

Planning Commission Agenda

December 9, 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 November 18, 2021 meeting

December 9, 2021

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2008-007	Doug Isaacson	Wisdomwood Rd.	Rezoning	1
2.	9137	Jeffcoat Engineers & Surveyors	Upper Wetumpka Rd	Plat	2
3.	9138	Goodwyn, Mills & Cawood	Edna Brake Lucas Dr	Plat	3
4.	9139	Flowers & White Engineering	Wetumpka Highway	Plat	4
5.	9078	“ “	Northchase Blvd	Plat	5
6.	9140	“ “	West Jefferson Street	Plat	6
7.	RZ-2021-016	Gonzalez-Strength & Assoc.	North Holt Street	Rezoning	7

***The next Planning Commission meeting is on
January 27, 2022***

1. 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.

The petitioner delayed this request at the October 28, 2021 meeting and the November 18, 2021 meeting.

CITY COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

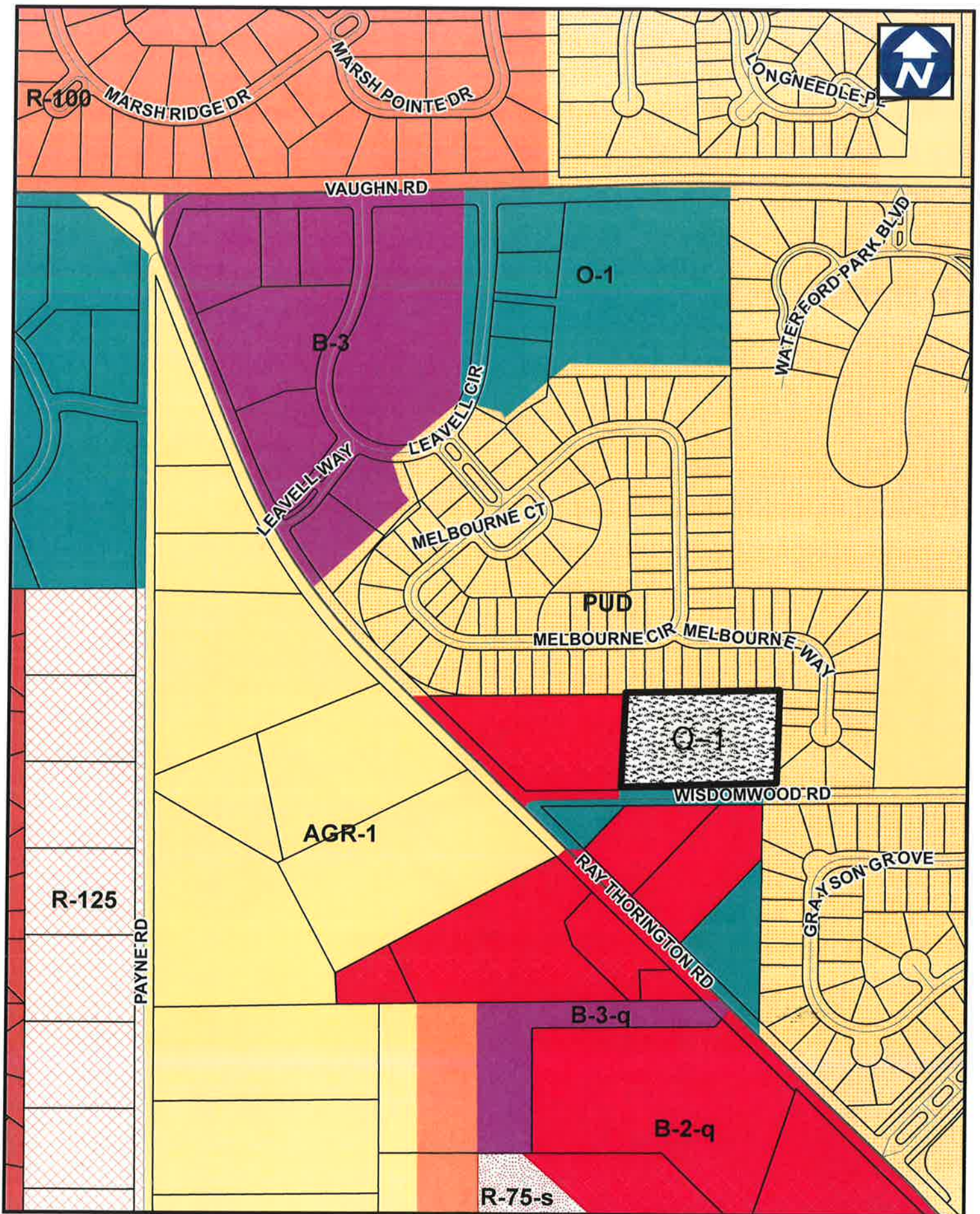
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 17A

Conceptual Design Layout

297 Ray Thorington Rd.
Montgomery, AL 36117



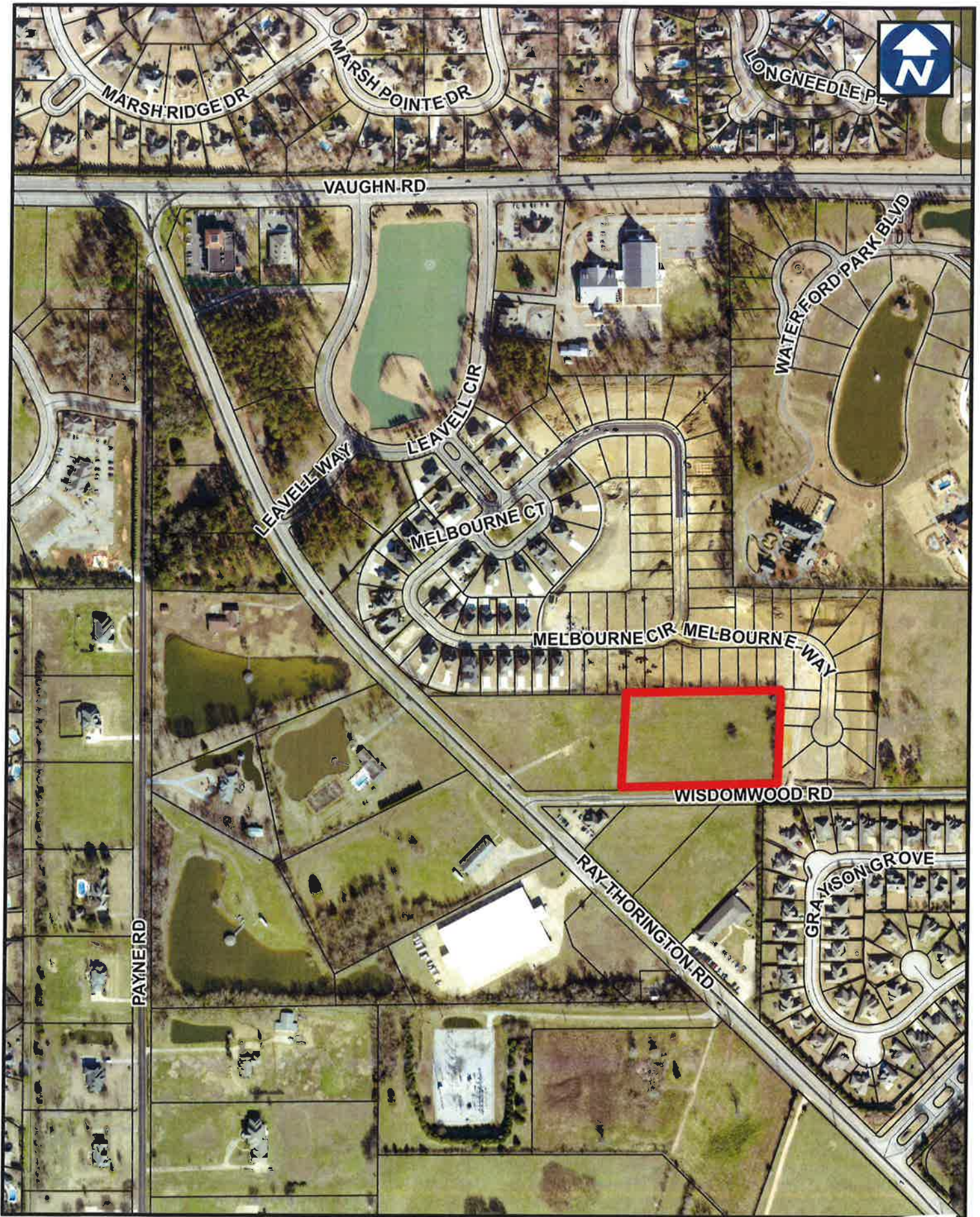
Red: Property Line
Blue: Pond
White: Asphalt, curbing, & concrete
Green: Facilities (36% coverage)

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. 10

2. 9137 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: William Charles Guyette, Jr.

SUBJECT: Request final approval of Guyette Roofing Plat No. 1 located on the north side of Upper Wetumpka Road, approximately 230 ft. west of Clifford Laws Drive, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot A (1.37 acres) has 114.71 ft. of frontage along Upper Wetumpka Road and a depth of 537.59 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.

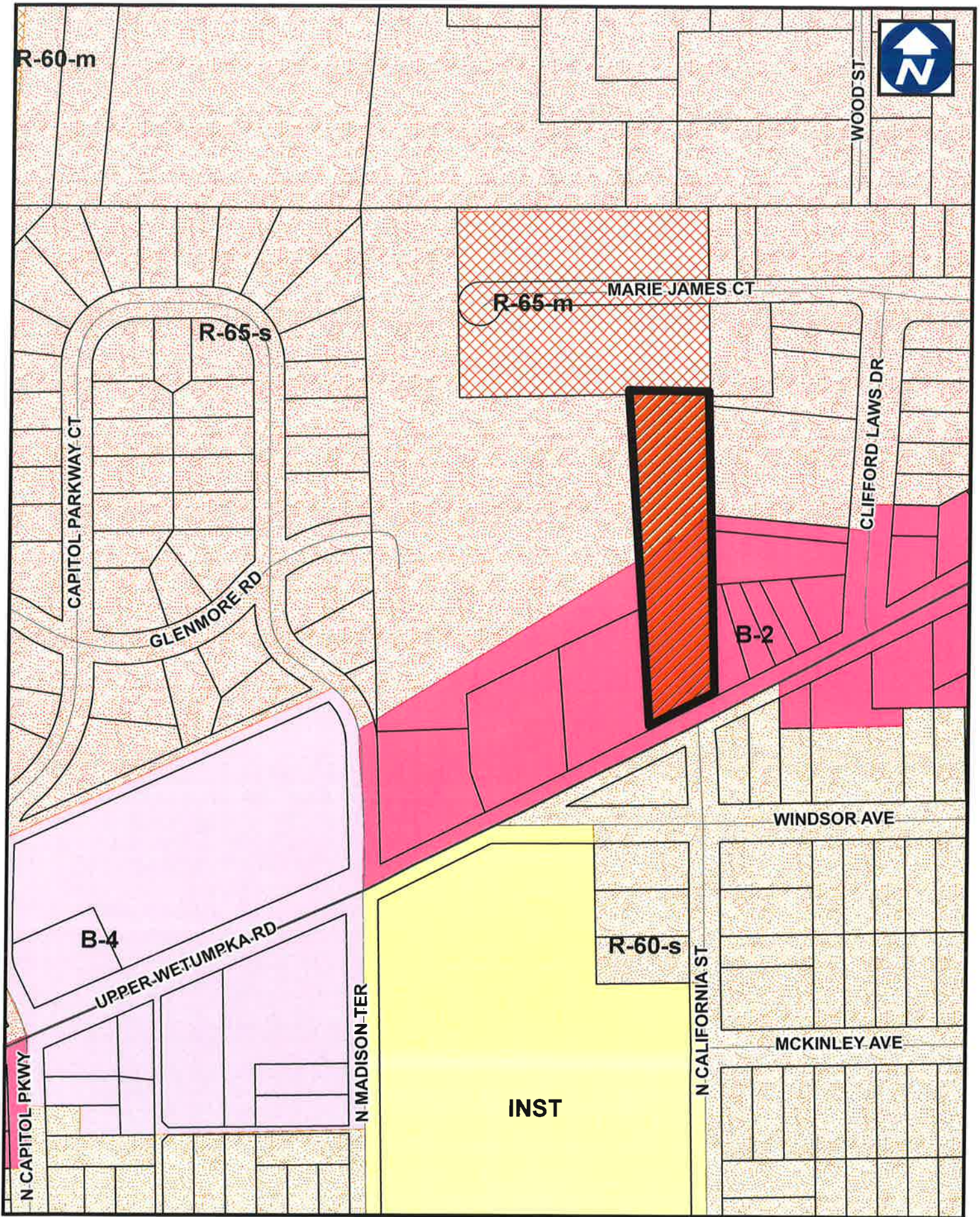
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

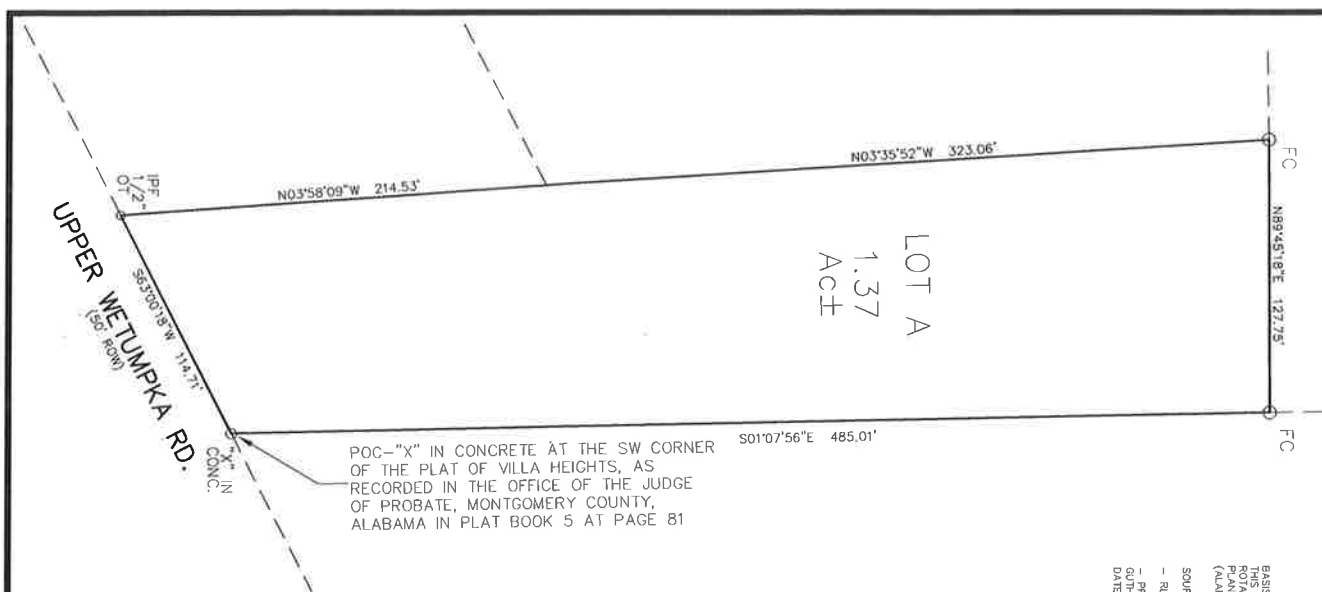
SUBJECT PROPERTY



ITEM NO. 2A

GUYETTE ROOFING PLAT NO. 1

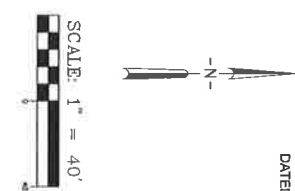
LYING IN THE NE 1/4 OF SECTION 8, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA



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

SOURCE OF INFORMATION:
- R.L.P.V. 1121, PAGE 0140
- PREVIOUS SURVEY BY O.
GUTHRIE JEFFCOAT, JR.
DATED 5/30/75

- SPECIAL NOTES:**
1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MMWSSB REGULATIONS.
 2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MMWSSB REGULATIONS.
 3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0093J, DATED 1/7/15.

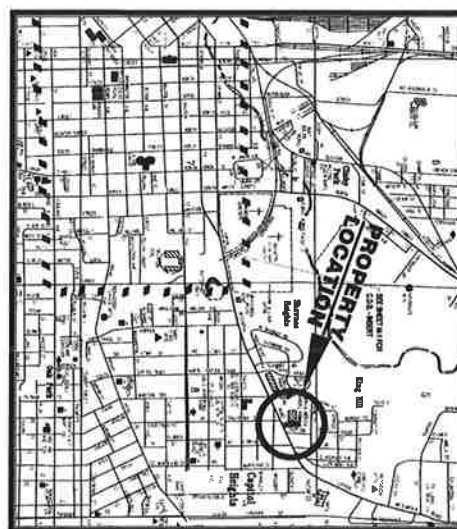


- LEGEND:**
- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING JEFFCOAT 9587)
 - IPF - IRON PIN FOUND
 - X---X--- - FENCE LINE
 - △ - CALCULATED POINT
 - P.O.B. - POINT OF BEGINNING
 - R.O.W. - RIGHT OF WAY
 - CH - CHORD
 - () - PLAT OR DEED CALL

CERTIFICATE OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____ and is approved according to the Code of Alabama 11-52-32.

By: _____
Date: _____
Thomas M. Tyson, Jr., Executive Secretary



STATE OF ALABAMA
COUNTY OF MONTGOMERY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of Standards of Practice for Surveying in Alabama and conforming to the best of my knowledge, information and belief.

This the 10TH day of AUGUST, 2021.

O. GUTHRIE JEFFCOAT, JR., P. E. & L. S.
AL. REG. 9587



State of Alabama
Montgomery County

I, WILLIAM CHARLES GUYETTE, JR., as co-owner of the lands shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate and adopt this Plat as true and correct, this the _____ day of _____, 2021.

WILLIAM CHARLES GUYETTE, JR.
State of Alabama
County of Montgomery

I, _____ the undersigned authority, a Notary Public in and for the said State of Alabama hereby certify that WILLIAM CHARLES GUYETTE, JR., whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, acknowledged before me on this day that being informed of the contents of said Certificate and Plat he, as trustee of the owner and with full authority, executed the same voluntarily.

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

NOTARY PUBLIC
My Commission Expires: _____

RESERVED FOR COURTHOUSE RECORDING

PREPARED BY:
JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
928 S. HILL ST.
MONTGOMERY, AL 36104
PHONE: 255-1248
FAX: 255-1288
CLARKTON: 755-3677
TRUSTEE: 568-0030
PHONE: 568-0030

PROJECT NO: 21-455
PROJECT: GUYETTE
DRAWN BY: SH
REVIEWED BY: OGI
FIELD SURVEY:
APPROVED BY: OGI

SCALE NOTED
DATE: 11/9/21
DRAWING NAME: 21455 PLAT 11 & 21.DWG

State of Alabama
Montgomery County

I, WILLIAM CHARLES GUYETTE, as co-owner of the lands shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate and adopt this Plat as true and correct, this the _____ day of _____, 2021.

WILLIAM CHARLES GUYETTE

State of Alabama
County of Montgomery

I, _____ the undersigned authority, a Notary Public in and for the said State of Alabama hereby certify that WILLIAM CHARLES GUYETTE, whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, acknowledged before me on this day that being informed of the contents of said Certificate and Plat he, as trustee of the owner and with full authority, executed the same voluntarily.

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

NOTARY PUBLIC
My Commission Expires: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9138 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Janniece Rosemari Lucas Brown-Wilson

SUBJECT: Request final approval of Farris Plat No. 1 located on the south side of Edna Brake Lucas Drive, approximately 950 ft. east of Wares Ferry Road, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1) lot for agriculture use. Lot 1 (2.0 acres) has 270.45 ft. of frontage along Edna Brake Lucas Drive and a depth of 323.75 ft. 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.

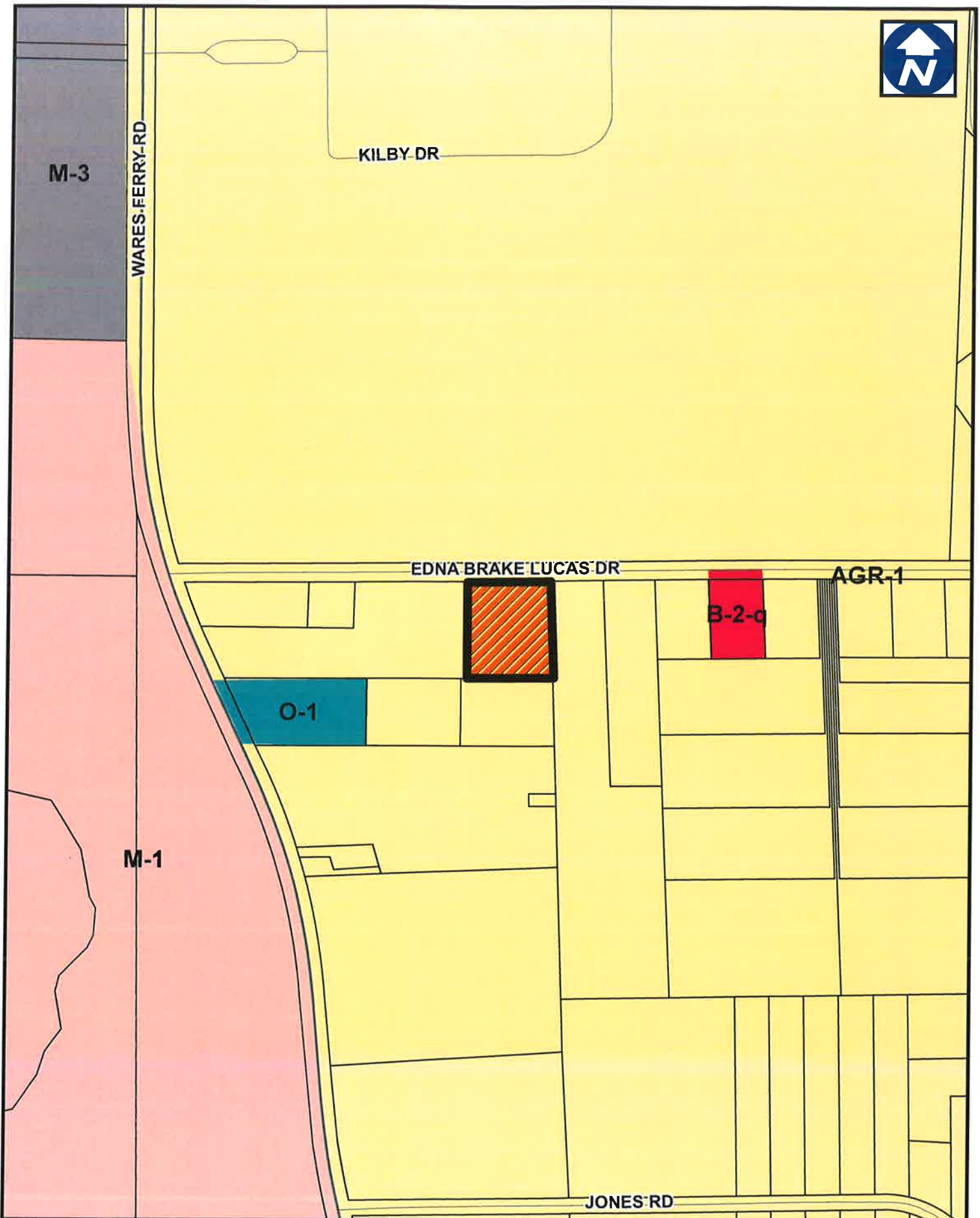
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. 9139 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Jody Wolf

SUBJECT: Request final approval of American Oak Plat No. 1 located on west side of Wetumpka Highway, approximately 1,100 ft. south of Anderson Road, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot and previously unplatted property into one (1) lot for commercial use. Lot 1 (3.93 acres) has 240.03 ft. of frontage along Wetumpka Highway and a depth of approximately 580 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



AGR-1

ANDERSON RD

PRIVATE DR

FOREST LN

M-3-Q

B-2

AGR-2

HOPE DR

PRIVATE DR

M-1

B-3

R-99-p

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



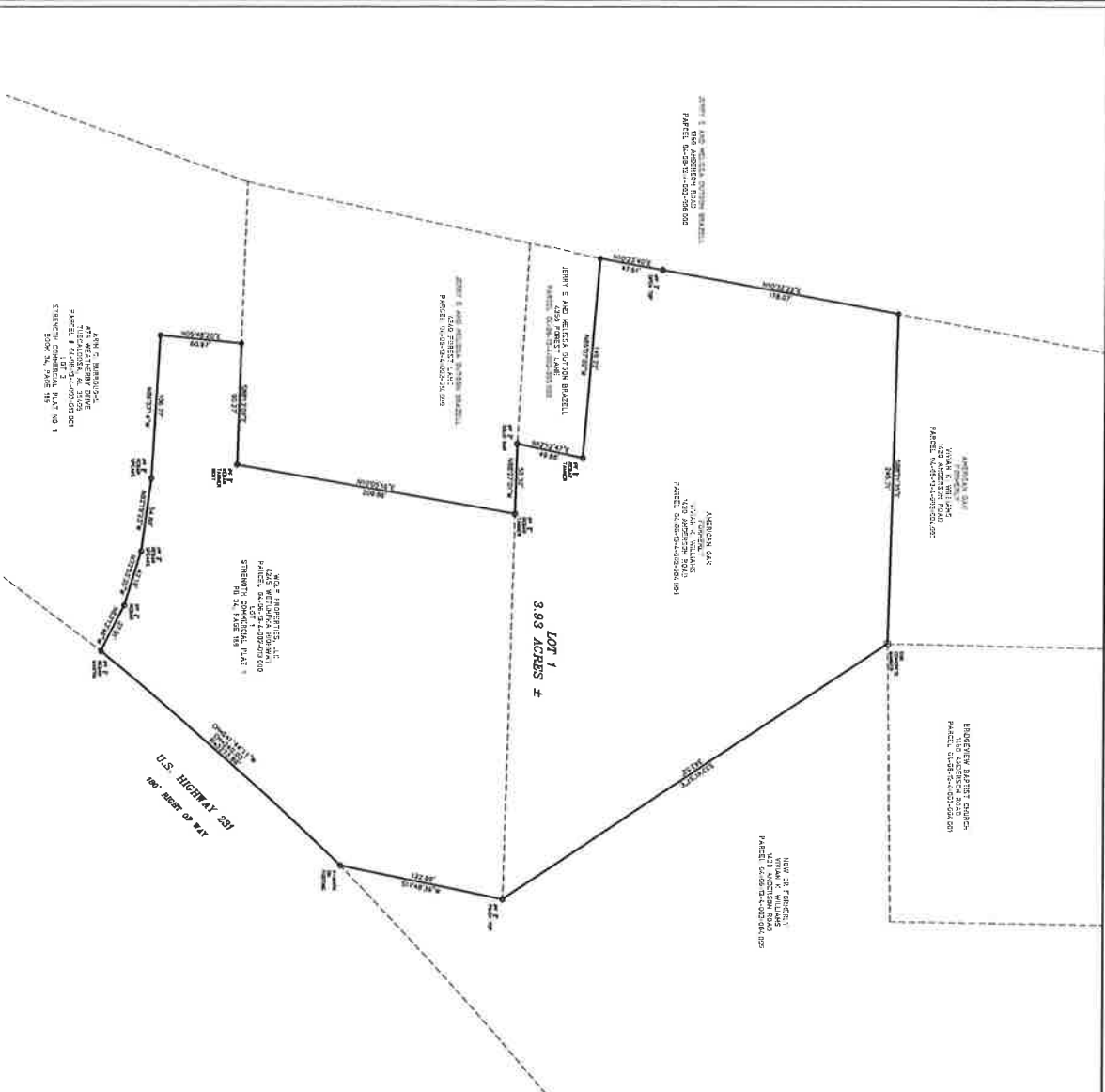
ITEM NO. 4A

AMERICAN OAK PLAT NO. 1

BEING A RE-PLAT OF LOT 1 OF STRIPPER COMMERCIAL, PLAT NO. 1, 4-14-80, PAGE 168, AS RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF MONROE, STATE OF ALABAMA, AND ADJACENT PARCELS Lying Within the Southeast Quarter of SECTION 13, T-17-N, R-1-E, MONROE COUNTY, ALABAMA.



1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY RECORDED, ARE HEREBY DESIGNATED FOR PUBLIC USE.
2. ALL LOTS SHOWN IN BLOCKS OF 20 ACRES OR MORE SHALL BE OPEN TO THE PUBLIC FOR THE PURPOSE OF TRAVEL, VISUAL ENJOYMENT AND RECREATION. THE CITY OF MONROE SHALL HAVE THE RIGHT TO TAKE ANY NECESSARY ACTION TO PROTECT THE PUBLIC INTEREST IN THE USE OF SUCH LOTS. THE CITY OF MONROE SHALL HAVE THE RIGHT TO TAKE ANY NECESSARY ACTION TO PROTECT THE PUBLIC INTEREST IN THE USE OF SUCH LOTS.
3. NO TOWN'SHIP STRUCTURE MAY BE LOCATED ON THE LOTS SHOWN HEREON.
4. THE CITY OF MONROE SHALL HAVE THE RIGHT TO TAKE ANY NECESSARY ACTION TO PROTECT THE PUBLIC INTEREST IN THE USE OF SUCH LOTS.
5. THE CITY OF MONROE SHALL HAVE THE RIGHT TO TAKE ANY NECESSARY ACTION TO PROTECT THE PUBLIC INTEREST IN THE USE OF SUCH LOTS.



LEGEND

---	BOUNDARY / STRIPE
---	PROPERTY CORNER MARK
---	PROPERTY LINE
---	ADJACENT PROPERTY LINE
●	PROPERTY CORNER SET (AS MARKED)

SUBMITTERS CERTIFICATE

STATE OF ALABAMA
 MONROE COUNTY
 I, **THOMAS H. TITSON, JR.**, being the owner of the above described property, do hereby certify that all parts of this plat and drawings have been prepared and recorded in accordance with the laws of the State of Alabama, and that the same are true and correct to the best of my knowledge and belief, and I am not aware of any facts which would render the same incorrect or misleading in any particular.

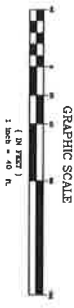
DATED: **11/15/2023**

THOMAS H. TITSON, JR.
 ALABAMA LICENSE NO. 31820

MONROE CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONROE COUNTY, ALABAMA, ON **11/15/2023**, AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA, TITLE 42, CHAPTER 20-1-1.

BY: **THOMAS H. TITSON, JR.**, EXECUTIVE SECRETARY



FLOWERS & WHITE
 ENGINEERING, L.L.C.
 4905 37TH AVENUE NORTH, TROY, AL 36089
 TEL: 205-332-1900 FAX: 205-332-1201

CHMERS CERTIFICATE

STATE OF ALABAMA
 MONROE COUNTY
 I, **THOMAS H. TITSON, JR.**, being the owner of the above described property, do hereby certify that all parts of this plat and drawings have been prepared and recorded in accordance with the laws of the State of Alabama, and that the same are true and correct to the best of my knowledge and belief, and I am not aware of any facts which would render the same incorrect or misleading in any particular.

DATED: **11/15/2023**

THOMAS H. TITSON, JR.
 ALABAMA LICENSE NO. 31820

MORTGAGE HOLDER CERTIFICATE

STATE OF ALABAMA
 MONROE COUNTY
 I, **THOMAS H. TITSON, JR.**, being the owner of the above described property, do hereby certify that all parts of this plat and drawings have been prepared and recorded in accordance with the laws of the State of Alabama, and that the same are true and correct to the best of my knowledge and belief, and I am not aware of any facts which would render the same incorrect or misleading in any particular.

DATED: **11/15/2023**

THOMAS H. TITSON, JR.
 ALABAMA LICENSE NO. 31820

BY COMMISSION ORDER

STATE OF ALABAMA
 MONROE COUNTY
 I, **THOMAS H. TITSON, JR.**, being the owner of the above described property, do hereby certify that all parts of this plat and drawings have been prepared and recorded in accordance with the laws of the State of Alabama, and that the same are true and correct to the best of my knowledge and belief, and I am not aware of any facts which would render the same incorrect or misleading in any particular.

DATED: **11/15/2023**

THOMAS H. TITSON, JR.
 ALABAMA LICENSE NO. 31820



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9078 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Tom Crews

SUBJECT: Request final approval of Northchase Plat No. 5 located on at the southwest corner of Northchase Boulevard and Contractors Drive in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (1.84 acres) has 320.20 ft. of frontage along Northchase Boulevard and 250.16 ft. of frontage along Contractors Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 2

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

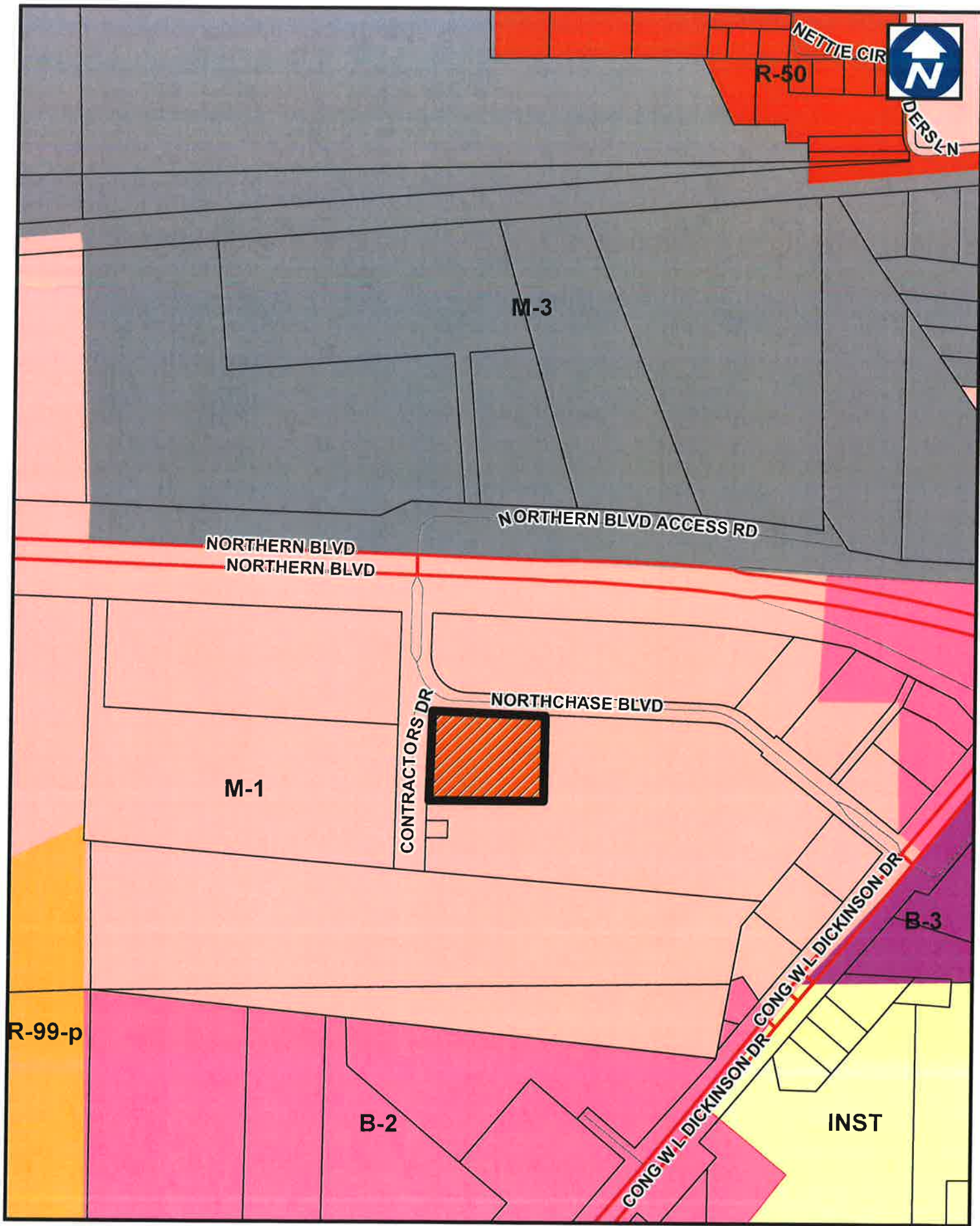
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

5A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 50

6. 9140 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: 12 Jefferson, LLC

SUBJECT: Request final approval of 12 Jefferson LLC Plat No. 1 located on the northwest corner of North Court Street and West Jefferson Street in a T5 (Urban Center Zone) SmartCode Zoning District.

REMARKS: This plat creates two (2) lots. Lot 1 (0.35 acres) has 101.37 ft. of frontage along North Court Street and 233.05 ft. of frontage along West Jefferson Street. Lot 2 (0.08 acres) has 209.15 ft. of frontage along West Jefferson Street and 10.63 ft. of frontage along Tallapoosa Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district, due to a warrant being approved for the lot width to be 10.63 ft., whereas 18 ft. minimum lot width is required.

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.

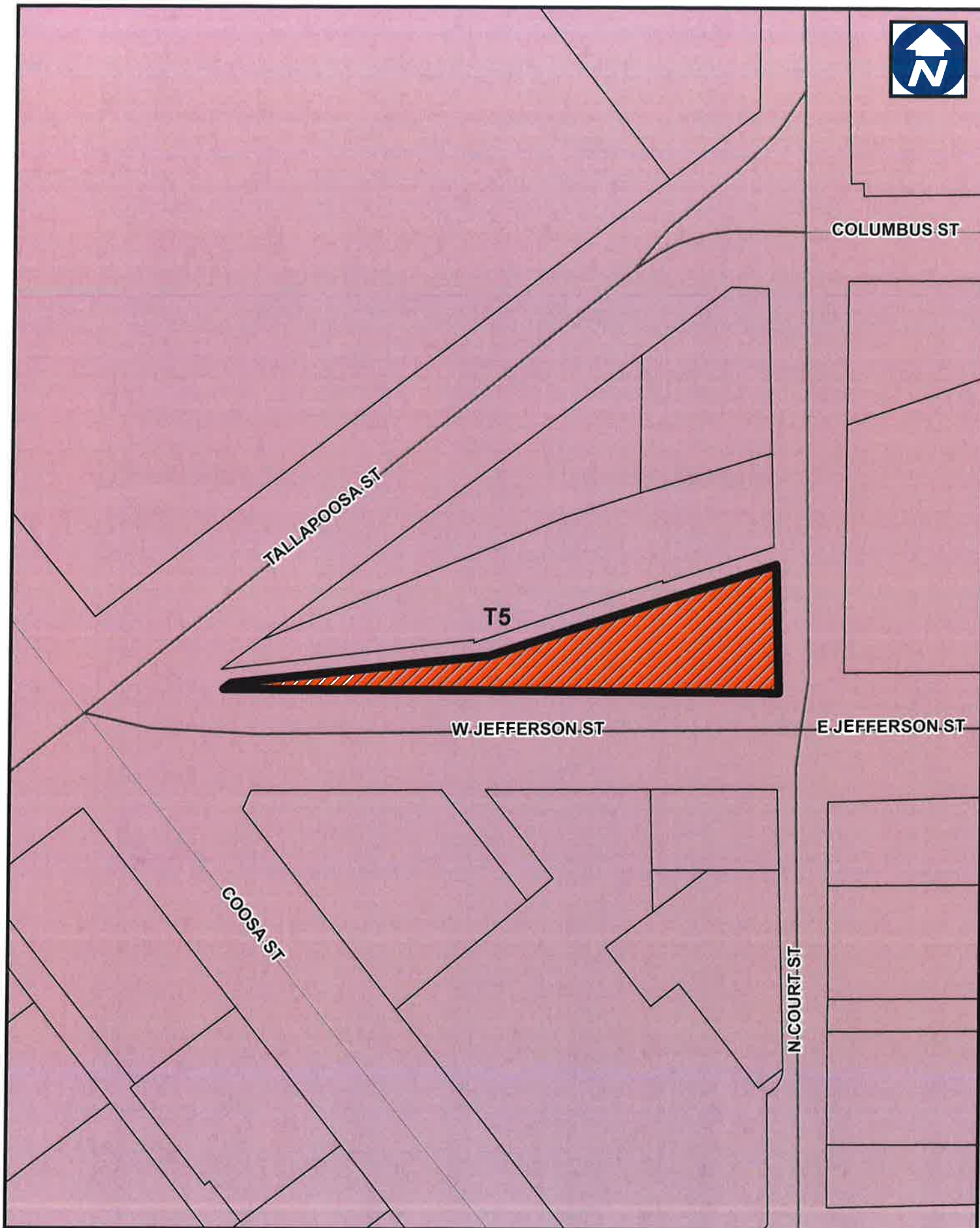
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



COLUMBUS ST

TALLAPOOSA ST

T5

W. JEFFERSON ST

E. JEFFERSON ST

COOSA ST

N. COURT ST

PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 6A



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 16.C

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

REPRESENTING: MAPCO

SUBJECT: Request to rezone land located on the northeast corner of North Holt Street and Herron Street from a T4-R (General Urban Zone-Restricted) SmartCode Zoning District to a B-3 (Commercial) Zoning District.

REMARKS: The intended use for this property is for a convenience store/gas station. The adjacent property has T4-R (General Urban Zone-Restricted) zoning to the north, east and south, and B-1-b (Central Business) zoning to the west (other side of I-65). The Envision Montgomery 2040 Comprehensive Plan recommends “Downtown Core”.

Staff Comment(s): This is spot zoning. **This property is in the Cottage Hill Historic District which will require a demolition plan and suitable replacement plan to be submitted to the Architectural Review Board for their approval, which will be heard on December 15, 2021.** Historic district regulations are stringent relating to design and layout. Staff has met with the developer and had multiple discussions regarding their proposed development, which does not comply. Although the code is known by the developer and were discussed with staff, to date they have declined to incorporate staff recommendations in the plan to comply with historic 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 under the Future Land Use and Character section in the Envision Montgomery 2040 comp plan. Further, there are a mix of multiple types of commercial land uses throughout the Downtown Core area. The location also makes good sense to be used a gas station if rezoned because of its proximity to I-65 and other major roadways (Clay, Herron & Holt Streets).

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

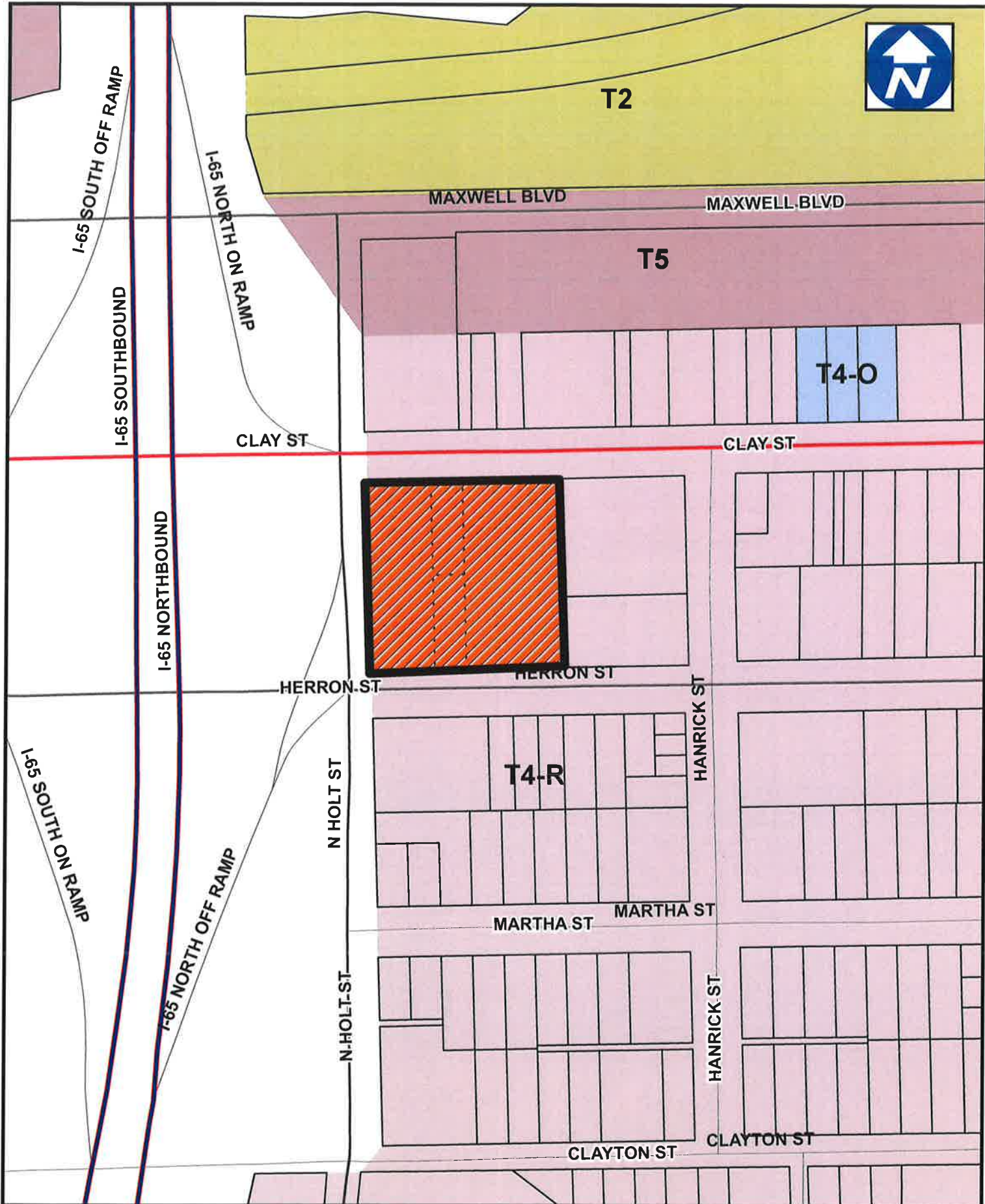
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



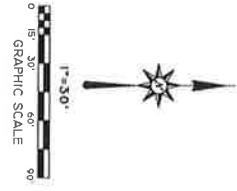
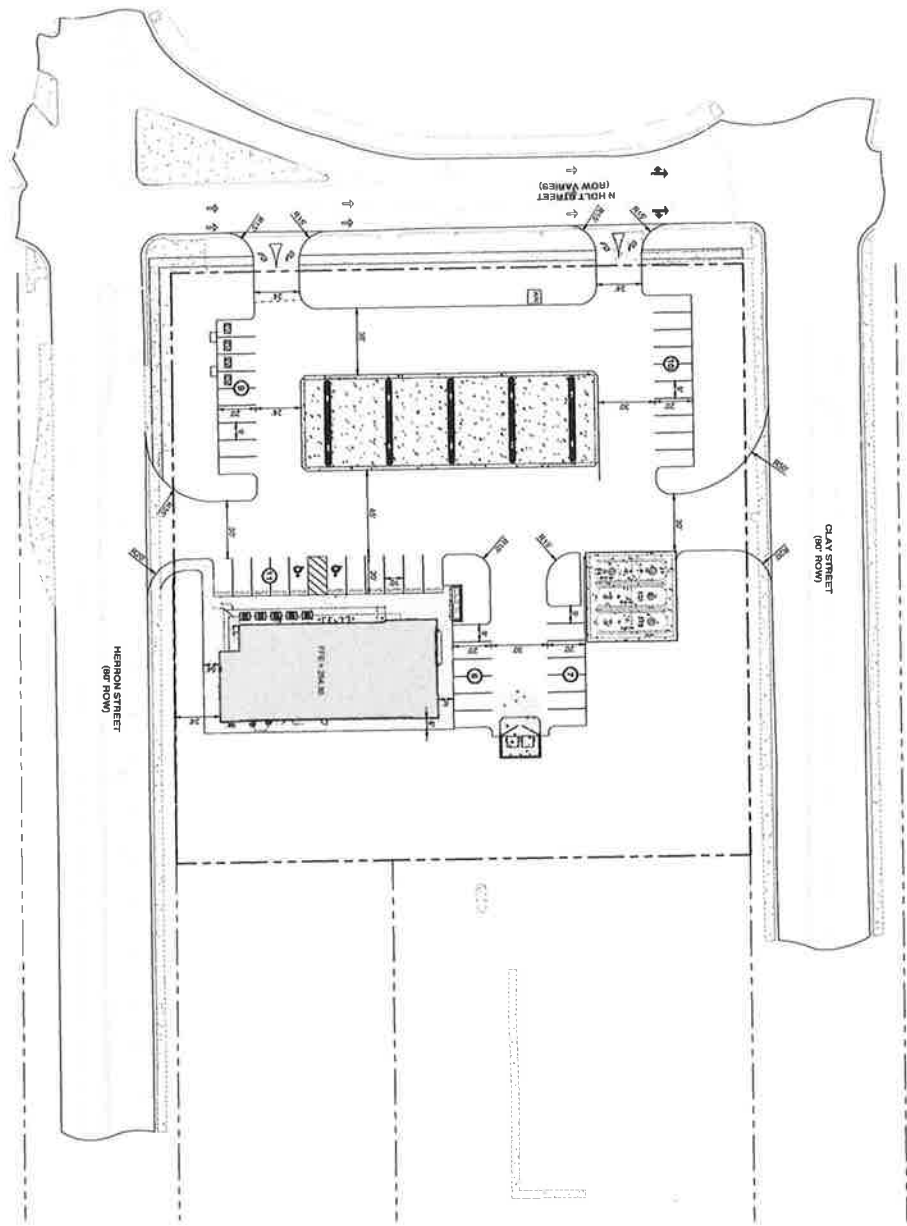
REZONING

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7A



PRELIMINARY
NOT FOR
CONSTRUCTION
PROCEEDING
PROPOSED
IMPLEMENTATION

GONZALEZ - STRENGTH & ASSOCIATES, INC.
 CIVIL ENGINEERING • TRANSPORTATION ENGINEERING • LAND SURVEYING
 LAND PLANNING • LANDSCAPE ARCHITECTURE
 1550 WOODS OF RIVERCHASE DRIVE SUITE 200
 HOOVER, ALABAMA 35226
 PHONE: (205) 942-2489
 FAX: (205) 942-3033
 www.Gonzalez-Strength.com

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

DRAWN BY: JABLOWEN CAD. BY: TARETH SCALE: 1"=30'
 DATE: 07.30.2008

NO.	REVISIONS DESCRIPTION	DATE





REZONING
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 70