

Planning Commission Agenda

October 28, 2021

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Ann Clemons, *Chairperson*

Reg Mantooh, *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 September 23, 2021 meeting

October 28, 2021

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2021-014	James Bennett	Alabama River Pkwy.	Rezoning	1
2.	9133	Flowers & White Engineering	County Downs	Plat	2
3.	9134	J. M. Garrett & Son	John Brown Ave.	Plat	3
4.	9132	Alliance Land Surveying	West South Blvd.	Plat	4
5.	9131	Eufaula Surveying Co. LLC	Birmingham Hwy.	Plat	5
6.	9129	Pilgreen Engineering	Gunster Road	Plat	6
7.	9128	“ “	Eastern Blvd.	Plat	7
8.	9130	Jeffcoat Engineers & Surveyors	Mt. Meigs Road	Plat	8
9.	RZ-2021-020	“ “	Upper Wetumpka Rd	Rezoning	9
10.	RZ-2021-021	Luz del Alba Hernandez	Buckingham Dr.	Rezoning	10
11.	RZ-2008-007	Doug Isaacson	Wisdomwood Rd.	Rezoning	11
12.	RZ-2021-022	Thuy Doan & Steve Tran	Highland Ave.	Rezoning	12

***The next Planning Commission meeting is on
November 18, 2021***

1. 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”.

This item was delayed at the September 23, 2021 meeting due to no one being present to present the request.

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: _____

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.



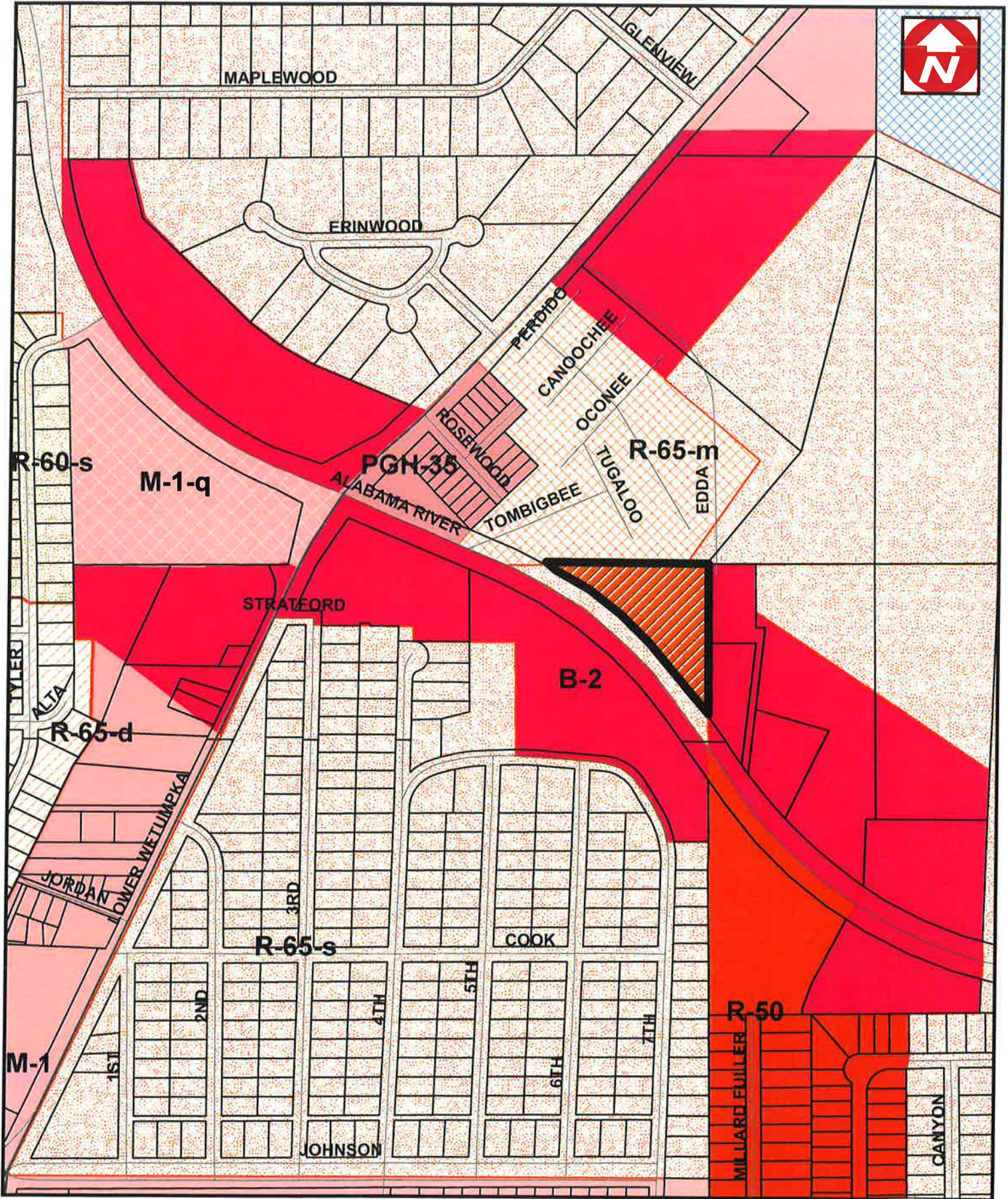
POTENTIAL OPEN SPACE (PO)

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.

1B

1 inch = 400 feet



Site 

1 inch = 100 feet

Item IC



REZONING REQUEST

SUBJECT PROPERTY



ITEM NO. 1D

1 inch = 200 feet

2. 9133 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: T Investments, LLC

SUBJECT: Request preliminary approval of County Downs Addition Preliminary Plat located on the east end of Paddock Lane in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This plat creates 244 lots for residential use. The typical lot size will be 75 ft. wide and 135 ft. in depth. This plat will extend Chrystan Road, Paddock Lane, Holly Brook Drive, Citation Drive, Flagstaff Drive, Triple Crown Drive and Keeneland Way. There are four (4) new streets and cul-de-sacs proposed. 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.

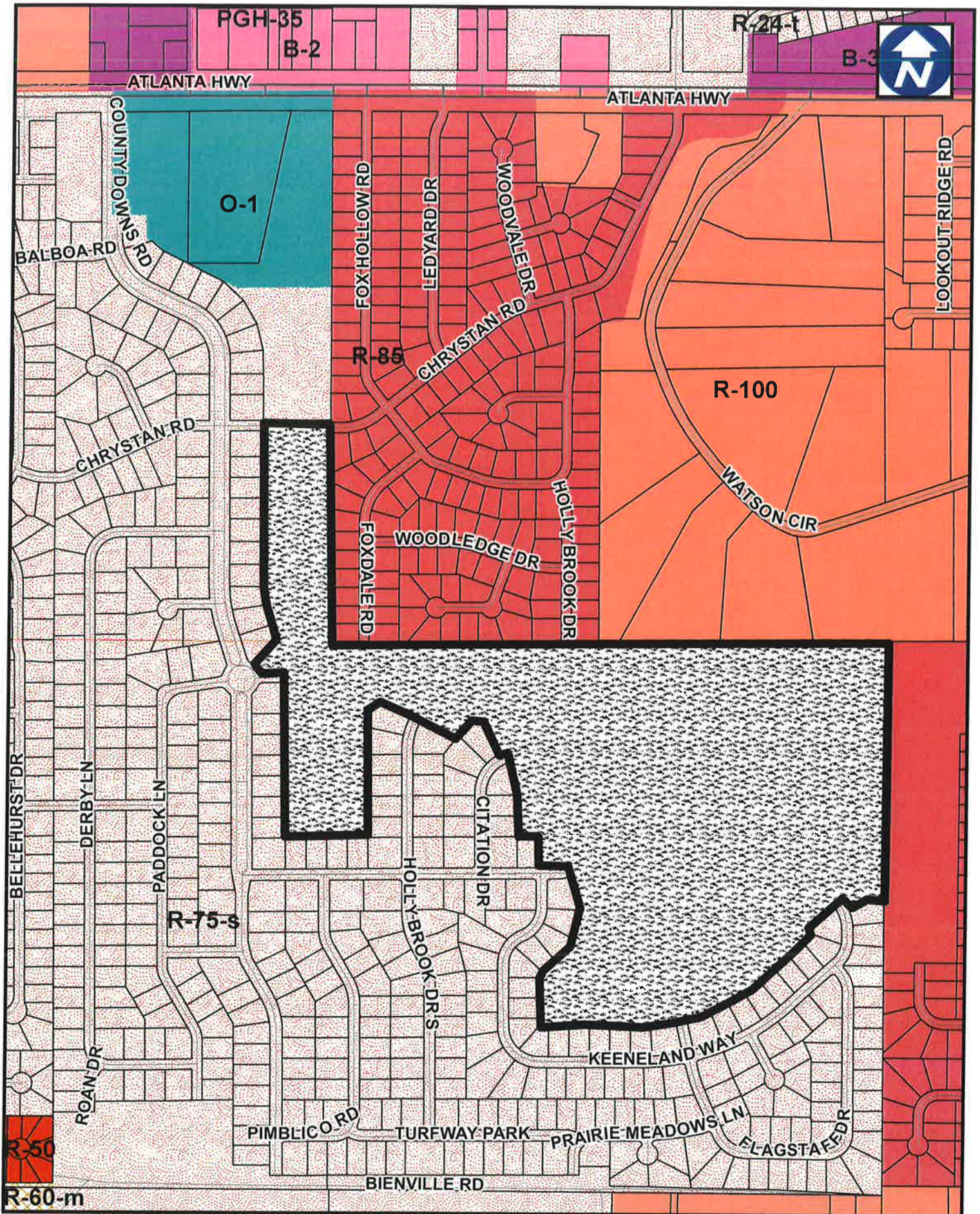
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 600 feet

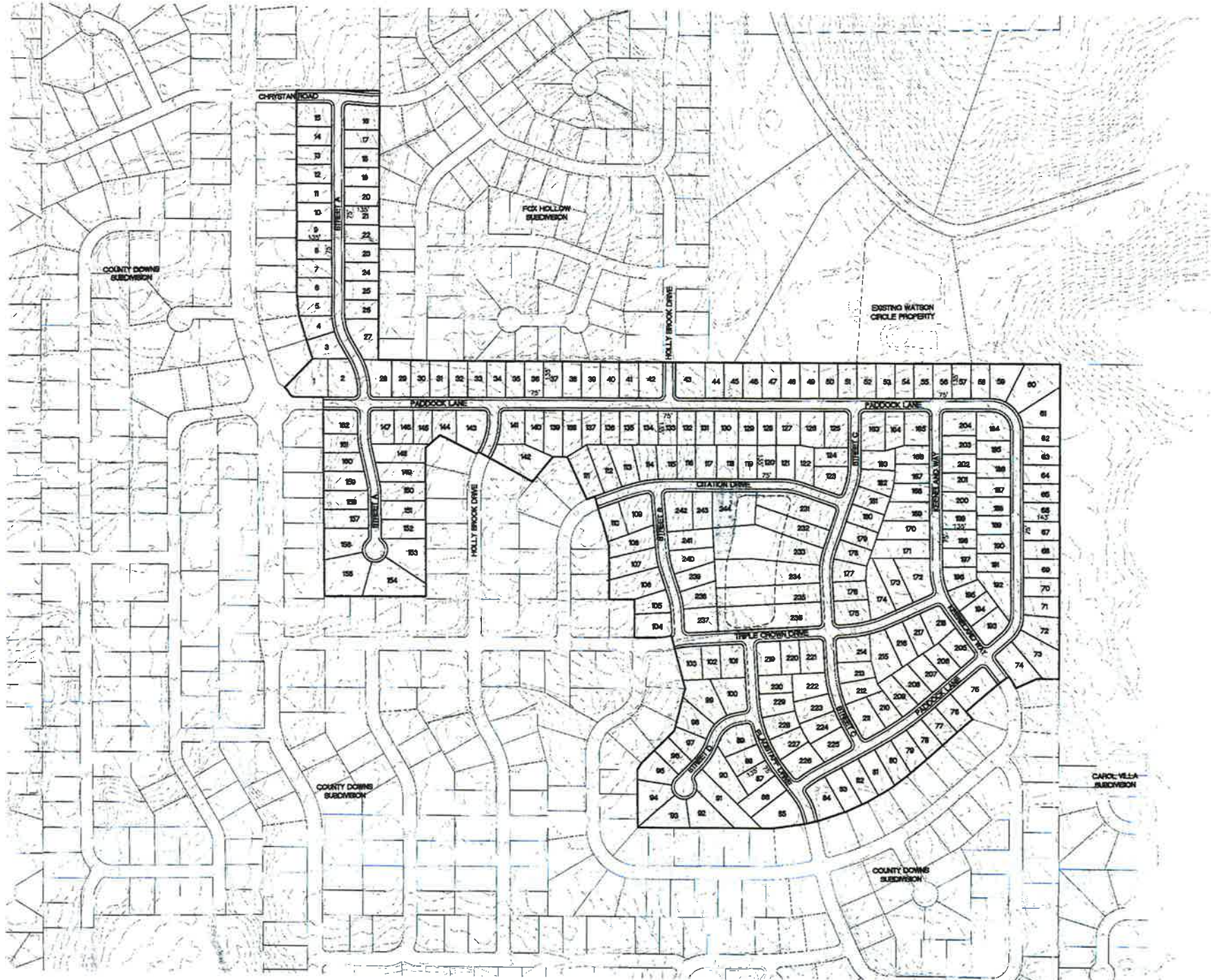
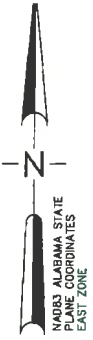
SUBJECT PROPERTY

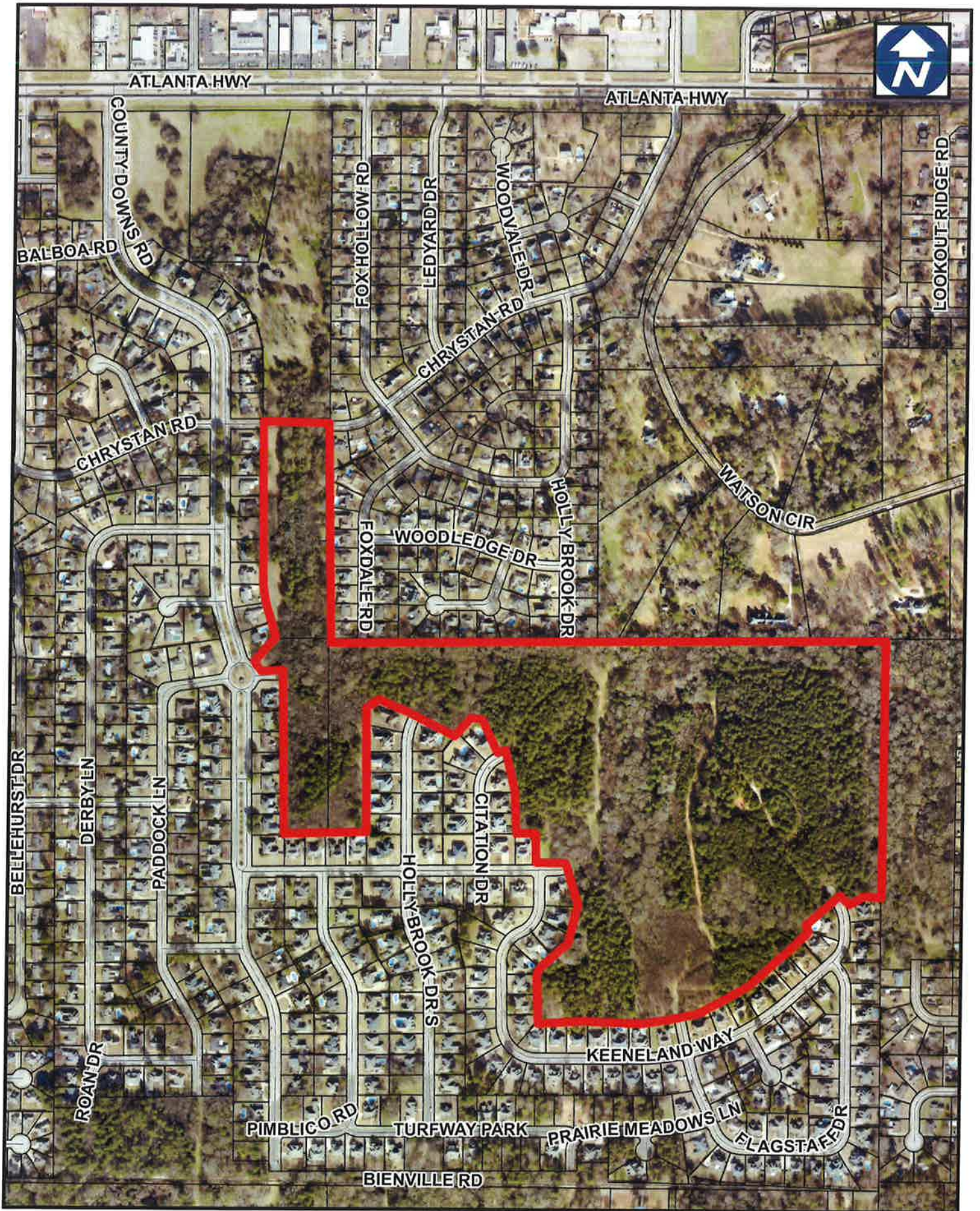


ITEM NO. 2A

COUNTY DOWNS PRELIMINARY PLAT

2B





PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9134 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Joe Reed

SUBJECT: Request final approval of Joe Reed Plat No. 1 located on the south side of John Brown Avenue, 164.9 ft. west of Robert C. Hatch Drive, in an R-60-s (Single Family Residential) Zoning District.

REMARKS: This plat replats three (3) lots into two (2) lots for residential use. Lot GG has 108.41 ft. of frontage along John Brown Avenue and a depth of 150 ft. Lot HH has 107.10 ft. of frontage along John Brown Avenue and a depth of 150.69 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

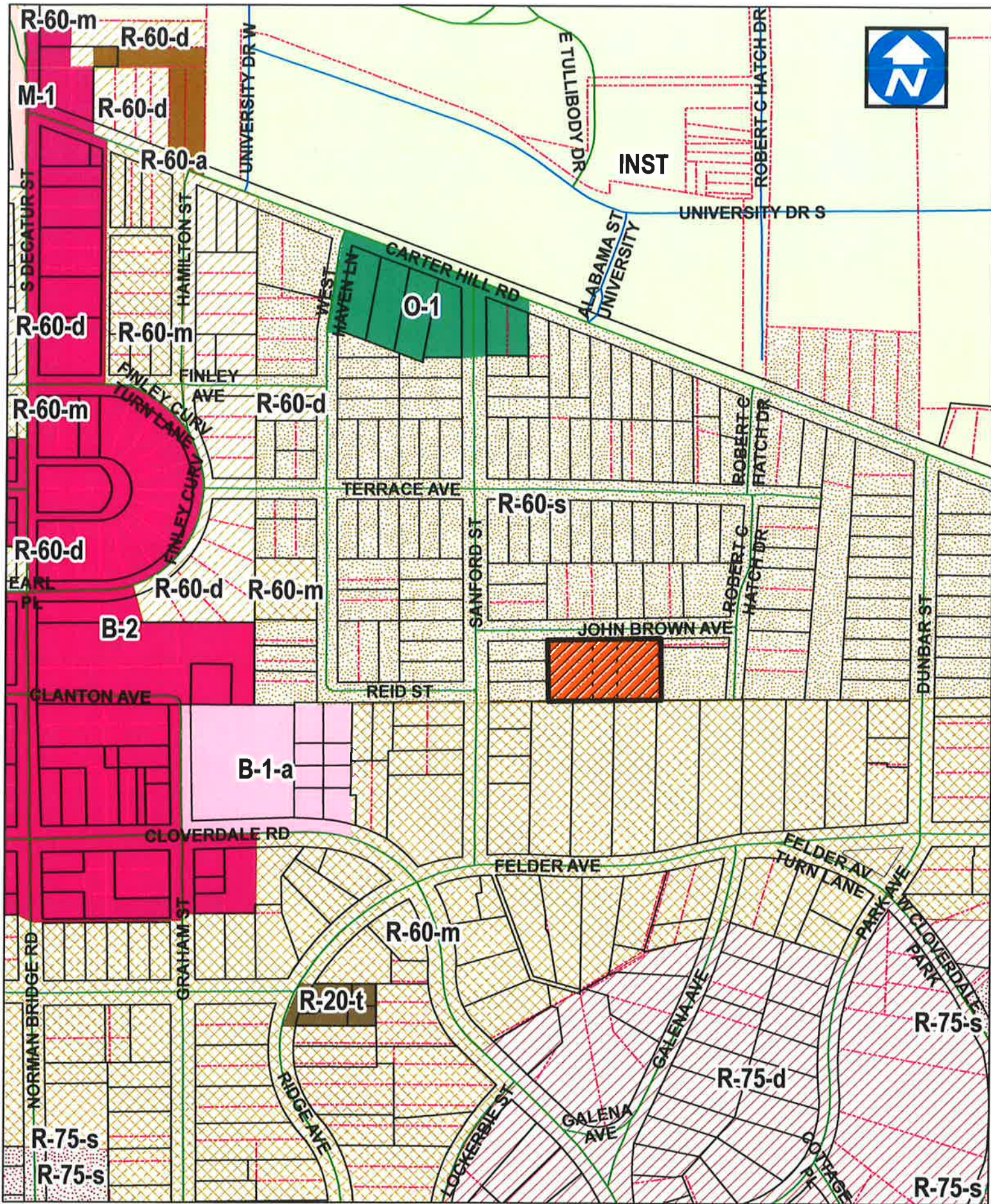
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 300 feet

SUBJECT PROPERTY

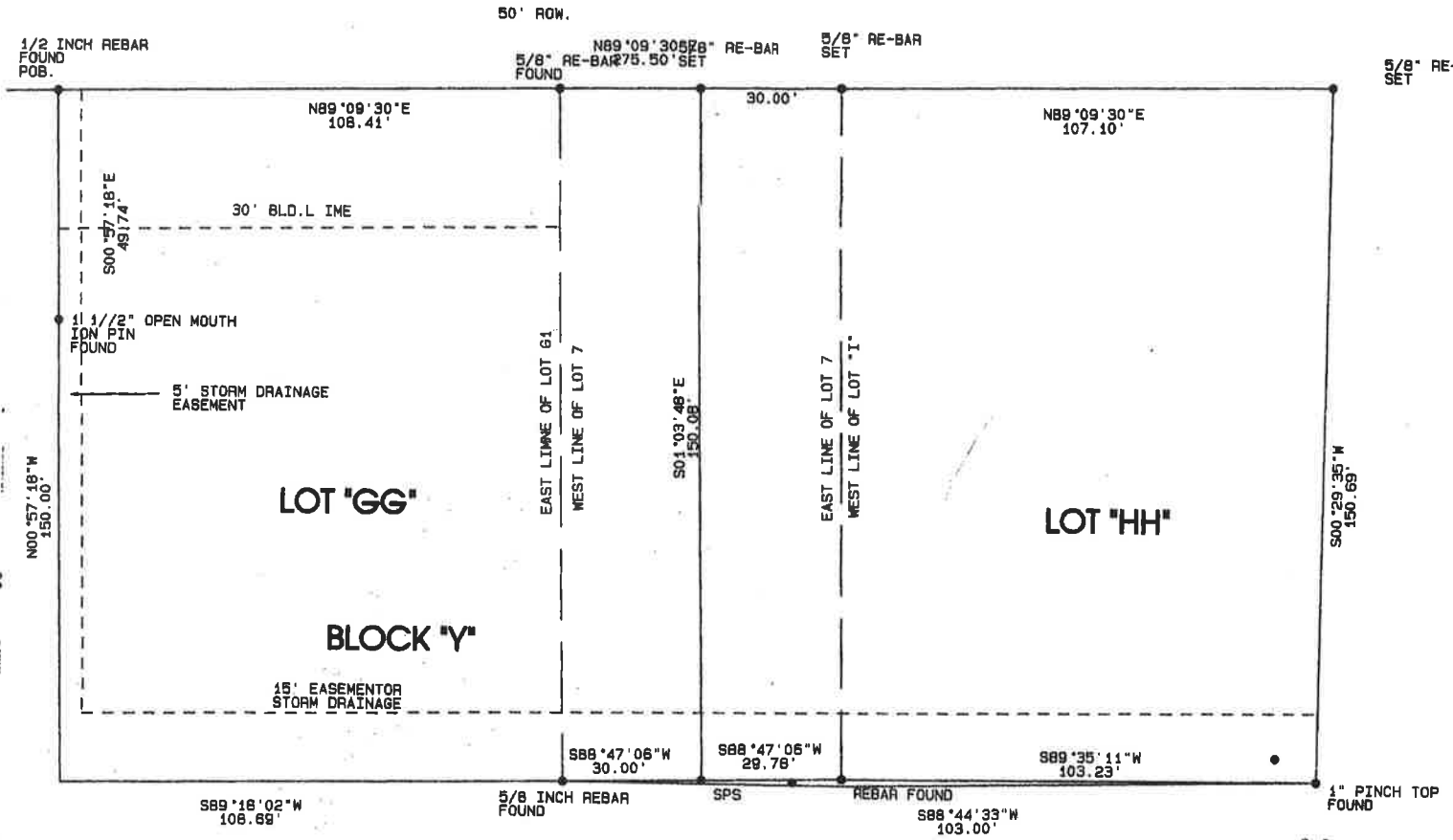


ITEM NO.

3A

Joe Reed I

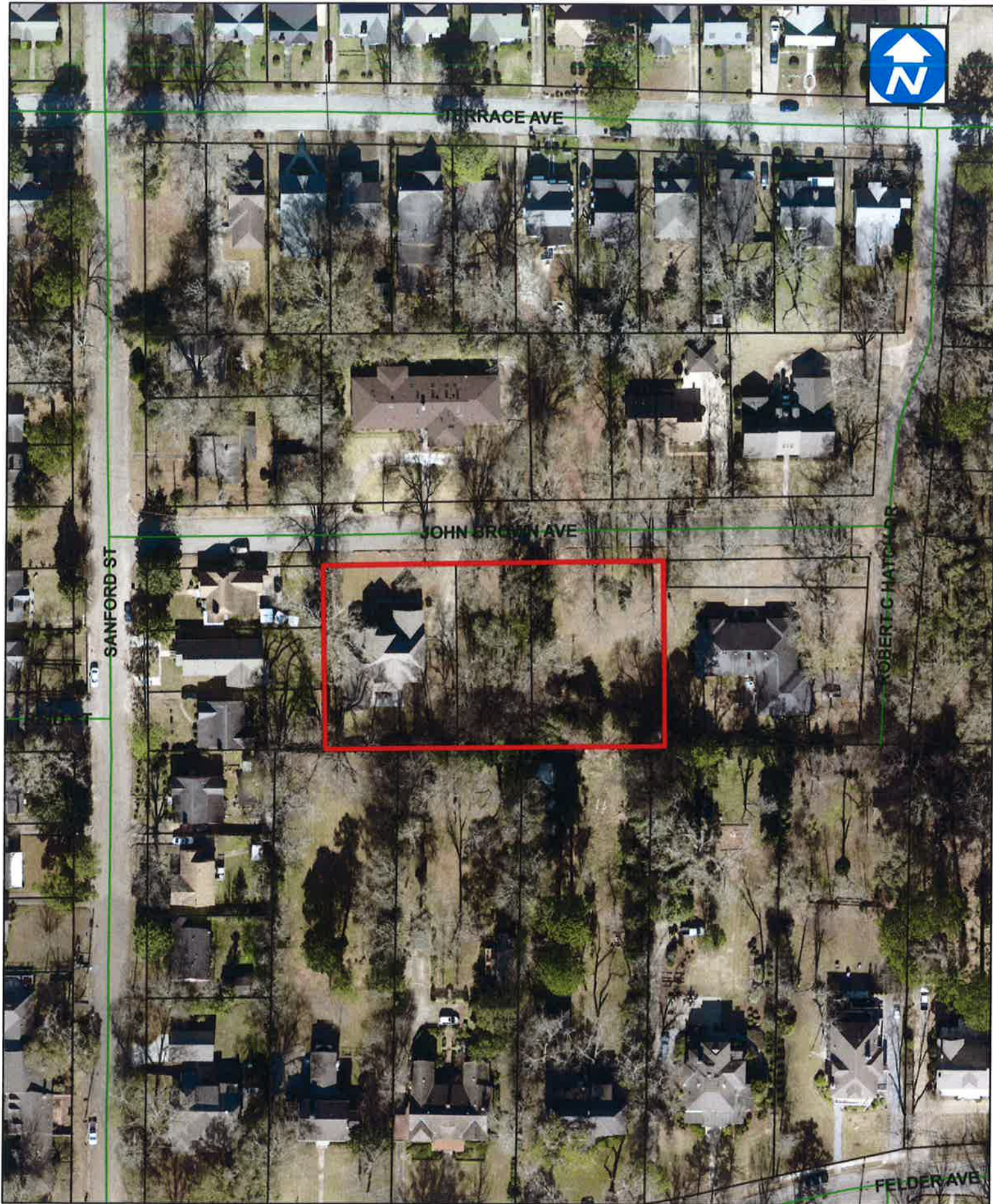
JOHN BROWN AVENUE



THE JOE REED PLAT NO. 1
 BEING A REPLAT OF LOT G1
 OF LOT "G1" OF REPLAT OF BLOCK "Y"
 OF JOHN BROWN ESTATE SUBDIVISION
 AND LOT 62 OF CLOVERDALE TERRACE
 SECOND DIVISION RECORDED IN THE OFFICE OF THE
 JUDGE OF PROBATE IN MONTGOMERY COUNTY
 ALABAMA IN PLAT BOOK 38 AT PAGE 40 AND
 LOT 7 BLOCK "Y" OF THE REPLAT OF BLOCK "Y" OF
 JOHN BROWN SUBDIVISION AS RECORDED IN
 PLAT BOOK 5 AT PAGE 27 AND LOT "I" BLOCK "Y"
 OF REPLAT OF BLOCK "Y" OF JOHN BROWN ESTATE
 AS RECORDED IN PLAT BOOK 27 AT PAGE 83
 IN THE SOUTHEAST QUARTER OF SECTION 18
 T-16-N, R-18-E IN MONTGOMERY, ALABAMA
 A - 0.944 ACRES

BY J. M. GARRETT & SON LLC.
 1109 SOUTH HULL STREET
 MONTGOMERY, ALABAMA 36104
 PH-1-334-264-2247

3B



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. 9132 **PRESENTED BY:** Alliance Land Surveying

REPRESENTING: QuickTrip Corporation

SUBJECT: Request final approval of QuickTrip No. 7174 Plat No. 1 located on the southwest corner of West South Boulevard and I-65 in an M-1 (Light Industry) Zoning District.

REMARKS: This plat creates one (1) lot and previously unplatted land into one (1) lot. Lot 1 (16.45 acres) has 458.62 ft. of frontage on West South Boulevard and 1,376.43 ft. of frontage along I-65. 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: _____



R-65-s

M-1

PRIVATE DR

11N SOUTH AVE

W. SOUTH BLVD

M-1

M-1

B-3

SASSAFRAS CIR

M-1

R-75-s

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4A

QuikTrip No. 7174

PLAT NO. 1

SOUTH BOULEVARD

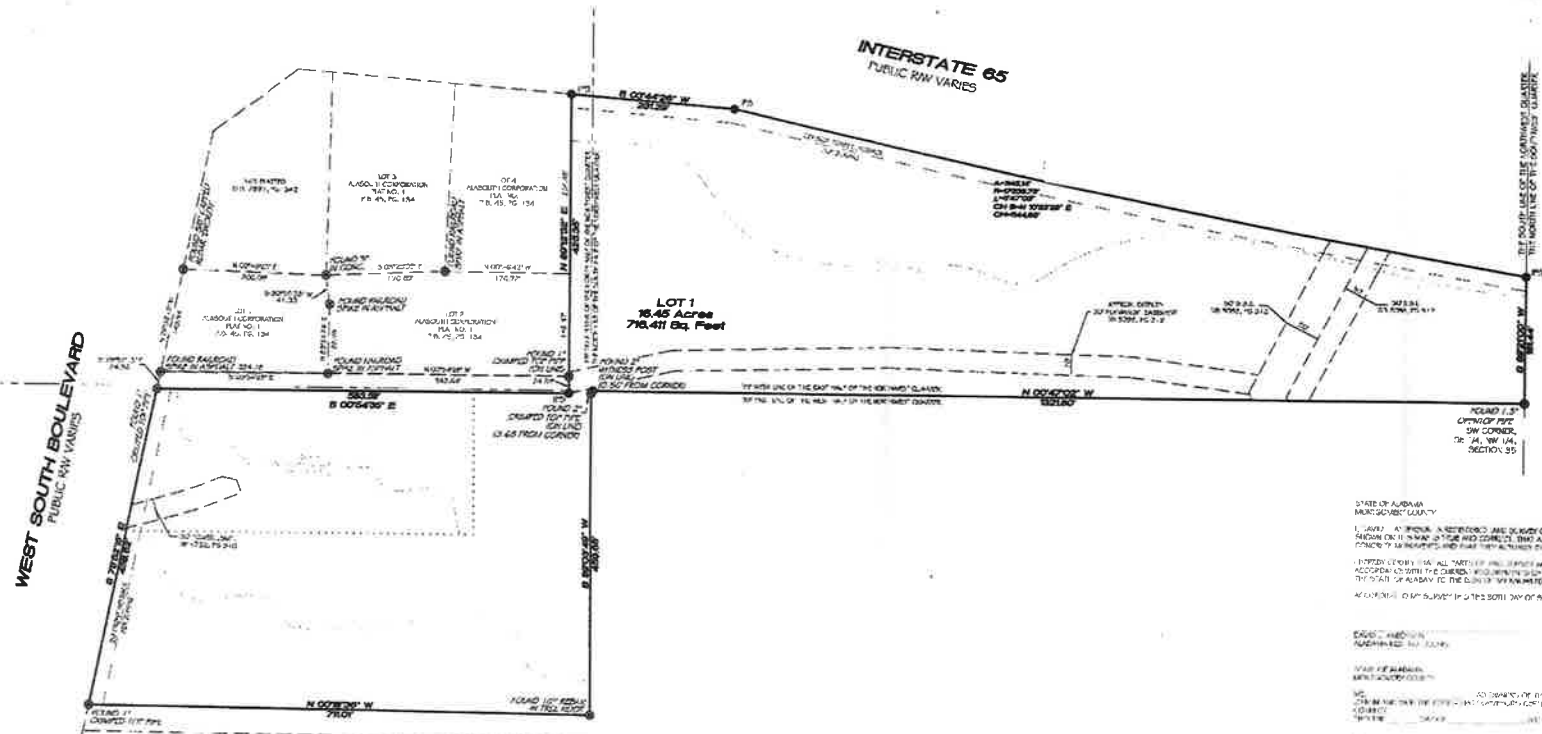
MONTGOMERY, ALABAMA

THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 16N - RANGE 17E



AS ALLIANCE
LAND SURVEYING
L.S. C.A. 1105
2295 ATLANTA HWY, S.W.
DUNWOODY, GA 30342
678.925.9154 WWW.ASALLIANCE.COM

LOCATED IN:
THE NORTHWEST QUARTER
OF SEC. 35, T-16-N, R-17-E
MONTGOMERY COUNTY, ALABAMA



STATE OF ALABAMA
MONTGOMERY COUNTY

I, DAVID L. BRIDGES, A REGISTERED LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP WAS MEASURED AND CORNERED, THAT ALL CORNERS ARE MARKED WITH SUFFICIENT EVIDENCE TO RECOVER THEM AND THAT ALL DISTANCES ARE CORRECT.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CORNER AND MEASUREMENTS OF THE STATE BOARD OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY ABILITY, KNOWLEDGE, SKILL AND FAITH.

A CERTIFICATE OF THIS SURVEY IS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONTGOMERY, ALABAMA, ON THIS 10 DAY OF OCTOBER, 2021.

DATE: 10/01/2021
REGISTERED: 10/01/2021

NAME OF ALABAMA REGISTERED SURVEYOR:
DAVID L. BRIDGES

NO. 10000 TO THE BOARD OF LAND SURVEYING, MONTGOMERY COUNTY, ALABAMA, AND TO THE CLERK OF THE COUNTY OF MONTGOMERY, ALABAMA, FOR RECORD AND TO BE KEPT IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONTGOMERY, ALABAMA.

ASSURANCE

THE SURVEYOR AND HIS OR HER PERSONAL ASSISTANT(S) HAVE ENSURED THAT THE SURVEY WAS MEASURED AND CORNERED IN ACCORDANCE WITH THE CORNER AND MEASUREMENTS OF THE STATE BOARD OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY ABILITY, KNOWLEDGE, SKILL AND FAITH.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CORNER AND MEASUREMENTS OF THE STATE BOARD OF LAND SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY ABILITY, KNOWLEDGE, SKILL AND FAITH.

A CERTIFICATE OF THIS SURVEY IS FILED IN THE OFFICE OF THE CLERK OF THE COUNTY OF MONTGOMERY, ALABAMA, ON THIS 10 DAY OF OCTOBER, 2021.



RECEIVED
OCT 01 2021
LAND USE DIVISION

811
Know what's below.
Call before you dig.

1-800-4-A-ROOTS
811-ALABAMA

PREPARE TO
1 OF 1



PRIVATE DR

IN SOUTH AVE

W SOUTH BLVD

SASSAFRAS CIR



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. 9131 **PRESENTED BY:** Eufaula Surveying Company, LLC

REPRESENTING: Evergreen Forest Products, Inc.

SUBJECT: Request final approval of Evergreen Forest Products, Inc. Plat No. 1 located on the east side of Birmingham Highway, approximately 200 ft. south of West South Boulevard, in an M-3 (General Industry) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot A (3.3 acres) has 323.99 ft. of frontage along Birmingham Highway and a depth of approximately 710 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

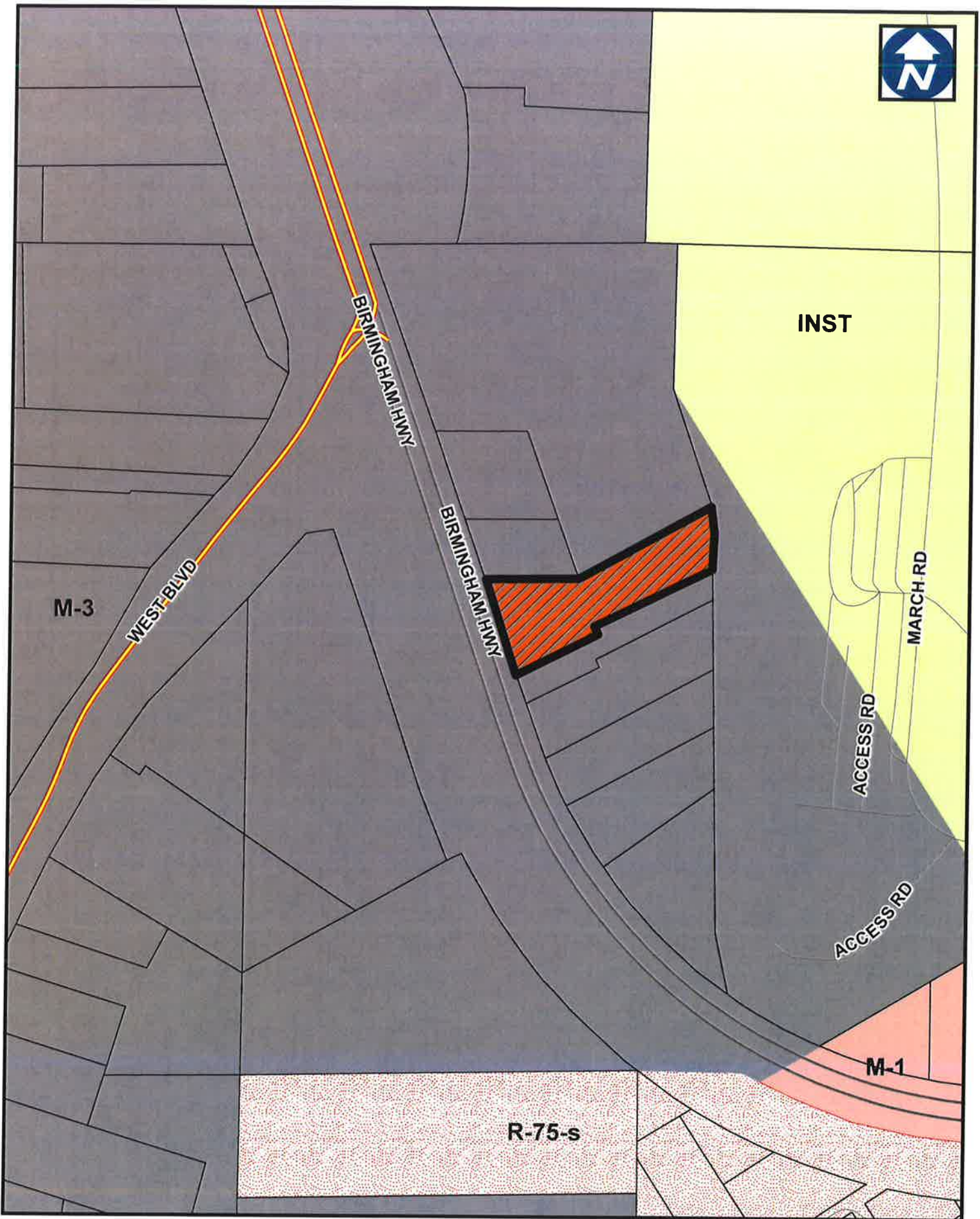
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

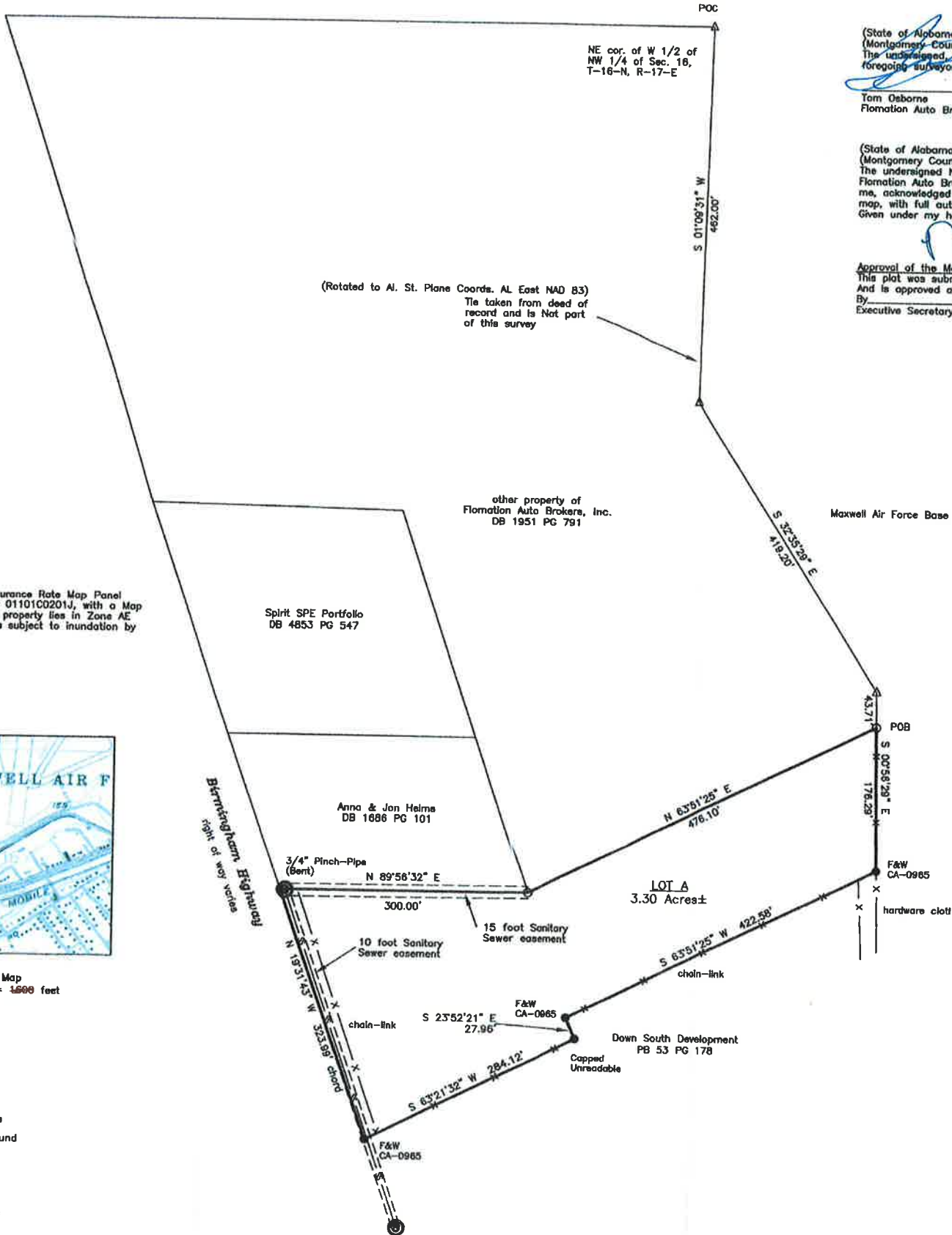
SUBJECT PROPERTY



ITEM NO. 5A

Evergreen Forest Products Inc. 1

Survey North based upon
1. State Plane Coord. System
Zone--Alabama East (NAD 83)



Flood Information

Per the National Flood Insurance Rate Map Panel Number 201, Map Number 01101C0201J, with a Map Date of Jan. 7, 2015 the property lies in Zone AE (Special Flood Hazard Area subject to inundation by the 1% chance flood)



Vicinity Map
Scale 1 Inch = 1600 feet

LEGEND

These symbols denote the following:

- X — Fence Line
- E — Overhead Electrical Lines
- Concrete Monument Found
- Iron Pin Found
- Iron Pin Set CA-108
- △ Computed Point
- ⊙ Sanitary Sewer Manhole

(State of Alabama)
Montgomery County
The undersigned, as
foregoing surveyor?
[Signature]

Tom Osborne
Flomation Auto Brok

(State of Alabama)
Montgomery County
The undersigned Not
Flomation Auto Brok
me, acknowledged b
map, with full autho
Given under my han
[Signature]

Approval of the Map
This plot was submit
And is approved acc
By
Executive Secretary

Eufaula Surveying Company, LLC.
327 East Broad Street
Eufaula, Alabama 36027 (334)687-3687





PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. 9129 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Kamaljit Sidhu

SUBJECT: Request final approval of Sidhu Plat No. 1 located on the east side of Gunster Road at the east end of Gunster Place in an R-100 (Single-Family Residential) Zoning District.

REMARKS: This plat replats three (3) lots into one (1) lot for residential use. Lot 13-A (1.425 acres) has 312.83 ft. of frontage along Gunster Road and a depth of 202.68 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

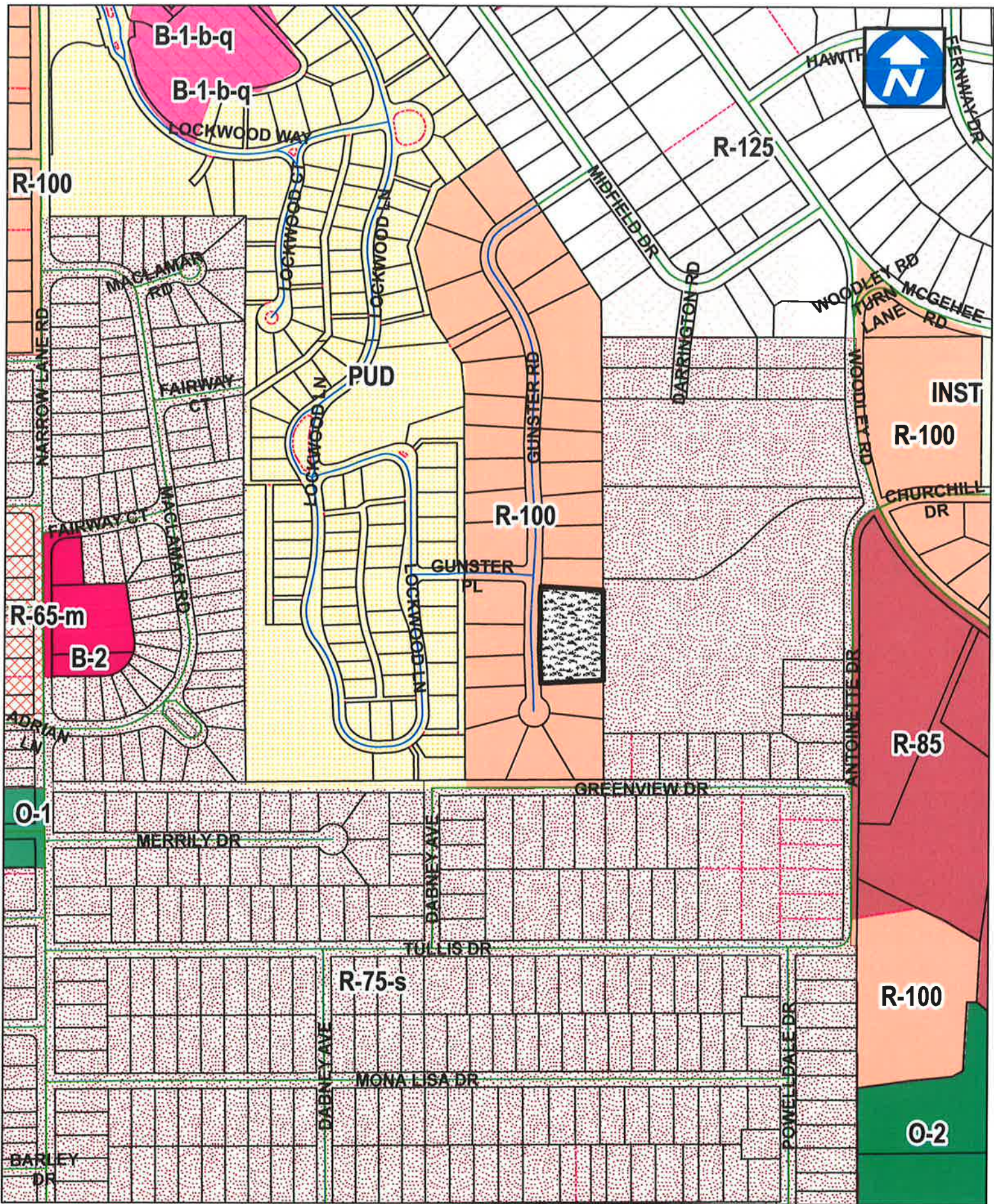
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



Item lot

Vicinity Map NTS

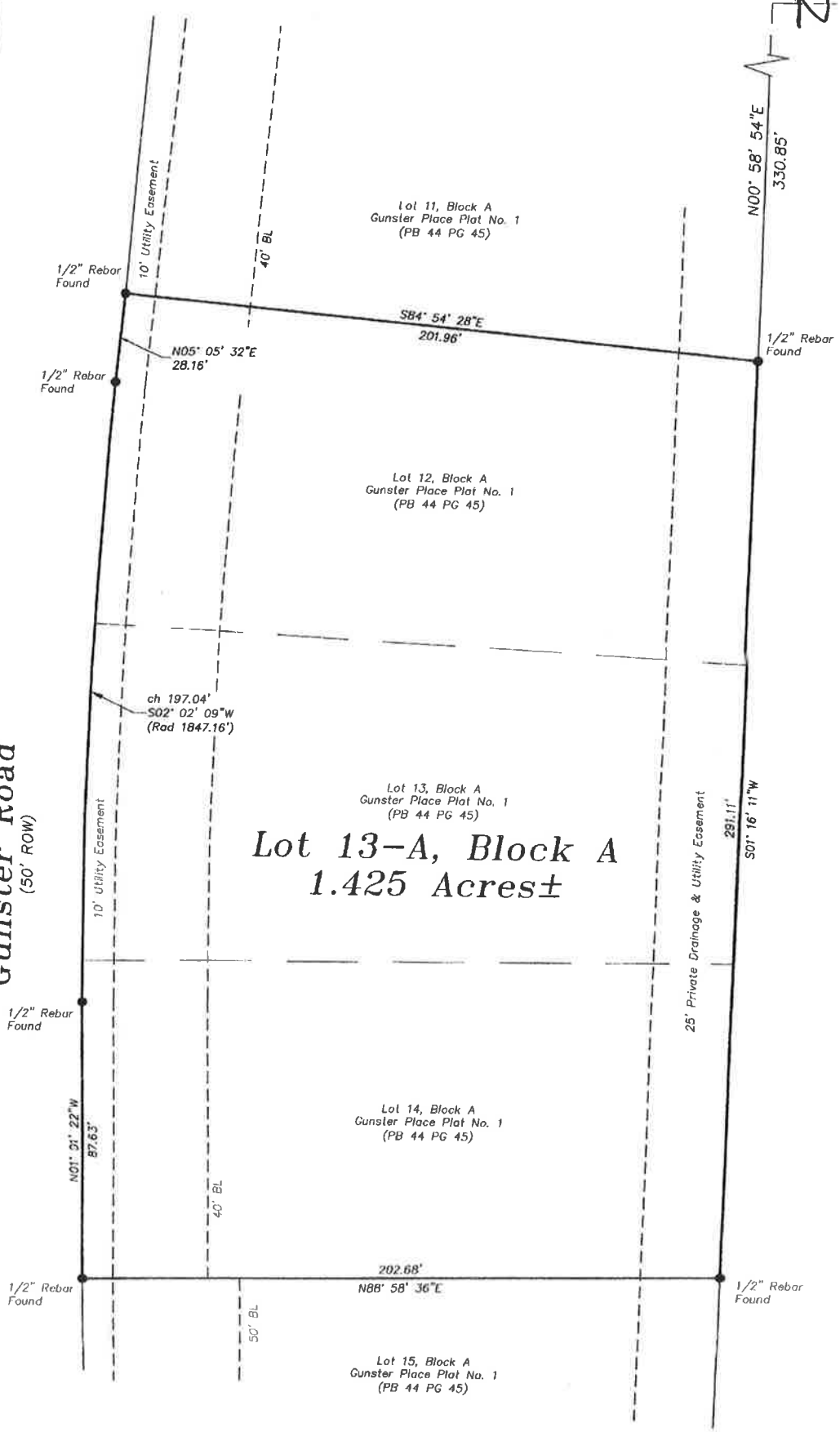
Gunster Place
(50' ROW)

Sidhu 1



N88° 7'

Gunster Road
(50' ROW)



Lot 11, Block A
Gunster Place Plat No. 1
(PB 44 PG 45)

Lot 12, Block A
Gunster Place Plat No. 1
(PB 44 PG 45)

Lot 13, Block A
Gunster Place Plat No. 1
(PB 44 PG 45)

Lot 13-A, Block A
1.425 Acres±

Lot 14, Block A
Gunster Place Plat No. 1
(PB 44 PG 45)

Lot 15, Block A
Gunster Place Plat No. 1
(PB 44 PG 45)

1/2" Rebar Found

1/2" Rebar Found

1/2" Rebar Found

1/2" Rebar Found

1/2" Rebar Found

1/2" Rebar Found

10' Utility Easement

10' Utility Easement

25' Private Drainage & Utility Easement

40' BL

40' BL

50' BL

N05° 05' 32"E
28.16'

S84° 54' 28"E
201.96'

ch 197.04'
S02° 02' 09"W
(Rad 1847.16')

N00° 58' 54"E
330.85'

N01° 21' 22"W
87.63'

S01° 16' 11"W
291.11'

N88° 58' 36"E
202.68'

WB



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 66

7. 9128 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Commercial Properties, Inc.

SUBJECT: Request final approval of LFORE Holdings LLC Plat No. 1 located on the east side of Eastern Boulevard, approximately 700 ft. north of Arbor Station Road, in a B-3 (Commercial) Zoning District.

REMARKS: This plat replats a portion of one (1) lot into one (1) lot for commercial use. Lot A2 (0.836 acres) has 130 ft. of frontage along Eastern Boulevard and a depth of 280 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.

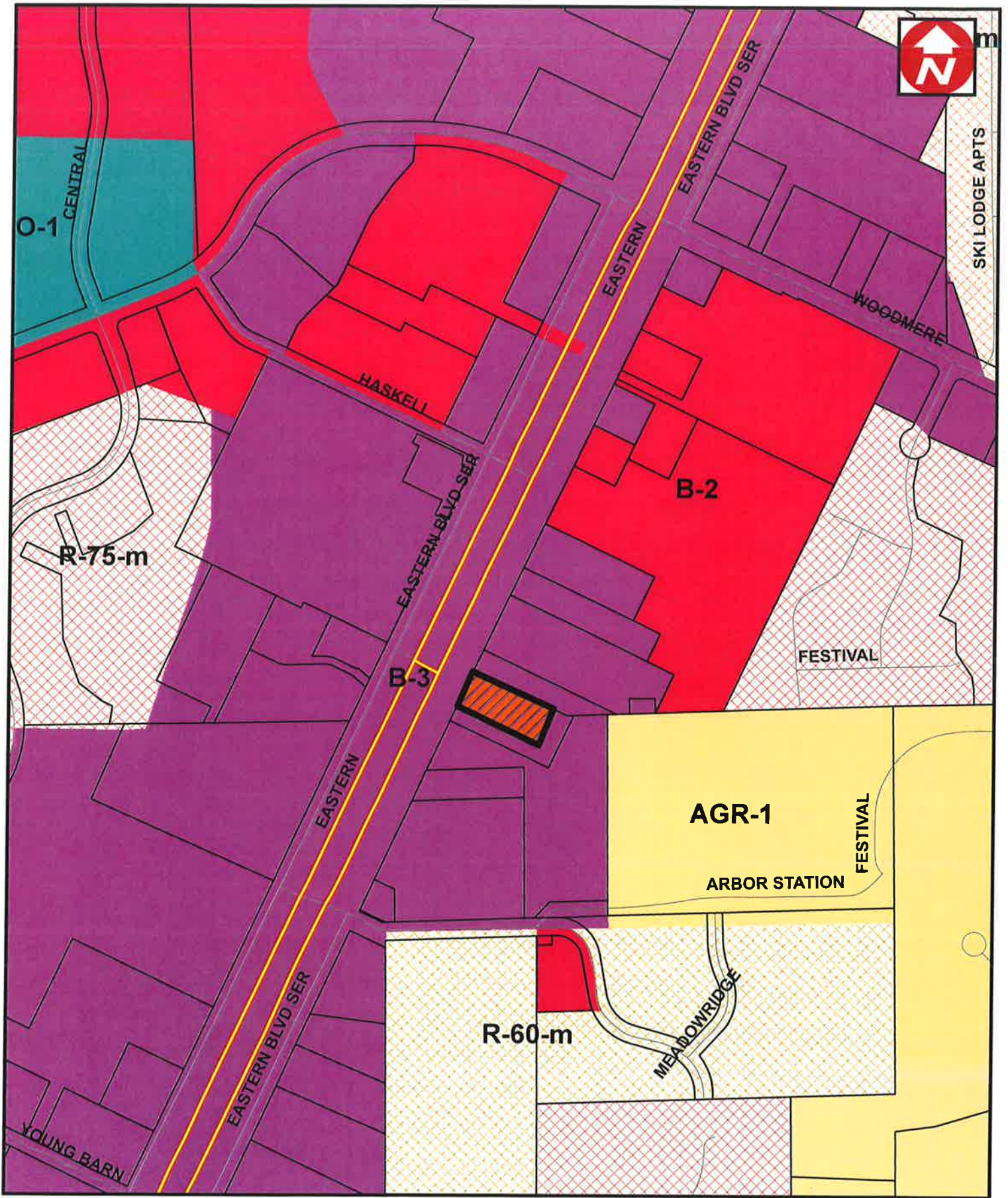
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 7A

7B

LFORE Holdings, LLC Plat No. 1

BEING A REPLAT OF
PART OF LOT A1, CREWS PLAT NO. 5
(PLAT BOOK 50 PAGE 550)

LOCATED IN
Section 24, Township 16 North, Range 18 East
MONTGOMERY COUNTY, ALABAMA
CONTAINING 0.836 ACRES

Pilgreen Engineering, Inc.
MONTGOMERY ALABAMA
SEPTEMBER 2021 1" = 30'

Drawn By	Checked	Field Checked	Field No.	Job No.
MTS	MSA	SLA		21-218

STATE OF ALABAMA
MONTGOMERY COUNTY

I, MARTIN T. SUTHERN, 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.

NOTICE IS HEREBY GIVEN THAT ALL PARTS OF THIS SURVEY AND WORKING DRAWING COMPLETE IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WITNESSED TO MY SIGNATURE THIS 28th DAY OF SEPTEMBER 2021.



STATE OF ALABAMA
MONTGOMERY COUNTY

I, CONRADAL PROPERTIES, INC., AS OWNER OF THE PROPERTY SHOWN ON THIS MAP AND PLAT, HEREBY JOIN IN AND SIGN THE FOREGOING SURVEYORS CERTIFICATE AND ADAPT THIS MAP AND PLAT AS TRUE AND CORRECT.

THIS IS ON _____ DAY OF _____ 2021.

CONRADAL PROPERTIES, INC.

BY: THOMAS C. CREWS
AS ITS PRESIDENT

STATE OF ALABAMA
MONTGOMERY COUNTY

I, THE UNDERSIGNED AUTHORITY, A REGULAR PUBLIC IN AND FOR THE STATE OF ALABAMA, AT LARGE, HEREBY CERTIFY THAT I HAVE REVIEWED THE SURVEY AND CERTIFICATE OF CONRADAL PROPERTIES, INC. AS SHOWN TO THE FOREGOING, AND I DO HEREBY ACKNOWLEDGE AND APPROVE THE SAME AS BEING THE PROPERTY OF SAID CONRADAL PROPERTIES, INC. IN THE CITY AND COUNTY EMPLOYED FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS THEREON. THE CITY AND COUNTY EMPLOYED FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS THEREON SHALL BE IN CHARGE OF THE SAME UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.

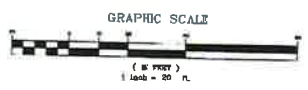
NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

NOTES:

1. EASEMENTS SHOWN HEREON IF ANY PREVIOUSLY INDICATED ARE HEREBY REVOKED FOR PUBLIC USE.
2. ALL EASEMENTS OR RIGHTS-OF-WAY, WATER, UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SHOW AND BY RIGHTS OF WATER BARRIERS SHOW HEREON ARE HEREBY REVOKED TO THE JURISDICTION OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EXCEPTING THEREIN THE RIGHT OF POWER AND ACCESS OF THE CITY AND COUNTY EMPLOYED FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS THEREON. THE CITY AND COUNTY EMPLOYED FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS THEREON SHALL BE IN CHARGE OF THE SAME UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.
3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS IF NOT PREVIOUSLY INDICATED ARE HEREBY REVOKED AND THE CITY AND COUNTY EMPLOYED FOR MAINTENANCE OF THE SANITARY SEWER AND WATER MAINS SHALL BE IN CHARGE OF THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THE CITY AND COUNTY EMPLOYED FOR MAINTENANCE OF THE SANITARY SEWER AND WATER MAINS SHALL BE IN CHARGE OF THE SAME UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2021.
4. DIMENSIONS ON CURVES ARE GIVEN MEASURED UNLESS OTHERWISE NOTED.

THIS PLAT HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODES OF ALABAMA 19-34-201.

BY: THOMAS H. JOHNSON
CITY CLERK



East Boulevard
(NEW IMPROVED ROAD)

LOT A2
0.836 Acres±
(36,400.00 sq ft)



Vicinity Map NTS

RECEIVED
SEP 29 2022 9
LAND USE DIVISION



PLATS

SUBJECT PROPERTY



ITEM NO. 7C

1 inch = 200 feet

8. 9130 **PRESENTED BY:** Jeffcoat Engineers & Surveyors, LLC

REPRESENTING: Ms. Jean Jones

SUBJECT: Request final approval of Irwin Subdivision Commercial Plat No. 1 located on the south side of Mt. Meigs Road, approximately 171.84 ft. west of South Panama Street, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates two (2) lots for commercial use. Lot A (0.24 acres) has 54.27 ft. of frontage along Mt. Meigs Road and a depth of 199.86 ft. Lot B (0.67 acres) has 149.90 of frontage along Mt. Meigs Road a depth of 200.06 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 3

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

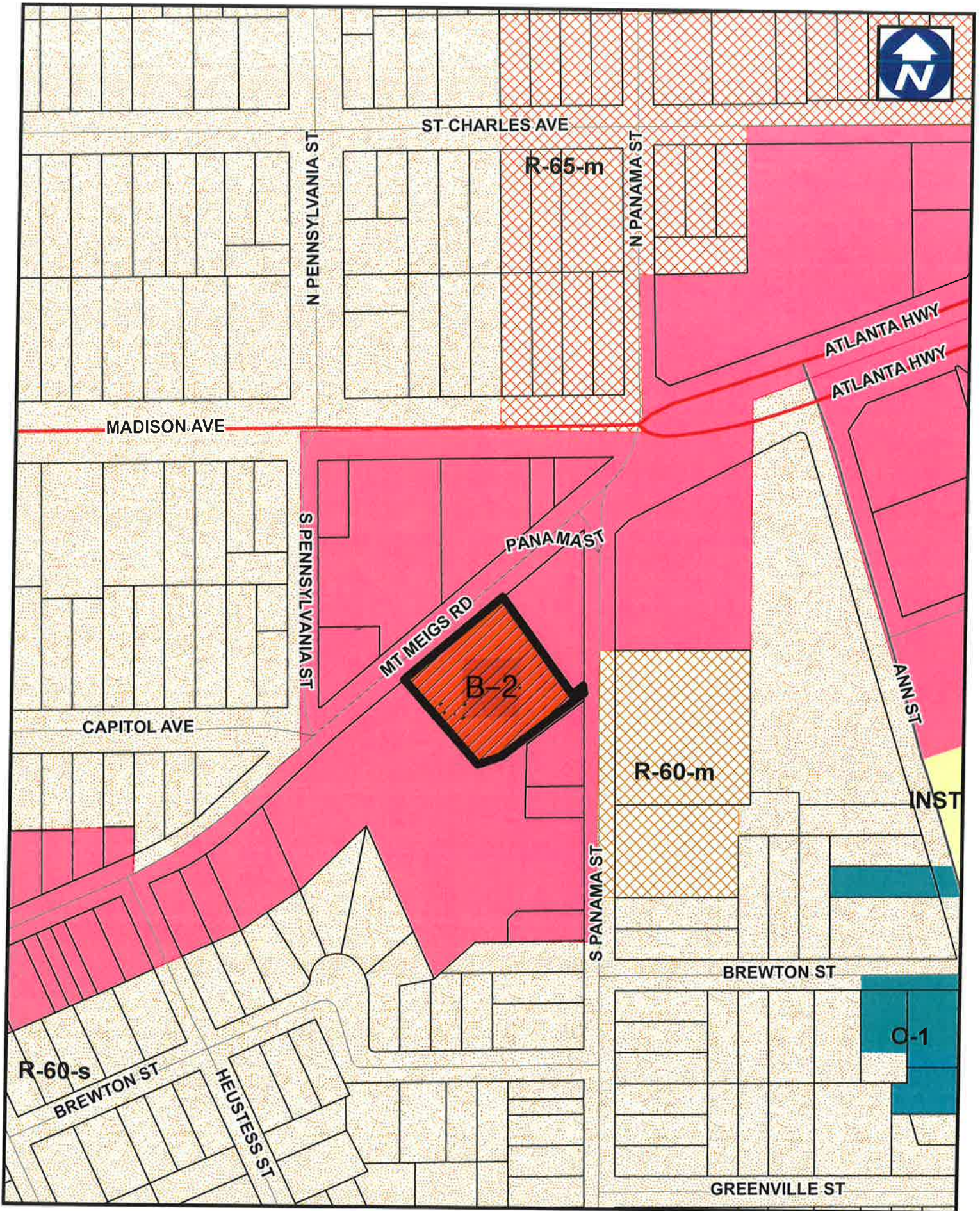
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

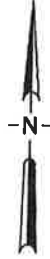
8A

IRWIN SUBDIVISION COMMERCIAL PLAT NO. 1

LYING IN THE NE 1/4 OF SECTION 8, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

LEGEND:

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- - IRON PIN FOUND
- X-X- - FENCE LINE
- - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- PO.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - PLAT OR DEED CALL



BASIS OF BEARING:
THIS SURVEY HAS BEEN
ROTATED TO MATCH THE STATE
PLANE COORDINATE SYSTEM
(ALABAMA EAST REGION)

SOURCE OF INFORMATION:

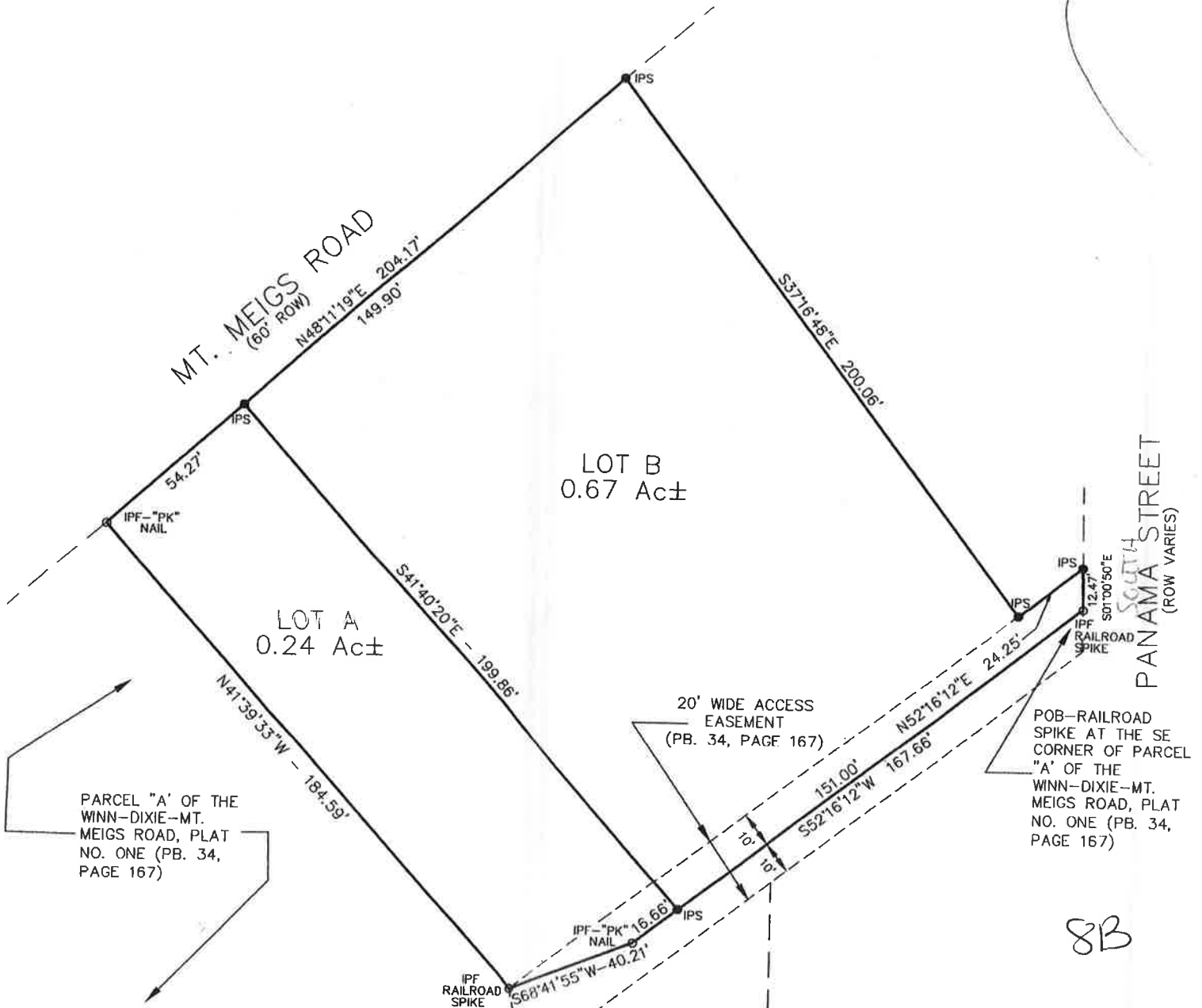
- WNN-DIXIE-MT. MEIGS ROAD, PLAT NO. ONE (PB. 34, PAGE 167)
- RLPY 3592, PAGE 728

SCALE: 1" = 30'

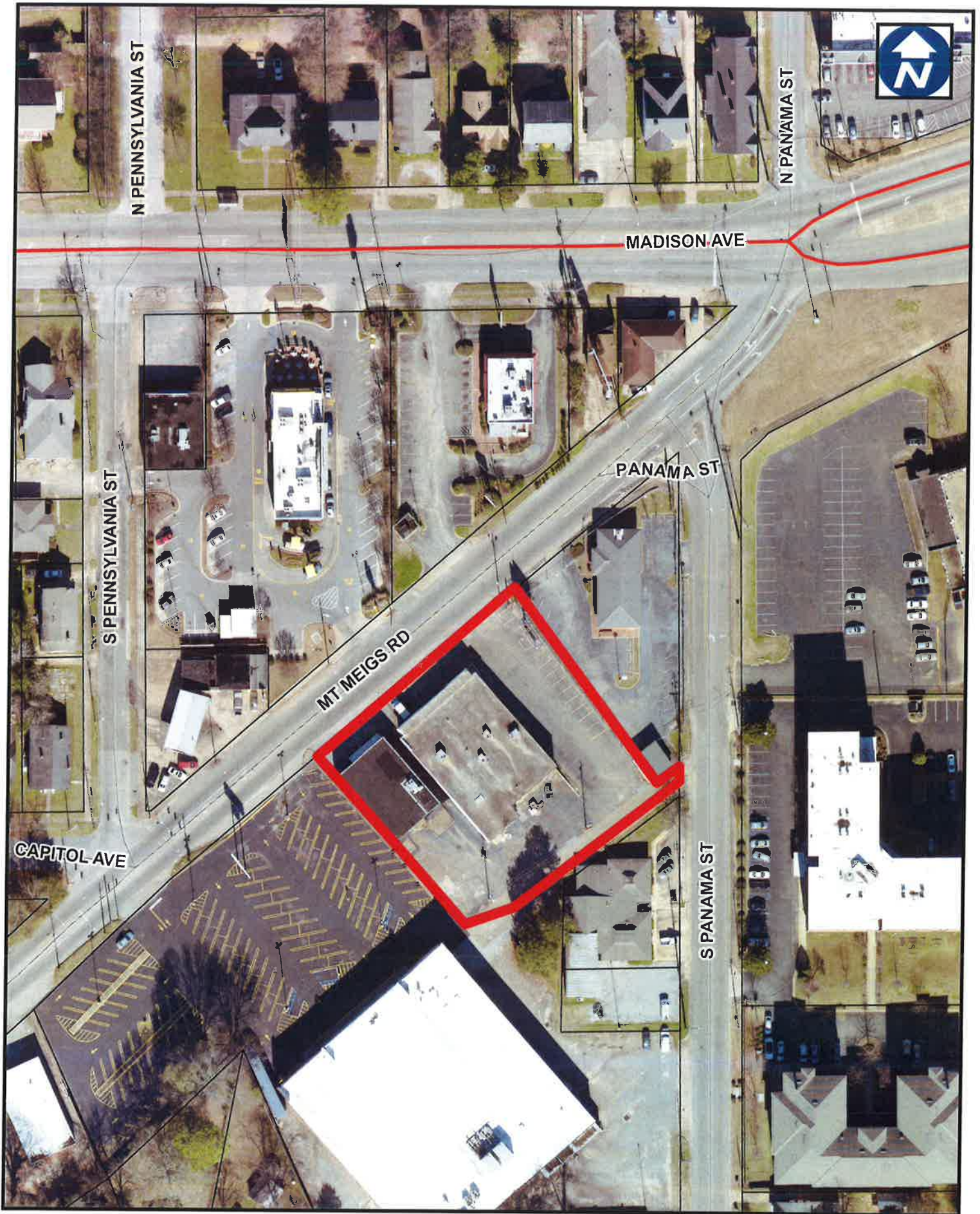


SPECIAL NOTES:

1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0094H, DATED 2/5/14.



8B



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 80

9. RZ-2021-020 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: William Charles Guyette

SUBJECT: Request to rezone the north portion of a parcel located on the Upper Wetumpka Road, 250 ft. west of Clifford Laws Drive, containing 0.66 acres, from an R-65-s (Single-Family Residential) Zoning District to a B-2 (Commercial) Zoning District. (1849 Upper Wetumpka Road).

REMARKS: The intended use for this property is to expand Guyette Roofing & Construction. The adjacent property has B-2 (Commercial) zoning to the north, R-65-m (Multi-Family Residential) to the north, and R-65-s (Single-Family Residential) zoning to the east and west. The Envision Montgomery 2040 Comprehensive Plan recommends “Flex Commercial”.

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: 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: _____

FLEX COMMERCIAL (FC)

The Flex Commercial classification comprises the mix of retail, service, and other commercial development along major streets and highway corridors. The classification targets existing strip centers, "Big-box" stores, drive-thru restaurants, and/or similar auto-oriented commercial uses along major thoroughfares. Flex loosens the use requirements along these corridors to encourage redevelopment or re-use of existing buildings and combat vacancy through incorporation of office and light industrial uses. The Flex classification increases permissible density and height restrictions with an emphasis on high quality design of buildings, grounds, and landscape. Flex districts seek to limit access through consolidated intersections and improve pedestrian connectivity between and across parcels.

INTENT

- ★ Concentrate larger, more intensive uses near major thoroughfares or intersections with development "stepping-down" when approaching residential neighborhoods.
- ★ Reduce surface parking and encourage shared parking between complementary uses.
- ★ Encourage new development to address the streetscape and allow for pedestrian activity along the street frontage while remaining primarily auto-oriented.
- ★ Redirect parking between the building and street towards the side or behind buildings.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.

PRIMARY USES

- ★ Commercial (small and large format)
- ★ Office
- ★ Light Industrial
- ★ Warehousing / Fulfillment

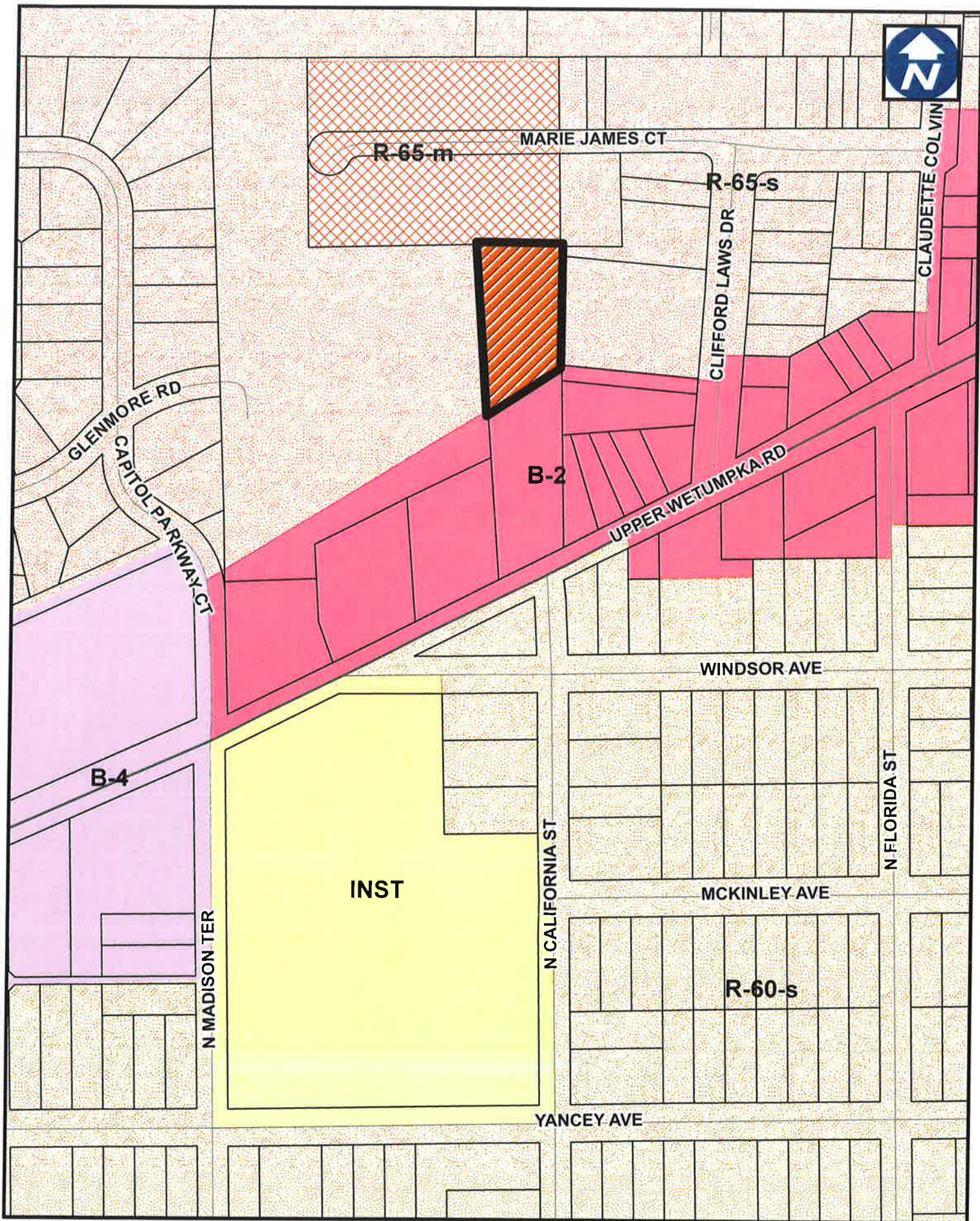
SECONDARY USES

- ★ Civic / Institutional
- ★ Multi-family Residential
- ★ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories	Transportation	Potential walking or biking, transit, automobile
Building Form	Mix of large and small footprint buildings that may be occupied by single or multiple tenants, attached or freestanding	Parking	Shared parking areas located in off-street parking lots.
Building Setback	20 - 50 feet	Open Spaces	Increased landscaping and "green infrastructure" elements, plazas, parks
Streets	Along primary corridors with shared access drives connecting individual developments		

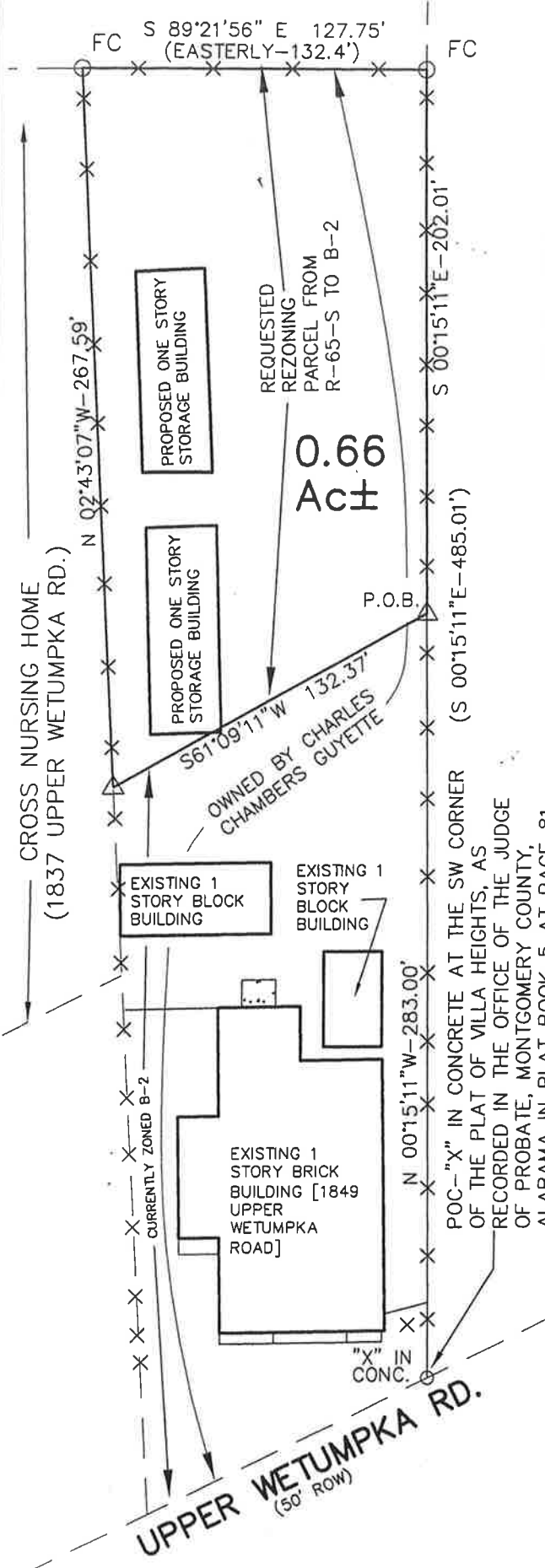


REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9B



BASIS OF BEARING:
 THIS SURVEY HAS BEEN ROTATED
 TO MATCH A PREVIOUS SURVEY BY
 O. GUTHRIE JEFFCOAT, JR. DATED
 5/30/13



- LEGEND:
- IPS - IRON PIN SET (1/2" IRON WITH PLASTIC ID CAP READING "JEFFCOAT 9587 "
 - IPF - IRON PIN FOUND
 - X—X— FENCE LINE
 - △ - CALCULATED POINT
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R.O.W. - RIGHT OF WAY
 - CH. - CHORD
 - () - PLAT OR DEED CALL
 - C.T. - CRIMP TOP PIPE
 - O.T. - OPEN TOP PIPE

SOURCE OF INFORMATION:

- RLPY 1121, PAGE 0140
- PREVIOUS SURVEY BY O. GUTHRIE JEFFCOAT, JR. DATED 5/30/13

NOTE:
 THIS IS NOT A PROPERTY
 BOUNDARY SURVEY MAP.

RECEIVED
 SEP 08 2021

LAND USE DIVISION

SURVEYOR'S NOTES:

SURVEYOR HAS NOT MADE ANY ATTEMPT TO LOCATE IMPROVEMENTS ON LAND (INCLUDING CEMETERIES).

NO UNDERGROUND UTILITIES, SEPTIC TANKS/SEPTIC SYSTEMS, UNDERGROUND ENCROACHMENTS, OR BUILDING FOUNDATIONS OR OTHER IMPROVEMENTS WERE MEASURED OR LOCATED AS A PART OF THIS SURVEY, UNLESS OTHERWISE SHOWN. TREES AND SHRUBS NOT LOCATED, UNLESS OTHERWISE SHOWN.

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL, OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER SIMILAR ENTITY.

THIS SURVEY WAS CONDUCTED WITHOUT REFERENCE TO AN ABSTRACT OR TITLE SEARCH BUT MATERIAL FROM SOURCE OF INFORMATION ABOVE WAS USED.

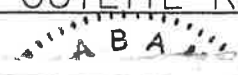
THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD THAT ARE NOT DEPICTED ON THIS SURVEY.

LEGAL DESCRIPTION:

COMMENCE AT A "X" IN CONCRETE AT A POINT ON THE NORTH ROW OF UPPER WETUMPKA ROAD AND BEING THE SW CORNER OF THE PLAT OF VILLA HEIGHTS, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 5 AT PAGE 81 AND RUN N 00°15'11"W, 283.00 FEET TO THE POINT OF BEGINNING; THENCE S 61°09'11"W, 132.37 FEET TO A POINT ON A FENCELINE; THENCE ALONG SAID FENCELINE N 02°43'07"W, 267.59 FEET TO A FENCE CORNER; THENCE ALONG AN EXISTING FENCE S 89°21'56"E, 127.75 FEET TO A FENCE CORNER; THENCE ALONG A FENCE S 00°15'11"E, 202.01 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.66 ACRES MORE OR LESS.

REZONING REQUEST SUBMITTAL PARCEL SKETCH
 AND CONCEPTUAL LAYOUT FOR GUYETTE ROOFING

9c





REZONING REQUEST
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 90

10. RZ-2021-021 **PRESENTED BY:** Luz del Alba Hernandez

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located on the south side of Buckingham Drive, approximately 500 ft. east of Norman Bridge Road, from an O-1 (Office) Zoning District to an R-75-s (Single-Family Residential) Zoning District.

REMARKS: The intended use for this property is single-family residential use. The adjacent property has R-75-s (Single-Family Residential) to the east, M-1 (Light Industrial) zoning to the south and west, and O-1 (Office) to the north. The Envision Montgomery 2040 Comprehensive Plan recommends “Residential Medium Intensity”.

Department of Planning Comment(s): No objection to this proposed rezoning request. The proposed land use will be consistent with future land use map and consistent with the Envision Montgomery 2040 Comprehensive Plan Primary Uses Table.

CITY COUNCIL 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: _____



10A

RESIDENTIAL, MEDIUM DENSITY (RM)

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

INTENT

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

PRIMARY USES

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

SECONDARY USES

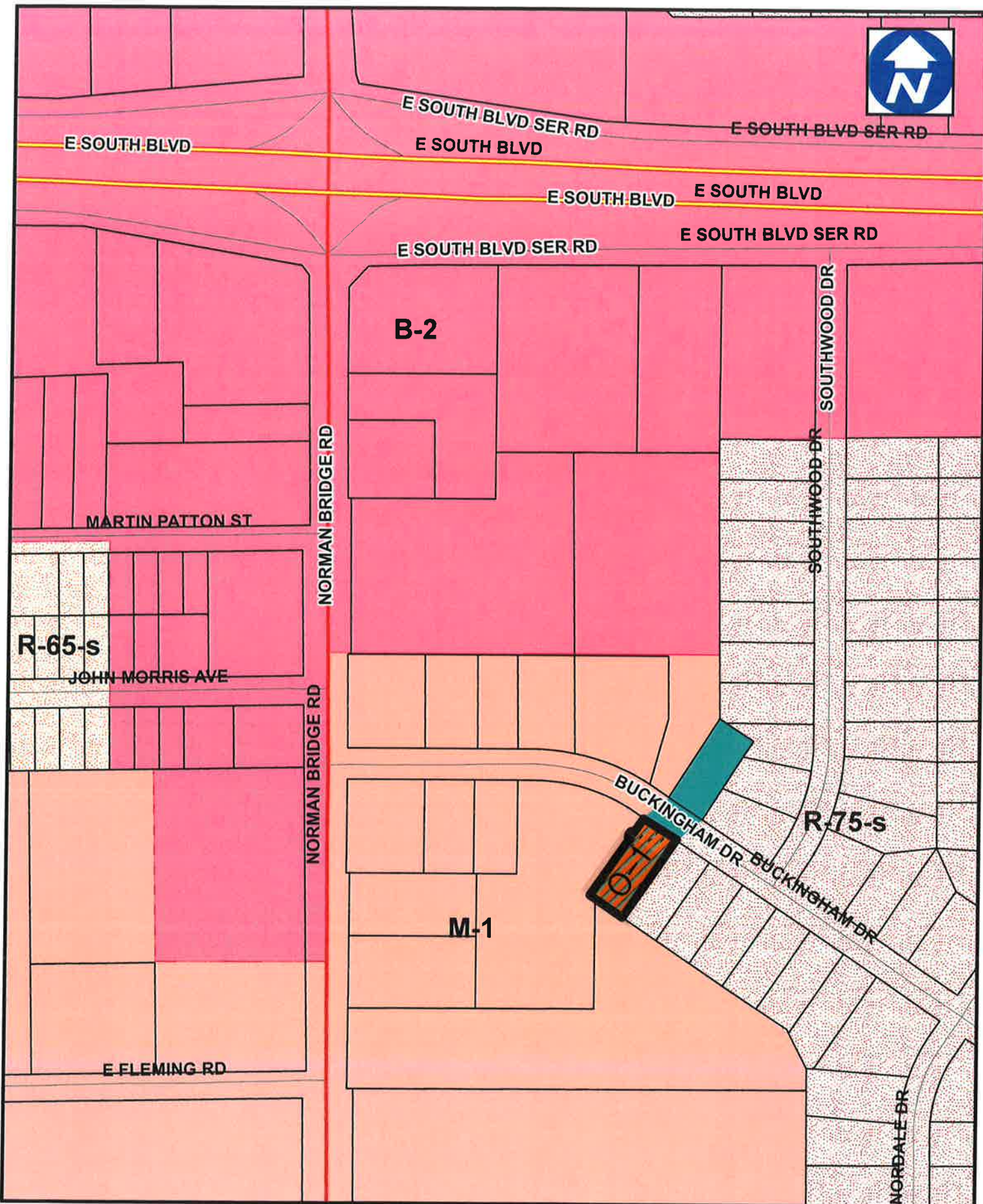
- ★ Small-format Commercial
- ★ Office
- ★ Civic / Institutional
- ★ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories
Building Form	Variety of building types and sizes attached and freestanding residential
Building Setback	20 - 30 feet
Streets	High degree of street connectivity with short walkable blocks, shared access drives connecting individual developments

Transportation	Walking, biking, transit, automobile
Parking	On-street and private off-street (shared parking lots or driveways)
Open Spaces	Private pocket parks, connections to schools and community parks



REZONING

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 108



NORMAN BRIDGE RD

JOHN MORRIS AVE

BUCKINGHAM DR

BUCKINGHAM DR

NORMAN BRIDGE RD

E FLEMING RD



REZONING
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 100

11. RZ-2008-007 **PRESENTED BY:** Doug Isaacson

REPRESENTING: Isaacson Family Enterprises, LLC

SUBJECT: Request to rezone the east portion of a parcel located on the northeast corner of Ray Thorington Road and Wisdomwood Road, containing 3.85 acres, from an O-1 (Office) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District. (297 Ray Thorington Road).

REMARKS: The intended use for this property is Class A storage facility. The qualifications for this property will be the same as the rest of this parcel and the property to the south, which are:

- No nightclubs or bars
- No adult video stores
- No gas stations or convenience stores
- No auto repair
- No stand-alone fast food restaurants
- No drive-thru backing up to houses
- 10 ft. buffer
- Lights directed away from houses
- Enclosed dumpsters 30 ft. away from houses
- Only monument and building signs permitted

The adjacent property has PUD (Planned Unit Development) zoning to the north and east, and B-2-Q (Commercial-Qualified) zoning to the south and west. The Envision Montgomery 2040 Comprehensive Plan recommends “Residential Low Intensity”.

Department of Planning Comment(s): No objection to this proposed rezoning request. The Envision Montgomery 2040 Comprehensive Plan Future Lane Use Map is incorrect. The existing zoning of the subject property and adjacent property are both in-line or consistent with what is being proposed. This should be commercial and not residential.

CITY COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____

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

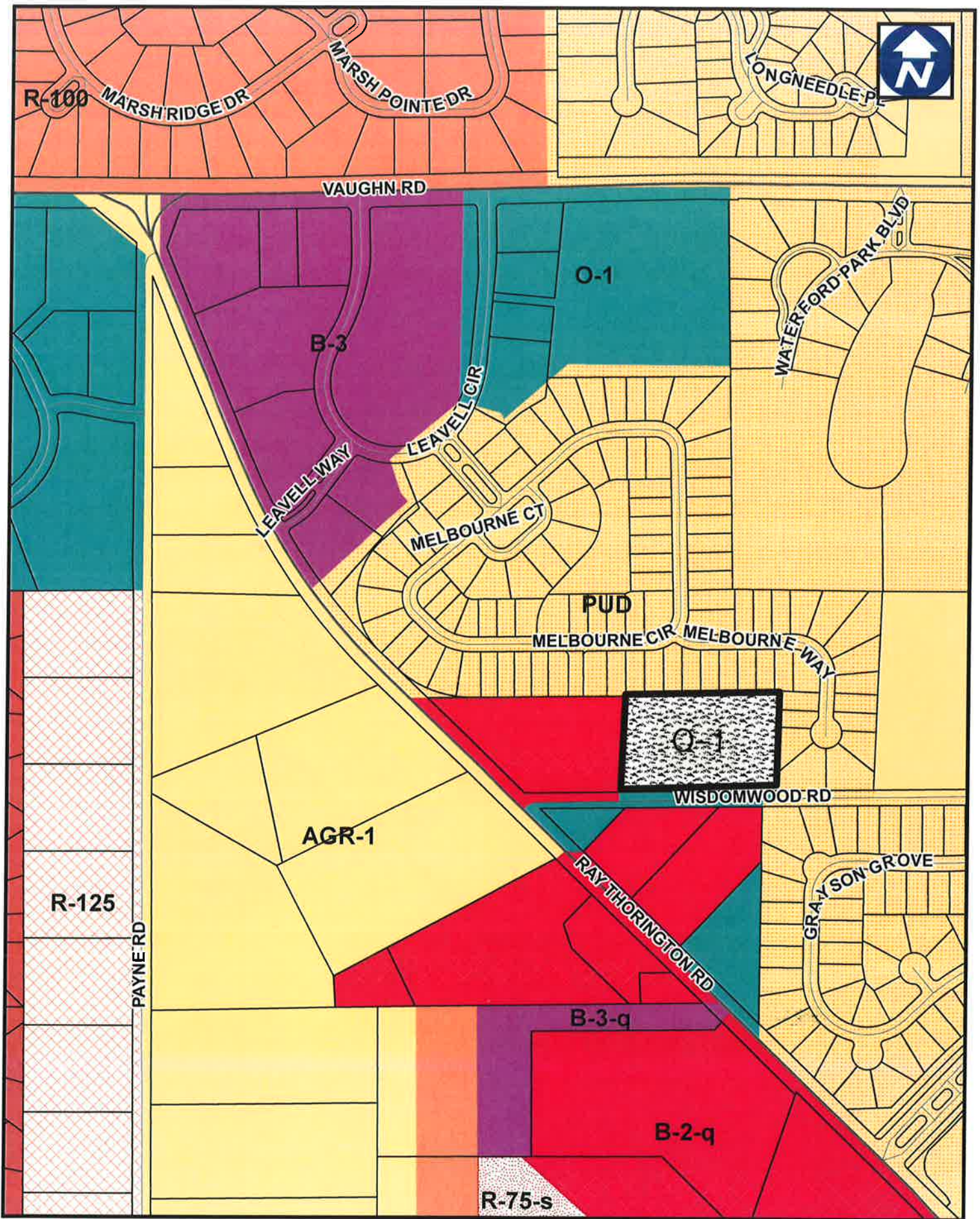
- ★ Attached Town Homes
- ★ Civic / Institutional
- ★ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories
Building Form	A range of housing sizes and styles with similar scale and appearance
Building Setback	20 - 30 feet (generally consistent within a block)
Streets	Larger, curvilinear blocks with street connectivity between developments

Transportation	Walking, biking, automobile, potential for transit
Parking	On-street and private off-street (front-loaded garages and driveways)
Open Spaces	Neighborhood parks, connection to schools and community parks



REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11B

Conceptual Design Layout

297 Ray Thorington Rd.
Montgomery, AL 36117



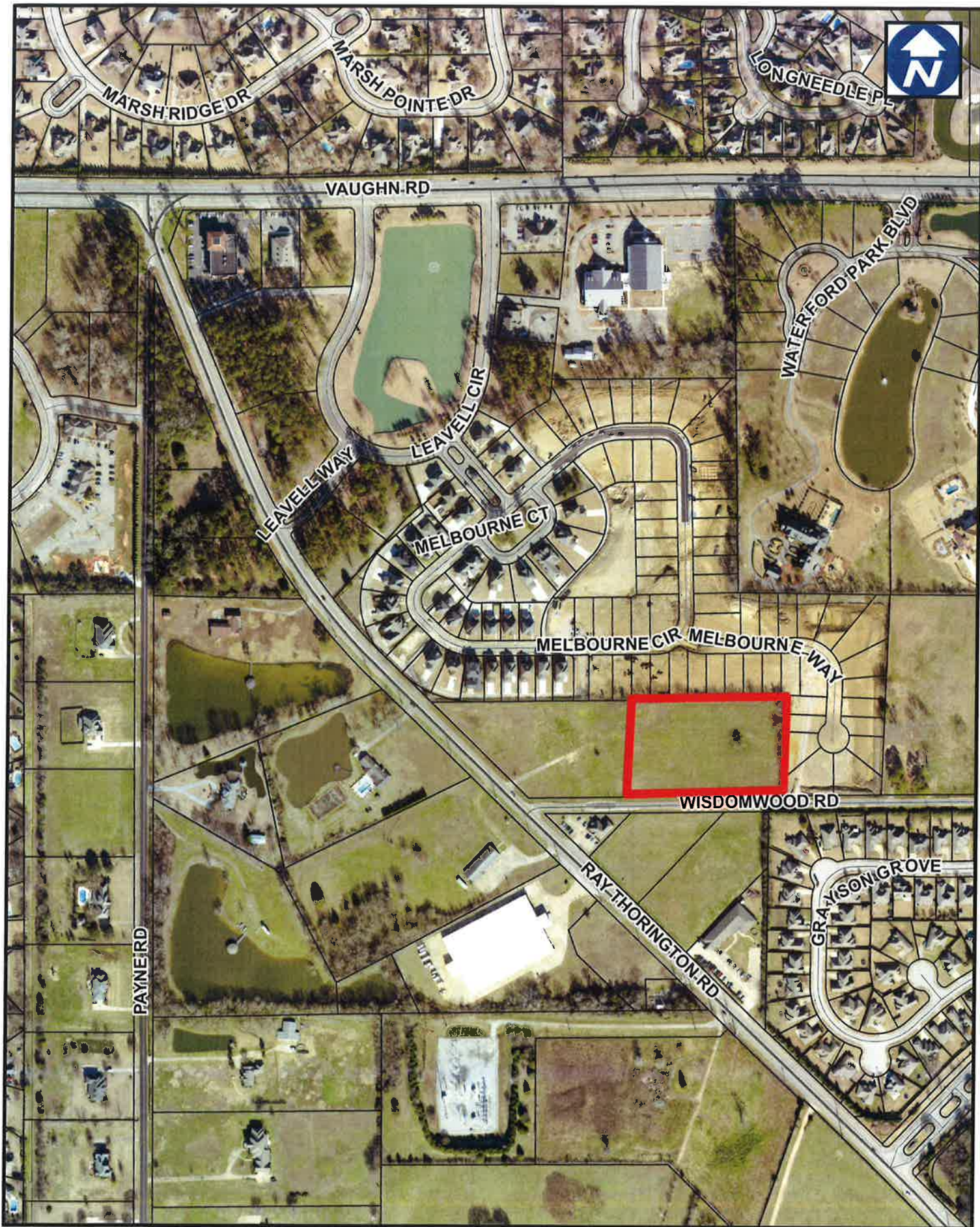
Red: Property Line
Blue: Pond
White: Asphalt, curbing, & concrete
Green: Facilities (36% coverage)

Design Aesthetic Visualization

297 Ray Thorington Rd.
Montgomery, AL 36117

*Note: our proposal is for a single-story construction only; the below visualizations represent the design aesthetic for this project, except for their multi-story characteristic.





REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 11E

12. RZ-2021-022 **PRESENTED BY:** Thuy Doan & Steve Tran

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel located at the southeast corner of Ann Street and Highland Avenue 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 *small business use*. The adjacent property has R-60-s (Single-Family Residential) zoning to the north and west, B-2-Q (Commercial-Qualified) zoning to the east, and B-2 (Commercial) zoning to the south. The Envision Montgomery 2040 Comprehensive Plan recommends “Flex Commercial”.

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: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: Right-in/Right-out access only to Ann Street and must be located at east side of property. Access to Highland Avenue is denied. It is suggested that a cross-over access be worked out with the adjoining property (O’Reilly’s) for access to Highland Avenue.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____

FLEX COMMERCIAL (FC)

The Flex Commercial classification comprises the mix of retail, service, and other commercial development along major streets and highway corridors. The classification targets existing strip centers, "Big-box" stores, drive-thru restaurants, and/or similar auto-oriented commercial uses along major thoroughfares. Flex loosens the use requirements along these corridors to encourage redevelopment or re-use of existing buildings and combat vacancy through incorporation of office and light industrial uses. The Flex classification increases permissible density and height restrictions with an emphasis on high quality design of buildings, grounds, and landscape. Flex districts seek to limit access through consolidated intersections and improve pedestrian connectivity between and across parcels.

INTENT

- ✦ Concentrate larger, more intensive uses near major thoroughfares or intersections with development "stepping-down" when approaching residential neighborhoods.
- ✦ Reduce surface parking and encourage shared parking between complementary uses.
- ✦ Encourage new development to address the streetscape and allow for pedestrian activity along the street frontage while remaining primarily auto-oriented.
- ✦ Redirect parking between the building and street towards the side or behind buildings.
- ✦ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.

PRIMARY USES

- ✦ Commercial (small and large format)
- ✦ Office
- ✦ Light Industrial
- ✦ Warehousing / Fulfillment

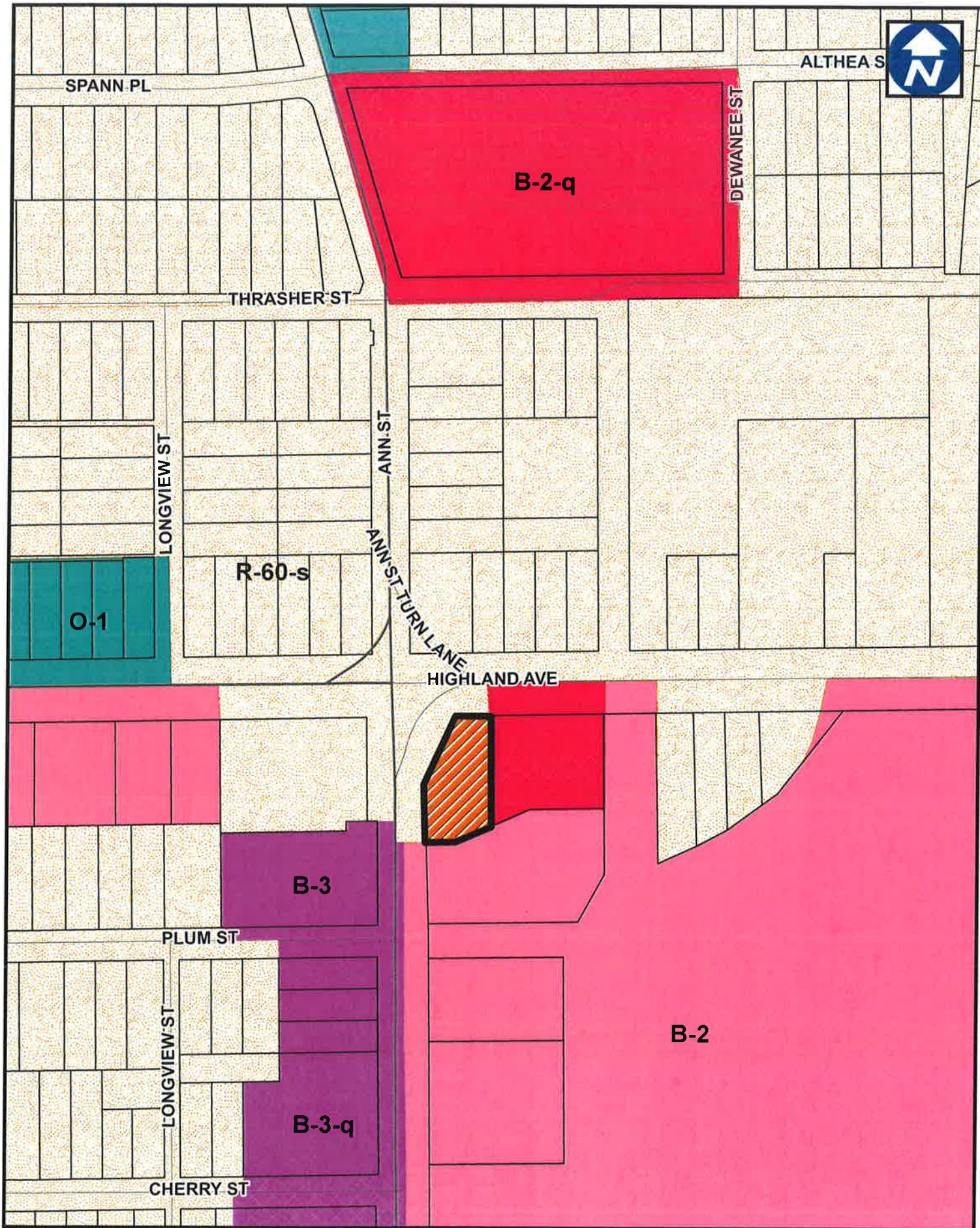
SECONDARY USES

- ✦ Civic / Institutional
- ✦ Multi-family Residential
- ✦ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories	Transportation	Potential walking or biking, transit, automobile
Building Form	Mix of large and small footprint buildings that may be occupied by single or multiple tenants, attached or freestanding	Parking	Shared parking areas located in off-street parking lots.
Building Setback	20 - 50 feet	Open Spaces	Increased landscaping and "green infrastructure" elements, plazas, parks
Streets	Along primary corridors with shared access drives connecting individual developments		



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12B



REZONING REQUEST
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 12C