

Planning Commission Agenda

March 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 February 24, 2022 meeting

March 24, 2022

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9147	Flowers & White Engineering	Taylor Lakes Pkwy.	Plat	1
2.	9078	“ “	Northchase Blvd.	Plat	2
3.	9151	Jeffcoat Engineers	Kenilworth Street	Plat	3
4.	9152	The Broadway Group	Winston Drive	Plat	4
5.	9132	Alliance Land Surveying	West South Blvd.	Plat	5
6.	9153	Tuskegee Land Surveyors	Longneedle Place	Plat	6
7.	9154	“ “	Williams Road	Plat	7
8.	RZ-2022-007	Willie Thomas	Kenilworth Street	Rezoning	8
9.	RZ-2022-008	Richard Casby	South Holt Street	Rezoning	9

***The next Planning Commission meeting is on
April 28, 2022***

1. 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.

This request was delayed by the petitioner, after a public hearing, at the February 24, 2022 meeting.

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.

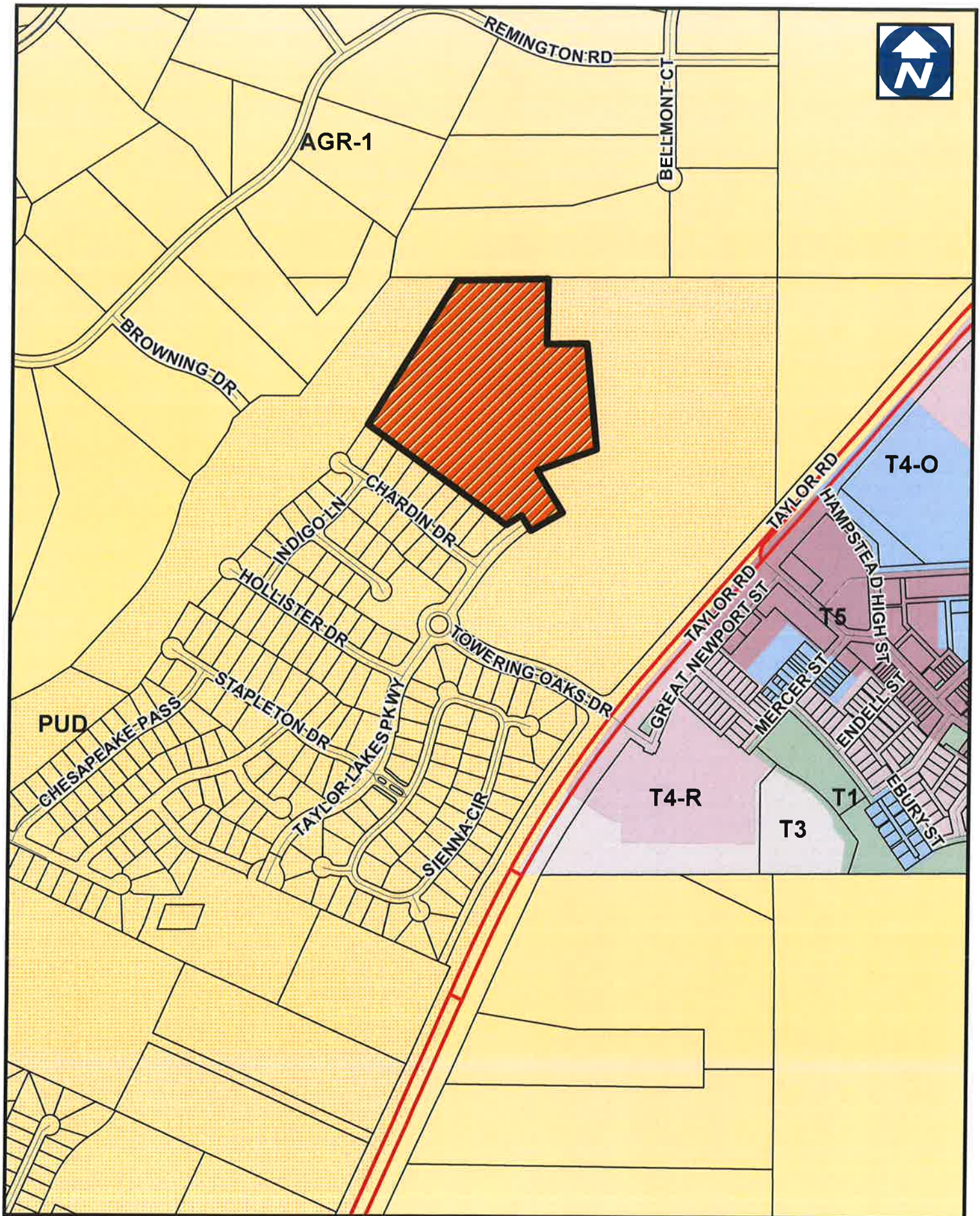
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 1A



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 9078 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Tom Crews

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

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (2.25 acres) has 332.84 ft. of frontage along Northchase Boulevard and 283.45 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.

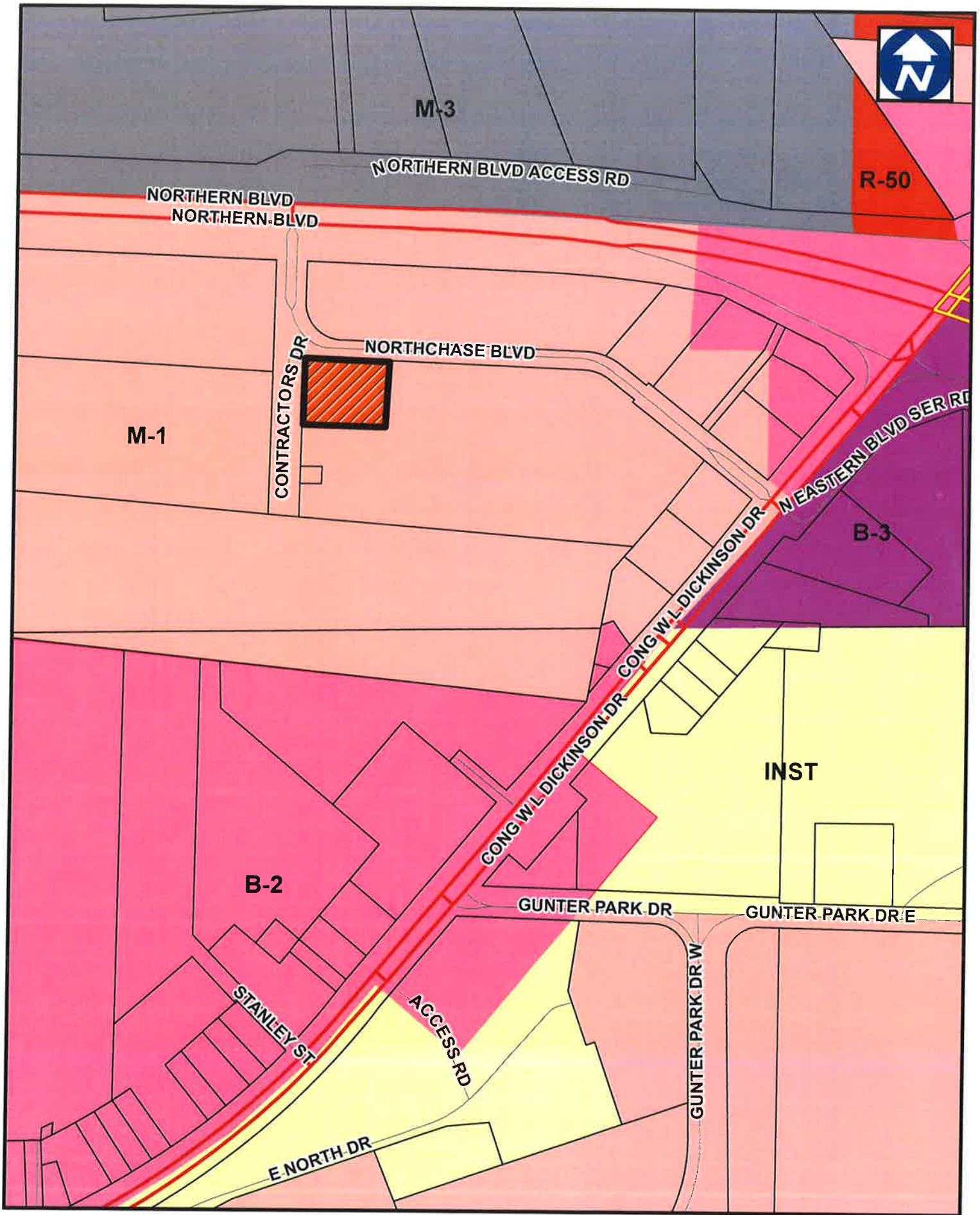
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A

NORTHCHASE PLAT NO. 5

UNPLATTED LANDS LYING IN THE SOUTHWEST QUARTER OF SECTION 26, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP

OWNERS CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY

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

STATE OF ALABAMA
MONTGOMERY COUNTY

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT THE UNDERSIGNED IS BOUND TO THE FOREGOING STATE AS SHOWN HEREIN AS TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS KNOWN TO ME AS A LICENSED SURVEYOR AS OF THE DAY THAT SAID SURVEYOR'S CERTIFICATE, PLAT AND MAP WERE FILED WITH ME. I, THE UNDERSIGNED, AS SUCH AUTHORIZED AGENT AND WITH FULL AUTHORITY, EXECUTES THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AS THE ACT OF SAID LIMITED LIABILITY COMPANY AS OF THE DATE HEREOF. GIVEN UNDER MY HAND THIS ____ DAY OF MARCH, 2022.

MY COMMISSION
EXPIRES: NOTARY PUBLIC

MORTGAGE HOLDER CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, AS MORTGAGE HOLDER OF THE PROPERTY SHOWN HEREIN, HEREBY JOINS IN AND SONS THE FOREGOING SURVEYOR'S CERTIFICATE AND APPROVES SAID PLAT ON THIS THE ____ DAY OF MARCH, 2022.

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT THE UNDERSIGNED IS BOUND TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS KNOWN TO ME AS A LICENSED SURVEYOR AS OF THE DAY THAT SAID SURVEYOR'S CERTIFICATE, PLAT AND MAP WERE FILED WITH ME. I, THE UNDERSIGNED, AS SUCH AUTHORIZED AGENT AND WITH FULL AUTHORITY, EXECUTES THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AS THE ACT OF SAID LIMITED LIABILITY COMPANY AS OF THE DATE HEREOF. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF MARCH, 2022.

MY COMMISSION EXPIRES:
NOTARY PUBLIC

GRAPHIC SCALE



F&W PROJ. 21-044

FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 231286 MONTGOMERY AL 36123
PH: 334-376-7600 FAX: 334-376-1231

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 OF THIS ____ DAY OF MARCH, 2022.

BRADLET W. FLOWERS, PLS.
ALABAMA LICENSE NO. 31842

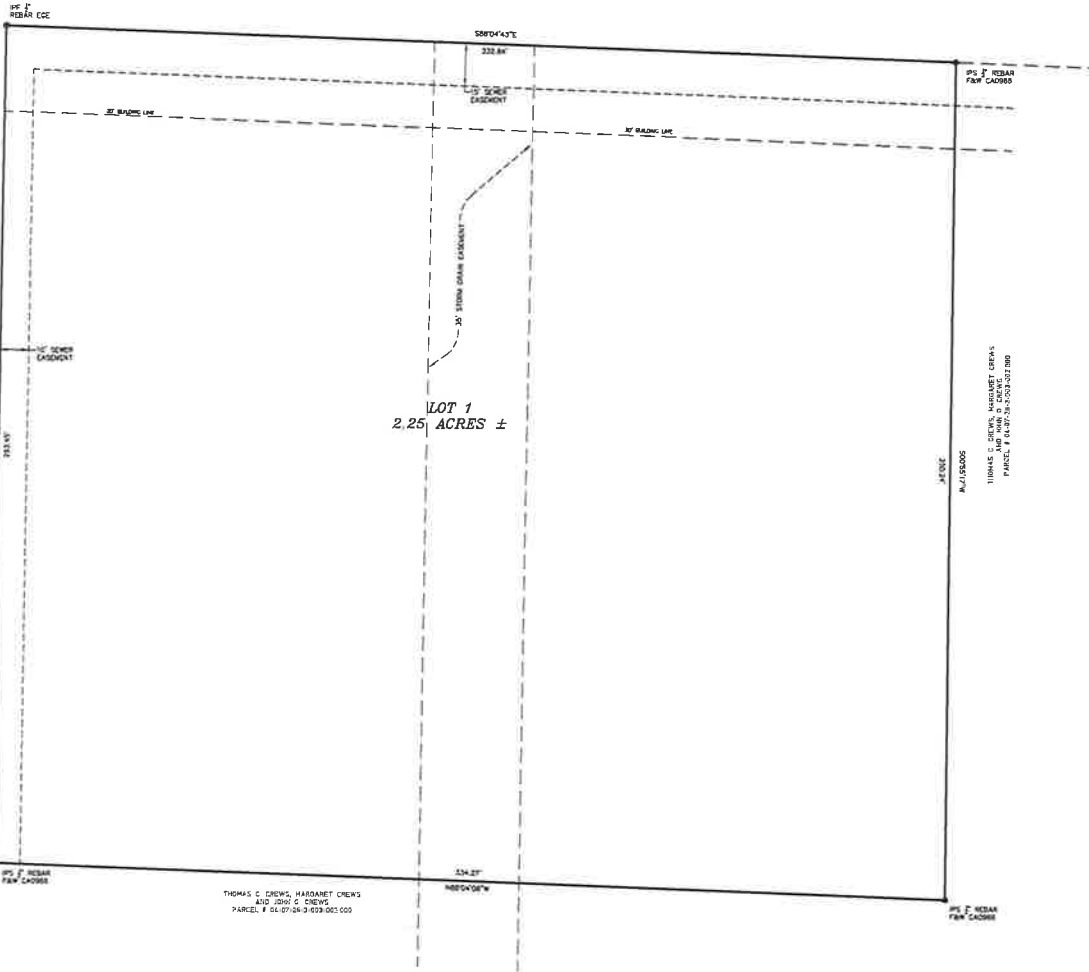
MONTGOMERY CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-8-232.

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

NORTHCHASE BOULEVARD
60' ROW

CONTRACTORS DRIVE
100' ROW



LOT 1
2.25 ACRES ±

THOMAS C. CREWS, HARBERT CREWS
AND SONS C. CREWS
PARCEL # 06-07-26-3-039-001-000

THOMAS C. CREWS, HARBERT CREWS
AND SONS C. CREWS
PARCEL # 06-07-26-3-039-001-000

LEGEND

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



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9151 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Roosevelt Hardy

SUBJECT: Request final approval of Roosevelt Hardy Plat No. 1 located on the southwest corner of Kenilworth Street and Major Street in R-50 (Single-Family Residential) and M-3 (General Industry) Zoning Districts.

REMARKS: This plat replats two (2) lots into one (1) lot for residential use. Lot A (0.42 acres) has 135.59 ft. of frontage along Major Street and 134.96 ft. of frontage along Kenilworth Street. 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.

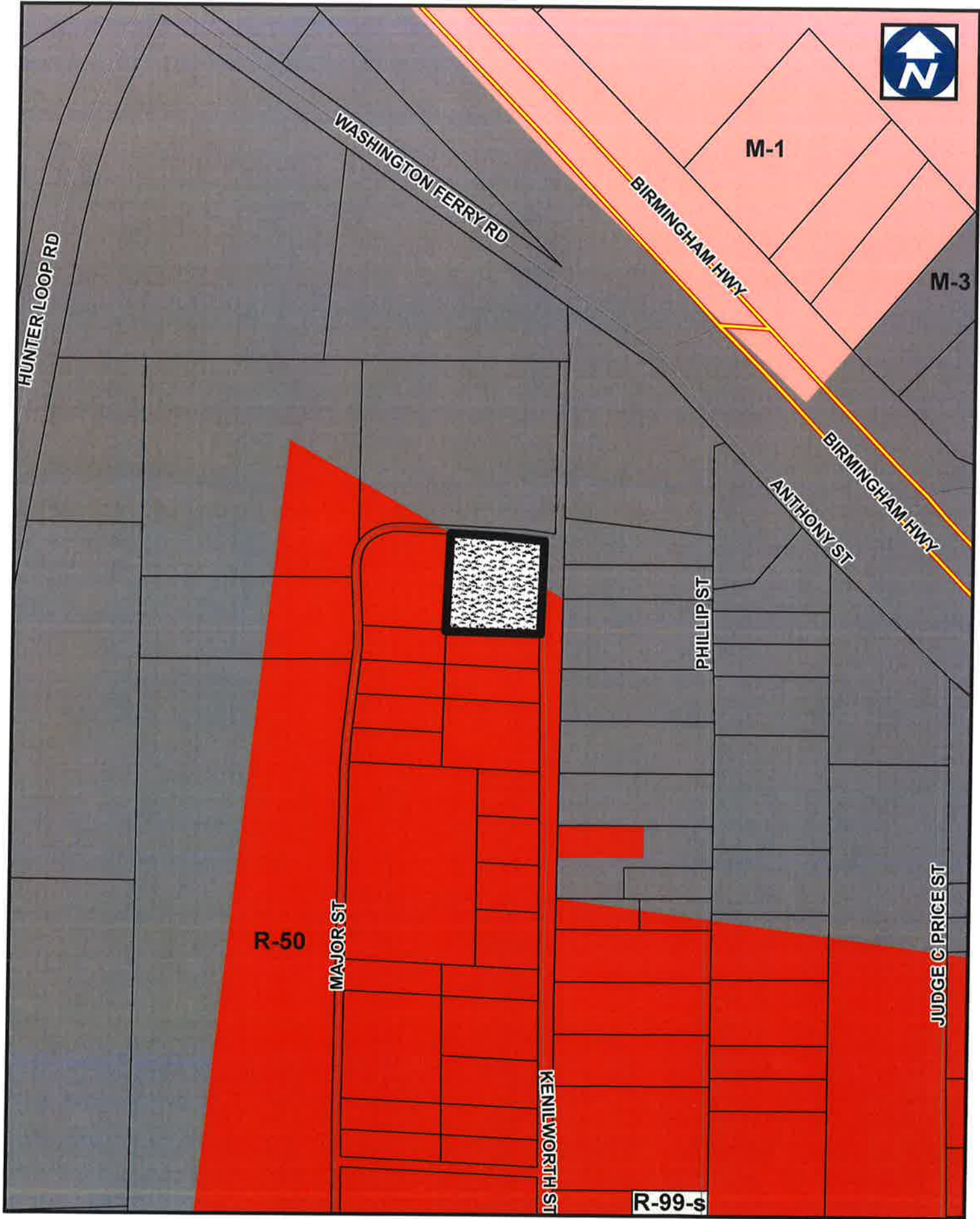
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



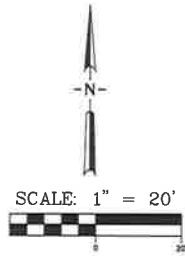
ITEM NO. 3A

ROOSEVELT HARDY PLAT NO. 1

BEING A REPLAT OF LOTS 1 AND 2 OF THE MAP OF WARREN SUBDIVISION (PB 8, PG 25)
LYING IN THE SW 1/4 OF SECTION 6, T-16-N, R-17-E, MONTGOMERY COUNTY, ALABAMA

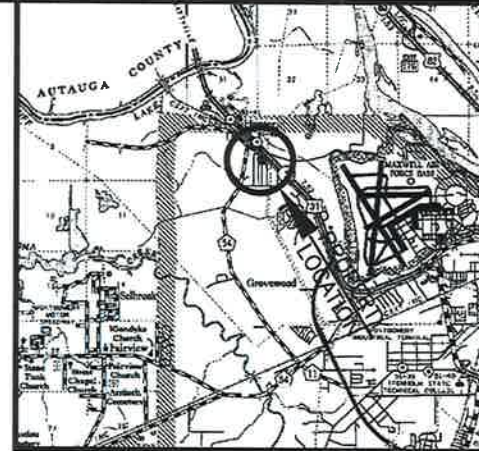
LEGEND:

- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- ✕ - 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



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 LOT IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAP 0101C0069J, DATED 1/7/15.



VICINITY MAP
SCALE: NTS

RESERVED FOR COURTHOUSE RECORDING
PREPARED BY:

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.

928 S. HULL ST.
MONTGOMERY, AL 36104
PHONE: 265-1246
FAX: 265-1258
CLANTON: PHONE: 755-3677
TROY: PHONE: 566-0030

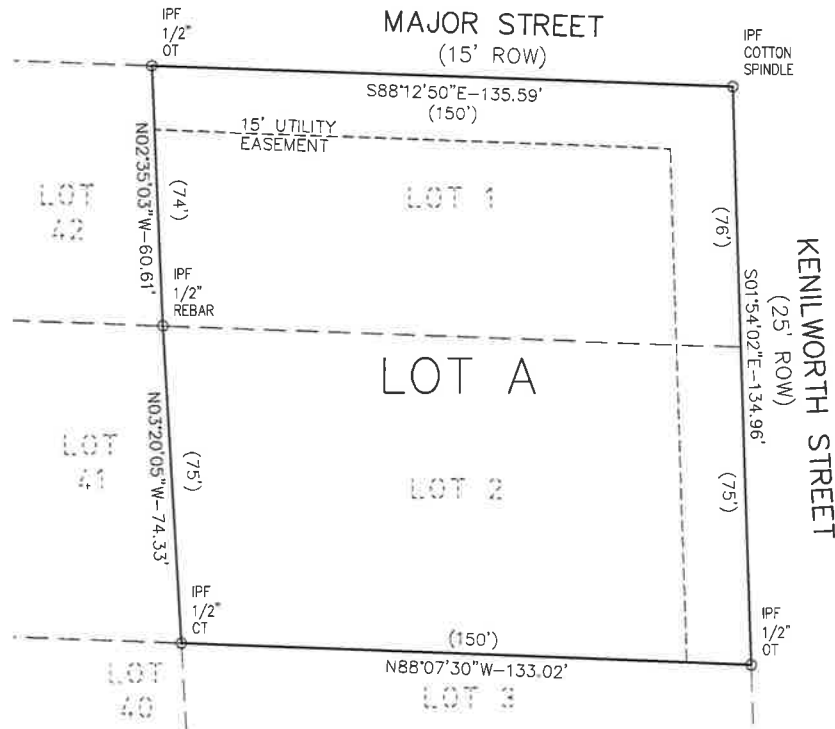
PROJECT NO: 22-68
PROJECT: HARDY
DRAWN BY: JL
REVIEWED BY: OGJ
FIELD SURVEY: 2/3/22 (BS)
APPROVED BY: OGJ
SCALE: NOTED
DATE: 2/7/22
DRAWING NAME: 2268 PLAT.DWG

SOURCE OF INFORMATION:

- MAP OF THE WARREN SUBDIVISION (PB 8, PG 25)
- COUNTY TAX RECORDS

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

LEGAL DESCRIPTION:
LOT A OF ROOSEVELT HARDY PLAT NO. 1, SAID LOT BEING A REPLAT OF LOTS 1 AND 2 OF THE MAP OF THE WARREN SUBDIVISION AS RECORDED IN PLAT BOOK 8, PAGE 25 IN THE PROBATE OFFICE OF MONTGOMERY COUNTY, ALABAMA.



State of Alabama
Montgomery County

I, Roosevelt Hardy, 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 _____, 2022.

Roosevelt Hardy

State of Alabama
County of Montgomery

I, _____ the undersigned authority, a Notary Public in and for the said State at Large hereby certify that Roosevelt Hardy, 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 (s)he, as 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: _____

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: _____
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 the State of Alabama to the best of my knowledge, information and belief.

This the 8TH day of FEBRUARY, 2022.

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

SPACE RESERVED FOR COURTHOUSE RECORDING



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 9152 **PRESENTED BY:** The Broadway Group

REPRESENTING: Floyd Robinson

SUBJECT: Request final approval of T B G Norman Bridge Plat No. 1 located on the northeast corner of Winston Drive and Stakely Drive in a B-5 (Commercial) Zoning District.

REMARKS: This plat creates two (2) lots for commercial use. Lot 1 (1.74 acres) has 336 ft. of frontage along Stakely Drive and 154.53 ft. of frontage along Winston Drive. Lot 2 (3.59 acres) has 140.07 ft. of frontage along Stakely Drive and a depth of approximately 550 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 7

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

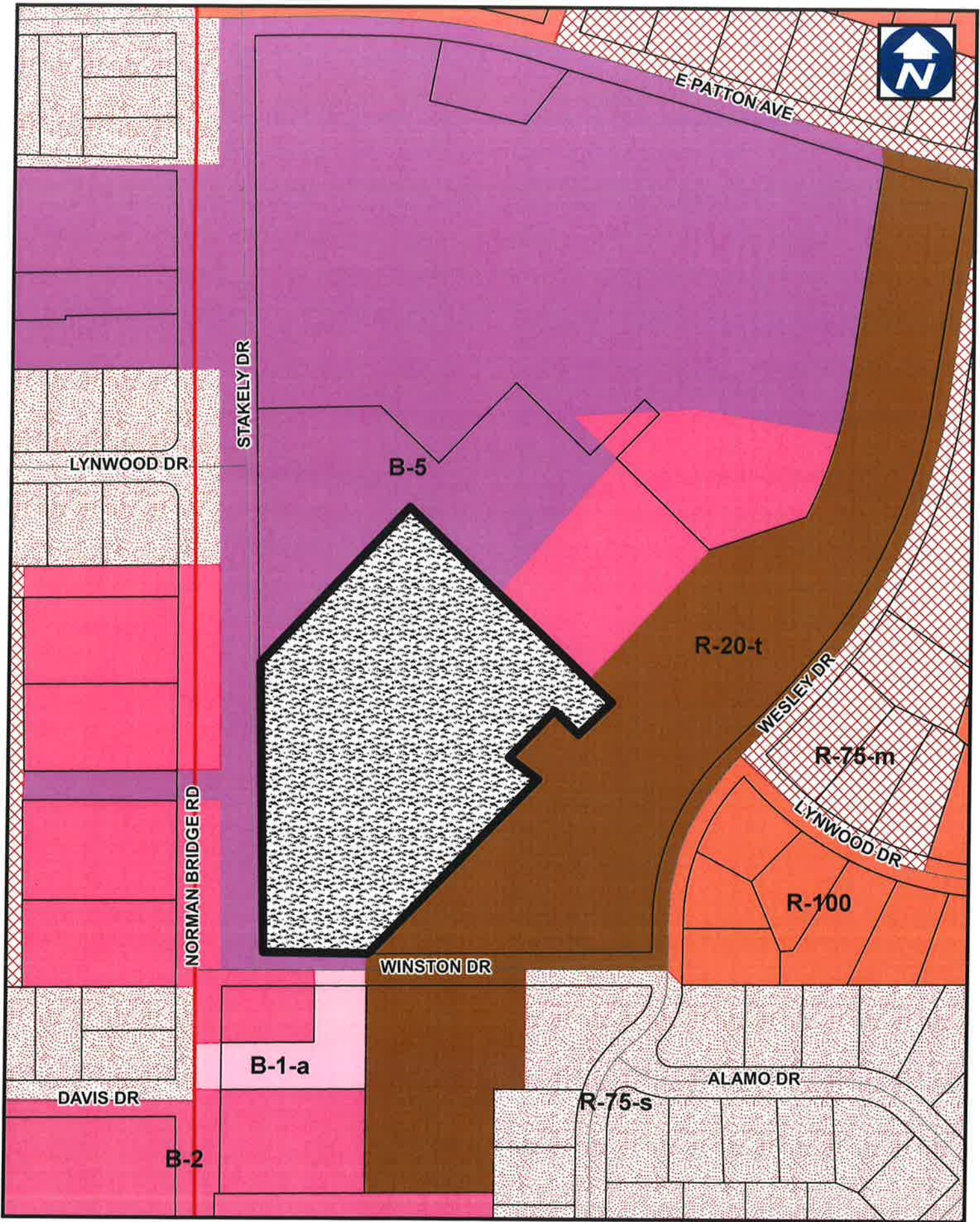
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4A

4B

T B G - NORMAN BRIDGE PLAT NO. 1

NOTARY PUBLIC BY COMMISSION EXPIRES

STATE OF ALABAMA
MONTGOMERY COUNTY

I, ARTHUR R. NETTLES, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT RESPONSIBILITIES OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY INFORMATION, KNOWLEDGE, AND BELIEF.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THIS 22ND DAY OF FEBRUARY, 2025.

Arthur R. Nettles
ARTHUR R. NETTLES, P.L.S., REG. NO. 2026
NOT A CERTIFIED SURVEY LICENSE EXAMINER AND
STAMPED WITH MY SEAL

STATE OF ALABAMA
MONTGOMERY COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ARTHUR R. NETTLES, WHOSE NAME IS SUBSIBED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 22ND DAY OF FEBRUARY, 2025.



Notary Signature
NOTARY PUBLIC BY COMMISSION EXPIRES 08/15/2025

STATE OF ALABAMA
MONTGOMERY COUNTY

I, FLOYD ROEMER, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LAND SHOWN ON THIS PLAT INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND ON THIS ____ DAY OF FEBRUARY, 2025.

FLOYD ROEMER, OWNER

STATE OF ALABAMA
MONTGOMERY COUNTY

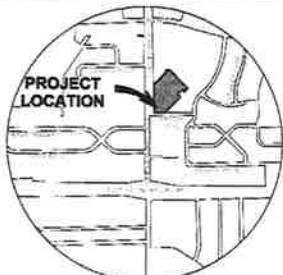
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT FLOYD ROEMER, WHOSE NAME IS SUBSIBED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF FEBRUARY, 2025.

STATE OF ALABAMA
MONTGOMERY COUNTY

THIS PLAT HAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-3-33.

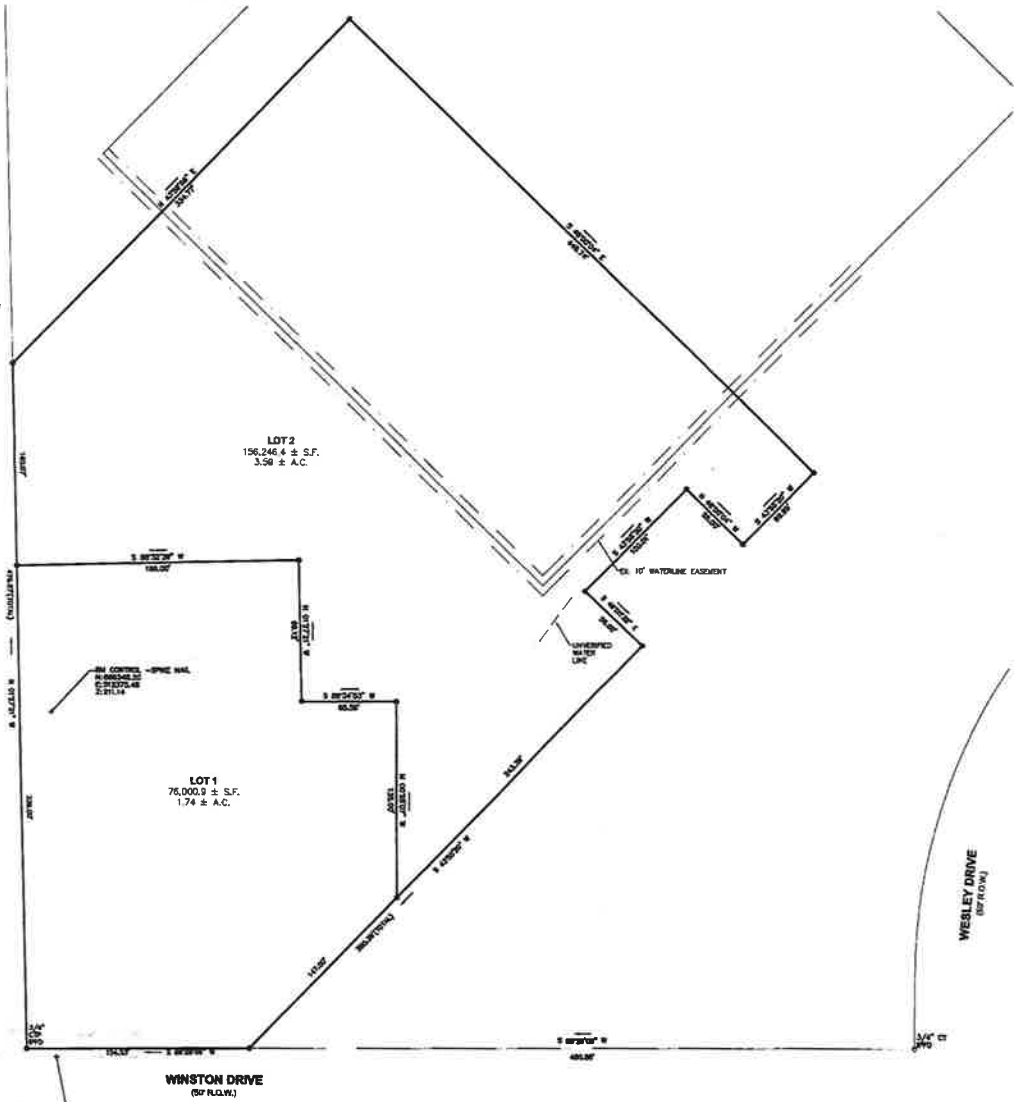
BY: _____
NOTARY PUBLIC BY COMMISSION EXPIRES



VICINITY MAP
NOT TO SCALE

LEGEND

- 1" CONCRETE DRIVE
- 2" CONCRETE DRIVE
- 3" CONCRETE DRIVE
- 4" CONCRETE DRIVE
- 5" CONCRETE DRIVE
- 6" CONCRETE DRIVE
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- 96" CONCRETE DRIVE
- 97" CONCRETE DRIVE
- 98" CONCRETE DRIVE
- 99" CONCRETE DRIVE
- 100" CONCRETE DRIVE



LOT 1 LEGAL DESCRIPTION
COMMENCE AT THE INTERSECTION OF WINSLOW DRIVE AND STANLEY DRIVE THENCE NORTH 0°02'00" WEST A DISTANCE OF 104.00 FEET; THENCE NORTH 89°58'00" WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 0°00'00" EAST A DISTANCE OF 140.00 FEET; THENCE SOUTH 89°58'00" WEST A DISTANCE OF 104.00 FEET; THENCE SOUTH 89°58'00" WEST A DISTANCE OF 140.00 FEET; THENCE SOUTH 0°00'00" WEST A DISTANCE OF 140.00 FEET; THENCE SOUTH 89°58'00" WEST A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL, CONTAINING 76,000.9 ± SQUARE FEET OR 1.74 ACRES, MORE OR LESS.

LOT 2 LEGAL DESCRIPTION
COMMENCE AT THE INTERSECTION OF WINSLOW DRIVE AND STANLEY DRIVE THENCE NORTH 0°02'00" WEST A DISTANCE OF 104.00 FEET; THENCE NORTH 89°58'00" WEST A DISTANCE OF 140.00 FEET; THENCE NORTH 0°00'00" EAST A DISTANCE OF 140.00 FEET; THENCE SOUTH 89°58'00" WEST A DISTANCE OF 104.00 FEET; THENCE SOUTH 89°58'00" WEST A DISTANCE OF 140.00 FEET; THENCE SOUTH 0°00'00" WEST A DISTANCE OF 140.00 FEET; THENCE SOUTH 89°58'00" WEST A DISTANCE OF 104.00 FEET TO THE POINT OF BEGINNING OF SAID PARCEL, CONTAINING 156,246.4 ± SQUARE FEET OR 3.58 ACRES, MORE OR LESS.

- NOTES:**
1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
 2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING MONTGOMERY COORD. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST.
 3. ZONE STATE PLANE COORDINATE SYSTEM, VERTICAL DATUM IS NAVD 83.
 4. NORTH IS BASED ON GRID NORTH.
 5. THE SUBJECT PROPERTY ADDRESS IS 144 NORMAN BRIDGE RD., MONTGOMERY, ALABAMA.
 6. FIELDWORK COMPLETED AUGUST 25, 2024. OFFICEWORK COMPLETED FEBRUARY 17, 2025.
 7. A REPORT FOR UNDERGROUND UTILITY HAS BEEN CALLED BY TOLABAMA ONE CALL BY TELEPHONE. ALL UNDERGROUND UTILITIES SHOWN, WERE LOCATED AS PER TICKET REQUEST NO. 21231191. BEFORE DRIVING, PLEASE CONTACT RTK TO VERIFY THE PRESENCE OF UTILITIES.
 8. ACCORDING TO FEMA FIRM MAP NO. 21000202SH, PANEL 205 OF 205, FOR THE COUNTY OF MONTGOMERY COUNTY, AL. EFFECTIVE DATE FEBRUARY 8, 2015, THE PROPERTY LIES IN ZONE X (AREAS OF 0.2% CHANCE OF ANNUAL FLOOD). SOURCE OF INFORMATION: RUPP DATA; PAGE 0263; RUPP SHEET PAGE 0260.



SEARCHED	INDEXED
SERIALIZED	FILED
FEB 23 2025	
MONTGOMERY COUNTY, ALABAMA	
CHECKED	FILED
FILED	FILED



**T B G - NORMAN BRIDGE
PLAT NO. 1**

SEC. 30 T16N R91E
MONTGOMERY COUNTY ALABAMA
ARTHUR R. NETTLES, P.L.S., REG. NO. 23349
ALABAMA CERT. OF AUTH. CO. NO. 922

RECEIVED
FEB 23 2025
LAND USE DIVISION



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9132 **PRESENTED BY:** Alliance Land Surveying

REPRESENTING: QuikTrip Corporation

SUBJECT: Request final approval of QuikTrip 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 replats three (3) lots and previously unplatted property into one (1) lot. Lot 1 (18.43 acres) has 567.90 ft. of frontage on West South Boulevard and 1,376.22 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.

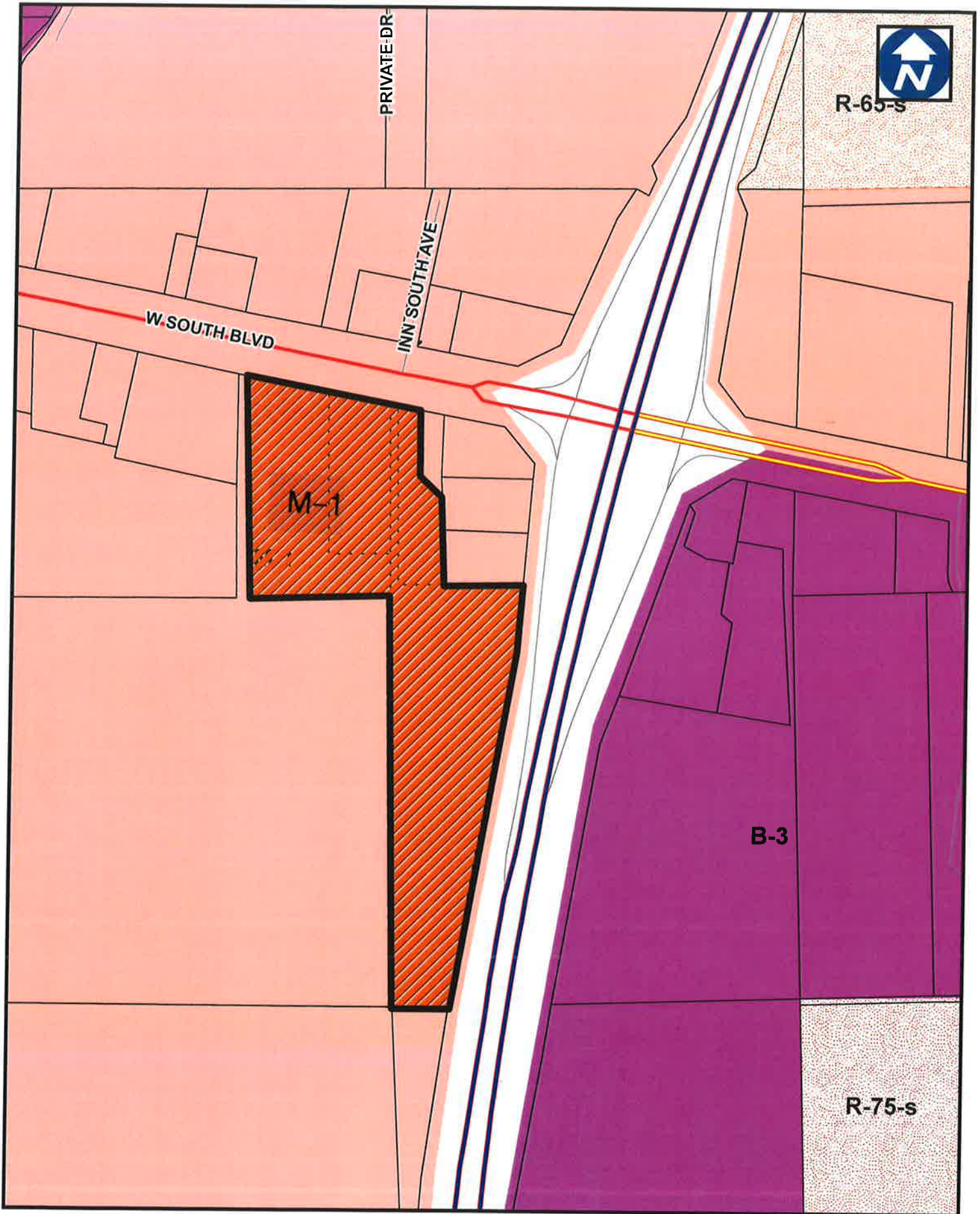
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5A

5B

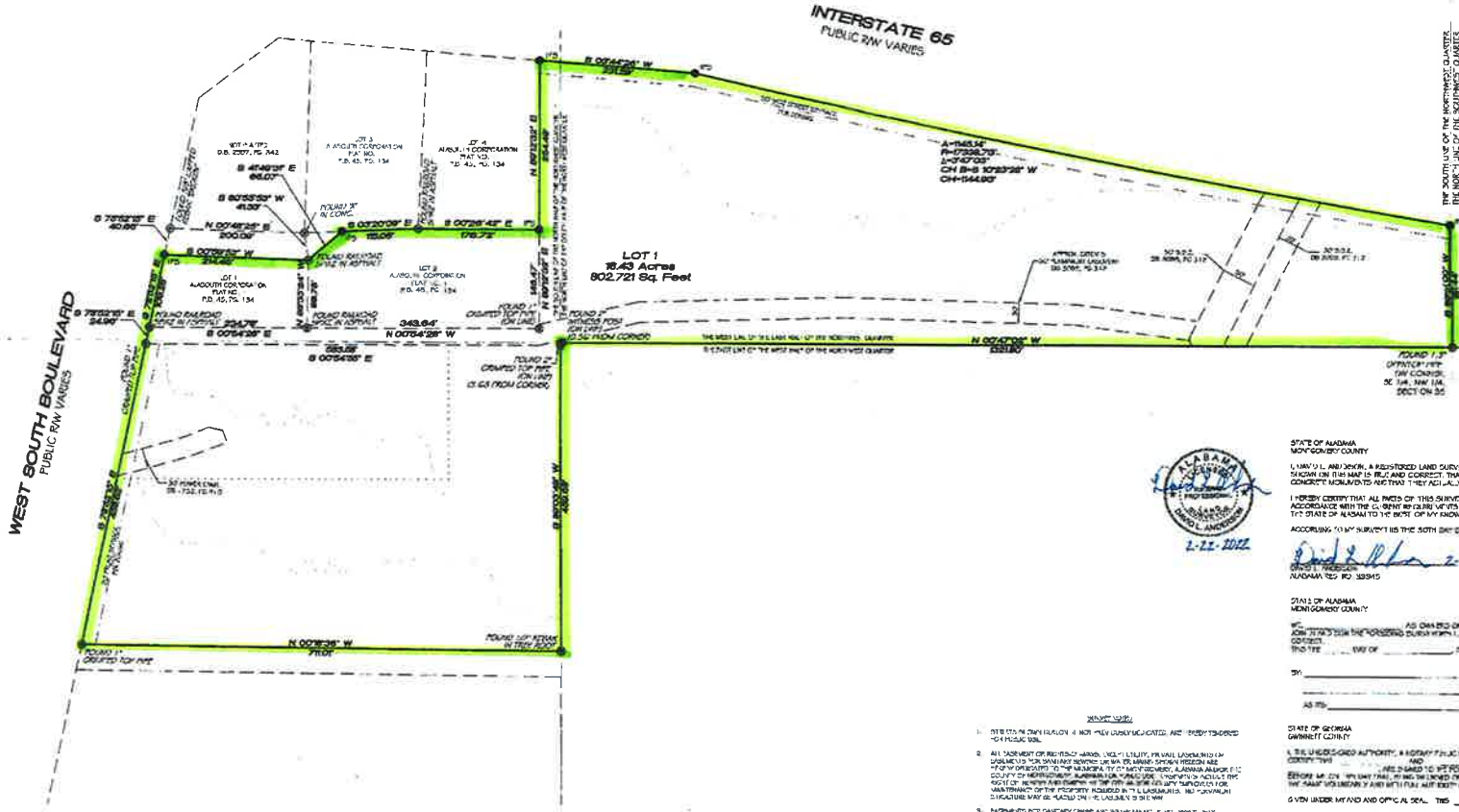
ALS ALLIANCE
LAND SURVEYING
L.S.C.A. 1196
6205 ATLANTA HWY, STE. 100
FLEMING PARK, GA. 30542
678.358.5454 J. WINTERFILLON

QuikTrip No. 7174

PLAT NO. 1

SOUTH BOULEVARD MONTGOMERY, ALABAMA

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



STATE OF ALABAMA
MONTGOMERY COUNTY

I, Richard M. Tyson, Jr., a Registered Land Surveyor of Alabama, being duly sworn, depose and say that the foregoing plat and map are true and correct, that all corners are marked with iron pins or concrete monuments as shown thereon, and that I am duly sworn.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE COUNTY RECORDS AND 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 IS THE 20TH DAY OF SEPTEMBER, 2021.

Richard M. Tyson, Jr. 2-22-2022
ALABAMA REG. NO. 28345

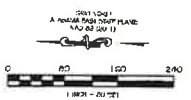
STATE OF ALABAMA
MONTGOMERY COUNTY

AS OWNERS OF THE PROPERTY SHOWN THEREON AND I, Richard M. Tyson, Jr., being duly sworn, depose and say that the foregoing plat and map are true and correct, that all corners are marked with iron pins or concrete monuments as shown thereon, and that I am duly sworn.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE COUNTY RECORDS AND 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 IS THE 20TH DAY OF SEPTEMBER, 2021.

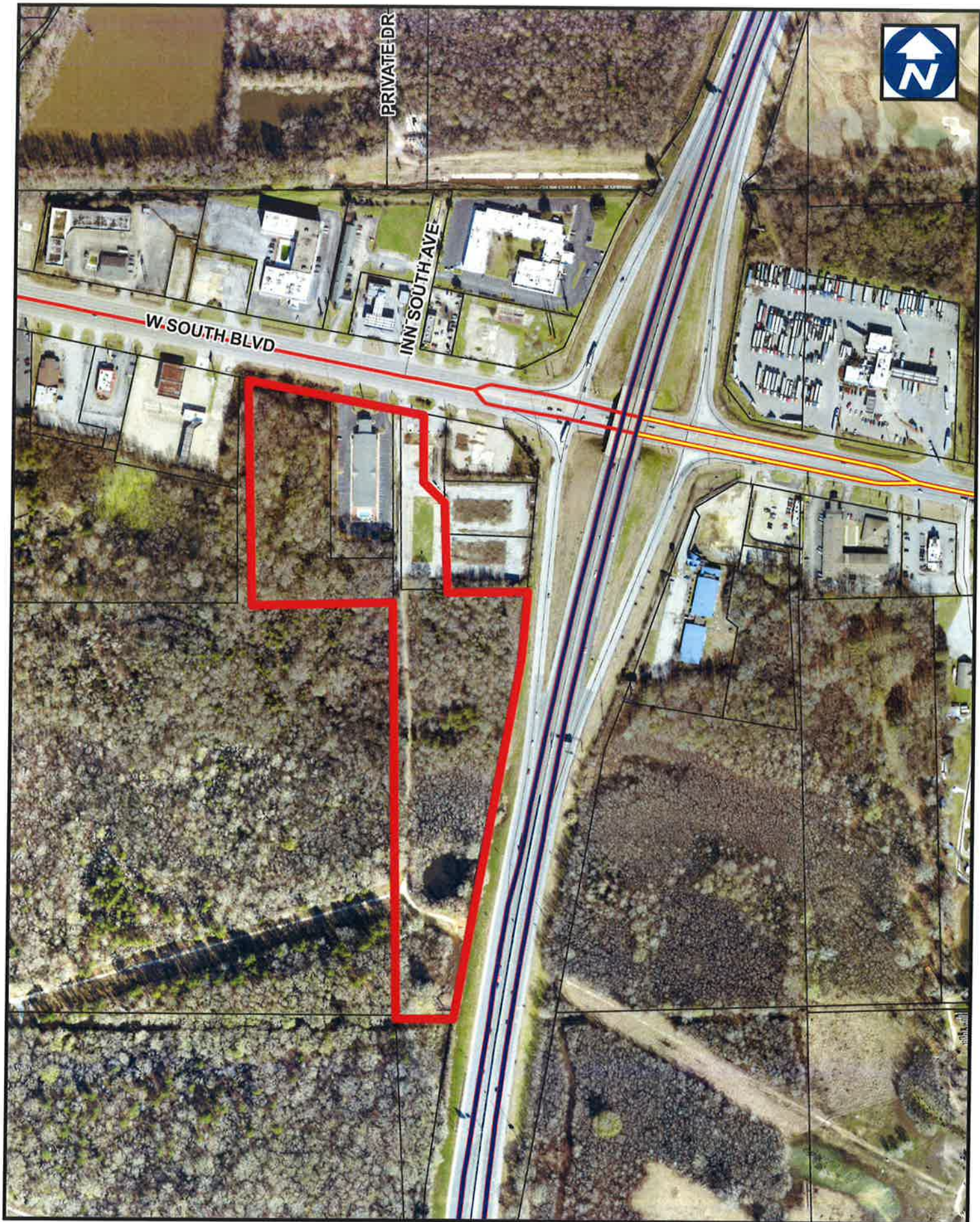
- NOTICE TO CONTRACTORS**
- 1. INTEREST IN THIS PLAT IS NOT TO BE CONSIDERED AND NOT TO BE CONSIDERED AS A BASIS FOR ANY CLAIM OR ACTION.
 - 2. ALL PARTS OF THIS PLAT, INCLUDING THE LOCATION OF ALL CORNERS AND MONUMENTS, ARE TO BE CONSIDERED AS THE BASIS FOR THE LOCATION OF ALL UTILITIES, EASEMENTS, AND OTHER FEATURES SHOWN THEREON. ANY DISCREPANCY BETWEEN THIS PLAT AND ANY OTHER RECORDS SHALL BE SETTLED BY THE SURVEYOR.
 - 3. KNOW THE LOCATION OF ALL CORNERS AND MONUMENTS, AND THE LOCATION OF ALL UTILITIES, EASEMENTS, AND OTHER FEATURES SHOWN THEREON. ANY DISCREPANCY BETWEEN THIS PLAT AND ANY OTHER RECORDS SHALL BE SETTLED BY THE SURVEYOR.
 - 4. KNOW THE LOCATION OF ALL CORNERS AND MONUMENTS, AND THE LOCATION OF ALL UTILITIES, EASEMENTS, AND OTHER FEATURES SHOWN THEREON. ANY DISCREPANCY BETWEEN THIS PLAT AND ANY OTHER RECORDS SHALL BE SETTLED BY THE SURVEYOR.
 - 5. KNOW THE LOCATION OF ALL CORNERS AND MONUMENTS, AND THE LOCATION OF ALL UTILITIES, EASEMENTS, AND OTHER FEATURES SHOWN THEREON. ANY DISCREPANCY BETWEEN THIS PLAT AND ANY OTHER RECORDS SHALL BE SETTLED BY THE SURVEYOR.



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

NO.	DATE	DESCRIPTION
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PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. 9153 **PRESENTED BY:** Tuskegee Land Surveyors

REPRESENTING: Anitricia D. Lumpkin

SUBJECT: Request final approval of Anitricia D. Lumpkin Plat No. 1 located at the east end of Longneedle Place in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for residential use. Lot 15A (0.36 acres) has 76.45 ft. of frontage along Longneedle Place and a depth 142.25 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.

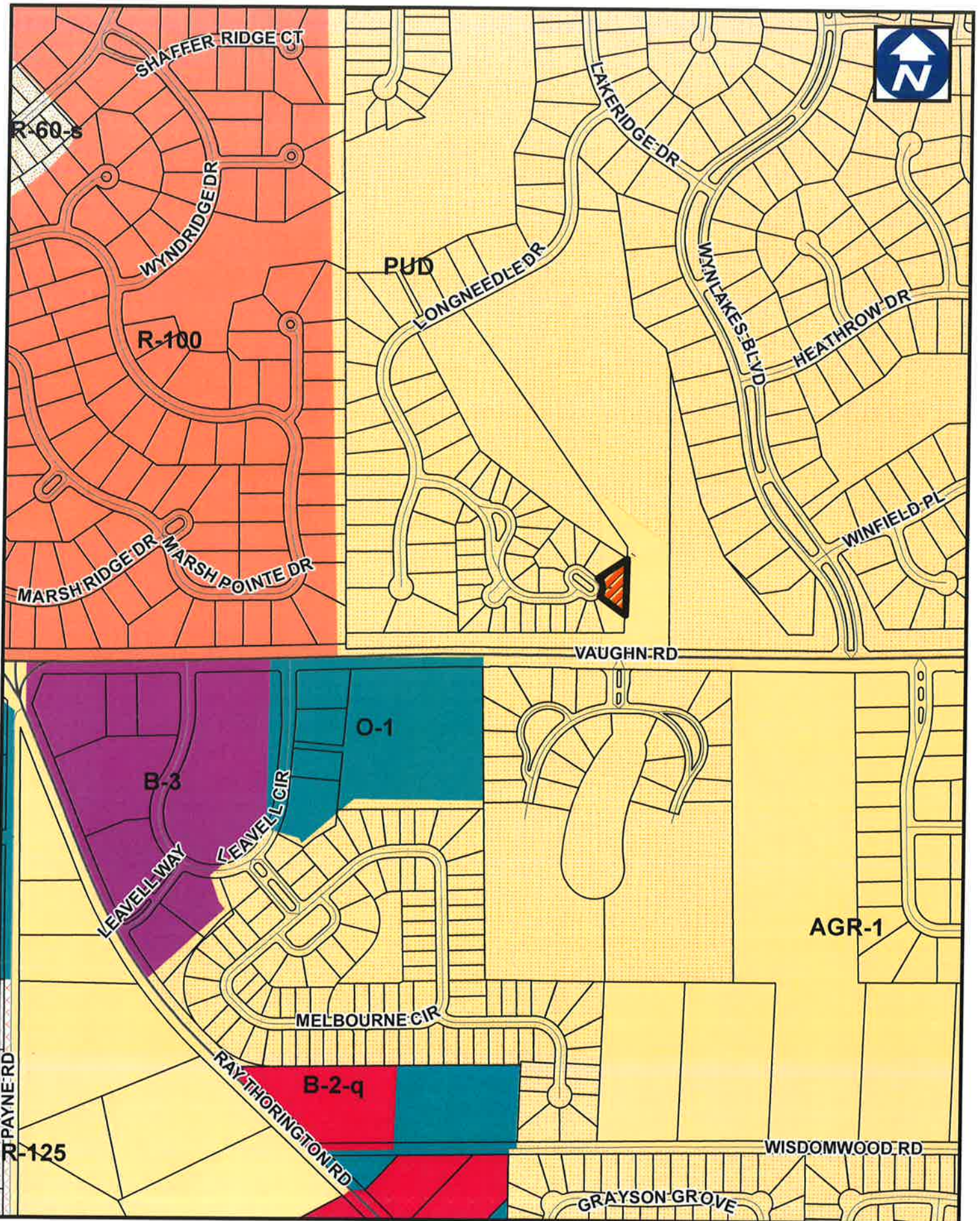
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

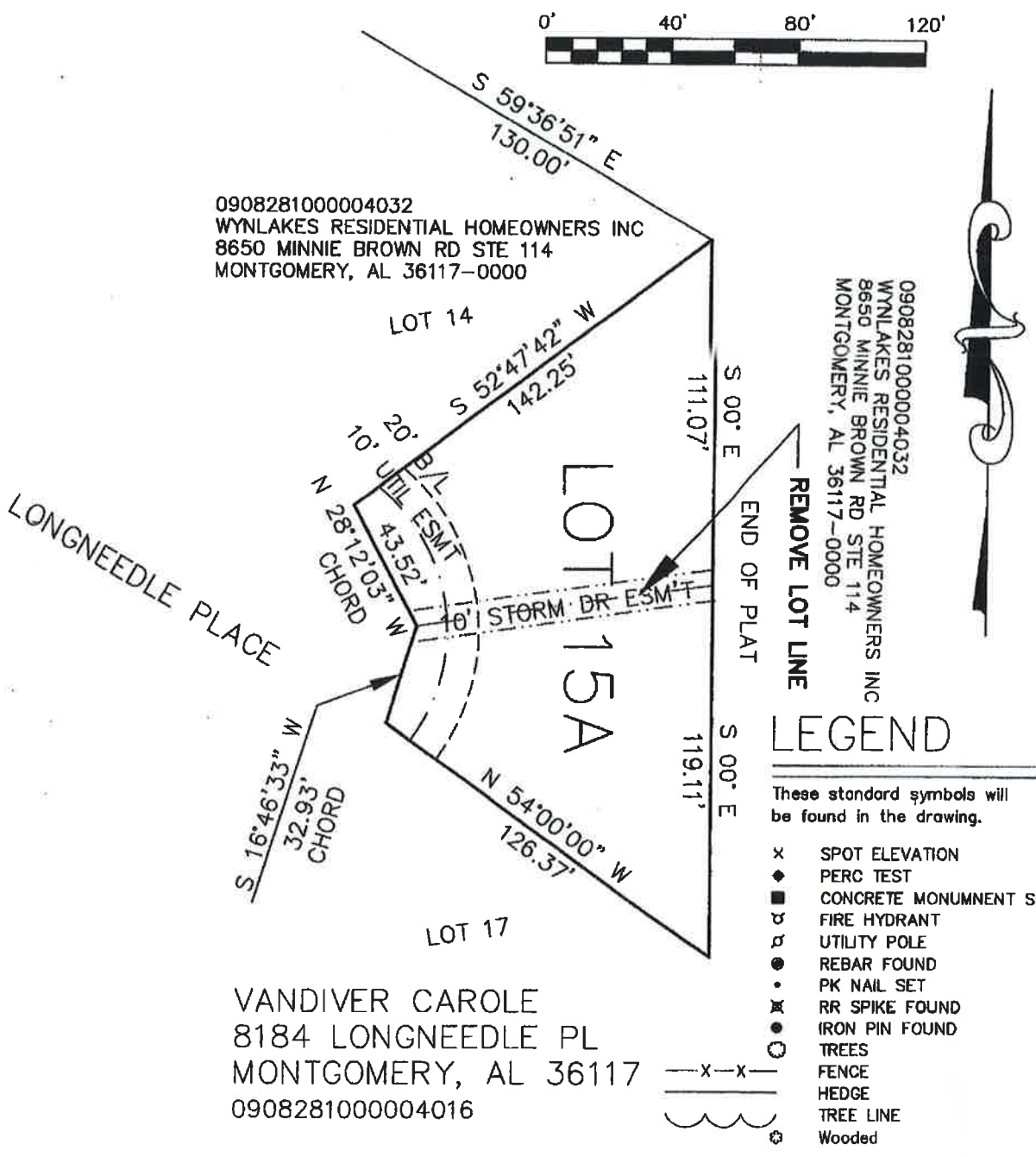
SUBJECT PROPERTY



ITEM NO. 6A

ANITRICIA D LUMPKIN PLAT #1

REPLAT OF LOT 15 & 16 SHOWN IN SEVEN OAKS PLAT #1 AMENDED
 AS RECORDED IN PLAT BOOK #35, AT PAGE #41 IN THE OFFICE OF
 THE JUDGE OF PROBATE IN MONTGOMERY COUNTY, ALABAMA
 LOCATED IN THE SE 1/4 OF THE NE 1/4 OF SEC 28, T16N, R19E, MONTG. CO., ALA



0908281000004032
 WYNLAKE'S RESIDENTIAL HOMEOWNERS INC
 8650 MINNIE BROWN RD STE 114
 MONTGOMERY, AL 36117-0000

0908281000004032
 WYNLAKE'S RESIDENTIAL HOMEOWNERS INC
 8650 MINNIE BROWN RD STE 114
 MONTGOMERY, AL 36117-0000

VANDIVER CAROLE
 8184 LONGNEEDLE PL
 MONTGOMERY, AL 36117
 0908281000004016

LEGEND

These standard symbols will be found in the drawing.

- x SPOT ELEVATION
- ◆ PERC TEST
- CONCRETE MONUMENT SET
- ⊕ FIRE HYDRANT
- ⊙ UTILITY POLE
- REBAR FOUND
- PK NAIL SET
- ✕ RR SPIKE FOUND
- IRON PIN FOUND
- TREES
- x—x— FENCE
- ⌋ HEDGE
- ⌋ TREE LINE
- ⊛ Wooded

6B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 62

7. 9154 **PRESENTED BY:** Tuskegee Land Surveyors

REPRESENTING: Tonya Wilson

SUBJECT: Request final approval of Tonya Wilson Plat No. 1 located on the south side of Williams Road, approximately 675 ft. east of Fuller Road in an -R50 (Single-Family Residential) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for residential use. Lot 2C1 (1.0 acres) is 208.82 ft. wide and a length of 216.09 ft. Lot 2C2 (1.46 acres) is 256.04 ft. wide and a length of 208.43 ft. Both lots are accessed by a 25 ft. private joint access easement. 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.

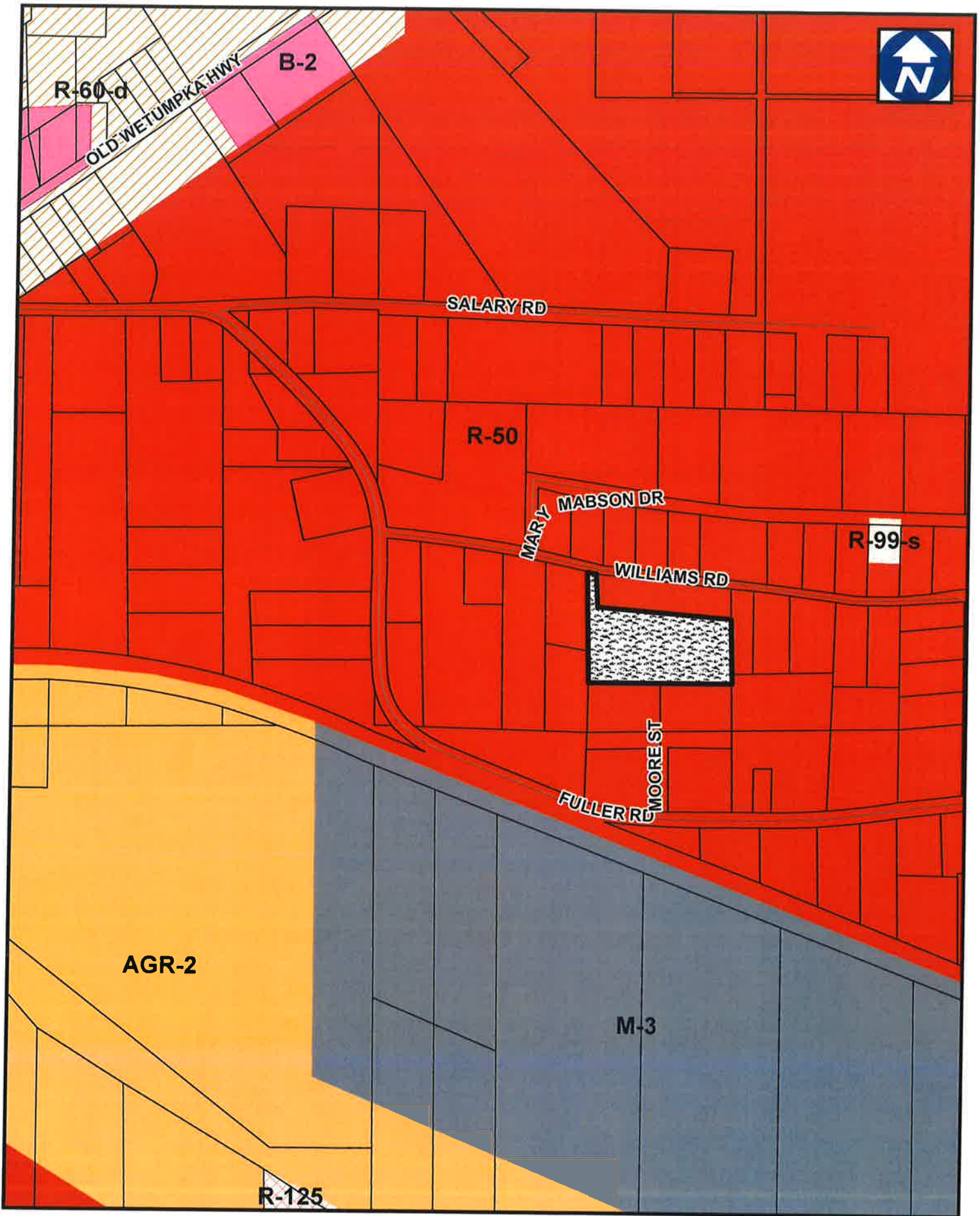
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY

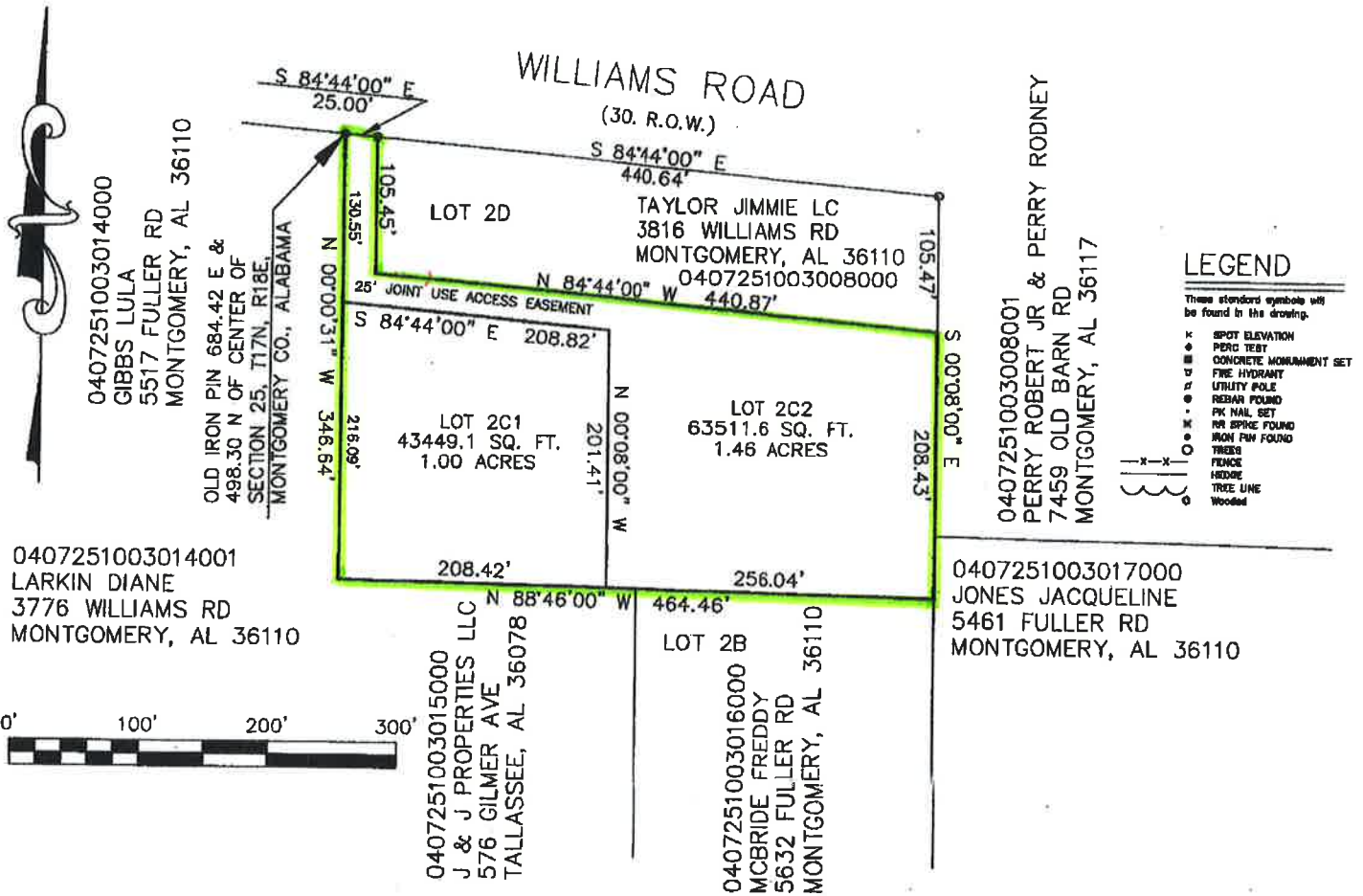


ITEM NO.

7A

TONYA WILSON PLAT #1 REPLAT OF LOT 2C

S 1/2 OF THE N 1/2 OF SEC 25, T17N, R18E
MONTGOMERY COUNTY, MONTGOMERY, ALABAMA
TAYLOR SIMMONS PROPERTY A RESUBDIVISION OF LOT 2
AS RECORDED IN PLAT BOOK 22, AT PAGE 419 AS FOUND
IN THE JUDGE OF PROBATE OFFICE OF MONTGOMERY COUNTY, ALABAMA



TB



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. RZ-2022-007 **PRESENTED BY:** Willie Thomas

REPRESENTING: Sane

SUBJECT: Request to rezone one (1) parcel of land located on the west side of Kenilworth Street, approximately 300 ft. south of Major Street, from an R-50 (Single-Family Residential) Zoning District to an R-99-s (Mobile Home Subdivision) Zoning District.

REMARKS: The intended use for this property is for a mobile home. The adjacent property has R-50 (Single-Family Residential) to the north, south and west; and M-3 (General Industry) to the east, however this area is a residential area. The Envision Montgomery 2040 Comprehensive Plan recommends 'Residential Low Intensity'.

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: _____



WASHINGTON FERRY RD

M-1 BIRMINGHAM HWY

WASHINGTON FERRY RD
BIRMINGHAM HWY

ANTHONY ST

M-3

PHILLIP ST

MAJOR ST

JUDGE C PRICE ST

R-50

R-99-s

KENILWORTH ST



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY

ITEM NO. 8A



REZONING REQUEST
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 8B

9. RZ-2022-008 **PRESENTED BY:** Richard Casby

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land located on the west side of South Holt Street, approximately 200 ft. north of Mill Street, from an R-60-d (Duplex Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for a neighborhood grocery store, deli/sandwich shop, pizzeria, ice cream shop and similar. The adjacent property has R-60-d (Duplex Residential) to the north and south; R-60-d (Duplex Residential) and B-2-Q (Commercial-Qualified) to the east; and I-65 to the west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Traditional Neighborhood'.

CITY COUNCIL DISTRICT: 7

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



W FRED D GRAY AVE

R-60-m

INST

EWELL ST

S HOLT ST

BULLOCK ST

DAVIS ST

ADELINE ST

MASON ST

COLUMBIA AVE

R-60-d

MASON ST

CORBETT ST

B-2-q

CLEVELAND CT

B-2

MILL ST

BROUGHTON ST

CONGRESS ST

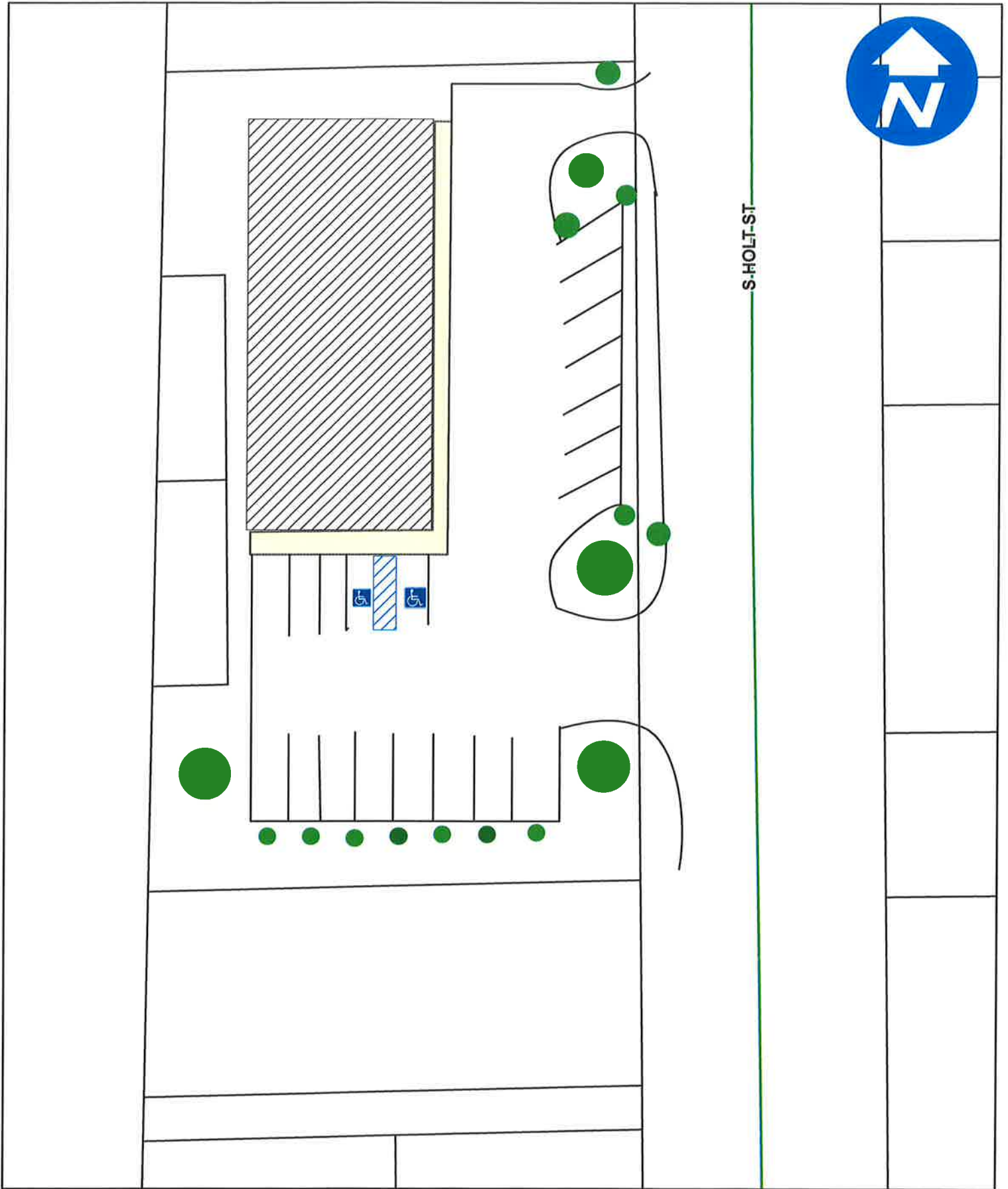
REZONING REQUEST

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9A



Site Location

Conceptual plan

1 inch = 30 feet

Item No. 9B



REZONING REQUEST
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 9C