

Planning Commission Agenda

February 24, 2022

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Buddy Hardwich, *Chairman*

James Reid, *Vice-Chairman*

Ann Clemons

Frank Cook

Reggie Dunn

Reginald Hawkins

Crews Reaves

Garrett Smith

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 January 27, 2022 meeting

February 24, 2022

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9143	Civil Consulting Engineers	Federal Drive	Plat	1
2.	9144	Goodwyn, Mills & Cawood	East South Boulevard	Plat	2
3.	9148	Michael J Williford PLS	Cooper Road	Plat	3
4.	RZ-2022-003	Laina Costanza	Watson Circle	Rezoning	4
5.	RZ-2022-002	Troy L. Blevins	West Second Street	Rezoning	5
6.	9145	Flowers & White Engineering	Ray Thorington Road	Plat	6
7.	9146	“ “	Norman Bridge Road	Plat	7
8.	9147	“ “	Taylor Lakes Pkwy.	Plat	8
9.	9149	“ “	Taylor Road	Plat	9
10.	9150	“ “	Taylor Road	Plat	10
11.	RZ-2022-004	“ “	Sprott Drive	Rezoning	11
12.	RZ-2022-005	“ “	Mobile Highway	Rezoning	12

***The next Planning Commission meeting is on
March 24, 2022***

1. 9143 **PRESENTED BY:** Civil Consulting Engineers, Inc.

REPRESENTING: CSC Properties

SUBJECT: Request final approval of Montgomery Heights Commercial Plat No. 3 located on the northwest corner of Federal Drive and Crestview Avenue in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot C (1.517 acres) has 253.02 ft. of frontage along Federal Drive and 158.33 ft. of frontage along Crestview Avenue. 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.

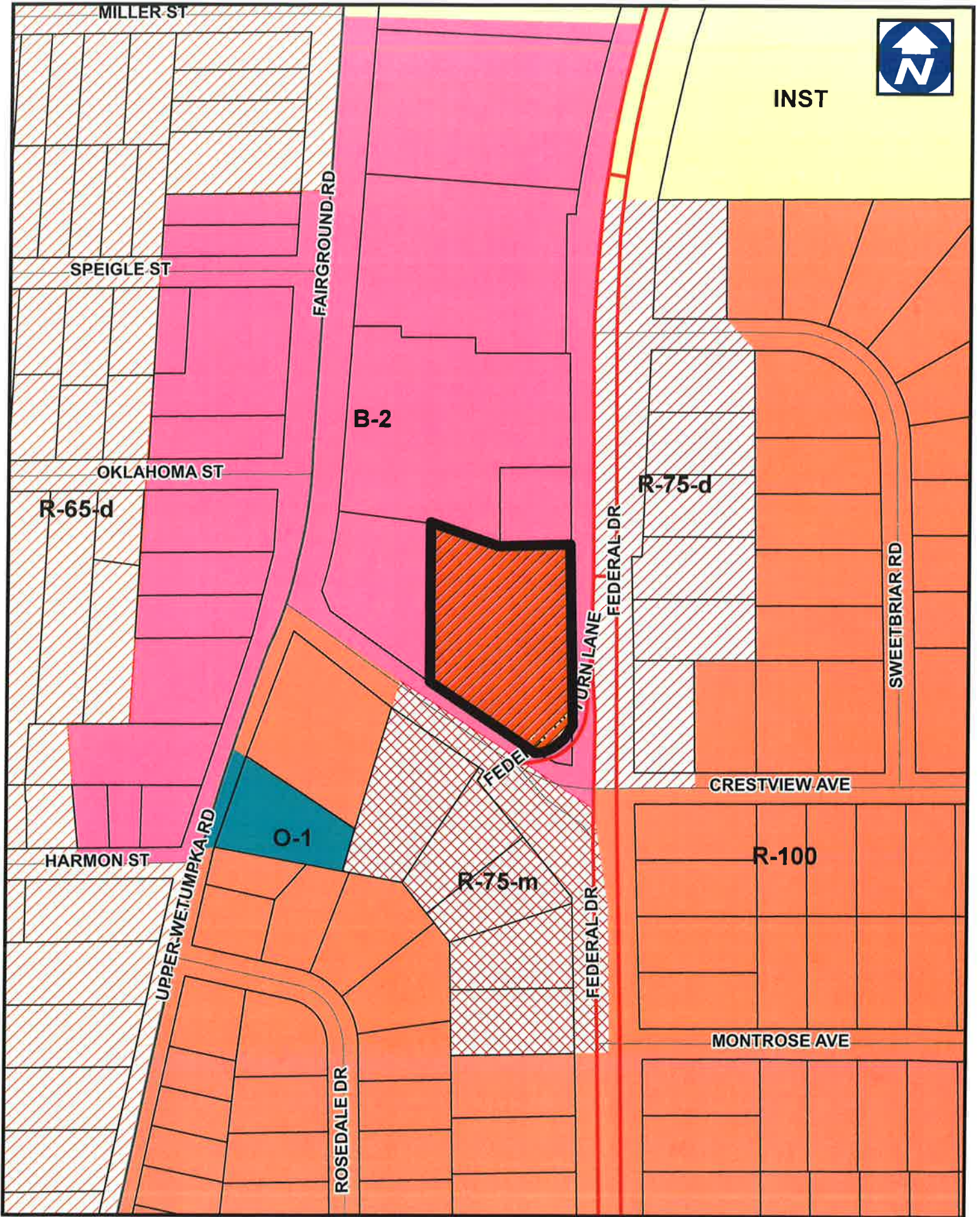
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY

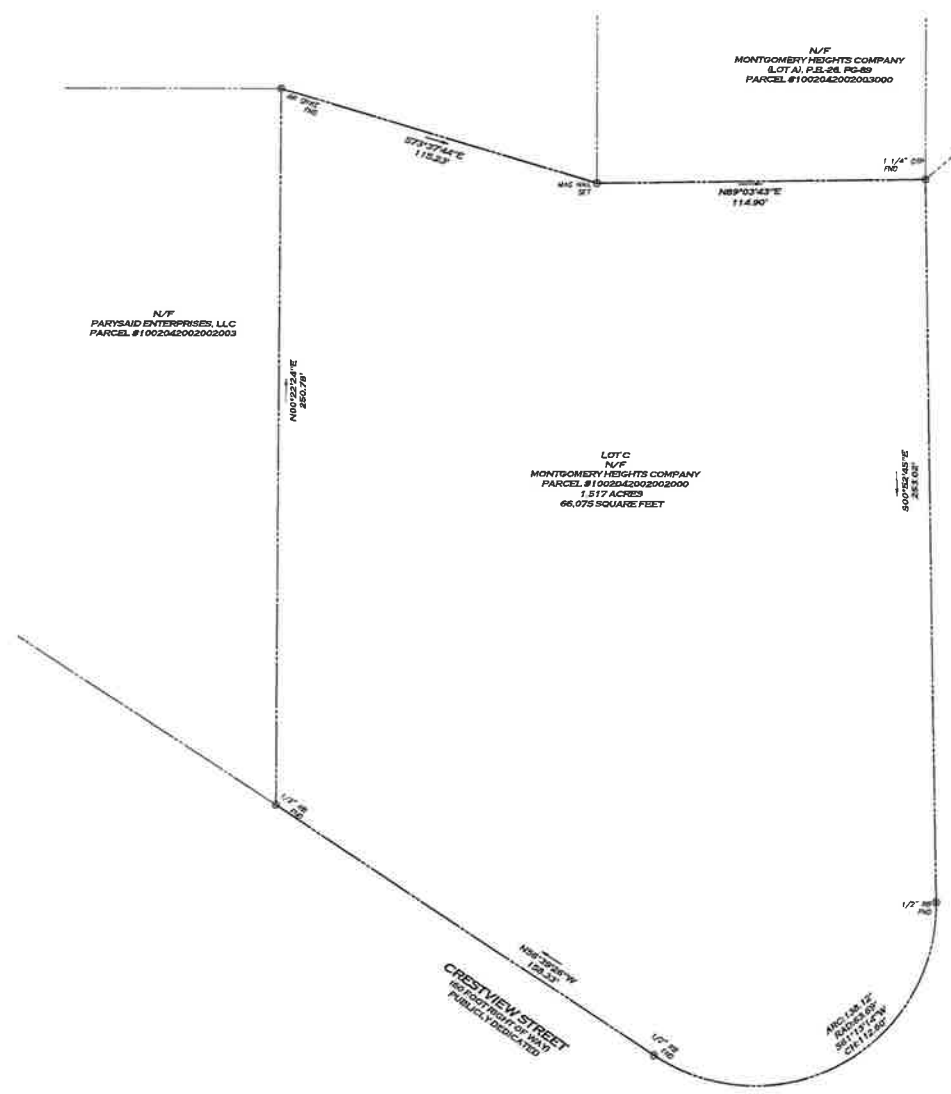


ITEM NO. 1A

MONTGOMERY HEIGHTS COMMERCIAL PLAT NO. 3
 LOCATED IN THE NW 1/4 OF SECTION 4, T-16-N, R-18-E



- SURVEY NOTES**
- 1) PROPERTY SHOW HEREON WAS SURVEYED NOVEMBER 08, 2020.
 - 2) THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1" IN 36,400' WITH AN ANGULAR ERROR OF 3.4 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
 - 3) A ZENITH II TOTAL STATION, TOPCON HIPER LITE - GPS RECEIVER AND GARMIN SURVEYOR 6X DATA COLLECTOR WERE USED FOR FIELD SURVEY MEASUREMENTS.
 - 4) THIS PLAT HAS A MAP SLOPE OF 1" IN 36,400'.
 - 5) SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION IS OR FLOOD INSURANCE RATE MAP NO. 01100004N, WITH A DATE OF REINFORCEMENT OF FEBRUARY 03, 2014, FOR COMMUNITY NUMBER 5070A IN THE CITY OF MONTGOMERY, IN MONTGOMERY COUNTY, STATE OF ALABAMA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
 - 6) BEARING BASIS (MAGNETIC AL EAST) AND VERTICAL DATA (NAVD83, GDS 12S) FOR THIS SURVEY WERE ESTABLISHED USING A TOPCON HIPER LITE - GPS RECEIVER UTILIZING CP-3-S FOR POST PROCESSING. THE RELATIVE POSITIONAL ACCURACY WAS CALCULATED ACCORDING TO THE FEDERAL ISODRACHM DATA COMPILED PART 5, AN ANCHOR STANDARD FOR SPATIAL DATA ACCURACY, IS 0.5 FEET HORIZONTAL AND 0.5 FEET VERTICAL AT THE 95% CONFORMANCE LEVEL.



FEDERAL DRIVE
 HIGHWAY 90
 (VARIABLE WIDTH RIGHT OF WAY)
 PUBLICLY DEDICATED

LEGEND

---	PROPERTY LINE
---	OVERLAP/SHRINK
---	RECORD CALLS
---	BUILDING SETBACK LINE
---	BOUNDARY SETBACK LINE
---	OVERHEAD UTILITY LINE
---	FENCE LINE
---	POWER METER
---	WELL
---	CAPPED WELLS
---	NO. NAK
---	OPEN TOP PILE
---	PIED
---	STEEL PILE
---	SWH

DEDICATION

STATE OF ALABAMA
 MONTGOMERY COUNTY

THE UNDERSIGNED, PROPERTY CONTAINED IN LOT C, MONTGOMERY HEIGHTS COMMERCIAL PLAT NO. 3, PAGE 183, WHICH IS AFFECTED BY THIS PLAT DOES HEREBY JOIN IN THE SURVEYOR'S CERTIFICATE AND JOINTLY THIS PLAT AS TRUE AND CORRECT THIS DAY OF _____ 2022.

MONTGOMERY HEIGHTS COMPANY

APPROVED SIGNATURE
 WASHINGTON MONROE

STATE OF _____
 COUNTY OF _____

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT WASHINGTON MONROE OF THE MONTGOMERY HEIGHTS COMMERCIAL PLAT NO. 3, PAGE 183, WHICH IS AFFECTED BY THIS PLAT DOES HEREBY JOIN IN THE SURVEYOR'S CERTIFICATE AND JOINTLY THIS PLAT AS TRUE AND CORRECT THIS DAY OF _____ 2022.

NOTARY PUBLIC
 MY COMMISSIONS EXPIRES _____ 2022.

CERTIFICATE OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION

STATE OF ALABAMA
 MONTGOMERY COUNTY

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA AND IS APPROVED BY SAID COMMISSION.

SECRETARY _____ DATE _____

SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
 MONTGOMERY COUNTY

I, MITCHELL LOWERY, A LICENSED PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN ON THIS MAP AND PLAT, AND THE MAP AND PLAT IS TRUE AND CORRECT. THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE CONFORMS HAVE BEEN MARKED ACCORDINGLY AND THEY ACTUALLY REPRESENT THE TRUTH AS OF MARCH 2022.

MITCHELL LOWERY
 LICENSE NUMBER 30181
 LAND SURVEYOR

LOWERY & ASSOCIATES
 LAND SURVEYING, LLC
 317 GRASSDALE ROAD
 MONTGOMERY, AL 36117
 770-334-9186
 WWW.LOWERLANDSURVEYS.COM
 ALABAMA C.O.L. 1998

PREPARED FOR:
 CSC PROPERTIES, LLC

SUBMISSION PLAT SURVEY OF:
 LOT C FEDERAL DRIVE
 MONTGOMERY, ALABAMA 36107

COUNTY: MONTGOMERY
 TOWNSHIP: 16 NORTH
 RANGE: 18 EAST

REVISIONS

DATE	DESCRIPTION

Lowery & Associates
 LAND SURVEYING, LLC

DATE: JANUARY 03, 2022
 JOB #: 202202
 SCALE: P200
 DRAWN BY: H. FISHER



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 9144 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Capitol Plaza Associates, LLC

SUBJECT: Request final approval of Capitol Wholesale Distributors, Inc. Plat No. 1C located on the south side of East South Boulevard, approximately 800 ft. west of Woodley Road, in a B-4 (Commercial) Zoning District.

REMARKS: This plat replats a portion of one (1) lot into one (1) lot for commercial use. Lot 1C (4.20 acres) has a width of 317.70 ft. and a depth of 561.10 ft. This lot will have cross-over access over Lot 1B to the East South Boulevard and Woodley Road. 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.

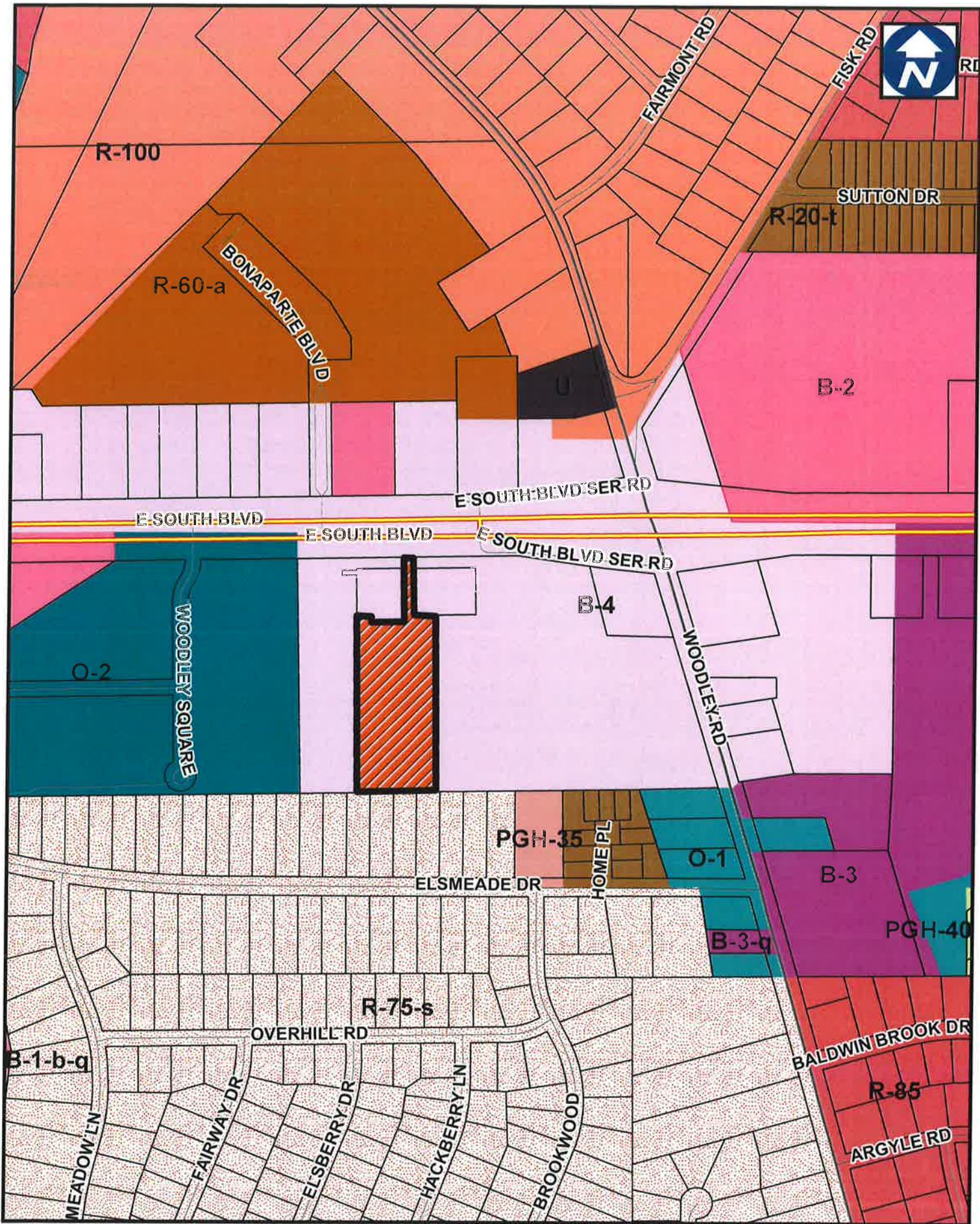
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A



EAST SOUTH BOULEVARD
(200' ROW)



Map of
CAPITOL WHOLESALE DISTRIBUTORS, INC
PLAT NO. 1-C

Being a part of Lot 1-C, Capitol Wholesale Distributors, Inc.
Plat No. 1-C, that lies in the North half of Section 33, Township 14-N, Range 6-E,
Montgomery County, Alabama.

Goodwyn, Mills & Cawood, LLC
Engineers - Architects - Planners - Surveyors

500 East Chase Lane, Suite 200
Montgomery, Alabama 36117
Office (205) 271-1200
Fax (205) 271-1500

January 2022 Scale: 1"=60'

Legend table with symbols for SET 1/2" REBAR GNC CAP CAG0356, FOUND PER NAIL, and SET PER NAIL.

Legend symbols: SET 1/2" REBAR GNC CAP CAG0356, FOUND PER NAIL, SET PER NAIL.

SOURCE OF INFORMATION: AS SHOWN ON SURVEY
BEARING REFERENCE: ALABAMA STATE PLANE EAST ZONE

LEGAL DESCRIPTION

STATE OF ALABAMA
MONTGOMERY COUNTY
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 33, T-14-N, R-6-E,
MONTGOMERY COUNTY, ALABAMA; THENCE RUN N 0°14'00" W, 579.23 FEET TO A POINT; THENCE RUN N 8°14'00"
E, 1586.70 FEET TO A FOUND 3/4" OPEN TOP IRON PIN; THENCE RUN N 8°14'00" E, 332.34 FEET TO A SET 1/2"
REBAR GNC CAP CAG0356; SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN N 20°48'30" W, 561.20 FEET
TO A SET PER NAIL; THENCE RUN N 8°14'00" E, 332.34 FEET TO A SET PER NAIL; THENCE RUN N 0°14'00" W, 21.30 FEET
TO A SET PER NAIL; THENCE RUN N 8°14'00" E, 130.00 FEET TO A FOUND PER NAIL; THENCE RUN N 8°14'00" E, 11.24
FEET TO A SET PER NAIL; THENCE RUN S 0°14'00" E, 130.00 FEET TO A FOUND PER NAIL; THENCE RUN N 8°14'00" E,
78.30 FEET TO A SET PER NAIL; THENCE RUN S 0°14'00" E, 162.89 FEET TO A SET 1/2" REBAR GNC CAP CAG0356;
THENCE RUN S 8°14'00" W, 517.70 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL LIES AND BEING SITUATED IN THE NORTH HALF OF SECTION 33, T-14-N, R-6-E,
MONTGOMERY COUNTY, ALABAMA; AND CONTAINS 4.13 ACRES (183,023.57) MORE OR LESS.

STATE OF ALABAMA)
MONTGOMERY COUNTY)
The undersigned, Capitol Plaza Associates, LLC, an Alabama limited liability company, owner of the property
shown hereunto, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map, and
adopts and approves said instrument on this _____ day of _____, 2022.

CAPITOL PLAZA ASSOCIATES, LLC
By: _____
Its: _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, a Notary Public in and for said State and County, hereby certify that: _____ whose
name is _____ of Capitol Plaza Associates, LLC, is signed to the
foregoing instrument and who is known to me, acknowledged before me on the day that, being informed of
the contents of said instrument, as such officer and with full authority, executed the same voluntarily for
and as the act of said limited liability company.

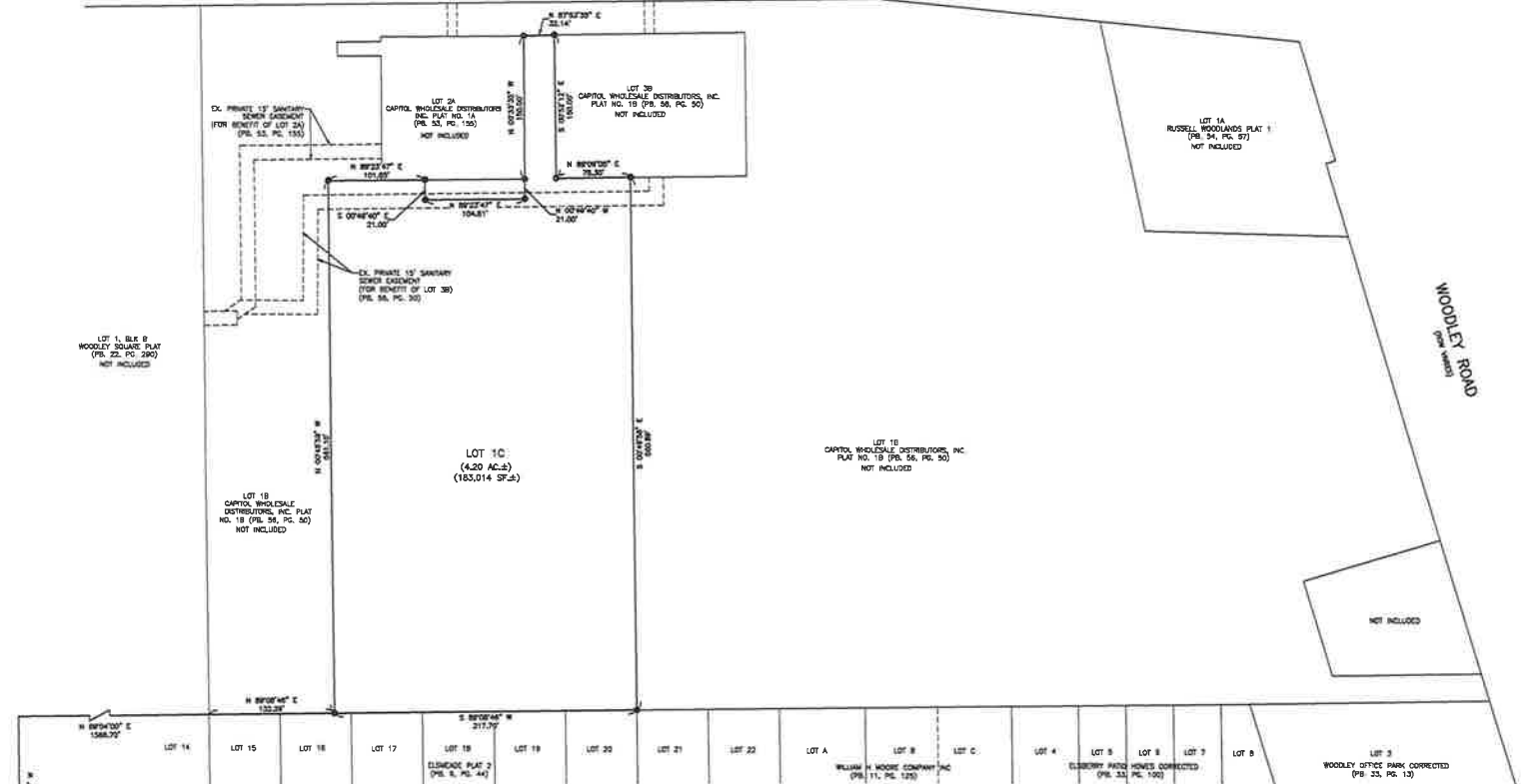
Given under my hand and seal on this _____ day of _____, 2022.
NOTARY PUBLIC
My Commission Expires: _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, Shawn Yuhaz, a registered Land Surveyor in Montgomery, Alabama, hereby state that all parts of this
survey and drawing have been completed in accordance with the current requirements of the Standards of
Practice for Surveying in the state of Alabama, to the best of my knowledge, information and belief.

Shawn Yuhaz, PLS REG 31152-5 Date _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)
This plat was submitted to the City Planning Commission of Montgomery, Alabama, on February 24, 2022,
and is approved according to the Code of Alabama 15-3-32.

Thomas M. Tynes, Jr.
Executive Secretary Date _____



NOTES:
Alabama Power Company and/or Dale Electric Cooperative is granted the right to construct, install, operate and maintain its facilities, including all
conductors, cables, transformers and other appliances necessary to the operation thereof, within a ten (10) foot wide easement along that portion of
each lot abutting a dedicated street and any other utility easement shown, for the underground transmission and distribution of electric power
together with all the rights and privileges necessary or convenient for the full enjoyment of use thereof, including the right of ingress and egress and
together with all the rights and privileges necessary for installation, replacement, repair and removal thereof, and also the right to cut and keep clear all
trees, undergrowth, shrubs, rocks and other growths, and to lay clear any and all obstructions or structures of whatever character or kind, under and
above said facilities. Also included in the rights granted herein is the right to install service laterals running from said ten (10) foot wide easement to the
dwellings or buildings constructed on the lots within this plat.
All utility and private access easements shown hereon, if any, are for the use of any utility which may require them. These easements include the
right of ingress and egress for maintenance of the property, facilities and appurtenances included therein.
All private drainage easements shown hereon, if any, are for surface drainage as indicated and are to be maintained on each lot by that lot property
owner. No lot owner shall fill, divert or otherwise impede the flow of water across, along and/or under said private drainage easements. Installation
or removal of any structure in these easements are not the responsibility of the City or County of Montgomery, Alabama.
All easements or rights of way, utility, private drainage and private access easements, shown on this plat, if any, are hereby dedicated to the City
and/or County of Montgomery, Alabama, for public use. These dedicated easements or right of way include the rights of ingress and egress by City
and/or County employees for maintenance of the property included within the easements or right of way. No permanent structure may be placed or
erected on any part of these easements or right of way.
Easements for sanitary sewer and water mains shown hereon, if any, or if not previously dedicated, are hereby dedicated to the Water Works and
Sanitary Sewer Board of the City of Montgomery, Alabama. Its successors and assigns, for ingress and egress in the installation and maintenance of
sanitary sewer lines and water lines and their appurtenances. No permanent structure may be placed or erected on any part of these easements.
Streets shown hereon, if not previously dedicated, are hereby dedicated for dedication to public use.



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 20

3. 9148 **PRESENTED BY:** Michael J Williford PLS

REPRESENTING: Donald Hawthorne

SUBJECT: Request final approval of Donald Hawthorne Plat No. 1 located on the east side of Cooper Road, approximately 1,100 ft. south of East McLean Road, in AGR-1 (Residential Agriculture) and FH (Flood Hazard) Zoning Districts.

REMARKS: This plat creates three (3) lots. Lot 1 (1.52 acres) has 292.30 ft. of frontage along Cooper Road and a depth of 227 ft. Lot 2 (1.52 acres) has 234.78 ft. of frontage along Cooper Road and a depth of 225.92 ft. Lot 3 (7.18 acres) has 53 ft. of frontage along Cooper Road and has a depth of 219.60 ft. Lot 1 has a 30 ft. private access easement along the north property line for access to adjoining property. Lots 2 and 3 have a 30 ft. private access easement along the south property line of Lot 2 and the north property line of Lot 3 for access to adjoining property. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION 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.

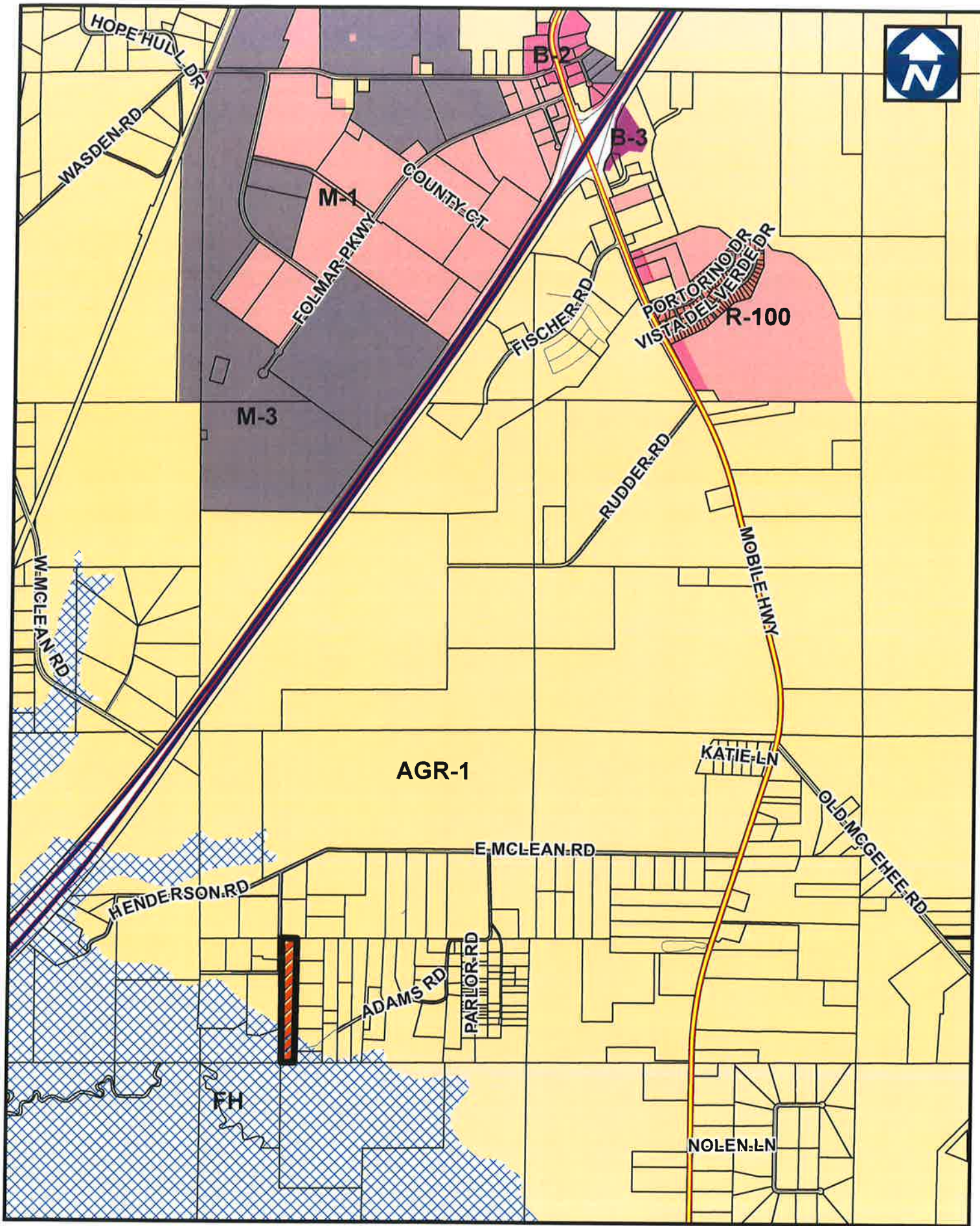
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 2,000 feet

SUBJECT PROPERTY



ITEM NO. 3A

DONALD W. HAWTHORNE PLAT NO. 1

PLAT OF LOTS 1, 2 and 3 LOCATED IN THE SW
1/4 OF SECTION 33 T-15-N, R-17-E
MONTGOMERY COUNTY, ALABAMA

SCALE 1"=200'
BASIS OF BEARING
GPS OBSERVATION
AL EAST ZONE
N.A.D 1983

STATE OF ALABAMA
MONTGOMERY COUNTY

"I Michael J. Williford hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief." According to my Survey this the 4th day of February, 2022.

Michael J. Williford

Michael J. Williford
AL. Lic. No. 21185



STATE OF ALABAMA
MONTGOMERY COUNTY

"I DONALD D. HAWTHORNE owner shown on the plat, does hereby join in and sign the foregoing Surveyor's Certificate and adopt this Plat as true and correct, this the ____ day of _____, 2022.

DONALD W. HAWTHORNE

DATE

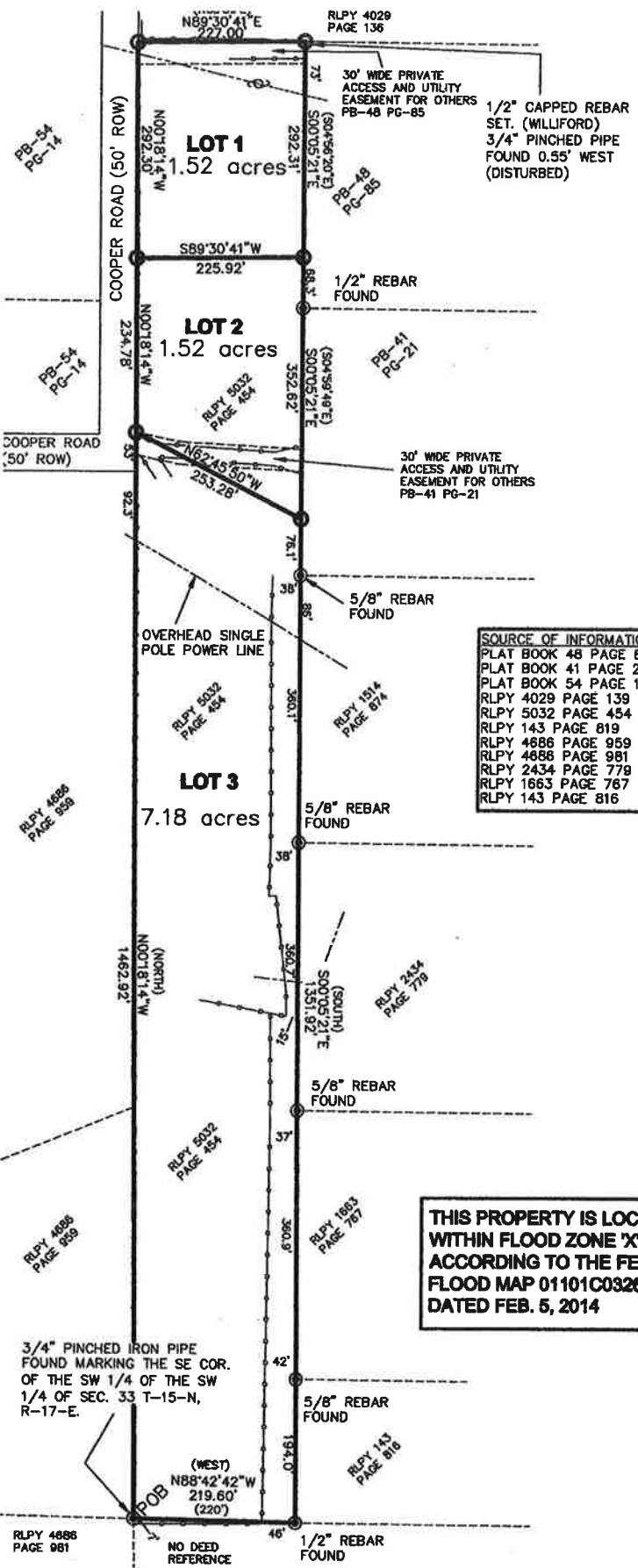
STATE OF ALABAMA
MONTGOMERY COUNTY

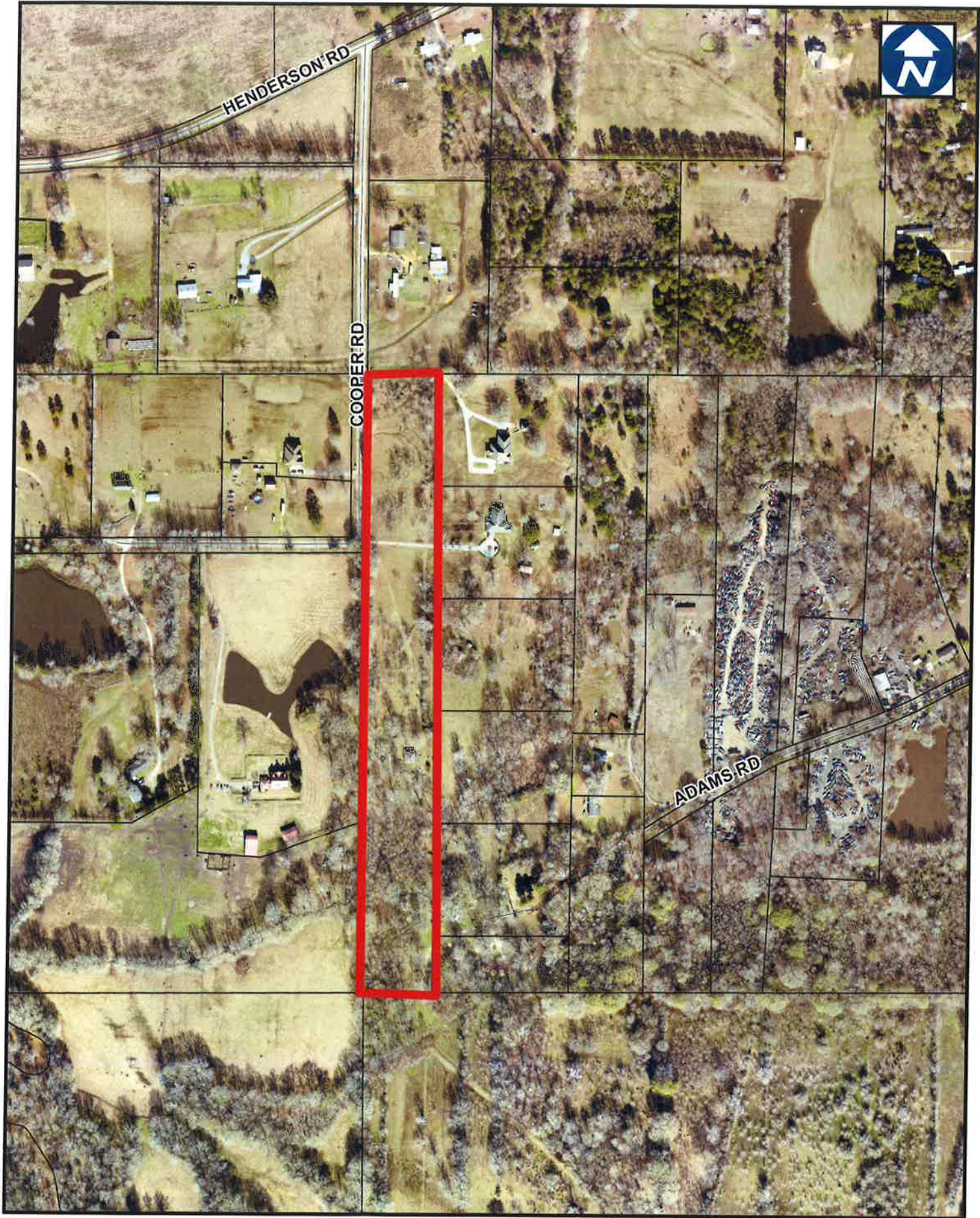
I, _____ the undersigned authority, a Notary Public in and for the State at Large hereby certify that DONALD W. HAWTHORNE, whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, acknowledged before me on this day that being informed of the contents of said Certificate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

Given under my hand and official seal this the ____ day of _____ 2022.

NOTARY PUBLIC

My commission Expires _____





PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 30

4. RZ-2022-003 **PRESENTED BY:** Laina Costanza

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land containing 2.12 acres located on the west side of Watson Circle, approximately 400 ft. south of Atlanta Highway, from a B-3 (Commercial) Zoning District to an R-100 (Single-Family Residential) Zoning District.

REMARKS: The intended use for this property is single-family residential. The adjacent property has R-100 (Single-Family Residential) to the west and south, and B-3 (Commercial) zoning to the north and east. The Envision Montgomery 2040 Comprehensive Plan recommends ‘Residential Low Intensity’.

Department of Planning Comment(s): No Objection to the proposed rezoning request. The future proposed rezoning is consistent with the Envision Montgomery 2040 Comprehensive Plan and Future Land Use Map and Development Character Area Prescriptions, under Intent, Primary Uses and Secondary Uses Tables..

CITY COUNCIL DISTRICT: 1

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)

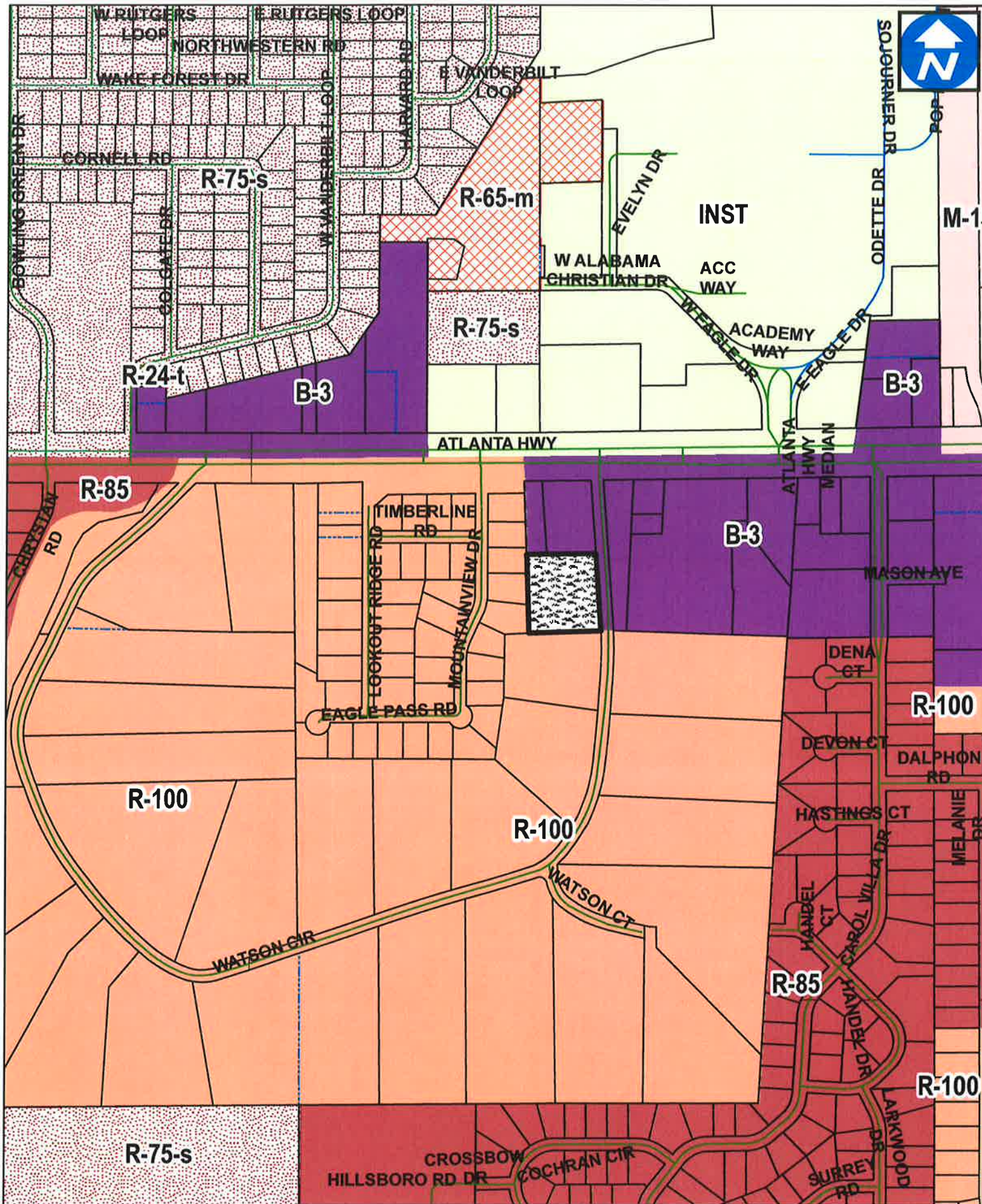
SECONDARY USES

- ★ 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 = 500 feet

SUBJECT PROPERTY



Item No

4B



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. RZ-2022-002 **PRESENTED BY:** Troy L. Blevins

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located on the north side of West Second Street, approximately 300 ft. east of Forest Avenue, from an O-1 (Office) Zoning District to a B-1-b (Central Business) Zoning District. (1721 West Second Street)

REMARKS: The intended use for this property is mixed use (commercial and residential). The adjacent property has O-1 (Office) zoning to the east and west, B-2 (Commercial) zoning to the south, and I-85 to the north. The Envision Montgomery 2040 Comprehensive Plan recommends 'Traditional Neighborhood'.

Department of Planning Comment(s): No objection to the proposed rezoning request. The Envision Montgomery 2040 Comprehensive Plan Future Land Use Map is not correct. From an aerial view land uses appear to be residential, but all are office and business uses with very little residential. The proposed B-1-b mixed use zoning is an appropriate land use for this area.

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: _____

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

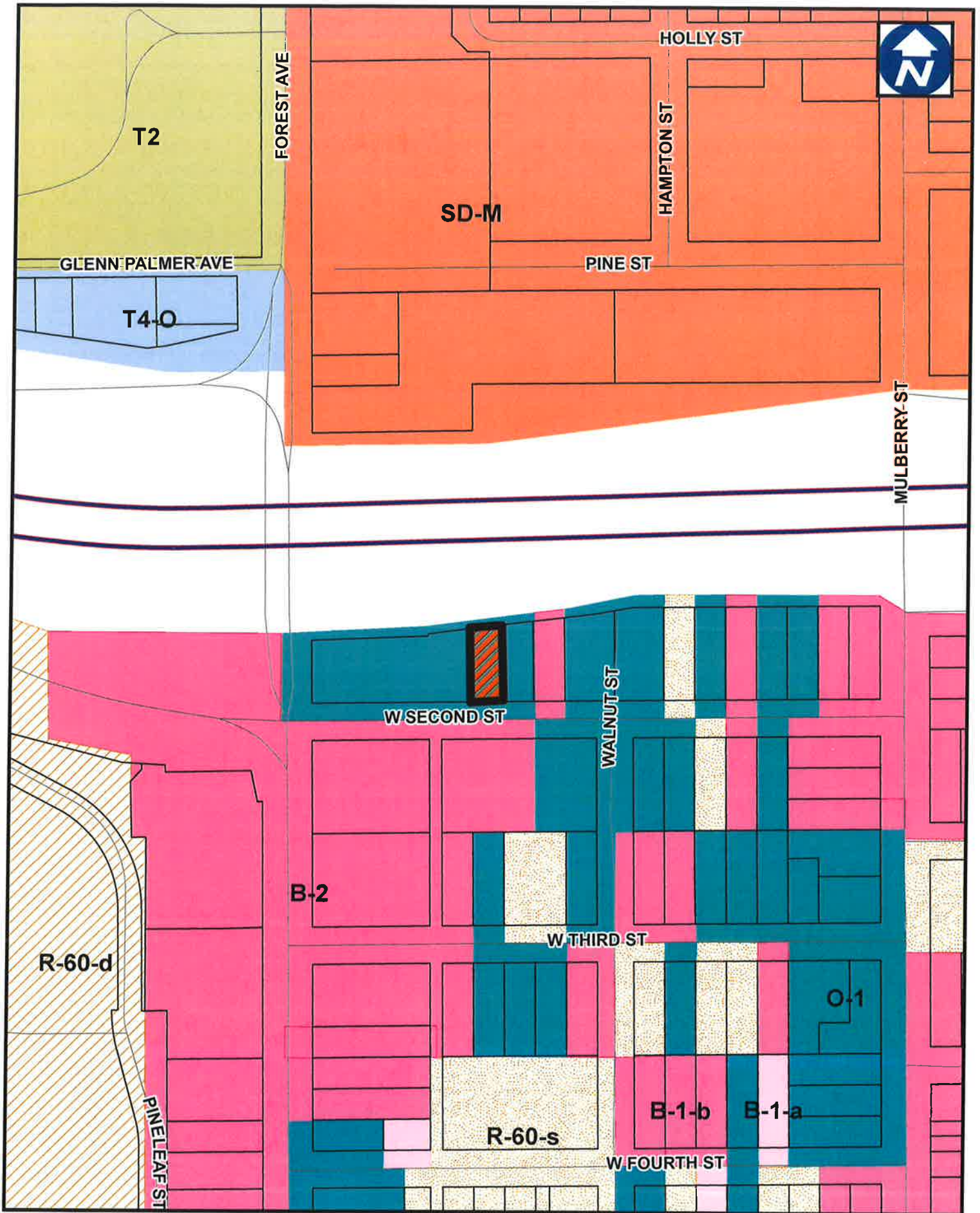
- ★ Small-format Commercial
- ★ Civic / Institutional
- ★ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 2.5 stories
Building Form	Variety of building types and sizes attached and freestanding
Building Setback	10 - 30 feet (generally consistent within a block)
Streets	Small, grid like blocks with a high degree of street connectivity

Transportation	Walking, biking, transit, automobile
Parking	On-street and private off-street (both alley-loaded and front-loaded driveways / garages)
Open Spaces	Pocket parks within neighborhoods, connections to schools and community parks



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5B



REZONING REQUEST
1 inch = 50 feet

SUBJECT PROPERTY 

ITEM NO. 5C

6. 9145 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Douglas Isaacson

SUBJECT: Request final approval of Isaacson Plat No. 4 located at the northeast corner of Ray Thorington Road and Wisdomwood Road in a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (6.93 acres) has 453.20 ft. of frontage along Ray Thorington Road and 787.52 ft. of frontage along Wisdomwood Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

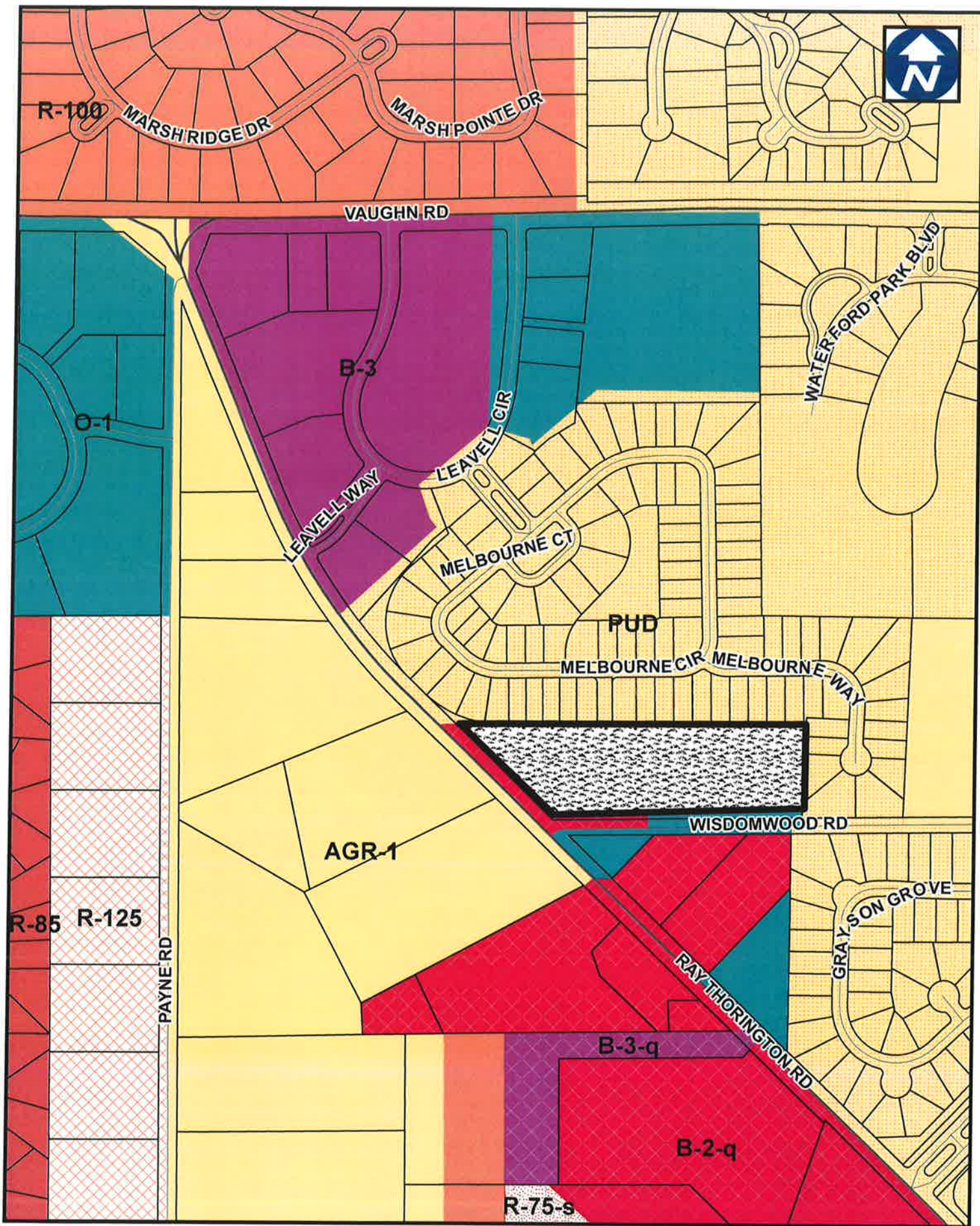
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY

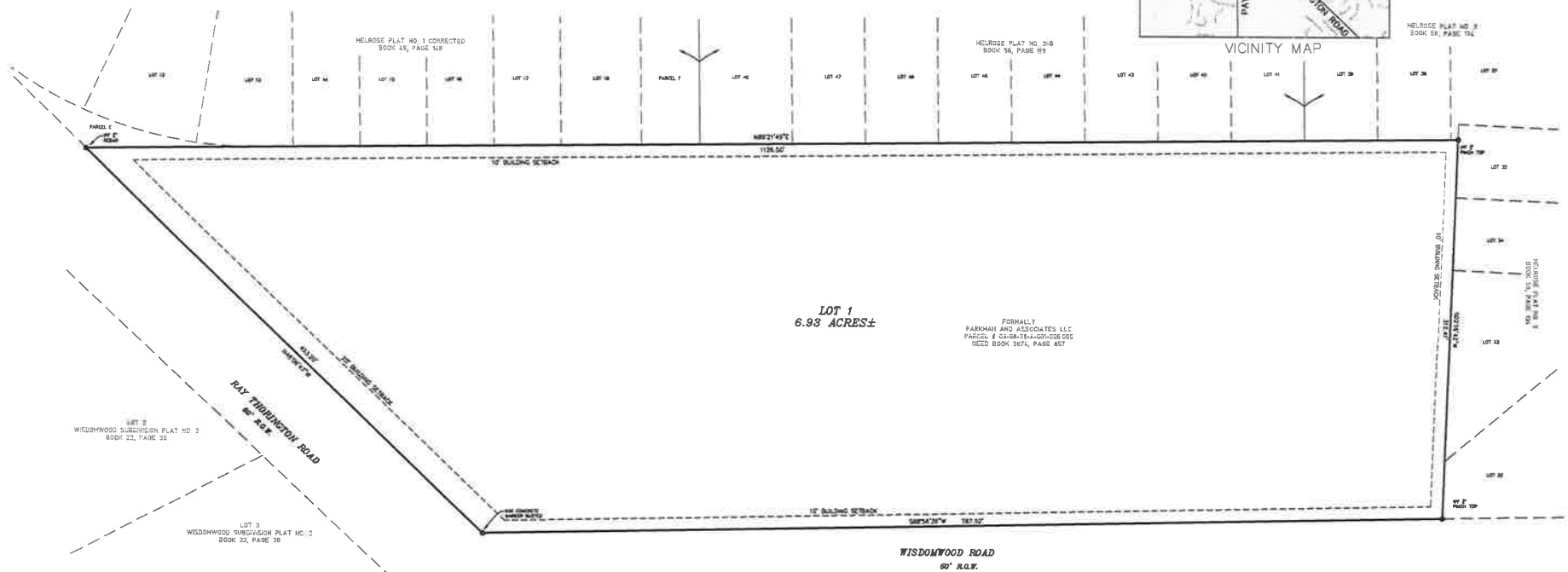


ITEM NO. 6A

LB

ISAACSON PLAT NO. 4

UNPLATED LANDS LYING IN SECTION 28, T-16-N,
R-19-E, MONTGOMERY COUNTY, ALABAMA.



LOT 1
6.93 ACRES±

FORMALLY
PARKHALL AND ASSOCIATES LLC
PARCEL # C8-08-18-A-001-00000
DEED BOOK 9674, PAGE 857

NOTES

- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
- ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE DRAINAGE, PRIVATE SANITARY SEWER AND WATER MAIN ACCESS EASEMENTS SHOWN HEREON ARE HEREBY TENDERED FOR DEDICATION TO THE TOWN OF PINE ROAD, ALABAMA FOR PUBLIC USE. THESE DEDICATED EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY THE TOWN OF PINE ROAD EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
- EASEMENTS FOR WATER MAINS, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED ON ANY PART OF THESE EASEMENTS.
- QUADRICS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL LOTS HAVE IRON PINE INSTALLED AT CORNERS.

SURVEYORS CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, ACCORDING TO MY SURVEY THIS THE ____ DAY OF ____ 2022.

BRADLEY W. FLOWERS, PLS.
ALABAMA LICENSE NO. 31632

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: _____
THOMAS H. TYSON, JR., EXECUTIVE SECRETARY

OWNER'S CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY)

THE UNDERSIGNED, DOUGLAS C. ISAACSON, MANAGER OF 297 RAY THORNTON, LLC, OWNER OF THE PROPERTY AS SHOWN, HEREBY GIVES MY BEST KNOWLEDGE AND BELIEF TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT ON THIS THE ____ DAY OF ____ 2022.

STATE OF ALABAMA
MONTGOMERY COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT DOUGLAS C. ISAACSON, MANAGER OF 297 RAY THORNTON, LLC, OWNER OF THE PROPERTY AS SHOWN ABOVE IS SOLELY TO ME, AS AUTHORIZED AGENT AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY AND AS THE ACT OF SAID LIMITED LIABILITY COMPANY AS OF THE DATE HEREOF.

GIVEN UNDER MY HAND THIS ____ DAY OF ____ 2022.

NOTARY PUBLIC _____ BY COMMISSION EXPIRES _____

LEGEND

- MAPLETYPE SYMBOL BEARING / DISTANCE
- PROPERTY CORNER FOUND
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPERTY CORNER SET (AS NOTED)



FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 357288 MONTGOMERY, AL 36107
PH 204-356-7600 FAX 204-356-1211



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 60C

7. 9146 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Patel Group, Inc.

SUBJECT: Request final approval of Patel Group Plat No. 1 located on the east side of Norman Bridge Road at the east end of Hyundai Boulevard in B-2-Q (Commercial-Qualified) and M-1-Q (Light Industrial-Qualified) and Zoning Districts.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (5.00 acres) has 519 ft. of frontage along Norman Bridge Road and a depth of 514.47 ft. There is a proposed new street (Hyundai Crossing Way, 60 ft. ROW) that was approved with a previous plat. 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.

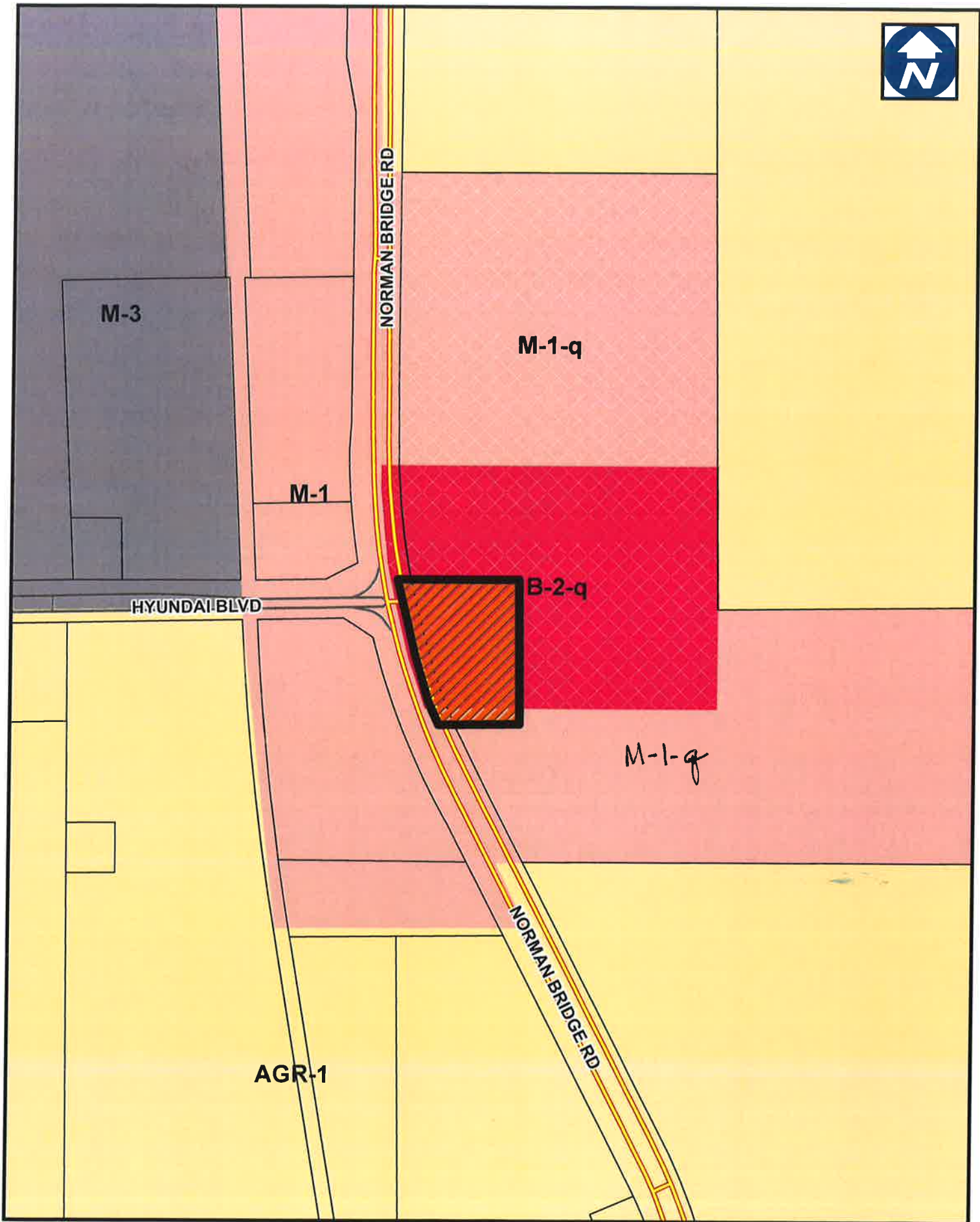
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 7A

PATEL GROUP PLAT NO. 1

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 18, T-15-N, R-18-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP



NAD 83 ALABAMA STATE PLANE EAST ZONE

HYUNDAI BOULEVARD
(RIGHT OF WAY WIDTH VARIES)

SE-MO INVESTMENTS, INC

NORMAN BRIDGE ROAD
(RIGHT OF WAY WIDTH VARIES)

HYUNDAI CROSSING WAY
(60' RIGHT OF WAY WIDTH)

30 FOOT WIDENING AND CORNER EASEMENT
GRANTED TO THE UNIVERSITY OF ALABAMA IN
BOOK 2022 AT PAGE 227 AS RECORDED IN THE
OFFICE OF THE JUDGE OF PROBATE OF
MONTGOMERY COUNTY, ALABAMA

LOT 1
(5.00 ACRES ±)

FRANK THOMAS III

FRANK THOMAS III

LEGEND

N47°35'01"E 601.00' BEARING / DISTANCE

RF 1/4" = 100' IRON PIN FOUND (AS NOTED)

REDACTED PROPERTY LINE

ADJACENT PROPERTY LINE

APPROVAL OF MONTGOMERY COUNTY ENGINEER

THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE MONTGOMERY COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA.

GEORGE C. SPEARS
MONTGOMERY COUNTY ALABAMA

OWNER'S CERTIFICATE

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED, OWNER OF THE PROPERTY AS SHOWN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT ON THIS THE ____ DAY OF ____ 2022.

BY: _____
ITS: _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT OWNER OF THE PROPERTY AS SHOWN ABOVE IS SIGNER TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS KNOWN TO ME, AS DESCRIBED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID SURVEYOR'S CERTIFICATE, PLAT AND MAP, HE, AS SAID AUTHORIZED AGENT AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID LIMITED LIABILITY COMPANY AS OF THE DATE HEREOF.

GIVEN UNDER MY HAND THIS ____ DAY OF ____ 2022.

(SEAL)
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, ACCORDING TO MY SURVEY THIS THE ____ DAY OF ____ 2022.

BRADLEY W. FLOWERS, PLS
ALABAMA LICENSE NO. 31833

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 11-55-22.

BY: THOMAS M. TYSON, JR., EXECUTIVE SECRETARY

GRAPHIC SCALE



(IN 1/4")
1 inch = 40 ft.

FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 27246, MONTGOMERY, AL 36129
PH: 334.366.1400 - FAX: 334.366.1274



NORMAN BRIDGE RD

HYUNDAI BLVD

NORMAN BRIDGE RD



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. 9147 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: T Square LLC

SUBJECT: Request final approval of Dalton Cove at Taylor Lakes Plat No. 1 located on the west side of Taylor Lakes Parkway, approximately 200 ft. north of Chardin Drive, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 53 lots for residential use. There are 9, 70 ft. lots, and 44, 60 ft. lots. These lots will be developed with 20 ft. front and rear yards, 5 ft. side yards, and 10 ft. street side yards. There are three (3) new streets proposed. Street A (50 ft. ROW) runs north off Taylor Lakes Parkway and will eventually make a complete loop. Street B (50 ft. ROW) runs south and forms a cul-de-sac off Street A two blocks north of Taylor Lakes Parkway. Street C (50 ft. ROW) runs west off Street A and forms a cul-de-sac one block north of Taylor Lakes Parkway. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 6

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.

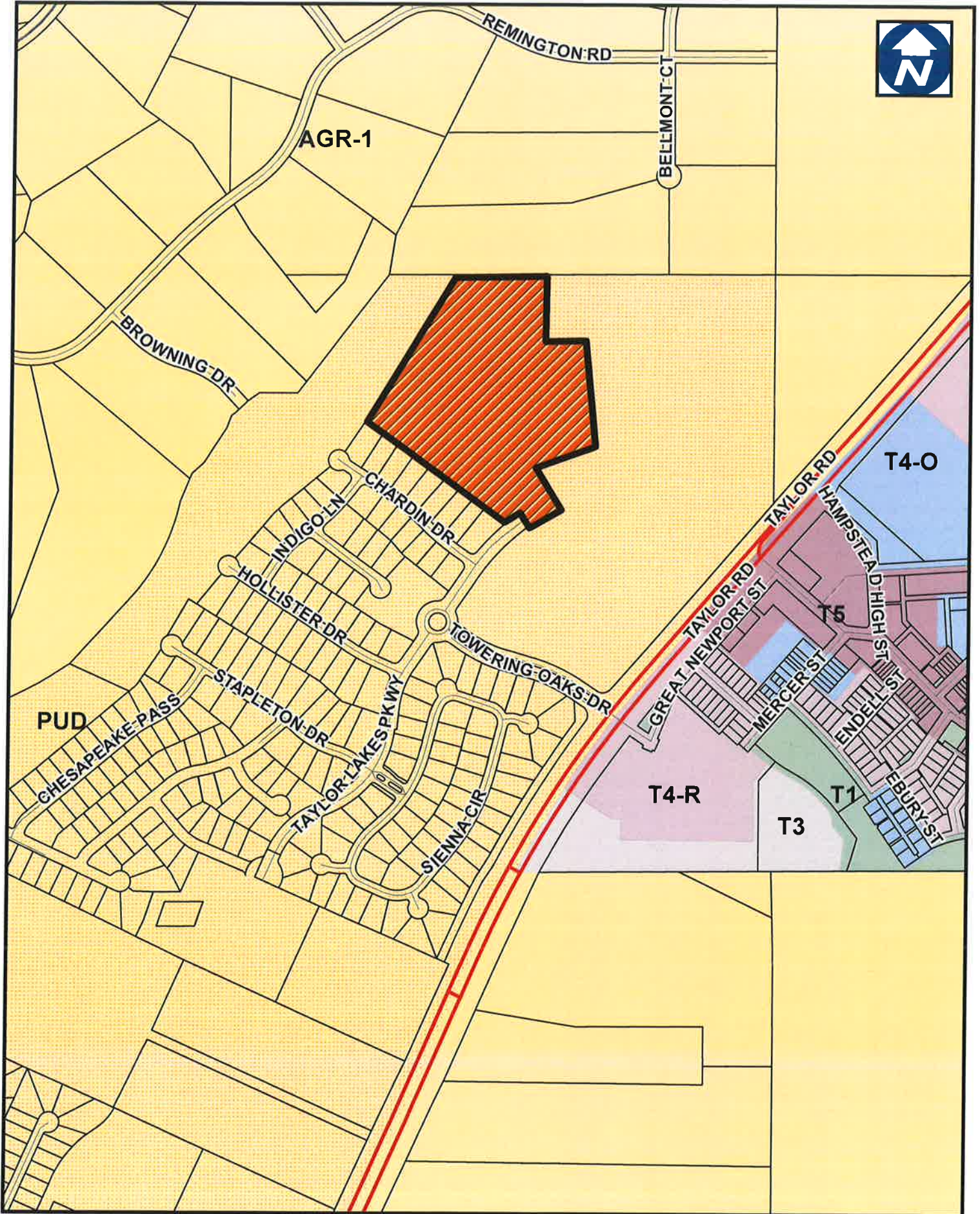
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 8A

88

DALTON COVE AT TAYLOR LAKES PLAT NO. 1

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER OF SECTION 9, T-15-N., R-12-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP

OWNER'S CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT THE UNDERSIGNED, OWNER OF THE PROPERTY AS SHOWN ABOVE IS BOUND TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAN AND MAP AND HERETOBY APPROVES SAID PLAN ON THIS THE ____ DAY OF _____, 2022.

BY: _____
ITS: _____

STATE OF ALABAMA
MONTGOMERY COUNTY
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN CAREFULLY RE-examined AND ARE IN ACCORDANCE WITH THE SURVEY REGULATIONS OF THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ACCORDING TO MY SURVEY THIS THE ____ DAY OF _____, 2022.

NOTARY PUBLIC
BY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY
I, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN CAREFULLY RE-examined AND ARE IN ACCORDANCE WITH THE SURVEY REGULATIONS OF THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF ACCORDING TO MY SURVEY THIS THE ____ DAY OF _____, 2022.

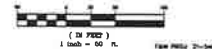
BRADLEY B. FLOWERS, P.E.
ALABAMA LICENSE NO. 1422

THE MONTGOMERY CITY PLANNING COMMISSION

THIS PLAN WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 17-22-22.

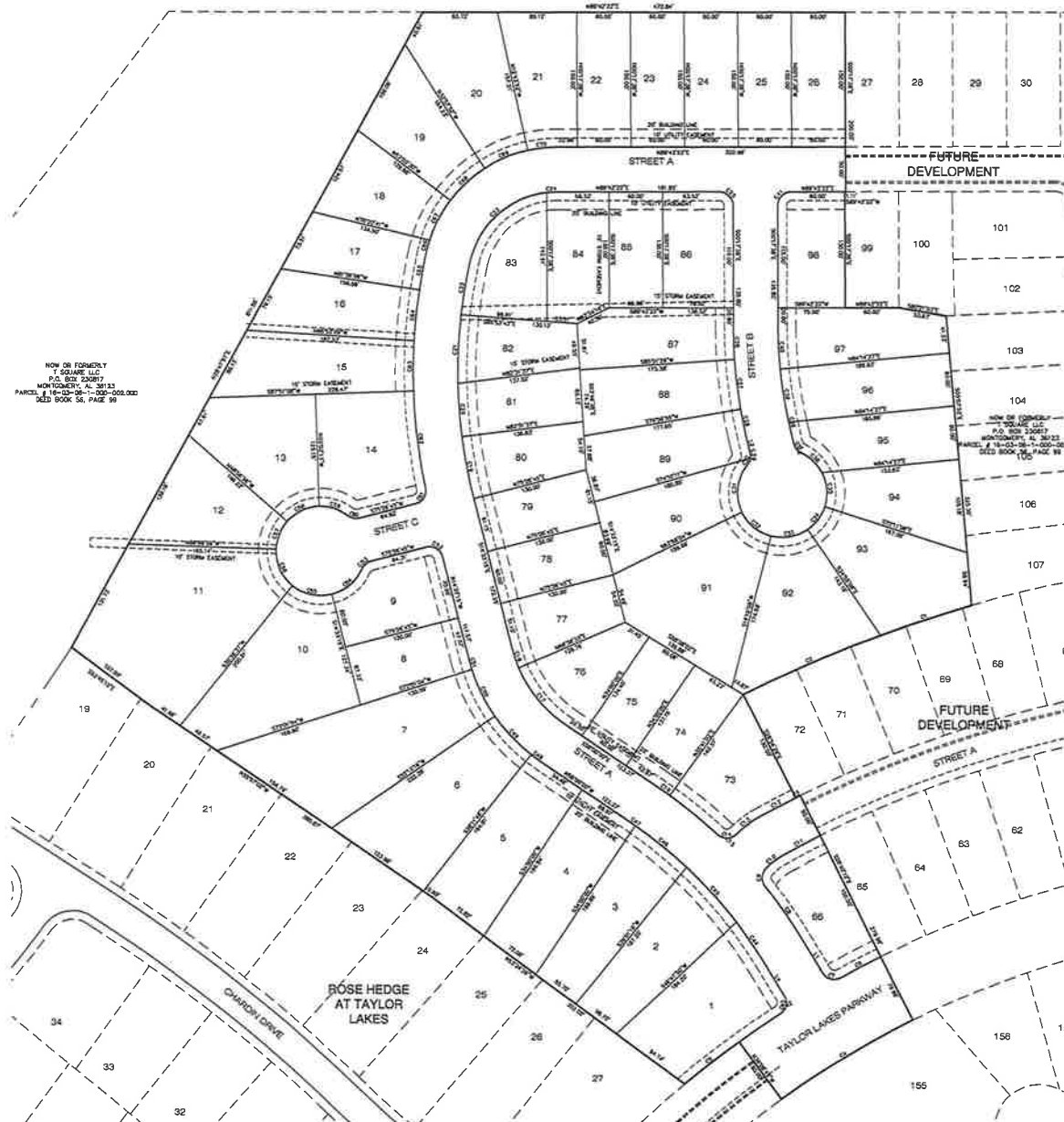
BY: THOMAS H. THOMAS, JR., EXECUTIVE SECRETARY

GRAPHIC SCALE



FLOWERS & WHITE
ENGINEERS, INC.
PO BOX 23146 MOBILE, ALABAMA 36621
TEL: 334.334.7900 FAX: 334.344.2311

NOW OR FORMERLY
PAUL D. AND CYNTHIA A. BORG
4333 BELMONT CT.
MONTGOMERY, AL 36116
PARCEL # 16-00-26-1-002-002.002
DEED BOOK 56, PAGE 99



NOW OR FORMERLY
T SQUARE LLC
P.O. BOX 220817
MONTGOMERY, AL 36133
PARCEL # 16-00-26-1-002-002.002
DEED BOOK 56, PAGE 99

SURVEY NOTES

1. DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE, THE SUBJECT PROPERTY MAY BE MAY NOT BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR NOT RECORDED.

LINE	BEARING	DISTANCE	AREA
1	N 89° 12' 00" E	100.00	100.00
2	S 89° 12' 00" E	100.00	100.00
3	S 89° 12' 00" E	100.00	100.00
4	N 89° 12' 00" E	100.00	100.00
5	N 89° 12' 00" E	100.00	100.00
6	S 89° 12' 00" E	100.00	100.00
7	S 89° 12' 00" E	100.00	100.00
8	N 89° 12' 00" E	100.00	100.00
9	S 89° 12' 00" E	100.00	100.00
10	S 89° 12' 00" E	100.00	100.00
11	N 89° 12' 00" E	100.00	100.00
12	S 89° 12' 00" E	100.00	100.00
13	S 89° 12' 00" E	100.00	100.00
14	N 89° 12' 00" E	100.00	100.00
15	S 89° 12' 00" E	100.00	100.00
16	S 89° 12' 00" E	100.00	100.00
17	N 89° 12' 00" E	100.00	100.00
18	S 89° 12' 00" E	100.00	100.00
19	S 89° 12' 00" E	100.00	100.00
20	N 89° 12' 00" E	100.00	100.00
21	S 89° 12' 00" E	100.00	100.00
22	S 89° 12' 00" E	100.00	100.00
23	N 89° 12' 00" E	100.00	100.00
24	S 89° 12' 00" E	100.00	100.00
25	S 89° 12' 00" E	100.00	100.00
26	N 89° 12' 00" E	100.00	100.00
27	S 89° 12' 00" E	100.00	100.00
28	S 89° 12' 00" E	100.00	100.00
29	N 89° 12' 00" E	100.00	100.00
30	S 89° 12' 00" E	100.00	100.00
31	S 89° 12' 00" E	100.00	100.00
32	N 89° 12' 00" E	100.00	100.00
33	S 89° 12' 00" E	100.00	100.00
34	S 89° 12' 00" E	100.00	100.00
35	N 89° 12' 00" E	100.00	100.00
36	S 89° 12' 00" E	100.00	100.00
37	S 89° 12' 00" E	100.00	100.00
38	N 89° 12' 00" E	100.00	100.00
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41	N 89° 12' 00" E	100.00	100.00
42	S 89° 12' 00" E	100.00	100.00
43	S 89° 12' 00" E	100.00	100.00
44	N 89° 12' 00" E	100.00	100.00
45	S 89° 12' 00" E	100.00	100.00
46	S 89° 12' 00" E	100.00	100.00
47	N 89° 12' 00" E	100.00	100.00
48	S 89° 12' 00" E	100.00	100.00
49	S 89° 12' 00" E	100.00	100.00
50	N 89° 12' 00" E	100.00	100.00
51	S 89° 12' 00" E	100.00	100.00
52	S 89° 12' 00" E	100.00	100.00
53	N 89° 12' 00" E	100.00	100.00
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58	S 89° 12' 00" E	100.00	100.00
59	N 89° 12' 00" E	100.00	100.00
60	S 89° 12' 00" E	100.00	100.00
61	S 89° 12' 00" E	100.00	100.00
62	N 89° 12' 00" E	100.00	100.00
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64	S 89° 12' 00" E	100.00	100.00
65	N 89° 12' 00" E	100.00	100.00
66	S 89° 12' 00" E	100.00	100.00
67	S 89° 12' 00" E	100.00	100.00
68	N 89° 12' 00" E	100.00	100.00
69	S 89° 12' 00" E	100.00	100.00
70	S 89° 12' 00" E	100.00	100.00
71	N 89° 12' 00" E	100.00	100.00
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73	S 89° 12' 00" E	100.00	100.00
74	N 89° 12' 00" E	100.00	100.00
75	S 89° 12' 00" E	100.00	100.00
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93	S 89° 12' 00" E	100.00	100.00
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100	S 89° 12' 00" E	100.00	100.00
101	N 89° 12' 00" E	100.00	100.00
102	S 89° 12' 00" E	100.00	100.00
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119	N 89° 12' 00" E	100.00	100.00
120	S 89° 12' 00" E	100.00	100.00
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122	N 89° 12' 00" E	100.00	100.00
123	S 89° 12' 00" E	100.00	100.00
124	S 89° 12' 00" E	100.00	100.00
125	N 89° 12' 00" E	100.00	100.00
126	S 89° 12' 00" E	100.00	100.00
127	S 89° 12' 00" E	100.00	100.00
128	N 89° 12' 00" E	100.00	100.00
129	S 89° 12' 00" E	100.00	100.00
130	S 89° 12' 00" E	100.00	100.00
131	N 89° 12' 00" E	100.00	100.00
132	S 89° 12' 00" E	100.00	100.00
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135	S 89° 12' 00" E	100.00	100.00
136	S 89° 12' 00" E	100.00	100.00
137	N 89° 12' 00" E	100.00	100.00
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141	S 89° 12' 00" E	100.00	100.00
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143	N 89° 12' 00" E	100.00	100.00
144	S 89° 12' 00" E	100.00	100.00
145	S 89° 12' 00" E	100.00	100.00
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153	S 89° 12' 00" E	100.00	100.00
154	S 89° 12' 00" E	100.00	100.00
155	N 89° 12' 00" E	100.00	100.00
156	S 89° 12' 00" E	100.00	100.00

LINE	BEARING	DISTANCE
1	N 89° 12' 00" E	100.00
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35	S 89° 12' 00" E	100.00
36	S 89° 12' 00" E	100.00
37	N 89° 12' 00" E	100.00
38	S 89° 12' 00" E	100.00
39	S 89° 12' 00" E	100.00
40	N 89° 12' 00" E	100.00
41	S 89° 12' 00" E	100.00
42	S 89° 12' 00" E	100.00
43	N 89° 12' 00" E	100.00
44	S 89° 12' 00" E	100.00
45	S 89° 12' 00" E	100.00
46	N 89° 12' 00" E	100.00
47	S 89° 12' 00" E	100.00
48	S 89° 12' 00" E	100.00
49	N 89° 12' 00" E	100.00
50	S 89° 12' 00" E	100.00
51	S 89° 12' 00" E	100.00
52	N 89° 12' 00" E	100.00
53	S 89° 12' 00" E	100.00
54	S 89° 12' 00" E	100.00



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 80

9. 9149 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Ricky Patel

SUBJECT: Request preliminary approval of Silver Oaks Preliminary Overall located on the east side of Taylor Road, approximately 2,600 ft. north of Troy Highway, in an R-50 (Single-Family Residential) Zoning District.

REMARKS: This plat creates 60 lots for residential use. The typical lots are 50 ft. wide and depths range from 113.46 ft. to 195.42. There are two new streets. Street A (ROW varies) will run east off Taylor Road, approximately 900 ft. north of New Harvest Drive and will end with a 60.5 ft. radius turn around. Street B (50 ft. ROW) will run south off Street A one block east of Taylor Road and will end in a cul-de-sac. 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.

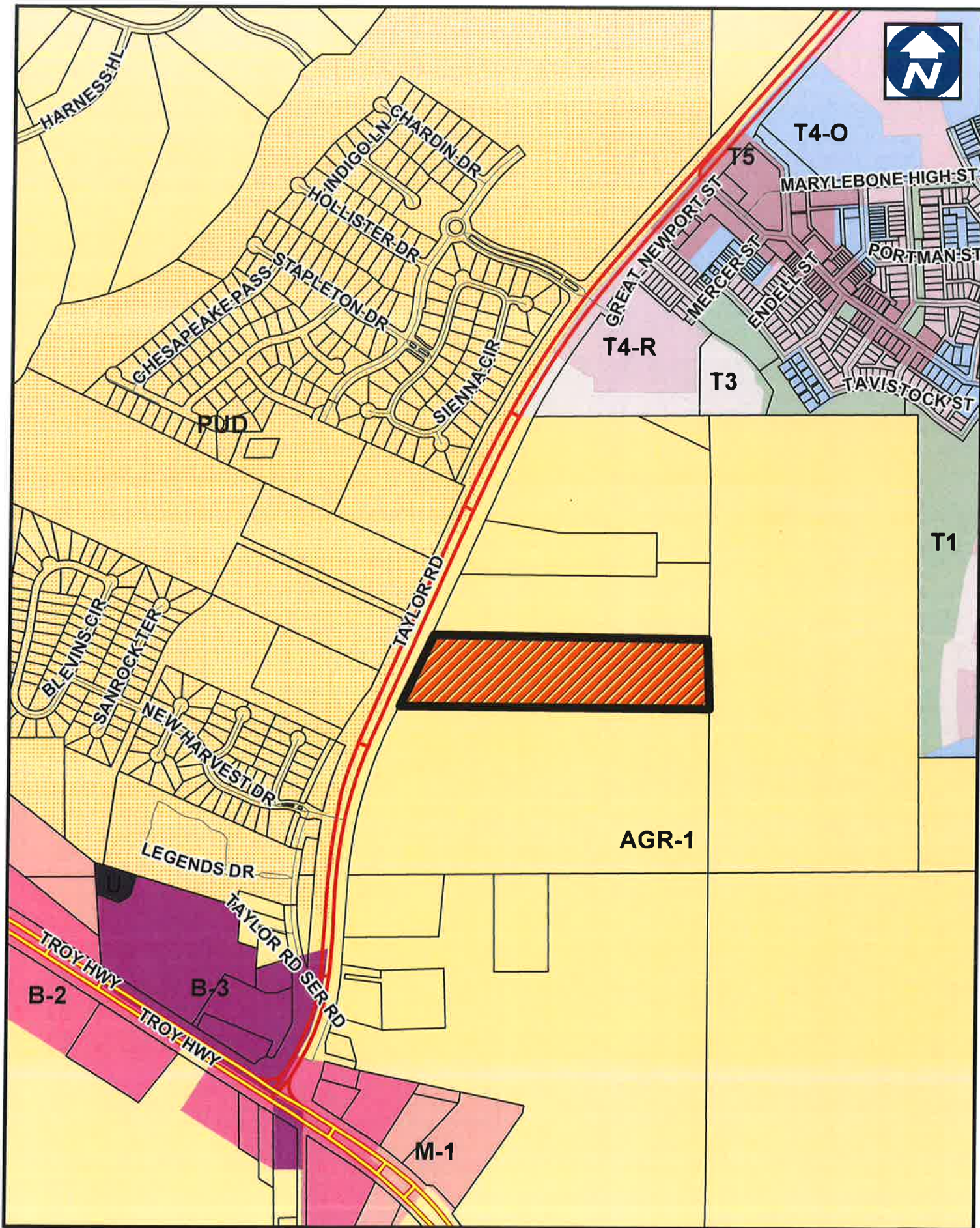
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PRELIMINARY PLAT
1 inch = 800 feet

SUBJECT PROPERTY



ITEM NO. 9A

118

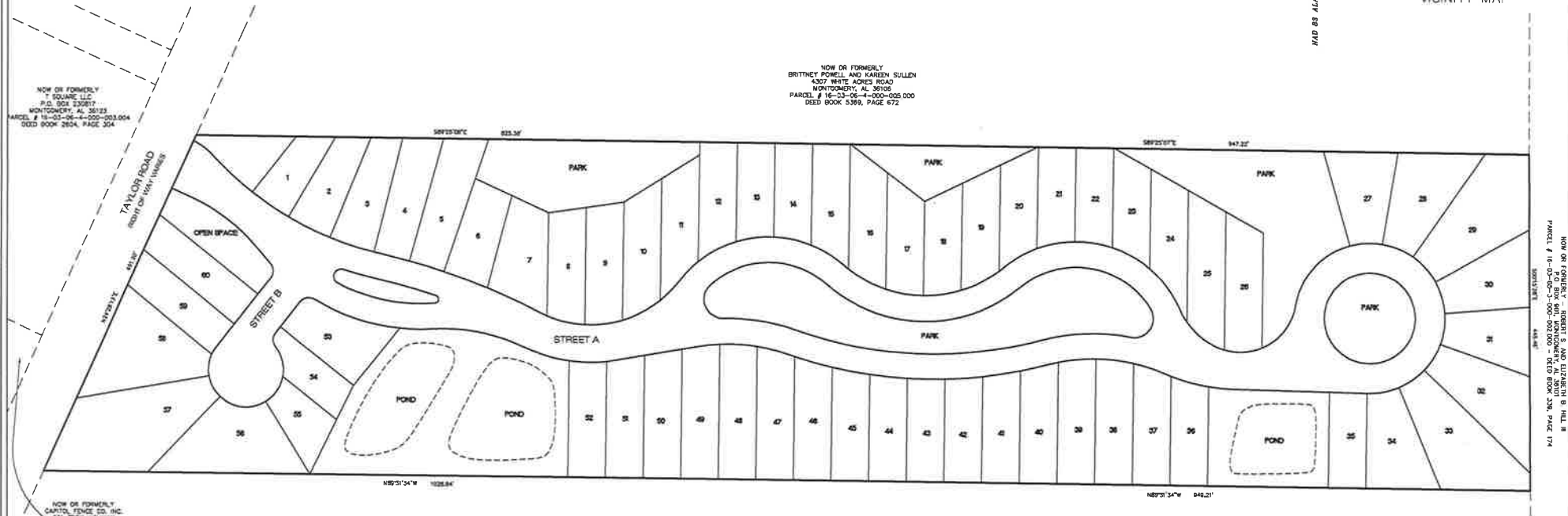
SILVER OAKS PRELIMINARY PLAT



A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 6, T-15-N, R-19-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP



NOW OR FORMERLY
F SQUARE LLC
P.O. BOX 230817
MONTGOMERY, AL 36103
PARCEL # 18-03-06-4-000-003.004
DEED BOOK 2624, PAGE 304

NOW OR FORMERLY
BRITNEY POWELL AND KAREN SULLEN
4307 WHITE ACRES ROAD
MONTGOMERY, AL 36106
PARCEL # 18-03-06-4-000-025.000
DEED BOOK 2369, PAGE 672

NOW OR FORMERLY
ROBERT S JAMES LUTHERAN B HILL M
PARCEL # 18-03-06-4-000-002.000 - DEED BOOK 236, PAGE 174

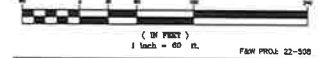
NOW OR FORMERLY
CAPTIVE FENCE CO INC
501 TROY HIGHWAY
PRUE HONOL, AL 36064
PARCEL # 18-03-06-4-000-003.002
DEED BOOK 4824, PAGE 756

NOW OR FORMERLY
LANE JONES LLC
4240 GARMICHAEL ROAD
MONTGOMERY, AL 36106
PARCEL # 18-03-06-4-000-004.000
DEED BOOK 2462, PAGE 34

LEGEND

- BEARING / DISTANCE
- IRON PIN FOUND (AS NOTED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE

GRAPHIC SCALE



FAW PROJ: 22-000

FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 221286 MONTGOMERY, AL 36126
PH 334.356.7600 - FAX: 334.346.1231



PRELIMINARY PLAT

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 90

10. 9150 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Ricky Patel

SUBJECT: Request final approval of Silver Oaks Plat No. 1 located on the east side of Taylor Road, approximately 2,600 ft. north of Troy Highway, in an R-50 (Single-Family Residential) Zoning District.

REMARKS: This plat creates 60 lots for residential use. The typical lots are 50 ft. wide and depths range from 113.46 ft. to 195.42. There are two new streets. Street A (ROW varies) will run east off Taylor Road, approximately 900 ft. north of New Harvest Drive and will end with a 60.5 ft. radius turn around. Street B (50 ft. ROW) will run south off Street A one block east of Taylor Road and will end in a cul-de-sac. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

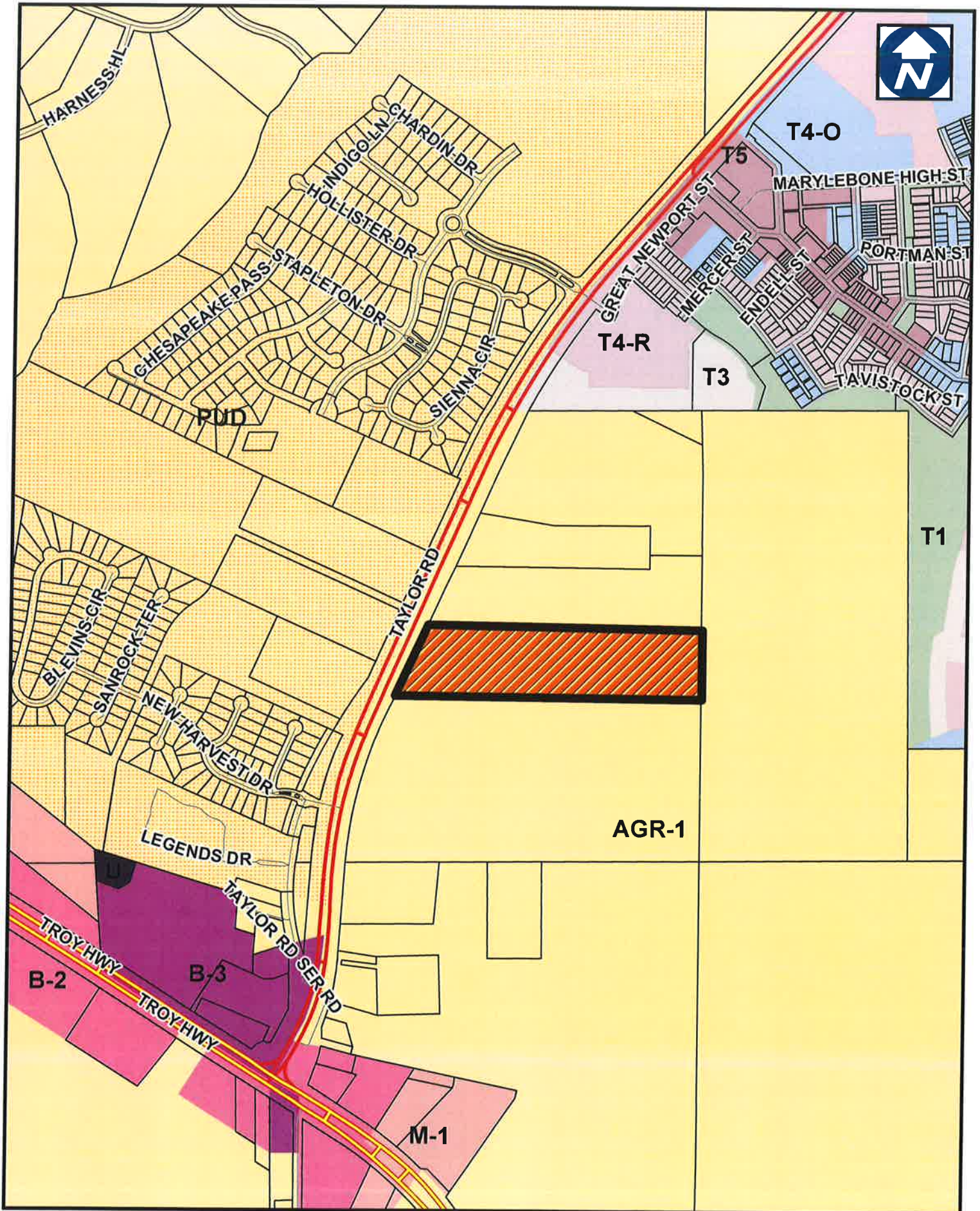
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 800 feet

SUBJECT PROPERTY



ITEM NO. 10A

SILVER OAKS PLAT NO. 1

A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 8, T-19-N, R-19-E, MONTGOMERY COUNTY, ALABAMA.

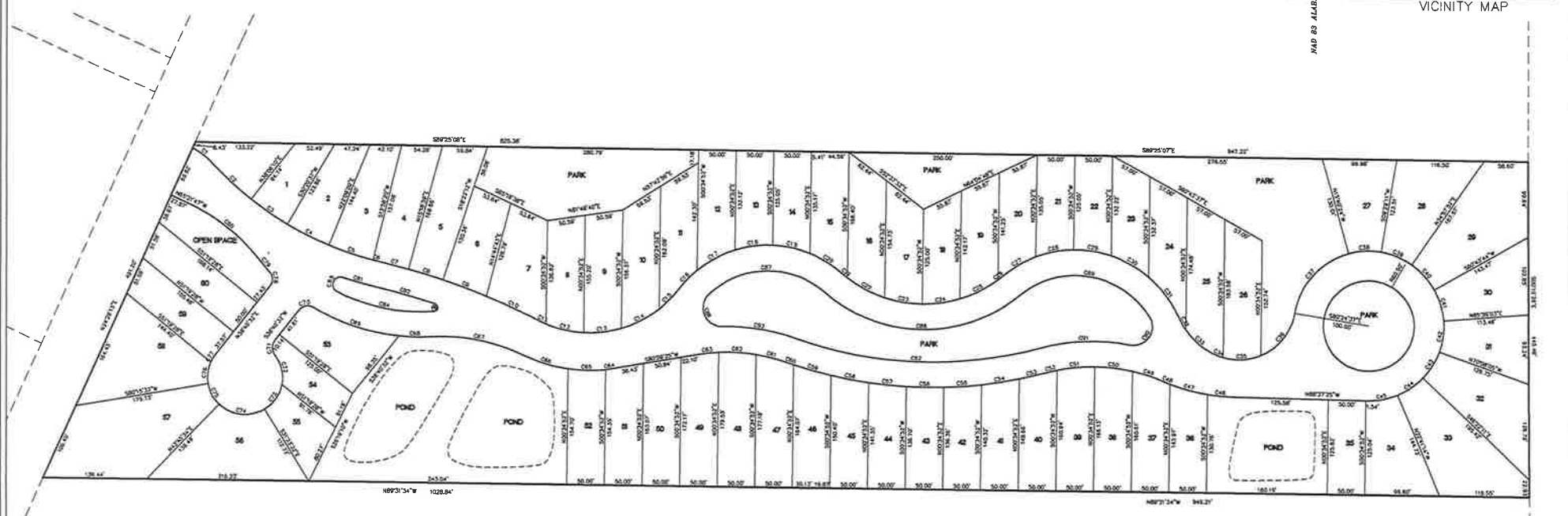


VICINITY MAP



SURVEY NOTES:

1. DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TELLER REPORT; THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR NOT RECORDED.



OWNER'S CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY)

THE UNDERSIGNED,
OWNER OF THE PROPERTY AS SHOWN, HEREBY ADOPTS AND SENDS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT ON THIS ____ DAY OF _____, 2022.

BY: _____

(STATE OF ALABAMA
MONTGOMERY COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT _____, OWNER OF THE PROPERTY AS SHOWN ABOVE IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS KNOWN TO ME AS OWNED BY SAID SURVEYOR'S CERTIFICATE, PLAT AND MAP, AS SUCH AUTHORIZED AGENT AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID LIMITED LIABILITY COMPANY AS OF THE DATE HEREBY GIVEN UNDER MY HAND THIS ____ DAY OF _____, 2022.

(SEAL)
NOTARY PUBLIC
BY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

(STATE OF ALABAMA
MONTGOMERY COUNTY)

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ACCORDING TO MY SURVEY. THIS ____ DAY OF _____, 2022.

BRADLET E. FLOWERS, PLS.
ALABAMA LICENSE NO. 31833

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 11-50-33.

BY: THOMAS M. THYSON, JR., EXECUTIVE SECRETARY

GRAPHIC SCALE



LEGEND

- BEARING / DISTANCE
- OF 1/2" REBAR
- HIGH PINK FOUND (AS NOTED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE

FLOWERS & WHITE
ENGINEERING L.L.C.
PO BOX 271248, MONTGOMERY, AL, 36103
PH 204.944.7400 FAX 204.244.1231



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 10C

11. RZ-2022-004 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Straw Source, LLC

SUBJECT: Request to two (2) lot located on the west side of Sprott Drive, approximately 2,800 ft. north of Edna Brake Lucas Drive, from an AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is light industrial/office. This property is surrounded by AGR-1 (Residential Agriculture) zoning; however there are several legal non-conforming businesses adjacent to this property to the south and west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Flex Employment'.

Land Use Comment(s): The proposed use is consistent with the Comp Plan for primary uses.

Department of Planning Comment(s):

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 5

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



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
Building Form	Large to very large footprint structures, flexible space to accommodate various users
Building Setback	30 - 50 feet (varies from lot to lot)
Streets	Varies but should accommodate truck and automobile traffic, easy access to major corridors

Transportation	Automobile, transit, potential for walking and biking
Parking	Private off-street parking lots
Open Spaces	Natural buffers between adjacent development, "Green Infrastructure" incorporated into site design

M-3



SPROTT DR

AGR-1

TANS-PL

WAREMONT CT

M-1

EDNA BRAKE LUCAS DR

B-2-c

REZONING REQUEST

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 11B



Alabama Line Inc.
 Location Centers, Inc.
 1-800-292-8525
 Call 2 working days before signing.
 It's the Law!



SHEET NUMBER
C1.0

SHEET TITLE
**PRELIMINARY
 SITE PLAN**

DATE	1-27-22
REV. 1	---
REV. 2	---
REV. 3	---
REV. 4	---

PROJECT NO. 22-055
 DRAWN BY: BWF
 CHECKED BY: BWF

A NEW COMMERCIAL DEVELOPMENT FOR:
STRAW SOURCE, LLC
 MONTGOMERY, ALABAMA



FLOWERS & WHITE
 ENGINEERING, I.C.
 100 BOX 212284 MONTGOMERY AL 36124
 TEL: 205 356 7600 FAX: 205 356 7237

11C



REZONING REQUEST
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 110

12. RZ-2022-005 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Patel Group, LLC

SUBJECT: Request to rezone one (1) parcel of land containing 5.6 acres located on the east side of Mobile Highway, approximately 600 ft. south of Coca Cola Road, from an AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is for a convenience store. The adjacent property has M-1 (Light Industrial) to the north, east and west; and AGR-1 (Residential Agriculture) to the south. The Envision Montgomery 2040 Comprehensive Plan recommends 'Flex Employment'.

Land Use Comment(s): The proposed use is consistent with the Comp Plan for primary uses.

Department of Planning Comment(s):

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: _____



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

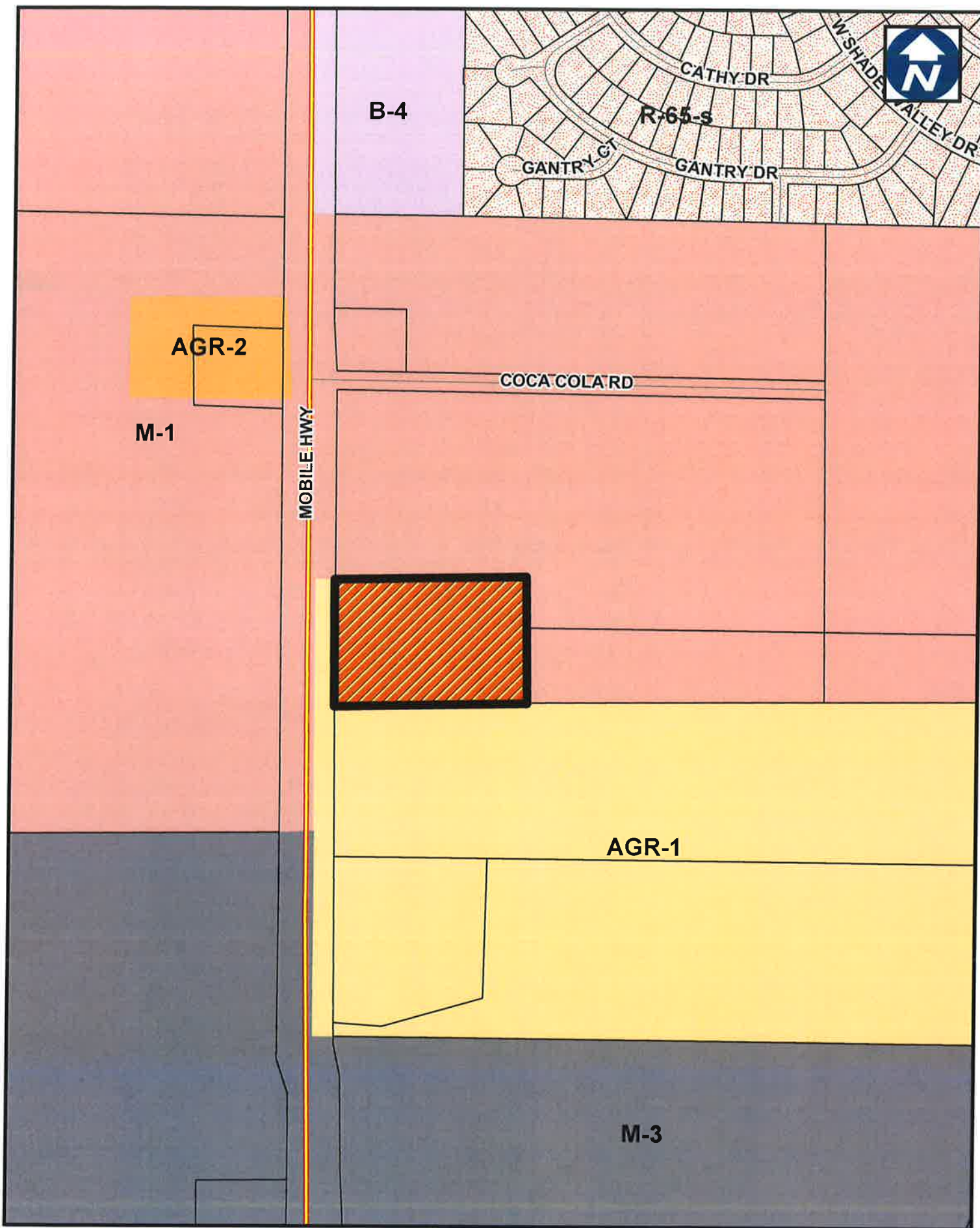
- ★ Mixed-Use
- ★ Multi-family Residential
- ★ Civic / Institutional



BUILDING BLOCKS

Height Range	1 - 3 stories
Building Form	Large to very large footprint structures, flexible space to accommodate various users
Building Setback	30 - 50 feet (varies from lot to lot)
Streets	Varies but should accommodate truck and automobile traffic, easy access to major corridors

Transportation	Automobile, transit, potential for walking and biking
Parking	Private off-street parking lots
Open Spaces	Natural buffers between adjacent development, "Green Infrastructure" incorporated into site design



REZONING REQUEST
1 inch = 400 feet

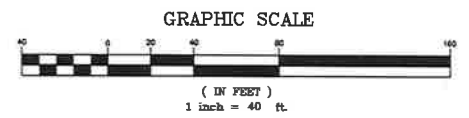
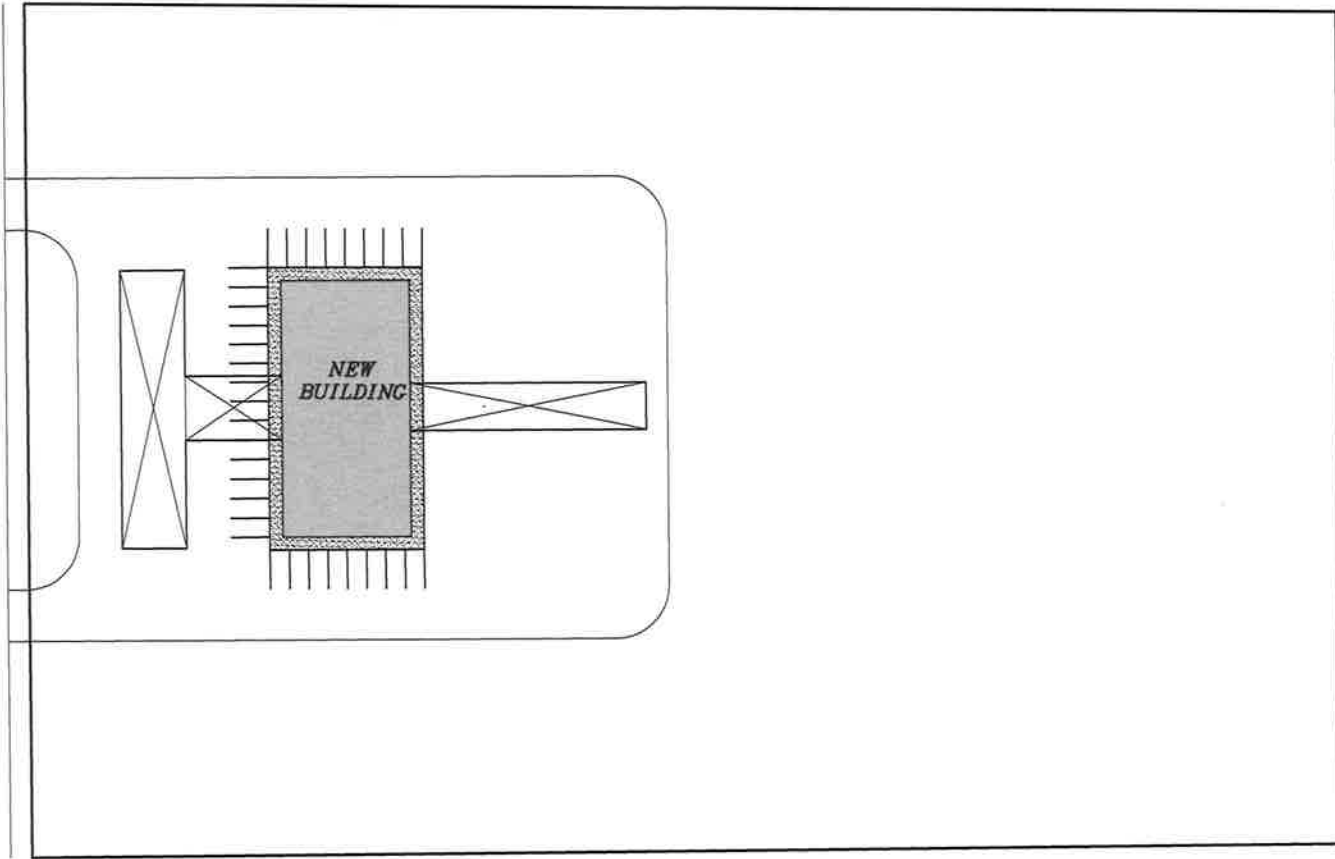
SUBJECT PROPERTY



ITEM NO. 12B



HIGHWAY 31



12C



COCA COLA RD

MOBILE HWY



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 120