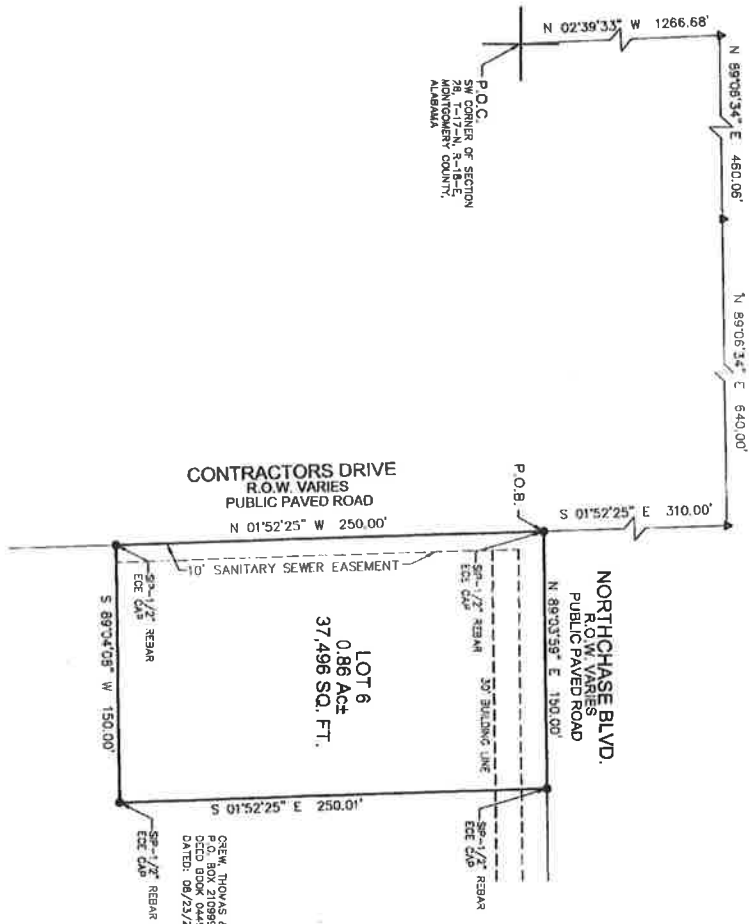
NORTHCHASE PLAT NO. 5

LOCATED IN THE SW 1/4 OF SECTION 26, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA



ECE Surveying & Design, LLC

540 South Perry Street, Suite #9,
Montgomery, Alabama 36104
PH (334) 271-6932 & (334) 283-0450
EMAIL: wps175@att.net



CREW: THOMAS & MARGARET & CREWS, JOHN
P.O. BOX 210989 MONTGOMERY, ALABAMA
CDED BOOK 04450, PAGE 0139
DATE: 09/29/2010

THOMAS W. TNSON, JR., EXECUTIVE SECRETARY

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: _____ DATE _____

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER
FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY,
ALABAMA.

NOTARY PUBLIC
MY COMMISSION
EXPIRES: _____

THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR
THE SAID STATE OF ALABAMA HEREBY CERTIFY THAT TOM CREWS, A REPRESENTATIVE OF
COMMERCIAL PARTNERS INC., 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 SUCH
CO-OWNERS AND WITH FULL AUTHORITY EXECUTED THE SAME VOLUNTARILY
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ 2020

TOM CREWS, REPRESENTATIVE

I, TOM CREWS, AS A REPRESENTATIVE OF COMMERCIAL PARTNERS, INC., 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 _____ 2020.

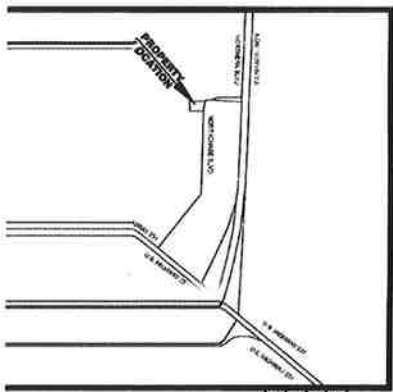
RESERVED TOP CORNER FOR RECORDING



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 THE STANDARDS AND SPECIFICATIONS FOR
SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND
BELIEF.

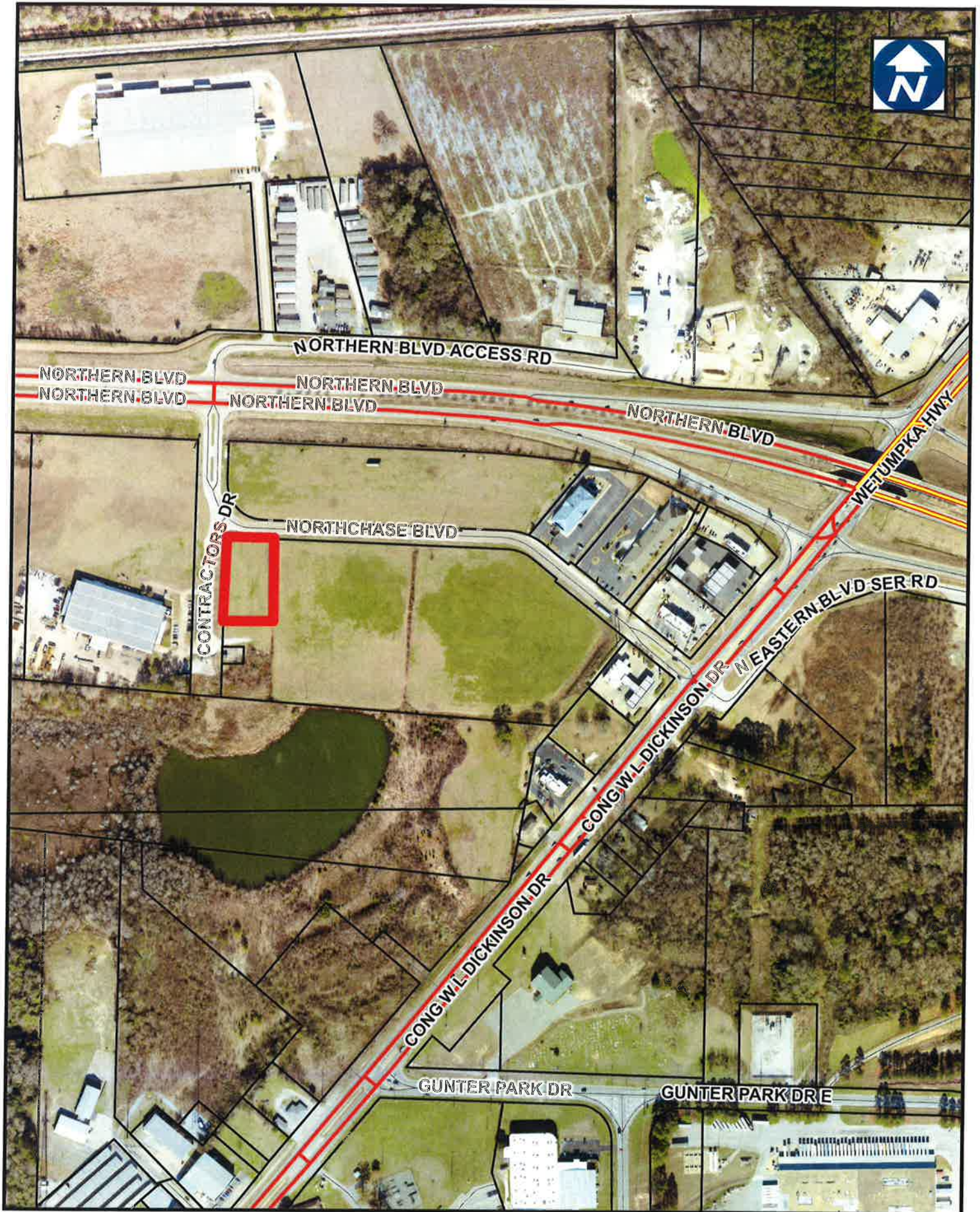
W. DARBELL WYATT
ALABAMA LICENSE NUMBER: 166073
DATE: AUGUST 1, 2020

VICINITY MAP
N.T.S.



SCALE: 1" = 50'
DATED: 09-1-2020
DRAWN BY: BRW
CHECKED BY: WDH
REV:

3B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

30

4. RZ-2020-010 **PRESENTED BY:** Jose Hernandez

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 3325 Patrick Road from an R-60-s (Single-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is auto sales. The adjacent property has R-60-s (Single-Family Residential) to the north and west, R-60-d (Duplex Residential) to the east and B-2 (Commercial) zoning to the south. The Envision Montgomery 2040 Comprehensive Plan recommends Rural Edge/Conservation use.

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: _____



SA

RURAL EDGE / CONSERVATION (RE)

Land at the edge of the City or in unincorporated areas that is primarily undeveloped or in agricultural use.

These areas may include rural edge development that is mostly single-family residential with some small commercial or civic uses. Sites may also contain natural features such as wooded areas or floodplain that are suitable for preservation. Buildings are generally set far back from the roadway on large lots (over five acres) and not served by city utilities like water, storm and sanitary sewer, etc.

INTENT

- ★ Encourage preservation of natural features as open space amenities for the community and visitors to the region.
- ★ Promote trail connection for conservation areas and open spaces to create an established, connected greenway system.
- ★ Support low intensity development in designated areas that integrate into the natural landscape.

PRIMARY USES

- ★ Single-family Residential (large-lot)
- ★ Agriculture

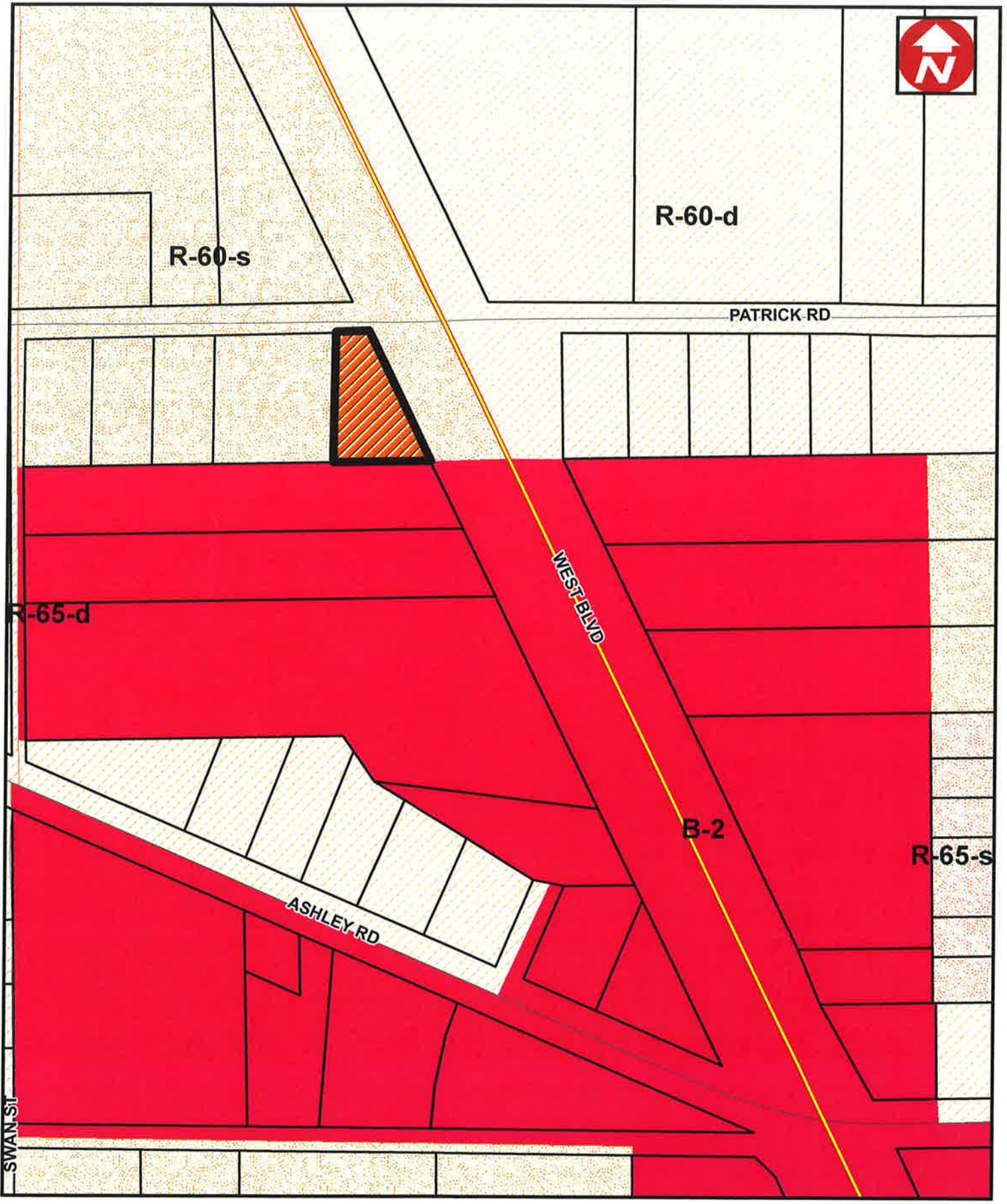
SECONDARY USES

- ★ Parks and Open Space
- ★ Renewable generation (solar)



BUILDING BLOCKS

Height Range	1 - 2 stories	Transportation	Automobile; potential for biking
Building Form	Individual residential structures and accessory buildings	Parking	Private off-street (driveways and garages)
Building Setback	Varies	Open Spaces	Regional natural parks and private open spaces
Streets	Rural roadways with minimal connectivity		



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 4B

1 inch = 200 feet



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO.

AC

1 inch = 100 feet

5. 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 449.35 ft. of frontage along Norman Bridge Road and a depth of 348.13 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.

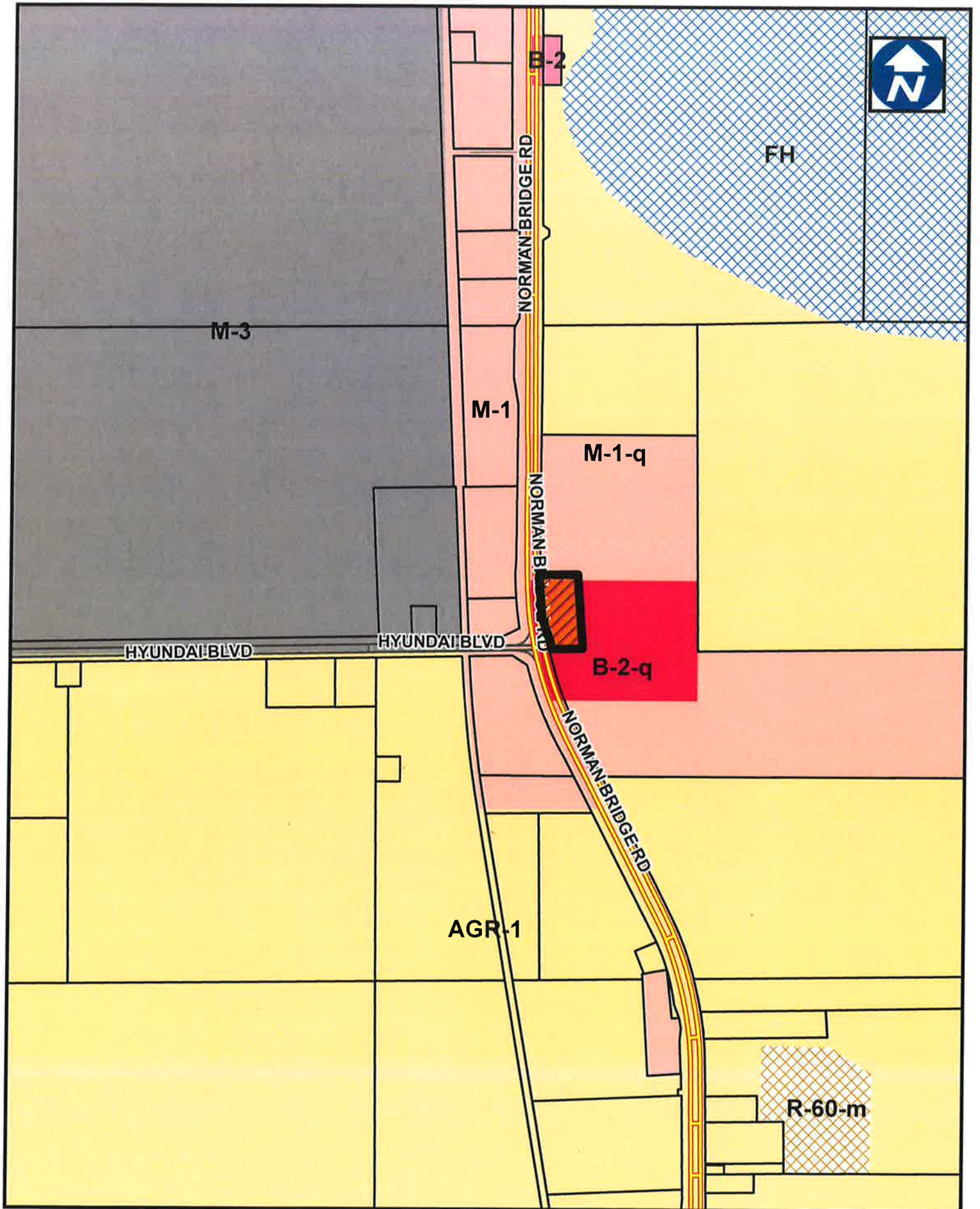
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



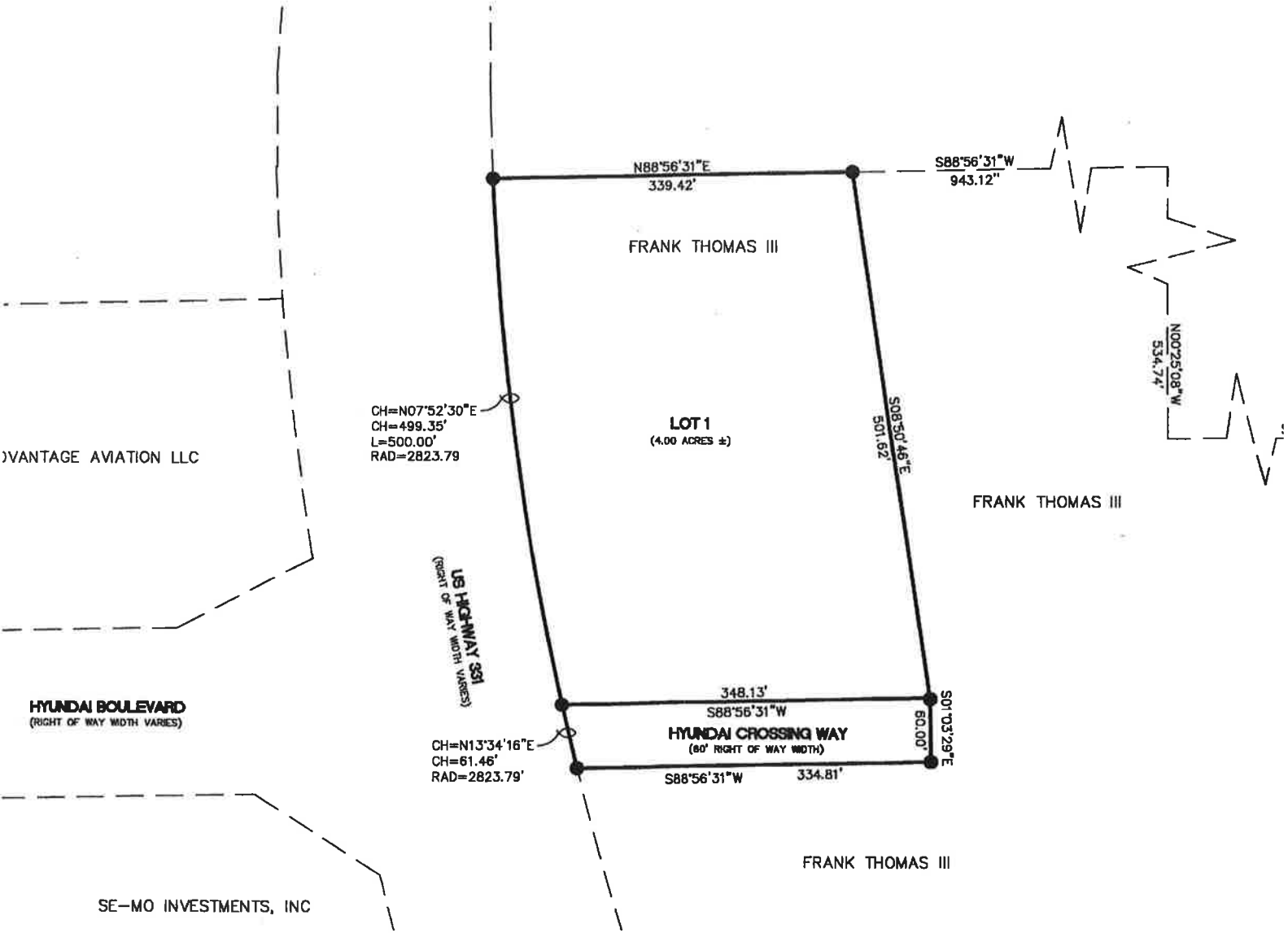
ITEM NO. 5A

HYUNDAI CROSSING PLAT NO. 1

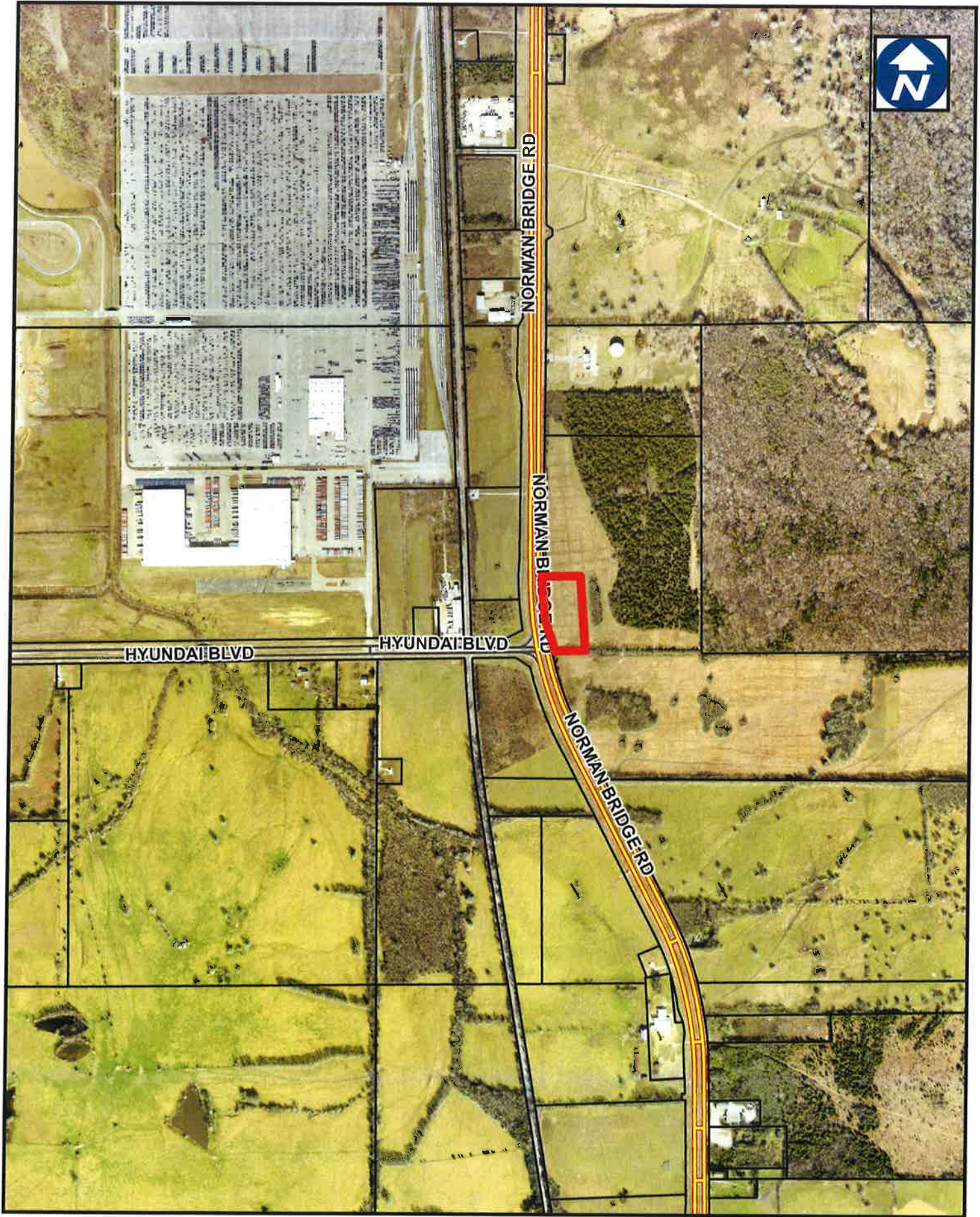
AS

966)
A0966)

LYING IN THE WEST HALF OF SECTION 18,
T-15-N, R-18-E,
MONTGOMERY COUNTY, ALABAMA.



5B



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. 9075 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Lee Warren

SUBJECT: Request final approval of Little Greystone Plat No. 1A located at the southernmost end of Greystone Drive in an AGR-1 (General Agriculture) Zoning District.

REMARKS: This plat replats two (2) lots into three (3) lots for residential use. Lot 1A (4.59 acres) has 398.80 ft. of frontage along Greystone Drive and a depth of approximately 830 ft. Lot 3A (3.00 acres) has 90.49 ft. of frontage along Greystone Drive and a depth of approximately 480 ft. Lot 3B (3.13 acres) has a width of 456.91 ft. and a height of 434.55 ft. Lot 3B has a 10 ft. private access easement for access to Greystone Drive. 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.

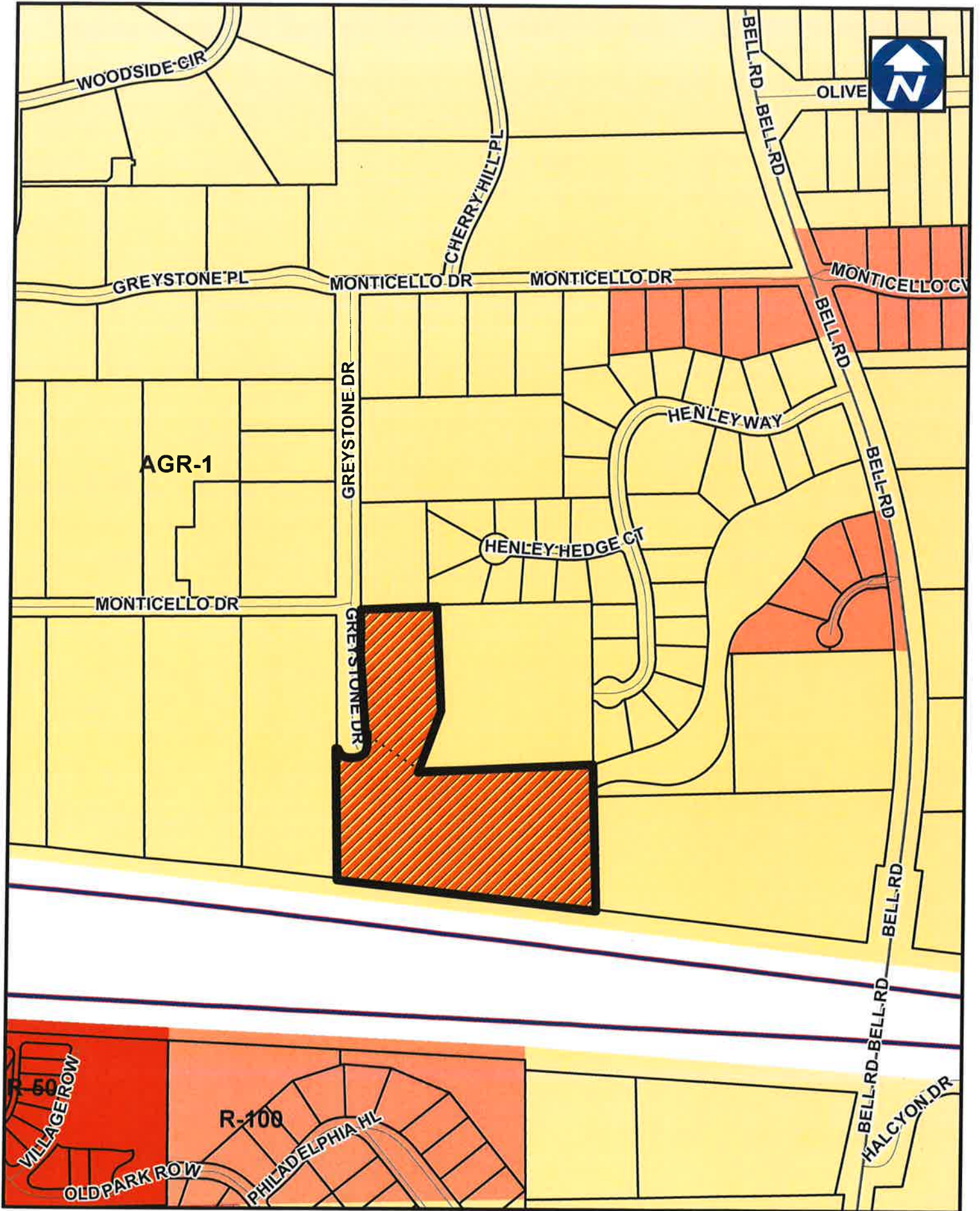
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY

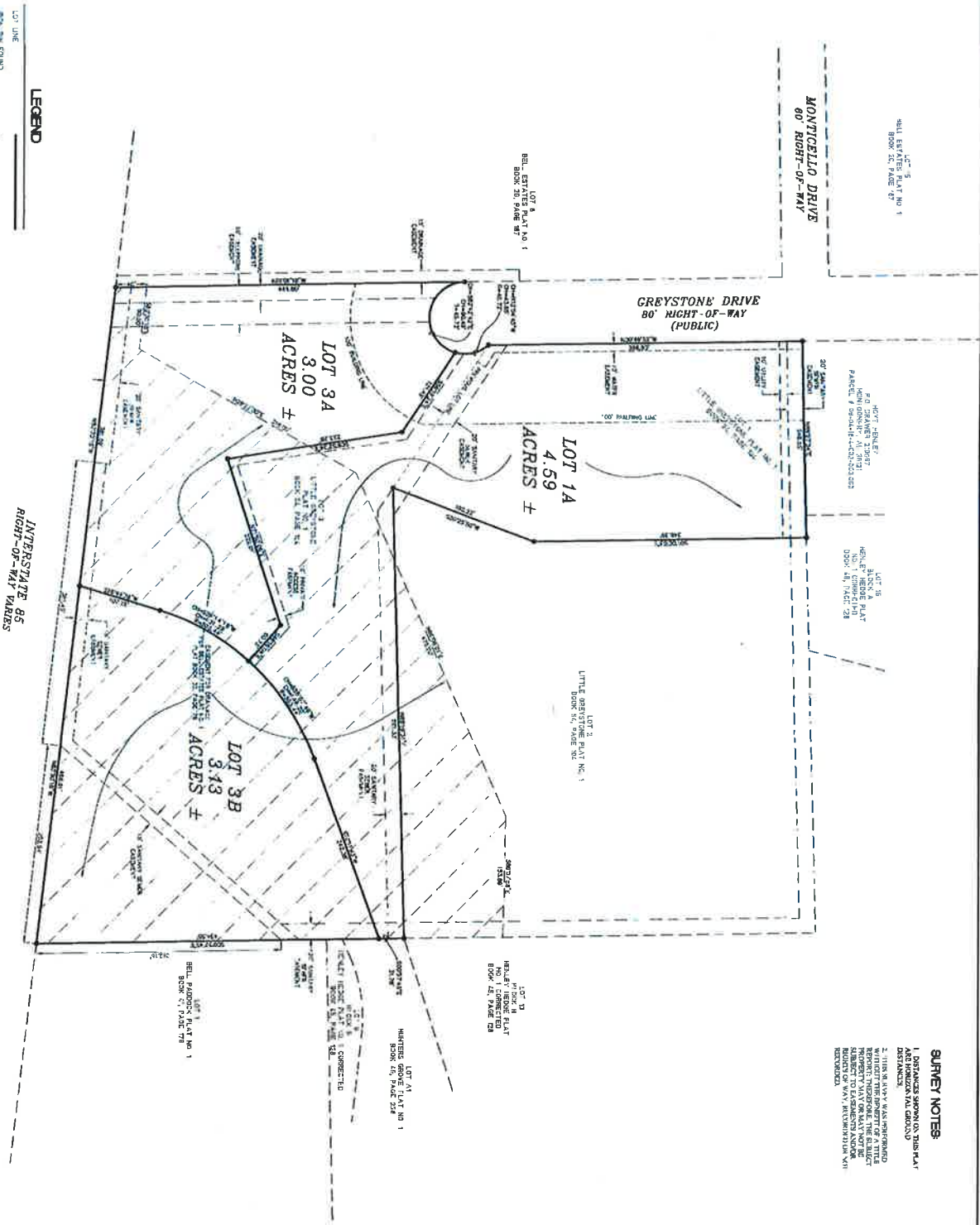


ITEM NO.

6A



LEGEND



LOT 2
 CHILL ESTATES PLAT NO. 1
 BOOK 22, PAGE 47

GREYSTONE DRIVE
 80' RIGHT-OF-WAY
 (PUBLIC)

MONTICELLO DRIVE
 60' RIGHT-OF-WAY

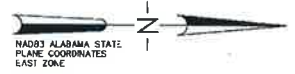
INTERSTATE 85
 RIGHT-OF-WAY MARKERS

LOT 3A
 3.00
 ACRES ±

LOT 1A
 4.59
 ACRES ±

LOT 3B
 3.13
 ACRES ±

- SURVEY NOTES**
1. DISTANCES SHOWN ON THIS PLAT ARE MEASURED TO THE CENTER OF THE MONUMENT.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY DATA AND THE TECHNICAL QUALITY OF THE SURVEY WORK. THE SURVEYOR DOES NOT GUARANTEE THE ACCURACY OF THE DATA OR THE RESULTS OF THE SURVEY.



LITTLE GREYSTONE PLAT 1A

99

OWNER'S CERTIFICATE

STATE OF ALABAMA
 COUNTY OF MONTGOMERY
 I, the undersigned, being the owner of the above described land, do hereby certify that the above described land is the same as shown on the plat of Little Greystone Plat No. 1, Book 22, Page 47, of the Public Records of this County, Alabama, and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any third party.

SIGNED AND DELIVERED IN PRESENCE OF ME, a Notary Public for Alabama, on this _____ day of _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
 COUNTY OF MONTGOMERY
 I, the undersigned, being a duly licensed and sworn Surveyor for the State of Alabama, do hereby certify that the above described land is the same as shown on the plat of Little Greystone Plat No. 1, Book 22, Page 47, of the Public Records of this County, Alabama, and that the same is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any third party.

SIGNED AND DELIVERED IN PRESENCE OF ME, a Notary Public for Alabama, on this _____ day of _____, 20____.

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

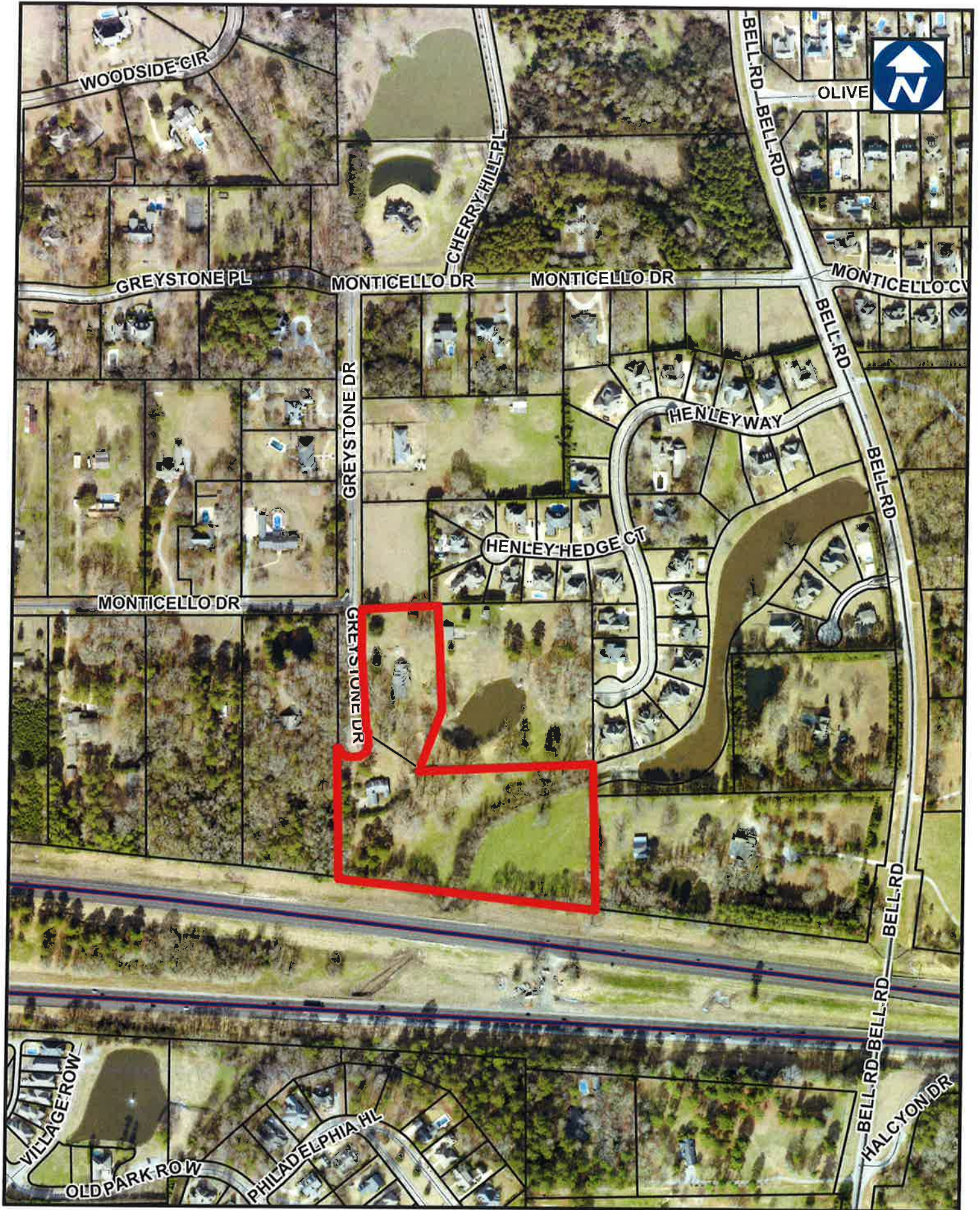
APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION

THIS PLAT HAS BEEN REVIEWED BY THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA TITLE 35-9-201.

RECEIVED
 10/28/20



FLOWERS & WHITE
 ENGINEERING, LLC
 4022178 MONTGOMERY, AL 36117
 P: 334.338.7800 F: 334.338.3521



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

60

7. 9076 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: David Robinson

SUBJECT: Request final approval of Oruen, LLC Plat No. 1 located at the northwest corner of Adams Avenue and Hall Street in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replats two (2) lots and a portion of a lot into two lots for industrial use. Lot 1 (1.00 acres) has 199.36 ft. of frontage along Adams Avenue and a depth of 223.23 ft. Lot 2 (0.29 acres) has 106.58 ft. of frontage along Hall Street and 143.63 ft. of frontage along Adams Avenue. 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.

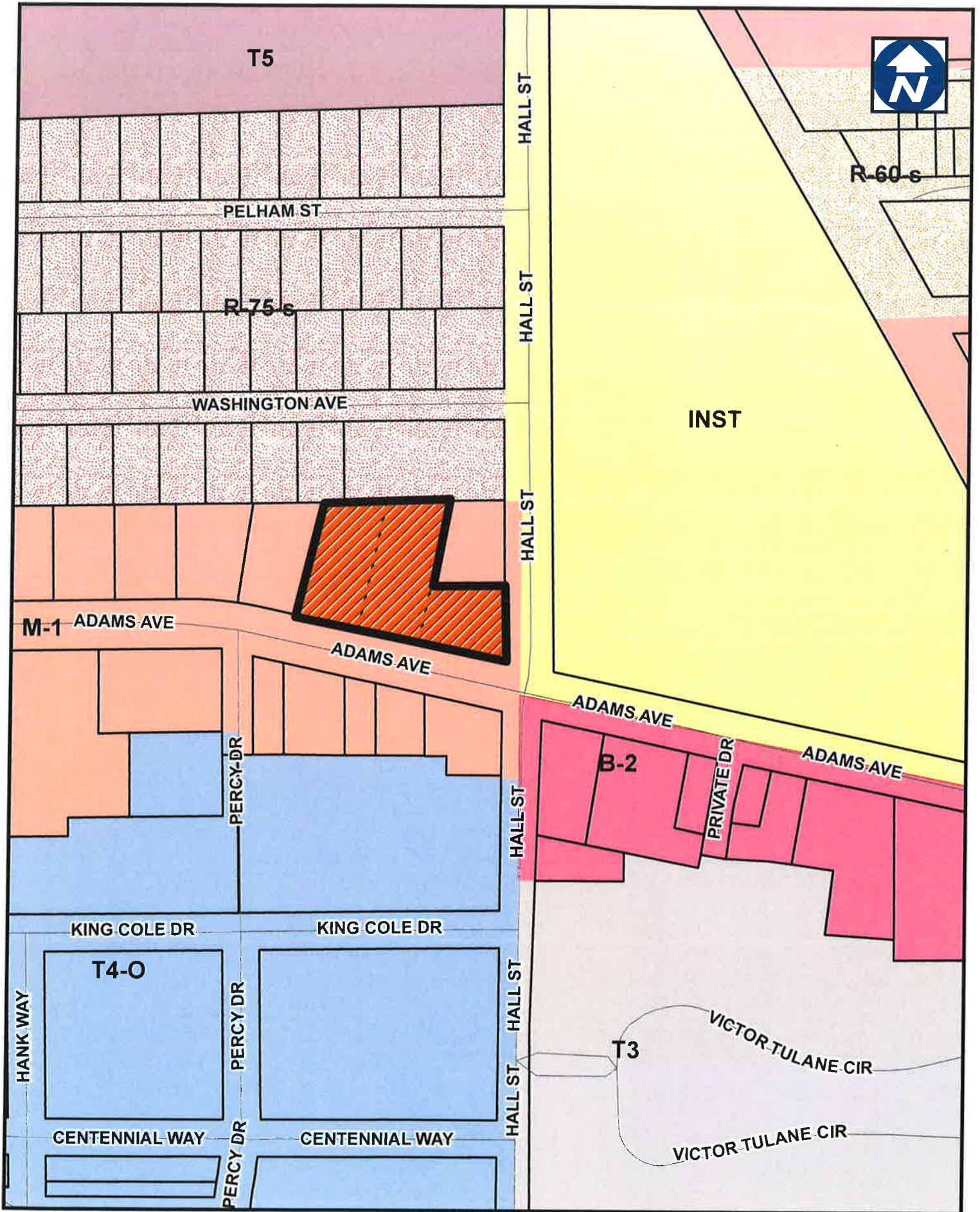
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. RZ-2020-011 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Huntingdon College

SUBJECT: Request to rezone property located at the southeast corner of South Lawrence Street and Julia Street from B-2 (Commercial) and M-1 (Light Industrial) Zoning Districts to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is light industrial use. The adjacent property has B-2 (Commercial) and M-1 (Light Industrial) to the north, M-1 (Light Industrial) to the east, O-1 (Office) and M-1 (Light Industrial) to the south, and O-1 (Office) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends Traditional Neighborhood use.

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: _____

8A

TRADITIONAL NEIGHBORHOOD (TN)

Residential area featuring a mix of housing types with single-family neighborhood appearance. This category applies to established neighborhoods and new development that encapsulate many qualities of central neighborhoods including a walkable block pattern and integrated amenities such as parks, schools and neighborhood commercial. These areas include some of Montgomery's oldest neighborhoods such as Cloverdale and Garden District along with new developments like Hampstead. While predominantly single-family residential on small lots, these neighborhoods may include areas of larger lot single-family and attached or multi-family dwellings.

INTENT

- ★ Maintain the existing neighborhood character. Allow residential infill development that is compatible in scale and design to neighboring homes.
- ★ Continue historic preservation efforts and encourage restoration of historic properties.
- ★ Provide code enforcement measures to address unmaintained homes and properties to stabilize declining areas.
- ★ Continue efforts to provide resources for property and neighborhood maintenance to neighborhood associations.

PRIMARY USES

- ★ Single-family Residential (Small-lot)
- ★ "Missing Middle" housing (i.e. Duplex, Triplex, garden, etc.)
- ★ Attached Town Homes

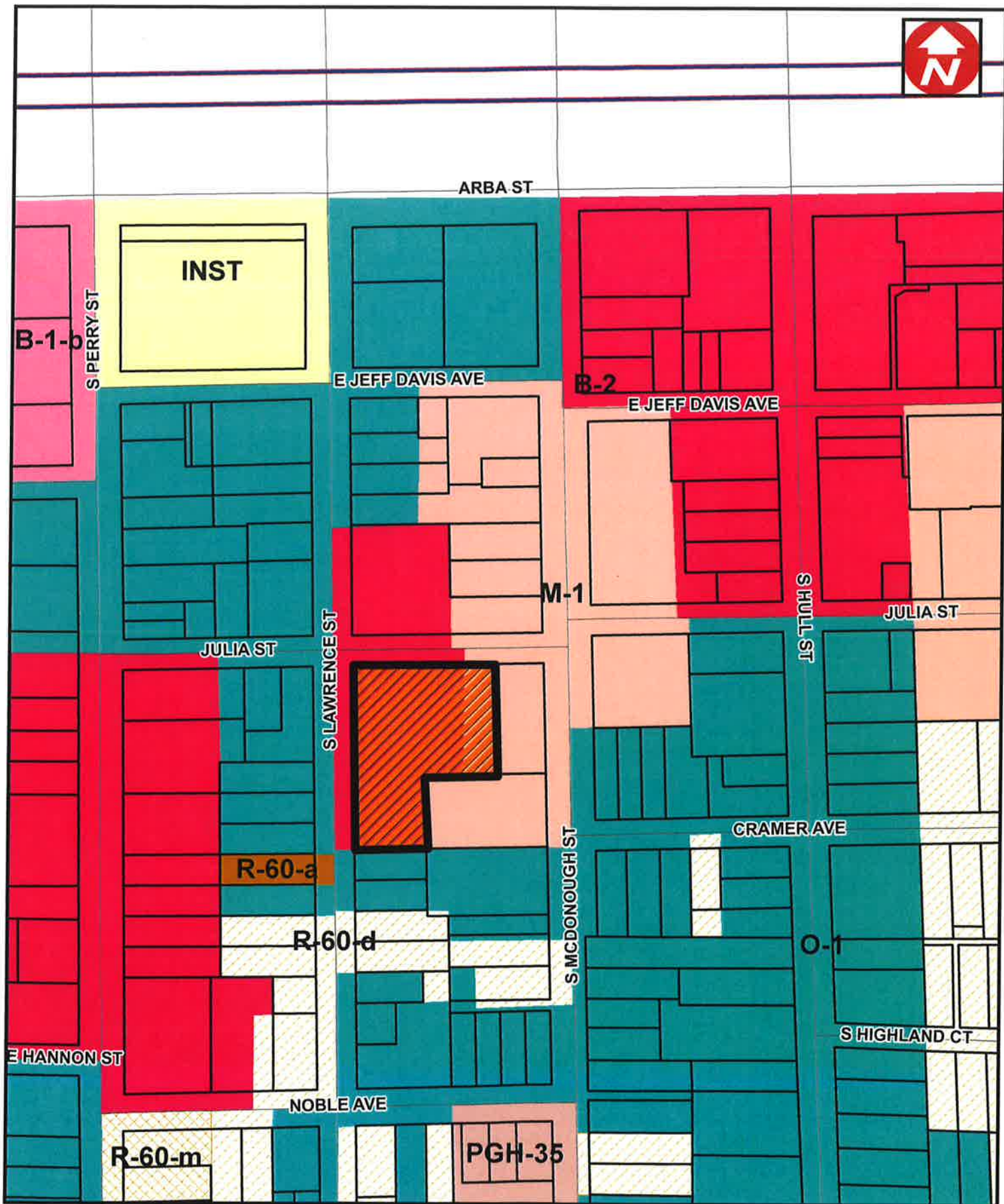
SECONDARY USES

- ★ Small-format Commercial
- ★ Civic / Institutional
- ★ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 2.5 stories	Transportation	Walking, biking, transit, automobile
Building Form	Variety of building types and sizes attached and freestanding	Parking	On-street and private off-street (both alley-loaded and front-loaded driveways / garages)
Building Setback	10 - 30 feet (generally consistent within a block)	Open Spaces	Pocket parks within neighborhoods, connections to schools and community parks
Streets	Small, grid like blocks with a high degree of street connectivity		



REZONING REQUEST SUBJECT PROPERTY



ITEM NO. 8B

1 inch = 200 feet



REZONING REQUEST **SUBJECT PROPERTY**



ITEM NO. 8C

1 inch = 200 feet