

Planning Commission Agenda

December 10, 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 November 12, 2020 meeting

December 10, 2020

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9085	Jeffcoat Engineers	Dorchester Drive	Plat	1
2.	9086	Pilgreen Engineering	Eastern Boulevard	Plat	2
3.	9087	Tuskegee Land Surveying	South Holt Street	Plat	3
4.	9088	Andrew Kramer Land Surveying	Mobile Highway	Plat	4
5.	RZ-2020-021	Goodwyn, Mills & Cawood	Mobile Highway	Rezoning	5
6.	RZ-2020-020	Hester Davis	Williams Drive	Rezoning	6
7.	RZ-2000-020	Flowers & White Engineering	EastChase Lane	Revised Master Plan	7
8.	RZ-2020-022	“ “	Taylor Road	Rezoning	8

***The next Planning Commission meeting is on
January 28, 2021***

1. 9085 **PRESENTED BY:** Jeffcoat Engineers & Surveyors, LLC

REPRESENTING: Oaks Partners LLC

SUBJECT: Request final approval of Oaks Partners Plat No. 1 located on the southeast corner of Dorchester Drive and Wilksboro Drive in O-1 (Office) and R-85 (Single-Family Residential) Zoning Districts.

REMARKS: This plat replats one (1) lots into two (2) lots. Lot 1 (3.00 acres) has 300.00 ft. of frontage along Dorchester Drive and a depth of 430.00 ft. Lot 2 (2.41 acres) has approximately 335.00 ft; of frontage along Dorchester Drive and a depth of 439.83 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 6

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.

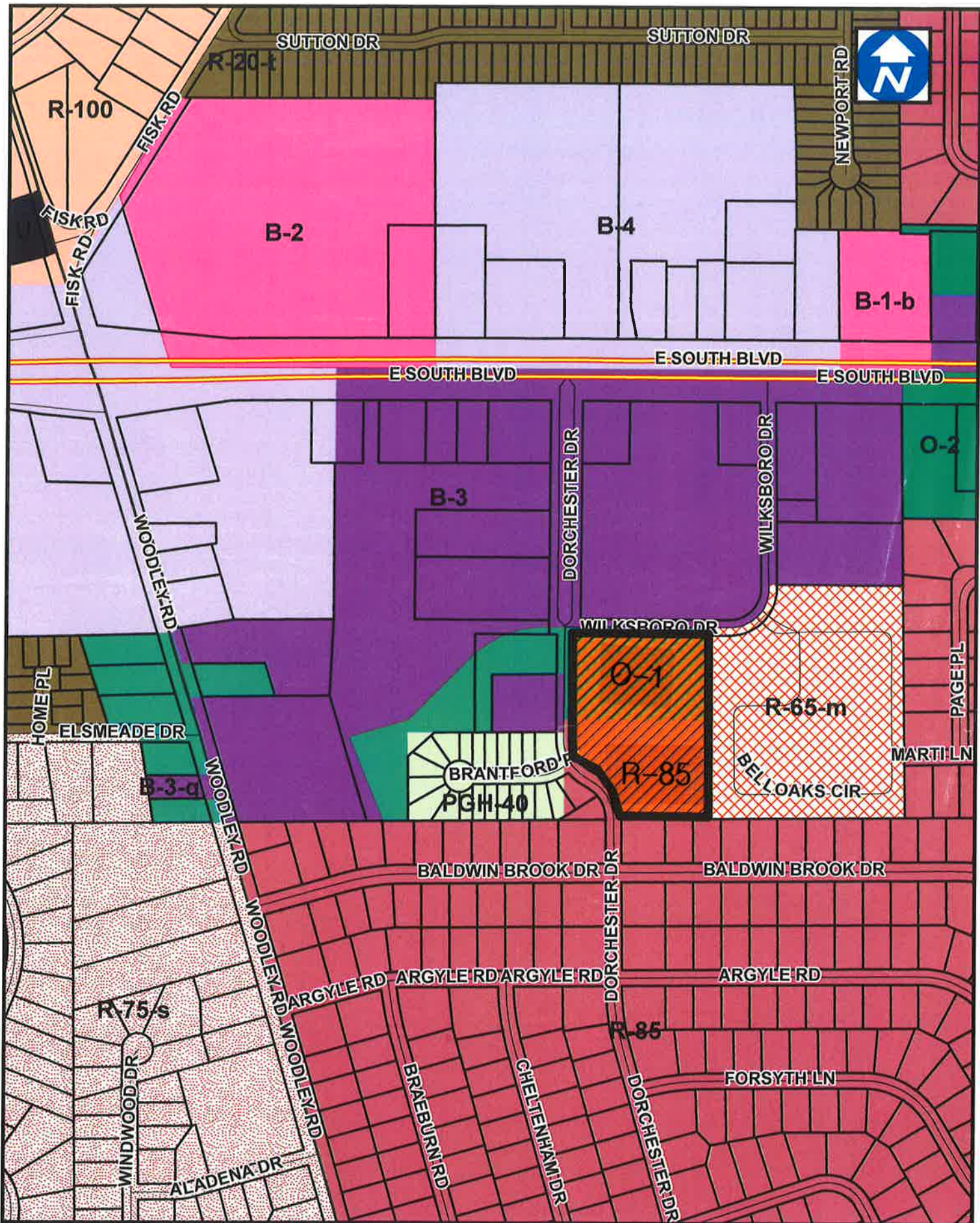
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1A

OAKS PARTNERS PLAT NO. 1

BEING A REPLAT OF LOT 2 OF THE "MAP OF BELL OAKS PLAT 1" AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PB. 33, PAGE 68

LYING IN THE NE 1/4 OF SECTION 33, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

);

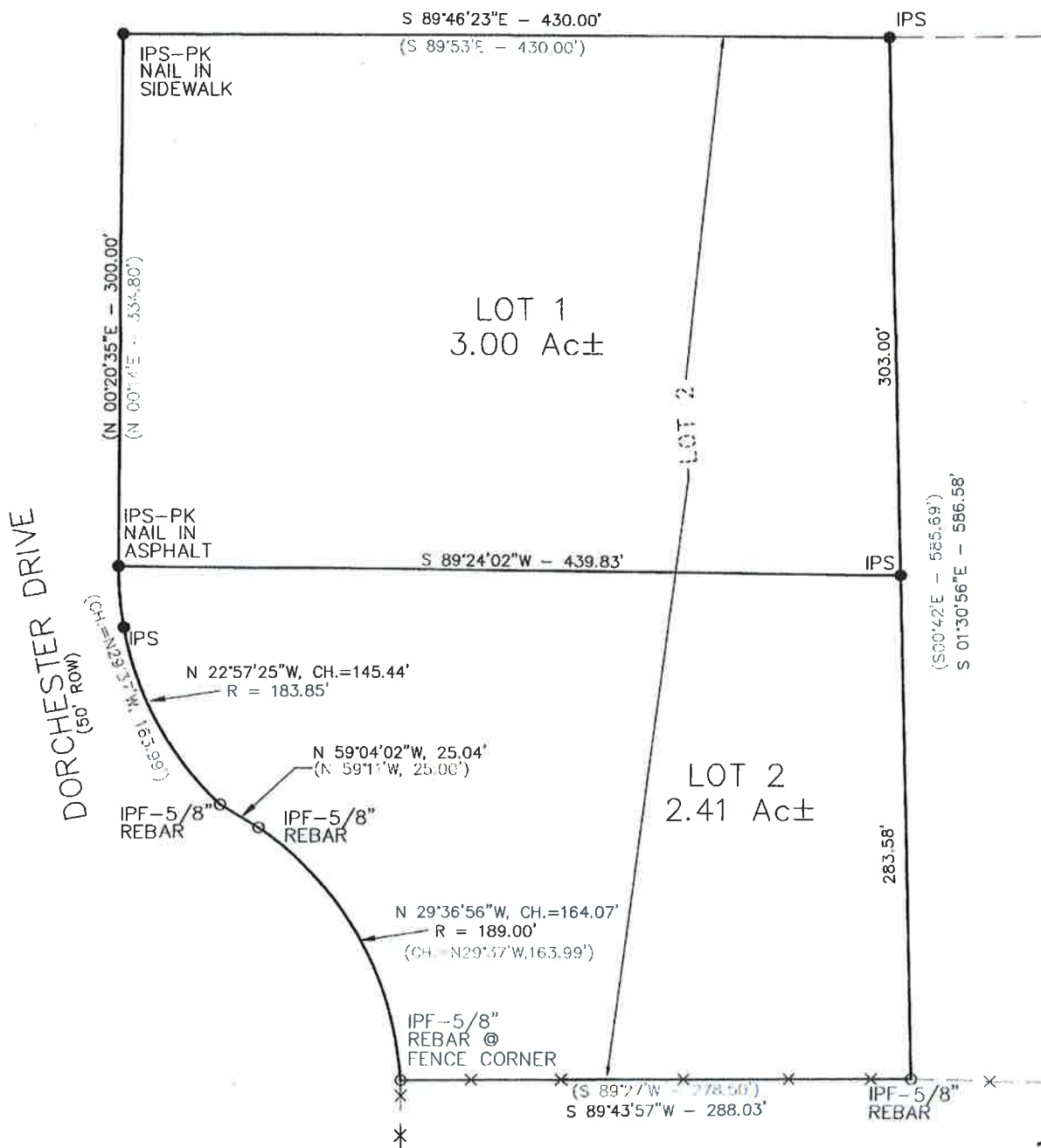
- IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IRON PIN FOUND
- FENCE LINE
- CALCULATED POINT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- RIGHT OF WAY
- CHORD
- PLAT OR DEED CALL

SPECIAL NOTES:

1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0209H, DATED 2/5/14.

4
N

SCALE: 1" = 60'





PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

10

2. 9086 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Bayer Properties

SUBJECT: Request final approval of Montgomery Promenade Plat No. 1A located on the west side of Eastern Boulevard, approximately 700 ft. north of Vaughn Road, in a B-3 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (0.93 acres) has 169.00 ft. of frontage along Eastern Boulevard and a depth of 175.00 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.

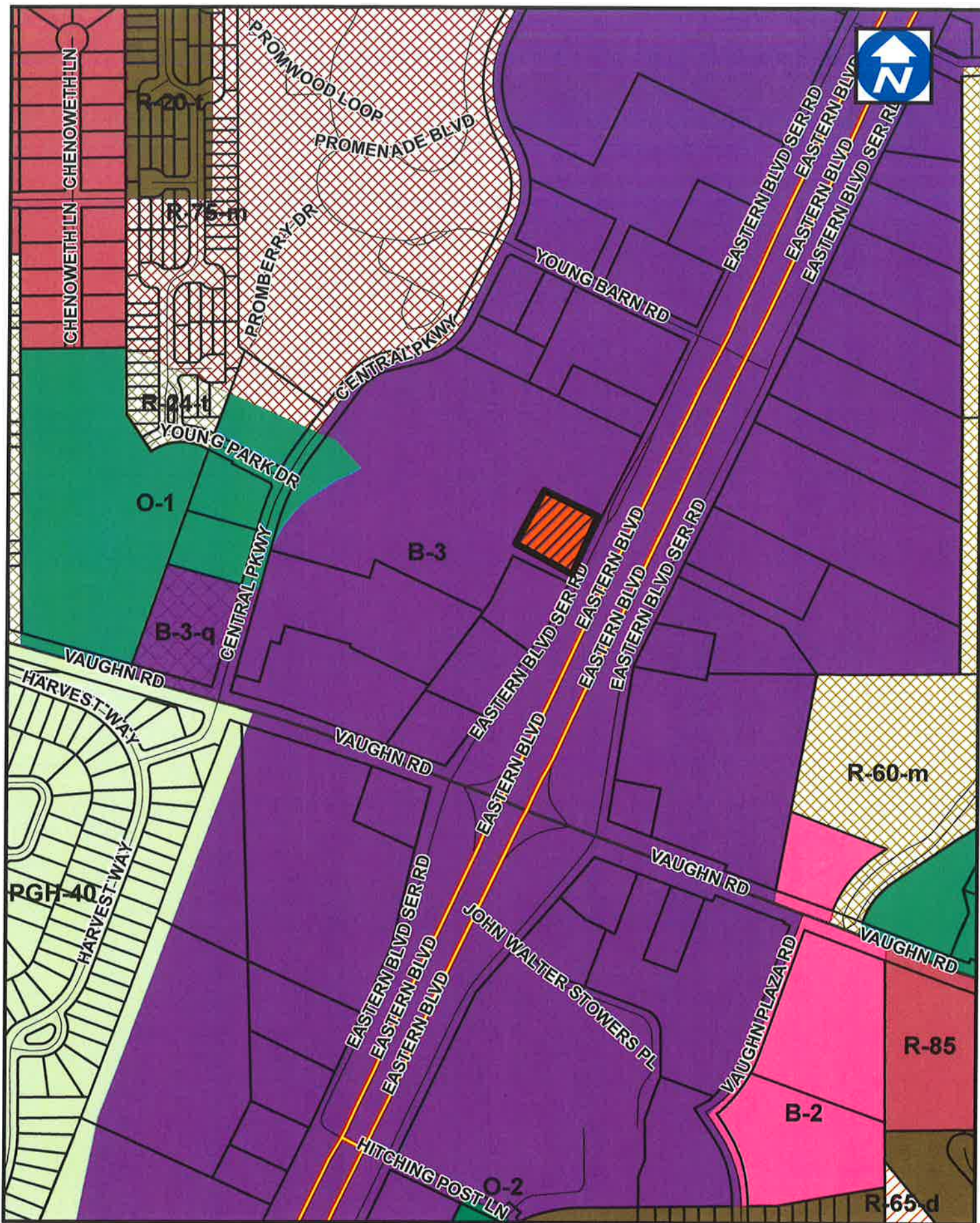
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

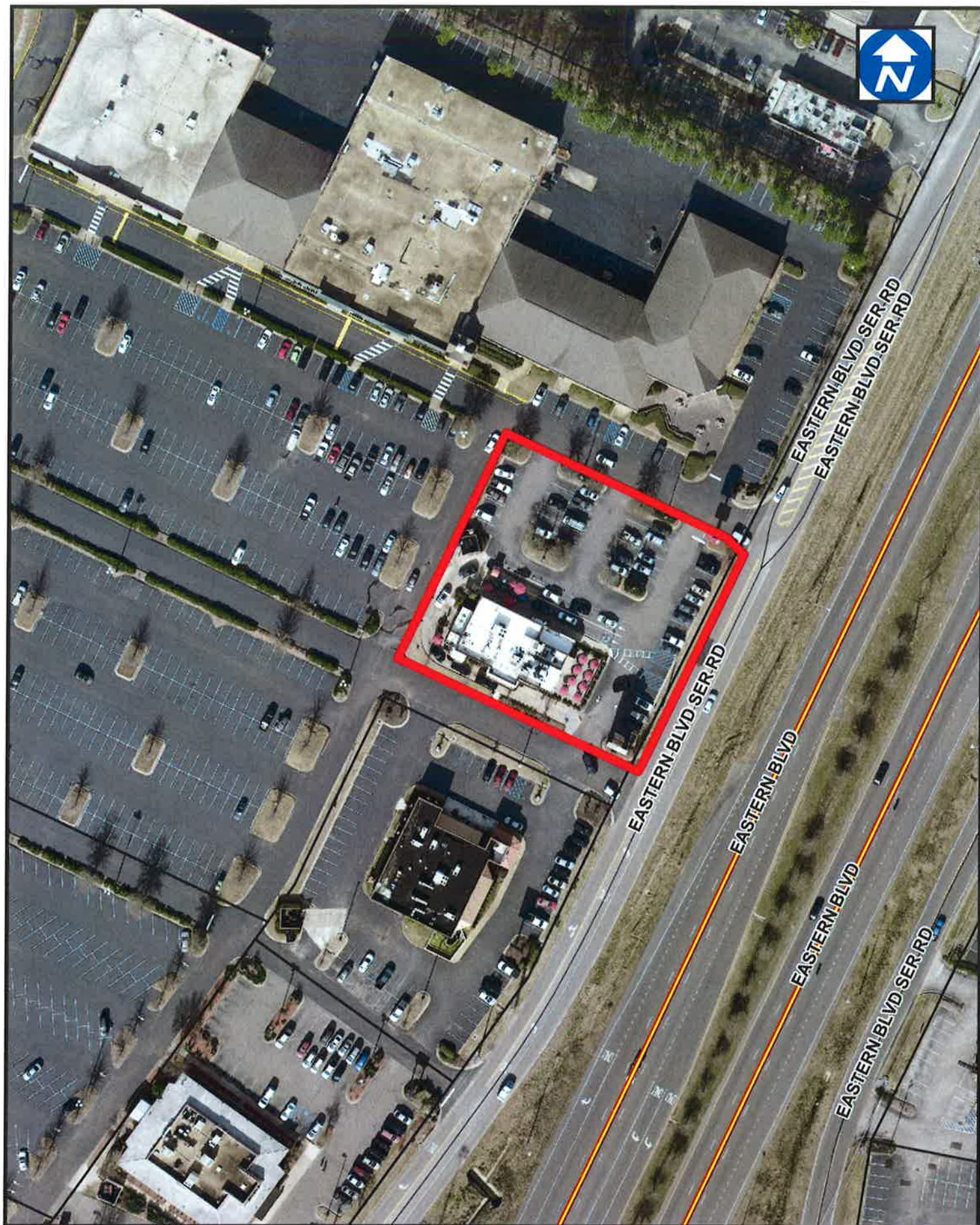
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

2A



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

20

3. 9087 **PRESENTED BY:** Tuskegee Land Surveyors

REPRESENTING: Richard Casby

SUBJECT: Request final approval of Richard Casby Plat No. 2 located on the west side of South Holt Street, approximately 110 ft. north of Mill Street, in an R-60-d (Residential Duplex) Zoning District.

REMARKS: This plat replats four (4) lots into one (1) lot for residential use. Lot A has 200.02 ft. of frontage along South Holt Street and a depth of 117.25 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 7

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.

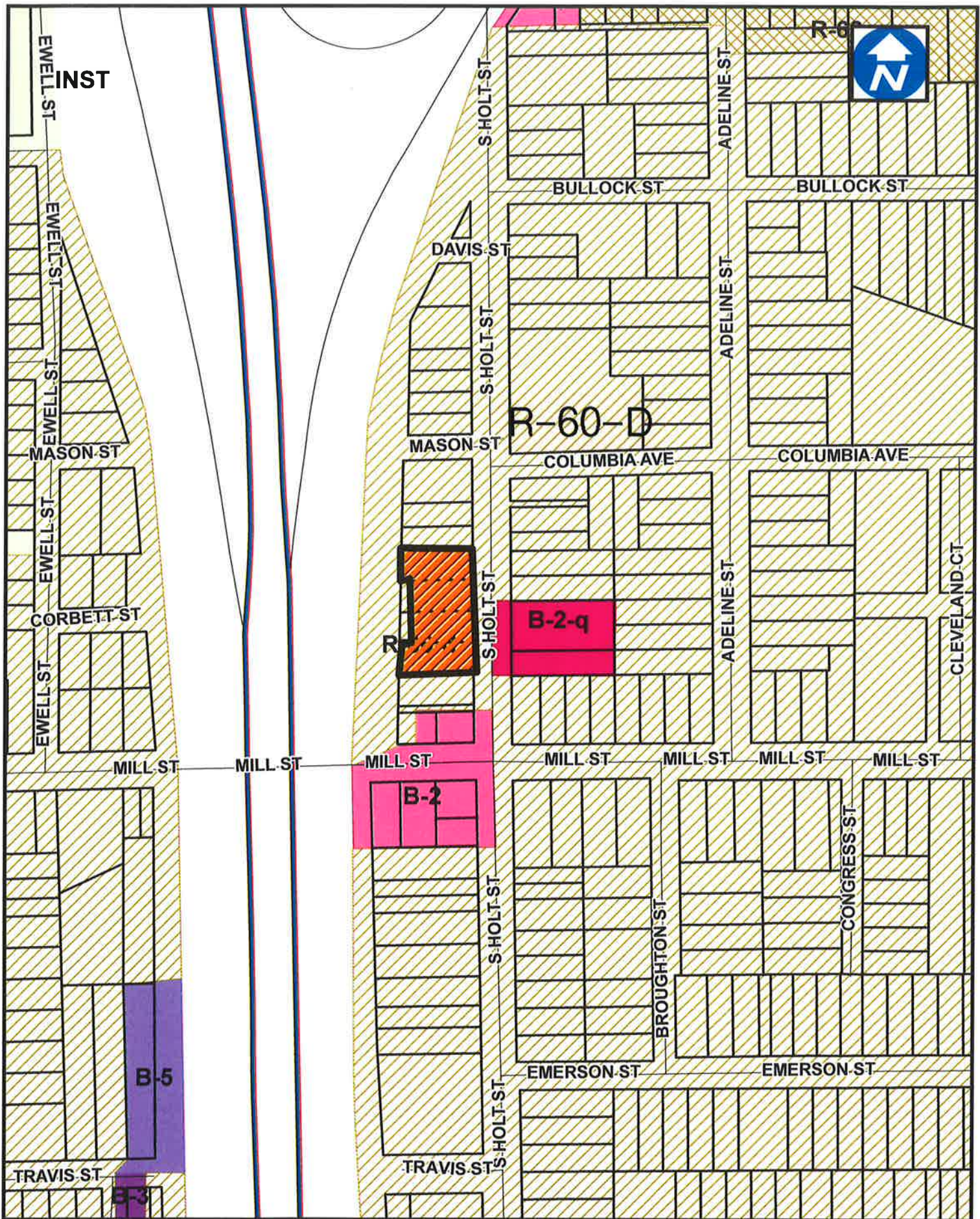
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

3A

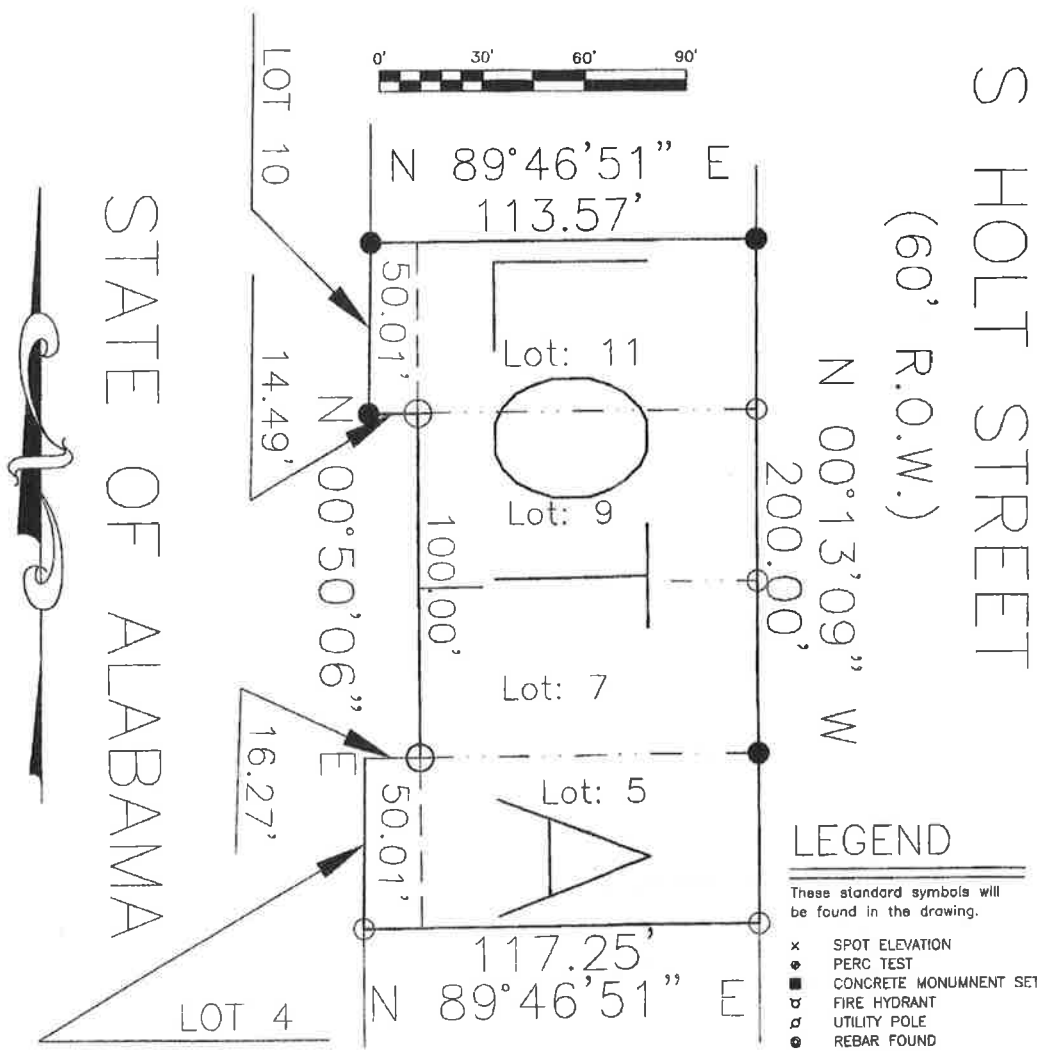
RICHARD CASBY

PLAT NO. 2

LOTS # 5,7, 9, 11 AND LOTS # 4 AND 10 LESS AND EXCEPT THE R.O.W. FOR INTERSTATE HIGHWAY # 65 (I-65) ALL IN BLOCK "D" ACCORDING TO A MAP OR PLAT OF RYAN SUBDIVISION PLAT # 5 PEACOCK TRACT

SW ¼ OF SEC. 13, T-16-N, R-17-E

MONTGOMERY COUNTY, MONTGOMERY, ALABAMA



STATE OF ALABAMA

LEGEND

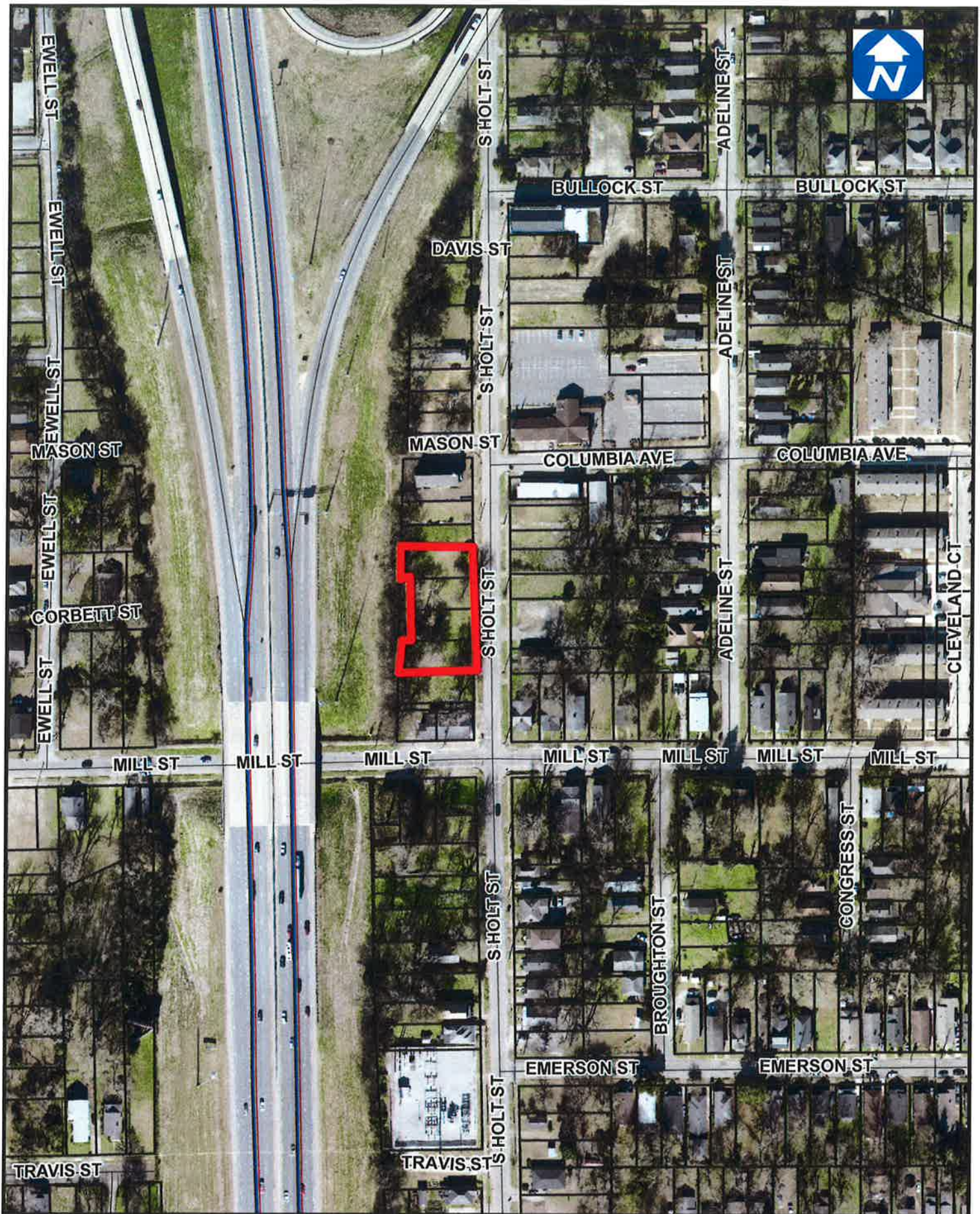
These standard symbols will be found in the drawing.

- x SPOT ELEVATION
- PERC TEST
- CONCRETE MONUMENT SET
- ⊕ FIRE HYDRANT
- ⊙ UTILITY POLE
- ⊙ REBAR FOUND
- PK NAIL SET
- ⊙ RR SPIKE FOUND
- ⊙ IRON PIN FOUND
- ⊙ TREES
- x—x— FENCE
- ⌋ HEDGE
- ⊙ TREE LINE
- ⊙ Wooded

SURVEYOR'S NOTE:

LINE BELOW MEANS LOT LINE TO BE REMOVED

RICHARD CASBY, SURVEYOR
 BY JOINS TO
 MONTGOMERY COUNTY OFFICE
 105E
 MONTGOMERY, ALABAMA



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

30

4. 9088 **PRESENTED BY:** Andrew Kramer Land Surveying

REPRESENTING: WD Mobile Highway

SUBJECT: Request final approval of Mobile Highway Logistics Park Plat No. 1 located on the west side of Mobile Highway, approximately 1,600 ft. north of Hyundai Boulevard, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates two (2) lots for industrial use. Lot 1 (114.39 acres) has 1735.12 ft. of frontage along Mobile Highway and a depth of 2,540.75 ft. Lot 2 (80.41 acres) is accessed from a 170 ft. private ingress/egress & utility easement. Lot 2 is 1,990.57 ft. wide with a depth of 2,145.50 ft. 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.

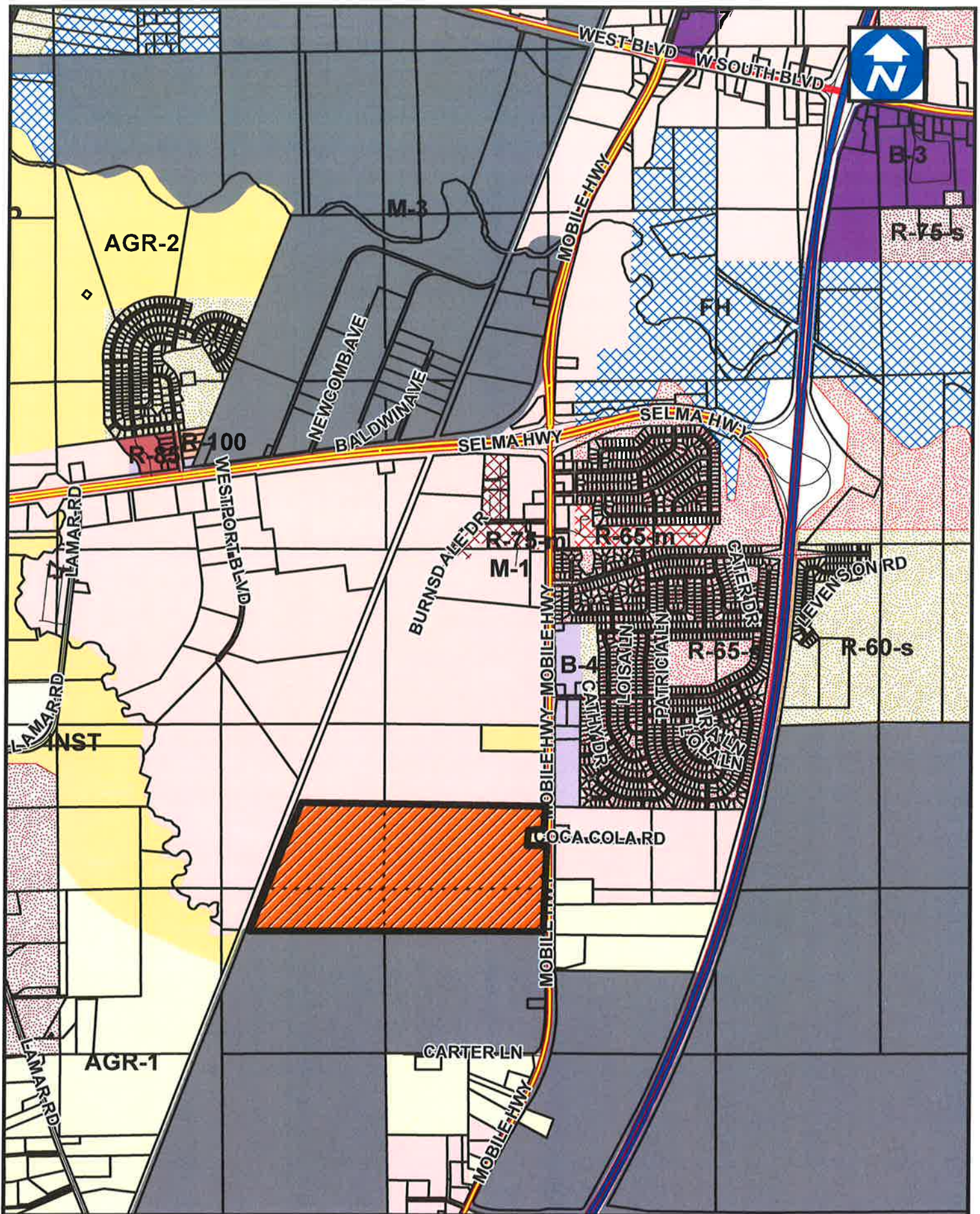
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



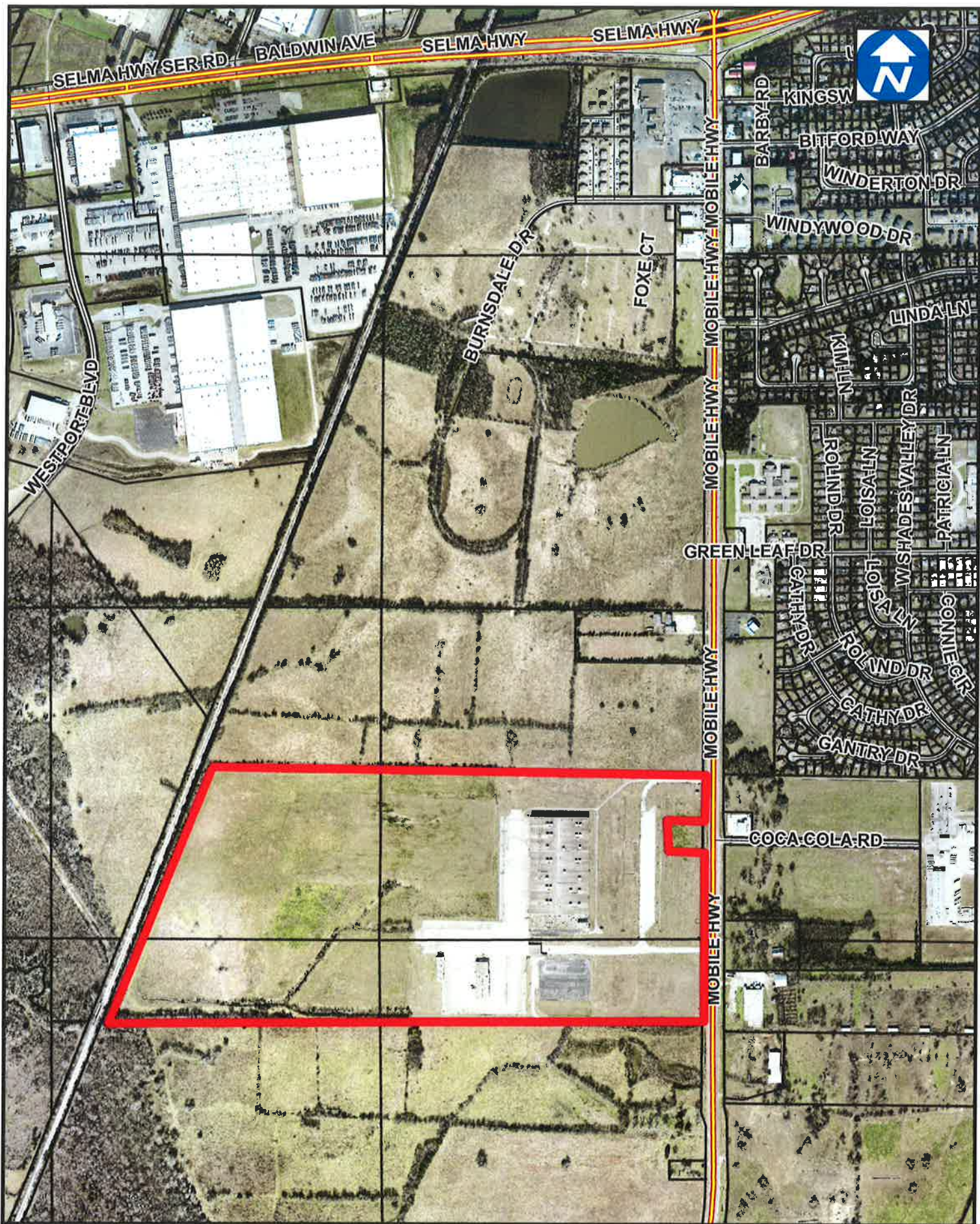
PLATS

1 inch = 2,000 feet

SUBJECT PROPERTY



ITEM NO. 4A



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO.

LC

5. RZ-2020-021 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Charles & Inez Everage

SUBJECT: Request to rezone one (1) lot located at 6815 Mobile Highway an AGR-1 (Residential Agriculture) Zoning District to an M-3 (General Industrial) Zoning District.

REMARKS: The intended use for this property is to conform to surrounding properties for marketable purposes and potential future industrial development. The adjacent property has M-3 (General Industrial) to the north, east and south, and AGR-1 (Residential Agriculture) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends Flex Employment.

Department of Planning Comment(s): No objection. This is the last parcel of land that will make the entire parcel M-3 general industrial adjacent to the Hyundai Plant. This is consistent with the Envision Montgomery 2040 Comprehensive Plan for General Industrial and Flex Employment for a future land use in this area adjacent to the Hyundai Plant.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

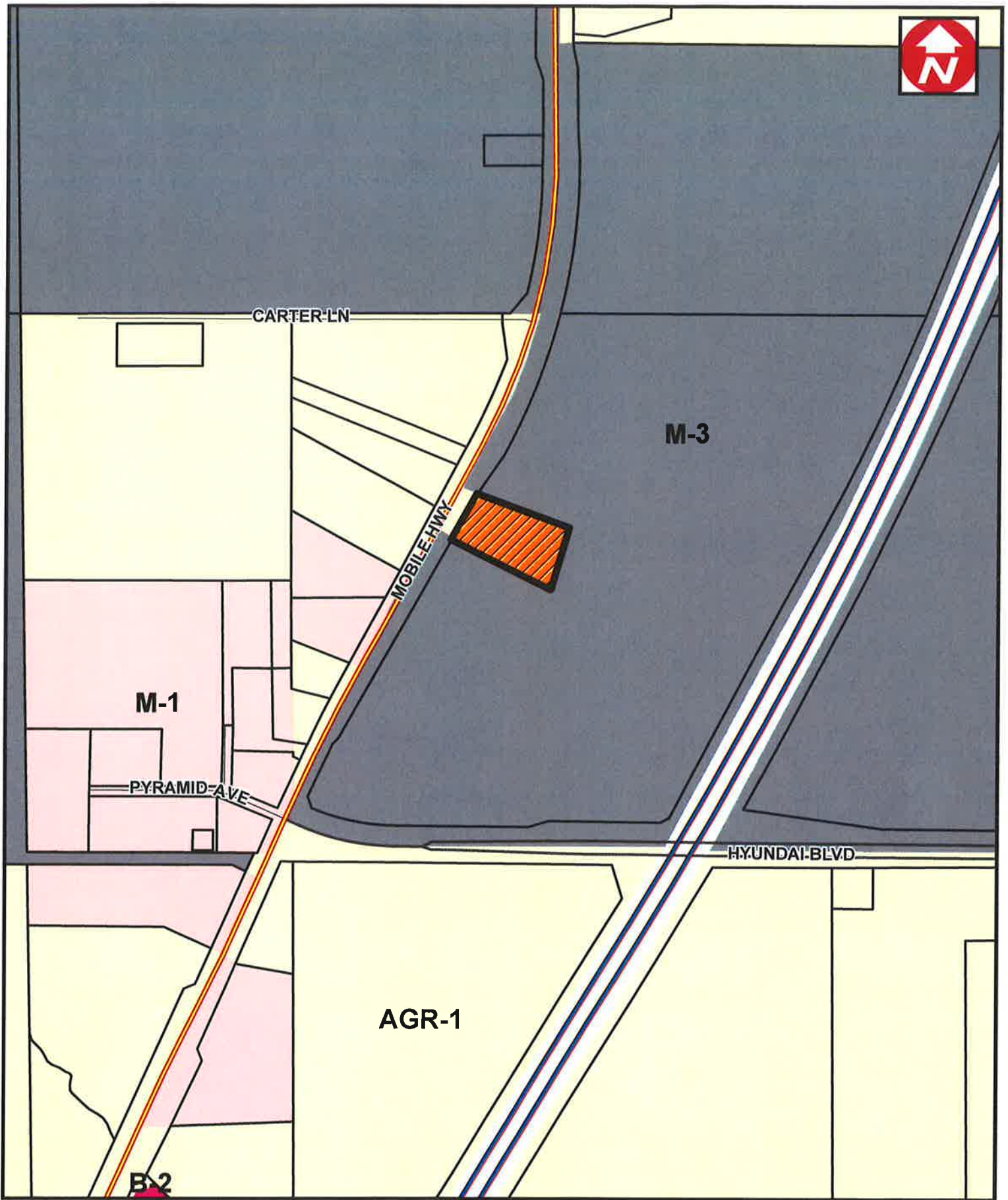
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 5A

1 inch = 600 feet



FLEX EMPLOYMENT (FE)

Includes a collection of low-impact industrial uses that include assembly and processing, warehousing and distribution and flex space suitable for high-tech or research and development activities. Growth of these areas should be focused in existing industrial areas and around assets such as Hyundai Manufacturing, Montgomery Regional Airport, Maxwell AFB, and Gunter Annex. Appropriate buffering and separation from incompatible uses may be necessary in certain Flex Employment areas to protect the surrounding context from industrial operations. These areas may include commercial and residential uses but generally at a smaller scale than other commercial or mixed use areas.

INTENT

- ★ Promote continued expansion of industrial areas using regional influence from existing business presence such as Hyundai Manufacturing.
- ★ Support operation of military campuses through complementary flex space for light industrial or research and development requirements.
- ★ Encourage consolidation of low-impact industrial uses to strategic opportunity areas with access to railway, highway, or waterway (if applicable).

PRIMARY USES

- ★ Light Industrial
- ★ Office
- ★ Commercial

SECONDARY USES

- ★ Mixed-Use
- ★ Multi-family Residential
- ★ Civic / Institutional



BUILDING BLOCKS

Height Range	1 - 3 stories	Transportation	Automobile, transit, potential for walking and biking
Building Form	Large to very large footprint structures, flexible space to accommodate various users	Parking	Private off-street parking lots
Building Setback	30 - 50 feet (varies from lot to lot)	Open Spaces	Natural buffers between adjacent development, "Green Infrastructure" incorporated into site design
Streets	Varies but should accommodate truck and automobile traffic, easy access to major corridors		

5B



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 5C

1 inch = 600 feet

6. RZ-2020-020 **PRESENTED BY:** Hester Davis

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land containing 10.86 acres located on the south side of Williams Drive, across from Hales Lane, from R-50 (Single-Family Residential), B-2 (Commercial) and M-3 (General Industrial) Zoning Districts to an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: The intended use for this property is for a mobile home. If the rezoning is approved, the petitioner will then apply to the Board of Adjustment for the mobile home. The Land Use staff suggested this zoning instead of an R-99-s (Mobile Home Subdivision) to prevent multiple mobile homes being placed on the property. At this time the mobile home will be for a family member. If any additional mobile homes are requested they will have to apply to the Board of Adjustment for each one. The adjacent property has R-50 (Single-Family Residential) zoning to the north, R-50 (Single-Family Residential) and R-99-s (Mobile Home Subdivision) zoning the east, and R-50 (Single-Family Residential) and AGR-1 (Residential Agriculture) to the south and west. The Envision Montgomery 2040 Comprehensive Plan recommends Rural Edge/Conservation Residential.

Department of Planning Comment(s): No objection. This rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION 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: _____

FH



R-99-s-q

INST

R-99-s

B-2

R-50

R-99-s

R-99-s

B-2

R-99-s B-2

M-3

M-3

AGR-1

AGR-2

FRANSON RD

FRANSON RD

SALES LN

DUNN LN

WILLIAMS DR

COBB LN

LOWER WETUMPKA RD

STOKES RD

PRIVATE DR

Site

1 inch = 500 feet

Item 6A



6B

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. 60C

1 inch = 400 feet

7. RZ-2000-020 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Providence Partners, LLC

SUBJECT: Request approval of a revised master plan to allow townhouses and single-family residential, whereas office use was approved, for property that contains 21 acres located on the south side of EastChase Lane, approximately 400 ft. east Berryhill Road, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The intended use for this property is townhouses and single-family residential.

Single-Family Residential (69 lots)

- Front yard – 15 ft.
- Rear yard – 15 ft.
- Side yards – 0 ft. & 5 ft.
- Street Side yards – 10 ft.

Townhouses (37 lots)

- Front yard – 15 ft.
- Rear yard – 15 ft.
- Side yards (at unattached ends) – 10 ft.
- Street side yards – 10 ft.

There will be a clubhouse with this development. The townhouse lots will be in the northwest corner of this development and the clubhouse will be in the southwest corner. Both are adjacent to the commercial area of EastChase. The single-family residential lots will be adjacent to the single-family residential lots of Wynlakes. The adjacent property has PUD (Planned Unit Development) on all sides. The Envision Montgomery 2040 Comprehensive Plan recommends Residential Medium Density.

Department of Planning Comment(s): No objection. This request is consistent with the Envision Montgomery 2040 Comprehensive Plan.

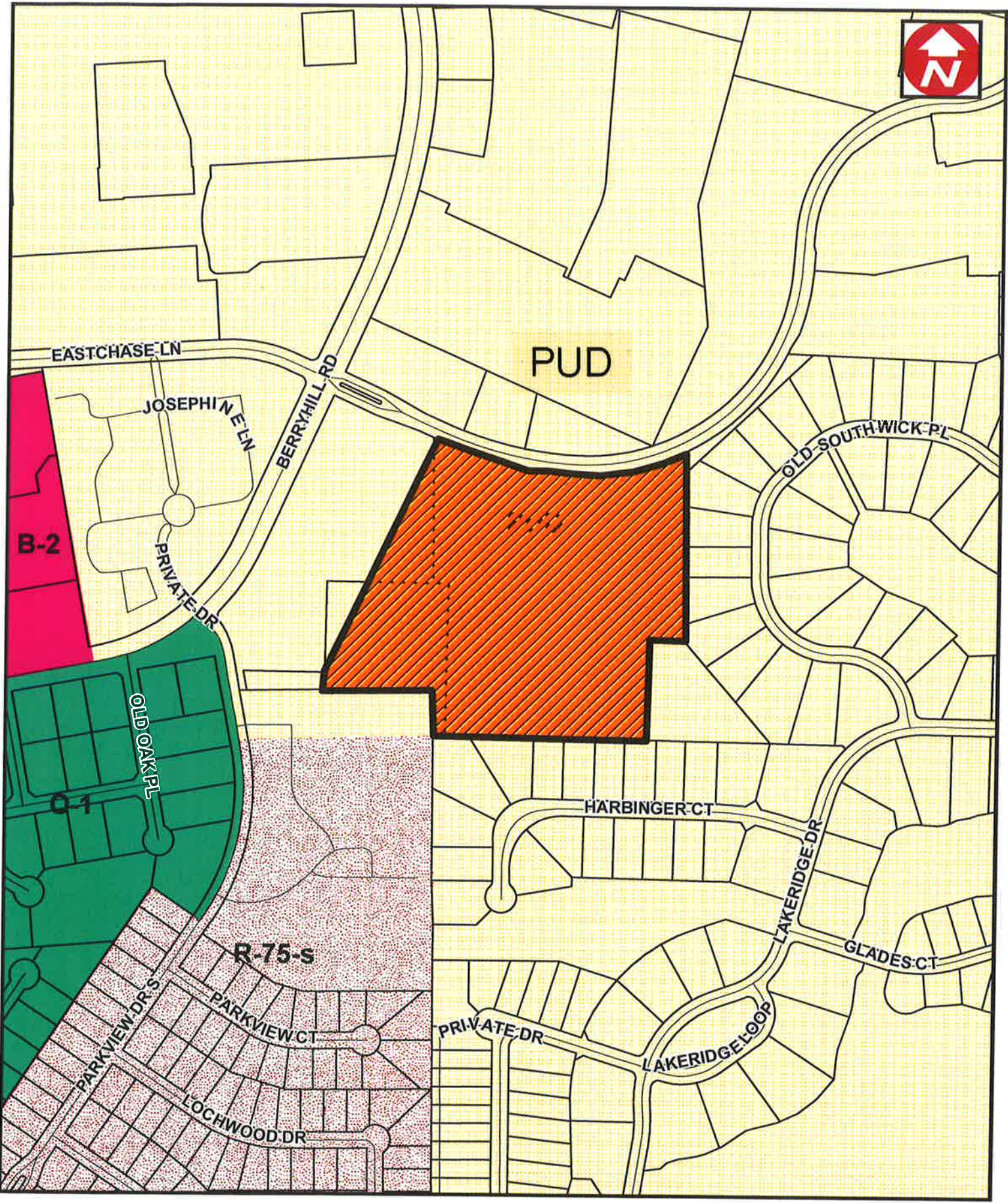
CITY COUNCIL DISTRICT: 9

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

SUBJECT PROPERTY



ITEM NO. 7A

1 inch = 400 feet



7B

RESIDENTIAL, MEDIUM DENSITY (RM)

Residential areas comprised primarily of multi-family housing in various forms with consistent building sizes and styles and limited connectivity between different building types and uses. Single-family neighborhoods comprised of primarily small, dense lots on larger blocks with minimal commercial or civic uses are also included in this classification. Future development should take a more traditional neighborhood pattern where different residential types are connected in a walkable pattern.

INTENT

- ★ Improve pedestrian and vehicular connectivity between residential neighborhoods and non-residential areas.
- ★ Enhance the streetscape through design features such as lighting, landscaping, and sidewalks.
- ★ Promote building design variation in single developments to enhance neighborhood character.
- ★ Encourage infill development in single-family neighborhoods that is appropriate in design and scale to the surrounding homes.

PRIMARY USES

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

SECONDARY USES

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



BUILDING BLOCKS

Height Range	1 - 3 stories	Transportation	Walking, biking, transit, automobile
Building Form	Variety of building types and sizes attached and freestanding residential	Parking	On-street and private off-street (shared parking lots or driveways)
Building Setback	20 - 30 feet	Open Spaces	Private pocket parks, connections to schools and community parks
Streets	High degree of street connectivity with short walkable blocks, shared access drives connecting individual developments		



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 7C

1 inch = 400 feet

8. RZ-2020-022 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: LaneJones, LLC

SUBJECT: Request to rezone one (1) parcel of land containing 50.67 acres located on the east side of Taylor Road, approximately 1,500 ft. north of Troy Highway, from an AGR-1 (Residential Agriculture) Zoning District to an R-50 (Single-Family Residential) Zoning District.

REMARKS: The intended use for this property is single-family homes. The adjacent property has AGR-1 (Residential Agriculture) to the north, east and south, and PUD (Planned Unit Development) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends Potential Open Space.

Department of Planning Comment(s): No objection. The Envision Montgomery 2040 Comprehensive Plan future land use map is incorrect in this area and is being revisited for corrections and adjustments. This location is ok for low density residential as proposed.

CITY COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

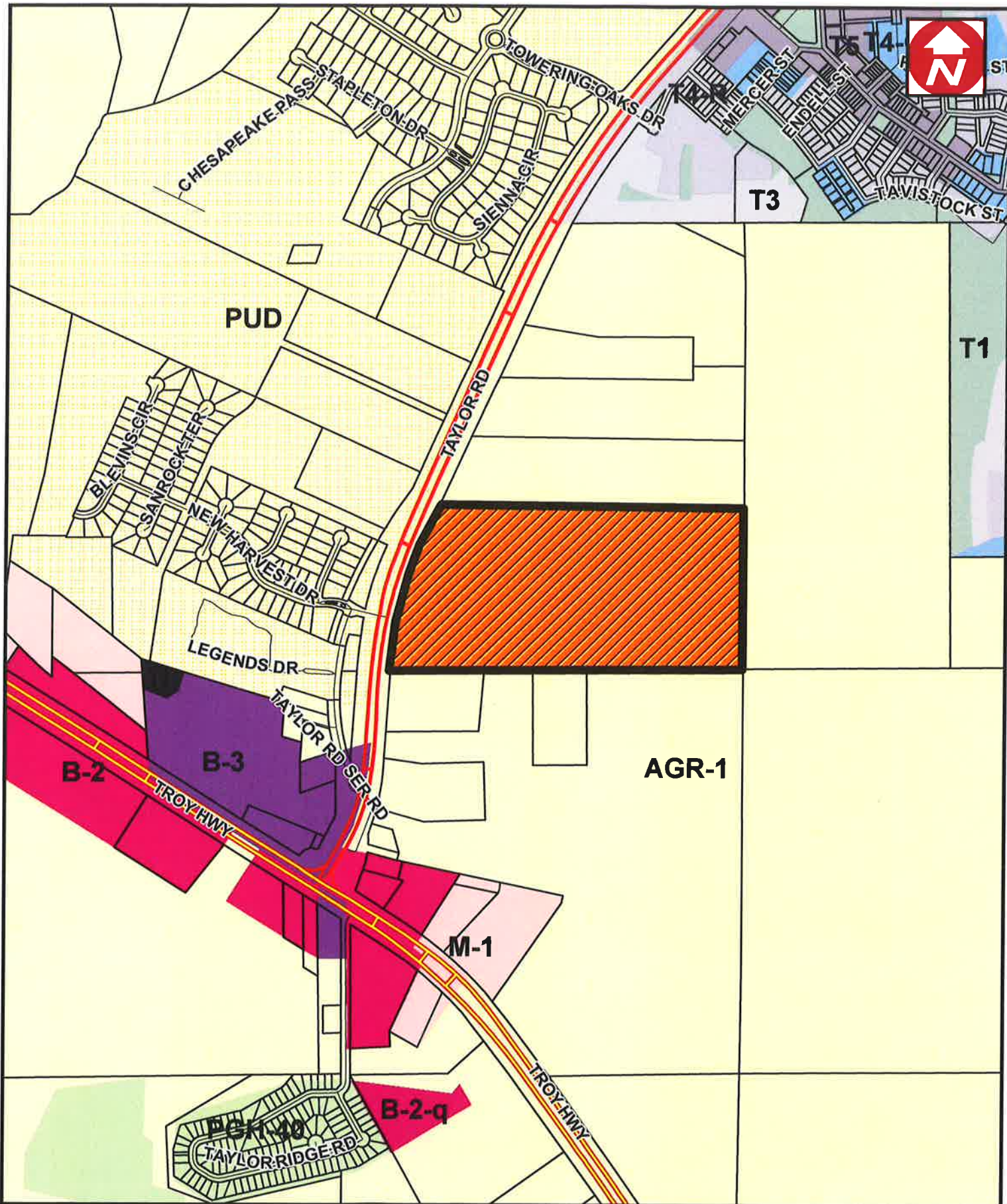
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO.

8A

1 inch = 800 feet

INSTITUTIONAL / CIVIC (IN)

86

Land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, such as major libraries, airports, public schools and public safety facilities. Semi-public uses such as hospitals and other major institutions such as large church facilities are included. These sites often have a development pattern that is unique to each area and may differ significantly from their surroundings. Small-scale institutional uses may be incorporated into the surrounding context in residential or commercial areas.

INTENT

- ✦ Encourage integration of institutional uses with adjacent neighborhoods, urban areas, commercial corridors, and open spaces.
- ✦ Provide appropriate connectivity to nearby uses through sidewalks, paths and streets.

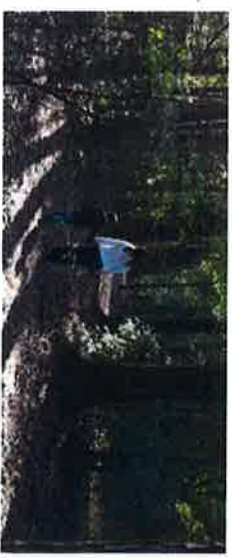


OPEN SPACE / RECREATION (OS)

Public and private parks, recreational open space or undeveloped natural areas that are permanently protected from development by the city, state, county, or some other authority. This classification also includes golf courses that function as open space.

INTENT

- ✦ Ensure parks and public recreational amenities are available to all neighborhoods.
- ✦ Conserve environmentally sensitive land.
- ✦ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.



POTENTIAL OPEN SPACE (PO)

Potential Open Space is undeveloped land that is not currently preserved but should be considered for conservation. These areas often exhibit potential for flooding or are deemed inappropriate for development due to significant physical or environmental limitations. In some cases, these lands also serve as buffers to separate areas that may have the potential to become conflicting land uses.

INTENT

- ✦ Consider formal conservation of environmentally sensitive land through various means.
- ✦ Minimize development in designated areas based on existing natural features.
- ✦ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.
- ✦ Promote buffering of incompatible land uses using natural features such as greenways, waterways, and wooded areas.





REZONING REQUEST

SUBJECT PROPERTY



ITEM NO.

8C

1 inch = 600 feet