

Planning Commission Agenda

April 22, 2021

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Ann Clemons, *Chairman*

Reg Mantooth, *Vice-Chairman*

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

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. Approval of Minutes from the March 25, 2021 meeting

April 22, 2021

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9106	Larry E. Speaks & Associates	North Eastern Blvd.	Plat	1
2.	9104	Pilgreen Engineering	Woodmere Blvd.	Plat	2
3.	9105	“ “	Woodmere Blvd.	Plat	3
4.	9037	“ “	Lismore Place	Plat	4
5.	9107	Flowers & White Engineering	EastChase Lane	Plat	5
6.	9108	“ “	Taylor Road	Plat	6
7.	MP-2021-001	“ “	Taylor Lakes	Revised Master Plan	7
8.	9109	“ “	Sedona Drive	Plat	
9.	RZ-2021-004	Jennie Tanner	Coosada Ferry Road	Rezoning	
10.	RZ-2021-005	Ashley Jernigan	South Hull Street	Rezoning	

***The next Planning Commission meeting is on
May 27, 2021***

1. 9106 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Shelby CRE, LLC

SUBJECT: Request final approval of Shelby CRE, LLC Plat No. 1 located on the west side of North Eastern Blvd, approximately 150 ft. north of Lagoon Park Drive, in a B-3 (Commercial) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for commercial use. Lot 1 (1.56 acres) has 218.82 ft. of frontage along North Eastern Boulevard and 133.53 ft. of frontage along Lagoon Park Drive. 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.

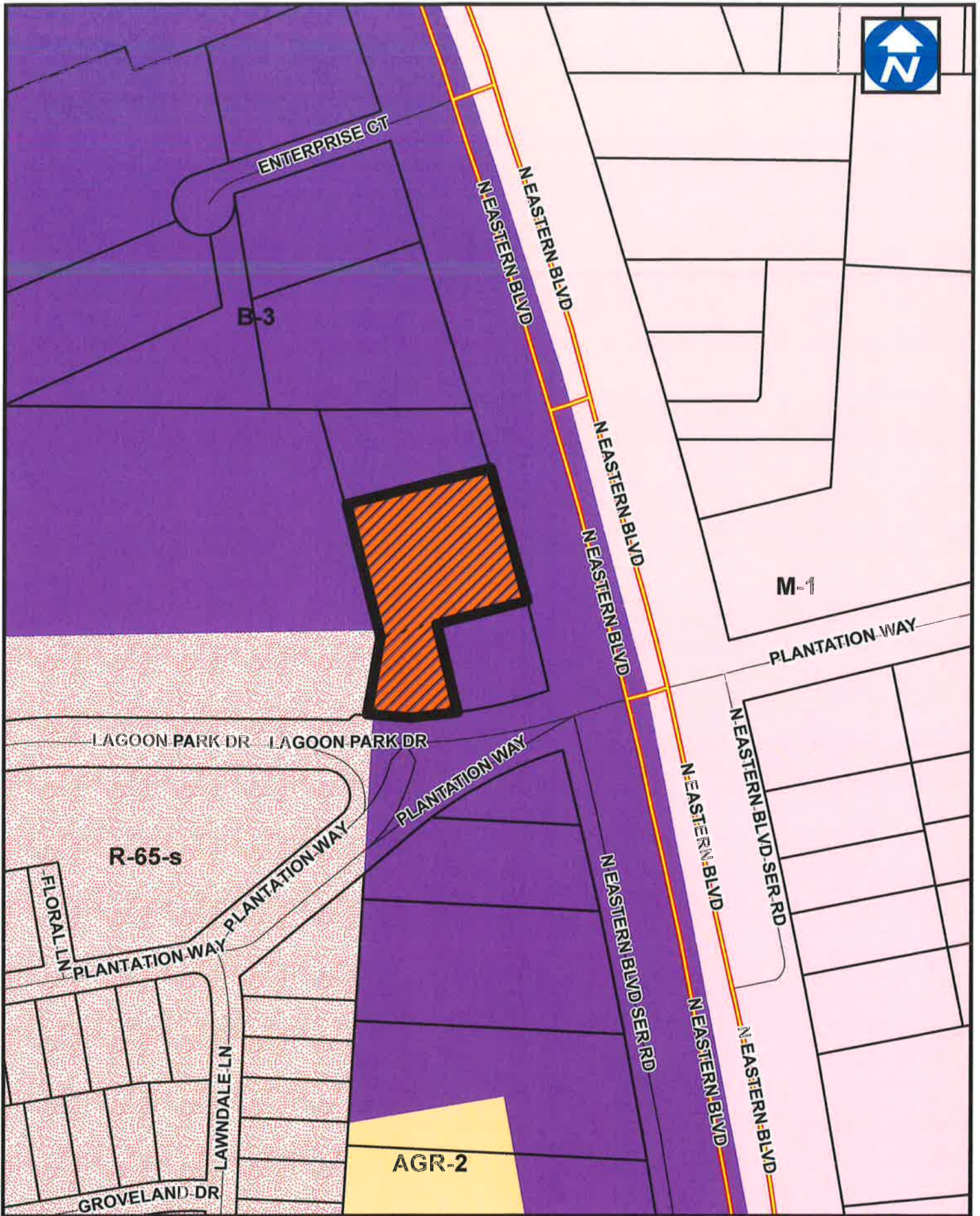
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



ENTERPRISE CT

B-3

N EASTERN BLVD

N EASTERN BLVD

N EASTERN BLVD

N EASTERN BLVD

M-1

PLANTATION WAY

LAGOON PARK DR LAGOON PARK DR

R-65-s

PLANTATION WAY

N EASTERN BLVD

N EASTERN BLVD SER RD

N EASTERN BLVD SER RD

N EASTERN BLVD

N EASTERN BLVD

AGR-2

GROVELAND DR

LAWNDALE LN

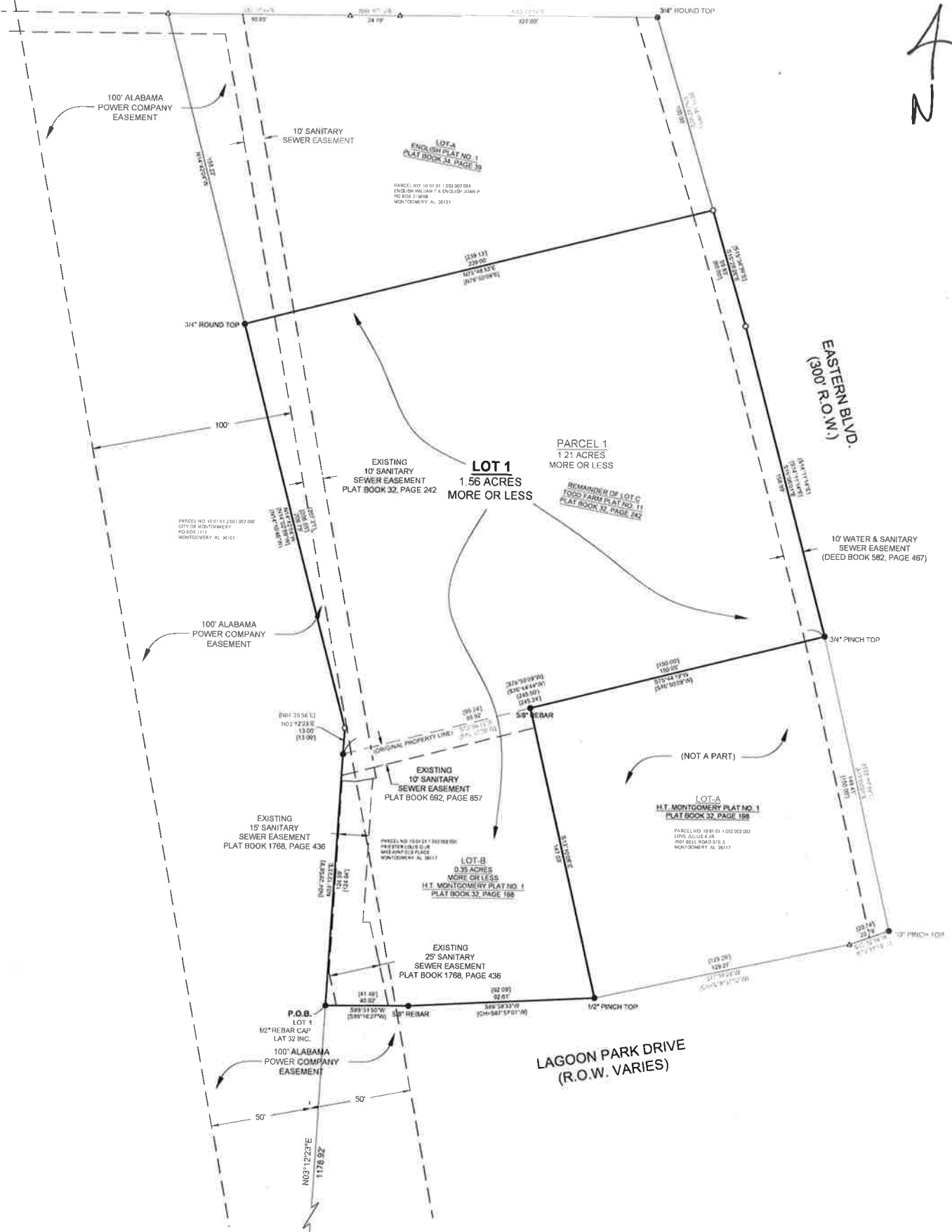
PLATS
1 inch = 200 feet

SUBJECT PROPERTY

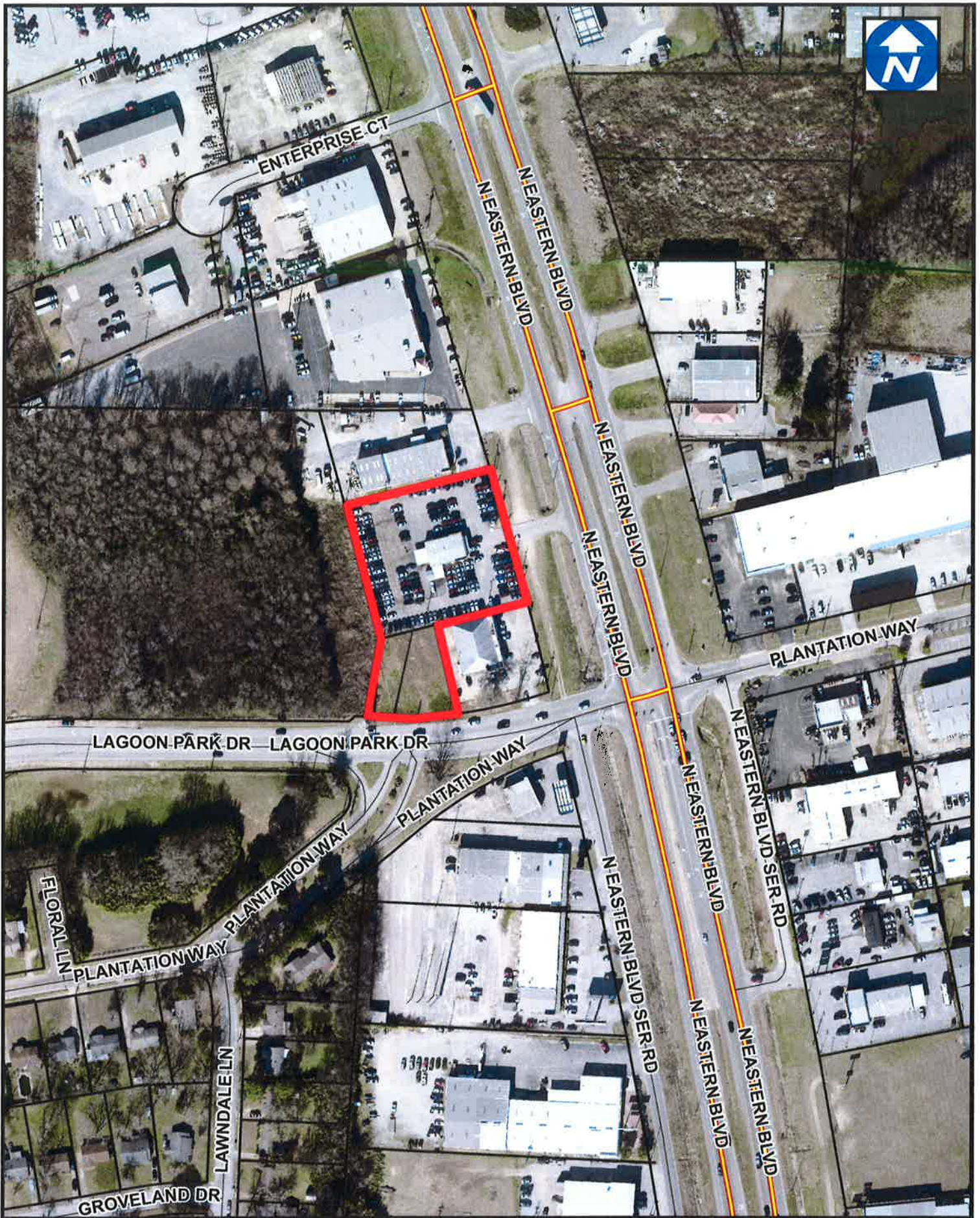


ITEM NO. 1A

Shelby CRE, LLC Plat No. 1



* P.O.C.
 RECOGNIZED & AGREED CENTER
 OF SECTION 1, T-16-N, R-18-E,
 MONTGOMERY COUNTY, ALABAMA.



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. IC

2. 9104 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Southeast Cardiology Consultants

SUBJECT: Request final approval of Southeast Cardiology Consultants, PC Plat No. 1 located on the north side of Woodmere Boulevard, approximately 400 ft. west of Central Parkway, in an O-1 (Office) Zoning District.

REMARKS: This plat creates one (1) lot for office use. Lot 1 (2.66 acres) has 366.53 ft. of frontage along Woodmere Boulevard and a depth of 412.28 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: _____

B-2



BERRY BLVD

BERRY CT

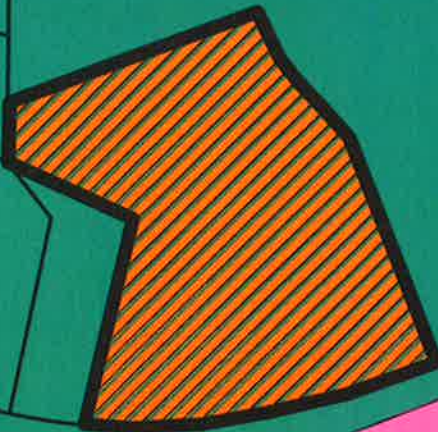
CENTRAL PKWY

O-1

BERRY BLVD

WOODMERE BLVD

WOODMERE BLVD



R-75-s

R-75-m

CENTRAL PKWY

PLATS
1 inch = 200 feet

SUBJECT PROPERTY 

ITEM NO. 2A

Southwest Cardiology Consultants, PC Plat No. 1

LOCATED IN
NE 1/4 OF SECTION 16, T-15-N, R-18-E
MONTERO COUNTY,
ALABAMA
CONTAINING 2.66 ACRES

Pilgreen Engineering, Inc.

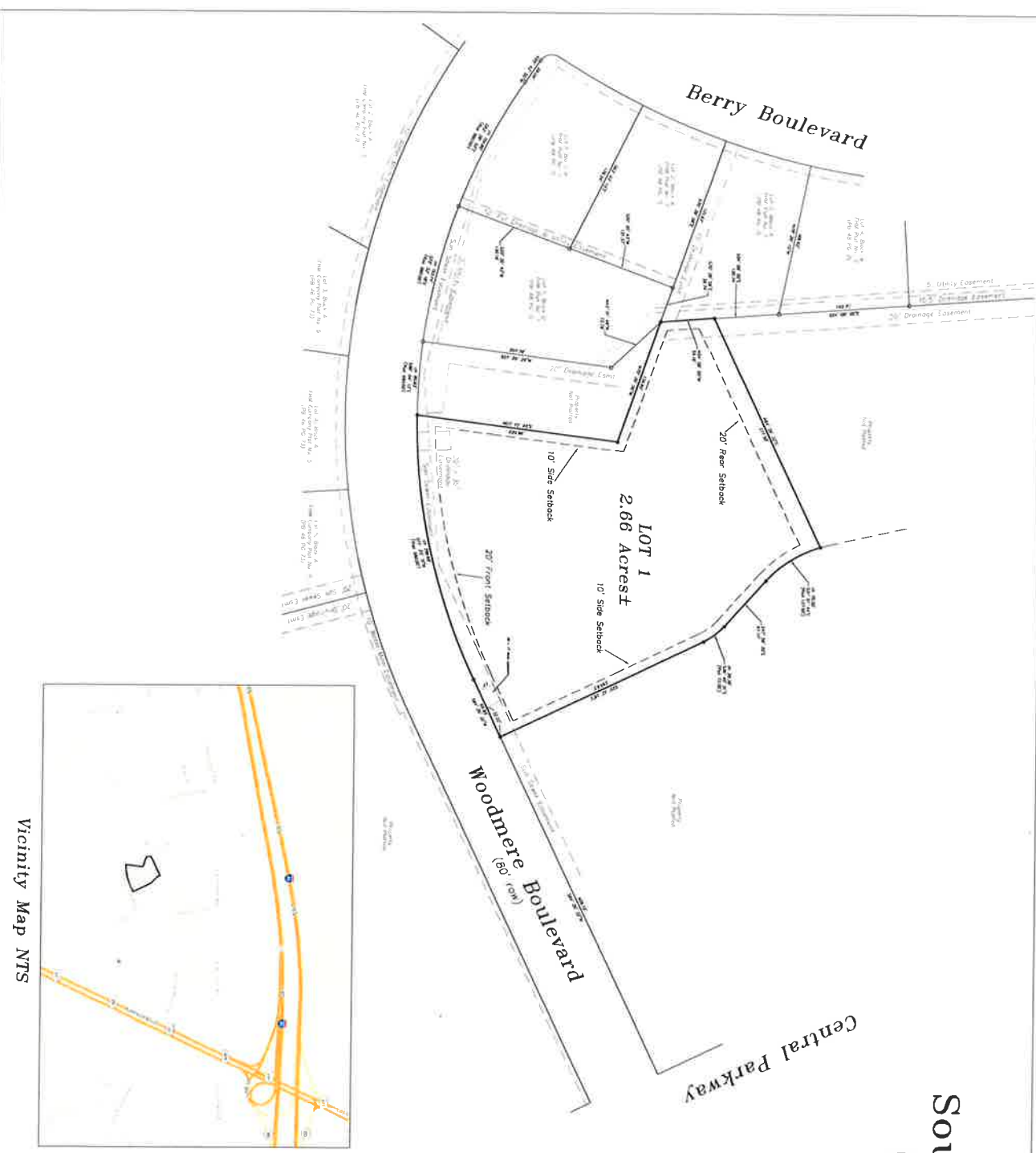
SECTION	TOWNSHIP	RANGE	COUNTY	STATE
16	15-N	18-E	MONTERO	ALABAMA

STATE OF ALABAMA
I, MARY L. BERRY, a registered land surveyor of Montero County, Alabama, certify that the foregoing plat is a true and correct plat of the land shown hereon, and that I am a duly licensed land surveyor in the State of Alabama. I have examined the original records of the county records and find that the same are correct and true. I have also examined the original survey of the land shown hereon and find that the same are correct and true. I have also examined the original plat of the land shown hereon and find that the same are correct and true. I have also examined the original plat of the land shown hereon and find that the same are correct and true.

WITNESSED MY HAND AND SEAL OF OFFICE AT MONTERO, ALABAMA, THIS 15th DAY OF FEBRUARY, 2011.

MARY L. BERRY
Surveyor

NOTARY PUBLIC
STATE OF ALABAMA
My Commission Expires _____

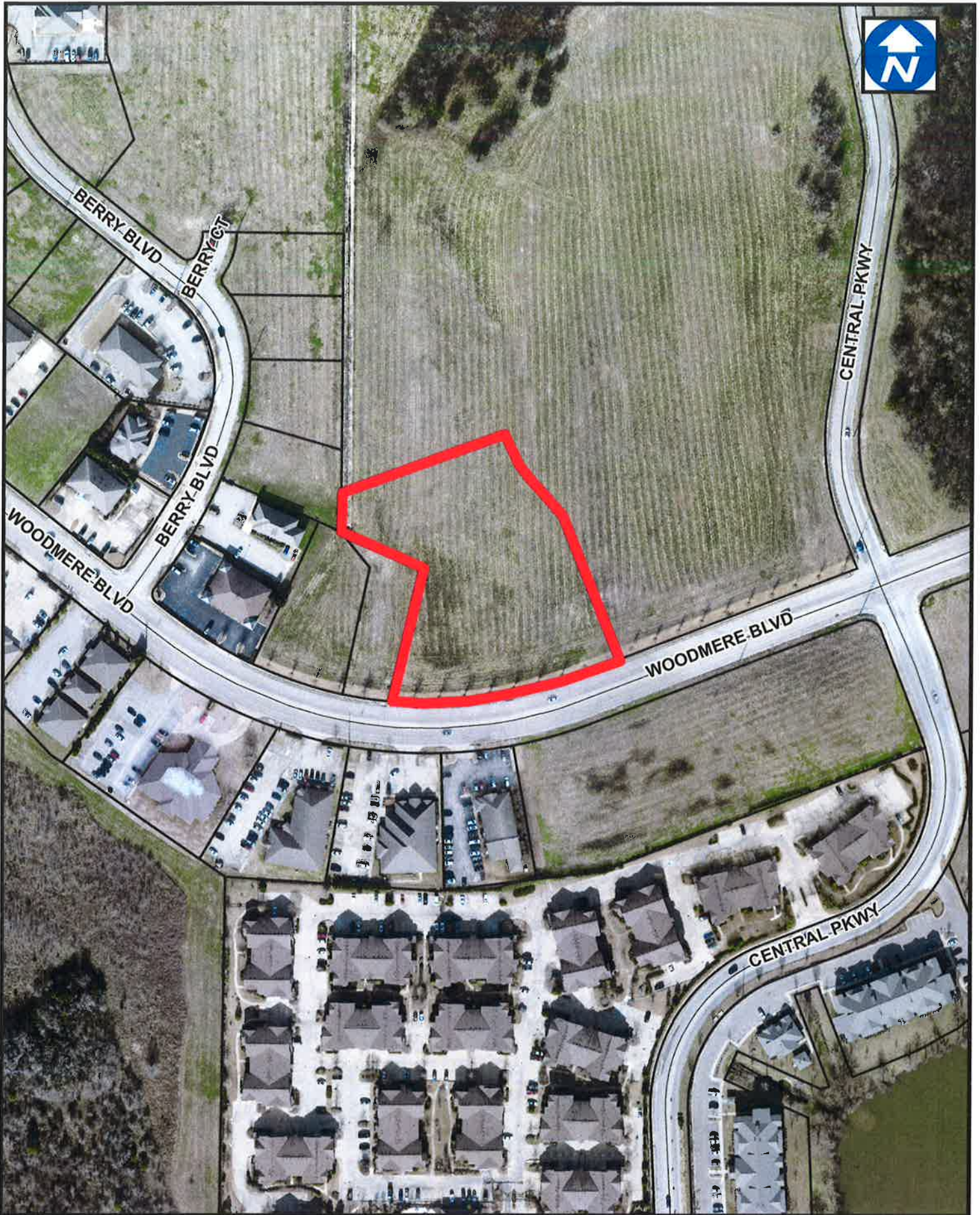


Vicinity Map NTS

NOTES:
1. STREETS SHOWN HEREON ARE NOT APPROVED OR EXISTING AND ARE SUBJECT TO THE APPLICABLE LOCAL ORDINANCES.
2. ALL DIMENSIONS OF THIS PLAT ARE GIVEN IN FEET AND DECIMALS THEREOF. DIMENSIONS IN PARENT UNITS SHALL BE GIVEN IN PARENT UNITS UNLESS OTHERWISE NOTED.
3. THIS PLAT IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.
4. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND DOES NOT EXTEND TO THE USE OR BENEFIT OF ANY PARTY.
5. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THE SURVEY AND DOES NOT EXTEND TO THE USE OR BENEFIT OF ANY PARTY.

THIS PLAT WAS SUBMITTED TO THE OFFICE OF THE COMMISSIONER OF MONTERO COUNTY, ALABAMA, ON _____ AND IS APPROVED AND FILED BY THE CLERK OF MONTERO COUNTY, ALABAMA, ON _____.

PREPARED BY THE SURVEYOR AT THE OFFICE OF THE SURVEYOR, MONTERO COUNTY, ALABAMA.



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9105 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Richard Hanan

SUBJECT: Request final approval of Woodmere Plat No. 21 located on the north side of Woodmere Boulevard, approximately 400 ft. east of Festival Place, in a B-3-Q (Commercial Qualified) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot A (0.918 acres) has 250 ft. of frontage along Woodmere Boulevard and a depth of 160 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.

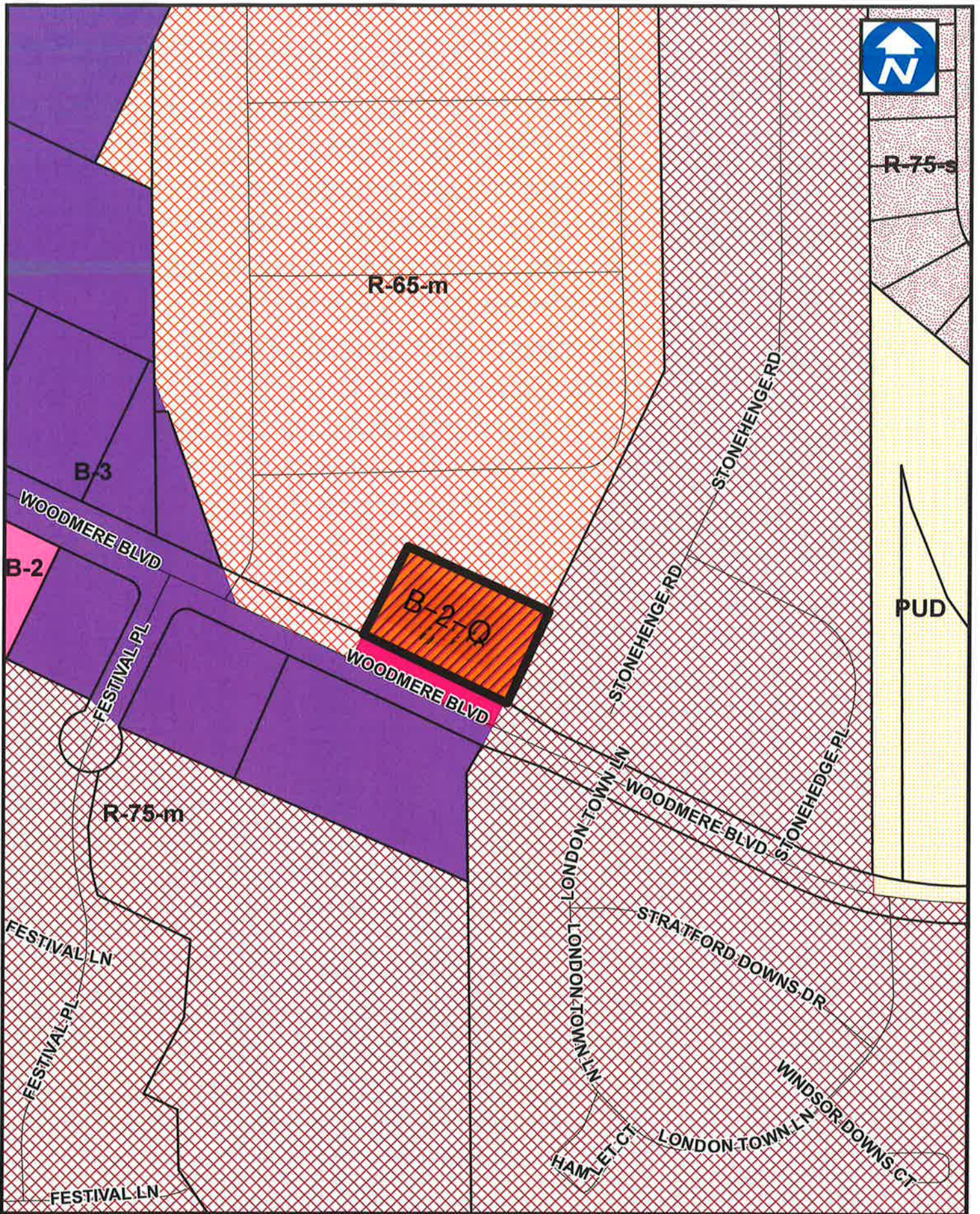
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 200 feet

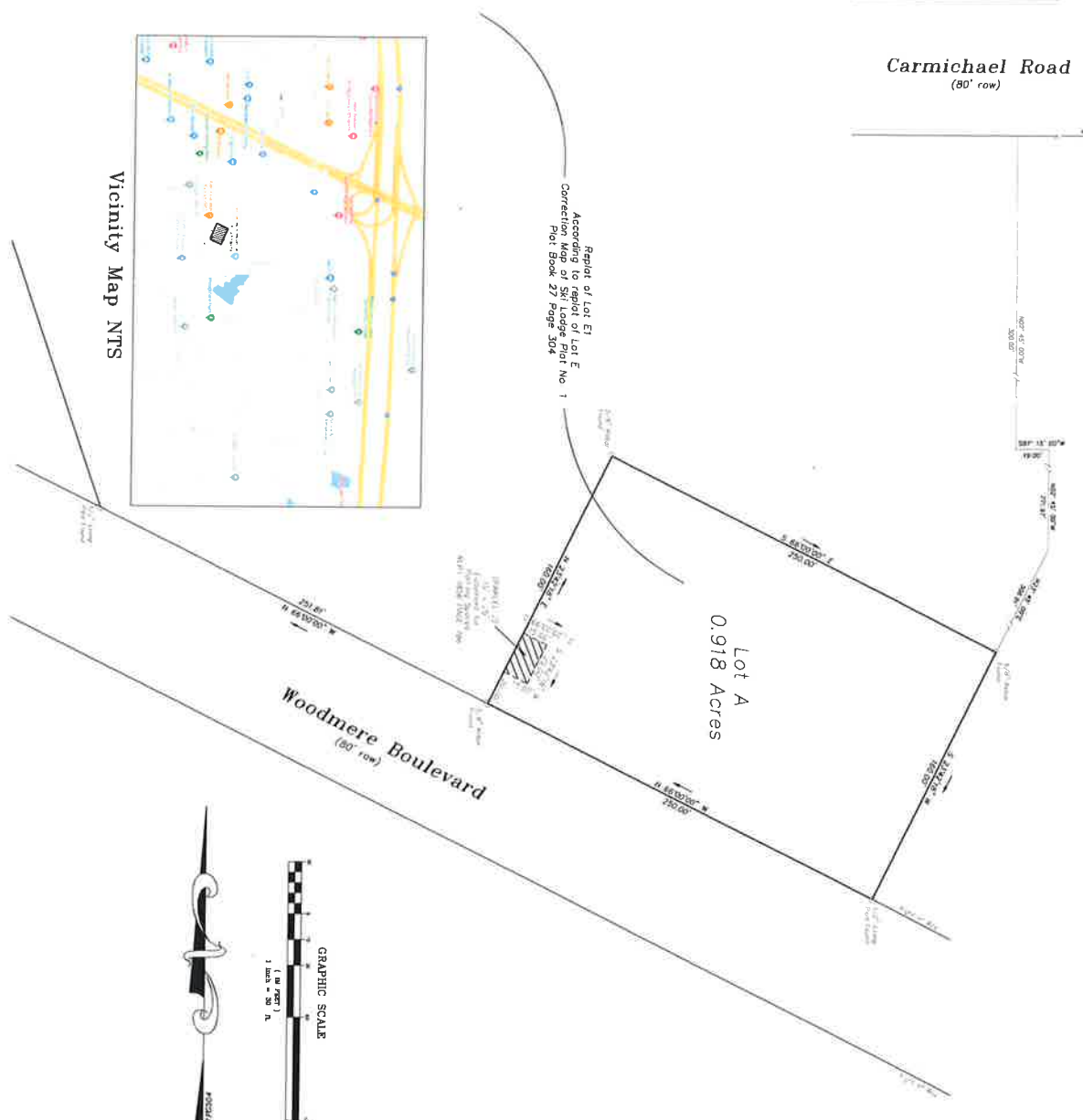
SUBJECT PROPERTY 

ITEM NO. 3A

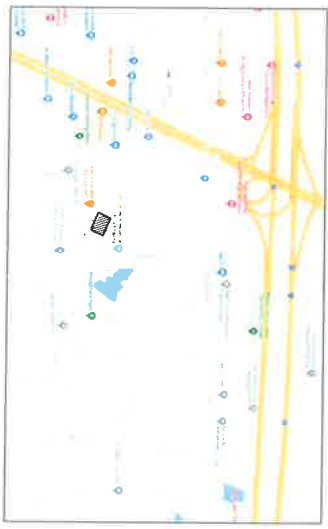
Carmichael Road
(80' row)

East Line of NE 1/4 of NE 1/4, Sec 24, T8N, R16E

Lot 1
Corrected Plat of
Eastern Addition
Plat Book 29 Page 4



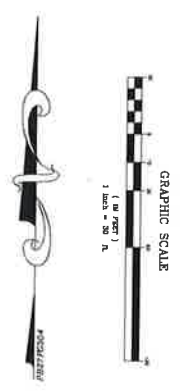
Vicinity Map NTS



Report of Lot E1
Correction Map of Survey Plat No. 1
Plat Book 27 Page 304

Lot A
0.918 Acres

Woodmere Boulevard
(80' row)



Woodmere Plat No. 21

Being a report of
A part of Report of Lot E1
Corrected Plat of
Eastern Addition
Plat Book 27 Page 304

Located in
SE 1/4 of NE 1/4
Section 24, T-16-N, R-16-E
Montgomery County, Alabama
Containing 0.918 Acres

Pilgreen Engineering, Inc.
ALABAMA
REGISTERED PROFESSIONAL ENGINEER
No. 00 2021

DATE	BY	REVISION
11-15-20	ME	1
11-15-20	ME	2
11-15-20	ME	3
11-15-20	ME	4
11-15-20	ME	5
11-15-20	ME	6
11-15-20	ME	7
11-15-20	ME	8
11-15-20	ME	9
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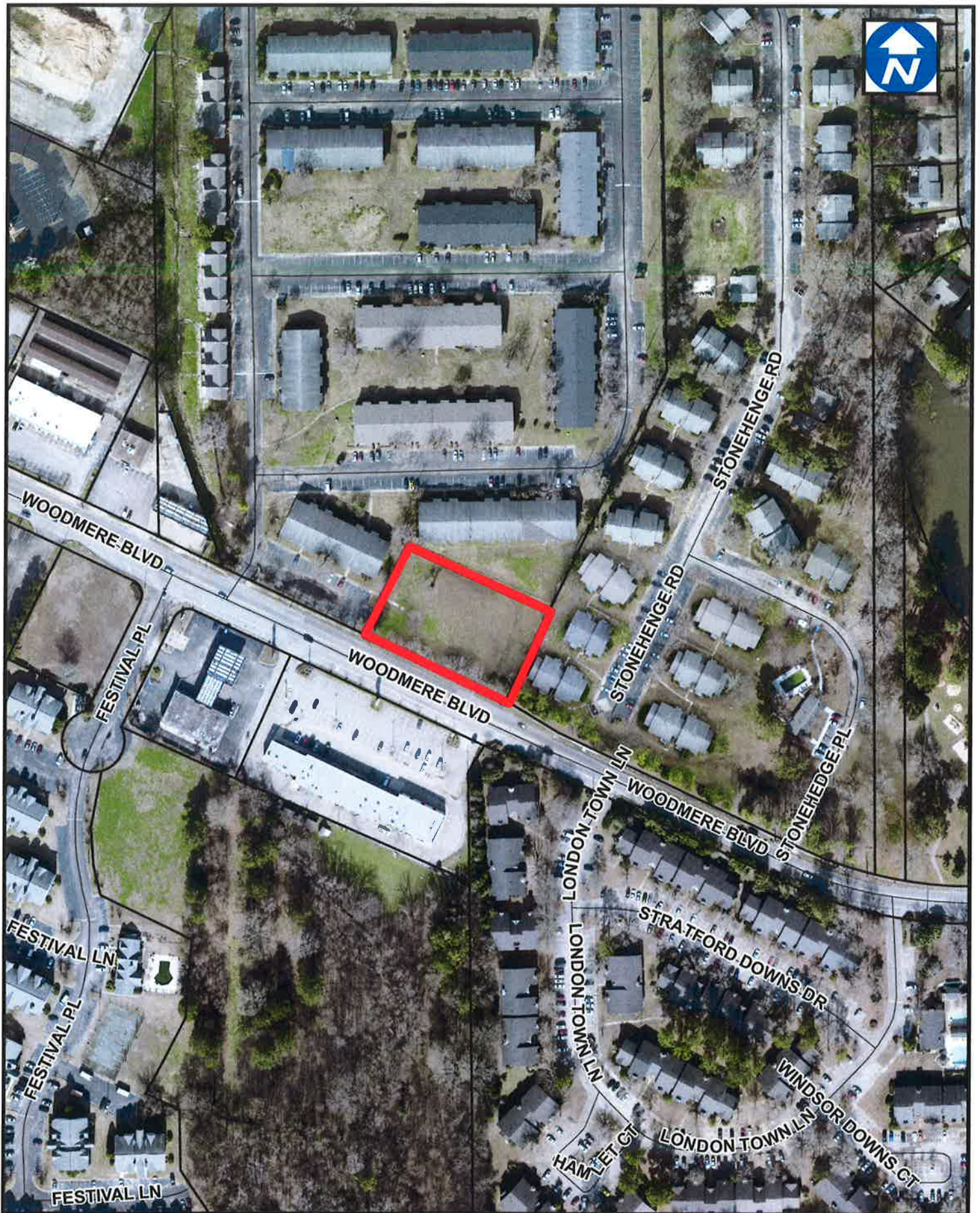
STATE OF ALABAMA
MONTGOMERY COUNTY
I, **PIRGREEN ENGINEERING, INC.**, REGISTERED LAND SURVEYOR OF MONTGOMERY COUNTY, ALABAMA, HEREBY CERTIFY THAT THE REPORT SHOWN ON THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA. I HAVE REVIEWED THE SURVEY AND THE REPORT THEREON AND I HEREBY CERTIFY THAT THE SURVEY AND REPORT COMPLY WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE ALABAMA PROFESSIONAL ENGINEERING ACT. I HAVE ALSO REVIEWED THE REPORT AND I HEREBY CERTIFY THAT THE REPORT IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA. I HAVE REVIEWED THE SURVEY AND THE REPORT THEREON AND I HEREBY CERTIFY THAT THE SURVEY AND REPORT COMPLY WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE ALABAMA PROFESSIONAL ENGINEERING ACT.

STATE OF ALABAMA
MONTGOMERY COUNTY
I, **PIRGREEN ENGINEERING, INC.**, REGISTERED LAND SURVEYOR OF MONTGOMERY COUNTY, ALABAMA, HEREBY CERTIFY THAT THE REPORT SHOWN ON THIS MAP IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA. I HAVE REVIEWED THE SURVEY AND THE REPORT THEREON AND I HEREBY CERTIFY THAT THE SURVEY AND REPORT COMPLY WITH THE REQUIREMENTS OF THE ALABAMA SURVEYING ACT AND THE ALABAMA PROFESSIONAL ENGINEERING ACT.

STATE OF ALABAMA
MONTGOMERY COUNTY
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STATE OF ALABAMA
MONTGOMERY COUNTY
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STATE OF ALABAMA
MONTGOMERY COUNTY
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PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

3C

4. 9037 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Stoneybrooke, LLC

SUBJECT: Request final approval of Stoneybrooke Plat No. 14 located at the south end of Lismore Place, approximately 200 ft. south of Dunmore Lane, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 47 lots for residential use. The lots have an average width of 60 ft. and a depth of 123 ft. The lots will be developed with 20 ft. front and rear yards, a 0 ft. side yards with 10 ft. between structures. Lismore Place (48 ft. ROW) will be extended to the south and stub-out for future development. Lismore Circle (48 ft. ROW) will run east off Lismore Place and loop back into Lismore Place. 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.

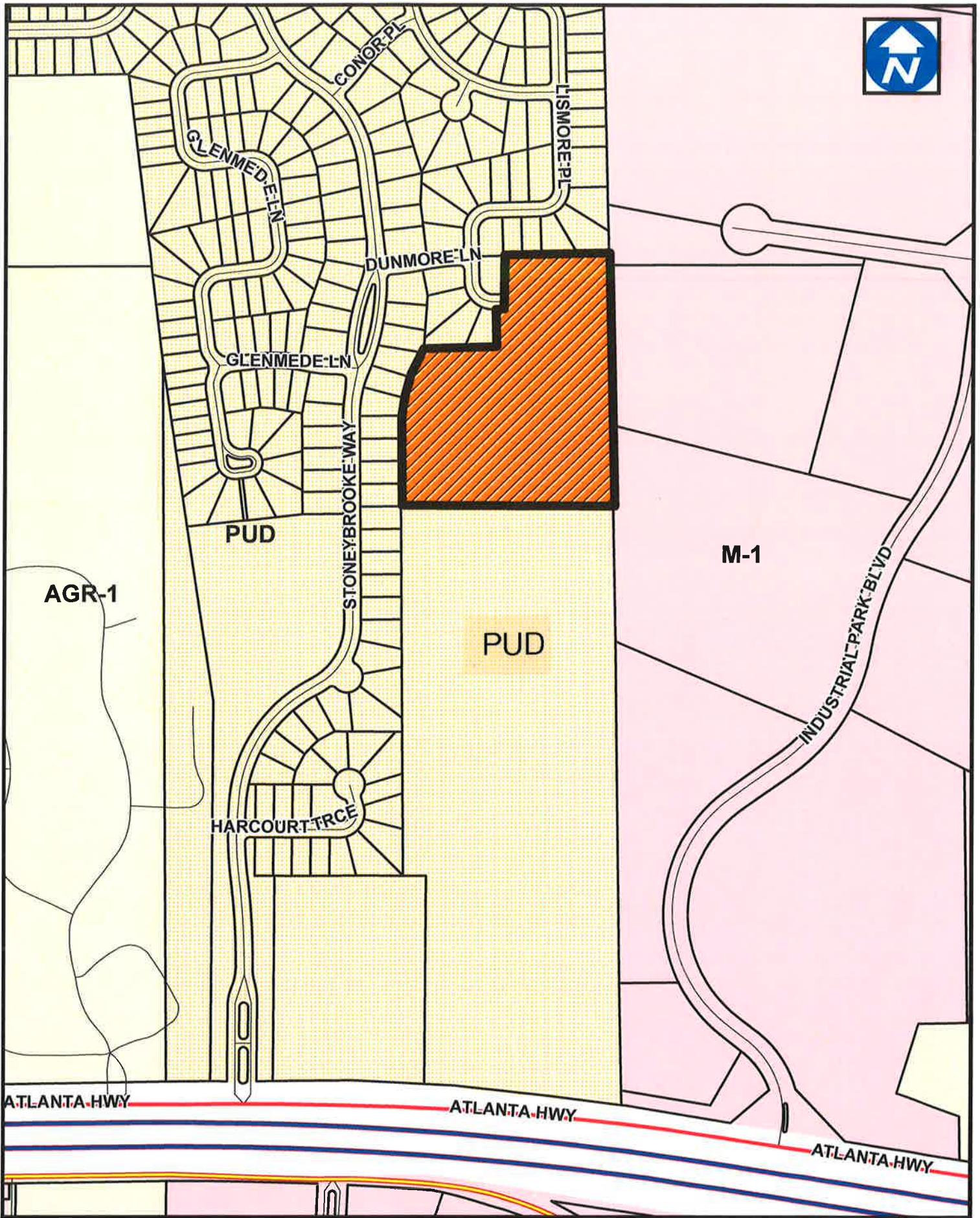
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____

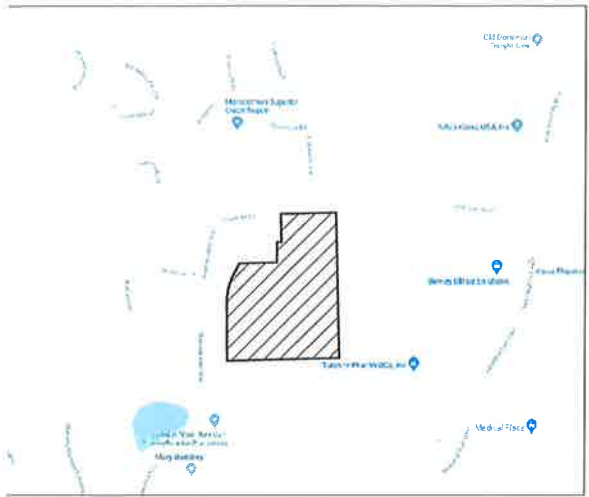


PLATS
1 inch = 400 feet

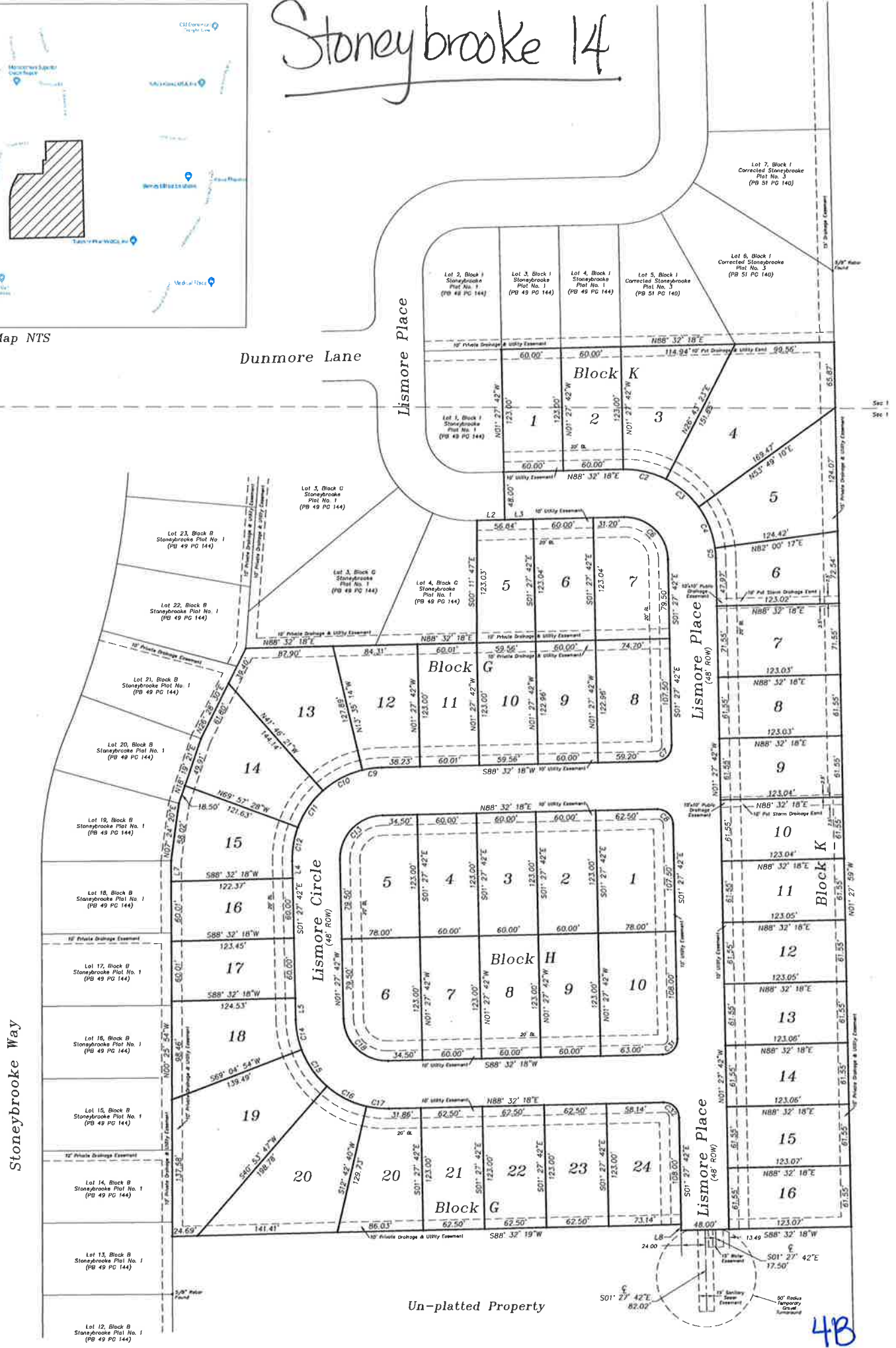
SUBJECT PROPERTY 

ITEM NO. 4A

Stoneybrooke 14



Vicinity Map NTS

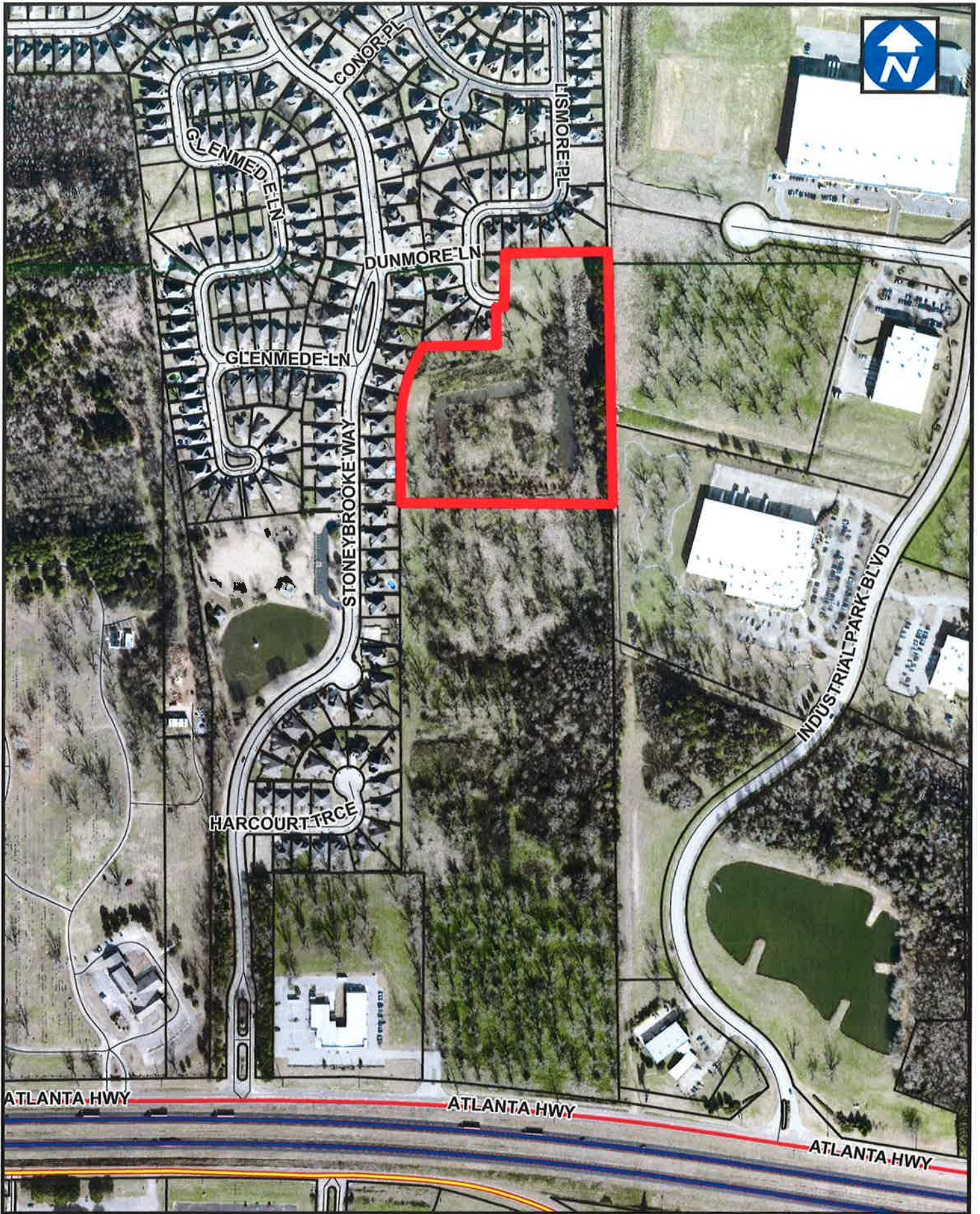


PB49 PC144

Stoneybrooke Way

Un-platted Property

4B



PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9107 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Providence Partners, LLC

SUBJECT: Request final approval of Grantham Plat No. 1 located on the south side of EastChase Lane, approximately 900 ft. east of Berryhill Road, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 51 lots for residential use. There are 35 lots that are on average 50 ft. wide and 120 ft. deep. The 50 ft. lots will be developed with 10 ft. front and rear setbacks, and 0 ft. and 5 ft. side setbacks maintaining 5 ft. between structures. There are 16 lots that are on average 20 ft. wide and 100 ft. deep. The 20 ft. lots will be developed with 10 ft. front and rear setbacks with no sides. There is a 5 ft. side yard setback on the unattached end of the townhouse building maintaining 10 ft. between structures. There are four (4) new private streets (50 ft. private ROW) proposed with this plat. 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.

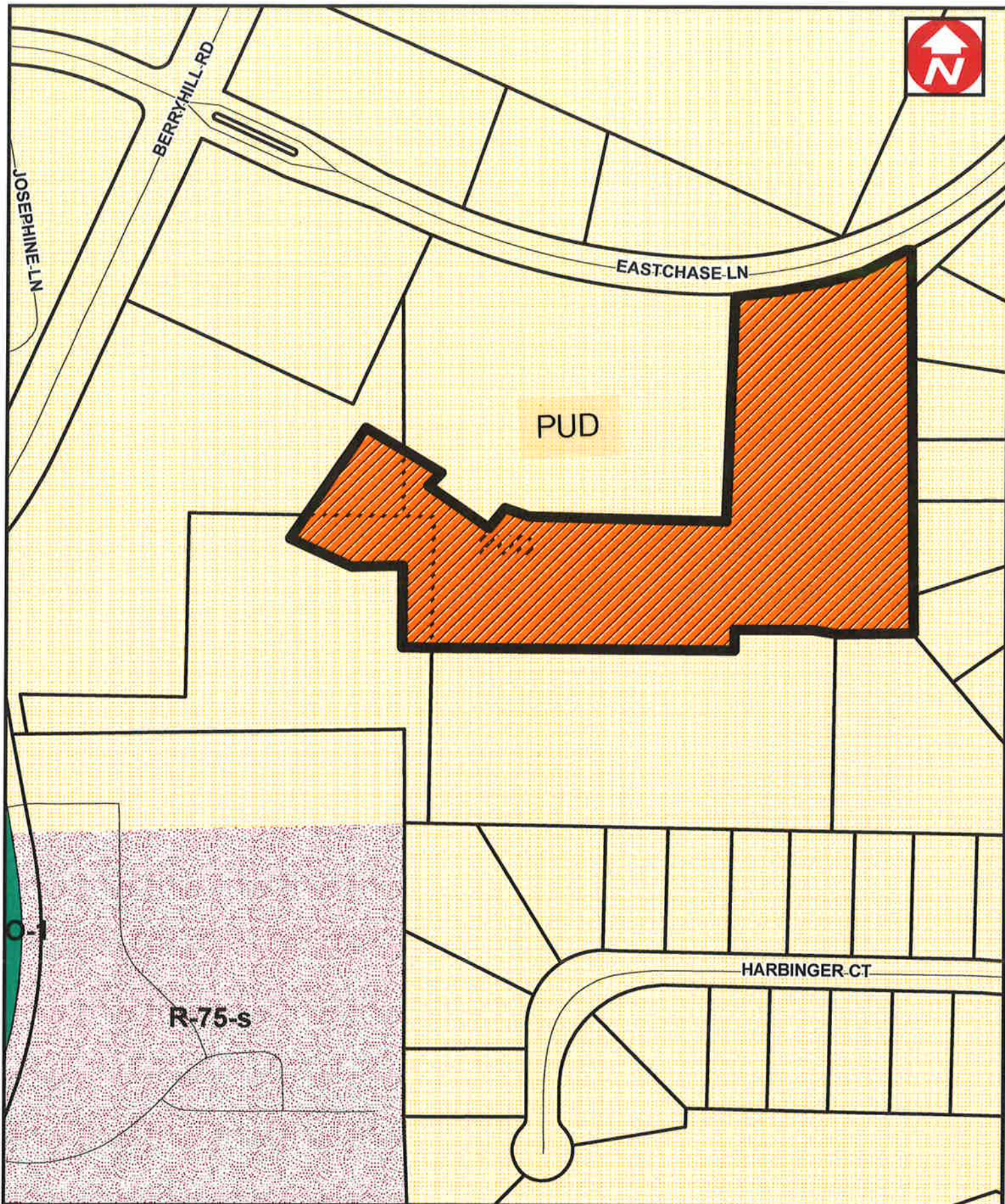
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____

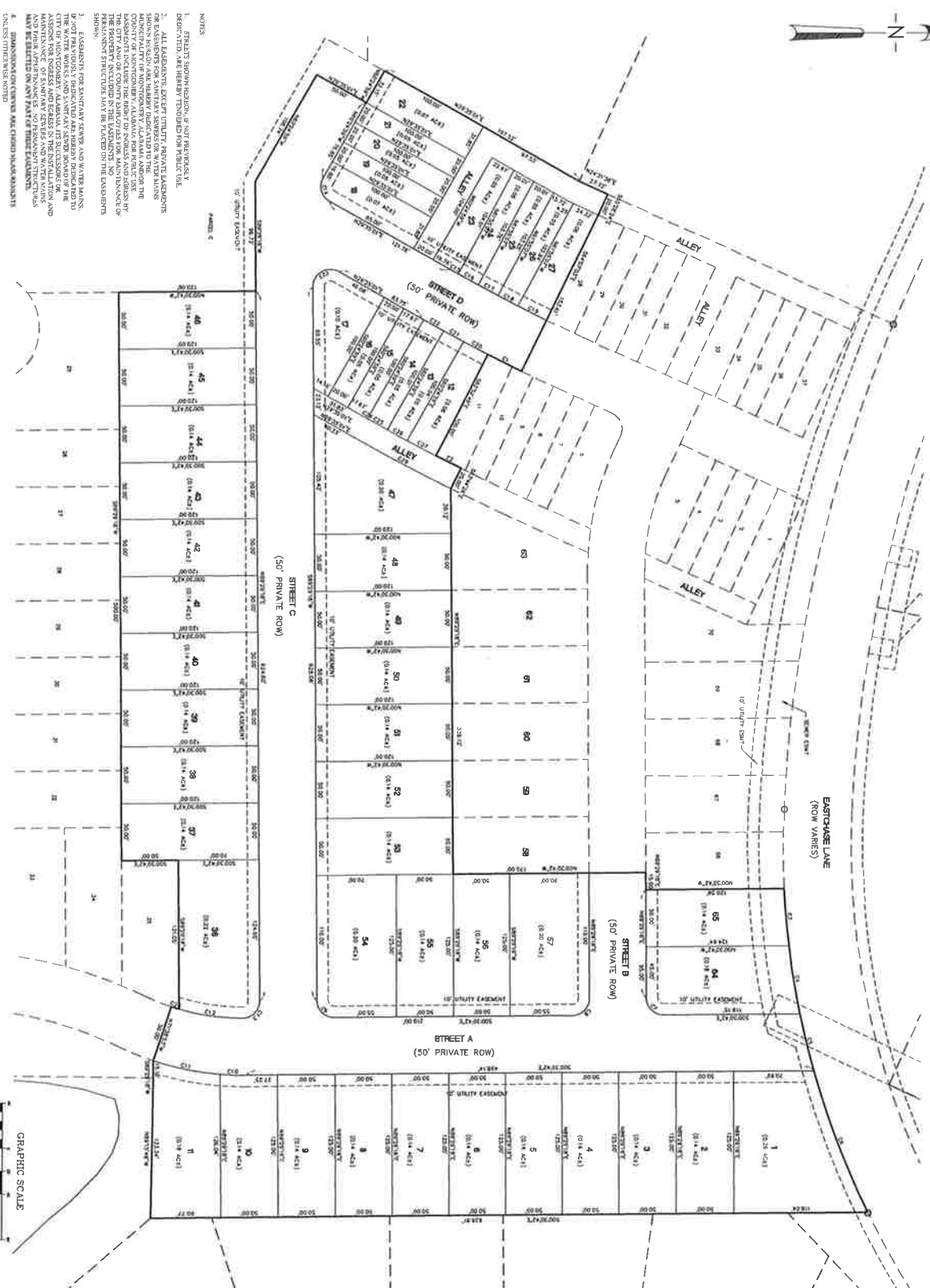
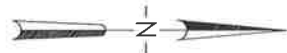


PLAT
1 inch = 200 feet

SUBJECT PROPERTY 

ITEM NO. 5A

GRANTHAM PLAT NO. 1
 LIVING IN THE NORTHEAST QUARTER OF SECTION 21,
 T-13-N, R-19-E, MONTGOMERY COUNTY, ALABAMA



- NOTES**
1. EASEMENTS SHOWN HEREON, IF NOT OTHERWISE INDICATED, ARE HEREBY TENORED FOR PUBLIC USE.
 2. ALL EASEMENTS, EXCEPT UTILITY PRIVATE EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED TO THE COMMON USE OF THE ENTIRE PLAT AREA. THE EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS BY THE PROPERTY INCLUDED IN THE EASEMENTS, SO SHOWN.
 3. EASEMENTS FOR EASEMENT SERVING AND WATER MAINS, IF NOT OTHERWISE INDICATED, ARE HEREBY DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS AND OTHER WATER MAINS, AND ARE HEREBY DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS, AND ARE HEREBY DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS.
 4. DIMENSIONS GIVEN ARE MEASURED TO THE CENTER OF THE EASEMENT.



LOT NO.	ACRES	AREA (SQ. FT.)	AREA (SQ. M.)
1	0.11	11,000	1,010
2	0.11	11,000	1,010
3	0.11	11,000	1,010
4	0.11	11,000	1,010
5	0.11	11,000	1,010
6	0.11	11,000	1,010
7	0.11	11,000	1,010
8	0.11	11,000	1,010
9	0.11	11,000	1,010
10	0.11	11,000	1,010
11	0.11	11,000	1,010
12	0.11	11,000	1,010
13	0.11	11,000	1,010
14	0.11	11,000	1,010
15	0.11	11,000	1,010
16	0.11	11,000	1,010
17	0.11	11,000	1,010
18	0.11	11,000	1,010
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29	0.11	11,000	1,010
30	0.11	11,000	1,010
31	0.11	11,000	1,010
32	0.11	11,000	1,010
33	0.11	11,000	1,010
34	0.11	11,000	1,010
35	0.11	11,000	1,010
36	0.11	11,000	1,010
37	0.11	11,000	1,010
38	0.11	11,000	1,010
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41	0.11	11,000	1,010
42	0.11	11,000	1,010
43	0.11	11,000	1,010
44	0.11	11,000	1,010
45	0.11	11,000	1,010
46	0.11	11,000	1,010
47	0.11	11,000	1,010
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53	0.11	11,000	1,010
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58	0.11	11,000	1,010
59	0.11	11,000	1,010
60	0.11	11,000	1,010
61	0.11	11,000	1,010
62	0.11	11,000	1,010
63	0.11	11,000	1,010

STATE OF ALABAMA,
 MONTGOMERY COUNTY.

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and official seal this _____ day of _____, 2021.

NOTARY PUBLIC _____
 MONTGOMERY COUNTY, ALABAMA

STATE OF ALABAMA,
 MONTGOMERY COUNTY.

I, _____, Notary Public for the State of Alabama, do hereby certify that all members of this survey and plat have been competent in accordance with the laws of the State of Alabama to the best of my knowledge, information, and belief.

Witness my hand and seal this _____ day of _____, 2021.

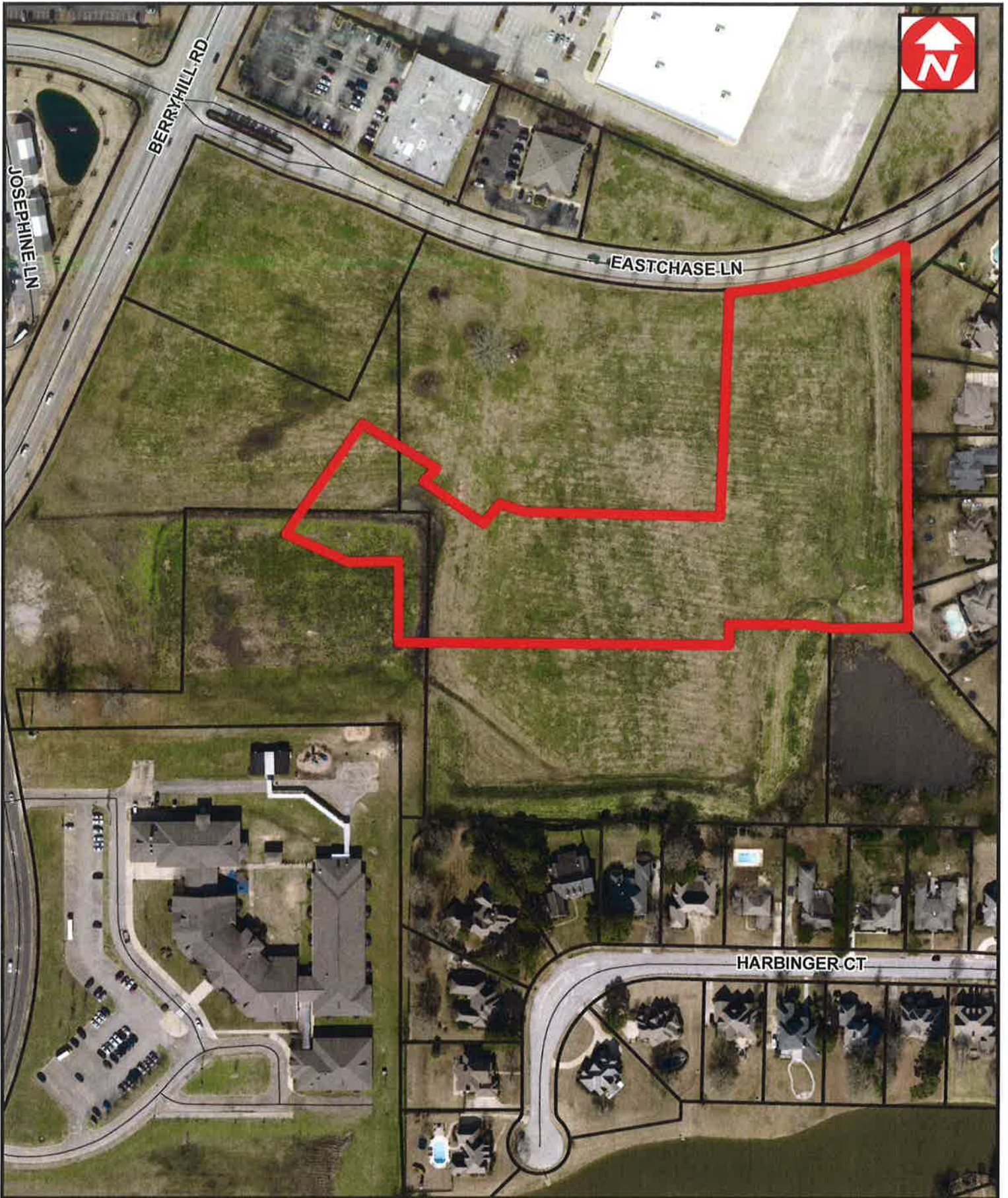
NOTARY PUBLIC _____
 MONTGOMERY COUNTY, ALABAMA

APPROVED FOR THE MONTGOMERY COUNTY PLANNING COMMISSION.
 THE PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED AND RECORDED IN THE BOOK OF ALABAMA TRUSTS, _____ AND IS APPROVED BY THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS, AND ARE HEREBY DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS.

BY: THOMAS N. TAYLOR, EXECUTIVE SECRETARY

PLAT NO. 20-044

FLOWERS & WHITE
 ENGINEERING, L.L.C.
 403 SOUTH HIGHLAND AVENUE, SUITE 100
 MONTGOMERY, ALABAMA 36102
 PHONE: 334-264-1111
 FAX: 334-264-1112



PLAT

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. 9108 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: LaneJones, LLC

SUBJECT: Request final approval of Lanes Landing Plat No. 1 located on the east side of Taylor Road, approximately 1,500 ft. north of Troy Highway, in an R-50 (Single-Family Residential) Zoning District.

REMARKS: This plat creates 149 lots for residential use. The lots range from 50 ft. to 60 ft. in width and an average depth of 130 ft. There are six (6) new streets (50 ft. ROW) proposed. There are three (3) detention ponds noted on the plat. 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.

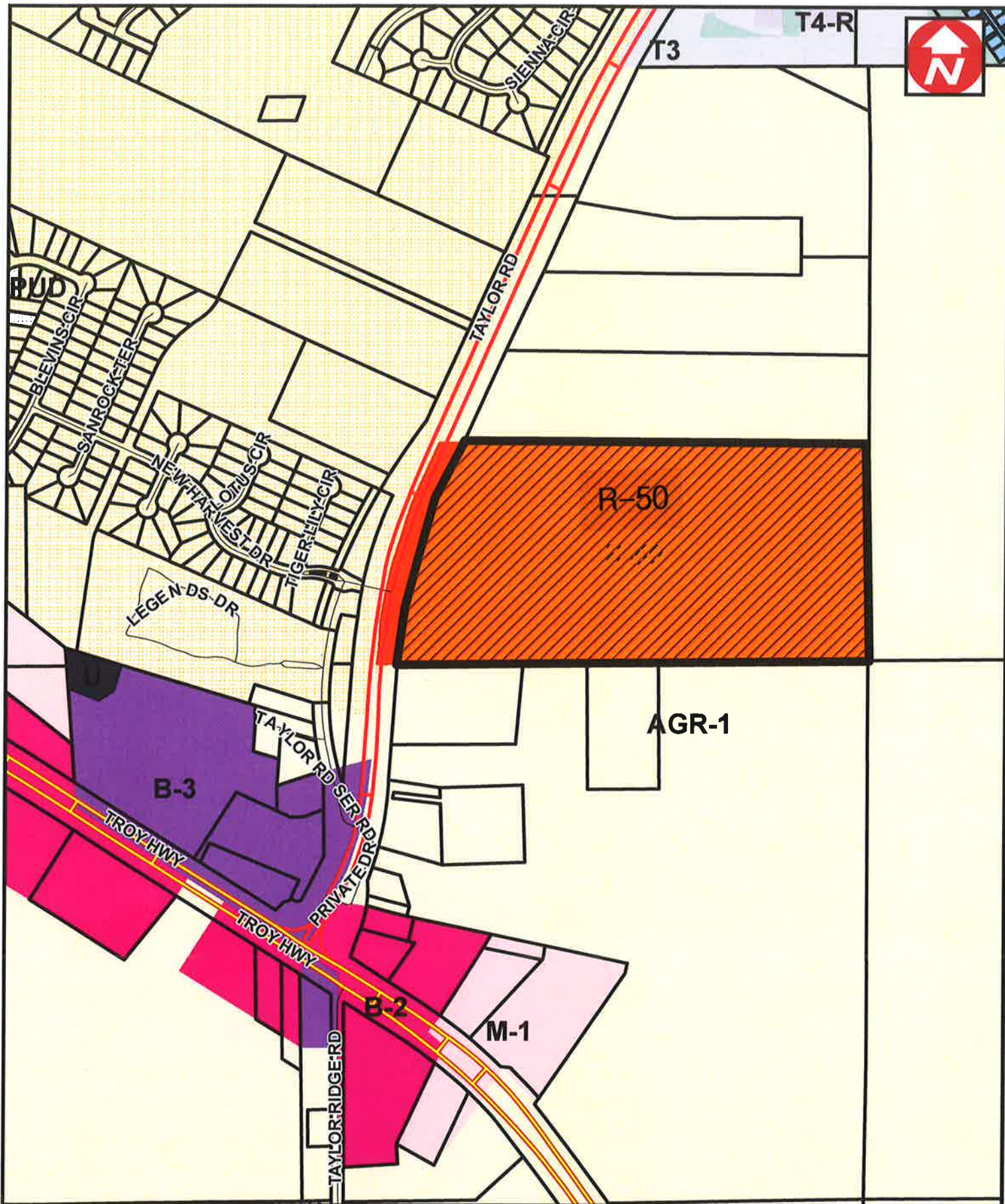
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



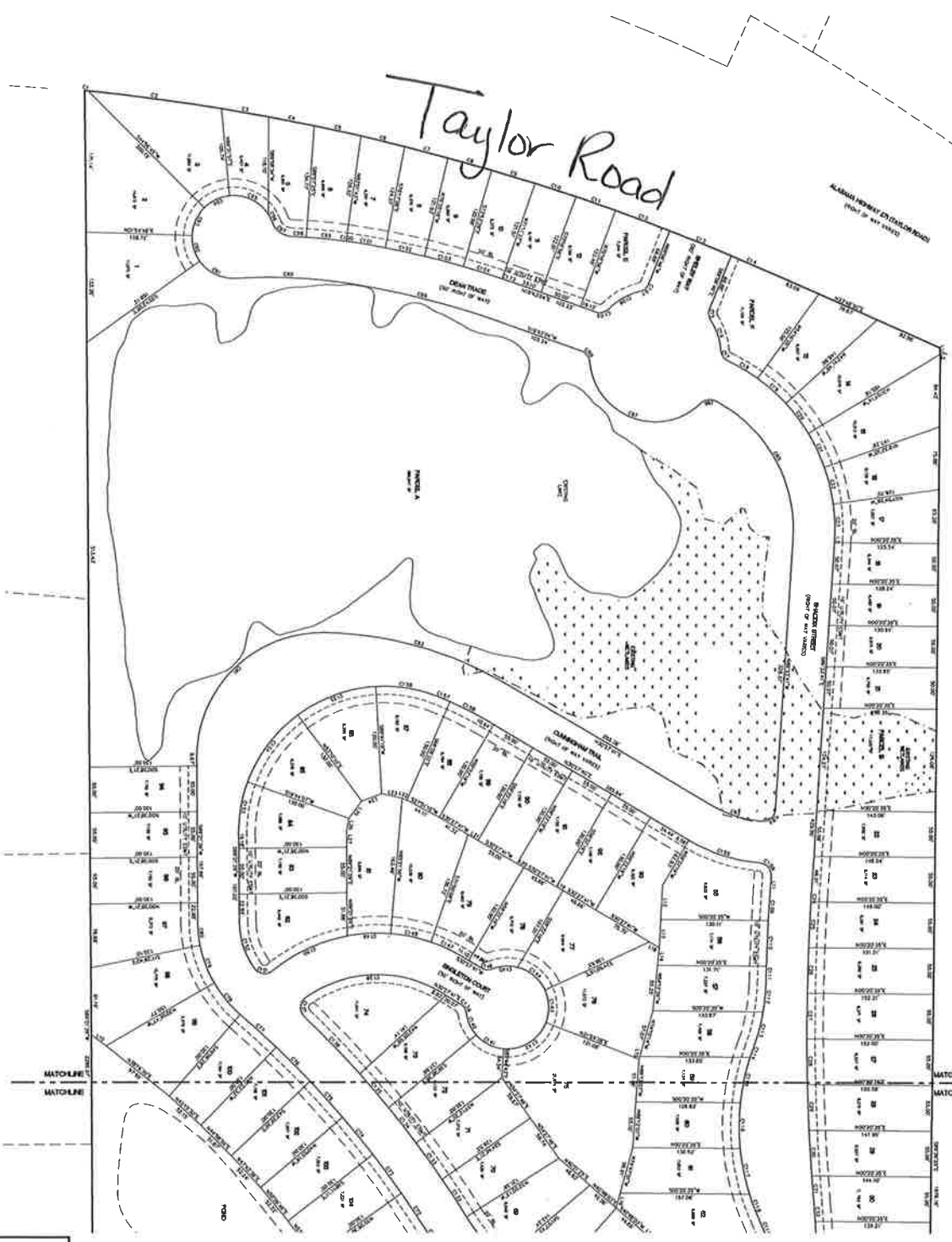
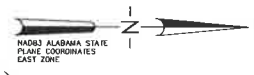
REZONING REQUEST SUBJECT PROPERTY



ITEM NO. 6A

1 inch = 600 feet

NO.	DESCRIPTION	DATE
1	PREPARED	11/15/11
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	
11	REVISION	
12	REVISION	
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100	REVISION	



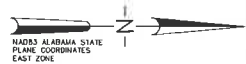
LANES LANDING PLAT NO. 1
 LYING IN THE SOUTHWEST QUARTER OF SECTION 6,
 T-15-N, R-15-E, MONTGOMERY COUNTY, ALABAMA



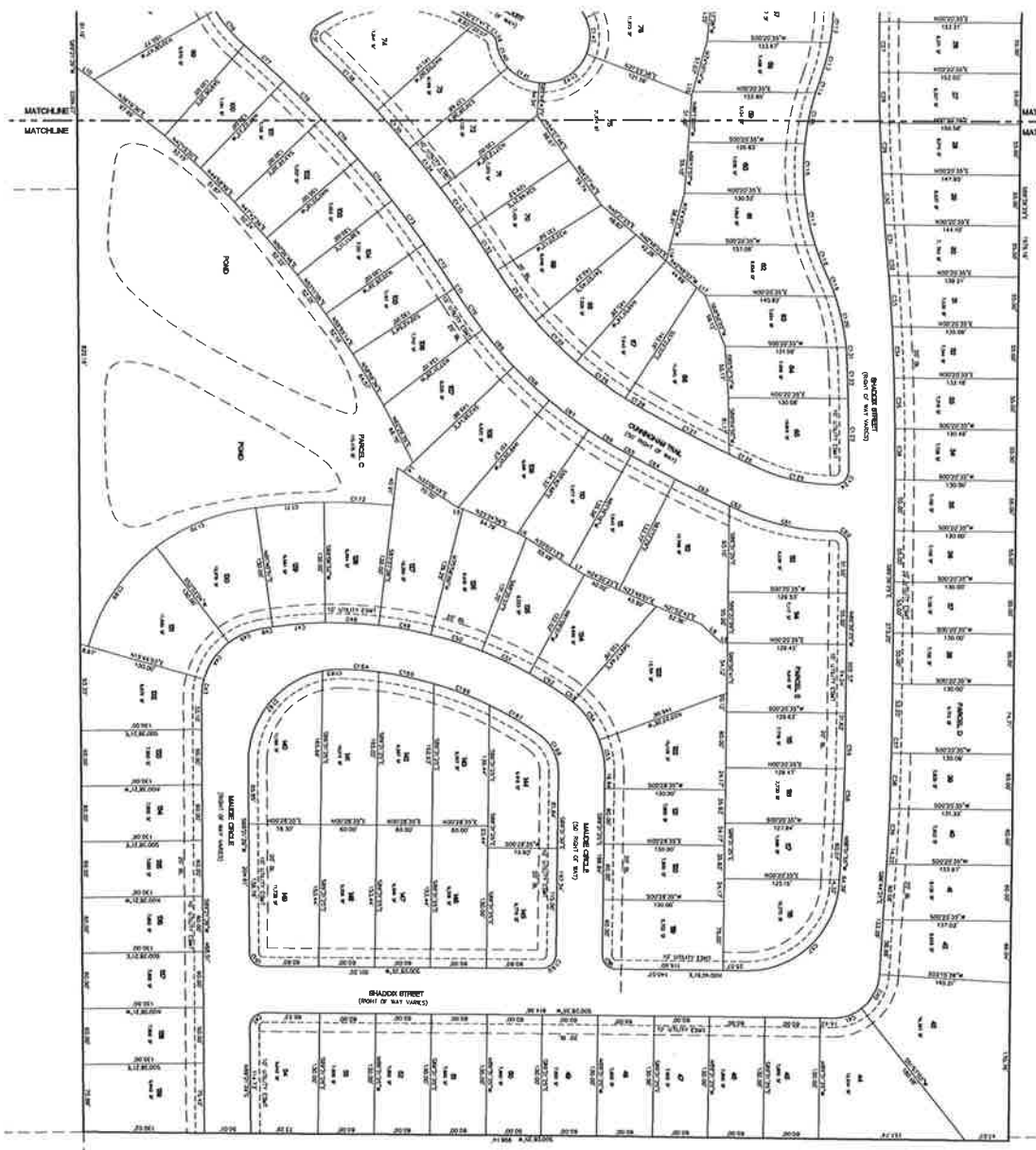
FLOWERS & WHITE
 ENGINEERING, LLC
 100 BAYVIEW BLVD., SUITE 200
 FLORENCE, ALABAMA 36633
 TEL: 256-762-1100 FAX: 256-762-1121



leB



LANES LANDING PLAT NO. 1
 LYING IN THE SOUTHEAST QUARTER OF SECTION 6,
 1-12-N, 10-13-E, MONROE COUNTY, ALABAMA



SHEET 2 OF 2

LOT NO.	ACRES	OWNER	REMARKS
1	0.12	LANES LANDING L.L.C.	
2	0.12	LANES LANDING L.L.C.	
3	0.12	LANES LANDING L.L.C.	
4	0.12	LANES LANDING L.L.C.	
5	0.12	LANES LANDING L.L.C.	
6	0.12	LANES LANDING L.L.C.	
7	0.12	LANES LANDING L.L.C.	
8	0.12	LANES LANDING L.L.C.	
9	0.12	LANES LANDING L.L.C.	
10	0.12	LANES LANDING L.L.C.	
11	0.12	LANES LANDING L.L.C.	
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68	0.12	LANES LANDING L.L.C.	
69	0.12	LANES LANDING L.L.C.	
70	0.12	LANES LANDING L.L.C.	
71	0.12	LANES LANDING L.L.C.	
72	0.12	LANES LANDING L.L.C.	
73	0.12	LANES LANDING L.L.C.	
74	0.12	LANES LANDING L.L.C.	
75	0.12	LANES LANDING L.L.C.	
76	0.12	LANES LANDING L.L.C.	
77	0.12	LANES LANDING L.L.C.	
78	0.12	LANES LANDING L.L.C.	
79	0.12	LANES LANDING L.L.C.	
80	0.12	LANES LANDING L.L.C.	
81	0.12	LANES LANDING L.L.C.	
82	0.12	LANES LANDING L.L.C.	
83	0.12	LANES LANDING L.L.C.	
84	0.12	LANES LANDING L.L.C.	
85	0.12	LANES LANDING L.L.C.	
86	0.12	LANES LANDING L.L.C.	
87	0.12	LANES LANDING L.L.C.	
88	0.12	LANES LANDING L.L.C.	
89	0.12	LANES LANDING L.L.C.	
90	0.12	LANES LANDING L.L.C.	
91	0.12	LANES LANDING L.L.C.	
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93	0.12	LANES LANDING L.L.C.	
94	0.12	LANES LANDING L.L.C.	
95	0.12	LANES LANDING L.L.C.	
96	0.12	LANES LANDING L.L.C.	
97	0.12	LANES LANDING L.L.C.	
98	0.12	LANES LANDING L.L.C.	
99	0.12	LANES LANDING L.L.C.	
100	0.12	LANES LANDING L.L.C.	

LOT NO.	ACRES	OWNER	REMARKS
101	0.12	LANES LANDING L.L.C.	
102	0.12	LANES LANDING L.L.C.	
103	0.12	LANES LANDING L.L.C.	
104	0.12	LANES LANDING L.L.C.	
105	0.12	LANES LANDING L.L.C.	
106	0.12	LANES LANDING L.L.C.	
107	0.12	LANES LANDING L.L.C.	
108	0.12	LANES LANDING L.L.C.	
109	0.12	LANES LANDING L.L.C.	
110	0.12	LANES LANDING L.L.C.	
111	0.12	LANES LANDING L.L.C.	
112	0.12	LANES LANDING L.L.C.	
113	0.12	LANES LANDING L.L.C.	
114	0.12	LANES LANDING L.L.C.	
115	0.12	LANES LANDING L.L.C.	
116	0.12	LANES LANDING L.L.C.	
117	0.12	LANES LANDING L.L.C.	
118	0.12	LANES LANDING L.L.C.	
119	0.12	LANES LANDING L.L.C.	
120	0.12	LANES LANDING L.L.C.	
121	0.12	LANES LANDING L.L.C.	
122	0.12	LANES LANDING L.L.C.	
123	0.12	LANES LANDING L.L.C.	
124	0.12	LANES LANDING L.L.C.	
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131	0.12	LANES LANDING L.L.C.	
132	0.12	LANES LANDING L.L.C.	
133	0.12	LANES LANDING L.L.C.	
134	0.12	LANES LANDING L.L.C.	
135	0.12	LANES LANDING L.L.C.	
136	0.12	LANES LANDING L.L.C.	
137	0.12	LANES LANDING L.L.C.	
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142	0.12	LANES LANDING L.L.C.	
143	0.12	LANES LANDING L.L.C.	
144	0.12	LANES LANDING L.L.C.	
145	0.12	LANES LANDING L.L.C.	
146	0.12	LANES LANDING L.L.C.	
147	0.12	LANES LANDING L.L.C.	
148	0.12	LANES LANDING L.L.C.	
149	0.12	LANES LANDING L.L.C.	
150	0.12	LANES LANDING L.L.C.	

NOTES

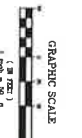
1. SHEET 3000-1800-2 NOT RECORDED.
2. THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONROE COUNTY, ALABAMA, AND WAS APPROVED BY THE COMMISSION ON 03/15/2011.
3. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF MONROE, ALABAMA, BY THE CITY PLANNING COMMISSION OF MONROE COUNTY, ALABAMA, IN ACCORDANCE WITH THE CITY PLANNING COMMISSION OF MONROE COUNTY, ALABAMA, RESOLUTION NO. 2011-001, DATED 03/15/2011.
4. CONVEYANCE OF THIS AREA AND OTHER RECD. RECORDS.

STATE OF ALABAMA
MONROE COUNTY
PLANNING COMMISSION

THE UNDERSIGNED, **PLANNING COMMISSION**, COUNTY OF MONROE, ALABAMA, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONROE COUNTY, ALABAMA, AND WAS APPROVED BY THE COMMISSION ON 03/15/2011.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL, THIS 15th DAY OF 2011.

NOTARY PUBLIC _____ NOT COMMISSION EXPIRES _____



FLOWERS & WHITE
 PLANNING ENGINEERS, L.L.C.
 1000 23rd Street, Montgomery, AL 36117
 Tel: 334-265-1000 Fax: 334-265-1001

60c



PLAT

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 6D

7. MP-2021-001 **PRESENTED BY:** Flowers & White Engineering
7585

REPRESENTING: T Square LLC

SUBJECT: Request approval of a revised master plan and revised preliminary overall plat for Taylor Lakes located on Sedona Drive, approximately 165 ft. south of Stapleton Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This request is to revise the master plan and the overall plat. The lot layout is slightly different on the south end of Sedona Drive and Sedona Court. The developer is also requesting the lots be developed with 20 ft. front and rear yards, 5 ft. and 7 ft. side yards and 10 ft. street side yards. This is a single-family residential development. 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.

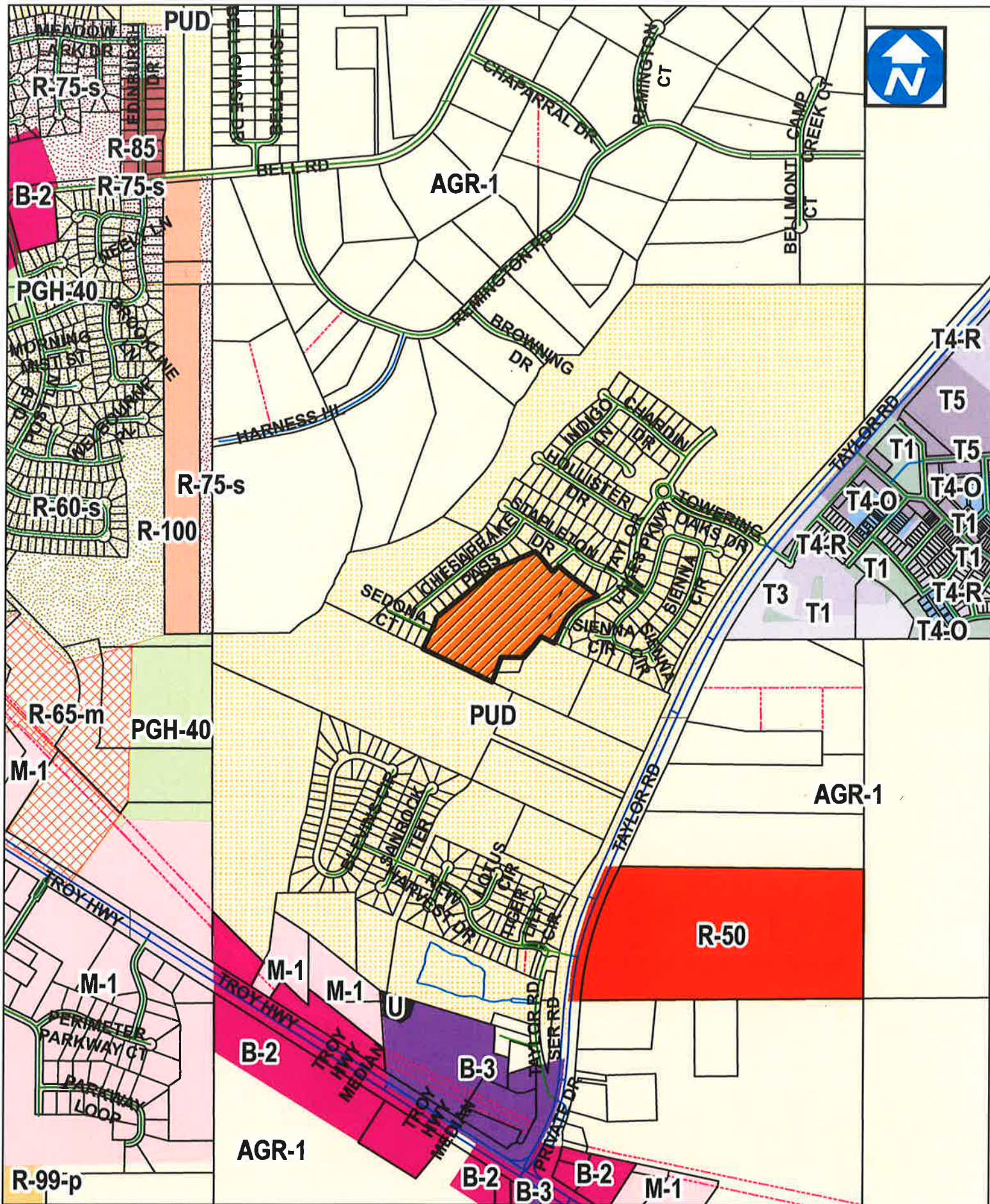
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REVISED MASTER PLAN

1 inch = 1,000 feet

SUBJECT PROPERTY 

Item 7A

REVISED TAYLOR LAKES MASTER PLAN

3.31.21

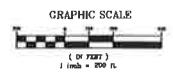


VICINITY MAP
NO SCALE



TAYLOR FROM I-65
ASPHALT PAVED 4-LANE
R/O 10' WIDE

U.S. HWY 291
(ASPHALT PAVED 4-LANE)



168-P002 01-008

FLOWERS & WHITE
ENGINEERS, PLLC, C.E.C.
PO BOX 47266 MCHENNAH, AL 36117
PH 334.334.7622 FAX 334.334.2711

7B



REVISED MASTER PLAN

1 inch = 500 feet

SUBJECT PROPERTY 

Item 7C

8. 9109 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: T Square, LLC

SUBJECT: Request final approval of Larkspur at Taylor Lakes Plat No. 3 located on Sedona Drive, approximately 165 ft. south of Stapleton Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 43 lots for residential use. The typical lot size is 80 ft. wide and a depth of 130 ft. The lots will be developed with 20 ft. front and rear yards, 5 ft. and 7 ft. side yards, and 10 ft. street side yards per the proposed master plan revision. There are two (2) new streets proposed with this plat. 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.

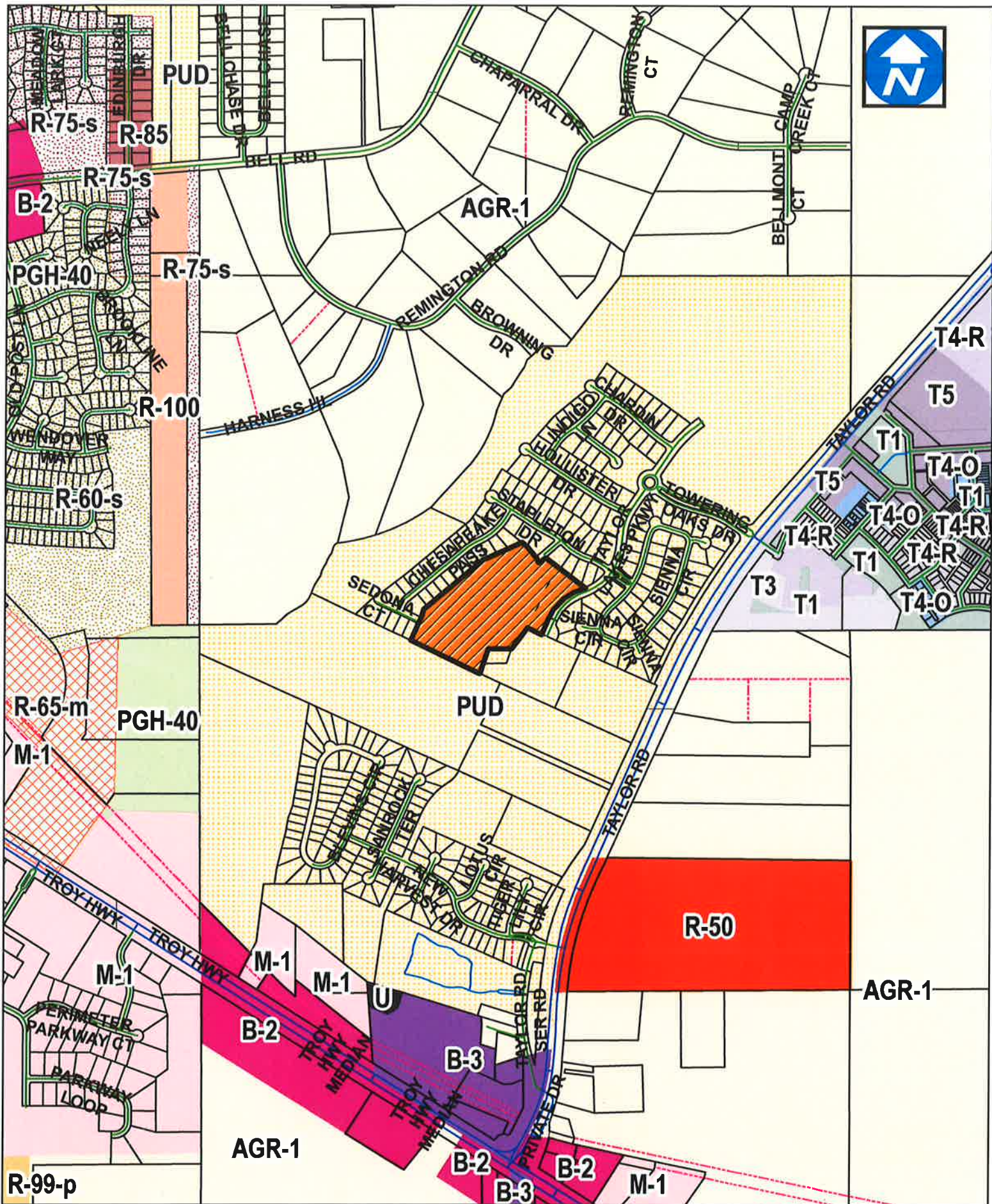
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

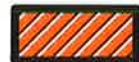
ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



Item 8A



LARKSPUR at TAYLOR LAKES PLAT NO. 3

LPMC IN SECTION 6, T-15-N, R-8-E, WINDSOR COUNTY, ALABAMA



LOT NO.	AREA (SQ. FT.)	AREA (AC.)
LOT 1	10,000	0.23
LOT 2	10,000	0.23
LOT 3	10,000	0.23
LOT 4	10,000	0.23
LOT 5	10,000	0.23
LOT 6	10,000	0.23
LOT 7	10,000	0.23
LOT 8	10,000	0.23
LOT 9	10,000	0.23
LOT 10	10,000	0.23
LOT 11	10,000	0.23
LOT 12	10,000	0.23
LOT 13	10,000	0.23
LOT 14	10,000	0.23
LOT 15	10,000	0.23
LOT 16	10,000	0.23
LOT 17	10,000	0.23
LOT 18	10,000	0.23
LOT 19	10,000	0.23
LOT 20	10,000	0.23
LOT 21	10,000	0.23
LOT 22	10,000	0.23
LOT 23	10,000	0.23
LOT 24	10,000	0.23
LOT 25	10,000	0.23
LOT 26	10,000	0.23
LOT 27	10,000	0.23
LOT 28	10,000	0.23
LOT 29	10,000	0.23
LOT 30	10,000	0.23
LOT 31	10,000	0.23
LOT 32	10,000	0.23
LOT 33	10,000	0.23
LOT 34	10,000	0.23

NOTES:
 1. THESE CONVEYANCES FORM PART OF THE LARKSPUR AT TAYLOR LAKES PLAT NO. 3, WINDSOR COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF WINDSOR COUNTY, ALABAMA, BOOK 10, PAGE 100.
 2. ALL CONVEYANCES HERETOBY MADE SHALL BE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LARKSPUR AT TAYLOR LAKES PLAT NO. 3, WINDSOR COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF WINDSOR COUNTY, ALABAMA, BOOK 10, PAGE 100.
 3. THE LARKSPUR AT TAYLOR LAKES PLAT NO. 3, WINDSOR COUNTY, ALABAMA, IS A COMMON INTEREST DEVELOPMENT AS DEFINED IN SECTION 36-1-1, ALABAMA CODES, TITLE 36, CHAPTER 1, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LARKSPUR AT TAYLOR LAKES PLAT NO. 3, WINDSOR COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF WINDSOR COUNTY, ALABAMA, BOOK 10, PAGE 100.
 4. THE LARKSPUR AT TAYLOR LAKES PLAT NO. 3, WINDSOR COUNTY, ALABAMA, IS A COMMON INTEREST DEVELOPMENT AS DEFINED IN SECTION 36-1-1, ALABAMA CODES, TITLE 36, CHAPTER 1, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LARKSPUR AT TAYLOR LAKES PLAT NO. 3, WINDSOR COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF WINDSOR COUNTY, ALABAMA, BOOK 10, PAGE 100.
 5. THE LARKSPUR AT TAYLOR LAKES PLAT NO. 3, WINDSOR COUNTY, ALABAMA, IS A COMMON INTEREST DEVELOPMENT AS DEFINED IN SECTION 36-1-1, ALABAMA CODES, TITLE 36, CHAPTER 1, AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE LARKSPUR AT TAYLOR LAKES PLAT NO. 3, WINDSOR COUNTY, ALABAMA, RECORDED IN THE PUBLIC RECORDS OF WINDSOR COUNTY, ALABAMA, BOOK 10, PAGE 100.

STATE OF ALABAMA
 WINDSOR COUNTY
 THE UNDERSIGNED, JAMES M. FLOWERS, JR., COUNTY CLERK, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL RECORD AS THE SAME APPEARS IN THE PUBLIC RECORDS OF WINDSOR COUNTY, ALABAMA, BOOK 10, PAGE 100.
 JAMES M. FLOWERS, JR.
 COUNTY CLERK

FLOWERS & WHITE
 INCORPORATED
 REGISTERED PROFESSIONAL SURVEYORS
 1000 W. UNIVERSITY BLVD.
 TUSCALOOSA, AL 35402
 PHONE: 205-756-1111
 FAX: 205-756-1112



APPROVED FOR THE WINDSOR COUNTY COMMISSIONERS:
 THE PLAT WAS SUBMITTED TO THE COMMISSIONERS OF WINDSOR COUNTY, ALABAMA, ON FEBRUARY 1, 2007, AND IS APPROVED BY THE COMMISSIONERS.
 BY: JAMES M. FLOWERS, JR., COUNTY CLERK, WINDSOR COUNTY



PLATS

1 inch = 500 feet

SUBJECT PROPERTY 

Item 8C

9. RZ-2021-004 **PRESENTED BY:** Jennie Tanner

REPRESENTING: Same

SUBJECT: Request to rezone the property located at 4190 Coosada Ferry Road from an R-50 (Residential) Zoning District to an R-99-s (Mobile Home Subdivision) Zoning District.

REMARKS: The intended use for this property is a mobile home. The home that was on the property was destroyed by fire and this mobile home will be in the same location as the home. The adjacent property has R-50 (Residential) to the north, east and west, and FH (Flood Hazard) zoning to the south. The Envision Montgomery 2040 Comprehensive Plan recommends Rural Edge/Conservation Residential.

Department of Planning Comment(s):

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

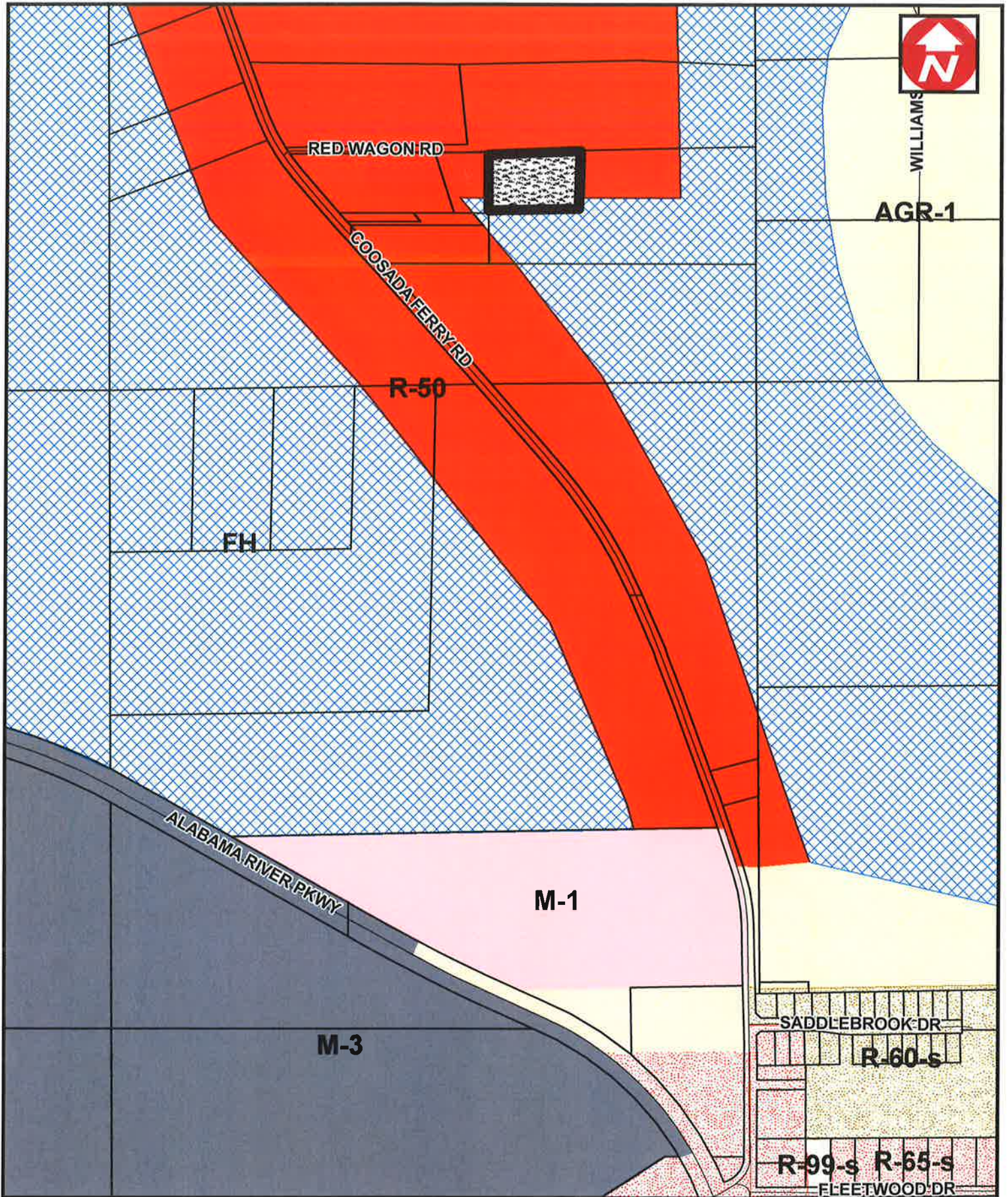
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



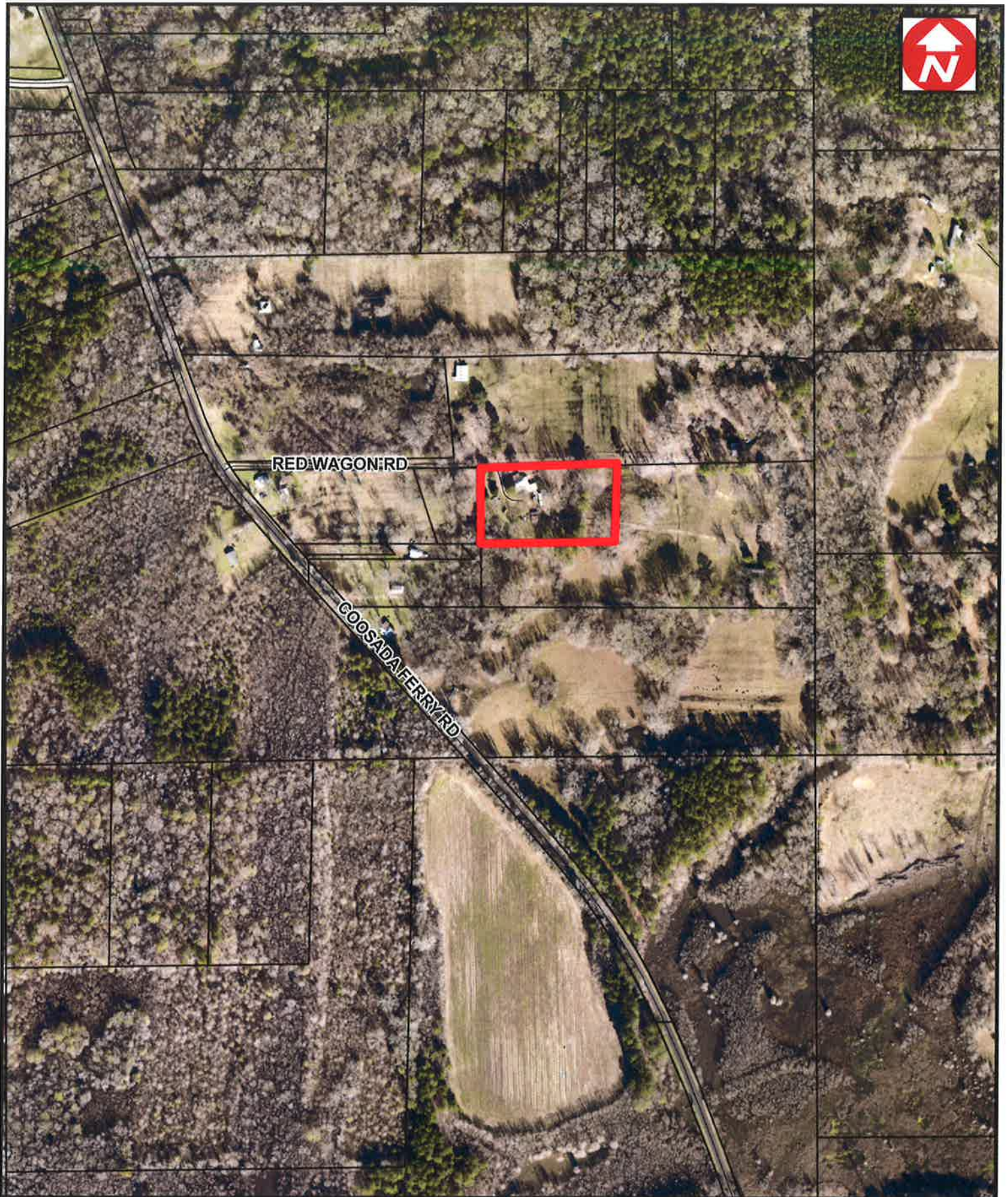
REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 9A

1 inch = 500 feet



REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9B

10. RZ-2021-005 **PRESENTED BY:** Ashley Jernigan

REPRESENTING: JDB Hospitality, LLC

SUBJECT: Request to rezone the property located at 901 South Hull Street from an O-1 (Office) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The intended use for this property is office use and an event center, and will be qualified for those specific uses. The adjacent property has B-2 (Commercial) to the north, and O-1 (Office) to the east, south and west. The Envision Montgomery 2040 Comprehensive Plan recommends Traditional Neighborhood.

Department of Planning Comment(s):

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 100 feet

SUBJECT PROPERTY

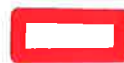


ITEM NO. 10A



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 103

1 inch = 100 feet