

Planning Commission Agenda

July 22, 2021

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Ann Clemons, *Chairperson*

Reg Mantooth, *Vice-Chairperson*

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Crews Reaves

James Reid

Leslie Stone

**Land Use Division
25 Washington Ave., 4th Floor
Montgomery, AL 36104
(334)625-2722**

- I. Chairperson's Message
- II. Approval of Minutes from the June 24, 2021 meeting

July 22, 2021

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9118	Precision Surveying	Stokes Road	Plat	1
2.	9119	ECE Survey & Design, LLC	Hale Street	Plat	2
3.	9120	“ “	Oakbrook Drive	Plat	3
4.	RZ-2021-008	Bryan Cowan	12317 Atlanta Hwy	Rezoning	4

*The next Planning Commission meeting is on
August 26, 2021*

1. 9118 **PRESENTED BY:** Precision Surveying

REPRESENTING: Lester Landrum

SUBJECT: Request final approval of Lester Landrum Plat No. 1 located on the west side of Stokes Road, approximately 6,200 ft. south of Lower Wetumpka Road, in a FH (Flood Hazard) Zoning District.

REMARKS: This plat creates one (1) lot. Lot 1 (3.54 acres) has 537.37 ft. of frontage along Stokes Road and a depth of 292.45 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION 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.

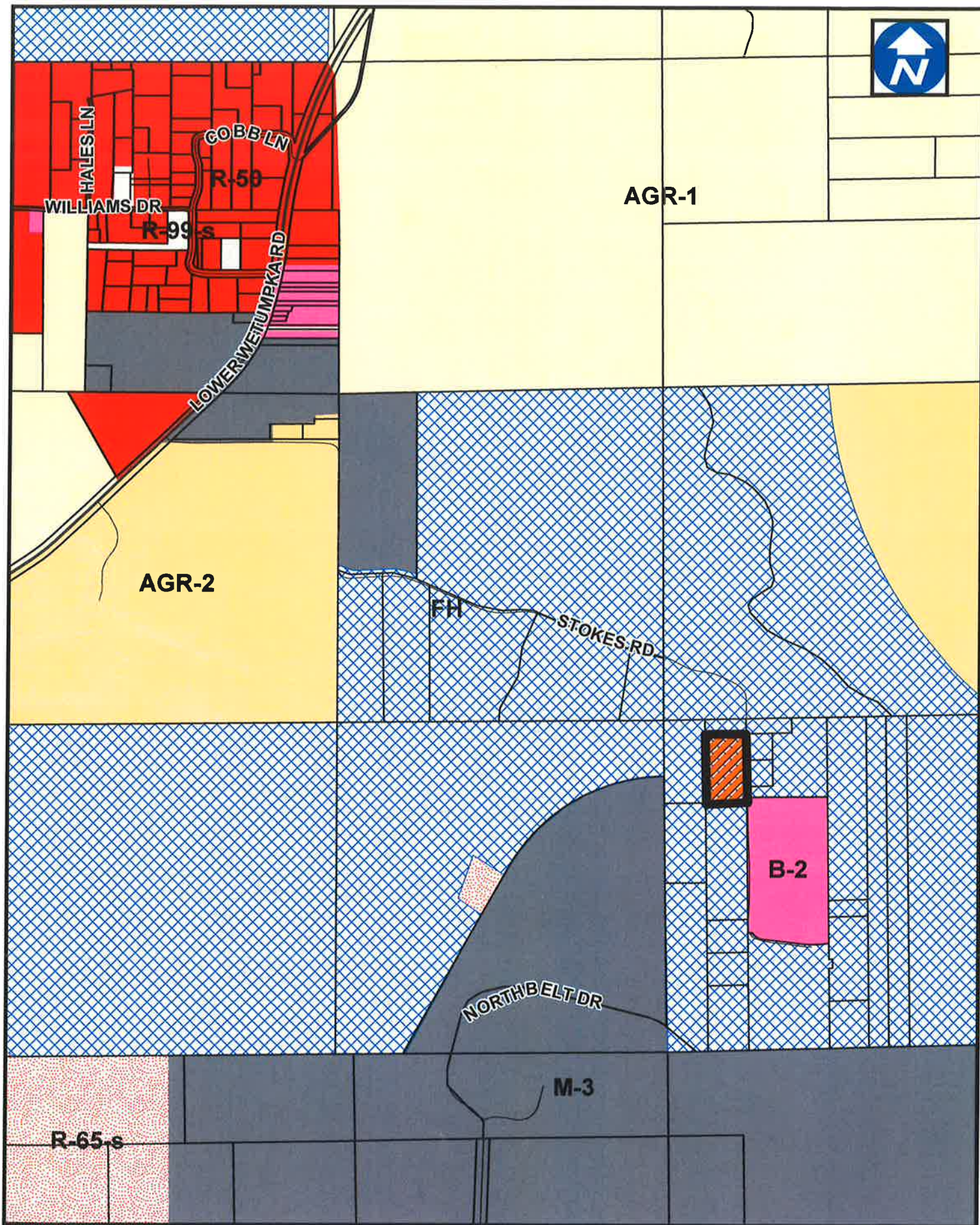
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY

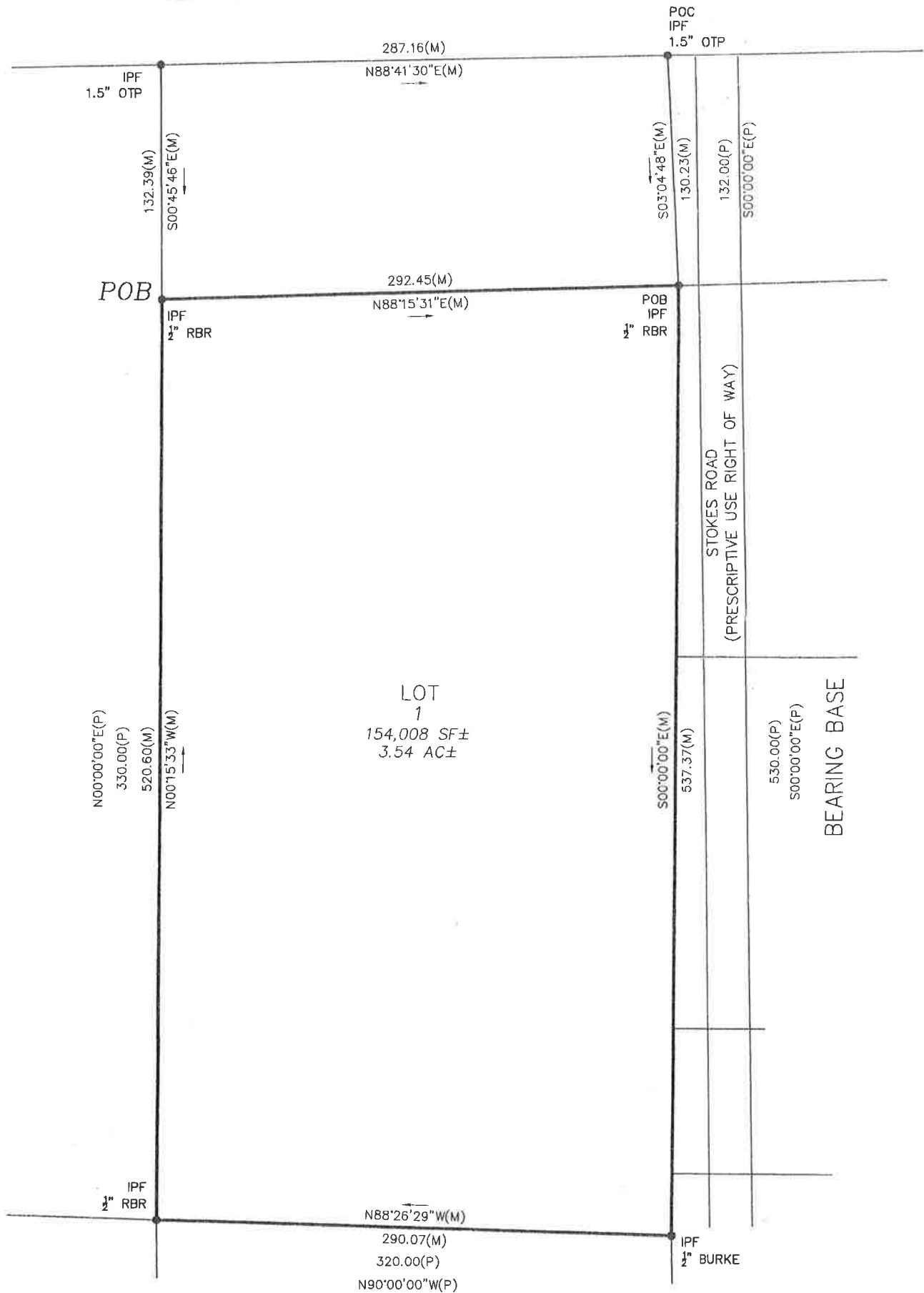


ITEM NO. 1A

1A

Lester Landrum Plat No. 1

4
N



1B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 9119 **PRESENTED BY:** ECE Survey & Design, LLC

REPRESENTING: Elbert Abdur-Rashid

SUBJECT: Request final approval of Elbert Abdur-Rashid Plat No. 1A located on the east side of Hale Street, approximately 350 ft. south of North Decatur Street, in an R-65-d (Duplex Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot. Lot 2A (0.56 acres) has 100.06 ft. of frontage along Hale Street and 99.86 ft. of frontage along Ferguson Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 3

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

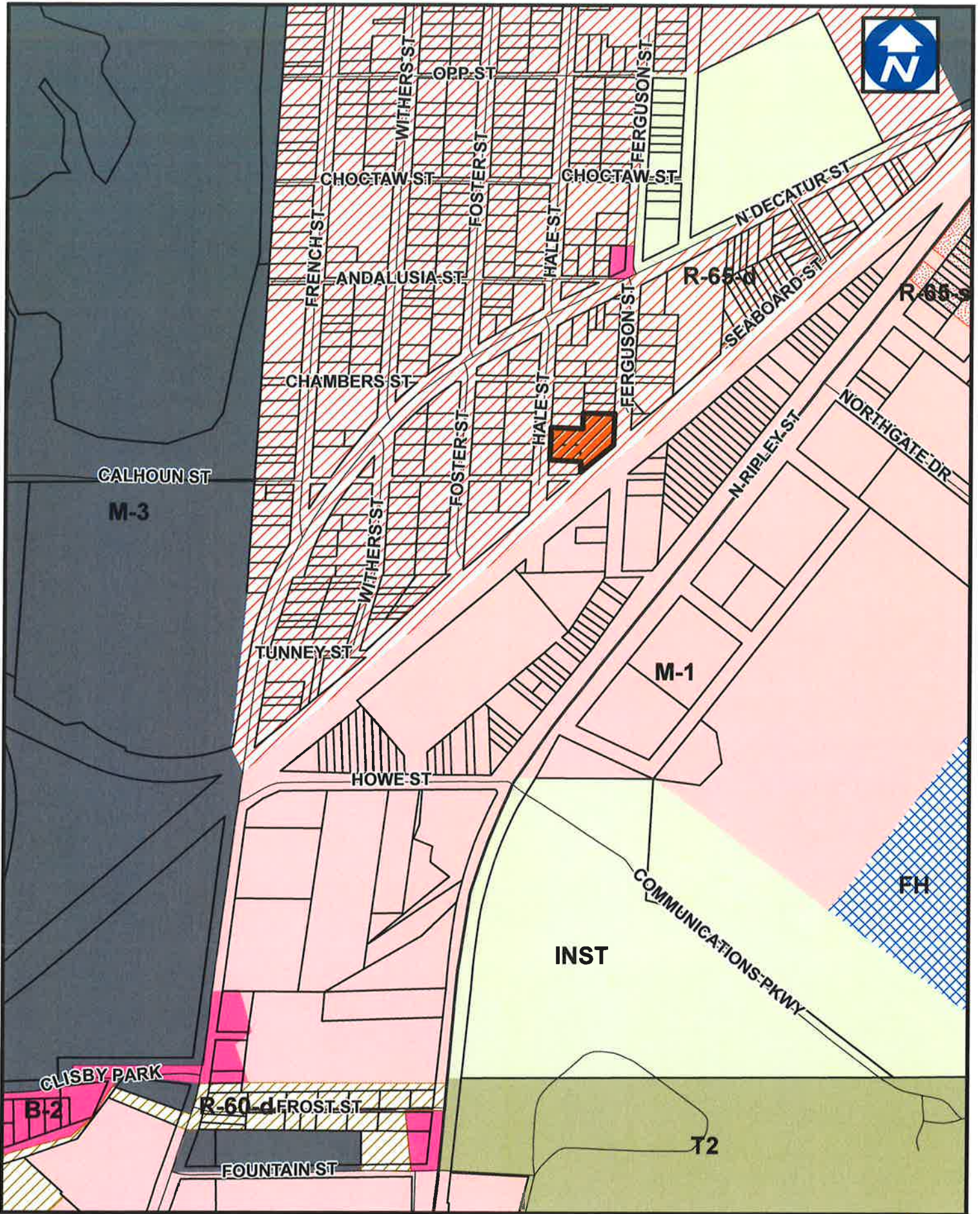
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

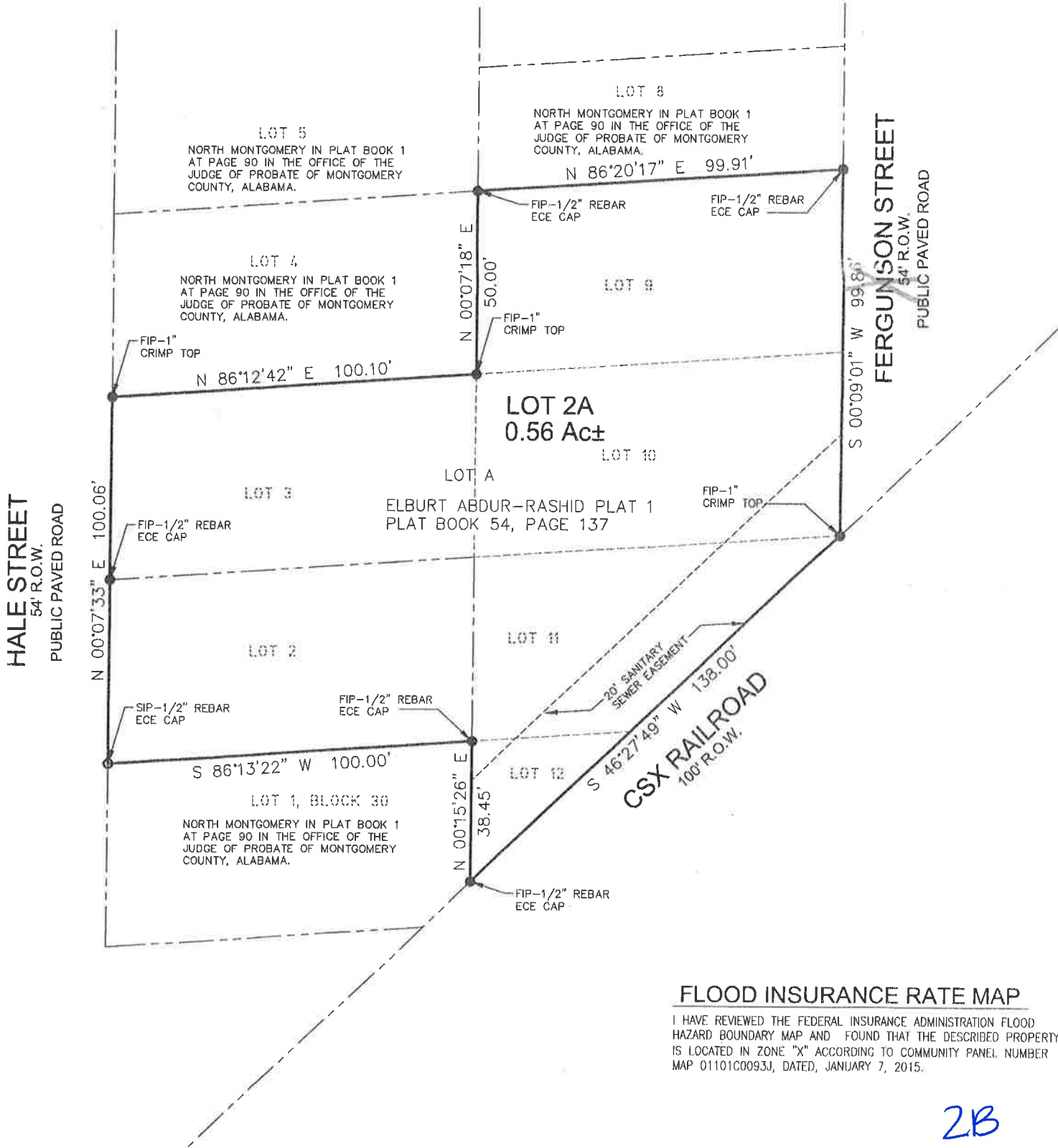
SUBJECT PROPERTY



ITEM NO. 2A

Elbert Abdur-Rashid Plat No. 1A

NA



FLOOD INSURANCE RATE MAP

I HAVE REVIEWED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO COMMUNITY PANEL NUMBER MAP 01101C0093J, DATED, JANUARY 7, 2015.

2B



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 20

3. 9120 **PRESENTED BY:** ECE Survey & Design, LLC

REPRESENTING: Jackie Crawford

SUBJECT: Request final approval of Brookview Manor Plat No. 13 located on the south side of Oakbrook Drive, approximately 120 ft. north of Wildbrook Circle, in R-65-d (Duplex Residential) and R-60-s (Single Family Residential) Zoning Districts.

REMARKS: This plat creates four (4) lots for residential use. These lots will be developed following R-60-s guidelines. 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.

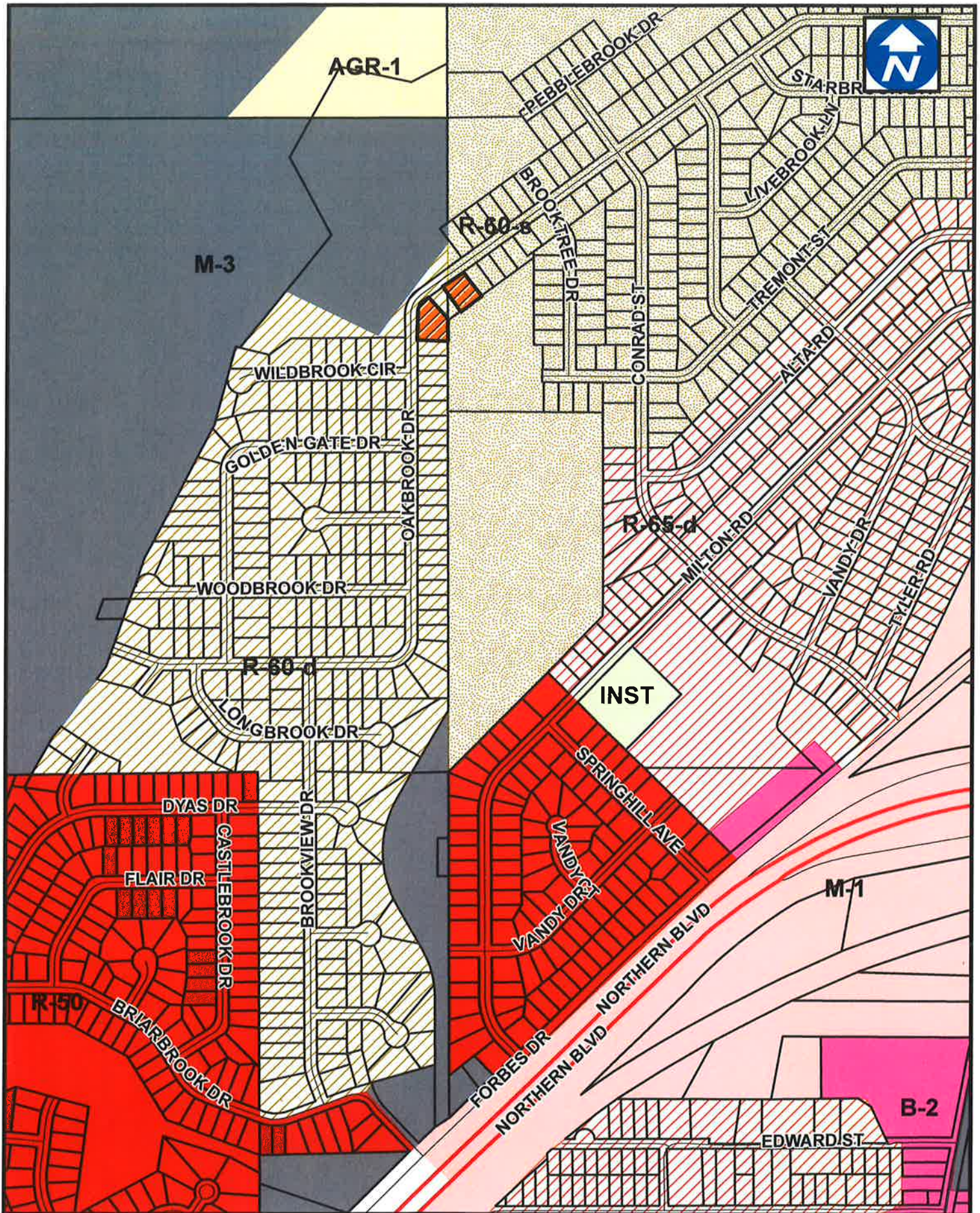
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 3A

BROOKVIEW MANOR PLAT NO. 13

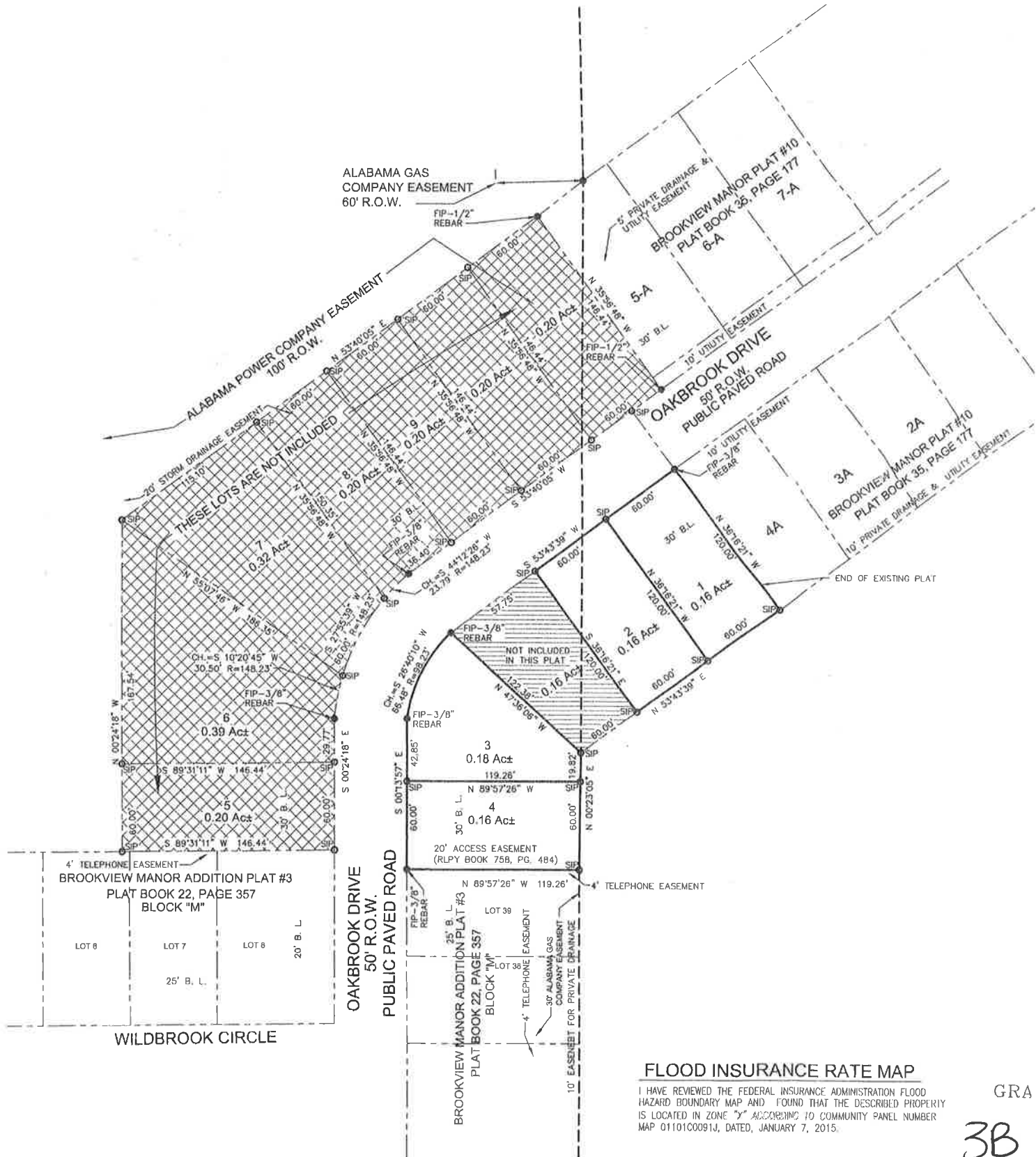
LOCATED IN THE NE 1/4 OF SECTION 30, T-17-N, R-18-E, AND THE NW 1/4 OF SECTION 29, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA



ECE Surveying & Design, LLC

540 South Perry Street, Suite #5,
Montgomery, Alabama 36104
PH (334) 271-4092 & (334) 263-0450
EMAIL: wdh5775@att.net

4
N



FLOOD INSURANCE RATE MAP

I HAVE REVIEWED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP AND FOUND THAT THE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO COMMUNITY PANEL NUMBER MAP 01101C0091J, DATED, JANUARY 7, 2015.

GRA

3B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. RZ-2021-008 **PRESENTED BY:** Bryan Cowan

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located at 12317 Atlanta Highway from an AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is a laydown yard for stackable storage containers (e.g. Mobile Mini). This property is surrounded by AGR-1 (Residential Agriculture) zoning on all sides. The Envision Montgomery 2040 Comprehensive Plan recommends "Potential Open Space".

Department of Planning Comment(s): The Planning Department is opposed to this rezoning request. The existing zoning that surrounds this property is zoned AGR-1 (Residential Agriculture) and needs to remain consistent with this low density residential zoning. Further, there is single family residential housing that is immediately adjacent to this property.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 5

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

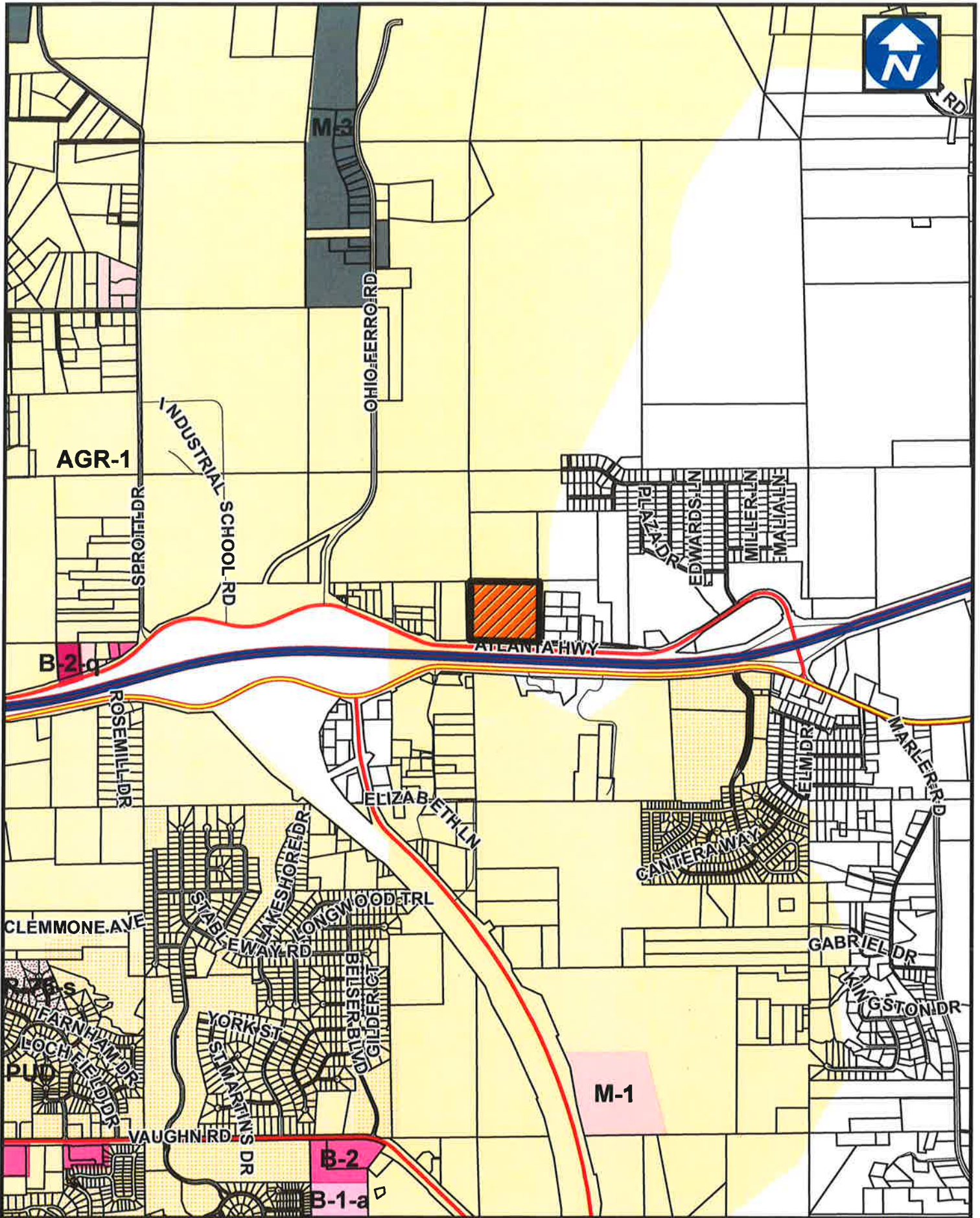
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST SUBJECT PROPERTY



ITEM NO. 4A

1 inch = 2,000 feet

INSTITUTIONAL / CIVIC (IN)

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.



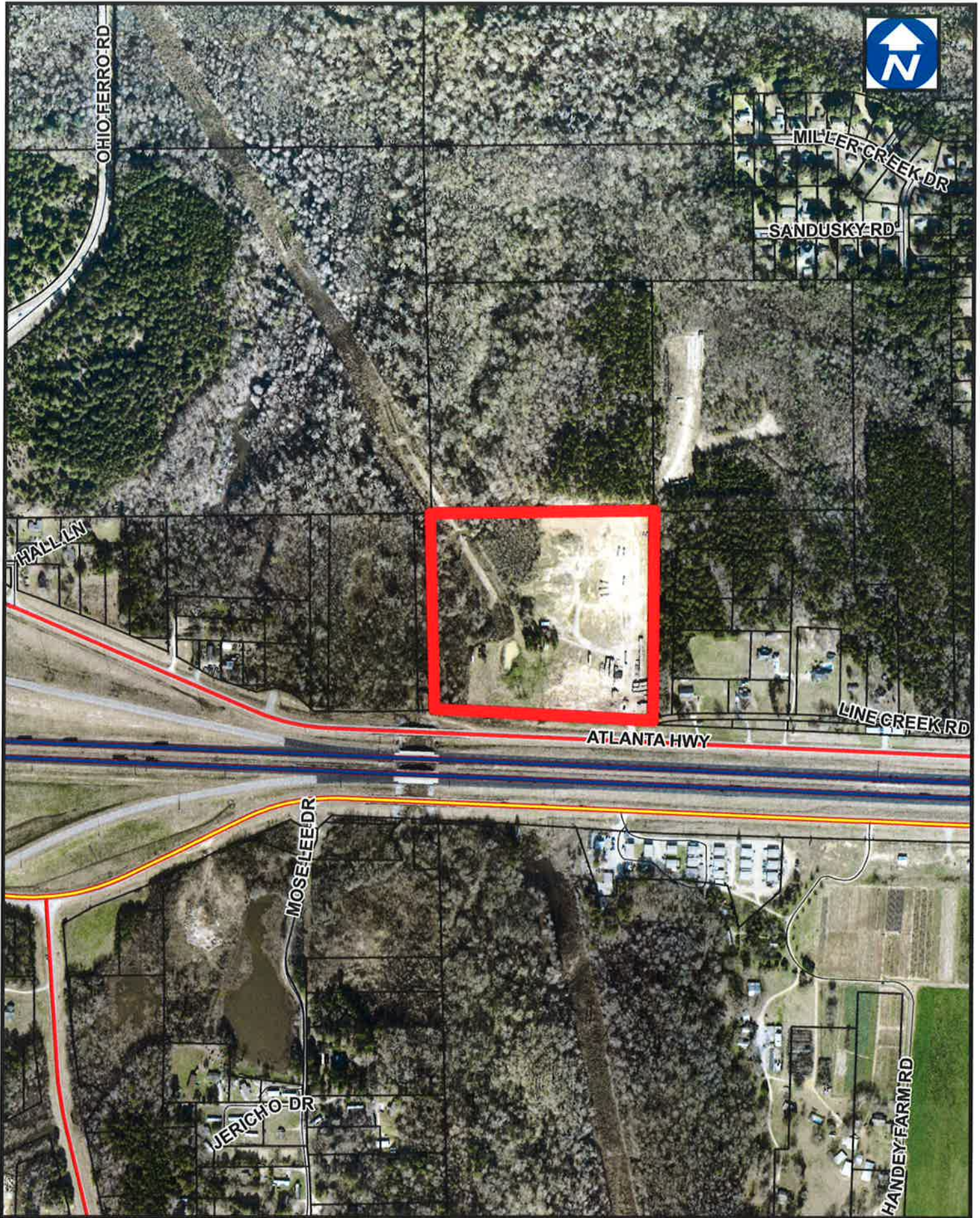
POTENTIAL OPEN SPACE (PO)

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. 4C

1 inch = 600 feet