

Planning Commission Agenda

September 23, 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. Chairman's Message
- II. Approval of Minutes from the August 26, 2021 meeting

September 23, 2021

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	Street Renaming	Mayor Steven Reed	Jeff Davis Avenue	Street Renaming	1
2.	RZ-2021-011	Flowers & White Engineering	Selma Highway	Rezoning	2
3.	9122	Lat 32, Inc.	Lafayette Street	Plat	3
4.	9123	Barrett-Simpson, Inc.	Park Crossing	Plat	4
5.	9124	Turner Surveys, LLC	South Court Street	Plat	5
6.	9125	Alabama Land Surveyors, Inc.	West South Blvd.	Plat	6
7.	9126	Goodwyn, Mills & Cawood	Industrial Park Blvd.	Plat	7
8.	9127	Engineering Design Group	East Jefferson Street	Plat	8
9.	RZ-2021-014	James Bennett	Alabama River Pkwy.	Rezoning	9
10.	RZ-2021-015	Kimberly Jones	450 Ann Street	Rezoning	10
11.	RZ-2021-017	J. M. Garrett & Son	Wetumpka Highway	Rezoning	11
12.	RZ-2021-018	Jerry Kyser	2 Dunn Drive	Rezoning	12
13.	RZ-2021-019	“ “	Burnsdale Drive	Rezoning	13
14.	RZ-2021-016	Gonzalez-Strength & Associates, Inc.	North Holt Street	Rezoning	14

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

1. Street Renaming **PRESENTED BY:** Mayor Steven L. Reed

REPRESENTING: City of Montgomery

SUBJECT: Request a recommendation to rename Jeff Davis Avenue (East and West) to Fred D. Gray Avenue (East and West).

REMARKS: The property owners along Jeff Davis Avenue (East and West) have been notified of the request to rename this street to Fred D. Gray Avenue (East and West), and per the Administrative Procedures for Renaming Streets, was given 21 days to respond if they are not in favor of the street renaming. If a response is not received, it is presumed that the owner approved of the name change. A total of 93 notices were sent out. A total of 12 responses were received that are not in favor of the street renaming. Six (6) were returned by the postal service for various reasons.

CITY COUNCIL DISTRICTS: 3, 4 & 7

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: _____



City of **Montgomery**, *Alabama*

August 5, 2021

Residents of Jeff Davis Avenue (East and West),

In March, you received a survey from the City of Montgomery's Land Use Division regarding the renaming of Jeff Davis Avenue to Fred D. Gray Avenue. Many of you have responded. Thank you. We are closer than we've ever been to naming the street in his honor. If you have not responded to the survey, please take this time to do so.

Attorney Gray has spent his career at the forefront of some of our nation's most significant landmark legal cases for freedom in American history. The Montgomery native, whose childhood home was located at 705 West Jeff Davis Avenue, exemplifies the best of our city. **We need your input to help move this very important project forward.**

Enclosed, please find a survey from the City of Montgomery's Land Use Division. Please indicate whether or not you are in favor of renaming Jeff Davis Avenue (east and west), then return the survey using the pre-addressed stamped envelope. There would be no better testimony to our path forward than naming a street in honor of local hero, Attorney Fred D. Gray.

Thank you in advance for completing the enclosed survey.

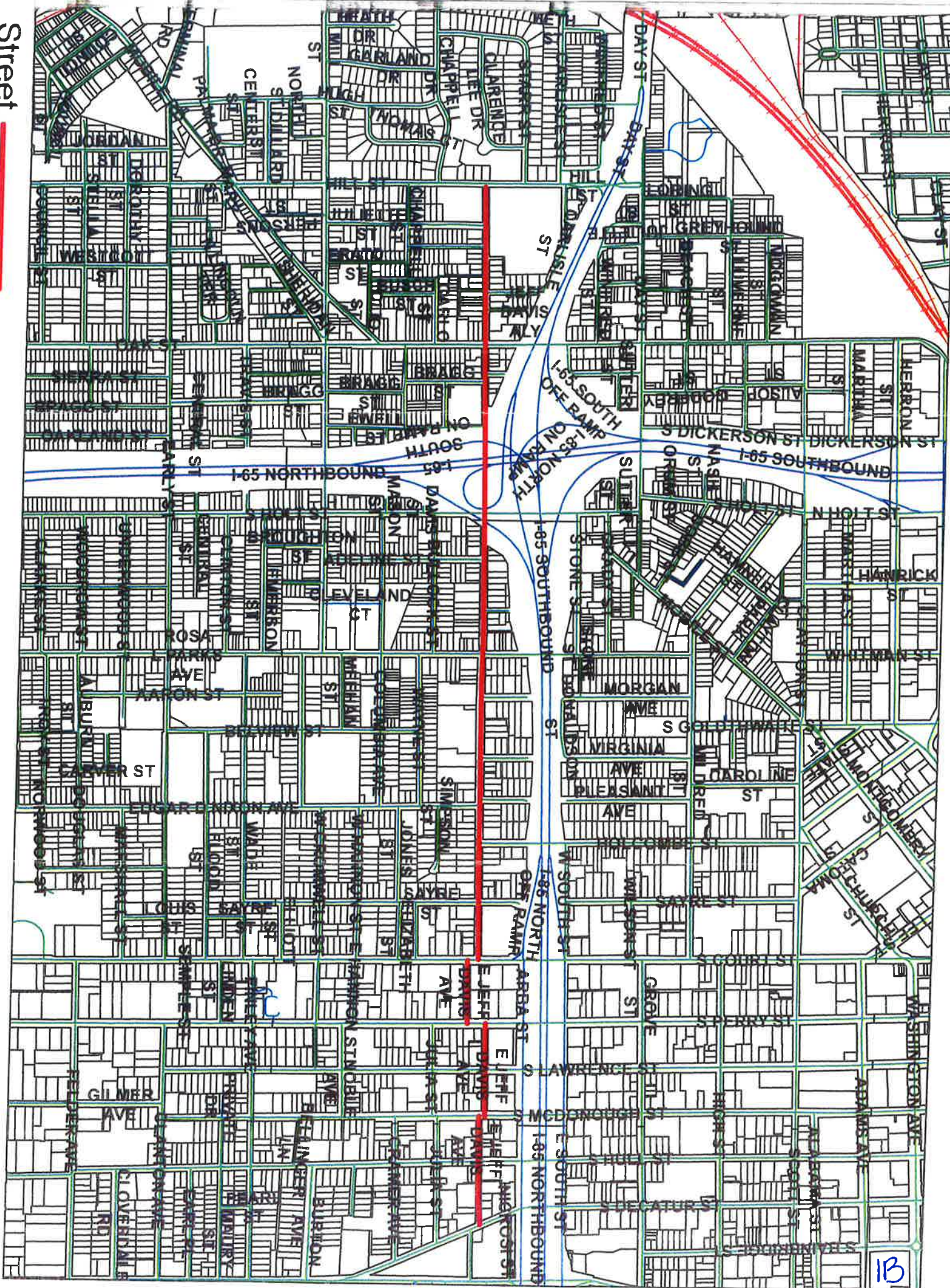
Sincerely,

A handwritten signature in black ink, appearing to read 'Steven L. Reed', written in a cursive style.

Steven L. Reed

1A

Street



1 inch = 1,000 feet

2. RZ-2021-011 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Peter Khotsombath – OPK Property Management, LLC

SUBJECT: Request to rezone three (3) parcels located on the north side of Selma Highway, approximately 125 ft. east of Woodcrest Drive, and on the east side of Woodcrest Drive, approximately 150 ft. north of Selma Highway, from M-3 (General Industry) and R-100 (Single-Family Residential) to a B-4 (Commercial) Zoning District.

REMARKS: The intended use for this property is to redevelop the convenience store at 3040 Selma Highway, which will include these parcels. The adjacent property has M-3 (General Industry) zoning to the east, M-1 (Light Industry) zoning to the south, R-85 (Single-Family Residential) to the west and R-100 (Single-Family Residential) to the north. The Envision Montgomery 2040 Comprehensive Plan recommends Flex Employment and Residential Low Intensity.

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

After the public hearing, this request was delayed by the petitioner at the August 26, 2021 meeting.

CITY COUNCIL DISTRICT: 4

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

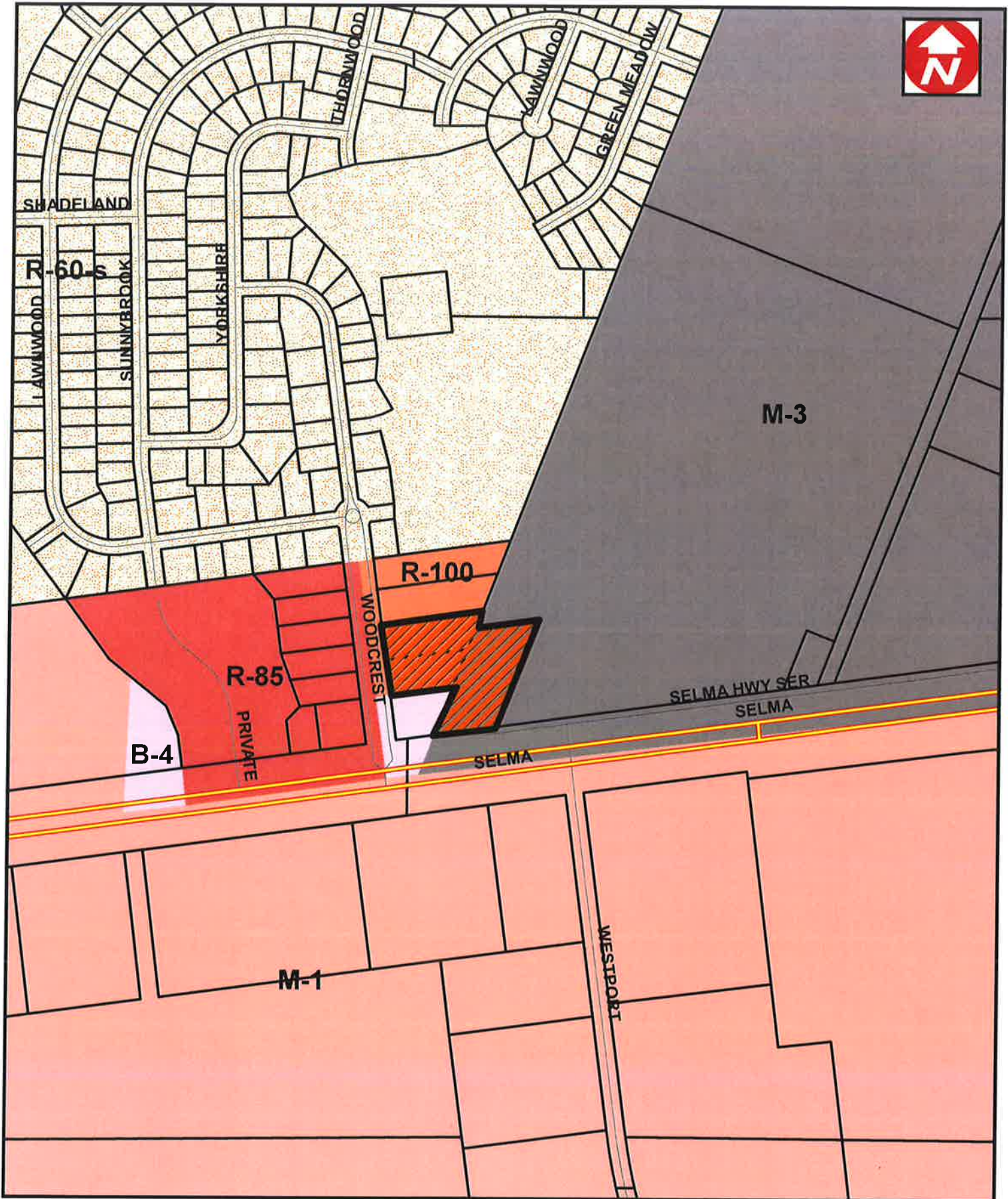
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 2A

1 inch = 400 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		

RESIDENTIAL, LOW DENSITY (RL)

Primarily single-family developments arranged along curvilinear streets with few intersections connecting outside the development. Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between the neighborhood and non-residential uses. Future Suburban Residential areas should be focused along the outer edge of Montgomery's existing built environment, avoiding creation of isolated neighborhoods.

INTENT

- ✦ Improve pedestrian and vehicular connectivity between residential neighborhoods and non-residential areas.
- ✦ Limit new residential development in rural areas of the planning boundary and focus development to areas of existing growth.
- ✦ Encourage a mix of residential housing types and complementary non-residential uses in established neighborhoods.

PRIMARY USES

- ✦ Single-family Residential (Large- and Small-lot)

SECONDARY USES

- ✦ Attached Town Homes
- ✦ Civic / Institutional
- ✦ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories	Transportation	Walking, biking, automobile, potential for transit
Building Form	A range of housing sizes and styles with similar scale and appearance	Parking	On-street and private off-street (front-loaded garages and driveways)
Building Setback	20 - 30 feet (generally consistent within a block)	Open Spaces	Neighborhood parks, connection to schools and community parks
Streets	Larger, curvilinear blocks with street connectivity between developments		



B-4 ZONING DESCRIPTION:
 LOTS 3 AND 4 OF WOODCREST ESTATES, MARSHALL COUNTY, ALABAMA, PLAT BOOK 21, PAGE 117 AND LOT 18 ACCORDING TO THE OFFICE OF THE CLERK OF COURSE IN PLAT BOOK 51 AT PAGE 117.
 LOCATED IN THE NW QUARTER OF SECTION 4, T10N, R10E, S12E, MARSHALL COUNTY, ALABAMA AND CONTAINS 2.92 ACRES MORE OR LESS.



DATE: 6-29-21	PROJECT: 21-001
REV. 1: ---	DRAWN BY: JMB
REV. 2: ---	CHECKED BY: JMB
REV. 3: ---	DATE: 6-29-21
REV. 4: ---	PROJECT: 21-001
REV. 5: ---	DRAWN BY: JMB
REV. 6: ---	CHECKED BY: JMB
REV. 7: ---	DATE: 6-29-21
REV. 8: ---	PROJECT: 21-001
REV. 9: ---	DRAWN BY: JMB
REV. 10: ---	CHECKED BY: JMB

SITE LAYOUT FOR:
HIGHWAY 80 MARATHON GAS
STATION
 MONTGOMERY, ALABAMA



FLOWERS & WHITE
 ENGINEERING, L.C.
 70 BOX 231226, MONTGOMERY, AL 36123
 PH: 334.964.7600 - FAX: 334.964.3211

SHEET TITLE:
SITE LAYOUT
 SHEET NUMBER:
C1

2D



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 2E

1 inch = 400 feet

3. 9122 **PRESENTED BY:** Lat 32, Inc.

REPRESENTING: City of Montgomery

SUBJECT: Request final approval of Cypress Inlet Plat No. 1 located on the south end of Lafayette Street in a T5 (Urban Center Zone) Zoning District.

REMARKS: This plat replats 10 lots into two (2) lots. Lot A (3.58 acres) has 25 ft. of frontage along Lafayette Street and a depth of approximately 430 ft. Lot B (0.86 acres) has 25 ft. of frontage along Lafayette Street and a depth of approximately 500 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.

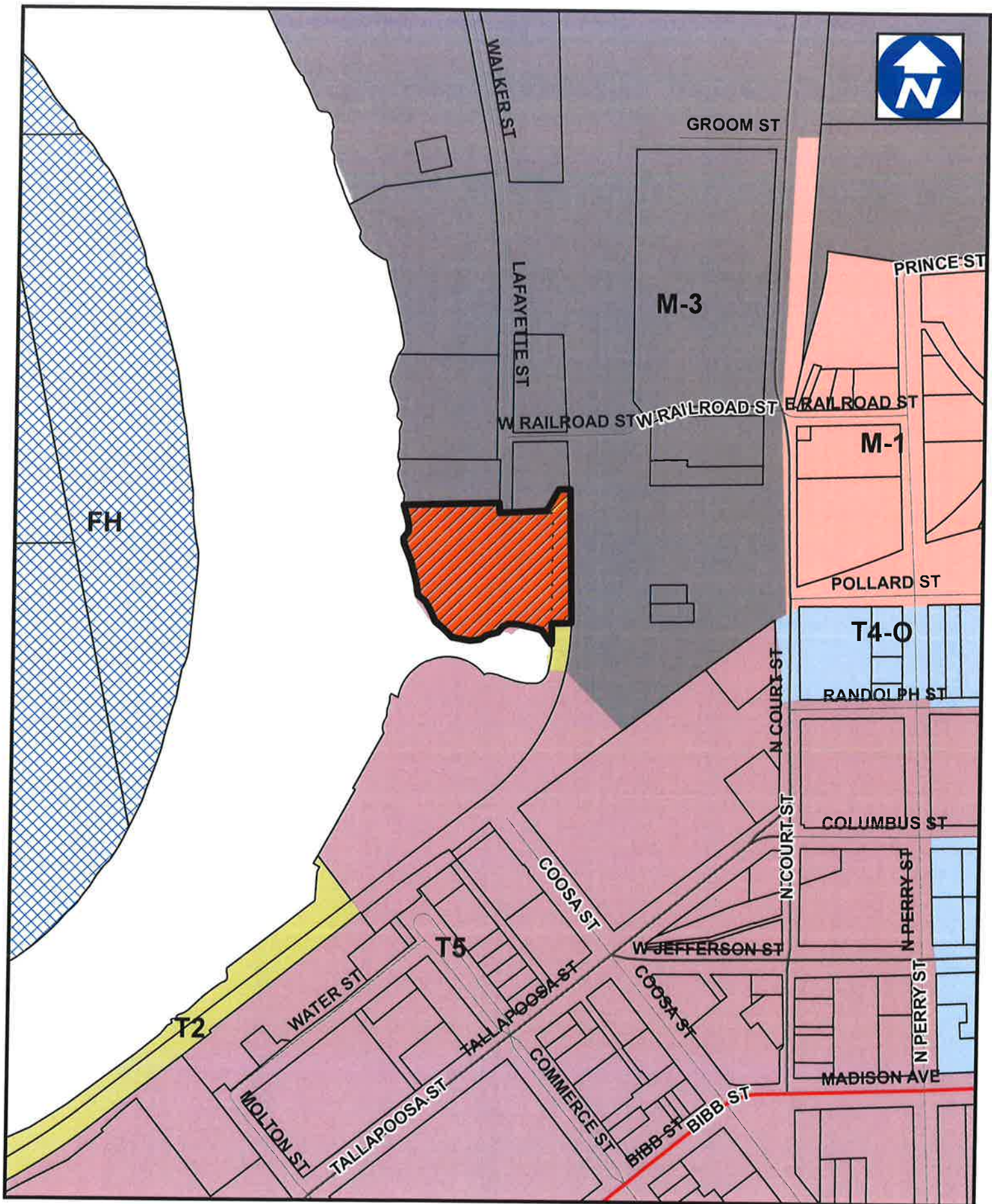
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLAT

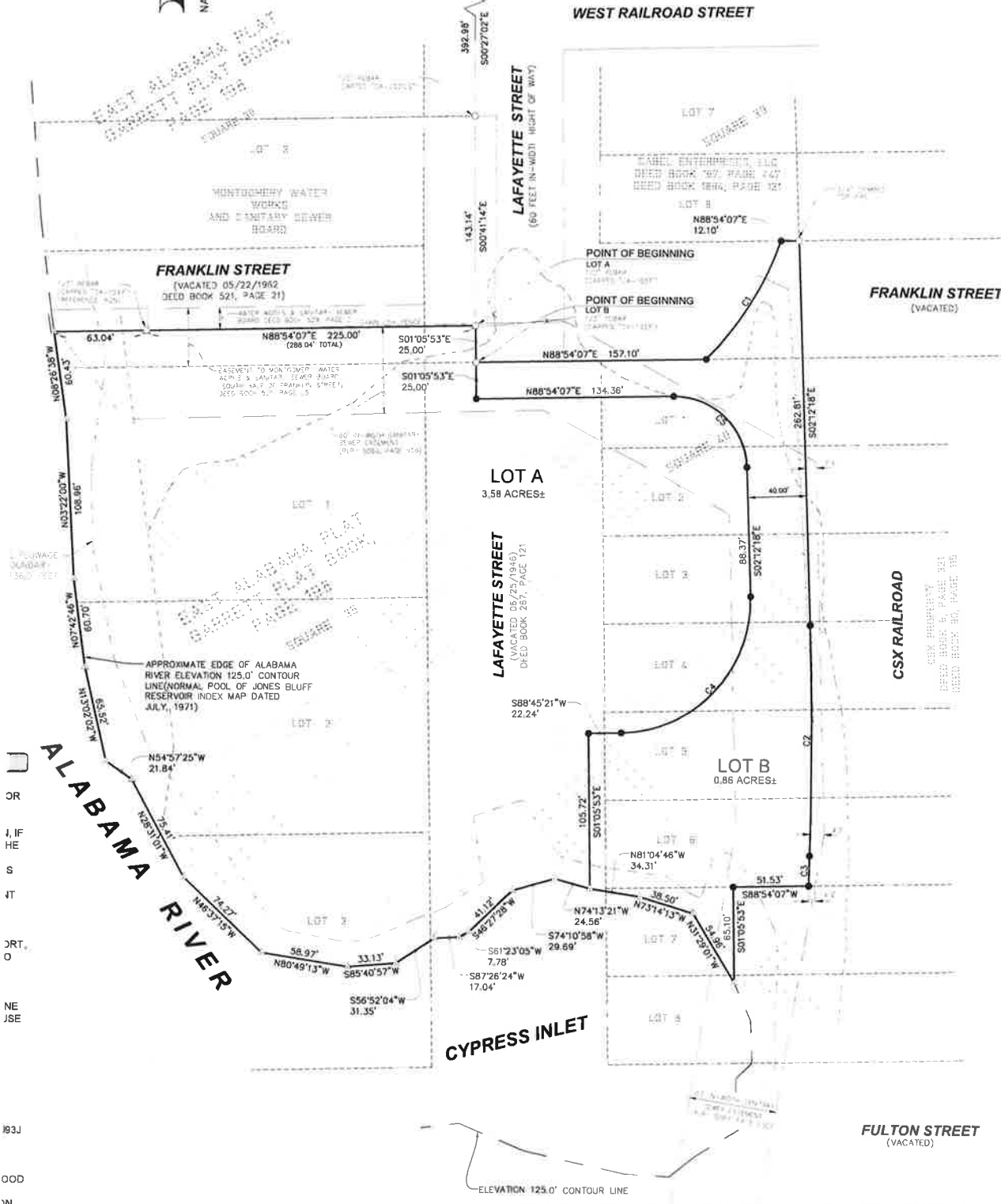
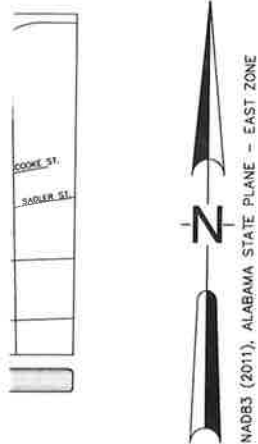
1 inch = 400 feet

SUBJECT PROPERTY

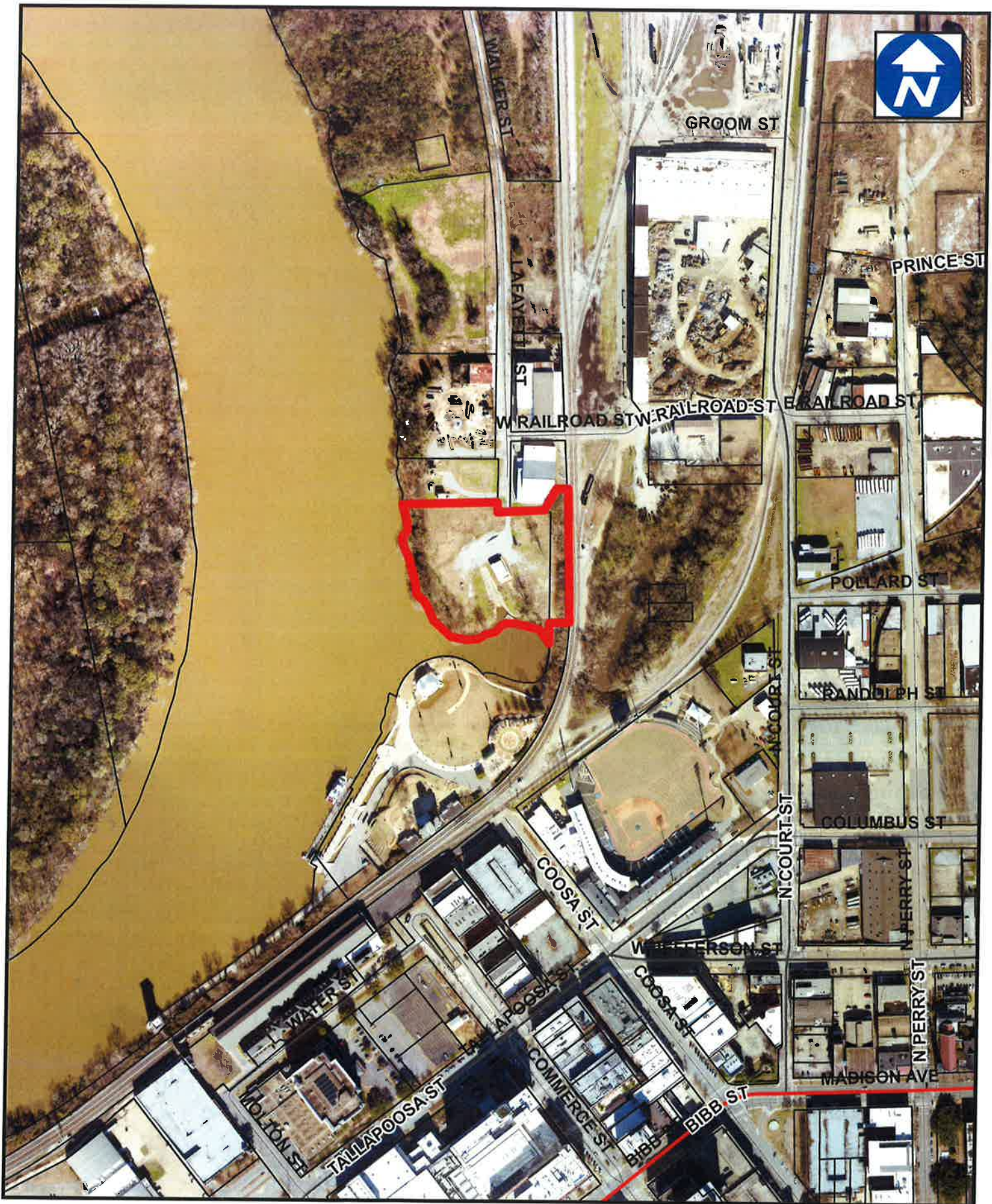


ITEM NO. 3A

Cypress Inlet Plat No. 1



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PLAT

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 9123 **PRESENTED BY:** Barrett-Simpson, Inc.

REPRESENTING: Park Crossing 1, LLC

SUBJECT: Request final approval of Jubilee Plat No. 1 located on the north side of Park Crossing, approximately 1,350 ft. west of Ray Thorington Road, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 56 lots for residential use. The typical lot size will be 60 ft. wide with a depth ranging from 140 ft. to 309.23 ft. These lots will be developed with 15 ft. front yards, 10 ft. rear yards, 6 ft. side yards, and 14 ft. street side yards. There are three (3) new streets proposed. Jubilee Drive (80 ft. ROW) will run north off Park Crossing. Charley Lane (54 ft. ROW) will stub-out to the west and will run east and dead-end at Paxton Street one block north of Park Crossing. Paxton Street (54 ft. ROW) will stub-out to the west and will run east and dead-end at Charley Lane two blocks north of Park Crossing. 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.

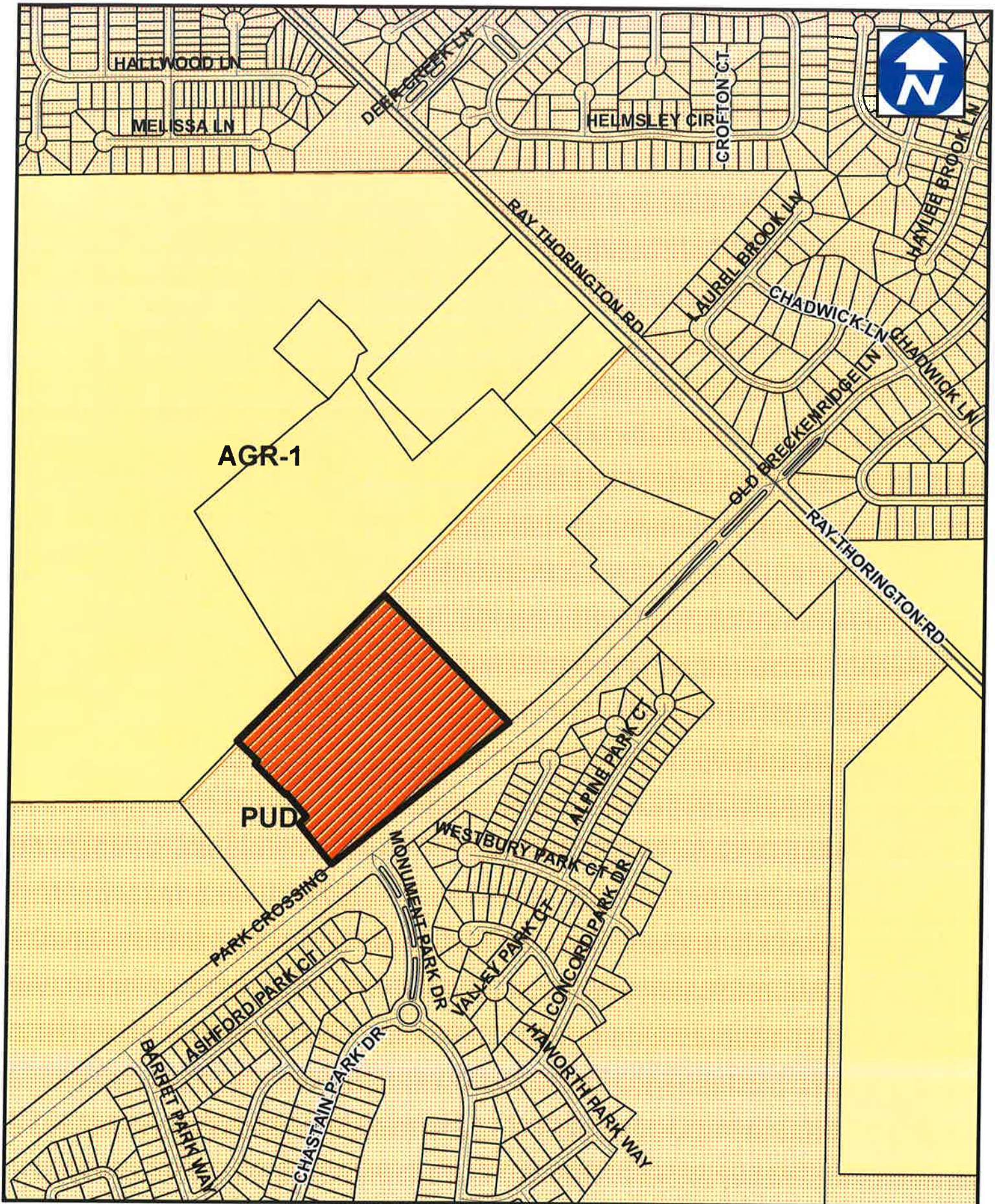
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLAT

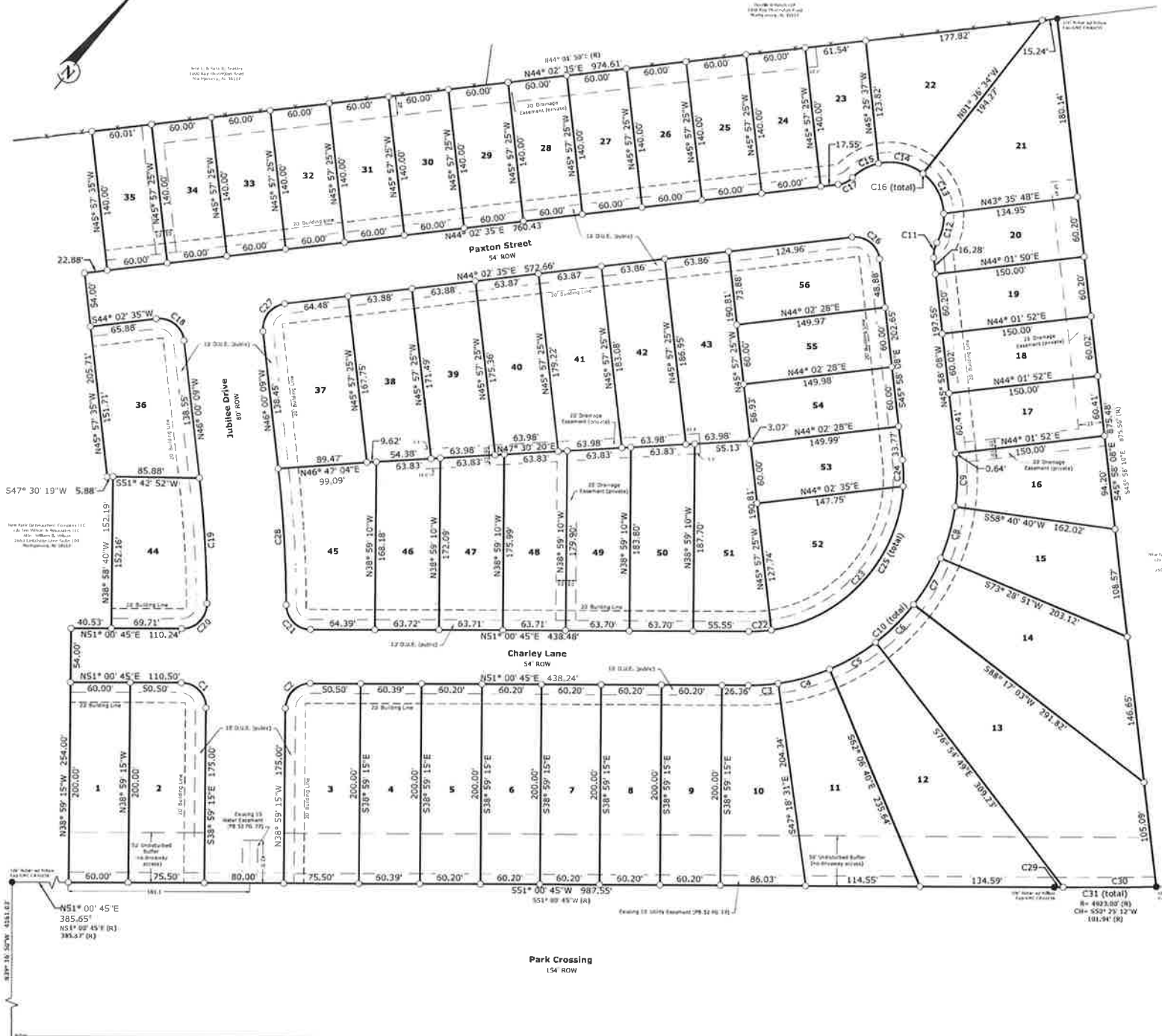
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 4A

Jubilee Plat No. 1



LEGEND

- Iron/Monument Found and Type
- 1/2" Rebar Set - Orange Cap
- Stamped AL CA 718 15F000600
- Concrete Monument Found
- Concrete Monument Set with Plastic Identification Cap
- ⊙ Calculated Point
- ⊙ Real Property Book
- MB: Map Book
- DB: Deed Book
- PB: Plat Book
- PG: Page
- D.U.E.: Drainage & Utility Easement
- (B) Record Bearing or Distance
- (TYP.) Typical Example
- ROW Right-of-Way
- N/F Now or Formerly
- Nat to Scale
- Wire Fence

SURVEYOR'S CERTIFICATE

I, Jonathan A. Ham, a registered land surveyor of Montgomery, Alabama, hereby certify that the property shown on this map is true and correct, that all corners are marked with iron pins or concrete monuments and that they actually exist. I hereby certify that all measurements were made in accordance with the current requirements of the standards of practice for land surveying in Alabama, to the best of my knowledge, information, and belief.

For Review Only

According to my survey of this the 08/19/2021 2021

Jonathan A. Ham, PLS
Alabama License No. 34761



4B



PLAT

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9124 **PRESENTED BY:** Turner Surveys, LLC

REPRESENTING: towersource

SUBJECT: Request final approval of Love and Faith Ministries, Inc. Plat No. 1 located on the west side of South Court Street, 115 ft. south of West Delano Avenue, in a B-4 (Commercial) Zoning District.

REMARKS: This plat creates two (2) lots. Lot 1-A (0.309 acres) has 70 ft. of frontage along South Court Street and a depth of 192.52 ft. Lot 1-B (1.011 acres) has 229.68 ft. of frontage along South Court Street and a depth of 192.32 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.

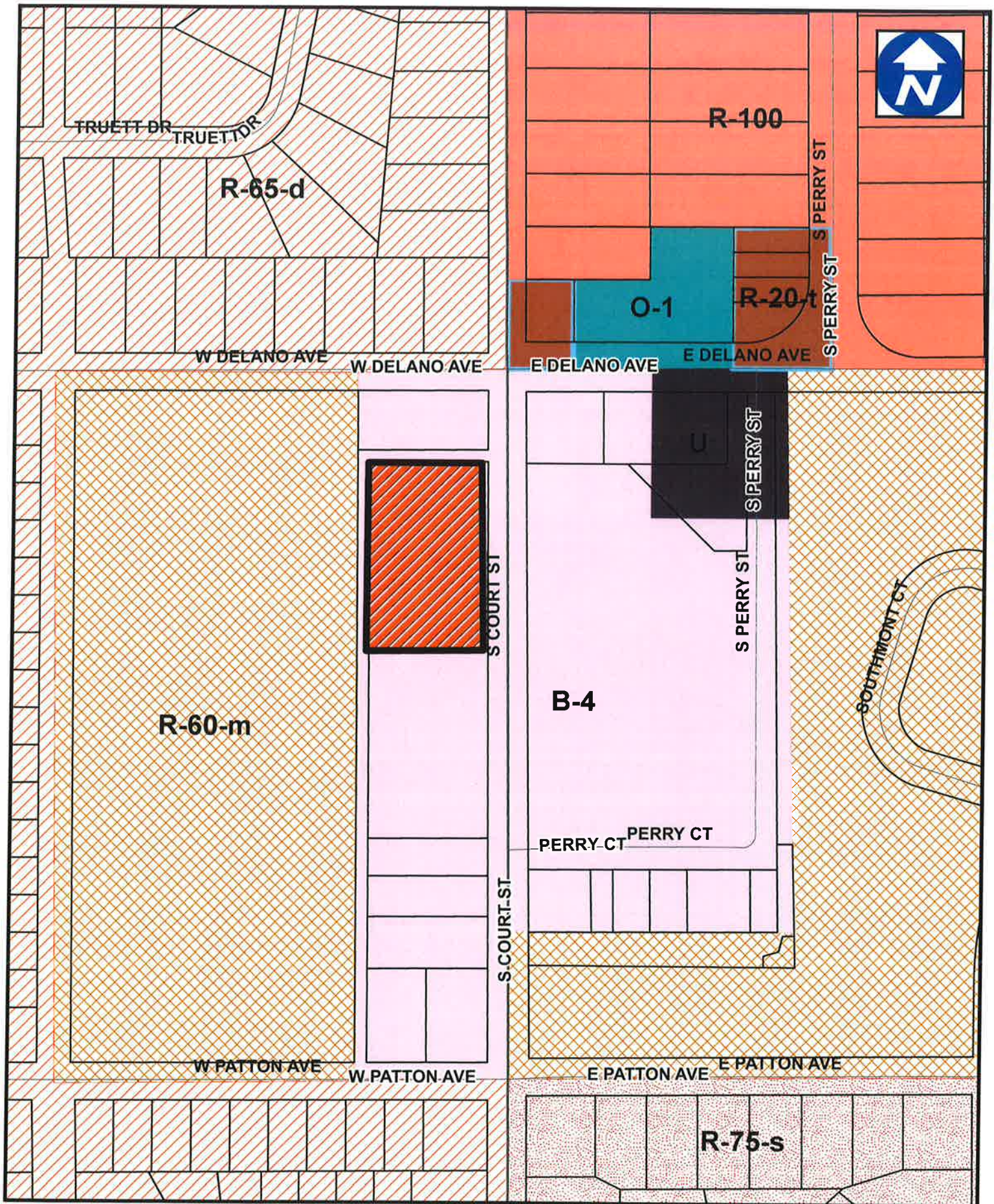
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLAT

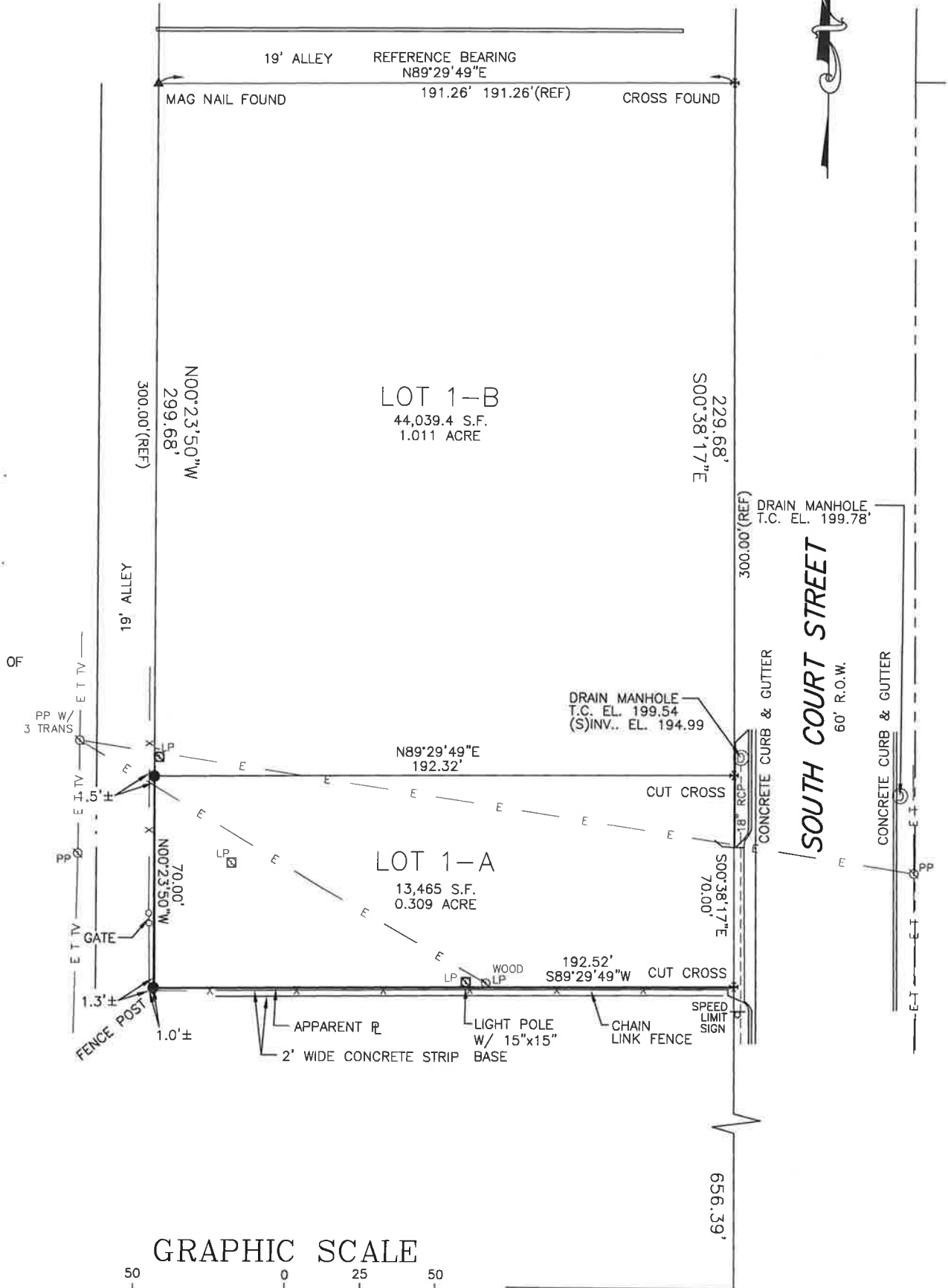
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5A

LOVE AND FAITH MINISTRIES, INC. PLAT NO. 1
 LOCATED IN SECTION 25
 TOWNSHIP 16 NORTH, RANGE 17 EAST
 MONTGOMERY COUNTY, ALABAMA



(IN FEET)
 1 INCH = 50 FEET

PATTON AVENUE

5B



PLAT

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 50

6. 9125 **PRESENTED BY:** Alabama Land Surveyors, Inc.

REPRESENTING: S & S Eagles, LLC

SUBJECT: Request final approval of Aurohini Plat No. 1 located on the northeast corner of Mobile Highway and West South Boulevard in a B-3 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot and previously unplatted property into five (5) lots. Lot 1 (3.76 acres) has 432.71 ft. of frontage along Mobile Highway and 356.93 ft. of frontage along West South Boulevard. Lot 2 (2.12 acres) has 53.03 ft. of frontage along Mobile Highway and a depth of approximately 450 ft. Lot 3 (1.30 acres) has a width of 140.33 ft. and a depth of 360.73 ft. Lot 4 (1.38 acres) has a width of 146 ft. and a depth of 329.02 ft. Lots 3 & 4 are accessed by private access easements. Lot 5 (0.45 acres) has 119.10 ft. of frontage along West South Boulevard a depth of 140.30 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.

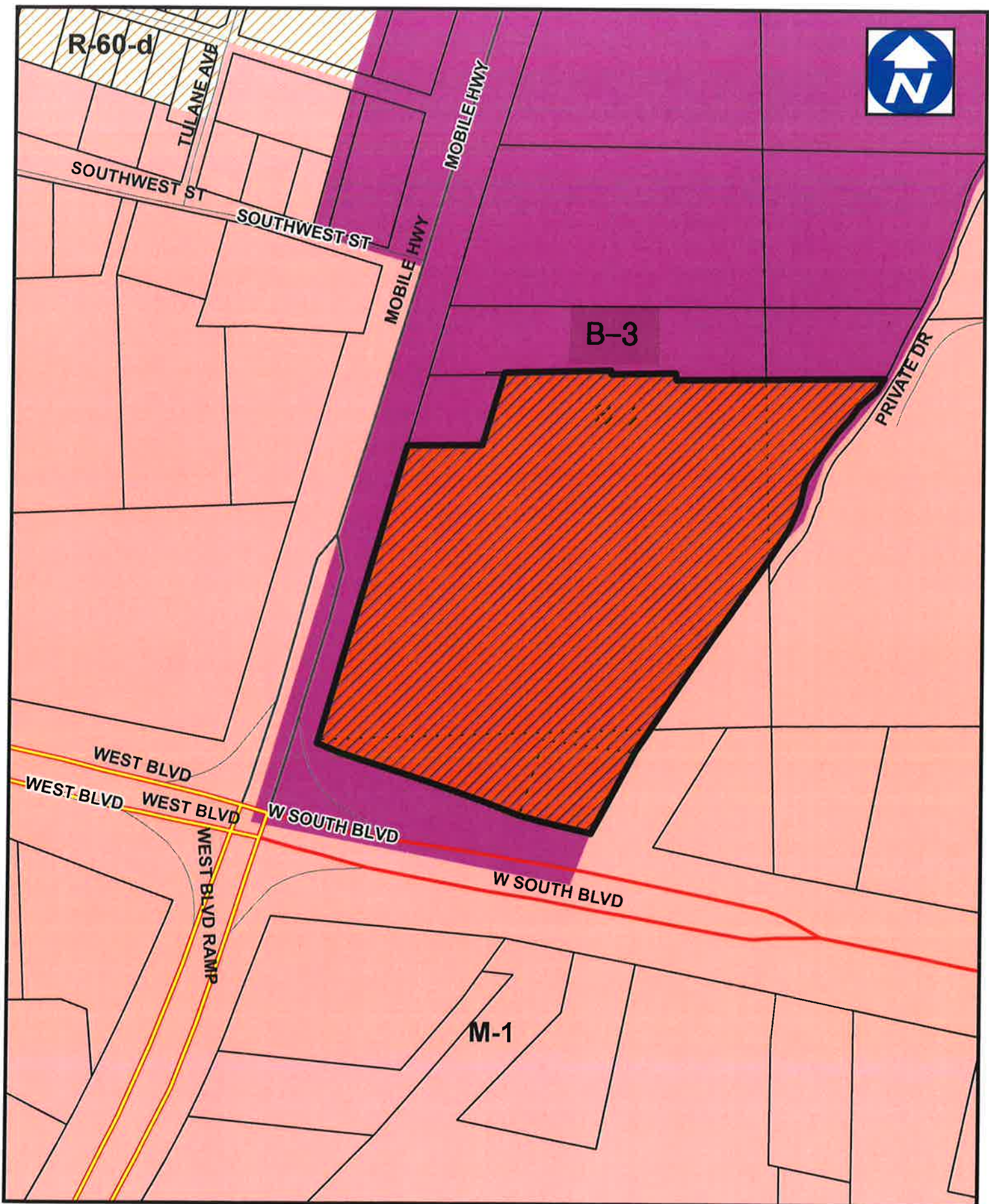
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLAT

1 inch = 200 feet

SUBJECT PROPERTY

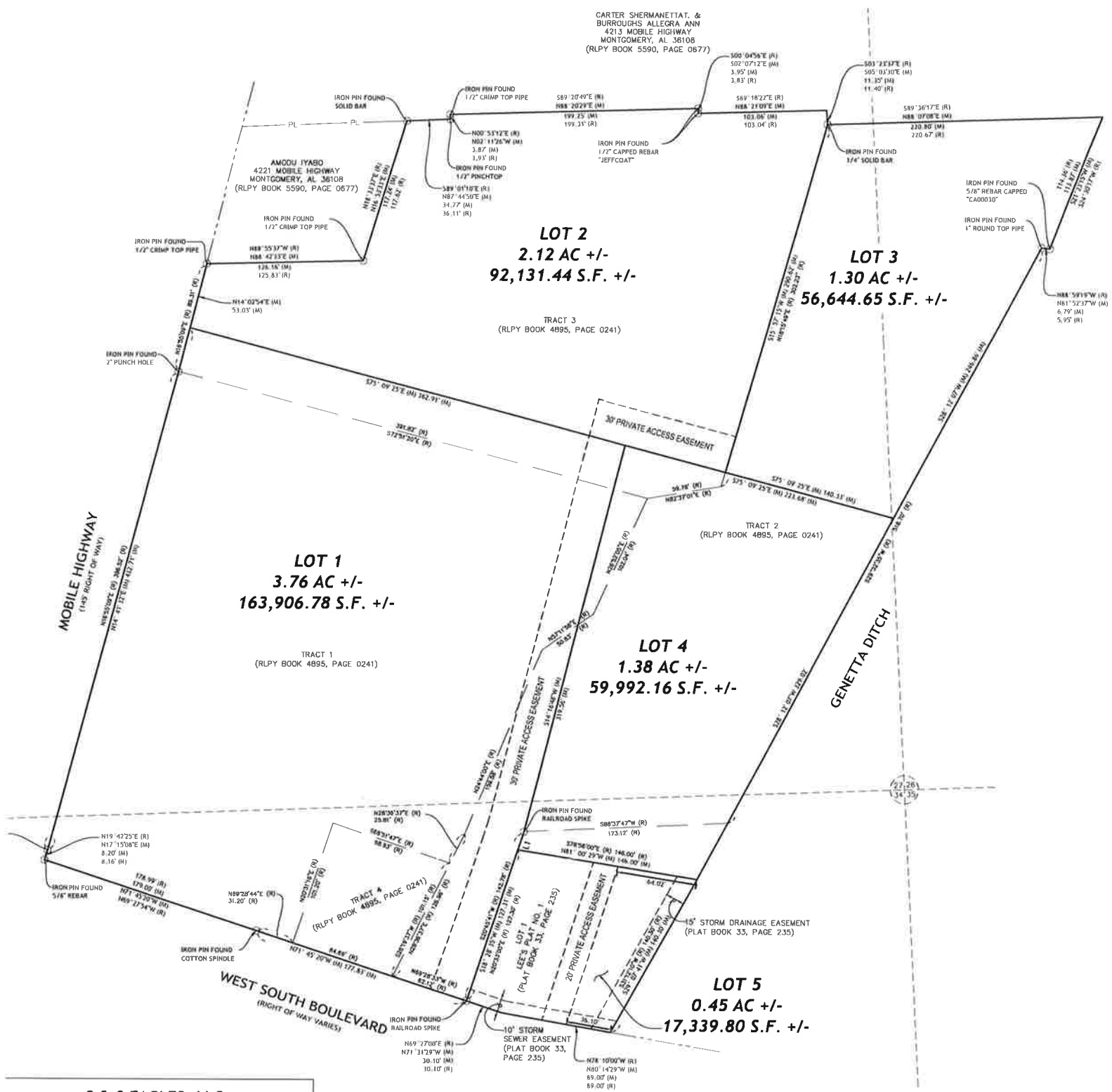


ITEM NO. 10A

AUROHINI PLAT NO. 1

BEING A REPLAT OF LOT 1, LEE'S PLAT NO. 1, IN PLAT BOOK 33, PAGE 235 AND UNPLATTED PROPERTY AS RECORDED IN RLPY BOOK 4895, PAGE 0241, BOTH IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, SOUTHEAST 1/4 OF SECTION 27, AND THE NORTHEAST 1/4 OF SECTION 34, ALL IN T16N, R17E MONTGOMERY COUNTY, ALABAMA



LOT 1
3.76 AC +/-
163,906.78 S.F. +/-

LOT 2
2.12 AC +/-
92,131.44 S.F. +/-

LOT 3
1.30 AC +/-
56,644.65 S.F. +/-

LOT 4
1.38 AC +/-
59,992.16 S.F. +/-

LOT 5
0.45 AC +/-
17,339.80 S.F. +/-

S & S EAGLES, LLC
4231 MOBILE HIGHWAY
MONTGOMERY, ALABAMA, MONTGOMERY COUNTY

SOURCE OF INFORMATION:
FOLLOWING DEEDS AND OR PLATS RECORDED IN MONTGOMERY COUNTY, AL.
DEED BOOK: 4895-0241
PLAT BOOK: 33-235
* MONTGOMERY COUNTY TAX MAPS

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
LI	15.50	S18°29'19"W

LoB



PLAT

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 60C

7. 9126 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Montgomery County Commission

SUBJECT: Request final approval of Montgomery Industrial Park Plat No. 11 located on the north end of Industrial Park Boulevard in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (12.34 acres) has 239.29 ft. of frontage along Industrial Park Boulevard and a depth of 928.29 ft. Industrial Park Boulevard (80 ft. ROW) is extended to the north approximately 250 ft. and ends in a cul-de-sac. 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.

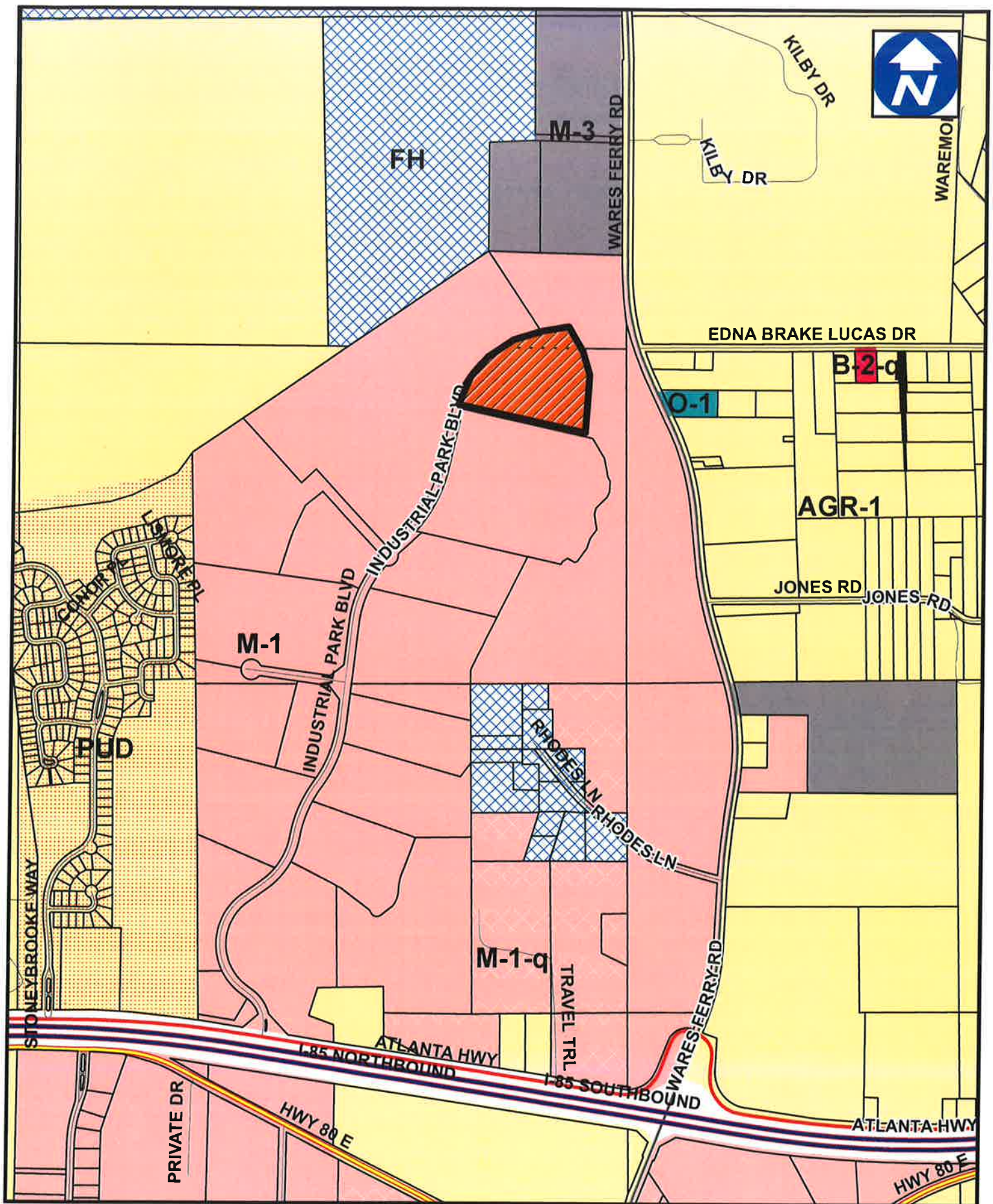
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLAT

1 inch = 1,000 feet

SUBJECT PROPERTY



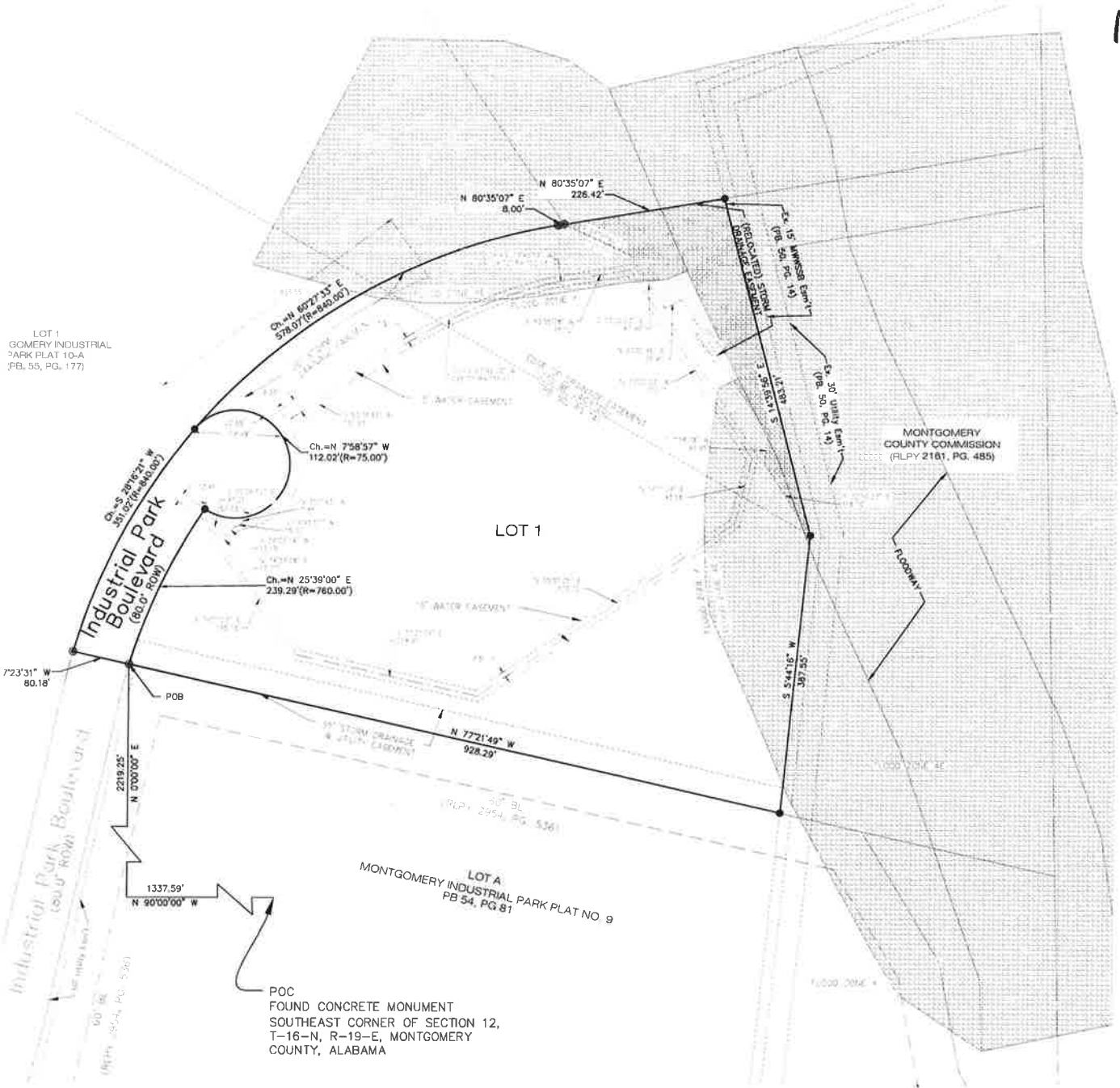
ITEM NO.

7A

Montgomery Industrial Park Plat No. 11

4
N

LOT 1
MONTGOMERY INDUSTRIAL
PARK PLAT 10-A
(P.B. 55, PG. 177)



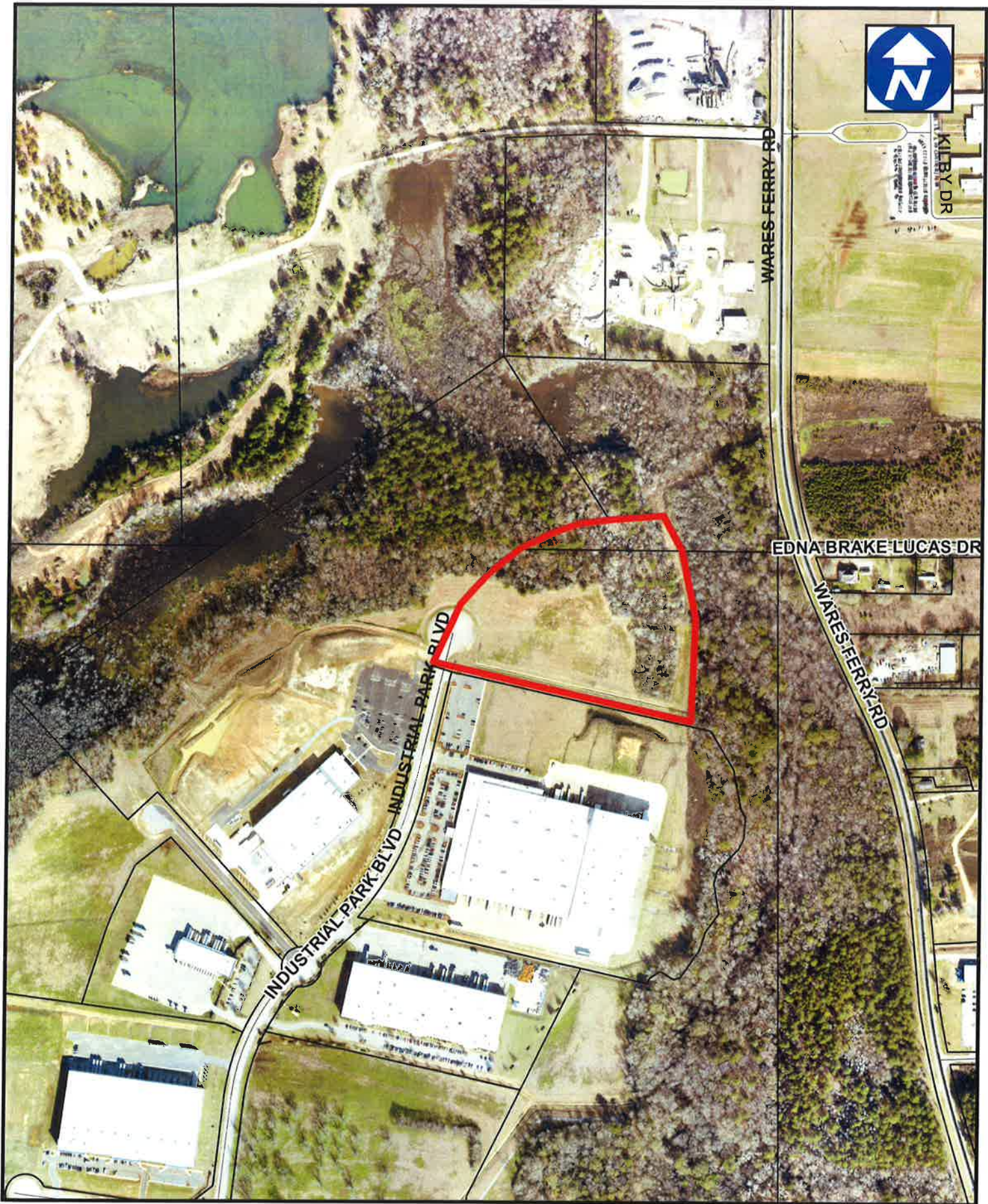
LEGAL DESCRIPTION

STATE OF ALABAMA
MONTGOMERY COUNTY

COMMENCE AT A CONCRETE MONUMENT LYING AT THE SOUTHEAST CORNER OF SECTION 12, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA; THENCE RUN N00°00'00"W, 1337.59 FEET TO A POINT; THENCE RUN N00°00'00"E, 2219.25 FEET A FOUND 5/8" REBAR LYING IN A CURVE (CONCAVING SOUTHEAST) ON THE EAST RIGHT OF WAY OF INDUSTRIAL PARK BOULEVARD (80' ROW) AND AT THE NORTHWEST CORNER OF LOT A, MAP OF MONTGOMERY INDUSTRIAL PARK PLAT NO. 9, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 54, AT PAGE 81; SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AND ALONG SAID RIGHT OF WAY AND SAID CURVE WITH A RADIUS OF 760.00 FEET, A CHORD OF N25°39'00"E, 239.29 FEET TO A SET 1/4" REBAR, GMC CAP #CA00156 LYING AT A POINT OF REVERSE CURVE (CONCAVING SOUTHWEST); THENCE RUN ALONG SAID CURVE, WITH A RADIUS OF 75.00 FEET, A CHORD OF N07°58'57"W, 112.02 FEET TO A SET 1/4" REBAR, GMC CAP #CA00156 LYING AT A POINT OF REVERSE CURVE (CONCAVING SOUTHWEST); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 840.00 FEET, A CHORD OF N82°27'33"E, 578.07 FEET TO A FOUND 1/2" REBAR, GMC CAP #CA00156 LYING AT A POINT OF TANGENCY; THENCE RUN N80°35'07"E, 8.00 FEET TO A FOUND 1/2" REBAR, GMC CAP #CA00156; THENCE RUN N80°35'07"E, 226.42 FEET TO A SET 1/2" REBAR, GMC CAP #CA00156; THENCE RUN S14°39'58"E, 483.21 FEET TO A SET 1/4" REBAR, GMC CAP #CA00156; THENCE RUN S05°44'18"W, 387.55 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED LOT A; THENCE RUN N77°21'49"W, 928.29 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL LYING AND BEING SITUATED IN THE SOUTHEAST QUARTER OF SECTION 12, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 12.34 ACRES (537,765 S.F.) MORE OR LESS.

7B



PLAT

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. 9127 **PRESENTED BY:** Engineering Design Group, LLC

REPRESENTING: Equal Justice Initiative, Inc.

SUBJECT: Request final approval of EJI East Jefferson Plat No. 1 located on the northeast corner of East Jefferson Street and North Court Street in a T5 (Urban Center Zone) Zoning District.

REMARKS: This plat replats eight (8) lots into one (1) lot. Lot 1A (2.46 acres) has 351.14 ft. of frontage along East Jefferson Street, 307.76 ft. of frontage along North Perry Street, 344.50 ft. of frontage along Columbus Street and 308.33 ft. of frontage along North Court Street. This plat was not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the lot width being wider than 180 ft.; however a warrant was approved by the CRC.

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.

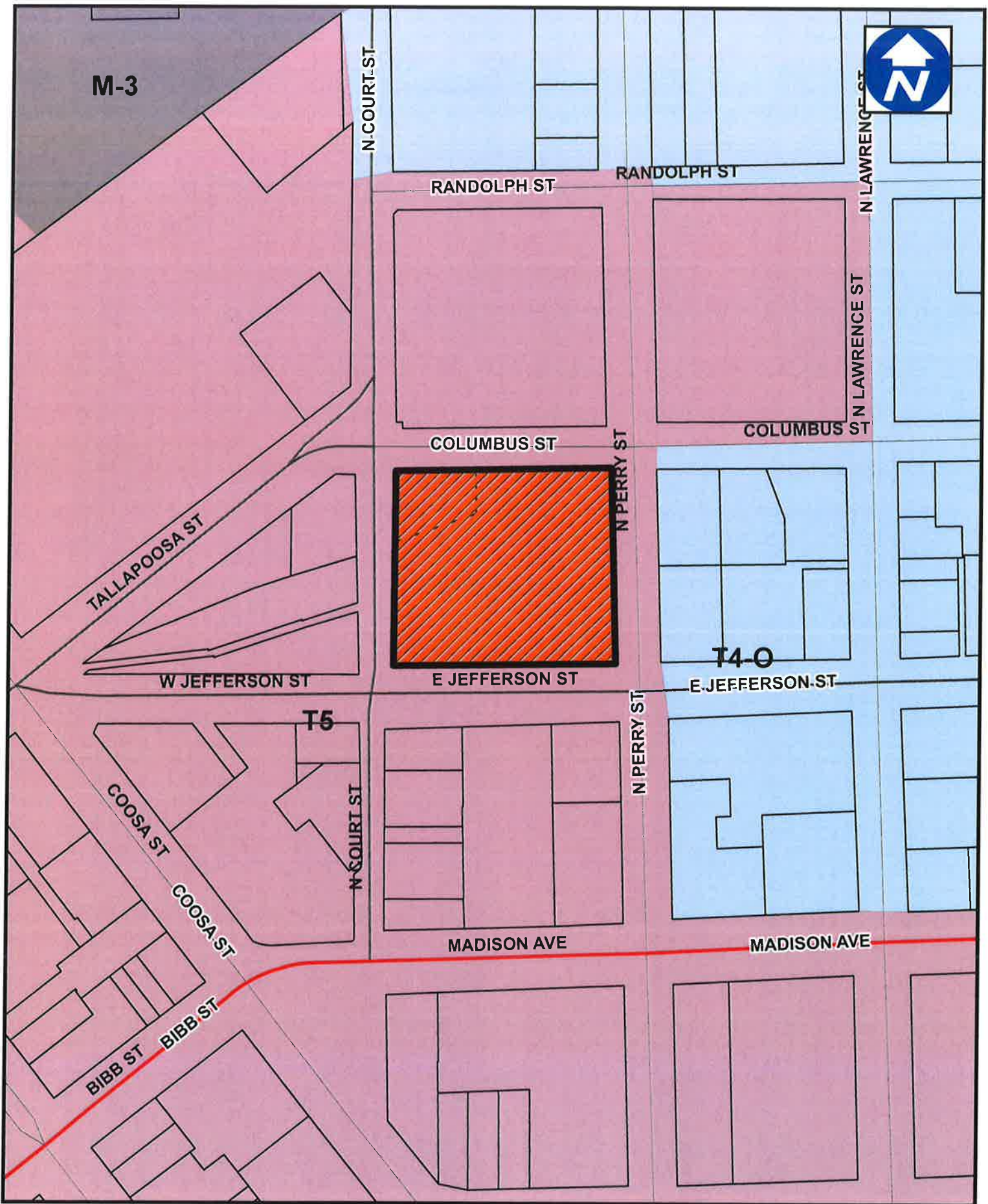
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLAT

1 inch = 200 feet

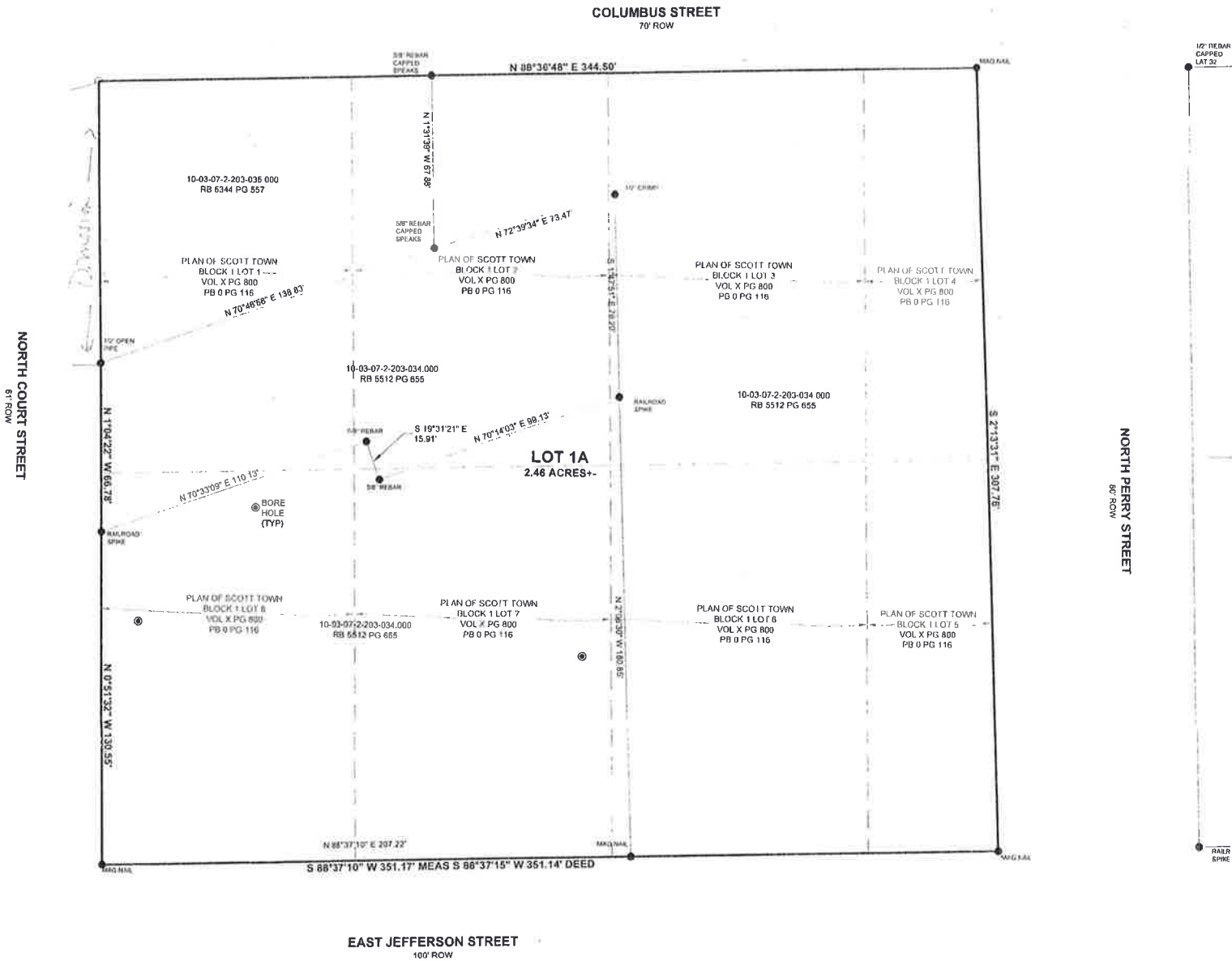
SUBJECT PROPERTY



ITEM NO. 8A

EJI - East Jefferson Plat No. 1

4
N





PLAT

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8C

9. RZ-2021-014 **PRESENTED BY:** James Bennett

REPRESENTING: B Tops Landscaping, Inc.

SUBJECT: Request to rezone one (1) parcel of land containing 2.579 acres located on the north side of Alabama River Parkway, approximately 700 ft. east of Lower Wetumpka Road, from an R-65-s (Single-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for a landscaping business. The adjacent property has R-65-m (Multi-Family Residential) to the north, and B-2 (Commercial) to the east, south and west. The Envision Montgomery 2040 Comprehensive Plan recommends “Potential Open Space”.

Department of Planning Comment(s): No objection to this proposed rezoning request. The proposed land use of a landscaping business will be consistent with future land use intent of potential open space and should be low impact in nature. The location will also be a buffer to the multifamily residential to the north and will be complimentary and consistent to businesses to the east and south.

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: _____

9A

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.



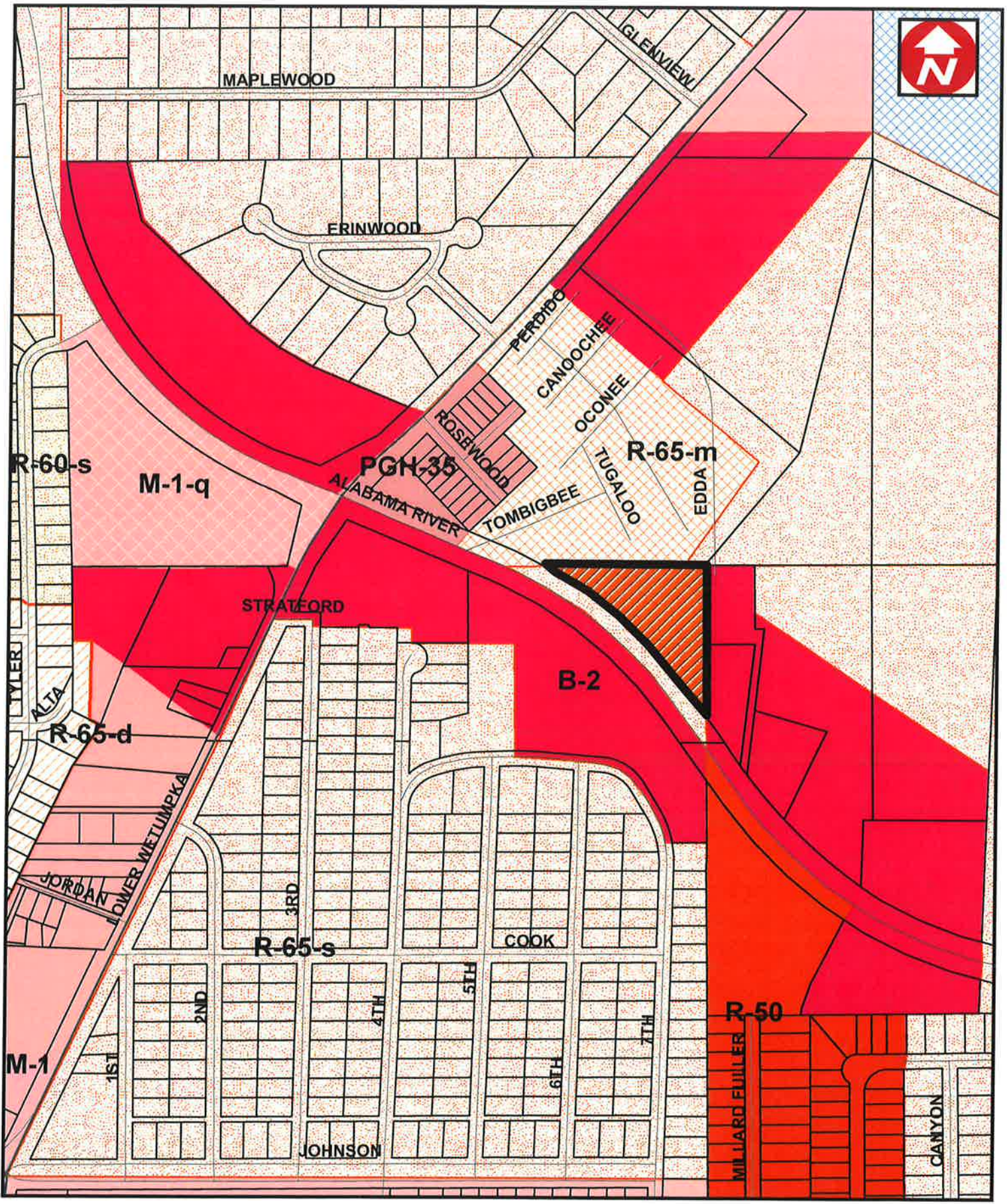
POTENTIAL OPEN SPACE (PO)

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. 9B

1 inch = 400 feet



Site 

1 inch = 100 feet

Item 9C



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO.

90

1 inch = 200 feet

10. RZ-2021-015 **PRESENTED BY:** Kimberly Jones

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 450 Ann Street from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for a beauty salon. The adjacent property has R-60-s (Single-Family Residential) to the north and west, and O-1 (Office) to the east and south. The Envision Montgomery 2040 Comprehensive Plan recommends “Traditional Neighborhood”.

Department of Planning Comment(s): No objection to this proposed rezoning request. This proposed location is currently zoned for office. The B-2 zoning designation is a secondary land use allowed as Small-Format Commercial in the Envision Montgomery Comprehensive Plan.

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: _____

10A

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

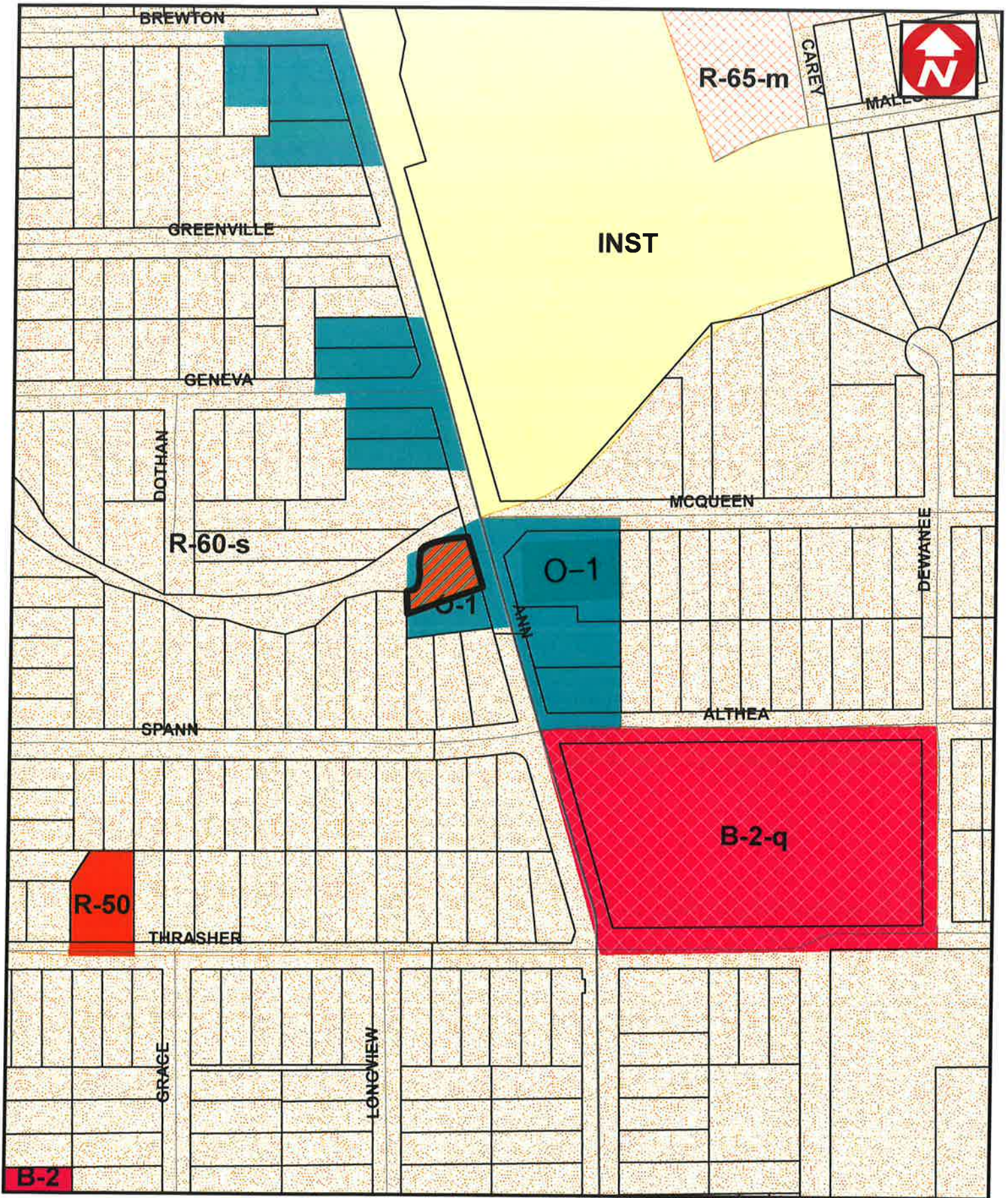
SECONDARY USES

- ★ 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

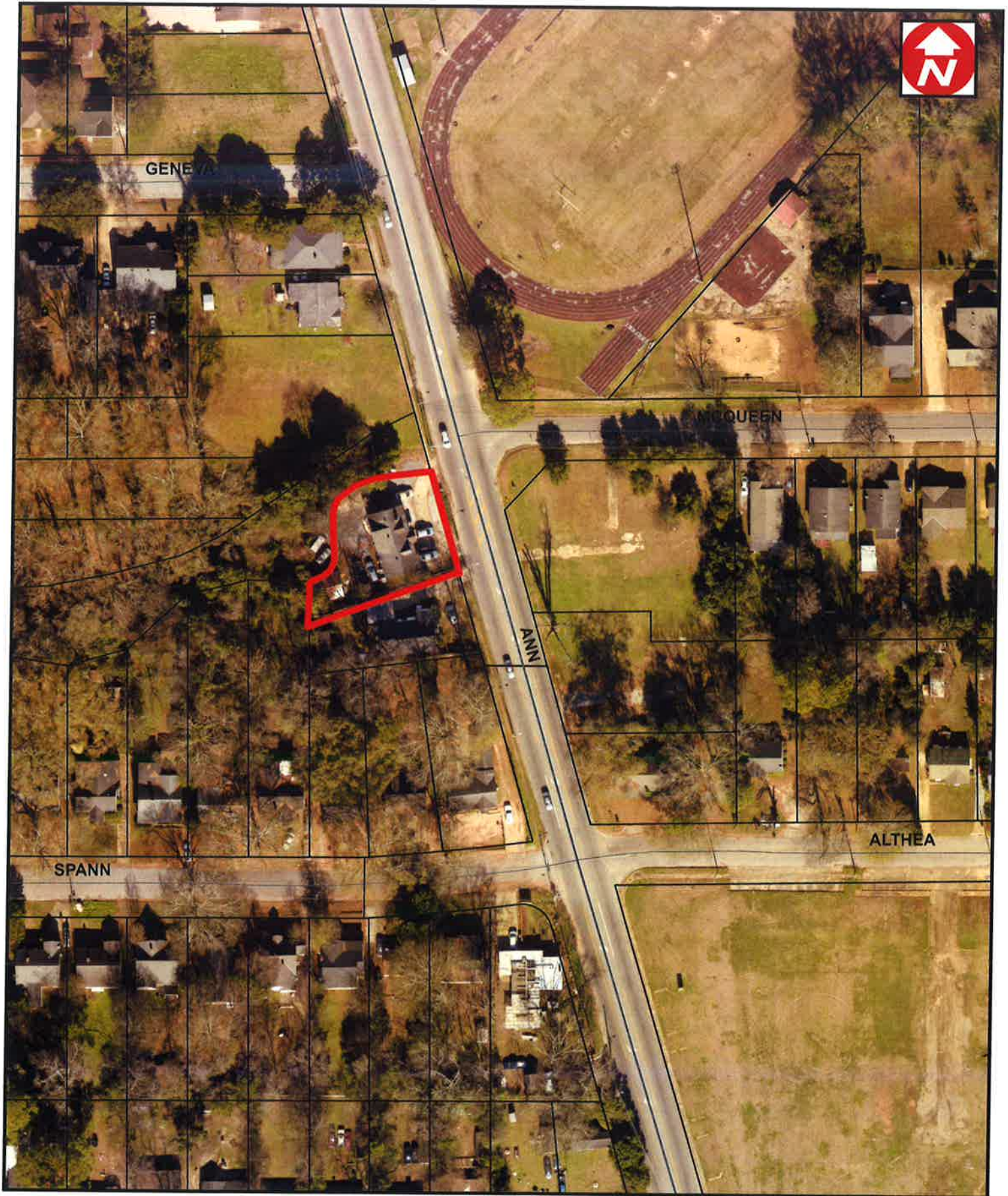
SUBJECT PROPERTY



ITEM NO.

108

1 inch = 200 feet



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 100

1 inch = 100 feet

11. RZ-2021-017 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Myers Company Properties LLC

SUBJECT: Request to rezone one (1) parcel of land containing 0.96 acre, more or less, approximately 150 ft. east of Wetumpka Highway and approximately 750 ft. north of Motley Drive, from an AGR-2 (General Agriculture) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is to expand the existing business for storage. This property is surrounded by B-2 (Commercial) zoning. The Envision Montgomery 2040 Comprehensive Plan recommends “Flex Employment”.

Department of Planning Comment(s): No objection to the proposed rezoning request. This 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: _____



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

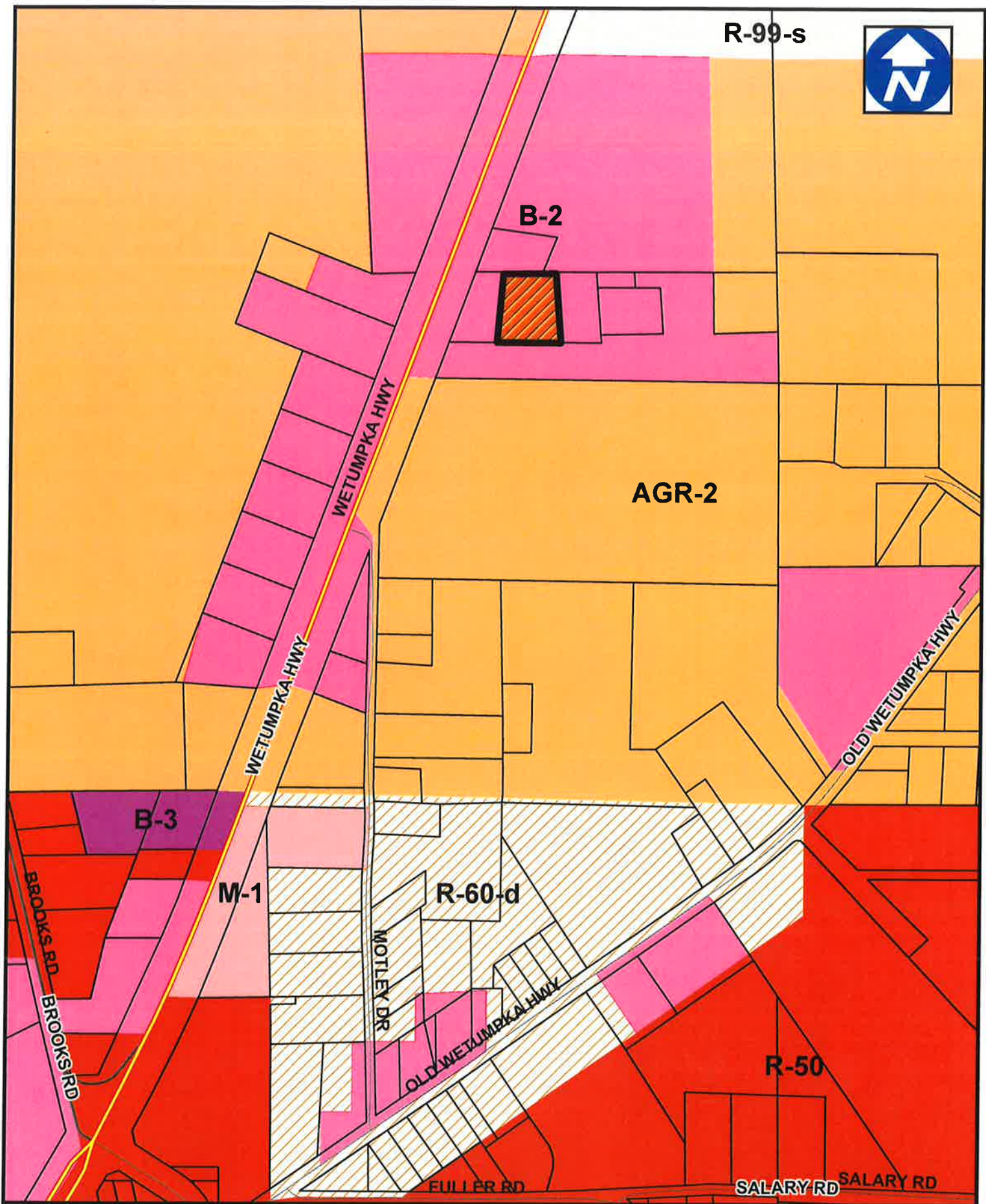
SECONDARY USES

- ★ 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		



R-99-s



B-2

AGR-2

B-3

M-1

R-60-d

R-50

WETUMPKA HWY

OLD WETUMPKA HWY

BROOKS RD

MOTLEY DR

OLD WETUMPKA HWY

FULLER RD

SALARY RD

SALARY RD

REZONING

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11B

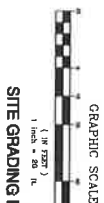
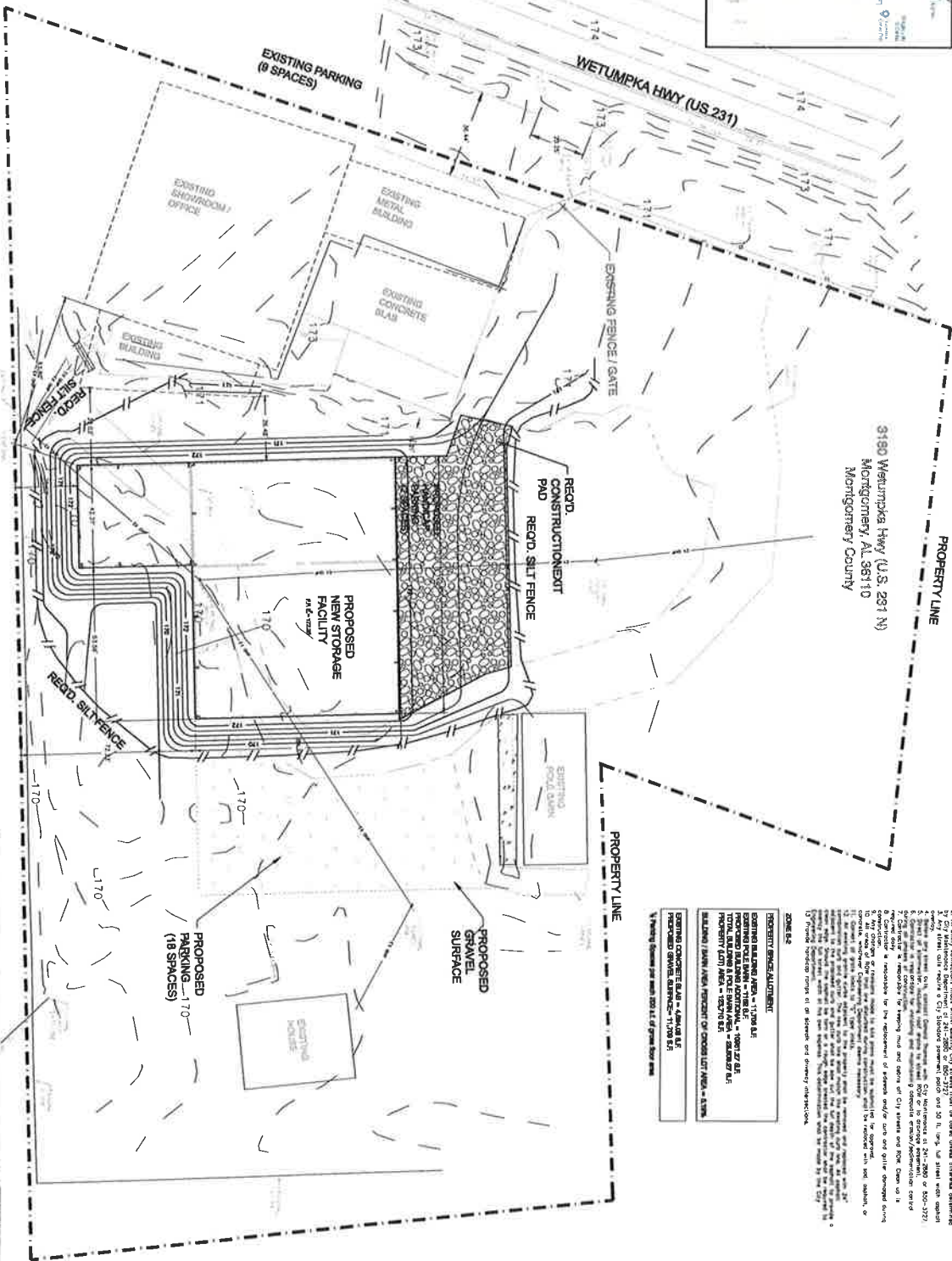


Vicinity Map

SITE

PROPERTY LINE

3180 Wetumpka Hwy (U.S. 231 N)
Montgomery, AL 36110
Montgomery County



1. SITE, SURFACE, GRADE, ELEVATION, DISTANCE, AREA
2. ALL DIMENSIONS ARE IN FEET AND INCHES
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
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REVISION

NO.	REVISION/NOTES	DATE

PROJECT NO.: A+ Fencing
DATE: 07-29-2021
SCALE: AS SHOWN
SHEET NO.: SG
1.0



**A+ Fencing & Decking
New Storage Facility**
Montgomery, Alabama

11C



REZONING
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 11D

12. RZ-2021-018 **PRESENTED BY:** Jerry Kyser

REPRESENTING: Kyser Property Management, Inc.

SUBJECT: Request to rezone one (1) lot located at 2 Dunn Drive 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 to for a commercial development. Mr. Kyser owns all the properties up to Ann Street and once Ann Street is realigned, he is proposing a commercial development. The adjacent property has R-100 (Single-Family Residential) to the north, O-1 (Office) zoning to the east, R-60-s (Single-Family Residential) zoning to the south, and B-2 (Commercial) zoning to the west. The Envision Montgomery 2040 Comprehensive Plan recommends "Traditional Neighborhood".

Department of Planning Comment(s): No objection to this proposed rezoning request. Will not object to this proposed rezoning only because it is on a corner lot fronting Atlanta Hwy. This location will serve as most commercial, business and office land developments as a buffer to the existing neighborhood. Property adjacent to the west is zoned for business.

CITY COUNCIL 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: _____

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

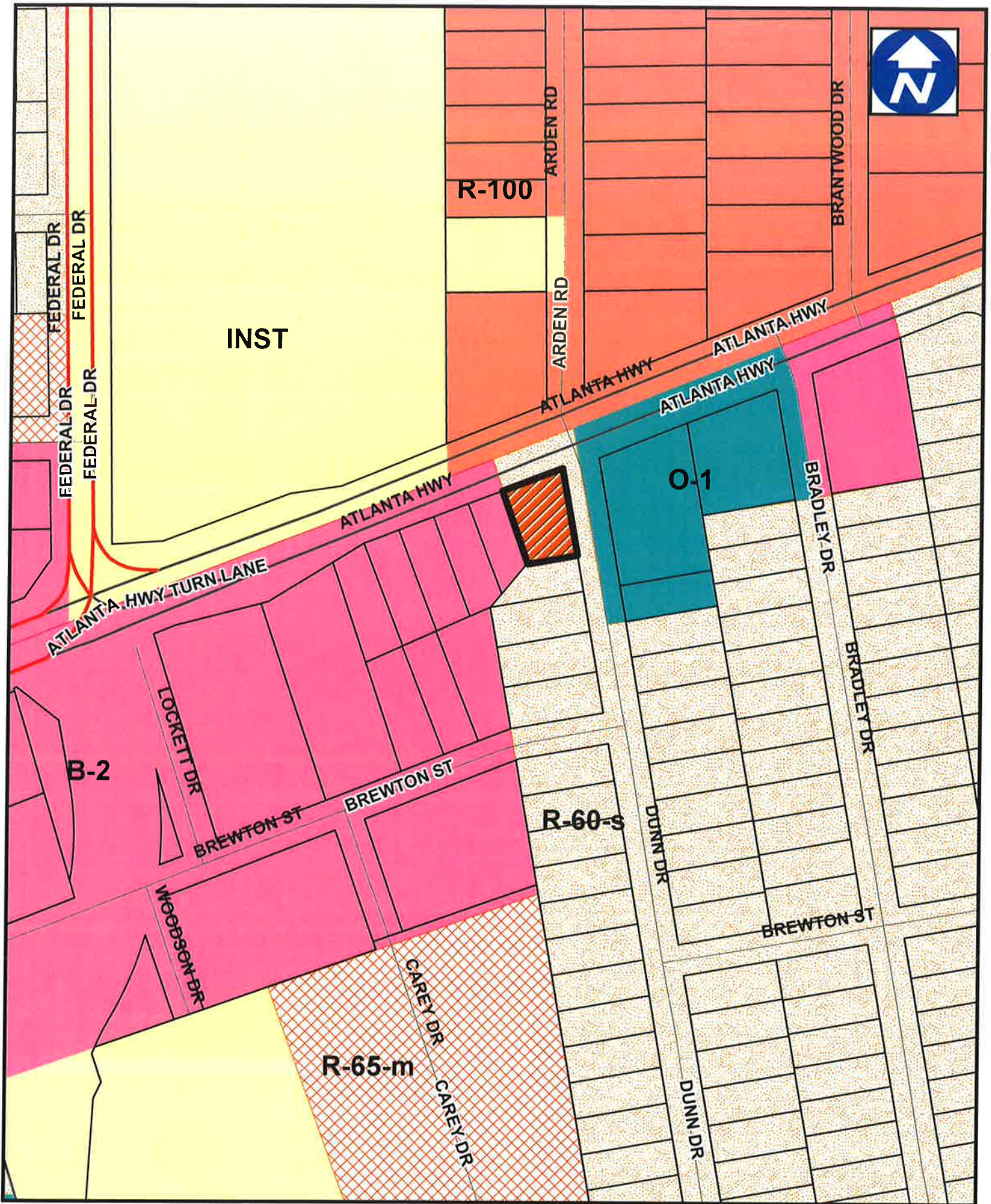
SECONDARY USES

- ★ 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
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12B



REZONING
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 12C

13. RZ-2021-019 **PRESENTED BY:** Jerry Kyser

REPRESENTING: Kyser Property Management, Inc.

SUBJECT: Request to rezone two (2) parcels of land containing 39 acres, more or less, located on the south side of Burnsdale Drive, approximately 400 ft. west of Mobile Highway, from M-1 (Light Industrial) and R-75-m (Multi-Family Residential) to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is an intermodal facility. The majority of the south parcel is already M-1, however to make it easier for clean records, we ask to rezone the entire parcel. The adjacent property has M-1 (Light Industrial) and R-75-m (Multi-Family Residential) to the north, and M-1 (Light Industrial) to the east, south and west. The Envision Montgomery 2040 Comprehensive Plan recommends “Residential Low Intensity”.

Department of Planning Comment(s): No objection to the proposed rezoning request. The Envision Montgomery 2040 Comprehensive Plan future land use is incorrect and is being edited for this location.

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: _____

RESIDENTIAL, LOW DENSITY (RL)

Primarily single-family developments arranged along curvilinear streets with few intersections connecting outside the development. Building and lot size range in size and density but tend to be highly consistent within a development with limited connectivity between the neighborhood and non-residential uses. Future Suburban Residential areas should be focused along the outer edge of Montgomery's existing built environment, avoiding creation of isolated neighborhoods.

INTENT

- ✦ Improve pedestrian and vehicular connectivity between residential neighborhoods and non-residential areas.
- ✦ Limit new residential development in rural areas of the planning boundary and focus development to areas of existing growth.
- ✦ Encourage a mix of residential housing types and complementary non-residential uses in established neighborhoods.

PRIMARY USES

- ✦ Single-family Residential (Large- and Small-lot)

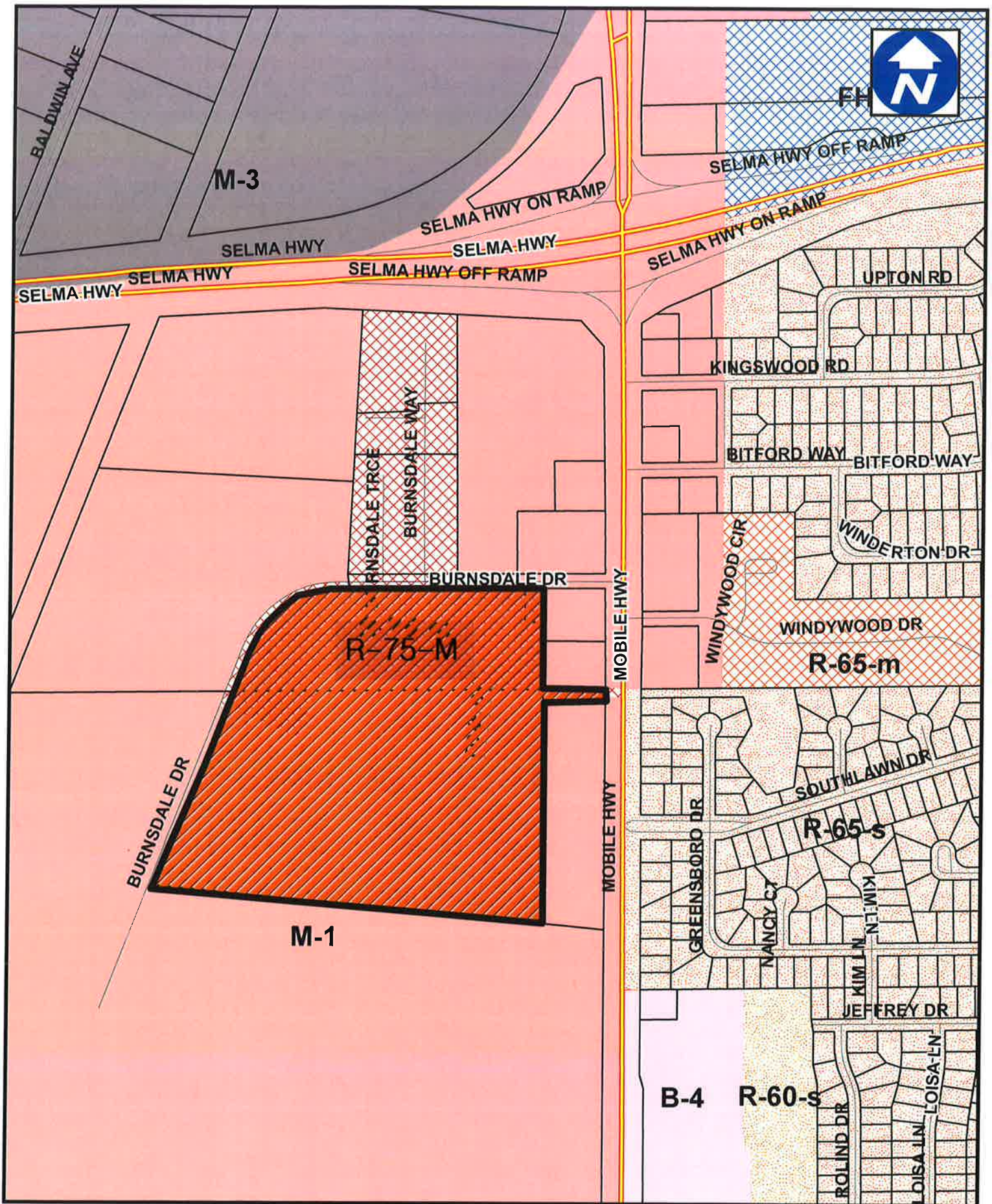
SECONDARY USES

- ✦ Attached Town Homes
- ✦ Civic / Institutional
- ✦ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories	Transportation	Walking, biking, automobile, potential for transit
Building Form	A range of housing sizes and styles with similar scale and appearance	Parking	On-street and private off-street (front-loaded garages and driveways)
Building Setback	20 - 30 feet (generally consistent within a block)	Open Spaces	Neighborhood parks, connection to schools and community parks
Streets	Larger, curvilinear blocks with street connectivity between developments		



REZONING

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 13B



REZONING
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 13C

14. RZ-2021-016 **PRESENTED BY:** Gonzalez-Strength & Associates, Inc.

REPRESENTING: MAPCO

SUBJECT: Request to rezone land located on the east side on northeast corner of North Holt Street and Herron Street from a T4-R (General Urban Zone-Restricted) SmartCode Zoning District to a T4-C (Corridor Zone) SmartCode Zoning District.

REMARKS: The intended use for this property is convenience store/gas station. The adjacent property has T4-R (General Urban Zone-Restricted) zoning to the north, east and south, and I-65 to the west. The Envision Montgomery 2040 Comprehensive Plan recommends “Downtown Core”.

This property is in the Cottage Hill Historic District which requires a demolition plan and suitable replacement plan to be submitted to the Architectural Review Board for their approval. This development will have to comply with Historic regulations and SmartCode regulations, which at this point the plan provided does not comply.

Staff Comment(s): The most important factors to consider is that this site is in the Cottage Hill Historic District and is in SmartCode zoning, both of which have stringent regulations relating to design and layout. Staff has met with the developer, and had multiple discussions regarding their proposed development, which does not comply with either historic or SmartCode regulations. Although these codes are known by the developer and were discussed with staff, to date they have declined to incorporate staff recommendations in the plan to comply with both SmartCode and Historic District regulations.

Department of Planning Comment(s): Both object and don't object to this proposed rezoning request. The proposed land use isn't consistent with the intent of the “Downtown Core” for future land use and character. However, it meets the commercial land use as a primary commercial land use under the Primary Uses list in the Envision Montgomery 2040 comp plan. If the proposed use of the property is approved for rezoning it would have to meet SmartCode zoning (land and building) requirements for the T4-C zoning designation which allows auto-related commercial land uses such as gas stations/convenience stores.

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: _____



DOWNTOWN CORE (DC)

The Downtown Core identity and development should be protected as the heart of the city, region, and as a state capital. Development includes both new and adaptive reused historic buildings that support a mix of employment, commercial, entertainment, civic and residential uses. Buildings frame attractive, pedestrian scale streets providing connectivity to shared open spaces and historical assets. Investment should build upon recent development within the Downtown Core creating a vibrant, dense epicenter for Montgomery and Alabama. Land use decisions should reflect and reinforce the following goals.

INTENT

- ✦ Promote adaptive reuse of historic buildings to maintain the downtown character and reduce blight.
- ✦ Encourage context appropriate infill development, building upon initial investments made around the riverfront and along the Commerce/Dexter corridor.
- ✦ Highlight historic assets located throughout downtown that serve as local, regional, state, and federal landmarks.
- ✦ Improve pedestrian connections between recreational uses, entertainment venues, open spaces and the adjacent neighborhoods.
- ✦ Emphasize state government presence through target development opportunities and complementary uses.

PRIMARY USES

- ✦ Vertical Mixed-Use (Commercial or office on first floor, residential or office above)
- ✦ Office
- ✦ Commercial
- ✦ Civic / Institutional
- ✦ Multi-family Residential

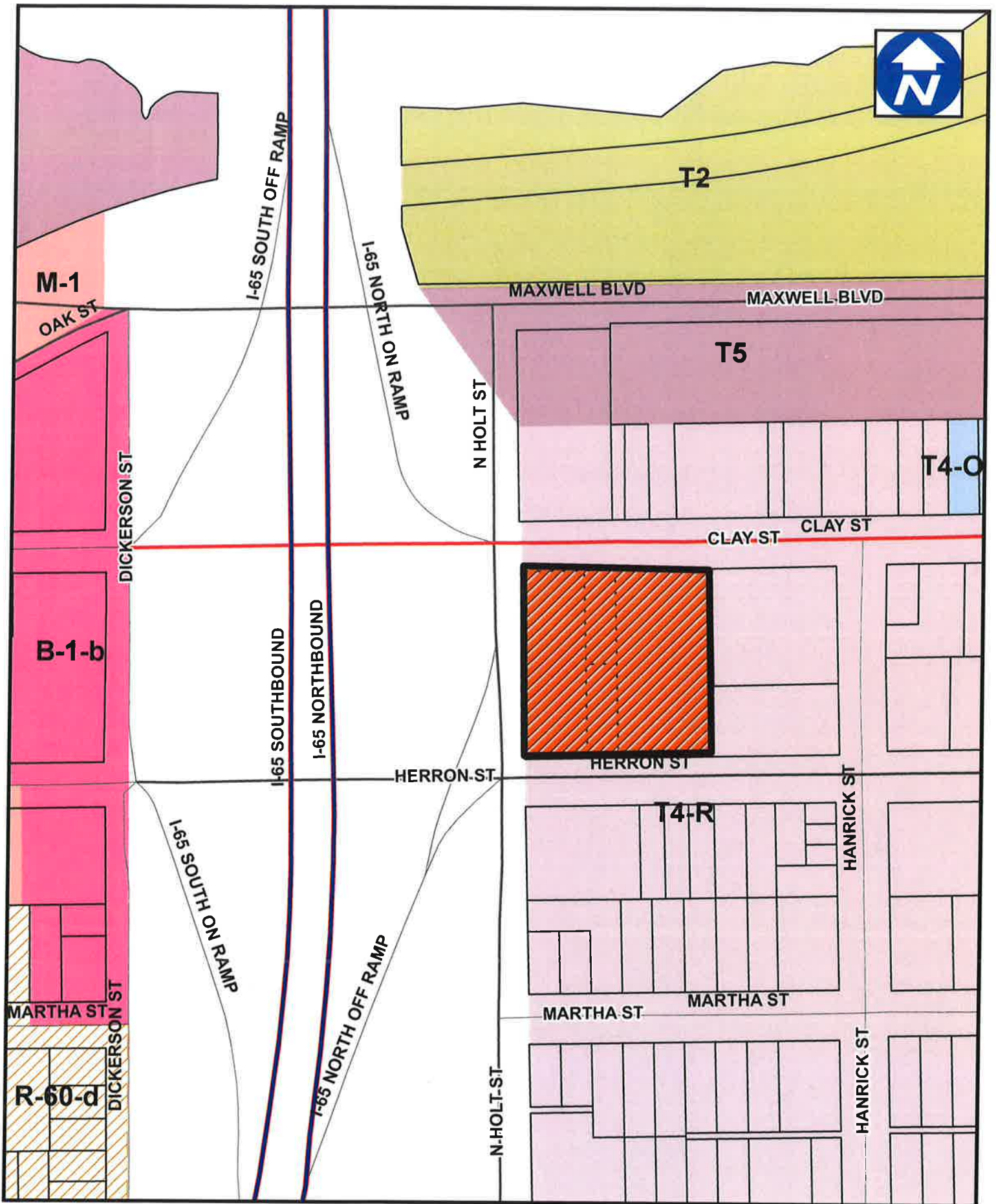
SECONDARY USES

- ✦ Attached Town Homes
- ✦ "Missing Middle" housing (i.e. Duplex, Triplex, garden, etc.)
- ✦ Parks and Open Space



BUILDING BLOCKS

Height Range	2 - 8 stories (no height limit)	Transportation	Walking, biking, transit, automobile
Building Form	Variety of building types and sizes attached and freestanding	Parking	Shared parking areas located behind businesses. Structured parking incorporated into infill mixed use projects, on-street parking
Building Setback	0 - 15 feet (generally consistent within a block. Greater setbacks for civic or institutional uses is appropriate)	Open Spaces	Plazas, pocket parks, public realm acts as an open space. Wide sidewalks, street trees, benches.
Streets	Small, grid like blocks with streetscapes designed to encourage pedestrian activity		



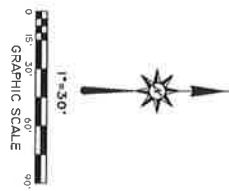
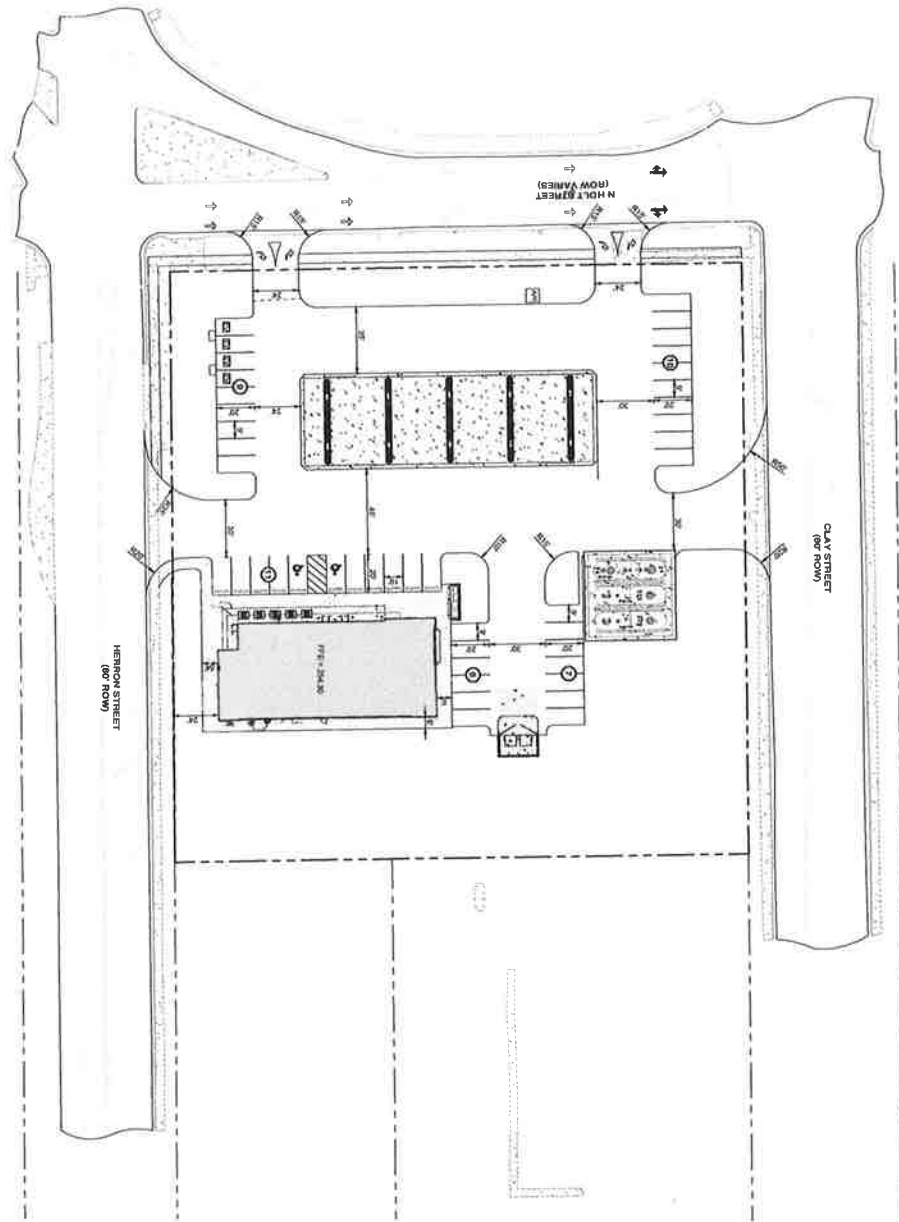
REZONING

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 14B



PRELIMINARY
NOT FOR
CONSTRUCTION,
RECORDING,
PURPOSES OR
IMPLEMENTATION

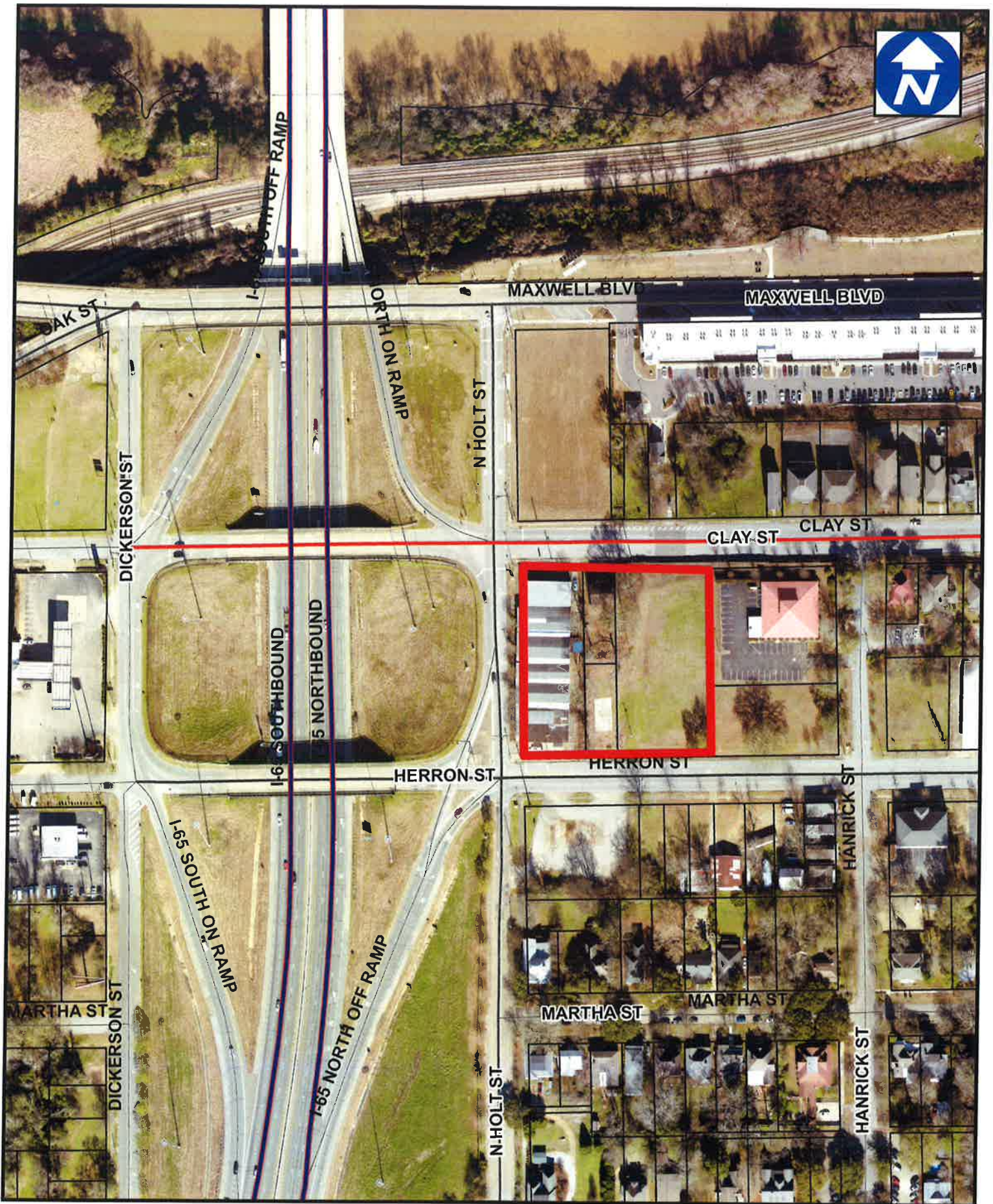
GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 1650 WOODS OF RIVERCHASE DRIVE SUITE 200
 MOBILE, ALABAMA 36688
 PHONE: (251) 642-2488
 FAX: (251) 642-3033
 www.Gonzalez-Strength.com

SITE LAYOUT PLAN
MAPCO CONVENIENCE STORE
 HERON STREET
 MONTGOMERY, ALABAMA
MAPCO
 FRANKLIN, TENNESSEE

DATE BY 12/23/2015	CHK. BY T. SMITH	SCALE 1"=30'	DATE 12/23/2015
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NO.	REVISIONS DESCRIPTION	DATE

14C



REZONING

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 14D