

Planning Commission Agenda

May 26, 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 April 28, 2022 meeting

May 26, 2022

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9163	Pilgreen Engineering	Park Crossing	Plat	1
2.	9168	Overstreet & Associates Consulting Engineers	Wasden Road	Plat	2
3.	9166	Goodwyn Mills Cawood	Ann Street	Plat	3
4.	9167	“ “	East South Boulevard	Plat	4
5.	9165	Jeffcoat Engineers & Surveyors	Parallel Street	Plat	5
6.	RZ-2022-012	“ “	Old Wetumpka Hwy	Rezoning	6
7.	9164	“ “	Old Wetumpka Hwy	Plat	7
8.	RZ-2022-011	Tonya Wilson	Williams Road	Rezoning	8
9.	RZ-2022-010	William Boyd	Mooreland Road	Rezoning	9

Adjourn

Other Business

Presentation from Clarion Associates regarding the City of Montgomery's Zoning Ordinance and Subdivision Regulations Update.

***The next Planning Commission meeting is on
June 23, 2022***

1. 9163 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: J & W WGT Co

SUBJECT: Request final approval of Magnolia Trace Plat No. 1 located on the west side of Park Crossing, approximately 5,500 ft. east of Taylor Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates one (1) lot for multi-family residential use. Lot 1 (5.95 acres) has 255 ft. of frontage along Park Crossing and a depth of 1,048.21 ft. This lot will be developed with 30 ft. front and rear yards, 10 ft. side yards, 3 story buildings, and one (1) parking space per unit. 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.

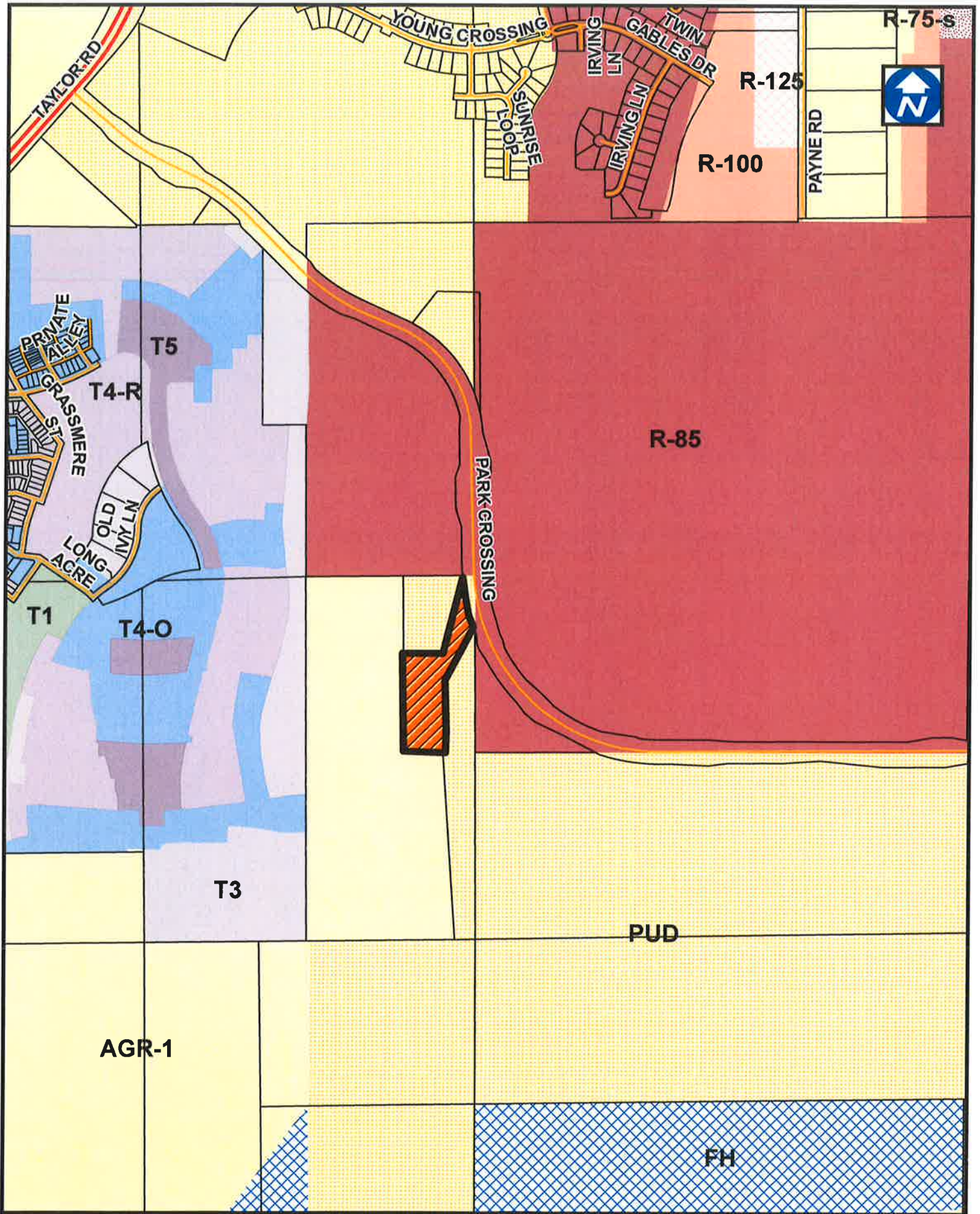
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 1A



PARK CROSSING

PARK CROSSING



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 10

2. 9168 **PRESENTED BY:** Overstreet & Associates Consulting Engineers

REPRESENTING: Westco MGM, LLC

SUBJECT: Request final approval of Westco MGM Plat No. 1A located on the south side of Wasden Road, approximately 1,000 ft. west of Mobile Highway, in an M-3 (General Industrial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for industrial use. Lot 1A (41.59 acres) has 1,612.88 ft. of frontage along Wasden Road and 740.78 ft. of frontage along Folmar Parkway. Lot 2 (7.77 acres) has 332.06 ft. of frontage along Wasden Road and 550.54 ft. of frontage along Folmar Parkway. There is a proposed new street, (Westco Place, 70 ft. ROW), that will run north and south between Wasden Road and Folmar Parkway between Lots 1 & 2. 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.

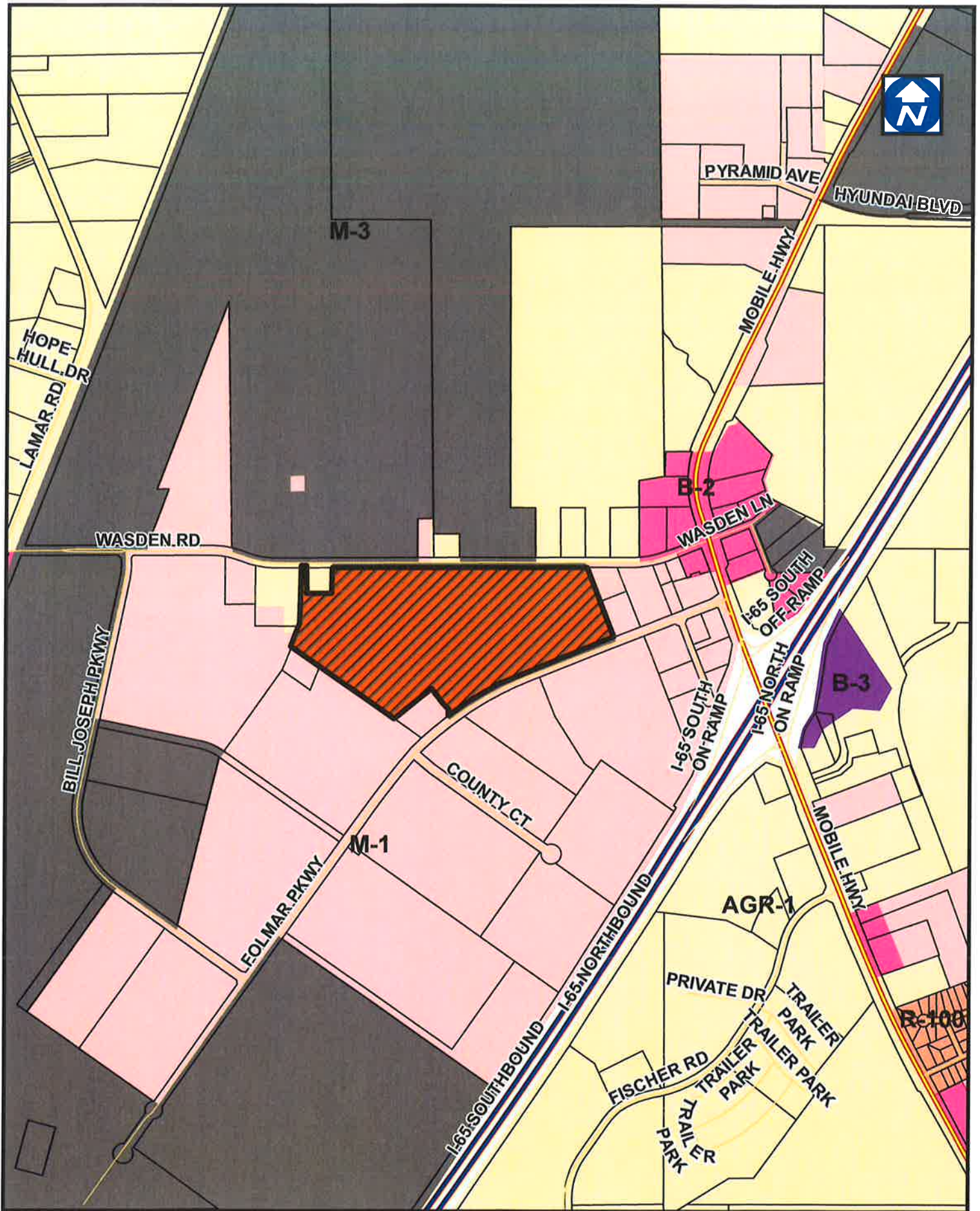
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 2A



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9166 **PRESENTED BY:** Goodwyn Mills Cawood

REPRESENTING: Mammoth Holdings, LLC

SUBJECT: Request final approval of Mammoth Holdings Plat No. 1 located on the southeast corner of Ann Street and Chestnut Street in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replats six (6) lots into one (1) lot for commercial use. Lot A-1 (1.39 acres) has 77.90 ft. of frontage along Ann Street and 375.61 ft. of frontage along Chestnut Street. 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.

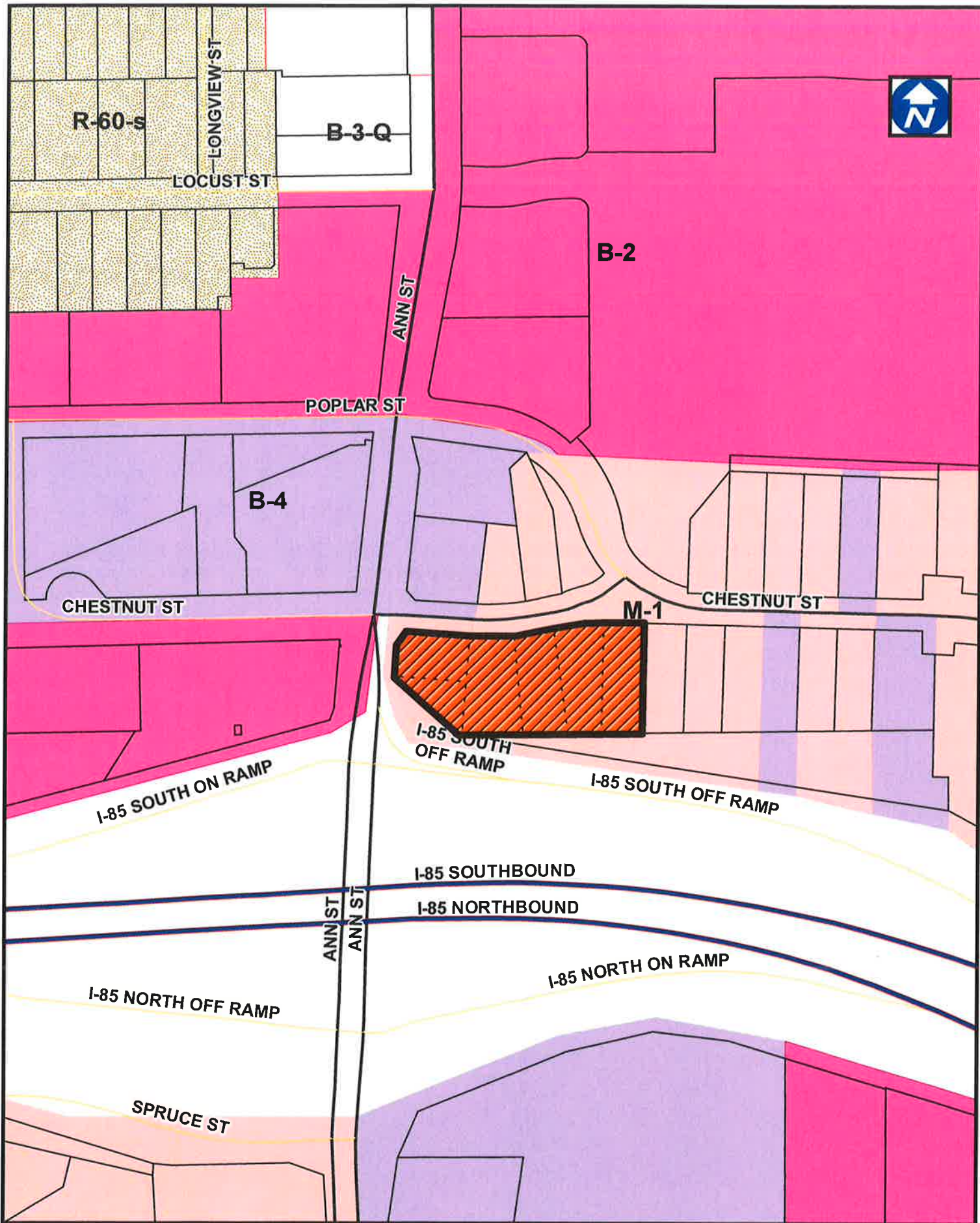
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A



CENTRAL SURVEYOR'S NOTES

1. SOURCES OF INFORMATION USED TO FACILITATE THIS PLAT WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
2. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY THE FIRM. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS OF RECORD WHICH COULD AFFECT THE BOUNDARIES OF THIS PROPERTY THAT WERE NOT FURNISHED AT THE TIME OF SURVEY.
3. ALL BOUNDARIES ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA EAST ZONE STATE PLANE GRID NORTH; DEVICES OF CLASSIFICATION, POSITIONING SYSTEM DESIGNATION, ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN U.S. SURVEY FEET.
4. THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE X, ZONE Y, & ZONE H SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 13101C0007A, WITH A REVISED DATE OF DETERMINATION OF FEBRUARY 15, 2014, FOR COMMUNITY NO. 010174, CITY OF MONTGOMERY, IN MONTGOMERY COUNTY, STATE OF ALABAMA.



Map of
MAMMOTH HOLDINGS PLAT 1

Being a Part of Lots 23A, 24, 25, & 26, of Plat No. 2 of the First Subdivision of Block 15 of Page 151 Being a Part of Lots 27 & 28, of Plat No. 1 of the First Subdivision of Block 15 of Page 151

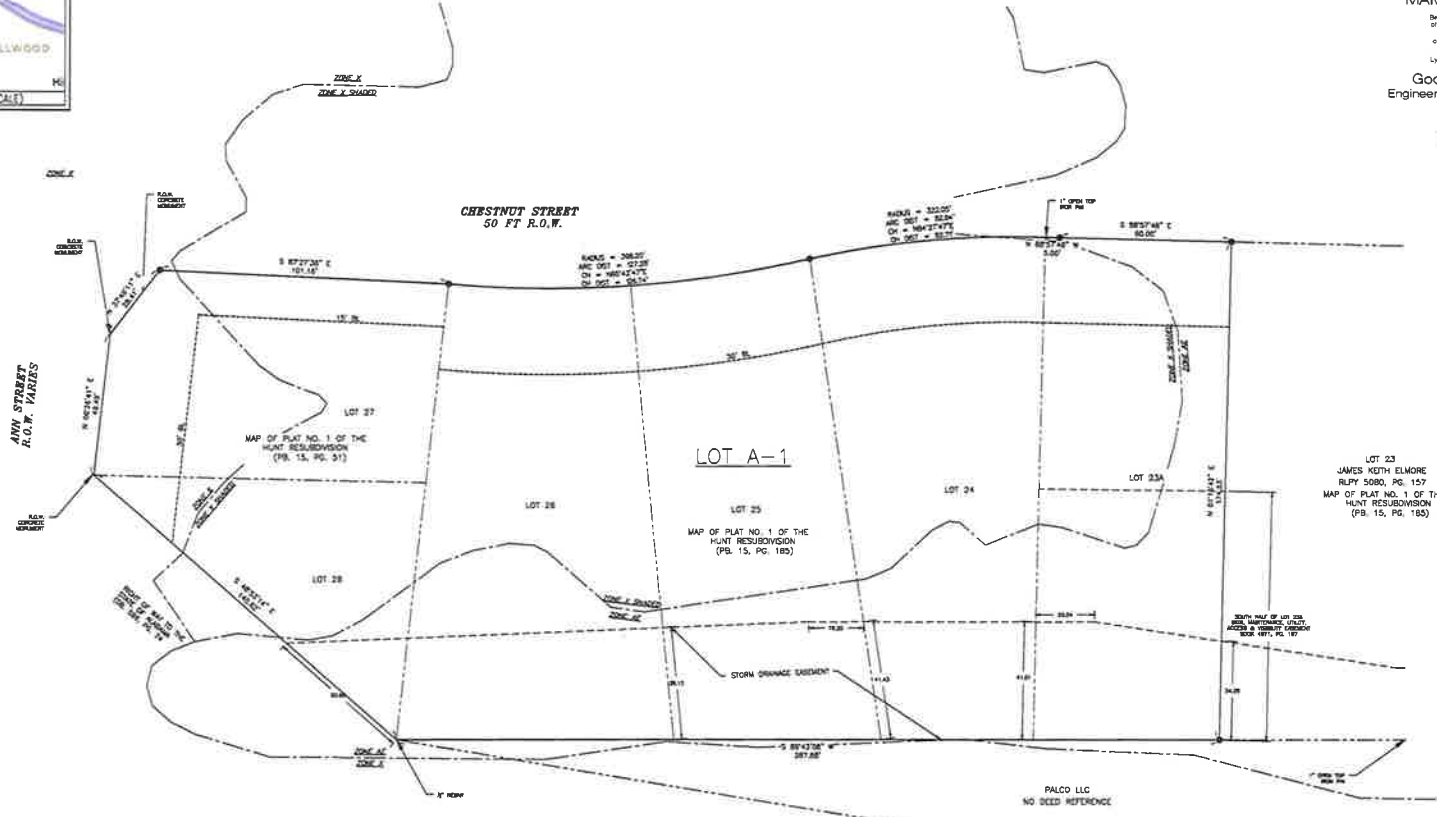
Lying in the West 1/2 of Section 15, T-13-N, R-1-E, Montgomery County, Alabama
Goodwyn Mills Cawood, LLC
Engineers - Architects - Planners - Surveyors
2000 Southview Lane, Suite 200
Montgomery, Alabama 36117
Phone (205) 271-0500
Fax (205) 272-1556

APRIL 2022

DATE	BY	REVISION
APR 2022	SM	ISSUE FOR PERMIT

LEGEND

- SET 1/2" NEAR GIVE CIRC HEADINGS



NOTES

Electric Power Company and/or Gas Electric Cooperative is granted the right to construct, install, operate and maintain its facilities, including all conduits, cables, transformers and other appliances necessary in the construction thereof, within ten (10) feet wide easement along that portion of each lot adjoining a public utility 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 or use thereof, including the right of ingress and egress to and from said facilities and the right to engage for installation, replacement, repair and removal thereof, and also the right to cut and remove all trees, underbrush, shrubbery, roots and other growth, and to keep clear any and all obstructions or obstacles of whatever character on, under and above said facilities. Also included in this right is the right to install service lines running from said ten (10) foot wide easement to the buildings or buildings constructed on the lot(s) 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 rights of ingress and egress for maintenance of the property, facilities and apparatus included therein.

All private drainage easements shown hereon, if any, are for surface drainage as needed and are to be maintained on each lot by the lot's property owner. No lot owner shall be held liable or otherwise liable for water seepage, along and/or under any private drainage easements. Installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama.

All easements or rights of way, utility 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 indicated easements or rights of way include the rights of ingress and egress to the City and/or County employees for maintenance of the property included within the easements or rights of way. No permanent structure may be placed or erected on any part of these easements or rights of way.

Easements for sanitary sewers and water lines 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.

Sanitary street shown hereon, if any previously dedicated, are hereby dedicated for dedication to public use.

STATE OF ALABAMA
MONTGOMERY COUNTY)

The undersigned, shown hereafter, 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.

NAME _____
COMPANY _____
By _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, Shawn Pulacz, a registered Land Surveyor of 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.

STATE OF ALABAMA
MONTGOMERY COUNTY)

I, a Notary Public in and for said State and County, hereby certify that _____ whose name is _____ is licensed to the foregoing instrument and who is known to me, acknowledged before me on this 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.

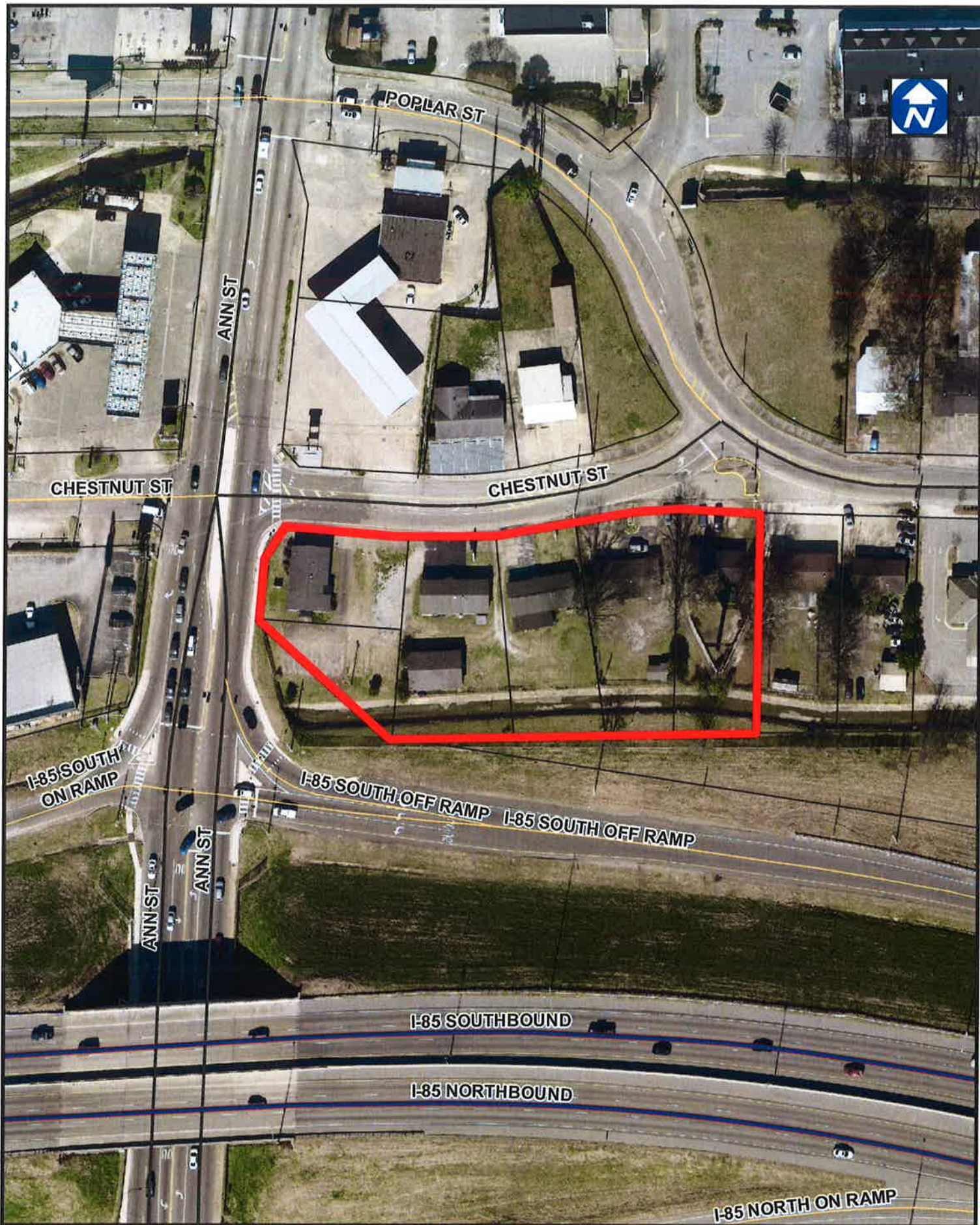
Shawn Pulacz, PLS REG. 31133-E Date _____

Given under my hand and seal on this _____ day of _____, 2022.

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____, 2022, and is approved according to the Code of Alabama 22-52-32.

NOTARY PUBLIC
My Commission Expires: _____

Thomas M. Tyson, Jr.
Executive Secretary Date _____



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 9167 **PRESENTED BY:** Goodwyn Mills Cawood

REPRESENTING: Zimmerman Capital, LLC

SUBJECT: Request final approval of Capitol Wholesale Distributors, Inc Plat No. 1D located on the south side of East South Boulevard, approximately 400 ft. west of Woodley Road, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats a portion of one (1) lot into one (1) lot for commercial use. Lot 1D (5.03 acres) has 276.32 ft. of frontage along East South Boulevard and a depth of 745.80 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 5

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

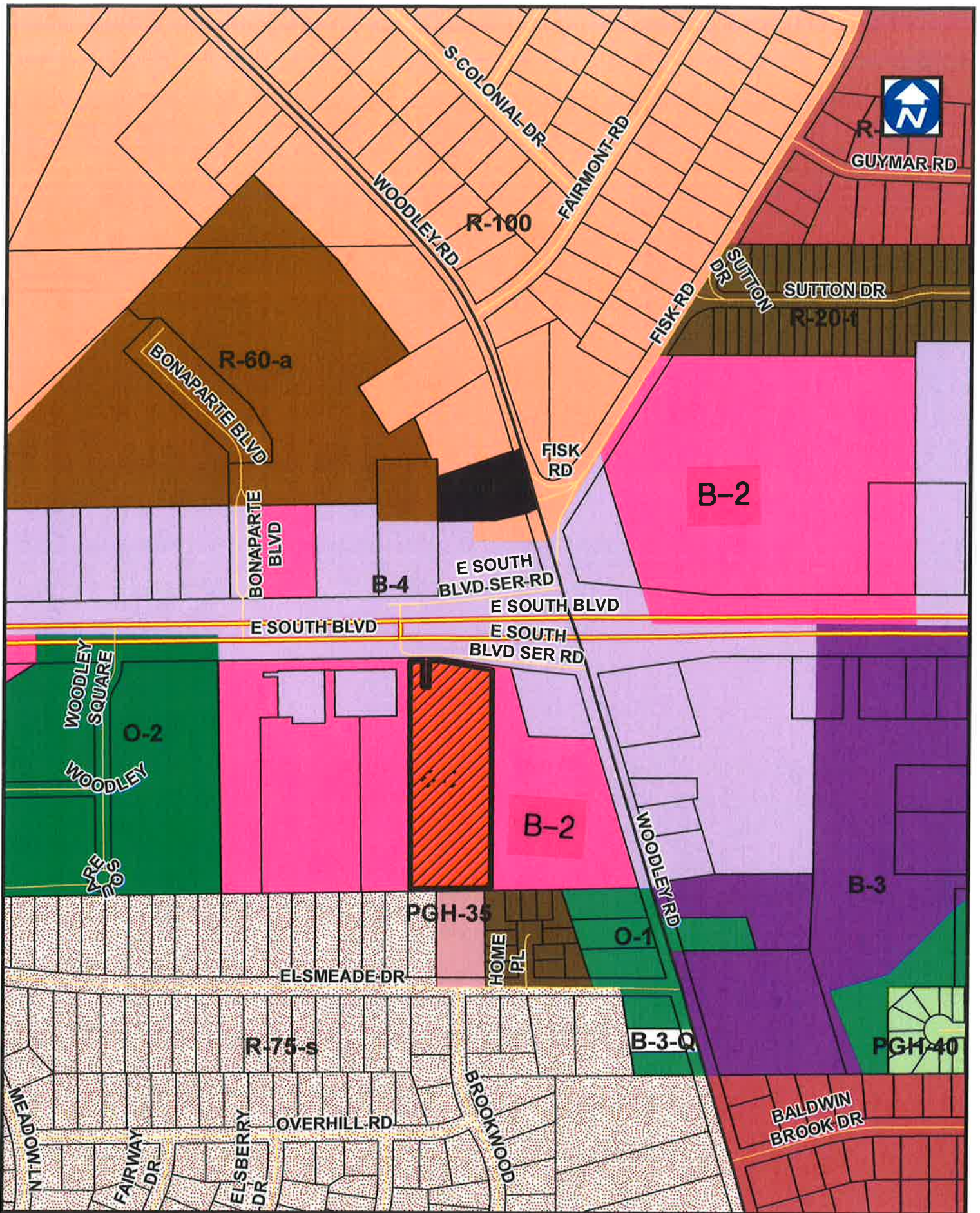
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



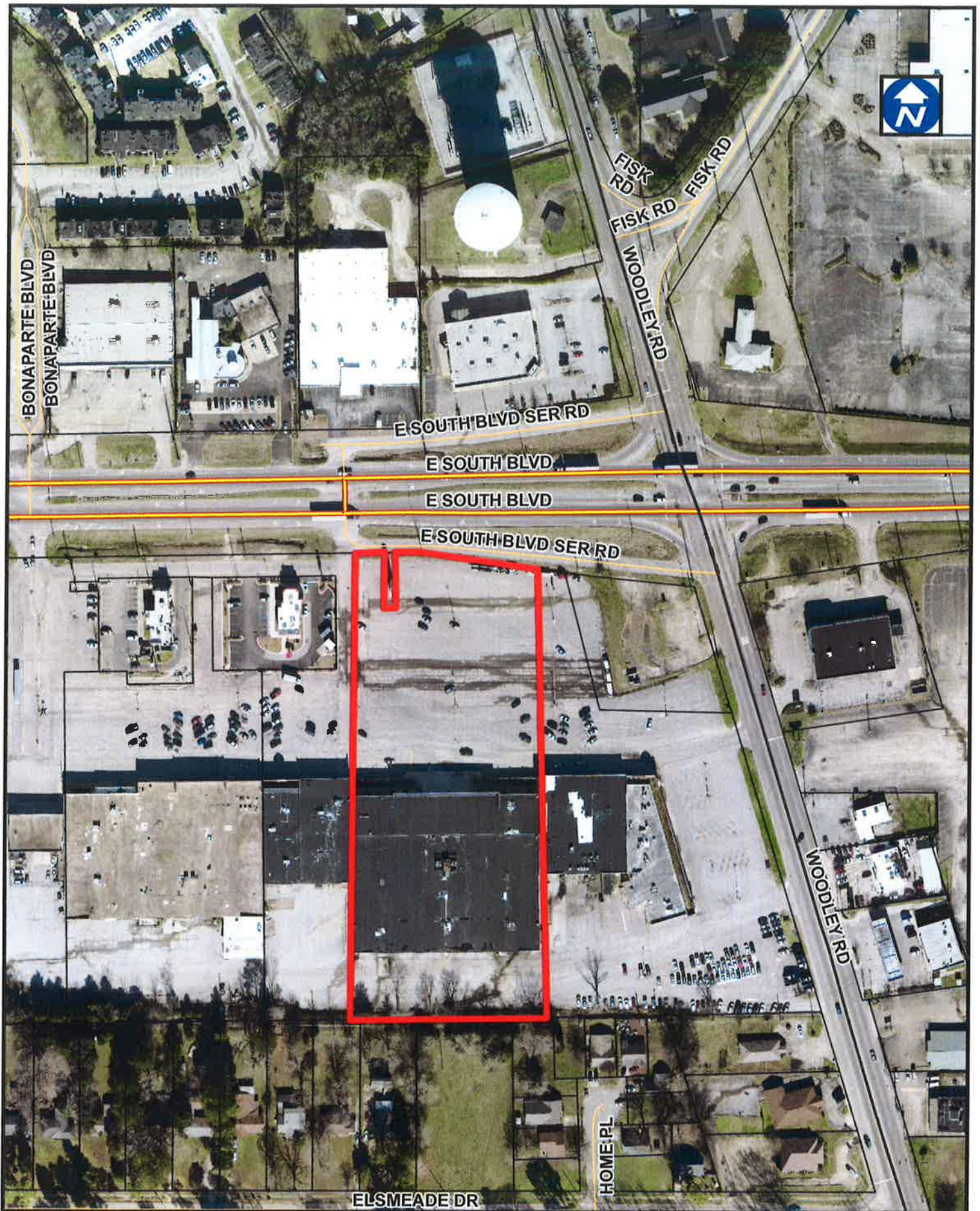
PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9165 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Smyrna Ready Mix

SUBJECT: Request final approval of SRM Concrete Plat No. 1 located on the southeast corner of Parallel Street and Sixth Street (NM) in an M-3 (General Industry) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (5.56 acres) has 589.85 ft. of frontage along Sixth Street and 636.17 ft. of frontage along Parallel Street. 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: _____



DIVISION ST

NINTH ST

CROSS ST

EIGHTH ST

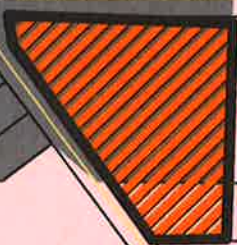
EIGHTH ST

M-3

PARALLEL ST

SIXTH ST

STATE DOCK RD



FURNACE ST

M-1

RACE ST

LOUISVILLE ST

R-60-d

CHANDLER ST

NORTHERN BLVD

NORTHERN BLVD

KENNEDY ST

PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 5A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 50

6. RZ-2022-012 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Calie McBride Pettway

SUBJECT: Request to rezone one (1) parcel of land containing 0.95 acres located on the northwest corner of Motley Drive and Old Wetumpka Highway from R-60-d (Duplex Residential) and B-2 (Commercial) Zoning Districts to an R-20-t (Townhouse) Zoning District.

REMARKS: The intended use for this property is to develop townhouses. The adjacent property has R-60-d (Duplex Residential) zoning to the north, south and west, and B-2 (Commercial) zoning to the east. The Envision Montgomery 2040 Comprehensive Plan recommends 'Rural Edge/Conservation Residential'.

CITY COUNCIL DISTRICT: 2

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

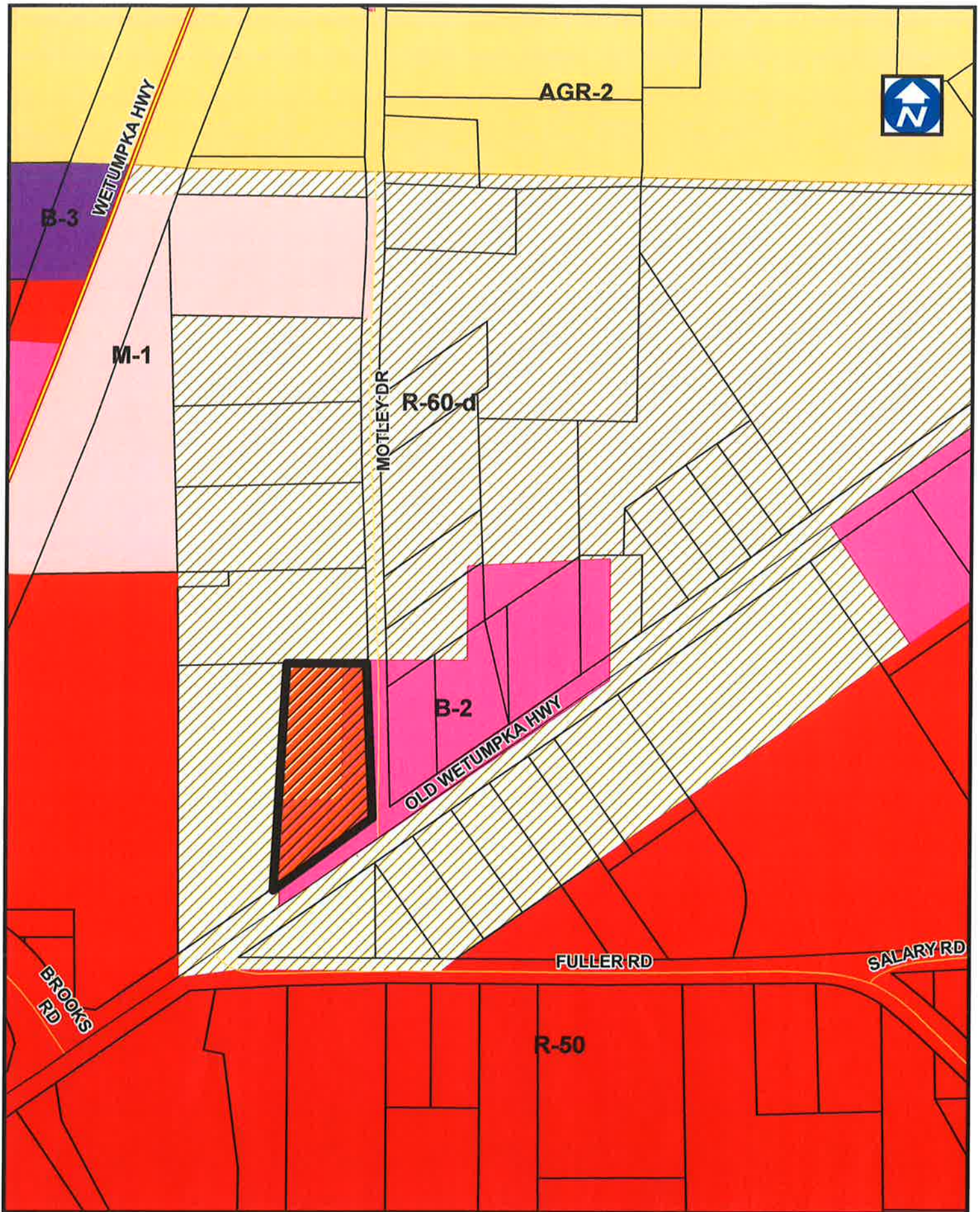
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

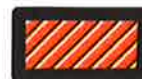
COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6A

SURVEYOR'S NOTES:

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

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

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

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

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

LEGEND:

- IPS — IRON PIN SET (1/2" IRON WITH 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
- C.T. — CRIMP TOP PIPE
- O.T. — OPEN TOP PIPE



SOURCE OF INFORMATION:

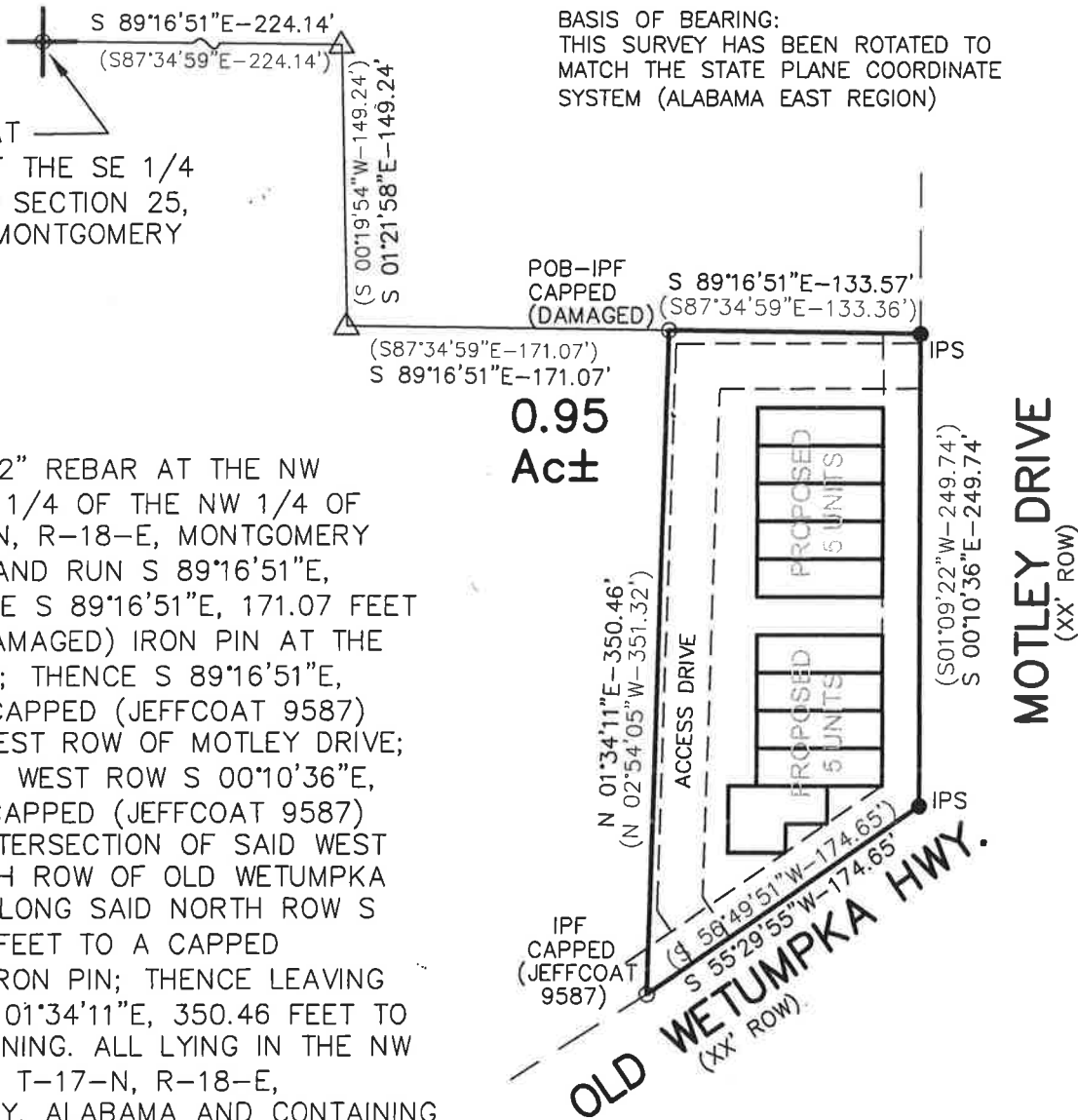
— RLPY 3039, PAGE 223

POC-1/2" REBAR AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 25, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

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

LEGAL DESCRIPTION:

COMMENCE AT A 1/2" REBAR AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 25, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA AND RUN S 89°16'51"E, 224.14 FEET; THENCE S 89°16'51"E, 171.07 FEET TO A A CAPPED (DAMAGED) IRON PIN AT THE POINT OF BEGINNING; THENCE S 89°16'51"E, 133.67 FEET TO A CAPPED (JEFFCOAT 9587) IRON PIN ON THE WEST ROW OF MOTLEY DRIVE; THENCE ALONG SAID WEST ROW S 00°10'36"E, 249.74 FEET; TO A CAPPED (JEFFCOAT 9587) IRON PIN AT THE INTERSECTION OF SAID WEST ROW AND THE NORTH ROW OF OLD WETUMPKA HIGHWAY; THENCE ALONG SAID NORTH ROW S 55°29'55"W, 174.65 FEET TO A CAPPED (JEFFCOAT 98587) IRON PIN; THENCE LEAVING SAID NORTH ROW N 01°34'11"E, 350.46 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NW 1/4 OF SECTION 25, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINING 0.95 ACRES MORE OR LESS.



LB



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 60

7. 9164 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Mrs. Calie McBride Pettiway

SUBJECT: Request final approval of Pettiway Manor Plat No. 1 located on the northwest corner of Motley Drive and Old Wetumpka Highway in B-2 (Commercial) and R-60-d (Duplex Residential) Zoning Districts (proposed R-20-t (Townhouses)).

REMARKS: This plat creates one (1) lot for townhouse use. Lot 1 (0.95 acres) has 249.74 ft. of frontage along Motley Drive and 174.65 ft. of frontage along Old Wetumpka Highway. 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.

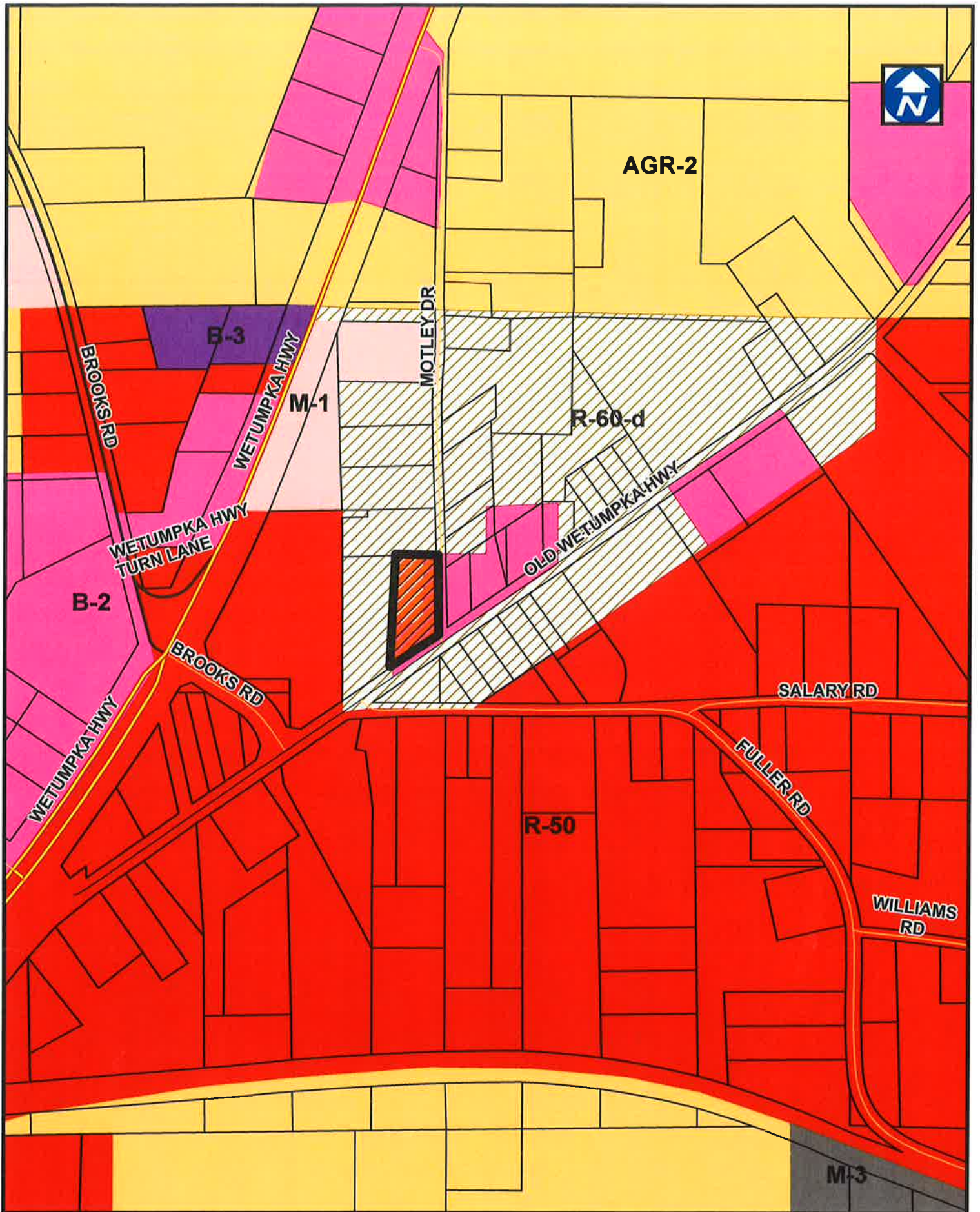
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 7A

PETTIWAY MANOR PLAT NO.1

LYING IN THE NW 1/4 OF THE NE 1/4 OF SECTION 25, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA



VICINITY MAP
SCALE: NTS

RESERVED FOR COURTHOUSE RECORDING
PREPARED BY:

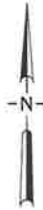
JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.

928 S. HULL ST.
MONTGOMERY, AL 36104
PHONE: 255-1246
FAX: 255-1268
CLANTON:
PHONE: 755-3677
TROY:
PHONE: 566-0030

FIELD SURVEY: 9/28/20 (JL)
PROJECT NAME: PETTIWAY
PROJECT NO.: 19-221
DWG NAME: 19221 PETTIWAY SURVEY
COGO NAME: 19322.CSV
DRAWN BY: SH
LEGAL BY: SH
DWG PROOFED BY: GJ
LEGAL PROOFED BY: GJ

LEGEND:

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



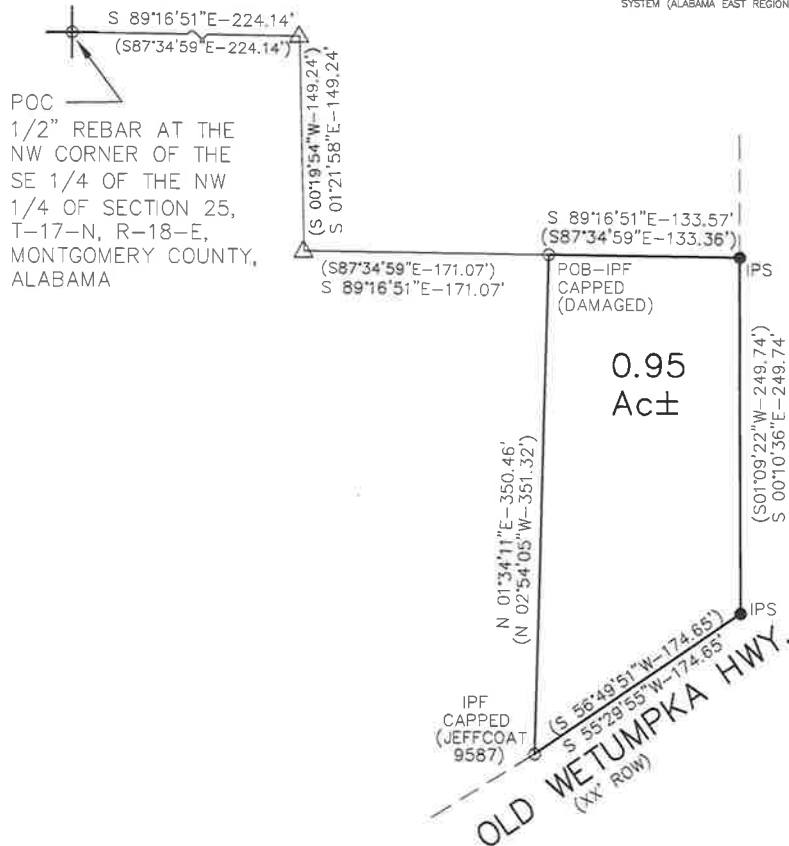
SCALE: 1" = 60'

SPECIAL NOTES:

1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAPS 01101C0111J & 01101C0112J, DATED 17/15.

SOURCE OF INFORMATION:
- RLPY 3039, PAGE 223

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



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 23rd day of April, 2022.

D. Guthrie Jeffcoat, Jr.
D. GUTHRIE JEFFCOAT, JR., P. E. & L. S.
AL. REG. 9587



State of Alabama
Montgomery County

I, Callie McBride, 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.

Callie McBride

State of Alabama
County of Montgomery

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

I, _____ the undersigned authority, a Notary Public in and for the said State of Large hereby certify that Callie McBride, 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, 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: _____

SPACE RESERVED FOR COURTHOUSE RECORDING

713



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. RZ-2022-011 **PRESENTED BY:** Tonya Wilson

REPRESENTING: Same

SUBJECT: Request to rezone two (2) lots located on the south side of Williams Road, approximately 200 ft. east of Mary Mabson Drive, 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-99-s (Mobile Home Subdivision) to the north, and R-50 (Single-Family Residential) to the east, south and west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Potential Open Space'.

CITY COUNCIL DISTRICT: 2

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

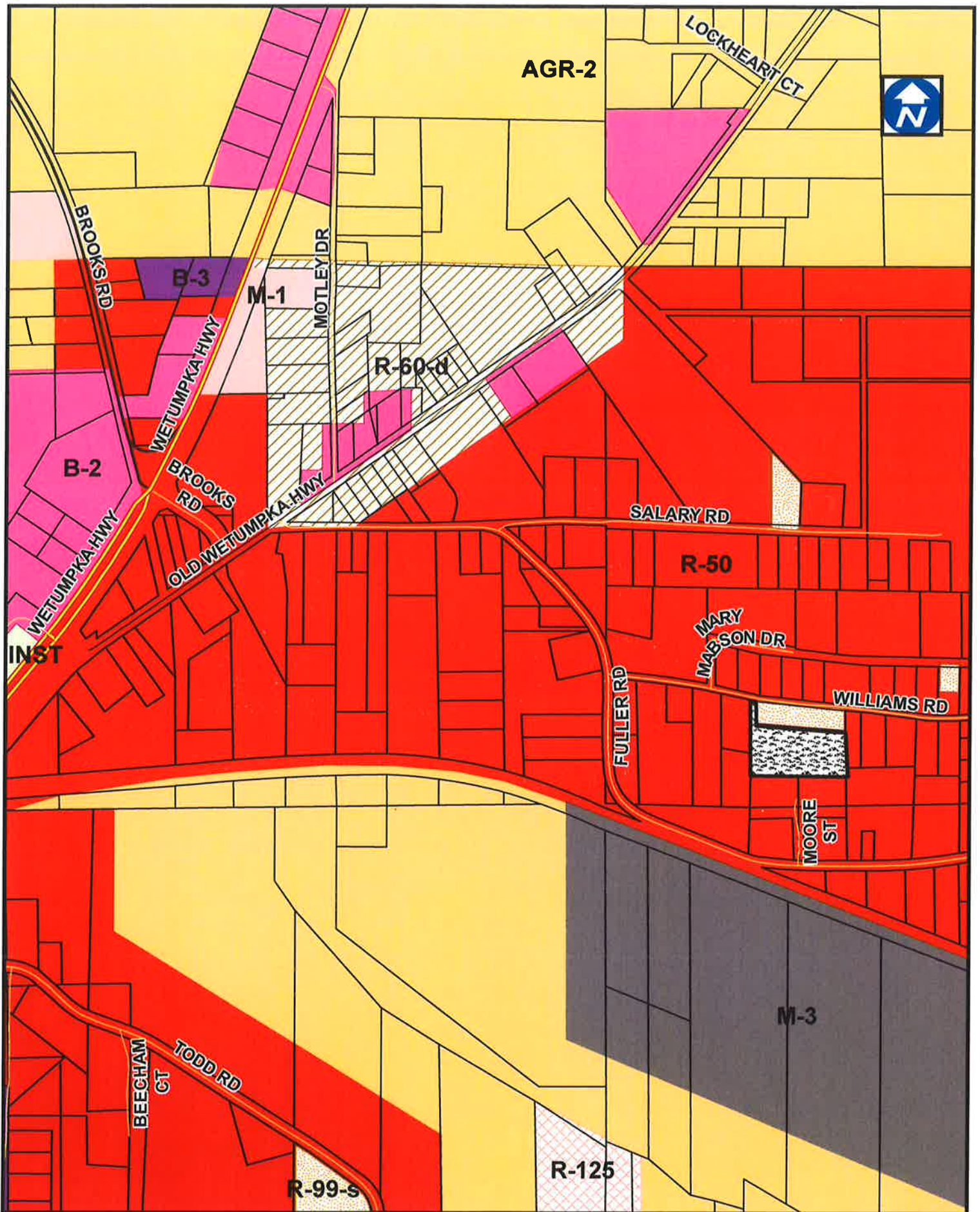
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 8A



0407251003014000
GIBBS LULA
5517 FULLER RD
MONTGOMERY, AL 36110

OLD IRON PIN 684.42 E &
498.30 N OF CENTER OF
SECTION 25, T17N, R18E,
MONTGOMERY CO., ALABAMA

WILLIAMS ROAD
(30. R.O.W.)

S 84°44'00" E
25.00'

S 84°44'00" E
440.64'

105.45'

LOT 2D

TAYLOR JIMMIE LC
3816 WILLIAMS RD
MONTGOMERY, AL 36110
0407251003008000

105.47'

25' JOINT USE ACCESS EASEMENT

N 84°44'00" W 440.87'

S 84°44'00" E 208.82'

N 00°00'31" W 346.64'

216.09'

LOT 2C1
43449.1 SQ. FT.
1.00 ACRES



Mobile home

N 00°08'00" W 201.41'

LOT 2C2
63511.6 SQ. FT.
1.46 ACRES

208.43'

S 00°08'00" E

0407251003014001
LARKIN DIANE
3776 WILLIAMS RD
MONTGOMERY, AL 36110

0407251003015000
J & J PROPERTIES LLC
576 GILMER AVE
TALLASSEE, AL 36078

LOT 2B
0407251003016000
MCBRIDE FREDDY
5632 FULLER RD
MONTGOMERY, AL 36110

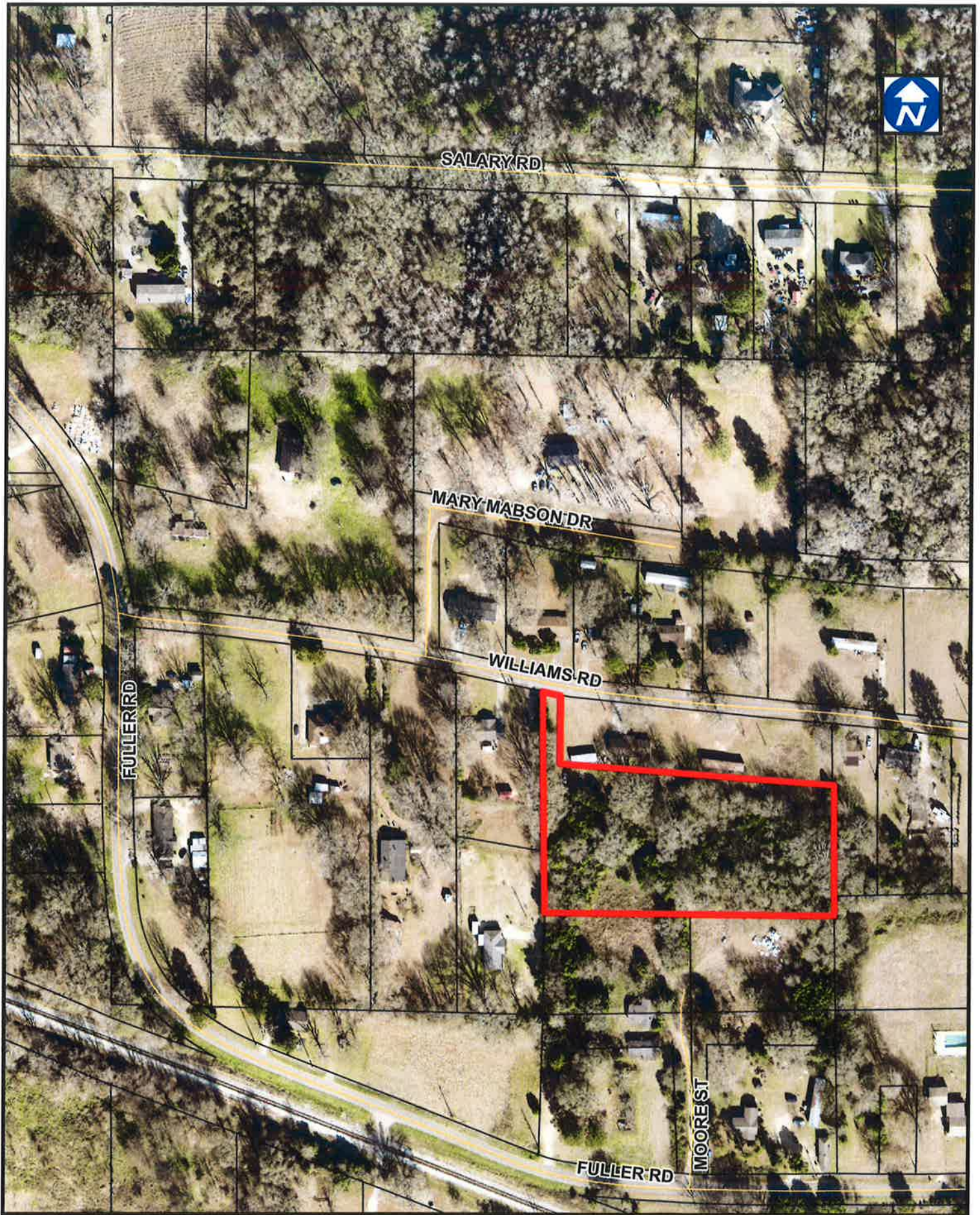
0407251003017000
JONES JACQUELINE
5461 FULLER RD
MONTGOMERY, AL 36110

0407251003008001
PERRY ROBERT JR & PERRY RODNEY
7459 OLD BARN RD
MONTGOMERY, AL 36117

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
 - FENCE
 - HEDGE
 - TREE LINE
 - Wooded





REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8C

9. RZ-2022-010 **PRESENTED BY:** William Boyd

REPRESENTING: BMN Inc.

SUBJECT: Request to rezone one (1) lot located on the southeast corner of Edgar D. Nixon Avenue and Mooreland Road from an R-65-m (Multi-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is to expand the used car dealership lot. The existing car lot is adjacent to this property on the south side at 322 West Fairview Avenue. The adjacent property has B-2 (Commercial) zoning to the east, south and west, and R-65-m (Multi-Family Residential) zoning to the north. The Envision Montgomery 2040 Comprehensive Plan recommends 'Traditional Neighborhood'.

CITY COUNCIL DISTRICT: 7

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

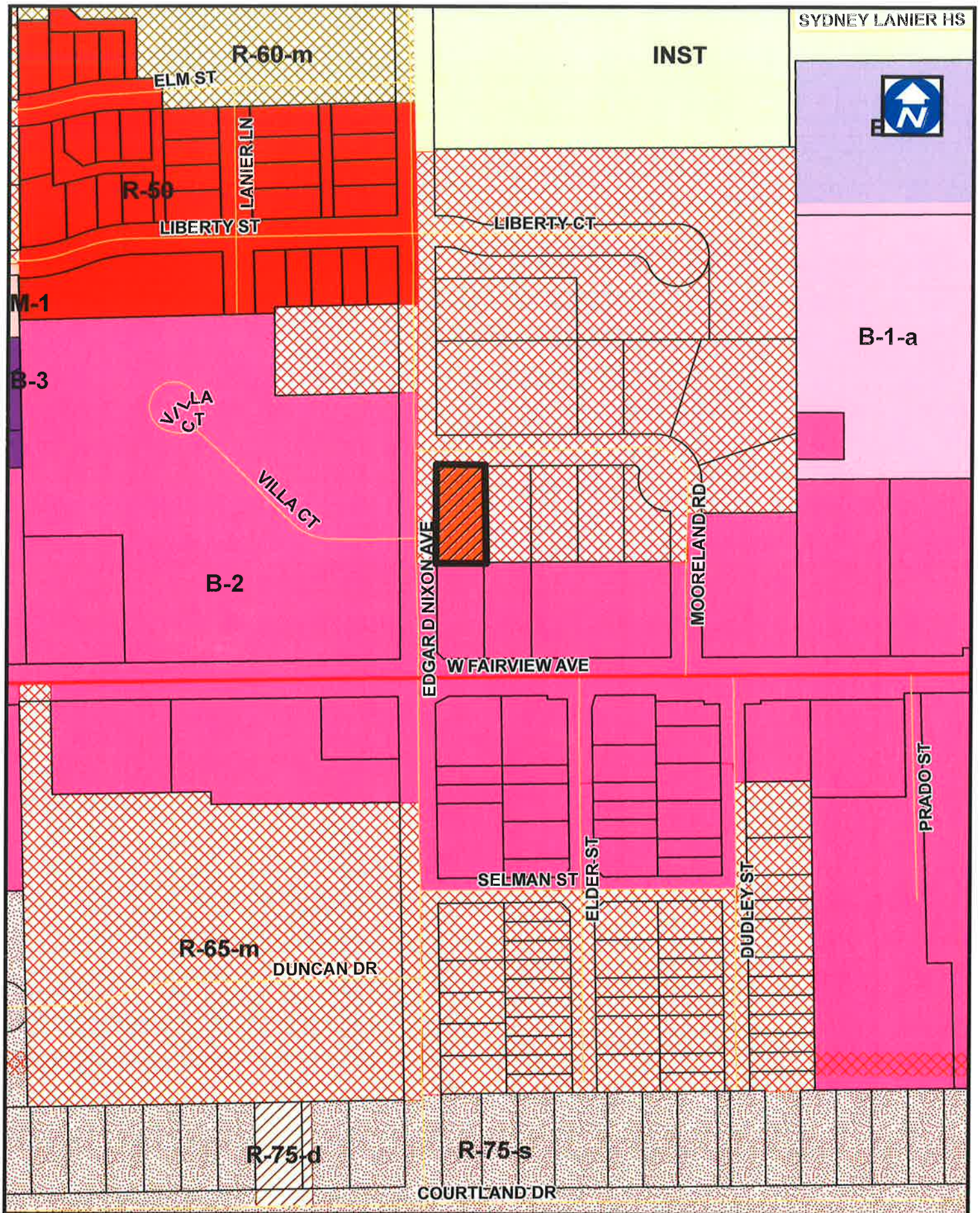
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9A



REZONING REQUEST
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 9B