

Planning Commission Agenda

November 12, 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 October 22, 2020 meeting

November 12, 2020

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2020-017	Flowers & White Engineering	East South Blvd.	Rezoning	1
2.	9084	Jeffcoat Engineers	Evergreen Hill	Plat	2
3.	9083	Larry E. Speaks & Associates	Ann Street	Plat	3
4.	RZ-2020-019	Barrett-Simpson, Inc.	Vaughn Road	Rezoning	4
5.	MP-2020-005	“ “	Vaughn Road	Master Plan	5

***The next Planning Commission meeting is on
December 10, 2020***

1. RZ-2020-017 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: North Montgomery Investors, Inc.

SUBJECT: Request to rezone one (1) parcel of land containing 10.01 acres located on the south side of East South Boulevard, approximately 800 ft. east of Woodley Road, from B-3 (Commercial) and O-1 (Office) Zoning Districts to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is for tractor trailer storage. The adjacent property has B-2 (Commercial) zoning to the north, B-3 (Commercial) and O-1 (Office) zoning to the east, PGH-40 (Patio-Garden Home) and R-85 (Single-Family Residential) zoning to the south, and B-3 (Commercial) and B-4 (Commercial) zoning to the west. The Envision Montgomery 2040 Comprehensive Plan recommends Flex Commercial.

Department of Planning Comment(s): No objection to this proposed rezoning request. This request will be consistent with Flex Commercial per comp plan primary uses table.

On October 22, 2020, after a public hearing was held, the petitioner delayed this request to meet with neighbors.

CITY COUNCIL DISTRICT: 6

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

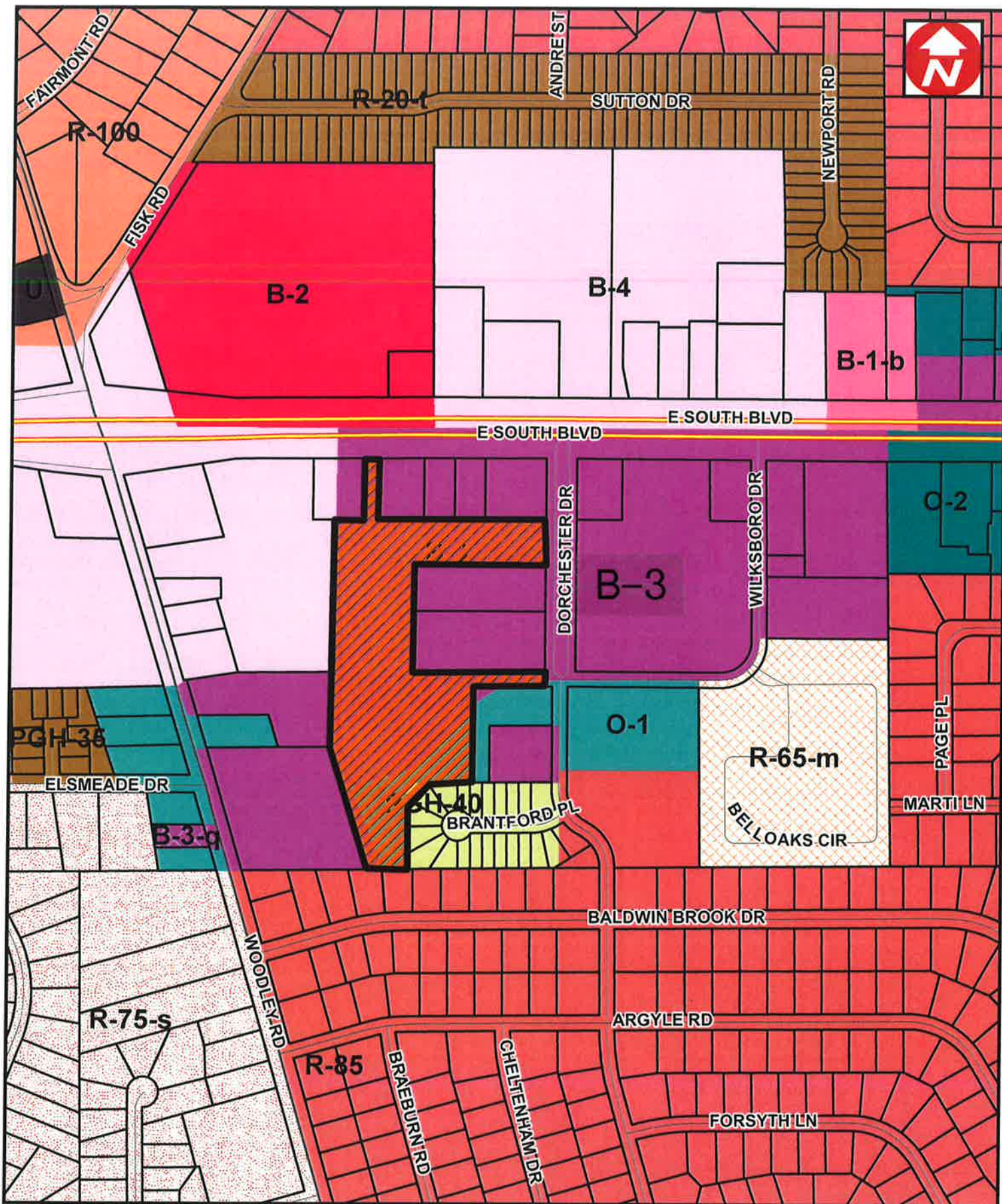
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 1A

1 inch = 400 feet



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 1B

1 inch = 400 feet

2. 9084 **PRESENTED BY:** Jeffcoat Engineers

REPRESENTING: Larry & Deidra Wright

SUBJECT: Request final approval of Vaughn Meadows Plat No. 26A located on the west side of Evergreen Hill, approximately 50 ft. north of Corwin Drive, in an R-85 (Single-Family Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lots for residential use. Lot 49A (.088 acres) has approximately 200 ft. of frontage along Evergreen Hill and a depth of 203.31 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL 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.

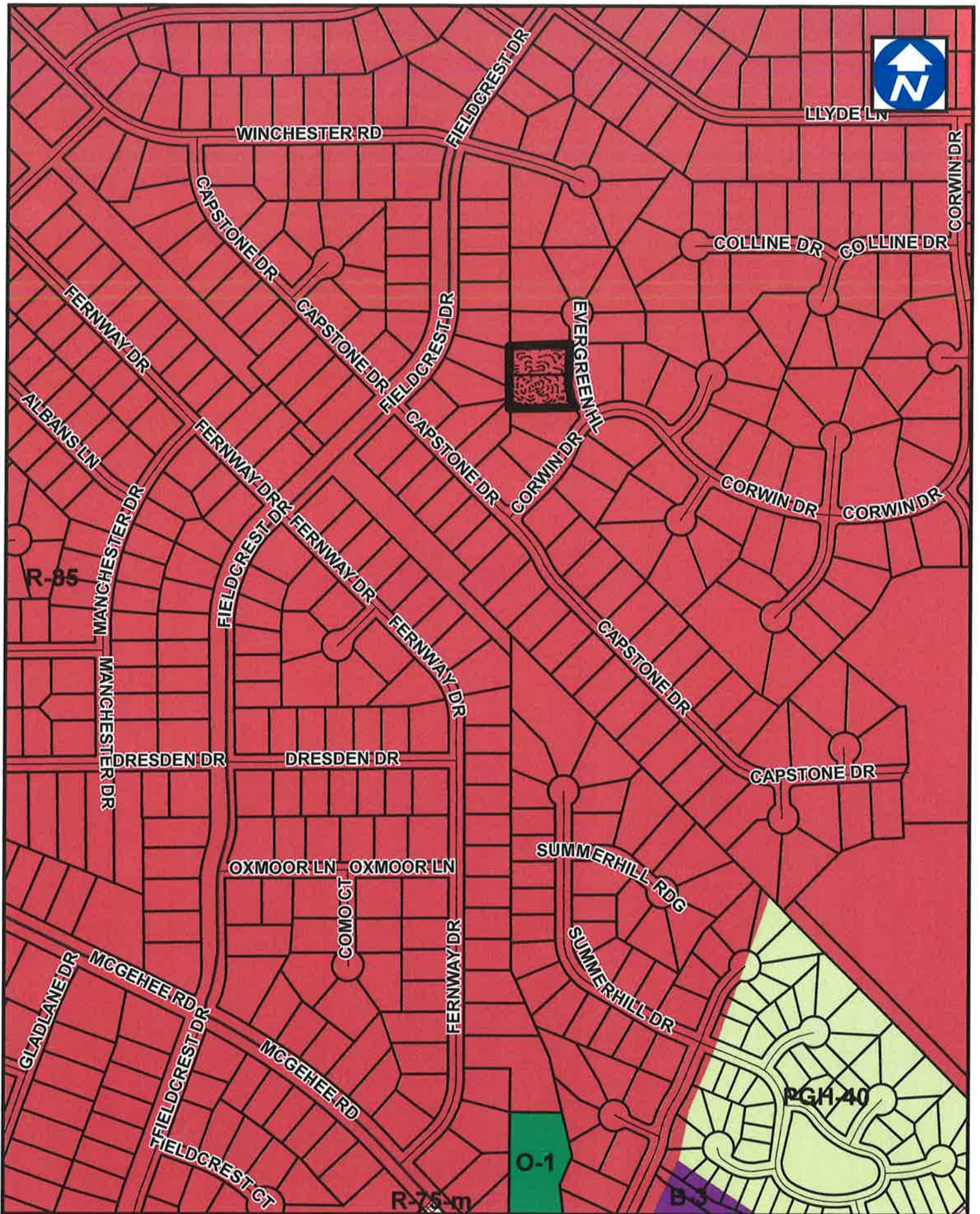
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

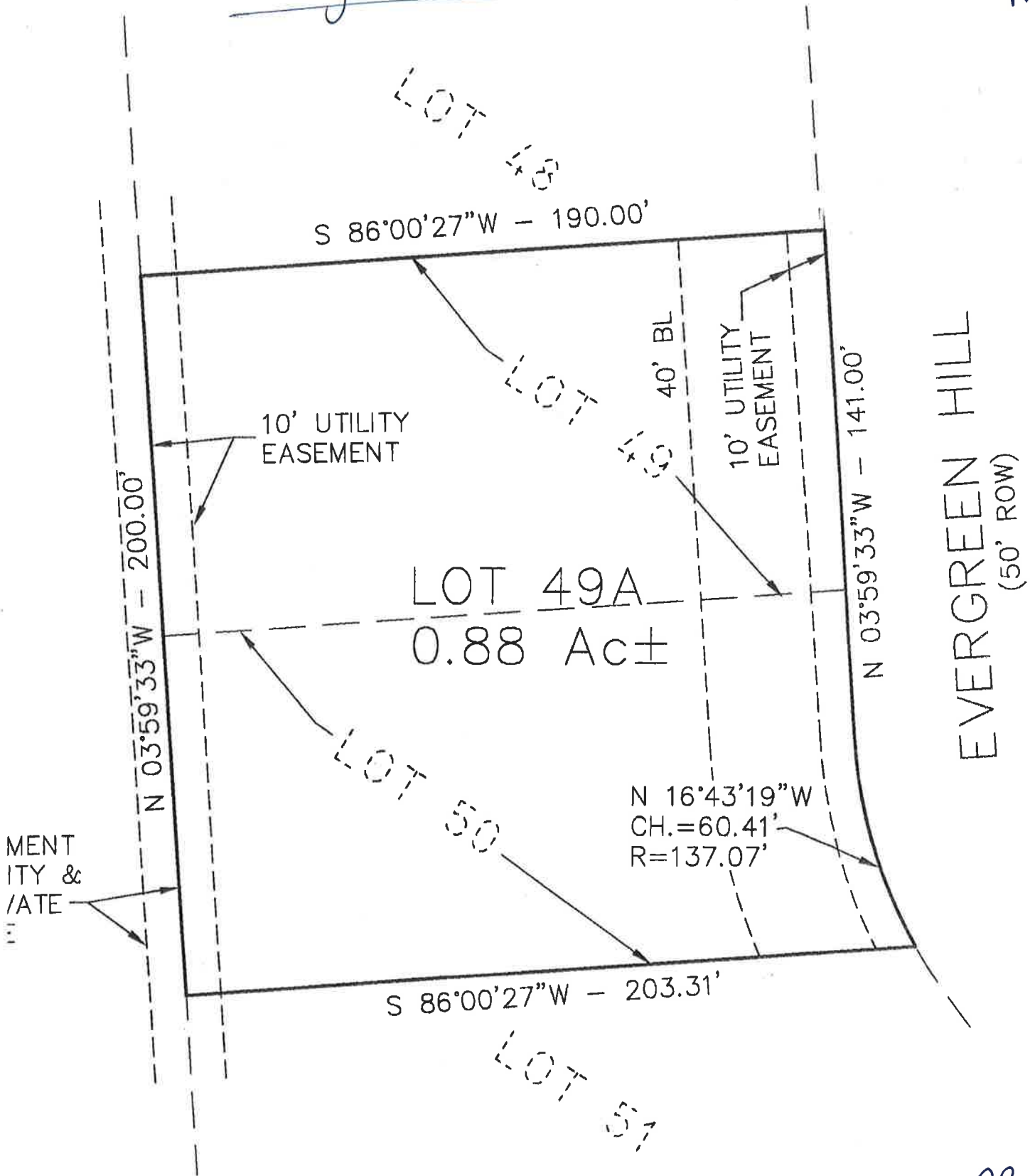
1 inch = 400 feet

SUBJECT PROPERTY

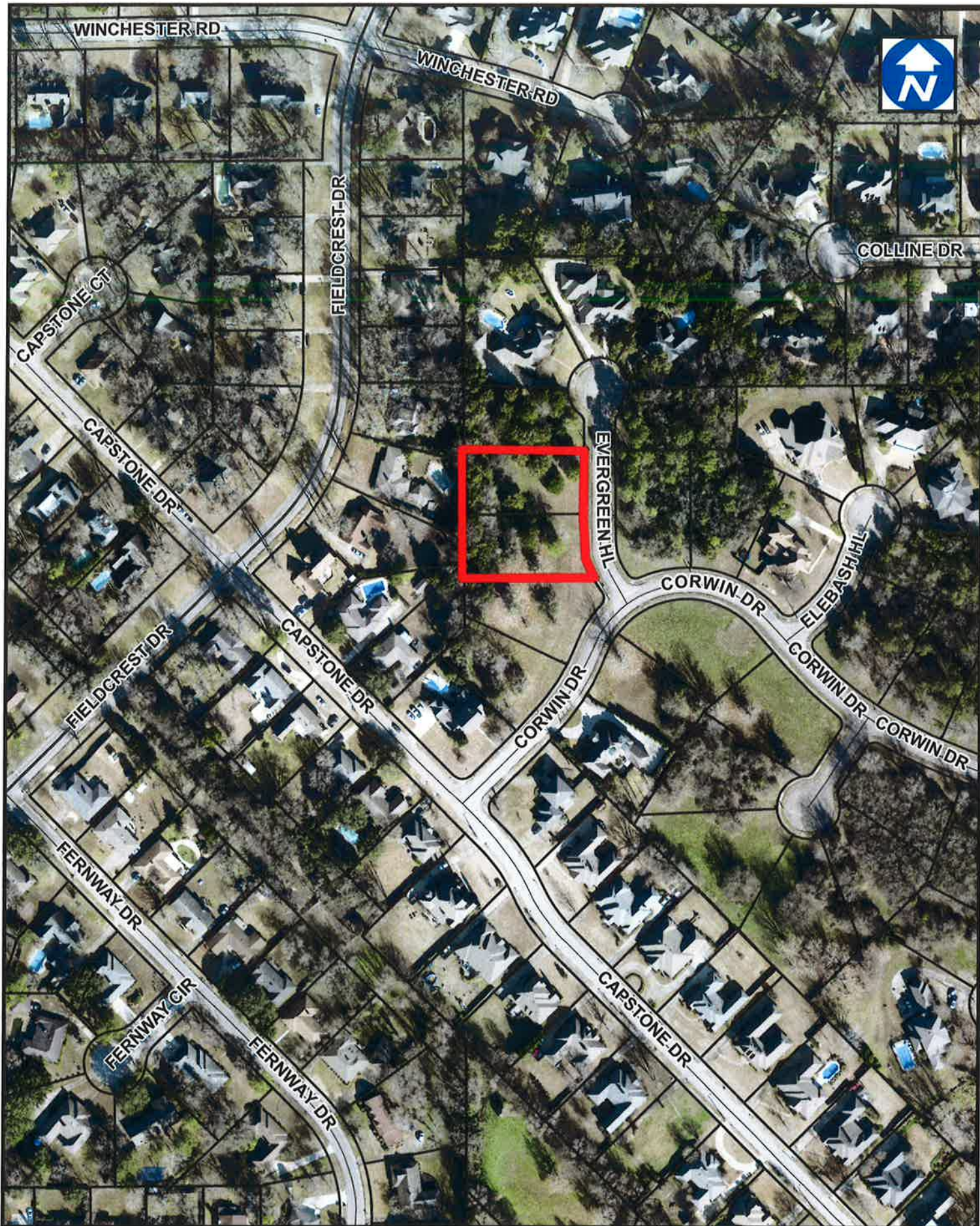


ITEM NO. 2A

Vaughn Meadows Plat No. 26A



2B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9083 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Wal-Mart Real Estate Business Trust

SUBJECT: Request final approval of Midtown Plaza Plat No. 3 located on the east side of Ann Street, approximately 600 ft. south of Highland Avenue, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for commercial use. Lot 1A-3 (26.67 acres) has approximately 415 ft. of frontage along Ann Street, approximately 547.02 ft. of frontage along Highland Avenue and approximately 449.57 ft. of frontage along Lincoln Road. Lot 5 (0.79 acres) has 160 ft. of frontage along Ann Street and a depth of 215.00 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.

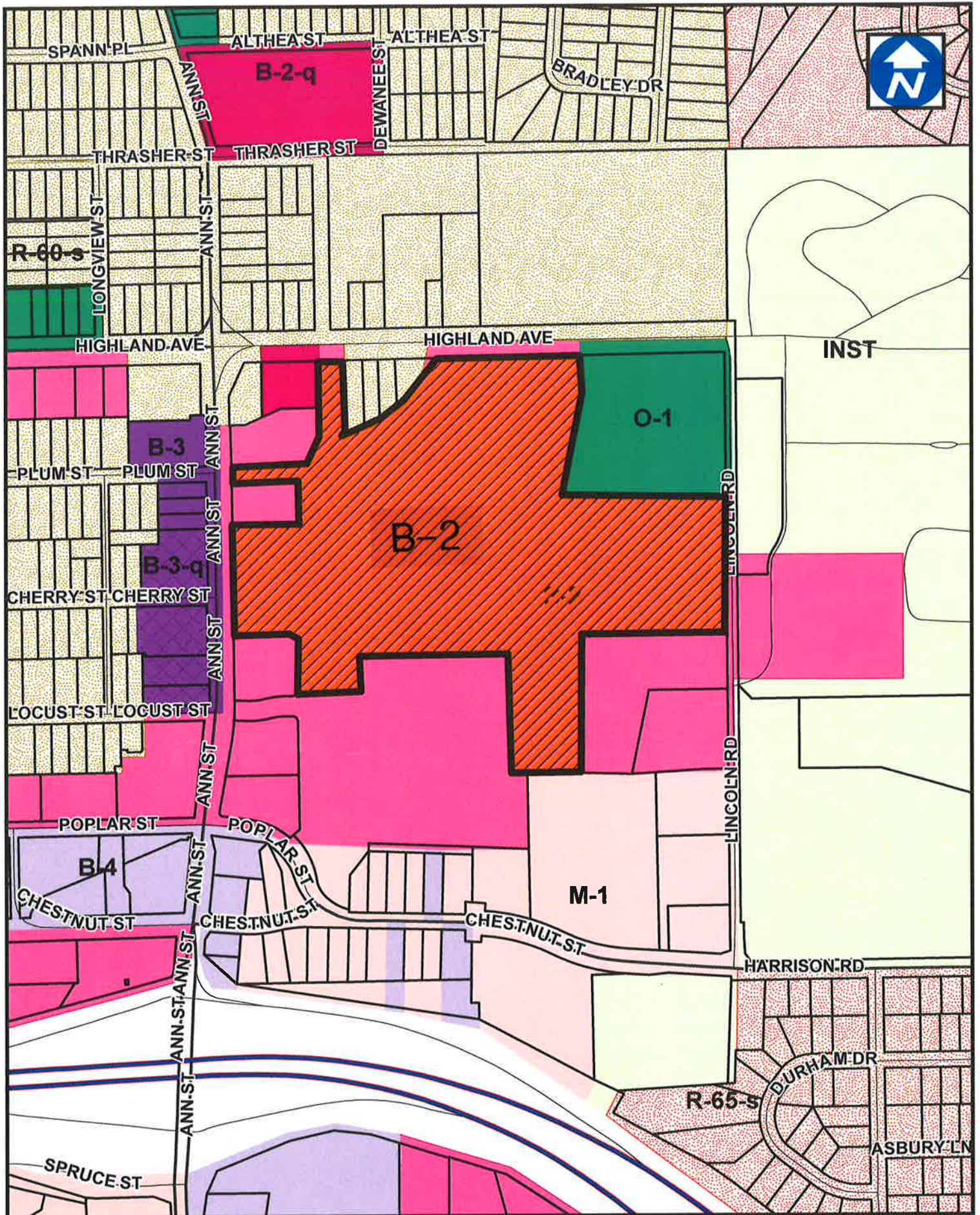
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



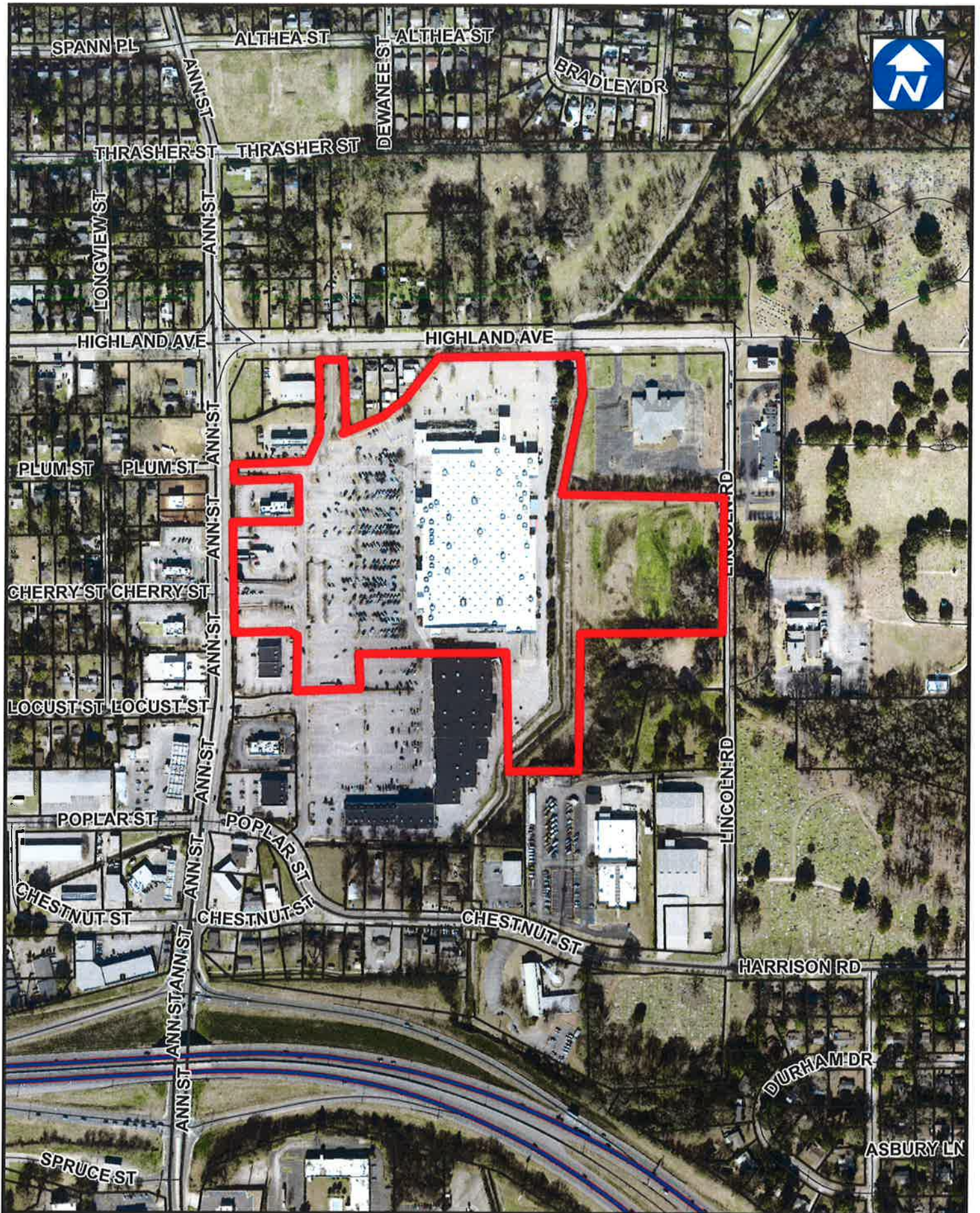
PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 30

4. RZ-2020-019 **PRESENTED BY:** Barrett-Simpson, Inc.

REPRESENTING: Shirley K. Jones (Graham Property)

SUBJECT: Request to rezone two (2) parcels of land containing 119 acres located on the south side of Vaughn Road, approximately 1,200 ft. east of Bell Road, from R-85 (Single-Family Residential) and AGR-1 (Residential) Zoning Districts to a PUD (Planned Unit Development) Zoning District.

REMARKS: The intended use for this property is single-family homes and accompanying amenity structures serving the residents of the neighborhood.

Adjacent property zonings:

North – R-24-t (Townhouse) and R-75-s (Single-Family Residential)

East – PUD (Planned Unit Development)

South – R-60-s (Single-Family Residential)

West – R-85 (Single-Family Residential), PGH-40 (Patio-Garden Home), R-65-m (Multi-family residential) and O-1 (Office)

The PUD will be developed in phases with 65 ft., 75 ft. and 85 ft. wide lots (typical). The main entrance will be from Vaughn Road directly across from Mill Ridge Drive, and will have connectivity to Averiett Drive to the east and Cannonball Drive to the west. Overall density will be 2.28 units/acre. Overall The Envision Montgomery 2040 Comprehensive Plan recommends Low Density Residential.

Department of Planning Comment(s): No objection. This proposal is consistent with the Envision Montgomery 2040 Comp Plan for low density residential.

CITY COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

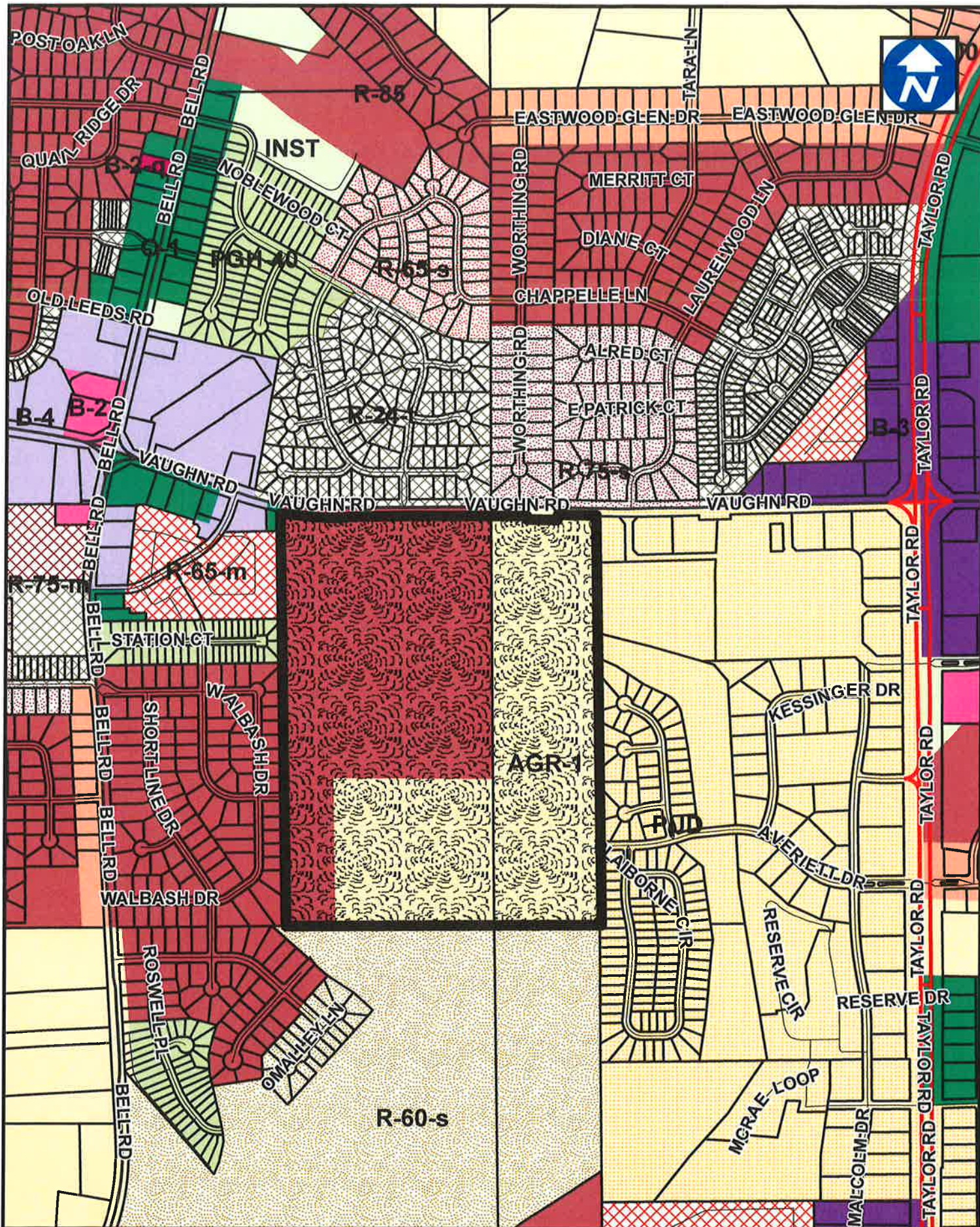
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



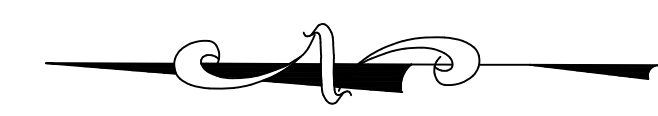
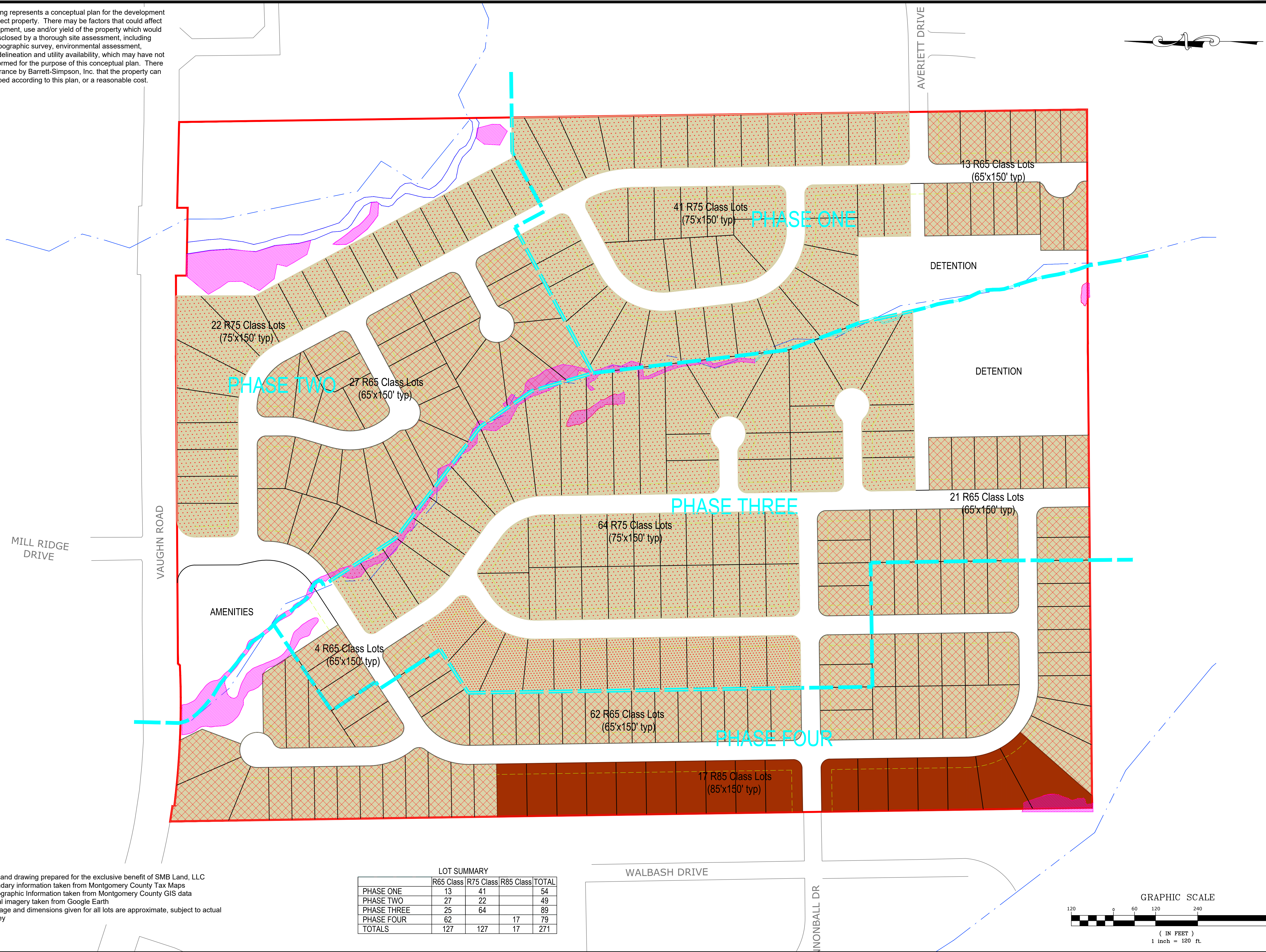
REZONING REQUEST SUBJECT PROPERTY



ITEM NO. AA

1 inch = 800 feet

This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the development, use and/or yield of the property which would only be disclosed by a thorough site assessment, including survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may have not been performed for the purpose of this conceptual plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or a reasonable cost.



BARRETT-SIMPSON, INC.
 Civil Engineers & Land Surveyors
 706 12th St. Phenix City, AL 36868 (PH: 334-297-2423)
 223 S. 9th St. Opelika, AL 36801 (PH: 334-745-7090)
 121 W. Broad St. Eufaula, AL 36072 (PH: 334-487-4257)

SMB LAND, LLC
GRAHAM PROPERTY
MONTGOMERY, AL

4/28/20: Added 17 R85 Class Lots
 5/7/20: Added Phase Lines, Corrected Lot Count

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CONCEPTUAL PLAN

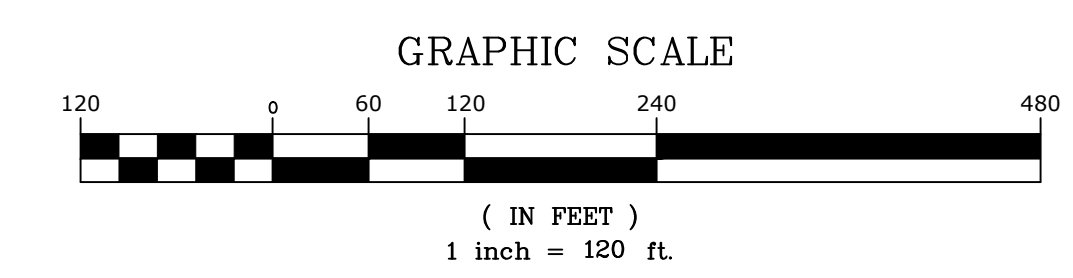
DRAWN BY: GMB 2 APRIL 2020
 DESIGNED BY: . . .
 REVIEWED BY: . . .
 APPROVED BY: . . .

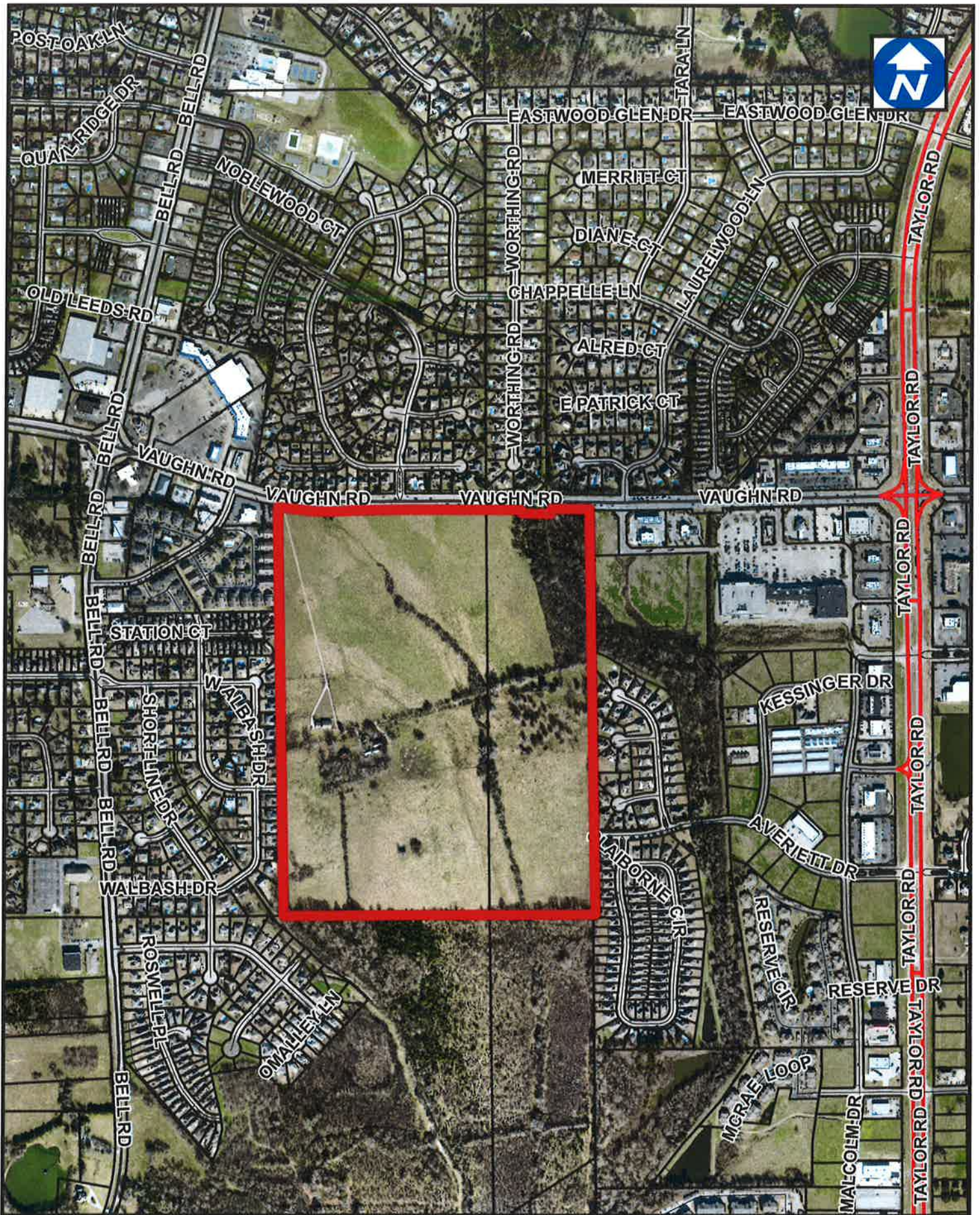
DATE: 2 APRIL, 2020
 PROJECT NUMBER: 20-0038
 SHEET NUMBER: C

- NOTES:**
1. Plan and drawing prepared for the exclusive benefit of SMB Land, LLC
 2. Boundary information taken from Montgomery County Tax Maps
 3. Topographic Information taken from Montgomery County GIS data
 4. Aerial imagery taken from Google Earth
 5. Acreage and dimensions given for all lots are approximate, subject to actual survey

LOT SUMMARY

	R65 Class	R75 Class	R85 Class	TOTAL
PHASE ONE	13	41		54
PHASE TWO	27	22		49
PHASE THREE	25	64		89
PHASE FOUR	62		17	79
TOTALS	127	127	17	271





REZONING REQUEST SUBJECT PROPERTY



ITEM NO.

4C

1 inch = 800 feet

5. MP-2020-005 **PRESENTED BY:** Barrett-Simpson, Inc.

REPRESENTING: Shirley K. Jones (Graham Property)

SUBJECT: Request approval of a master plan for property located on the south side of Vaughn Road, approximately 1,200 ft. east of Bell Road, in a PUD (Planned Unit Development) {proposed} Zoning District.

REMARKS: There is 119 acres, more or less, that will be developed as single-family residential with accompanying amenity structures serving the residents of the neighborhood.

Zoning	Lot Size (typical)	# of lots	Front yard	Rear yard	Side yards	Street side yard
R-65	65 ft. x 150 ft.	127	20 ft.	20 ft.	5 ft.	15 ft.
R-75	75 ft. x 150 ft.	127	30 ft.	30 ft.	8 ft.	15 ft.
R-85	85 ft. x 150 ft.	17	30 ft.	30 ft.	8 ft.	15 ft.

Homes constructed will be a mix of one and two-story structures, none to exceed two (2) stories. Each lot will provide at least two (2) off-street parking spaces.

CITY COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

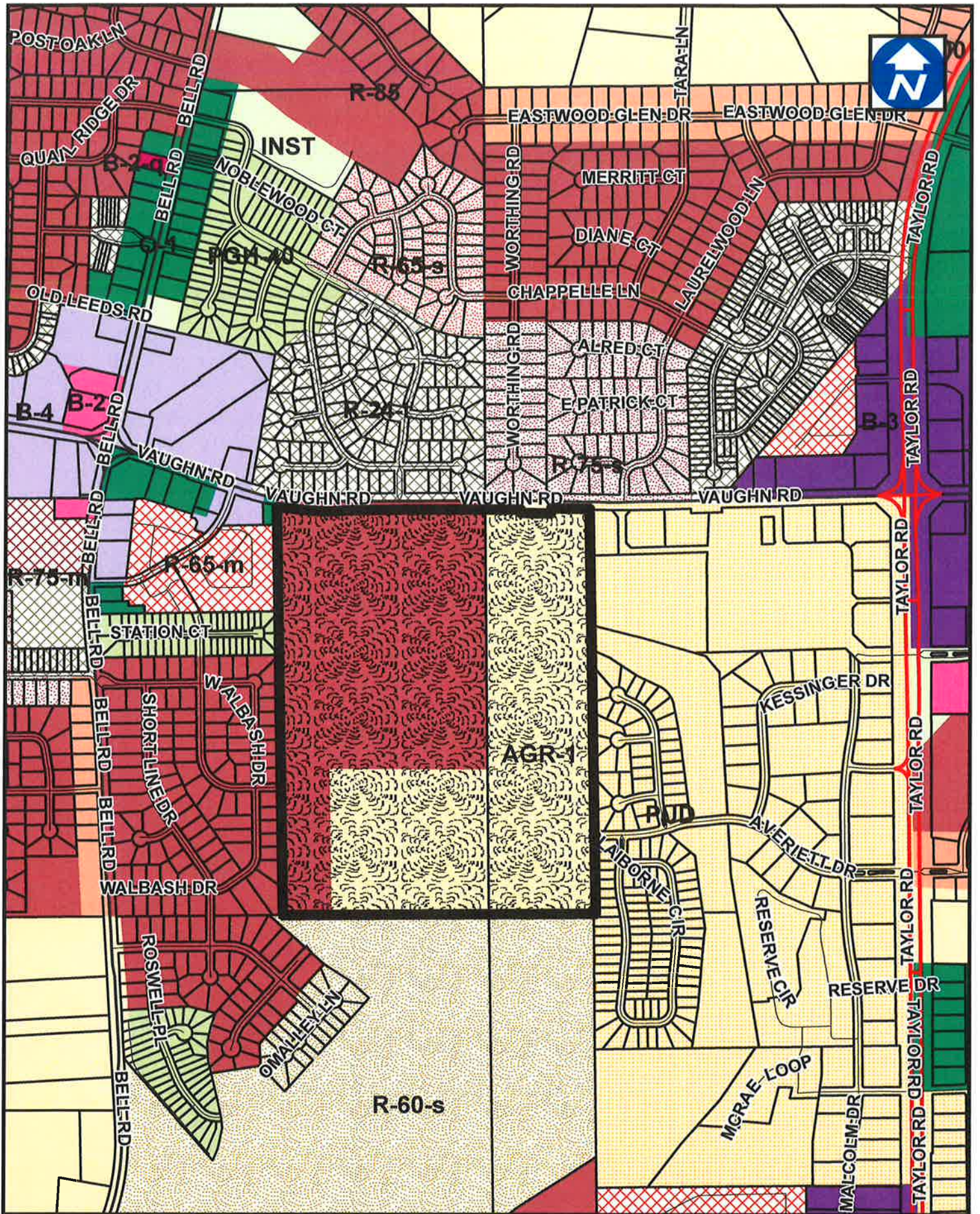
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



MASTER PLAN

1 inch = 800 feet

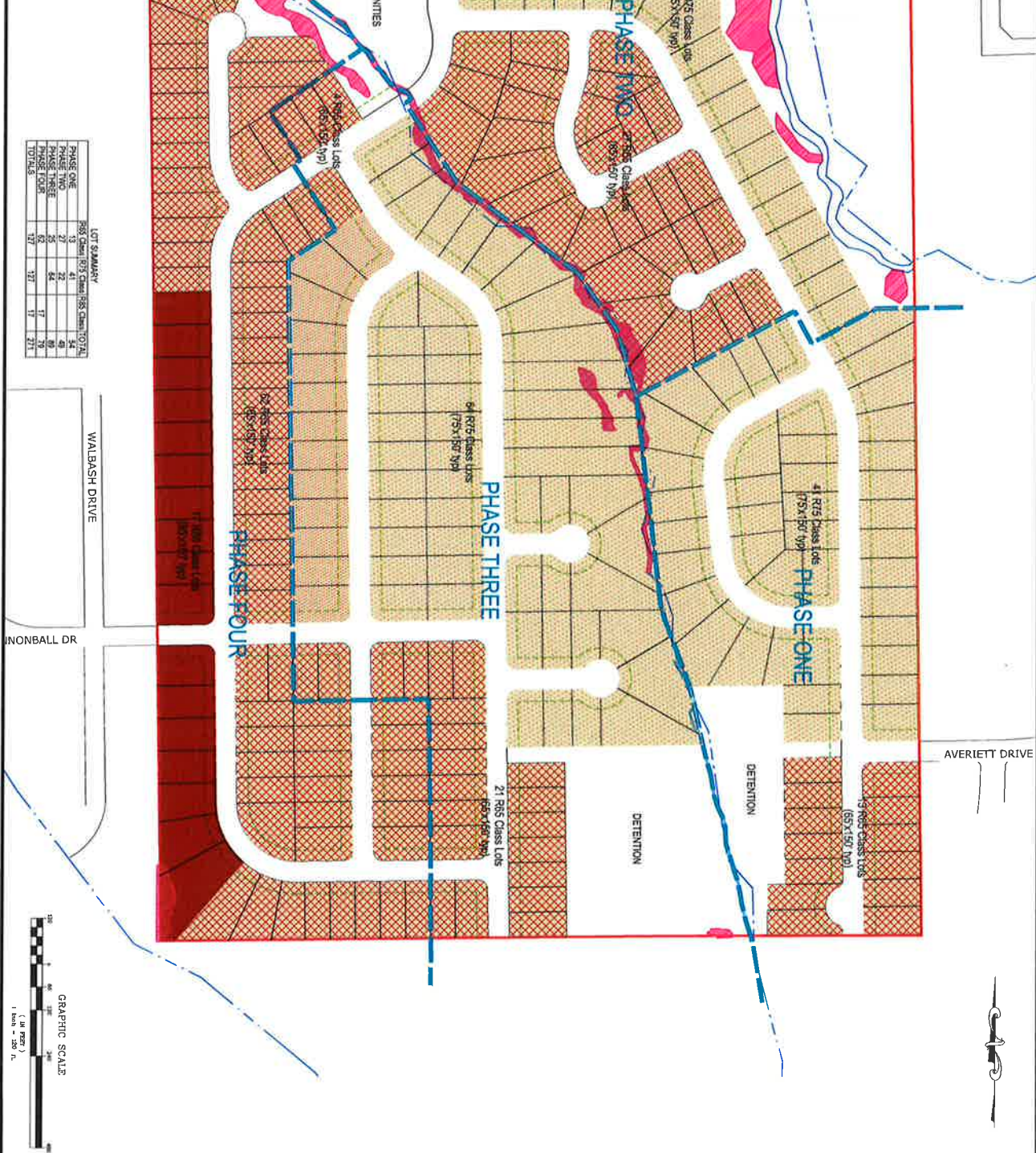
SUBJECT PROPERTY



ITEM NO. 5A

The drawing represents a conceptual plan for the development of the property. The development is subject to the approval of the local government. The development is not to be construed as a final plan. The drawing is not to be used for any other purpose. The drawing is not to be used for any other purpose. The drawing is not to be used for any other purpose.

- NOTES:
1. Plans and drawing prepared for the exclusive benefit of SMB Land, LLC
 2. Secondary information taken from Montgomery County, AL maps
 3. Aerial imagery taken from Google Earth
 4. All dimensions shown for all lots are approximate, subject to actual survey

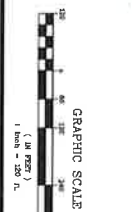


LOT QUANTITY

PHASE	LOT QUANTITY	TOTAL
PHASE ONE	23	23
PHASE TWO	26	49
PHASE THREE	85	134
PHASE FOUR	71	205
TOTALS	125	205

WALSH DRIVE

LOT	AREA	TOTAL
1	10,000	10,000
2	10,000	20,000
3	10,000	30,000
4	10,000	40,000
5	10,000	50,000
6	10,000	60,000
7	10,000	70,000
8	10,000	80,000
9	10,000	90,000
10	10,000	100,000
11	10,000	110,000
12	10,000	120,000
13	10,000	130,000
14	10,000	140,000
15	10,000	150,000
16	10,000	160,000
17	10,000	170,000
18	10,000	180,000
19	10,000	190,000
20	10,000	200,000



<p>CONCEPTUAL PLAN</p> <p>2 APRIL 2020</p> <p>20-0138</p>	<p>SMB LAND, LLC</p> <p>GRAHAM PROPERTY</p> <p>MONTGOMERY, AL</p>	<p>BARRETT-SIMPSON, INC.</p> <p>Civil Engineers & Land Surveyors</p> <p>106 17th St, Phenix City, AL 36860-0100 335.8.561.0000 FAX 335.8.561.0000 121 W. BRIDCH ST. SUITE 200, PHENIX CITY, AL 36860-0100</p>
	<p>DATE: 2/11/20</p> <p>SCALE: AS SHOWN</p> <p>PROJECT: CONCEPTUAL PLAN</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>APPROVED BY: [Name]</p>	<p>5B</p>



MASTER PLAN
1 inch = 800 feet

SUBJECT PROPERTY



ITEM NO.

5C