

Planning Commission Agenda

June 23, 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 May 26, 2022 meeting

June 23, 2022

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2022-012	Jeffcoat Engineers & Surveyors	Old Wetumpka Hwy.	Rezoning	1
2.	9164	“ “	Old Wetumpka Hwy.	Plat	2
3.	Street Renaming	Alberta Prevo Murray & Reashanda Prevo White	George Mull Street	Street Renaming	3
4.	9169	CSC Properties, LLC	South Court Street	Plat	4
5.	9170	Lat 32, Inc.	Birmingham Hwy.	Plat	5
6.	9171	Goodwyn, Mills & Cawood	Chastain Park Drive	Plat	6
7.	9172	Precision Surveying	Pyramid Avenue	Plat	7
8.	RZ-2022-015	Pilgreen Engineering	North Eastern Blvd.	Rezoning	8
9.	RZ-2022-016	Darren Washington	Norman Bridge Road	Rezoning	9
10.	RZ-2022-014	The Broadway Group	Virginia Loop Road	Rezoning	10
11.	9108	Flowers & White Eninger	Taylor Road	Plat	11
12.	9173	“ “	Grassmere Street	Plat	12
13.	MP-2019-001	“ “	EastChase Lane	Revised Master Plan	13
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***The next Planning Commission meeting is on
July 28, 2022***

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

REPRESENTING: Calie McBride Pettiway

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-60-d (Duplex Residential) Zoning District.

REMARKS: The intended use for this property is to develop duplexes. 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'.

Department of Planning Comment(s): The Planning Department has no objection to the proposed rezoning request. The subject lot is consistent with residential living. Further the majority of lots immediately adjacent to this location is zoned for duplex residential living. The Envision Montgomery 2040 Comprehensive Plan recommends rural edge conservation residential in this area.

CITY COUNCIL DISTRICT: 2

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

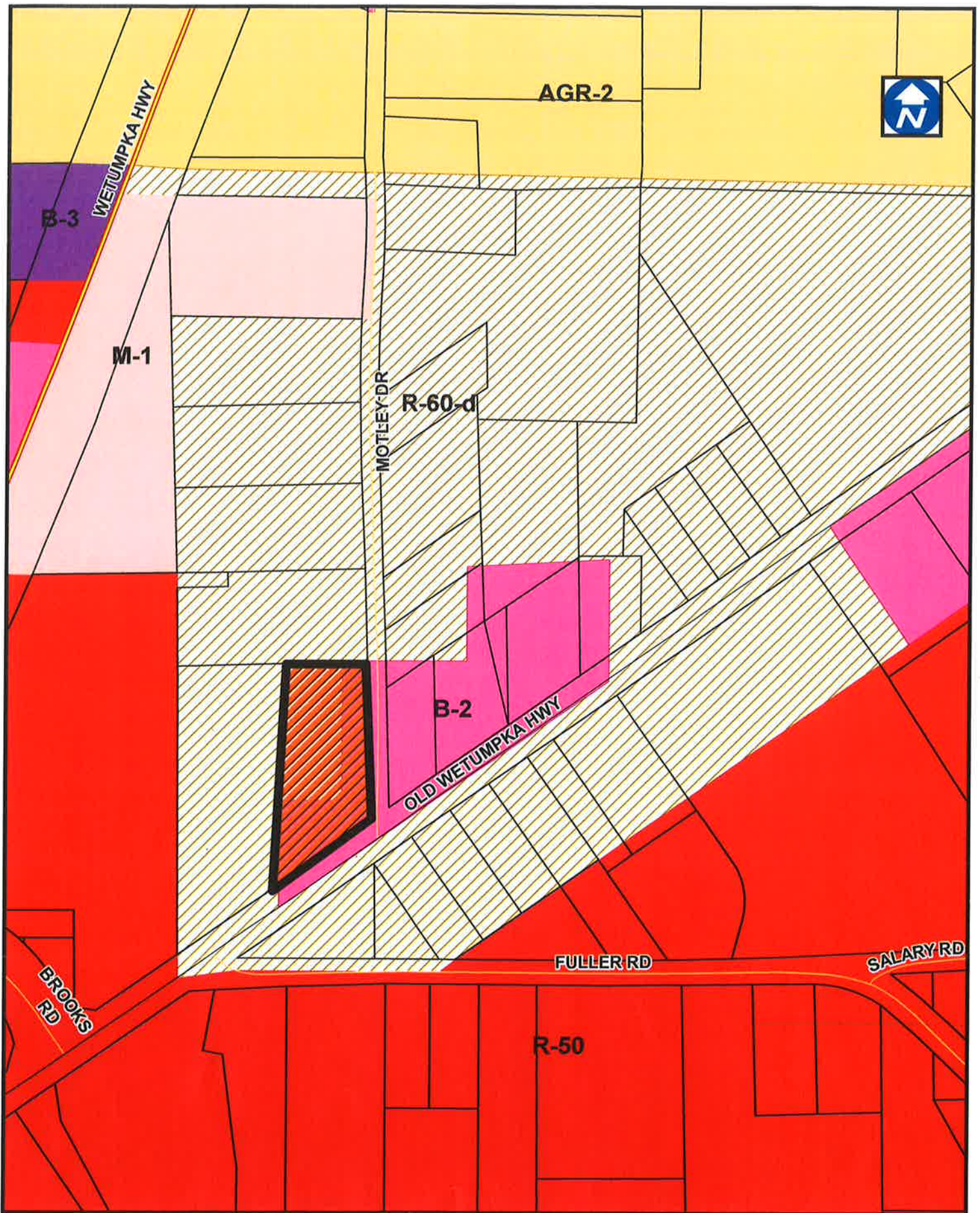
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

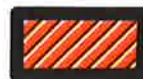
COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. LA

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.

SOURCE OF INFORMATION:

- RLPY 3039, PAGE 223

LEGEND:

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

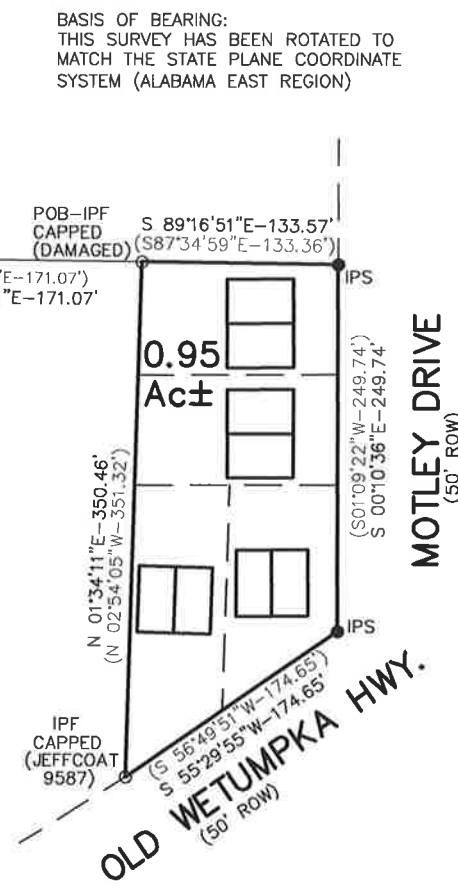
SCALE: 1" = 100'

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

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

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 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.



PROPERTY BOUNDARY SURVEY MAP OF 0.95 Ac± FOR CALIE MCBRIDE REZONING AND CONCEPTUAL LAYOUT MAP REQUEST FOR REZONING TO R-60-D

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 the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, unless stated hereon.

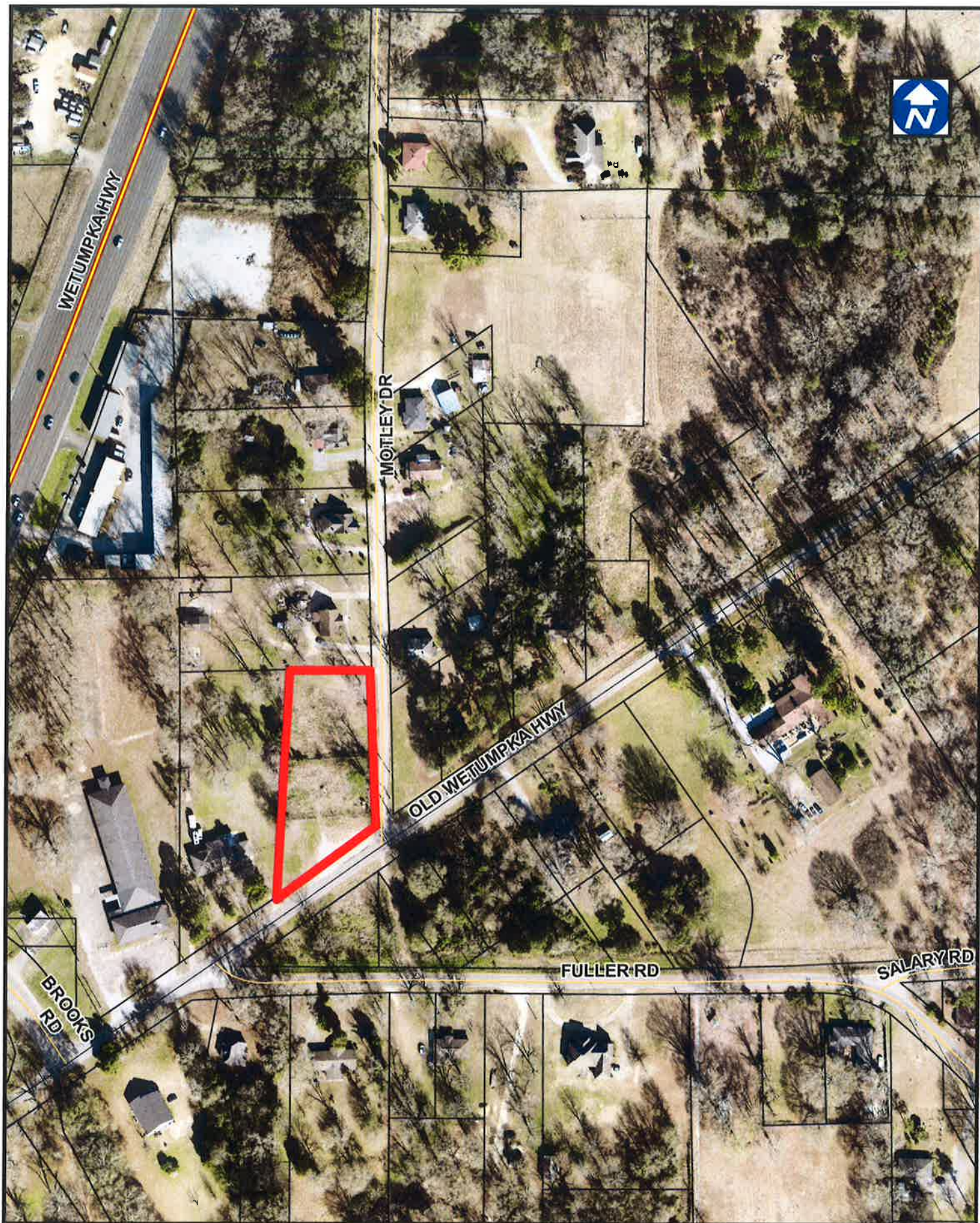
This the 29TH day of SEPTEMBER, 2020.
O. Guthrie Jeffcoat, Jr.
O. GUTHRIE JEFFCOAT, JR., PE & PLS
AL REG. 9587

REV: 5/31/22
FIELD SURVEY: 9/28/20 (JL)
PROJECT NAME: PETTIWAY
PROJECT NO.: 19-221
DWG NAME: 19221 PETTIWAY SURVEY

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
928 SOUTH HULL STREET
MONTGOMERY, AL 36104
(334) 265-1246
CLANTON
(205) 755-3677
TROY
(334) 566-0030

COGO NAME: 19322.CSV
DRAWN BY: SH
LEGAL BY: SH
DWG PROOFED BY: GJ
LEGAL PROOFED BY: GJ

1B



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10

2. 9164 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Mrs. Calie McBride Pettiway

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

REMARKS: This plat creates four (4) lots for residential use. Lot 1 (0.235 acres) has 75 ft. of frontage along Motley Drive and a depth of 135.90 ft. Lot 2 (0.236 acres) has 75 ft. of frontage along Motley Drive and a depth of 138.19 ft. Lot 3 (0.217 acres) has 99.73 ft. of frontage along Motley Drive and 94.23 ft. of frontage along Old Wetumpka Highway. Lot 4 (0.262 acres) has 80.42 ft. of frontage along Old Wetumpka Highway and a depth of 198.30 ft. 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.

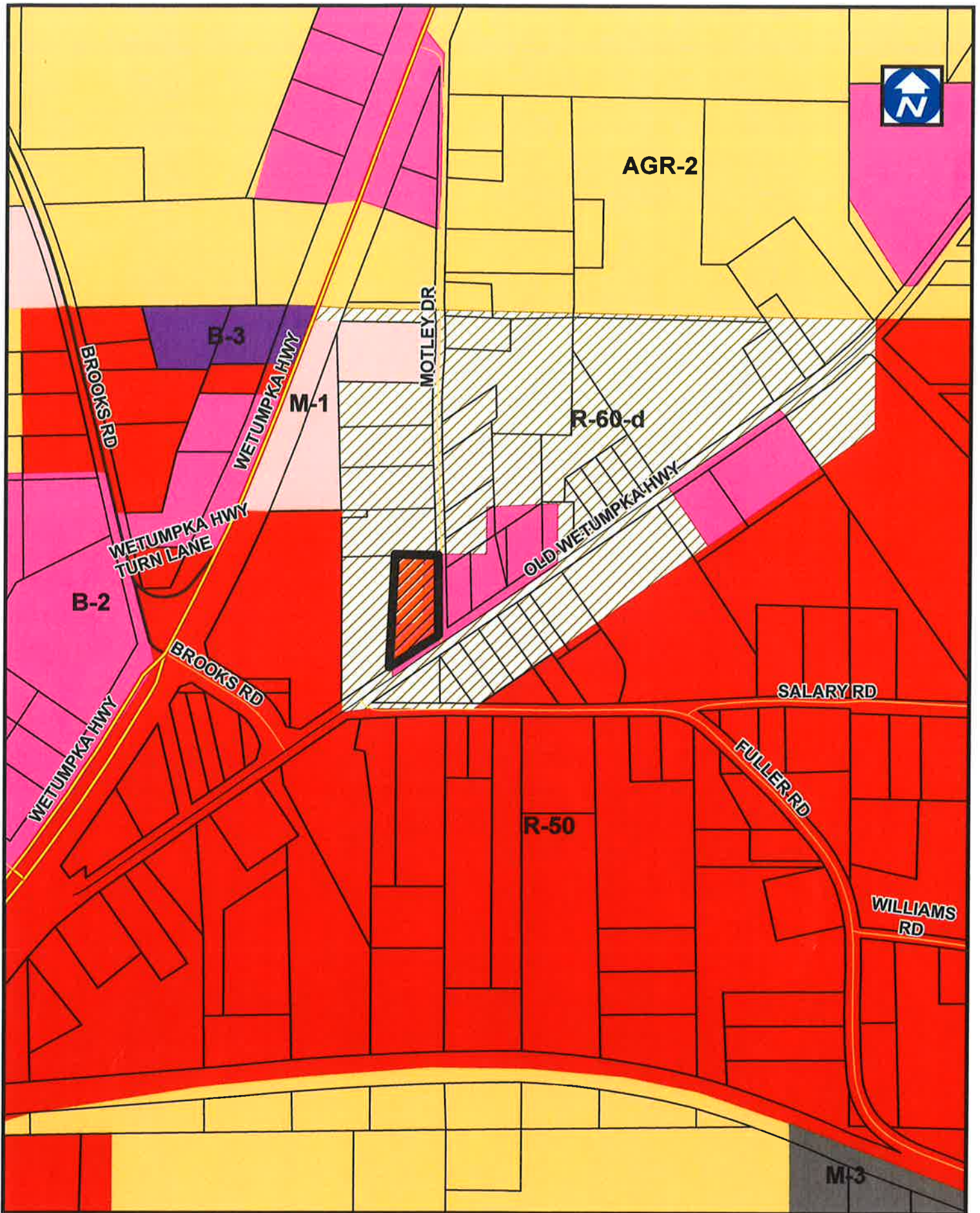
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



AGR-2

B-3

M-1

R-60-d

B-2

R-50

M-3

BROOKS RD

WETUMPKA HWY

MOTLEY DR

WETUMPKA HWY
TURN LANE

OLD WETUMPKA HWY

BROOKS RD

SALARY RD

FULLER RD

WILLIAMS RD

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A

KINGDOM PLACE 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: 565-0030

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

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

I, _____, the undersigned authority, a Notary Public in and for the said State at 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

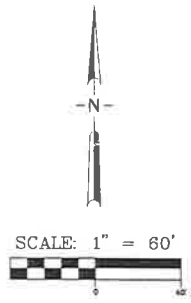
My Commission Expires: _____

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

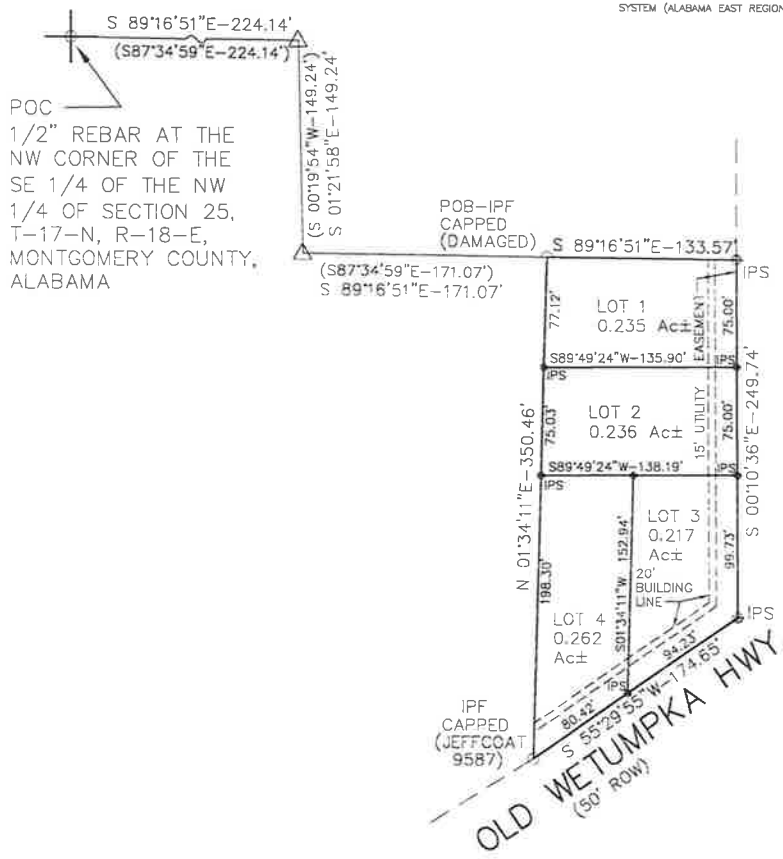
- LEGEND:
- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
 - IPF - IRON PIN FOUND
 - X-X- - FENCE LINE
 - o - CALCULATED POINT
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R.O.W. - RIGHT OF WAY
 - CH. - CHORD
 - () - PLAT OR DEED CALL



- 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 PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE FEMA FLOOD MAPS 01101C0111J & 01101C0112J, DATED 1/7/15.

SOURCE OF INFORMATION:
- RLPY 3039, PAGE 223

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



MOTLEY DRIVE
(50' ROW)

OLD WETUMPKA HWY.
(50' ROW)



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

20

3. Street Renaming **PRESENTED BY:** Alberta Prevo Murray & Reashanda Prevo White

REPRESENTING: Same

SUBJECT: Request a recommendation to rename George Mull Street to Prevo Avenue. ,

REMARKS: This street runs north/south between Tolvert Street and Kansas Street. The property owners along George Mull Street have been notified of the request to rename this street to Prevo Avenue and was given 21 days (per Administrative Procedures for Renaming Streets) to respond if they are not in favor of the street renaming. A total of five (5) notices were sent out and one (1) letter was returned opposing the street renaming, which is an 80% approval.

CITY COUNCIL DISTRICT: 3

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

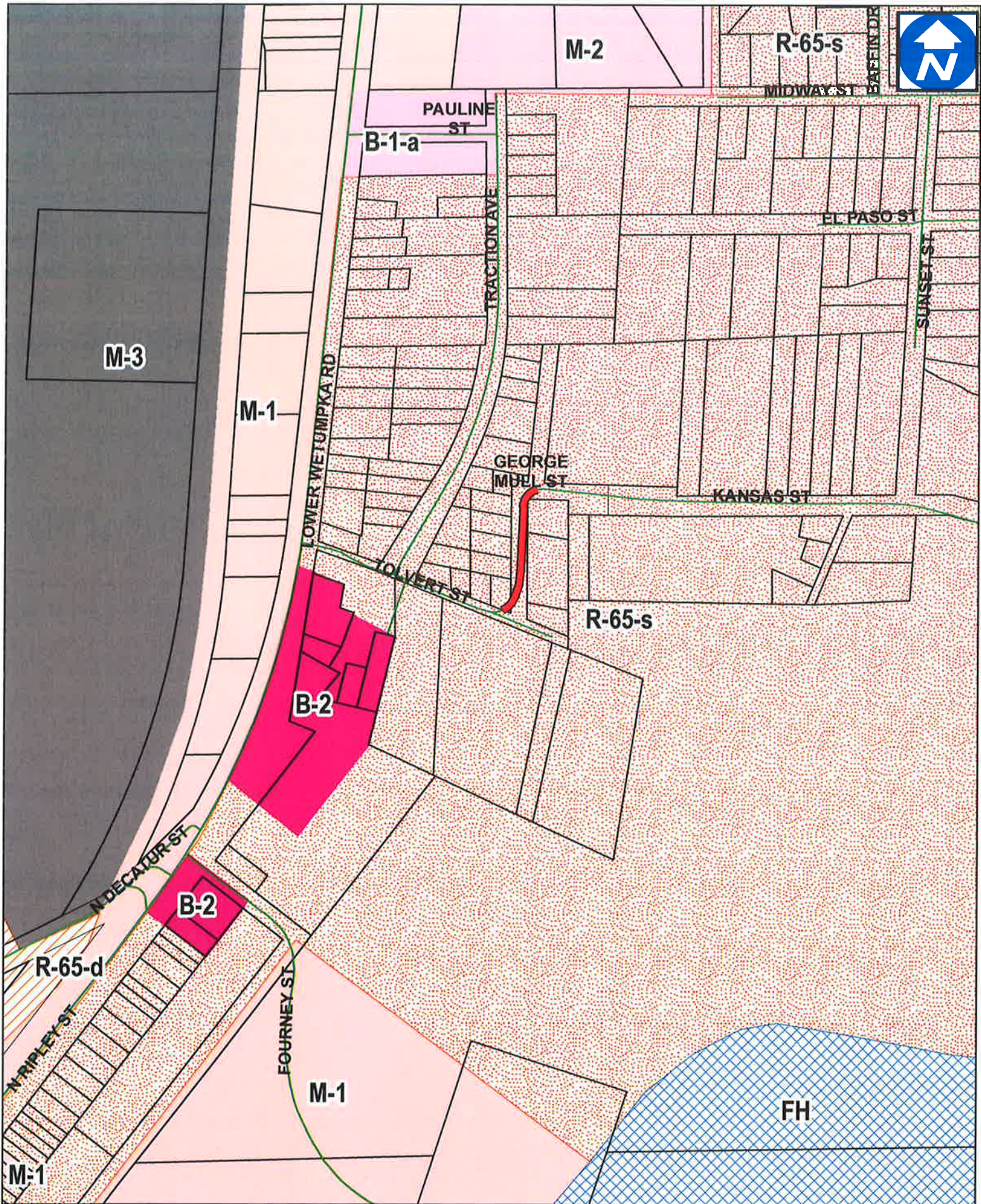
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



Current Name: George Mull Street
 Proposed Name: Prevo Avenue



1 inch = 300 feet

Item 3A



Current Name: George Mull Street
Proposed Name: Prevo Avenue



1 inch = 50 feet
Item 3B

4. 9169 **PRESENTED BY:** CSC Properties, LLC

REPRESENTING: CK 22 Court, LLC

SUBJECT: Request final approval of CK 22 Court, LLC Plat No. 1 located on the southeast corner of South Court Street and East South Boulevard in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot and a portion of a lot into one (1) lot for commercial use. Lot B (1.298 acres) has 240 ft. of frontage along East South Boulevard and 234.93 ft. of frontage along South Court Street. 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.

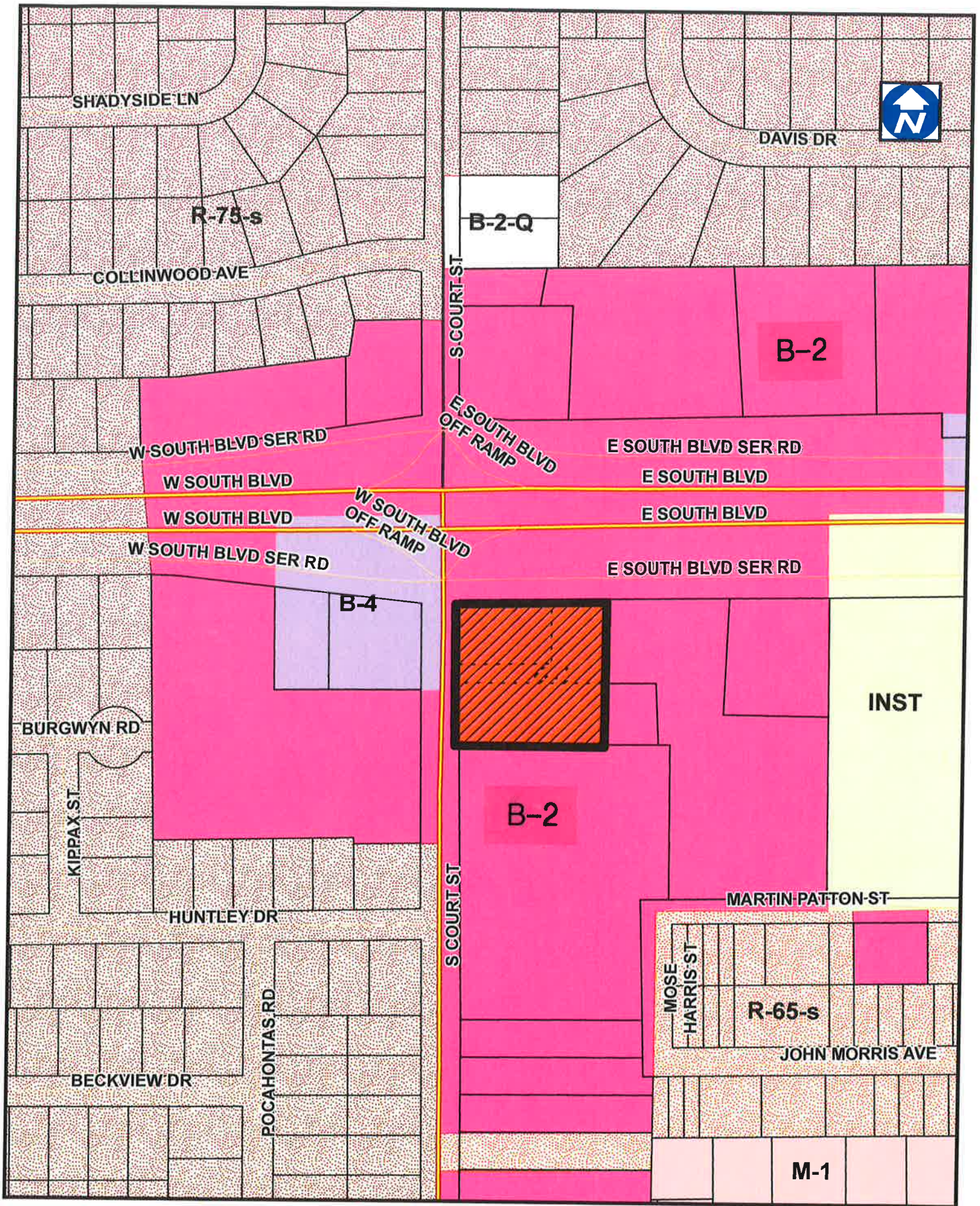
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



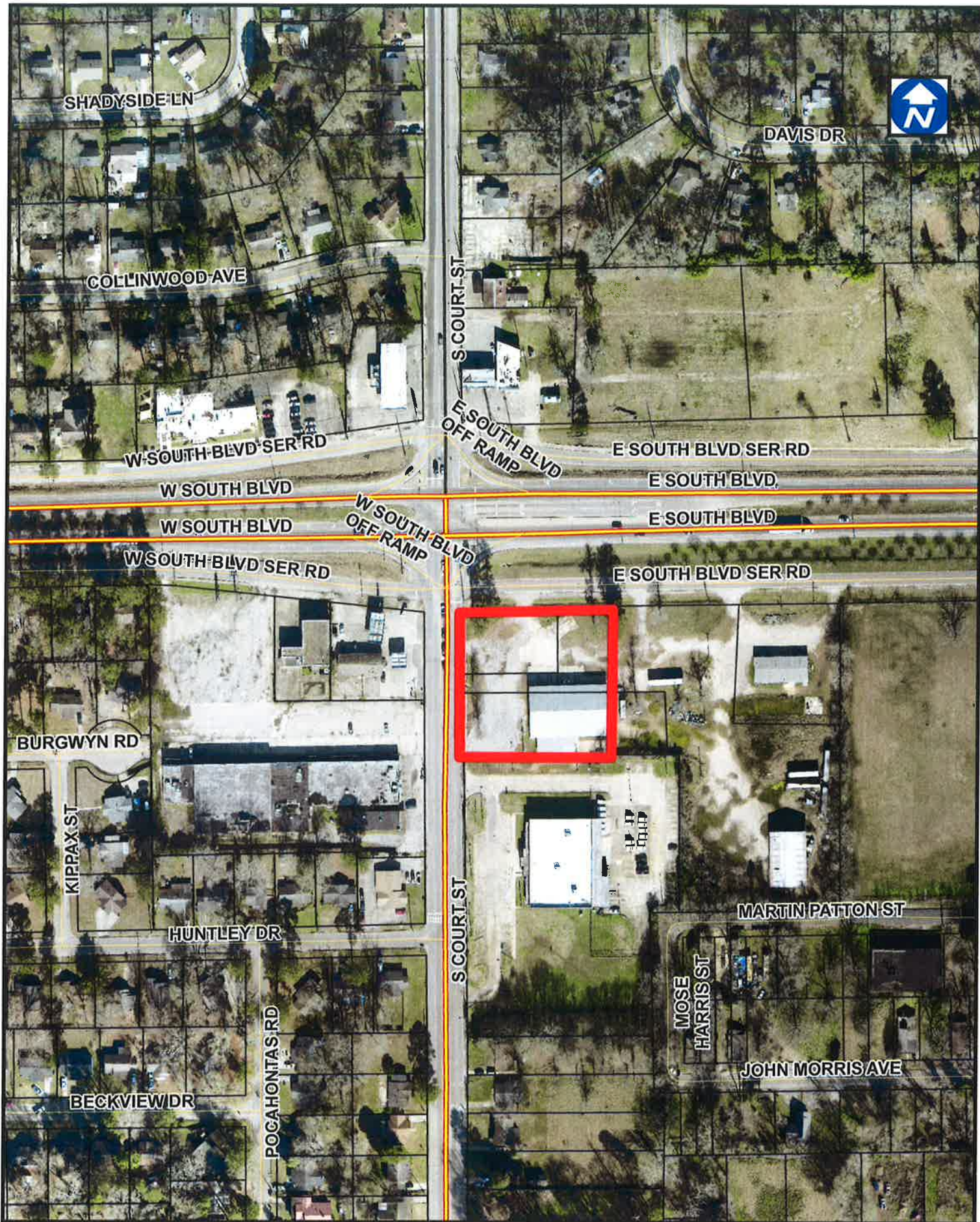
PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9170 **PRESENTED BY:** Lat 32, Inc.

REPRESENTING: Down South Development Corporation

SUBJECT: Request final approval of Down South Plat No. 1 located on the northeast corner of Birmingham Highway and Washington Ferry Road in M-1 (Light Industrial) and M-3 (General Industrial) Zoning Districts.

REMARKS: This plat replats two (2) lots and previously unplatted property into three (3) lots for industrial use. Lot 1-B (0.79 acres) has 127.26 ft. of frontage along Birmingham Highway and a depth of 299.63 ft. Lot 1-A (2.11 acres) has 89 ft. of frontage along Birmingham Highway and 351.22 ft. of frontage along Washington Ferry Road. Lot 2 (1.57 acres) has 249 ft. of frontage along Washington Ferry Road and a depth of 299.37 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

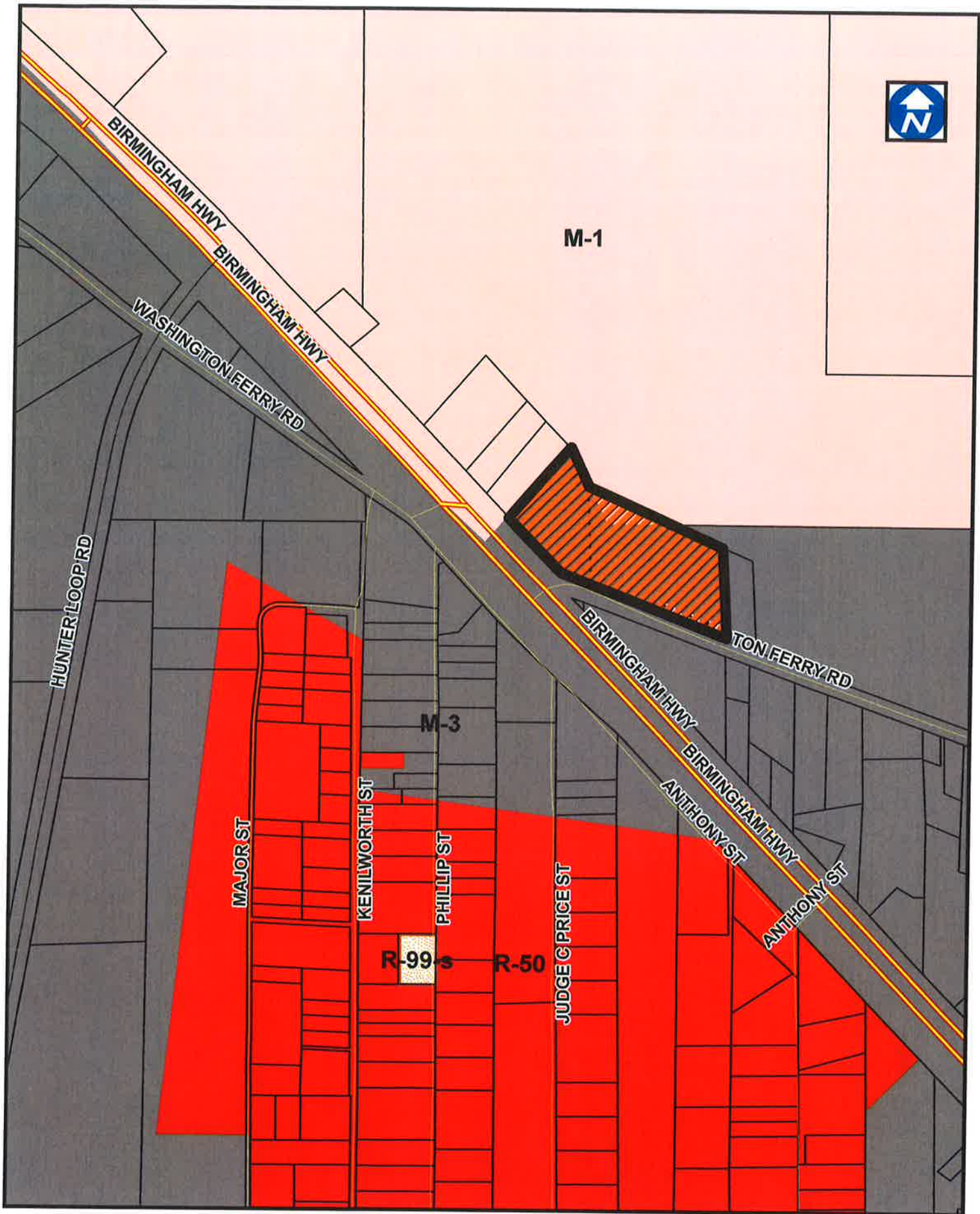
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



M-1

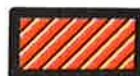
M-3

R-99s R-50

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



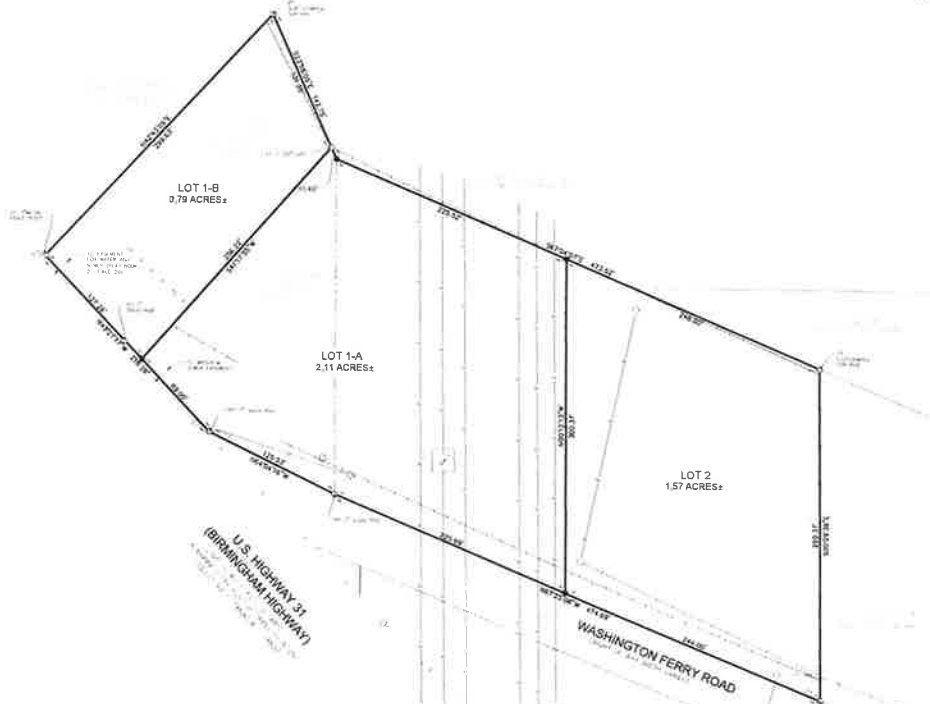
ITEM NO. 5A

58

DOWN SOUTH PLAT NO. 1

LYING IN THE SW 1/4 QUARTER OF THE NW 1/4, AND THE NW 1/4 OF THE SW 1/4 OF SECTION 5, T18N, R17E, MONTGOMERY COUNTY, ALABAMA

BENING A RE-PLAT OF LOT 'A' OF THE PLAT OF LOT 'A' OF C.H. EVANS PROPERTY AS RECORDED IN OFFICE OF THE JUDGE OF PROBATE MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 19, PAGE 120, AND LOT 'B' OF THE PLAT OF LOT 'B' OF C.H. EVANS PROPERTY AS RECORDED IN OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 27, PAGE 20, AND PREVIOUSLY UNPLATTED PROPERTY.



SURVEYOR'S NOTES

- SURVEYOR HAS MADE NO INVESTIGATION REGARDING THE EXISTENCE OR EXTENT OF WELANDS FOR THE PROPERTY SHOWN HEREON.
- 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 AND WATER LINES AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE PLACED OR ERECTED ON ANY PART OF THESE EASEMENTS.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THE SUBJECT PROPERTY MAY, OR MAY NOT BE SUBJECT TO ANY, OR ALL OF THE FOLLOWING: EASEMENTS, ALLEGIANCES, RIGHTS OF WAY, (RECORDED OR NOT RECORDED).
- BEARINGS AND COORDINATES ARE BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011) AND DERIVED BY THE USE OF GPS USING THE ALDOT CORS NETWORK.
- DEED REFERENCES: RUPY BOOK 4541 PAGE 589; RUPY BOOK 656, PAGE 622; RUPY BOOK 4561, PAGE 687.

LEGEND

- CRIMPED TOP PIPE (METAL)
- OPEN TOP PIPE
- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1/2" REBAR CAPPED "LA-101745")
- LOT LINE
- ORIGINAL PLATTED LOT LINE
- FENCE LINE
- POWER LINE (OVERHEAD)
- UTILITY POLE
- LIGHT POLE

PERIMETER DESCRIPTION

BEGIN AT A 24" CRIMPED TOP PIPE FOUND AT THE NORTHERLY CORNER OF LOT 'B' ACCORDING TO THE PLAT OF LOT 'B' OF C.H. EVANS PROPERTY AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 27, PAGE 20. THENCE FROM SAID POINT OF BEGINNING RUN ALONG THE EASTERLY LINE OF SAID LOT 'B' AND EXTENDING THEREOF 512' SOUTH, A DISTANCE OF 142.75 FEET TO A 1/2" REBAR (CAPPED "LA-101745") SET AT THE NORTH-EASTERLY CORNER OF LOT 'A' ACCORDING TO THE PLAT OF LOT 'A' OF C.H. EVANS PROPERTY AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 19, PAGE 120. THENCE LEAVING SAID SET "A" RUN S47°34'21"E A DISTANCE OF 472.5 FEET TO A 1/2" CRIMPED TOP PIPE FOUND. THENCE RUN S22°23'30"E A DISTANCE OF 390.27 FEET TO A 1" BROAD STEEL ROD FOUND ON THE NORTHERLY MARGIN OF WASHINGTON FERRY ROAD. THENCE RUN ALONG SAID NORTHERLY MARGIN OF WASHINGTON FERRY ROAD, THENCE RUN ALONG SAID NORTHERLY MARGIN OF WASHINGTON FERRY ROAD NEAR 1/4 W. A DISTANCE OF 474.89 FEET TO A 1" BROAD STEEL ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 'B'. THENCE CONTINUE ALONG SAID NORTHERLY MARGIN OF WASHINGTON FERRY ROAD NEAR 1/4 W. A DISTANCE OF 125.2 FEET TO A 1" BROAD STEEL ROD FOUND AT THE INTERSECTION OF SAID NORTHERLY MARGIN OF WASHINGTON FERRY ROAD AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31 (154 FEET R/W) (RIGHT-OF-WAY) ACCORDING TO ALABAMA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS (PROJECT NO. P-11845) & (18452). THENCE LEAVING SAID NORTHERLY MARGIN OF WASHINGTON FERRY ROAD, RUN ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31 (154 FEET R/W) A DISTANCE OF 214.75 FEET TO A METAL FENCE POST FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 'B'. THENCE LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31 RUN ALONG THE NORTHEASTERLY LINE OF SAID LOT 'B' (N42°42'00"E) A DISTANCE OF 288.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PROPERTY LIES IN THE SW 1/4 QUARTER OF THE NW 1/4 AND THE NW 1/4 OF THE SW 1/4 OF SECTION 5, T18N, R17E, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 4.47 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPUTED 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 26TH DAY OF APRIL, 2022.

WILLIAM S. MATTHEWS PLS.
ALABAMA LICENSE NO. 25842

OWNER'S CERTIFICATE

THE UNDERSIGNED, DOWN SOUTH DEVELOPMENT CORPORATION, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY JOINS IN AND BEARS THE FOLLOWING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND ADOPTS AND APPROVES SAID PLAT AND MAP ON THIS THE _____ DAY OF _____, 2022.

CHARLES HERMAN EVANS, JR., PRESIDENT

STATE OF ALABAMA)
COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY:

CERTIFY THAT DOWN SOUTH DEVELOPMENT CORPORATION, AS OWNER OF THE PROPERTY SHOWN HEREON, IS BOUND TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS KNOWN TO ME, KNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY, ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

APPROVAL OF 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, 1-10-32.

THOMAS M. FRYON, JR. - EXECUTIVE SECRETARY DATE _____

GRAPHIC SCALE



1 inch = 50 ft.

ISSUED	CHANGED	REVISED
DATE	DATE	DATE



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 50

6. 9171 **PRESENTED BY:** Goodwyn Mills Cawood

REPRESENTING: New Park Development Company, LLC

SUBJECT: Request final approval of New Park Plat No. 7A located on the southwest corner of Chastain Park Drive and Bristol Park Place in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat replats two (2) lots and previously unplatted property into two (2) lots for residential use. Lot 1A (0.35 acres) has 165.50 ft. of frontage along Chastain Park Drive and 69.5 ft. of frontage along Bristol Park Place. Lot 2A (0.27 acres) has 65 ft. of frontage along Bristol Park Place and a depth of 180 ft. 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.

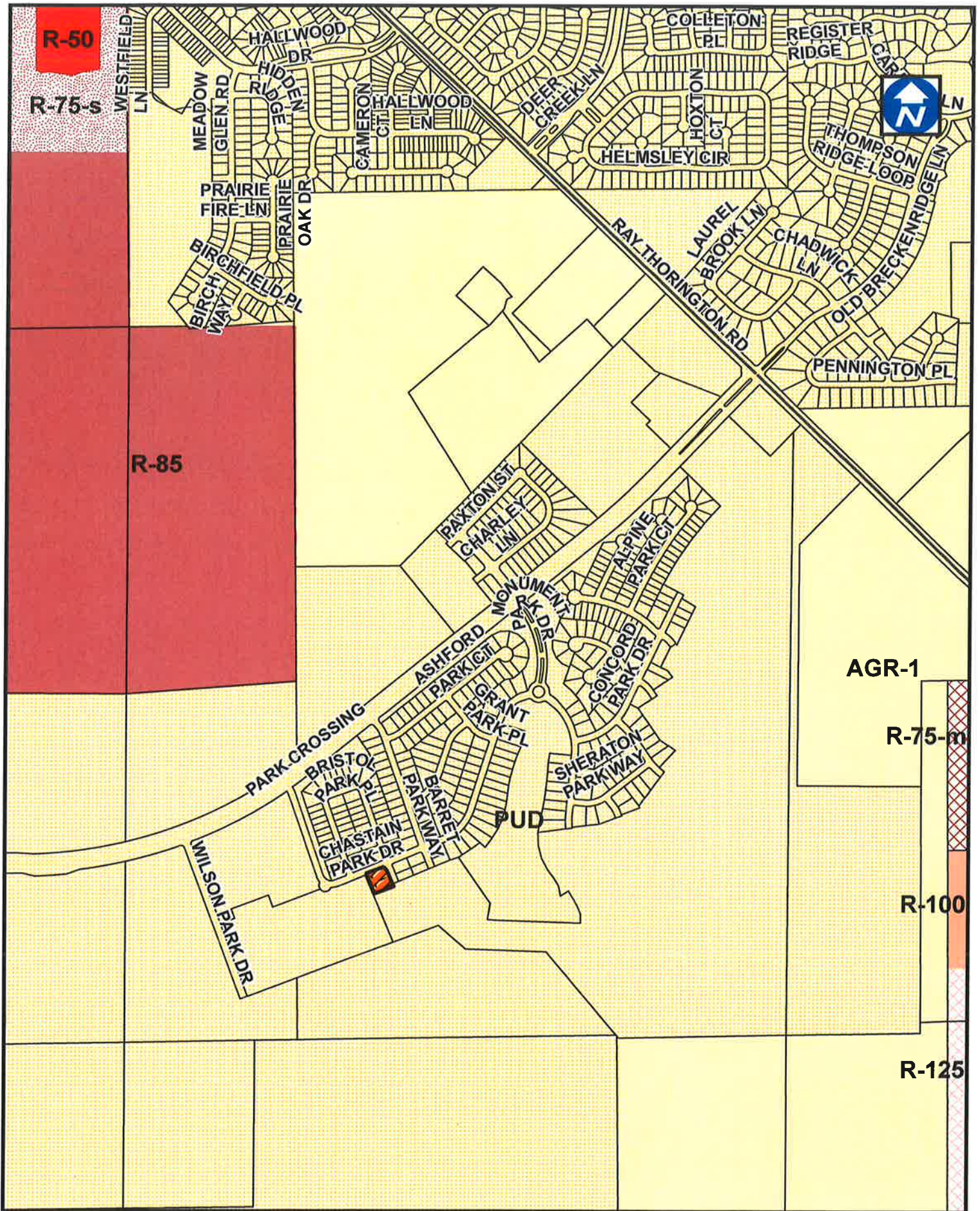
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____





VICINITY MAP NOT TO SCALE

NOTES:

Alabama Power Company is granted the right to construct, install, operate and maintain its facilities, including all conduits, cables, transformers and other appliances useful or necessary in connection therewith, within a ten (10) foot 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 or use thereof, including the right of ingress and egress to and from said facilities and the right to enclose for installation, replacement, repair, and removal thereof; and also the right to cut and keep clear 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 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 to be 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. 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, except utility, private drainage, and private access easements, shown on the plat, if any, are hereby dedicated to the City and/or County of Montgomery, Alabama for public use. These dedicated easements include the rights of ingress and egress by City and County employees for maintenance of the property included in the easements. No permanent structure may be placed on any dedicated easement shown.

Private drainage easements shown on this plat, if any, are to be maintained on each lot by that lot's property owner. No lot owner shall fill, divert or otherwise impede the flow of water across, along and/or under said private drainage easements.

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 and water lines and their appurtenances. No permanent structure may be placed or erected on any part of these easements.

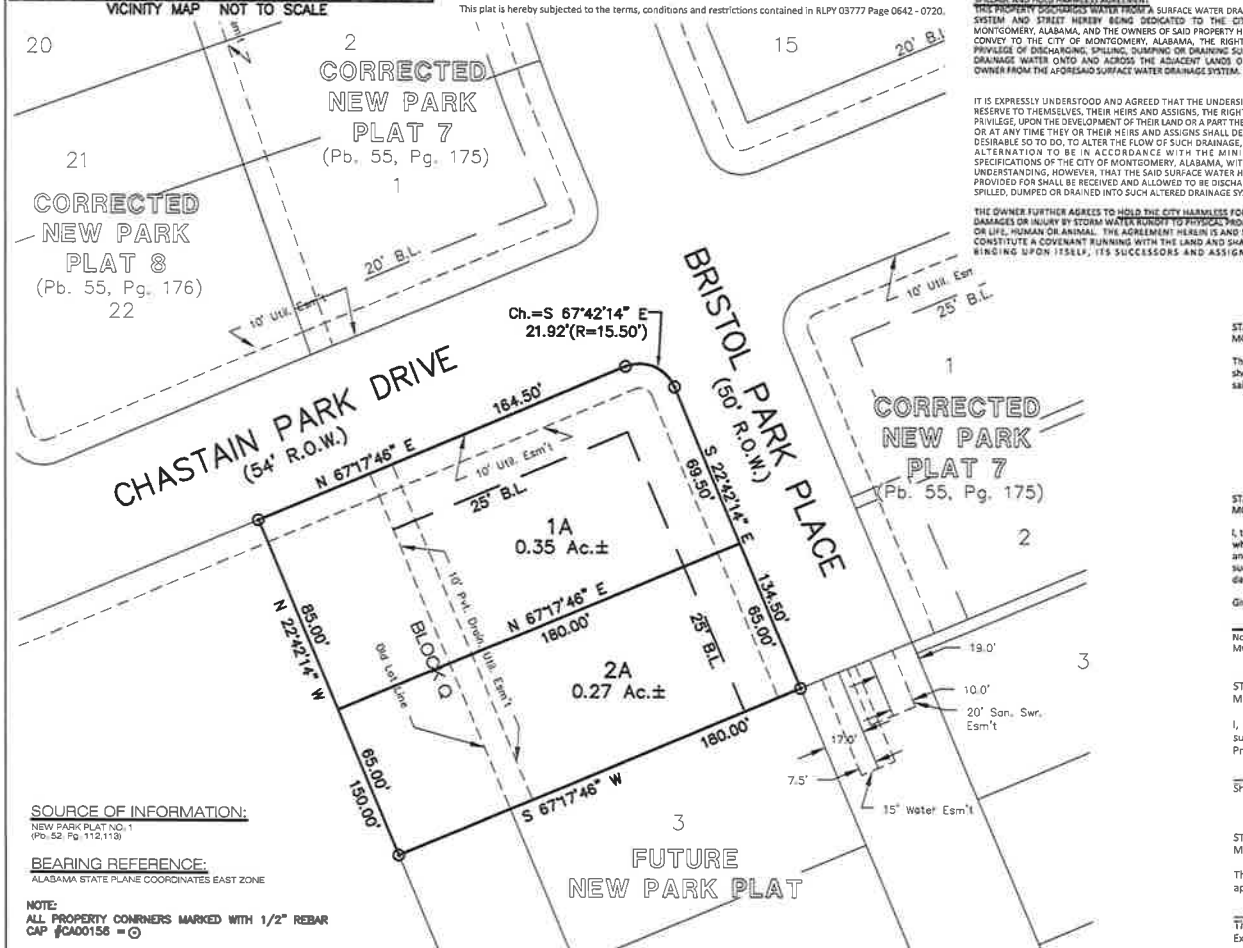
Streets shown hereon, if not previously dedicated, are hereby tendered for dedication to public use.

This plat is hereby subjected to the terms, conditions and restrictions contained in RLPY 03777 Page 0642 - 0720.

RELEASE AND HOLD HARMLESS AGREEMENT
 THE PROPERTY DISCHARGES WATER FROM A SURFACE WATER DRAINAGE SYSTEM AND STREET HEREBY BEING DEDICATED TO THE CITY OF MONTGOMERY, ALABAMA, AND THE OWNERS OF SAID PROPERTY HEREBY CONVEY TO THE CITY OF MONTGOMERY, ALABAMA, THE RIGHT AND PRIVILEGE OF DISCHARGING, SPILLING, DUMPING OR DRAINING SURFACE DRAINAGE WATER ONTO AND ACROSS THE ADJACENT LANDS OF THE OWNER FROM THE ADDRESS SURFACE WATER DRAINAGE SYSTEM.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT THE UNDERSIGNED RESERVE TO THEMSELVES, THEIR HEIRS AND ASSIGNS, THE RIGHT AND PRIVILEGE, UPON THE DEVELOPMENT OF THEIR LAND OR A PART THEREOF, OR AT ANY TIME THEY OR THEIR HEIRS AND ASSIGNS SHALL DEEM IT DESIRABLE SO TO DO, TO ALTER THE FLOW OF SUCH DRAINAGE, SUCH ALTERNATION TO BE IN ACCORDANCE WITH THE MINIMUM SPECIFICATIONS OF THE CITY OF MONTGOMERY, ALABAMA, WITH THE UNDERSTANDING, HOWEVER, THAT THE SAID SURFACE WATER HEREIN PROVIDED FOR SHALL BE RECEIVED AND ALLOWED TO BE DISCHARGED, SPILLED, DUMPED OR DRAINED INTO SUCH ALTERED DRAINAGE SYSTEM.

THE OWNER FURTHER AGREES TO HOLD THE CITY HARMLESS FOR ANY DAMAGES OR INJURY BY STORM WATER RUNOFF TO PHYSICAL PROPERTY OR LIFE, HUMAN OR ANIMAL. THE AGREEMENT HEREIN AND SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ITSELF, ITS SUCCESSORS AND ASSIGNS.



SOURCE OF INFORMATION:
 NEW PARK PLAT NO. 1
 (Pb. 52, Pg. 112, 113)

BEARING REFERENCE:
 ALABAMA STATE PLANE COORDINATES EAST ZONE

NOTE:
 ALL PROPERTY CORNERS MARKED WITH 1/2" REBAR
 CAP #CA00158 = Ⓞ



New Park Plat No. 7A

Being a Replat of Lots 1 & 2, Block Q, Corrected Map of New Park Plat No. 7, as Recorded in Plat Book 55, at Page 175
 Lying in the Southwest Quarter of Section 3, T-15-N, R-19-E
 Montgomery County, Alabama

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

2660 East Chase Lane, Suite 200
 Montgomery, Alabama 36117
 Office (334) 271-3200
 Fax (334) 272-1566

May 2022 Scale: 1"=50'

Office Checked	Drawn By	Field Staked	Project Number	Closure Checked
SCSY	JP	--	---	05.05.22

26,948 S.F. ± / 0.62 Ac. ±

STATE OF ALABAMA
 MONTGOMERY COUNTY

The undersigned, NEW PARK DEVELOPMENT COMPANY, LLC, an Alabama limited liability company owner of the property shown above, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map and adopts and approves said instrument on this the ___ day of _____, 2022.

NEW PARK DEVELOPMENT COMPANY, LLC,
 an Alabama limited liability company

By: _____
 Its: _____

STATE OF ALABAMA
 MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that _____ whose name as _____ of NEW PARK DEVELOPMENT COMPANY, LLC, is signed 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, he as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day that same bears date.

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

Notary Public
 My Commission Expires _____

STATE OF ALABAMA
 MONTGOMERY COUNTY

I, Shawn Yuhasz, 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.

Shawn Yuhasz, PLS REG. 31152-S Date _____

STATE OF ALABAMA
 MONTGOMERY COUNTY

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on May 26, 2022, and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tyson, Jr. Date _____
 Executive Secretary

63



2660 East Chase Lane, Suite 200
 Montgomery, AL 36117
 T 334.271.3200
 GWNWORK.COM

GMC# CAGM#F
 DATE: 6/6/2022
 DRAWN BY: JP

NEW PARK PLAT NO. 7A

Montgomery Alabama



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 6C

7. 9172 **PRESENTED BY:** Precision Surveying

REPRESENTING: 3L Properties, LLC

SUBJECT: Request final approval of CIRG Recycling Plat No. 1 located on the west end of Pyramid Avenue in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot 1 (4.33 acres) has 50 ft. of frontage along Pyramid Avenue and a depth of 319 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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.

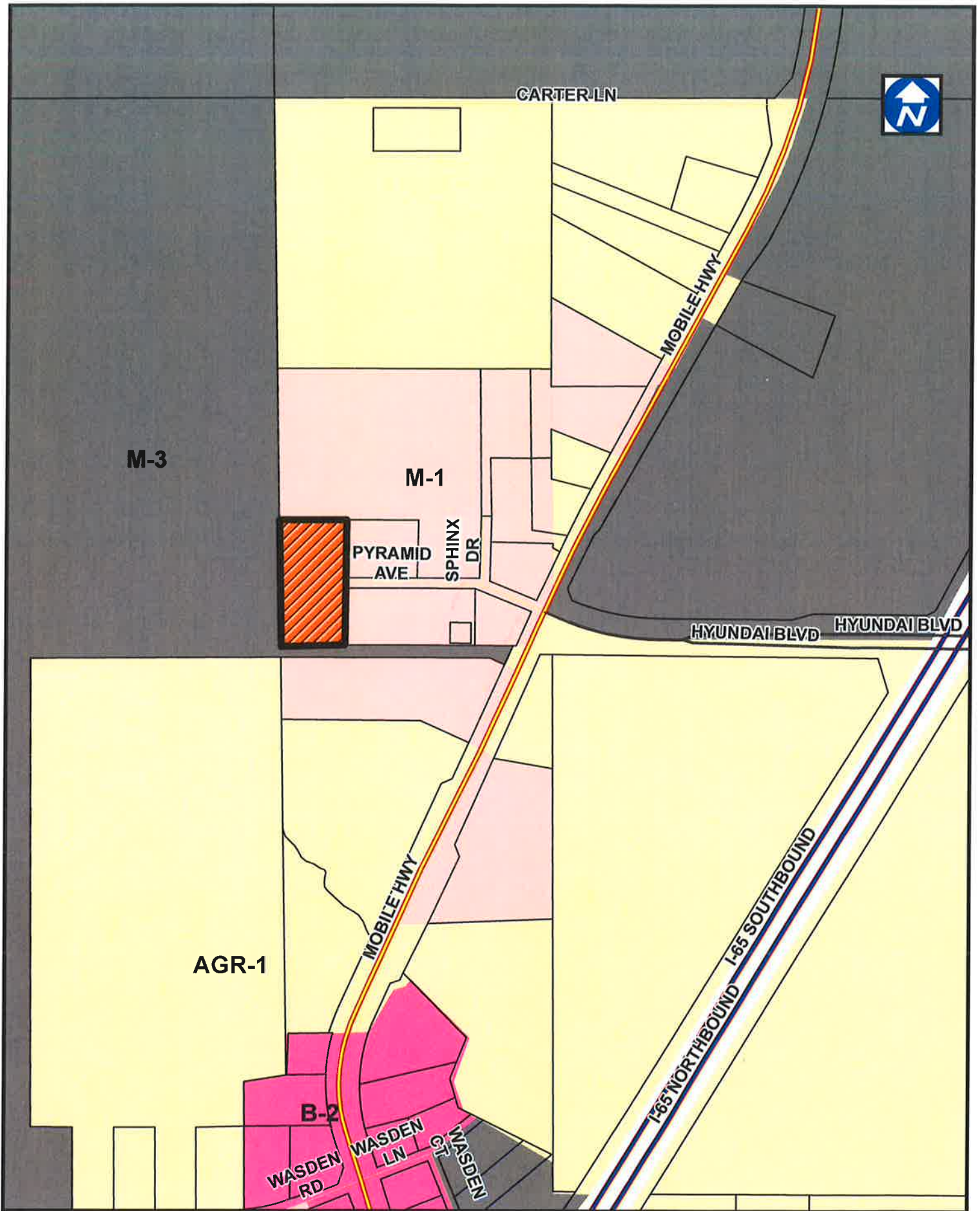
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

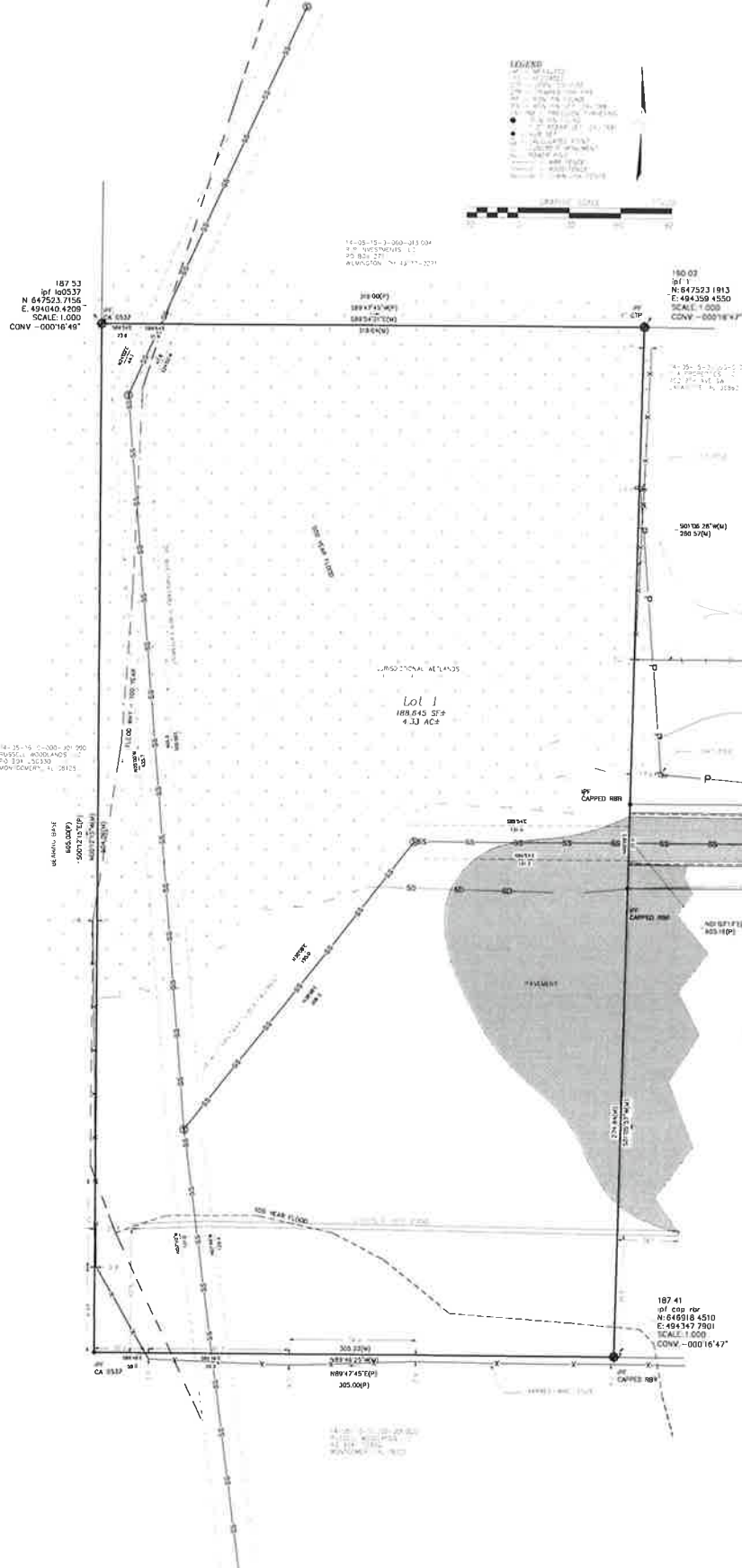
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 7A

~CIRG RECYCLING SUBDIVISION~
SECTION 15 T-15-S R-17-E
Cullman Montgomery County Alabama



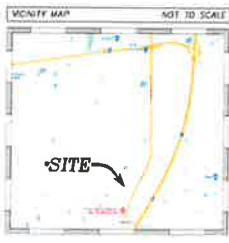
LEGEND
 1. 1/4\"/>



State of Alabama
 Lee County
 I, Michael T. Naber, a Licensed Land Surveyor of Alabama, 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 the Surveyors of the State of Alabama to the best of my knowledge, information and belief.
 In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2022.
 Michael T. Naber, Alabama License No. 28881
 Not a certified survey unless signed and stamped with my seal.
 State of Alabama
 Lee County
 I, CIRG Recycling LLC, owner of the real property shown on this plat, hereby declare in the presence of Michael T. Naber, a Licensed Land Surveyor of Alabama, that I signed and approved the contents of this plat and its purpose to submit the same to the State of Alabama.
 In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2022.
 Michael T. Naber, Alabama License No. 28881
 Not a certified survey unless signed and stamped with my seal.
 State of Alabama
 Lee County
 I, _____, a Notary Public, in and for said County in said State, hereby certify that Kim Lee, whose name as Manager of CIRG Recycling LLC, is signed to this foregoing instrument and who is known to me, authorized the same on this day and, being challenged at the contacts of the instrument, he, as such officer and with full authority, executed the same lawfully for and on the act of said corporation.
 In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2022.
 Notary Public
 My commission expires: _____

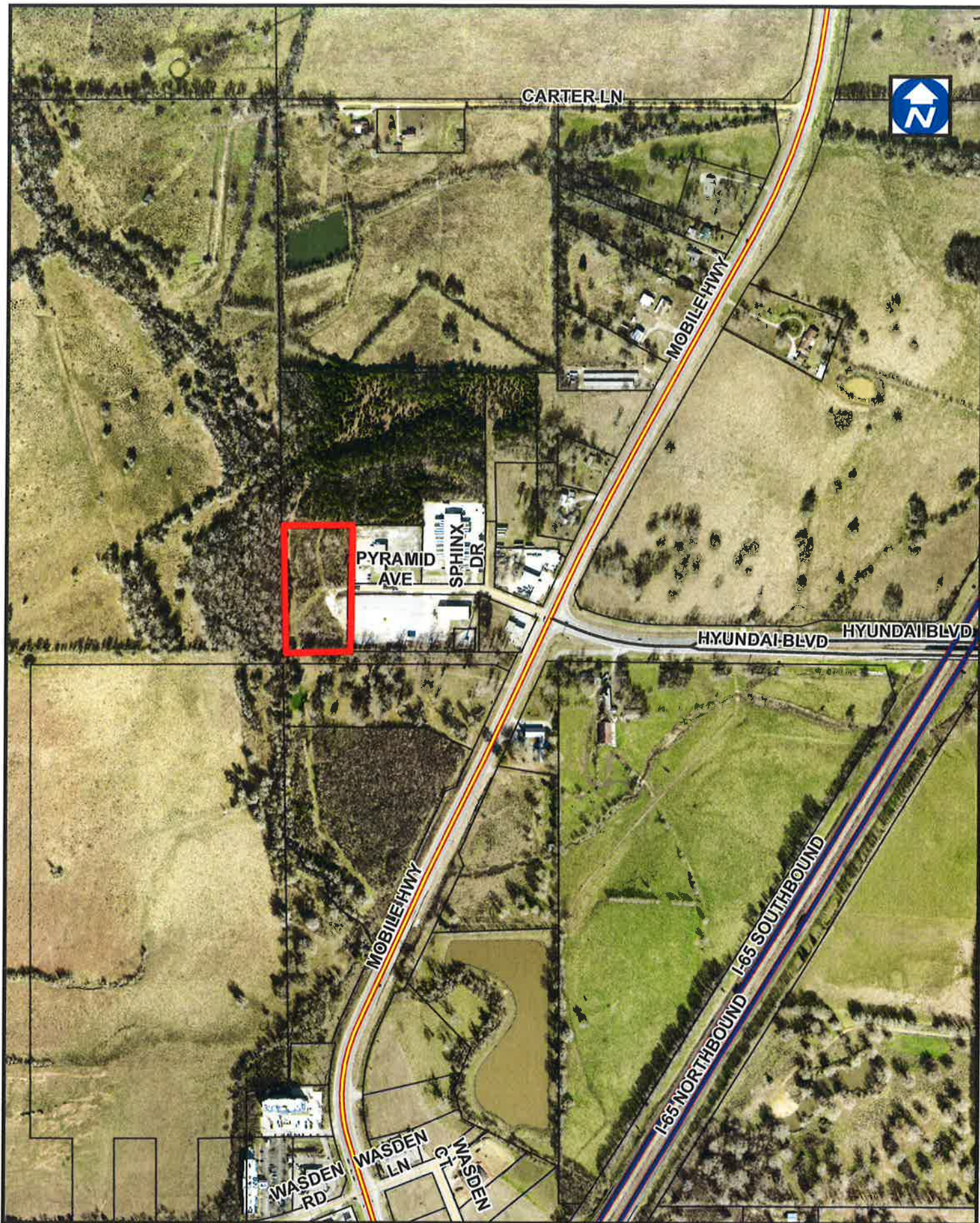
CERTIFICATE OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION:
 This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____ and was approved according to the Code of Alabama 11-18-1-33.
 By: _____
 Thomas M. Tyeon, Jr., Executive Secretary
APPROVAL OF THE MONTGOMERY COUNTY ENGINEER:
 This plat has been submitted and approved by the Montgomery County Engineer for recording in the Office of the Judge of Probate of Montgomery County, Alabama.
 By: _____
 George E. Tappan, Montgomery County Engineer
CERTIFICATE OF APPROVAL BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT:
 This plat has been submitted to and approved by the Montgomery County Health Department of Montgomery County, Alabama on this the ____ day of _____, 2021.
 Director, Division of Environmental Health
 Montgomery County Health Department

NOTES:
 1. ALL INFORMATION ON THIS DRAWING IS BASED ON THE RECORDS OF THE MONTGOMERY COUNTY ENGINEER AND THE MONTGOMERY COUNTY HEALTH DEPARTMENT.
 2. RECORDS BASED AND DEFINITIONS ON STATE PLANS, CONTRACTS AND ALL RECORDS AND RECORDS OF THE MONTGOMERY COUNTY ENGINEER AND THE MONTGOMERY COUNTY HEALTH DEPARTMENT.
 3. ALL INFORMATION ON THIS DRAWING IS BASED ON THE RECORDS OF THE MONTGOMERY COUNTY ENGINEER AND THE MONTGOMERY COUNTY HEALTH DEPARTMENT.
 4. ALL INFORMATION ON THIS DRAWING IS BASED ON THE RECORDS OF THE MONTGOMERY COUNTY ENGINEER AND THE MONTGOMERY COUNTY HEALTH DEPARTMENT.
 5. THIS DRAWING IS SUBJECT TO THE APPROVAL OF THE MONTGOMERY COUNTY ENGINEER AND THE MONTGOMERY COUNTY HEALTH DEPARTMENT.
 6. THE ENGINEER AND HEALTH DEPARTMENT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING.
 7. THE ENGINEER AND HEALTH DEPARTMENT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING.
 8. THE ENGINEER AND HEALTH DEPARTMENT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING.
 9. THE ENGINEER AND HEALTH DEPARTMENT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING.
 10. THE ENGINEER AND HEALTH DEPARTMENT ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION ON THIS DRAWING.



Title	Drawn By	PRECISION SURVEYING	2224 Woodruff Mill Road Suwanee, Alabama 36088 Phone (334) 881-8100 www.precisionsurveying.biz
	Check		
Plot Number	Scale	CIRG RECYCLING SUBDIVISION MONTGOMERY ALABAMA FINAL SUBDIVISION PLAT	
Plan	Sheet		

7B



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 1C

8. RZ-2022-015 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: 535 Properties, LLC

SUBJECT: Request to rezone two (2) lots located on the west side of North Eastern Boulevard, approximately 500 ft. south of Lagoon Park Drive, from B-3 (Commercial) and AGR-2 (General Agriculture) Zoning Districts to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for an addition to Montgomery Power Sports. The addition will fall into the AGR-2 portion of the property. The adjacent property has B-3 (Commercial) north and south, M-1 (Light Industrial) to the east, and R-65-s (Single-Family Residential) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Flex Commercial'.

Department of Planning Comment(s): The Planning Department has no objection to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan for Flex Commercial.

CITY COUNCIL DISTRICT: 2

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

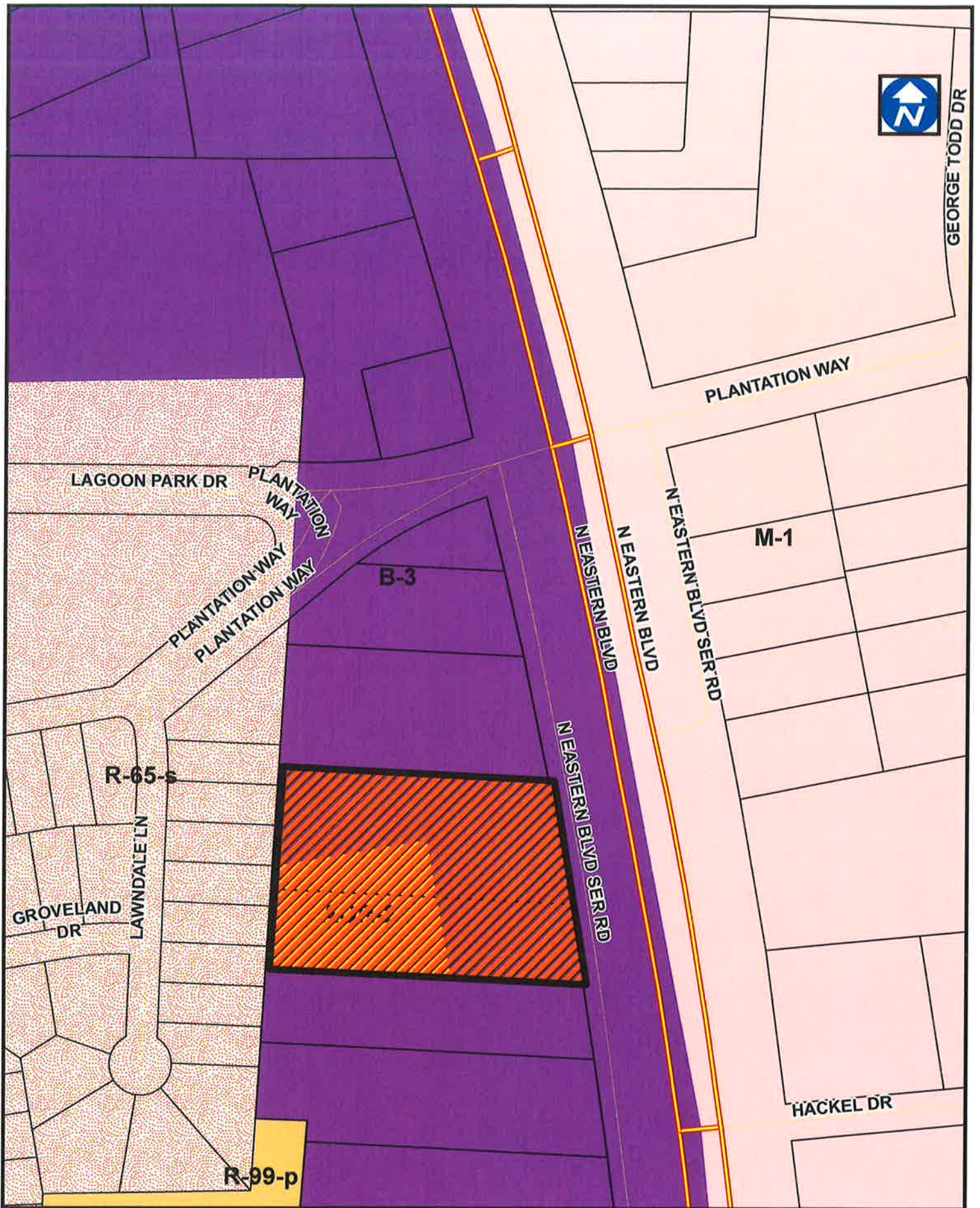
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8A



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 8B

9. RZ-2022-016 **PRESENTED BY:** Darren Washington

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located on the east side of Norman Bridge Road, approximately 4,100 ft. south of Hyundai Boulevard, from AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is Husqvarna Dealership (sales, parts, and service). The adjacent property has AGR-1 (Residential Agriculture) zoning to the north and south, R-60-m (Multi-family Residential) zoning to the east, and M-1 (Light Industrial) zoning to the west. The Envision Montgomery 2040 Comprehensive Plan recommends “Flex Employment”.

Department of Planning Comment(s): The Planning Department has no objection to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan for Flex Employment.

COUNTY COMMISSION DISTRICT: 2

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

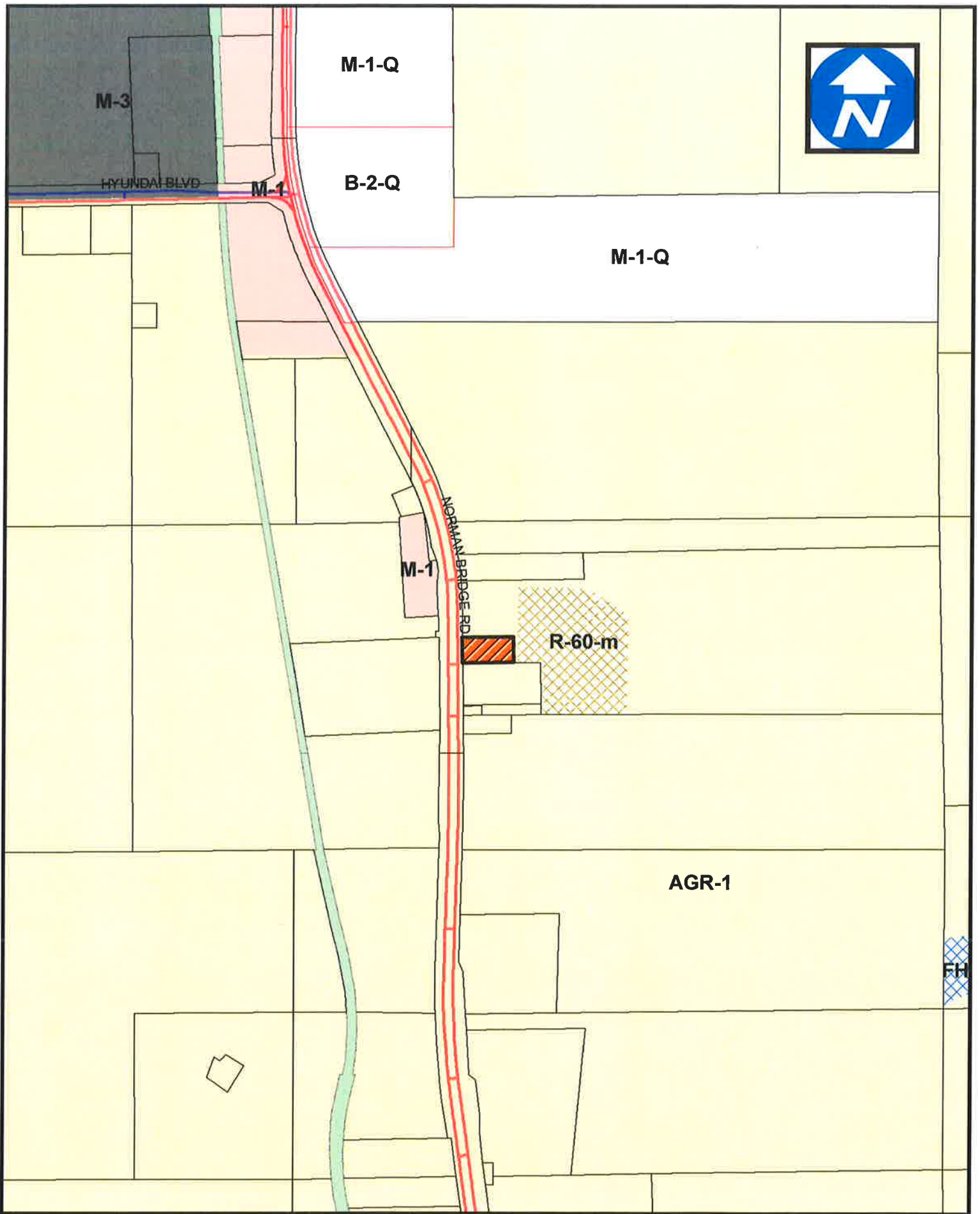
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



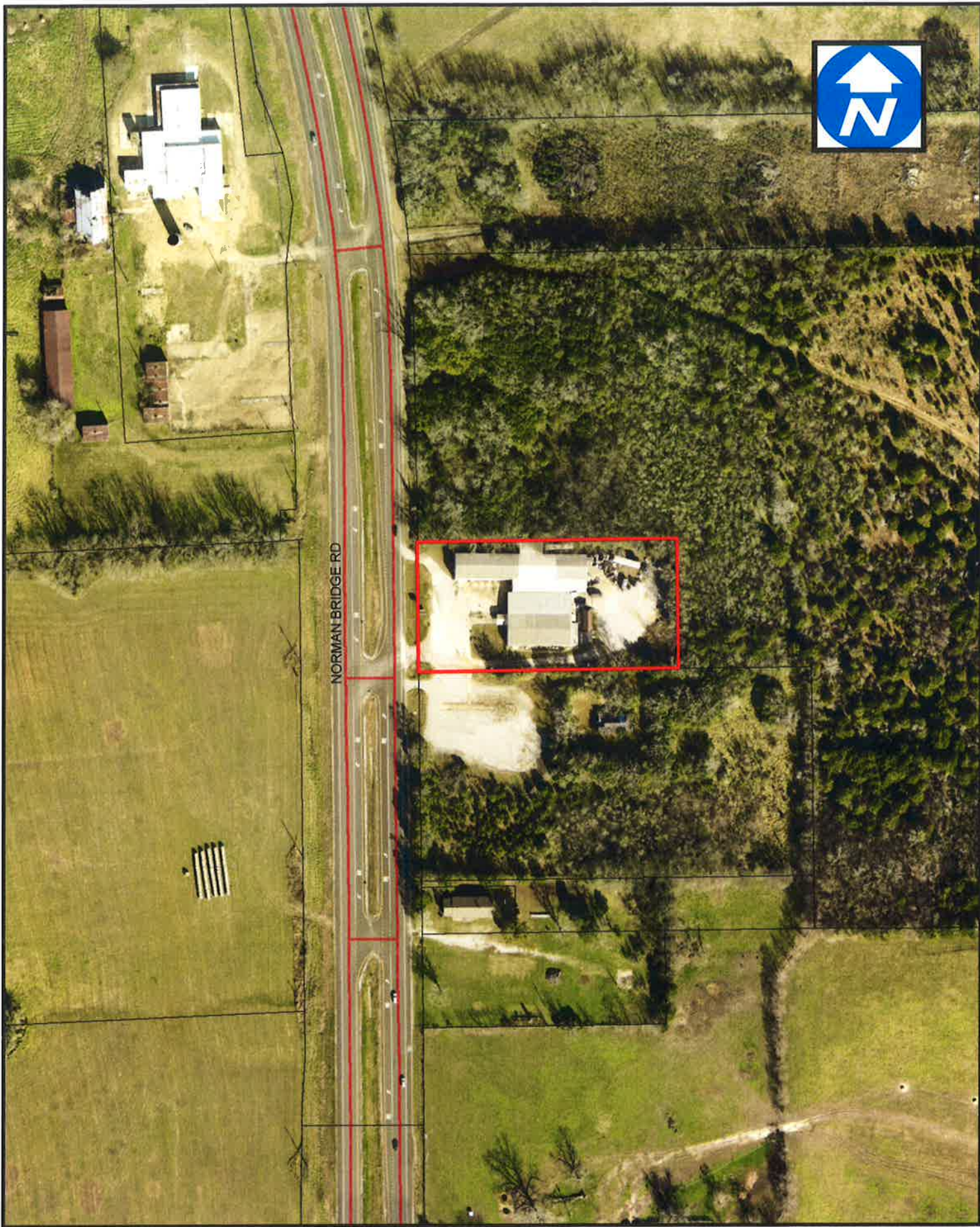
REZONING REQUEST
 1 inch = 1,000 feet

SUBJECT PROPERTY



Item

9A



NORMAN BRIDGE RD

Site 

1 inch = 200 feet
Item 9B

10. RZ-2022-014 **PRESENTED BY:** The Broadway Group

REPRESENTING: Same

SUBJECT: Request to rezone property containing 2.0 acres located on the northwest corner of Virginia Loop Road and Woodley Road from R-75-s (Single-Family Residential) and B-2 (Commercial) Zoning Districts to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for a retail store. The adjacent property has B-2 (Commercial) and R-125 (Single-Family Residential) zoning to the east, B-2 (Commercial) zoning to the south, and R-75-s (Single-Family) zoning to the north and west. The Envision Montgomery 2040 Comprehensive Plan recommends 'Potential Open Space'.

Department of Planning Comment(s): The Planning Department has no objection to the proposed rezoning request. It should be noted that the majority of the subject property is already zoned for business zoning. Although the Envision Montgomery 2040 Comprehensive Plan has the location designated as Potential Open Space for the Future Land Use and Character this location is not in a flood zone area. It is requested that the building design and materials be of good quality.

CITY COUNCIL DISTRICT: 6

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

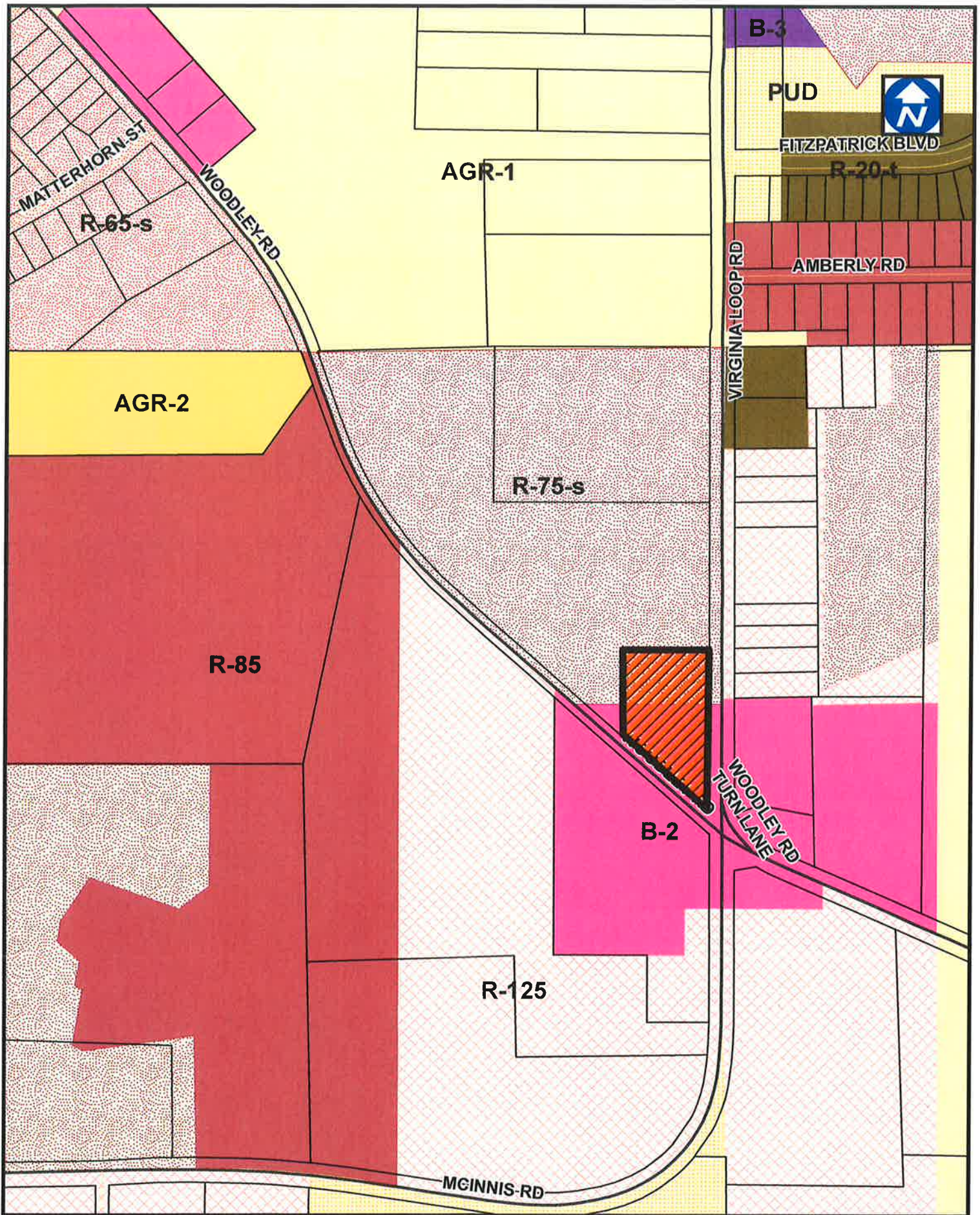
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____

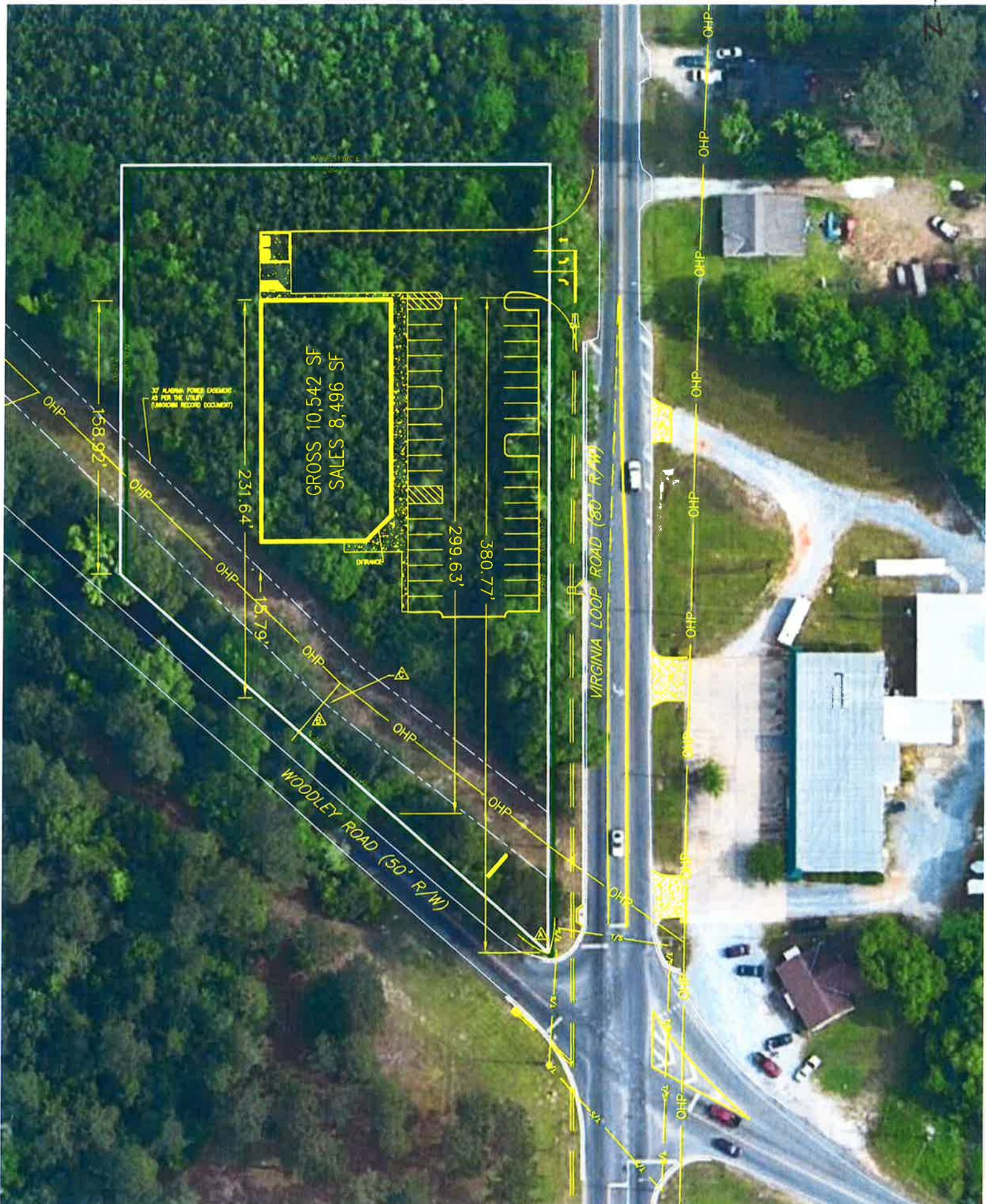


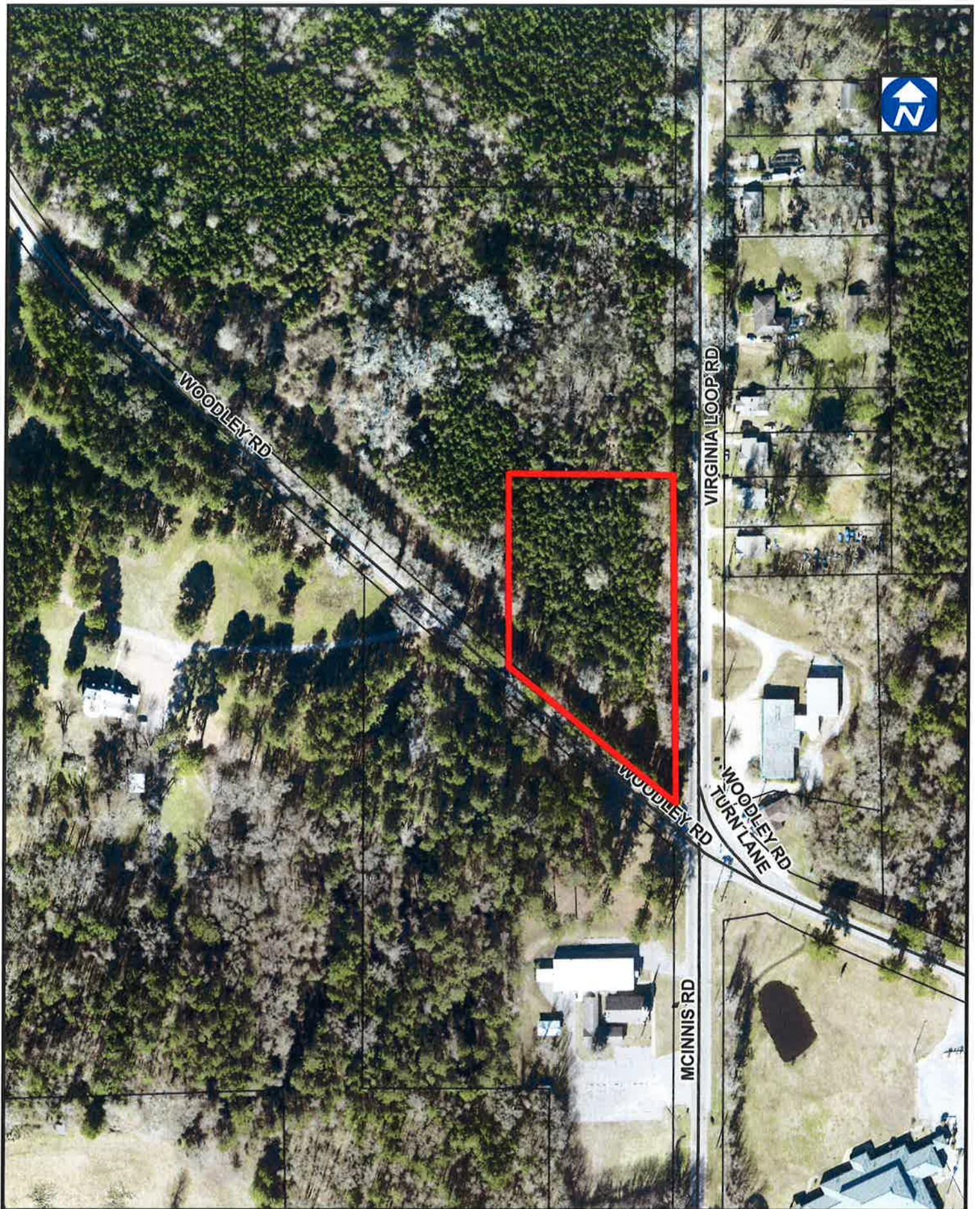
REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 10A





REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C

11. 9108 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: LaneJones, LLC

SUBJECT: Request final approval of Lanes Landing Plat No. 1 located on the east side of Taylor Road, approximately 1,500 ft. north of Troy Highway, in an R-50 (Single-Family Residential) Zoning District.

REMARKS: This plat creates 151 lots for residential use. The lots range from 50 ft. to 60 ft. in width and an average depth of 130 ft. There are six (6) new streets (50 ft. ROW) proposed. There are three (3) detention ponds noted on the plat. This plat was originally approved with 149 lots at the April 22, 2021, Planning Commission meeting but was never recorded. 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.

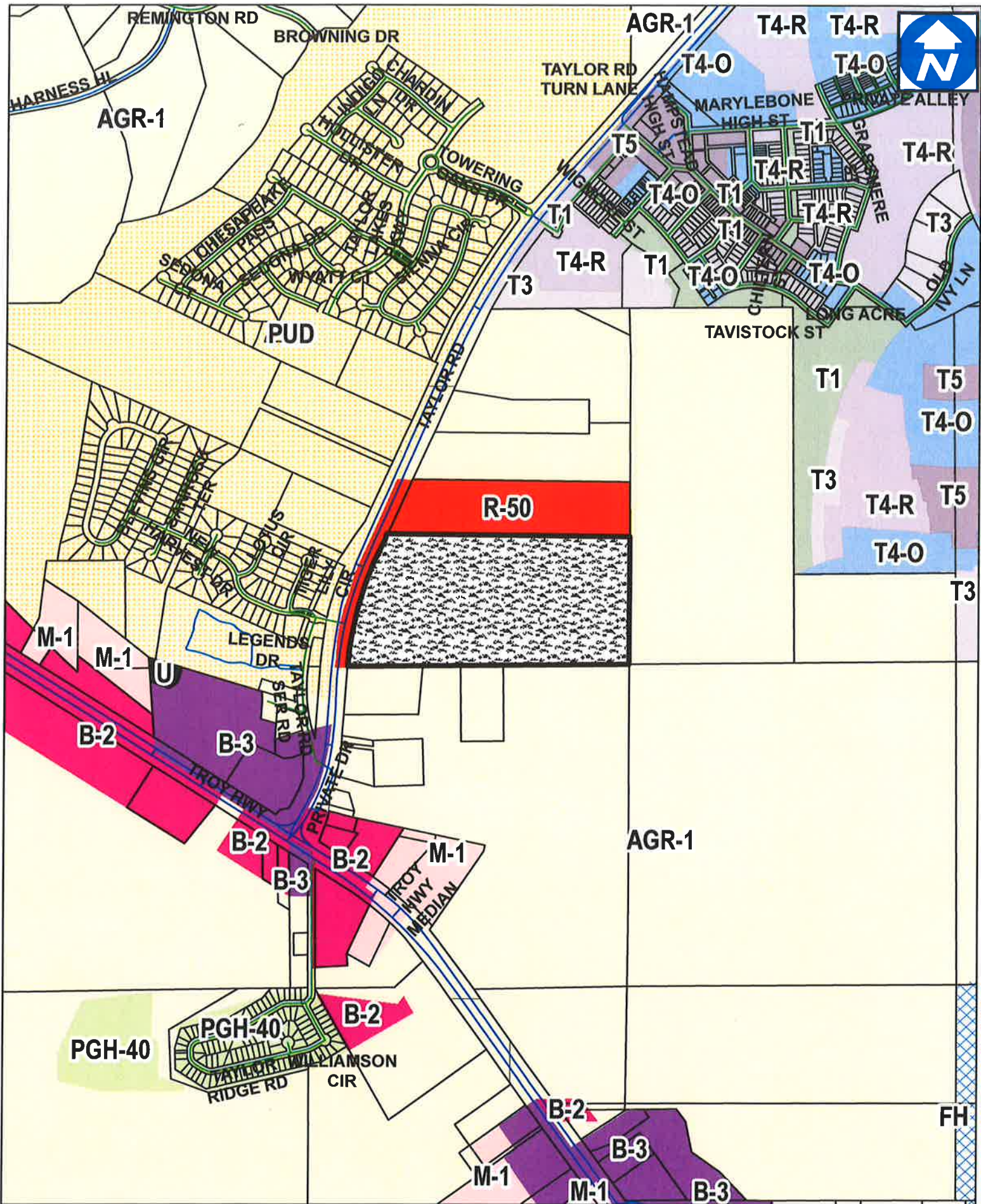
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 1,000 feet

SUBJECT PROPERTY



Item 11A



PLATS

1 inch = 500 feet

SUBJECT PROPERTY

Item 11D

12. 9173 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Hampstead, LLC

SUBJECT: Request final approval of Hampstead Plat No. 28 located on the north end of Grassmere Street in T4-O (General Urban Zone-Open) T4-R (General Urban Zone-Restricted) Zoning Districts.

REMARKS: This plat creates 124 lots for residential use. Grassmere Street (52 ft. ROW), Broadwick Street (ROW varies), and Bloomsbury Street (52 ft. ROW) will all be extended north and dead end into proposed new streets. There are three (3) new streets proposed. Conduit Street (50 ft. ROW) will run east and end in a stub-out for future development. Privet Lane (30 ft. ROW) will run north from Haymarket Street and end at Conduit Street. Street B (50 ft. ROW) will run west from the north end of Bloomsbury Street and end in a stub-out for future development. There are multiple parcels and private alleys proposed throughout the plat. 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.

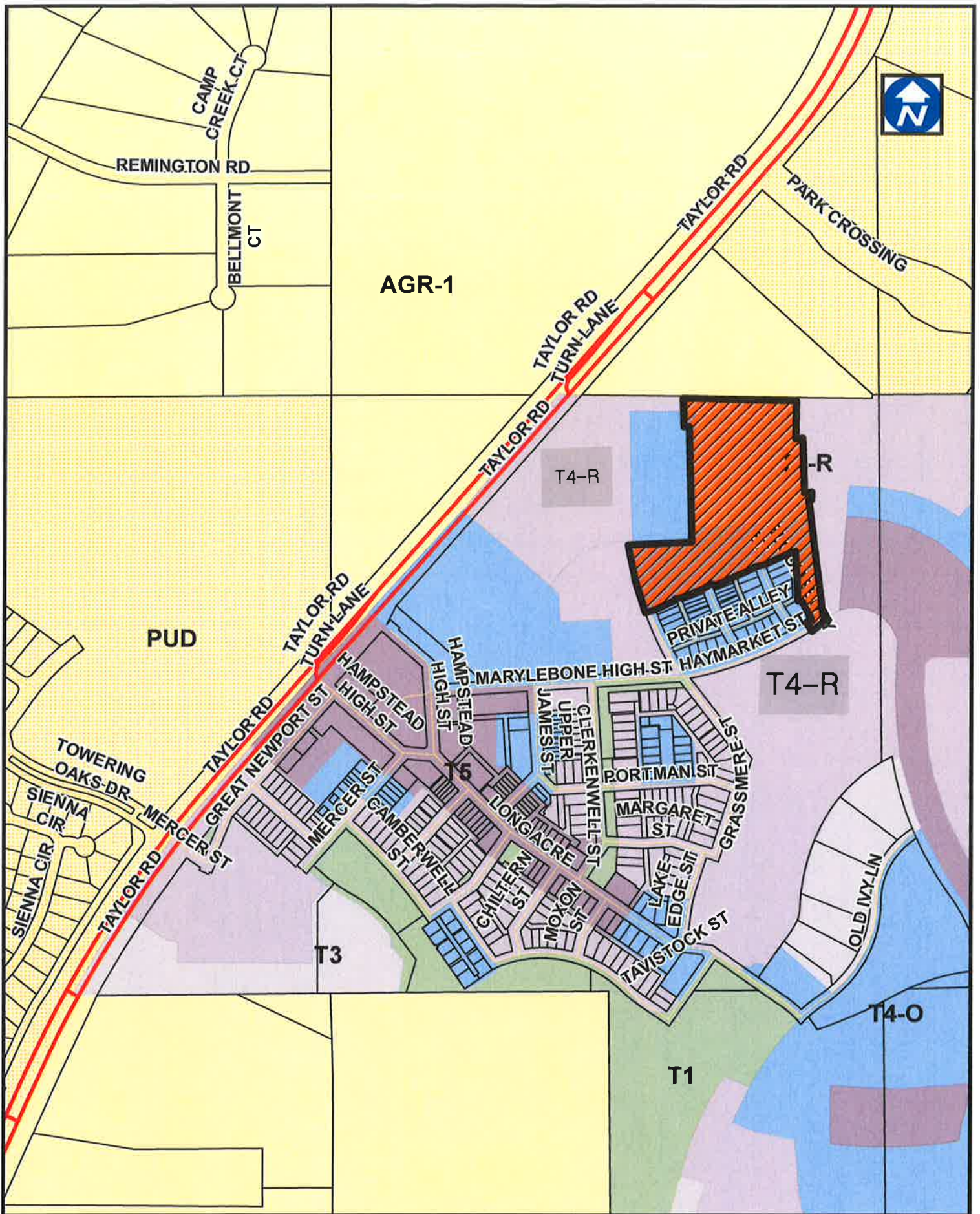
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 12A

HAMPSTEAD PLAT NO. 28

LYING IN THE NORTHWEST QUARTER OF SECTION 5, T-115-N, R-19-E, MONTGOMERY COUNTY, ALABAMA

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, BRYAN K. THORNS, MANAGER OF HAMPSTEAD LLC, OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY SURRENDERS AND CONVEYS TO THE FOREGOING BUYERS (SUCH AS TO ACCEPT AND APPROVE SAID PLAT ON THIS ___ DAY OF ___ 2023.

HAMPSTEAD LLC
BRYAN K. THORNS - MANAGER

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT BRYAN K. THORNS, MANAGER OF THE OWNER OF THE PROPERTY SHOWN HEREIN, SIGNER TO THE FOREGOING SURRENDER CERTIFICATE, PLAT AND MAP, AND KNOWS AND ACKNOWLEDGES BEFORE ME THIS DAY THAT HE IS THE OWNER OF THE CONTENTS OF SAID SURRENDER PLAT AND MAP, AS SUCH OWNERS WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THIS DAY SAID BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ___ 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, D. SYNOUS BANK, A BANKING CORPORATION, HOLDER OF THE MORTGAGE OF THE PROPERTY SHOWN, HEREBY SURRENDERS AND CONVEYS TO THE FOREGOING BUYERS (SUCH AS TO ACCEPT AND APPROVE SAID PLAT ON THIS ___ DAY OF ___ 2023.

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT _____ AS ITS CORPORATION, HOLDER OF THE MORTGAGE OF THE PROPERTY SHOWN, IS SIGNED TO THE FOREGOING SURRENDER CERTIFICATE, PLAT AND MAP, AND KNOWS AND ACKNOWLEDGES BEFORE ME THIS DAY THAT HE IS INFORMED OF THE CONTENTS OF SAID SURRENDER PLAT AND MAP, AS SUCH OWNERS WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THIS DAY SAID BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ___ DAY OF ___ 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE COOL OF ALABAMA T-1252.

BY: _____ EXECUTIVE SECRETARY

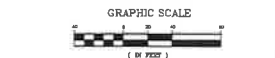
STATE OF ALABAMA
MONTGOMERY COUNTY

I HEREBY CERTIFY THAT ALL PARTS OF THE 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 ___ 2023.

BRADLEY W. FLOWERS, PLS.
ALABAMA REG. NO. 1888

THE SCALE
AS SHOWN ON THIS PLAT



WILLIAMS HOLD HARMLESS AGREEMENT

HAMPSTEAD, LLC HEREBY AGREES TO HOLD HARMLESS THE CITY OF MONTGOMERY, ALABAMA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FROM ANY DAMAGES OR INJURIES TO PERSONAL PROPERTY OR LIFE, HUMAN OR ANIMAL, OCCURRING AS A RESULT OF PUBLIC SERVICES WATER EXCLUDING SPLITTING, DRAINING OR DRAINAGE CUTOFF AND ACROSS THE LANDS OF THE OWNERS LOCATED IN THE COUNTY OF MONTGOMERY, STATE OF ALABAMA, TO WIT:

PRIVATE SEWERAGE SYSTEMS NEAR HERBISON
THE UNDERSIGNED HEREBY AGREES TO PROTECT THE LANDS OF MONTGOMERY, ALABAMA, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, AGAINST ANY CLAIM OR DAMAGES, COMPENSATION OR OTHERWILE, ON THE PART OF ANYONE, GROWING OUT OF OR RESULTING FROM INJURY TO A PERSON OCCURRING AS A RESULT OF PUBLIC SERVICES WATER EXCLUDING SPLITTING, DRAINING OR DRAINAGE CUTOFF AND ACROSS THE LANDS OF THE OWNERS OF THIS ADJACENT/ADJOINING PROPERTY, AND TO RETROGRADE OR MAKE GOOD ANY LOSS, DAMAGE OR COSTS THAT THE SAID CITY OF MONTGOMERY, ALABAMA, A MUNICIPAL CORPORATION, MAY HAVE TO PAY IF ANY LITIGATION ARISES FROM SAID INJURIES.

THE UNDERSIGNED DO HEREBY AGREE AND UNDERSTAND THAT THE GOVERNMENT HERIN IS AND SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON IT, ITS SUCCESSORS AND ASSIGNS.

THIS PROPERTY ON THIS PLAT SHALL BE SUBJECT TO:

1. THAT CERTAIN HAMPSTEAD COMMUNITY OPERATING AGREEMENT RECORDED IN THE OFFICE OF THE CLERK OF PROBATE IN REAL PROPERTY BOOK 3115 AT PAGE 449, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME, AND

2. WITHIN A HAMPSTEAD RESIDENTIAL DECLARATION RECORDED IN REAL PROPERTY BOOK 3014 AT PAGE 373 IN SAID COUNTY AND SUPPLEMENTED AND AMENDED FROM TIME TO TIME, OR

3. HAMPSTEAD COMMERCIAL DECLARATION AS RECORDED IN REAL PROPERTY BOOK 3018 AT PAGE 394 AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME, AND

4. OTHER DOCUMENTS AND AGREEMENTS RELATING TO ANY OF THE FOREGOING OR TO THE HAMPSTEAD DEVELOPMENT (ALL OF THE FOREGOING DOCUMENTS ARE INCORPORATED BY REFERENCE AS THE "COMMUNITY DOCUMENTS"). ANY CIVIL CODE, PRIVATE DEWEES, PRIVATE ALLEYS OR OTHER RIGHTS GRANTED TO ANY PERSON ON THIS PLAT SHALL BE MAINTAINED AS SET OUT IN THE "COMMUNITY DOCUMENTS".

NOTES:

1. STREETS SHOWN HEREON IF NOT PREVIOUSLY DEDICATED, ARE HEREBY OFFERED FOR PUBLIC USE.

2. ALL EASEMENTS, SEWER UTILITY, PRIVATE DRAINAGES OR DRAINAGES FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREON AS HEREBY INDICATED BY THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF INGRESS AND EGRESS BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON THE EASEMENTS SHOWN.

3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED AND 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 SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE SITED ON ANY PART OF THESE EASEMENTS.

4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

5. THE OWNER WILL MAINTAIN THE HEADWALLS AT THE END OF THE PUBLIC STORM EASEMENTS. THE CITY OF MONTGOMERY WILL NOT MAINTAIN THESE HEADWALLS.

SANITATION SERVICES HOLD HARMLESS AGREEMENT

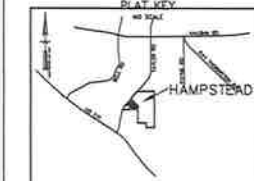
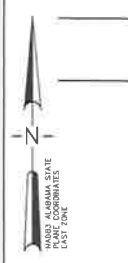
HAMPSTEAD, LLC HEREBY AGREES TO HOLD HARMLESS THE CITY OF MONTGOMERY, ALABAMA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FROM ANY DAMAGES TO LAND OR PHYSICAL, HORIZONTAL PROPERTY OCCURRING AS A RESULT OF PUBLIC SANITATION SERVICES VEHICLES UTILIZING PRIVATE ALLEYS OR EASEMENTS ON AND ACROSS THE LANDS OF THE OWNERS LOCATED IN THE COUNTY, STATE OF ALABAMA:

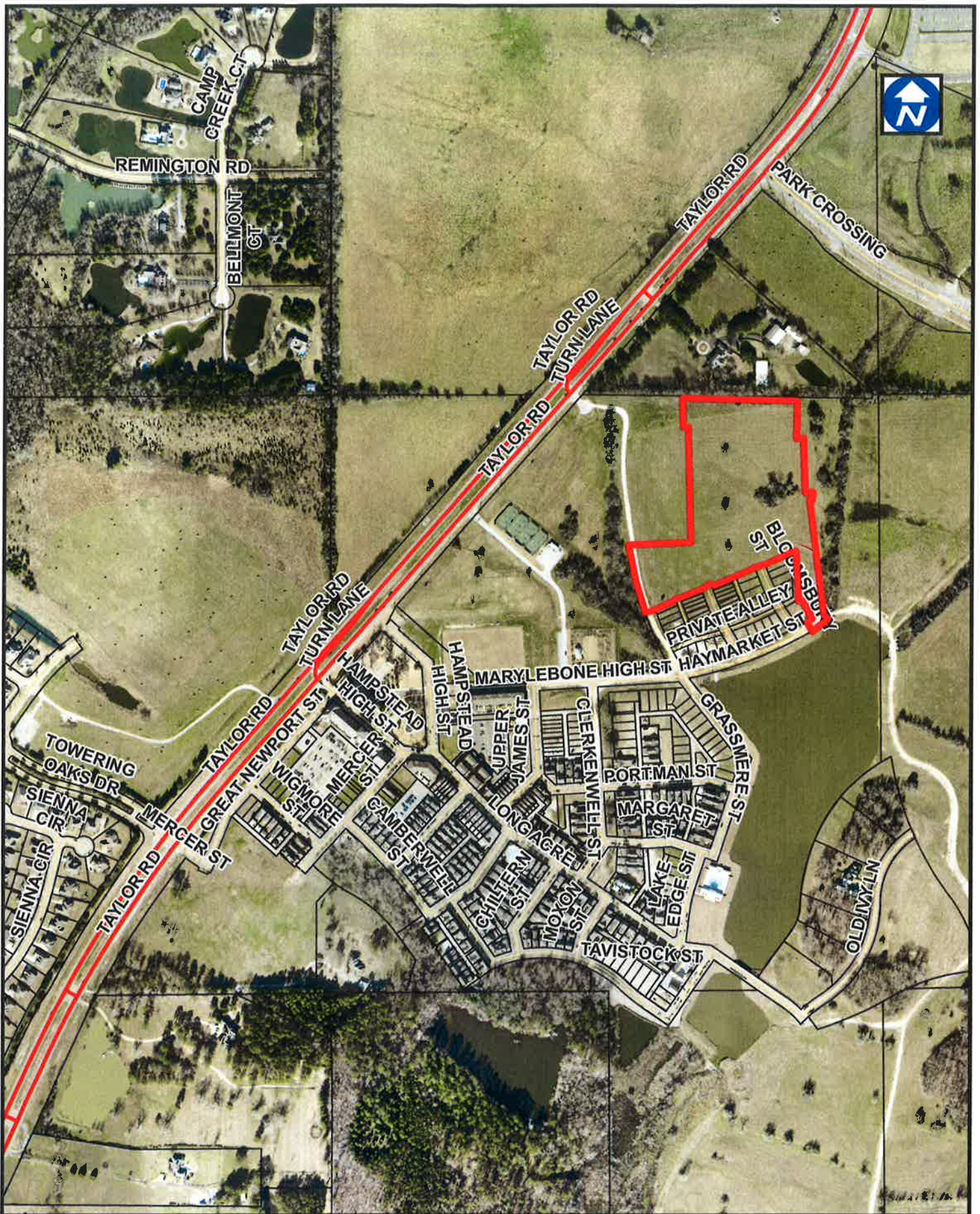
PRIVATE ACCESS EASEMENT AND OR ALLEY AS SHOWN HEREON:

THE UNDERSIGNED, ITS SUCCESSORS AND ASSIGNS, HEREBY AGREES TO PROTECT THE MID CITY OF MONTGOMERY, ALABAMA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS, AGAINST ANY CLAIMS OR DAMAGES TO LAND PROPERTY, COMPENSATION OR OTHERWILE, ON THE PART OF ANYONE, GROWING OUT OF OR RESULTING FROM INJURY TO A PERSON OCCURRING AS A RESULT OF PUBLIC SANITATION SERVICES VEHICLES UTILIZING PRIVATE ALLEYS OR EASEMENTS ON AND ACROSS THE LANDS OF THE OWNERS OF THE ADJACENT/ADJOINING PROPERTY.

Table with 2 columns: CURVE TABLE, and columns for various curve data.

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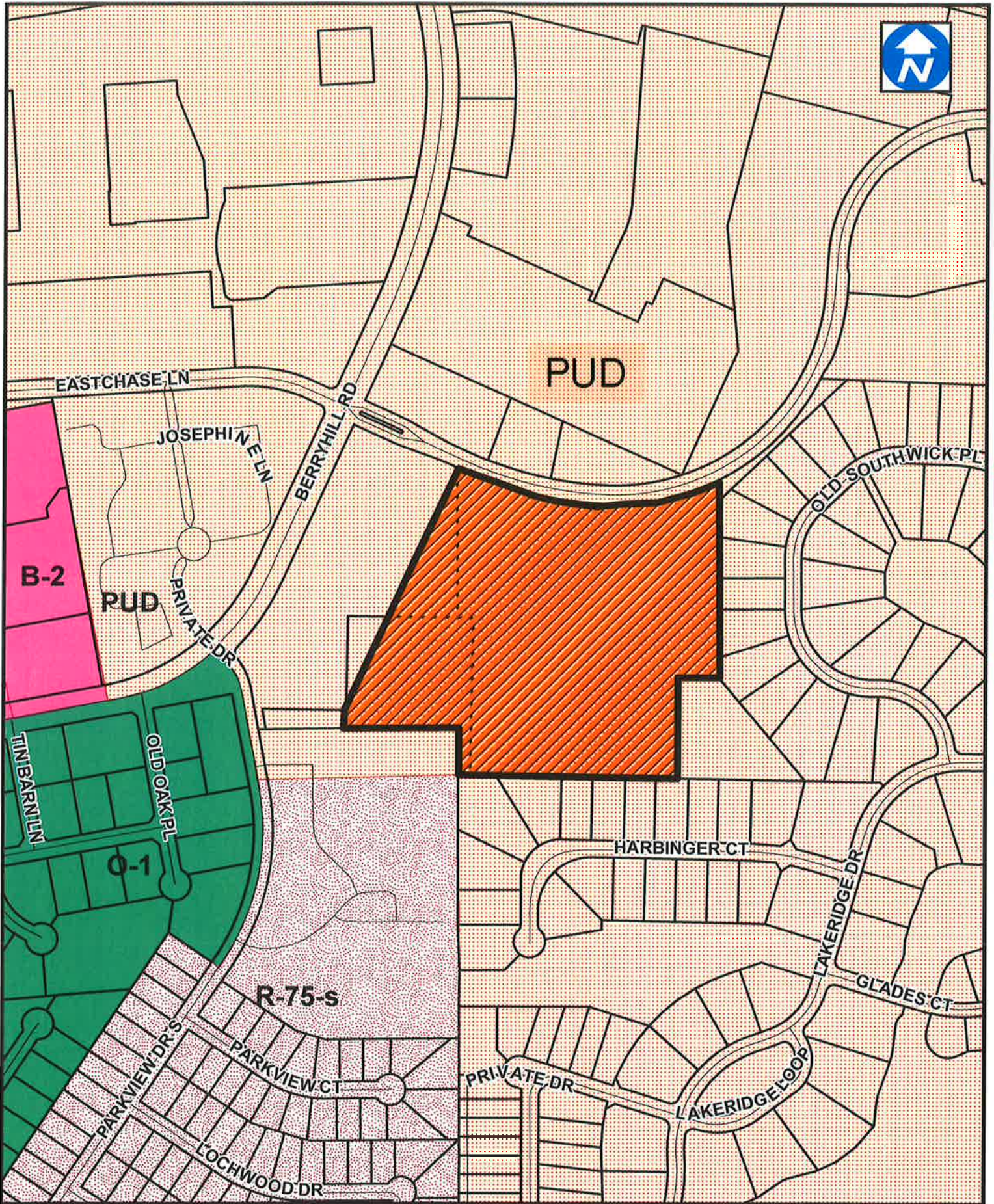
PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 12C



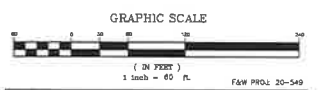
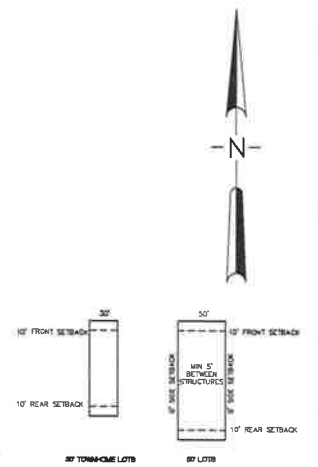
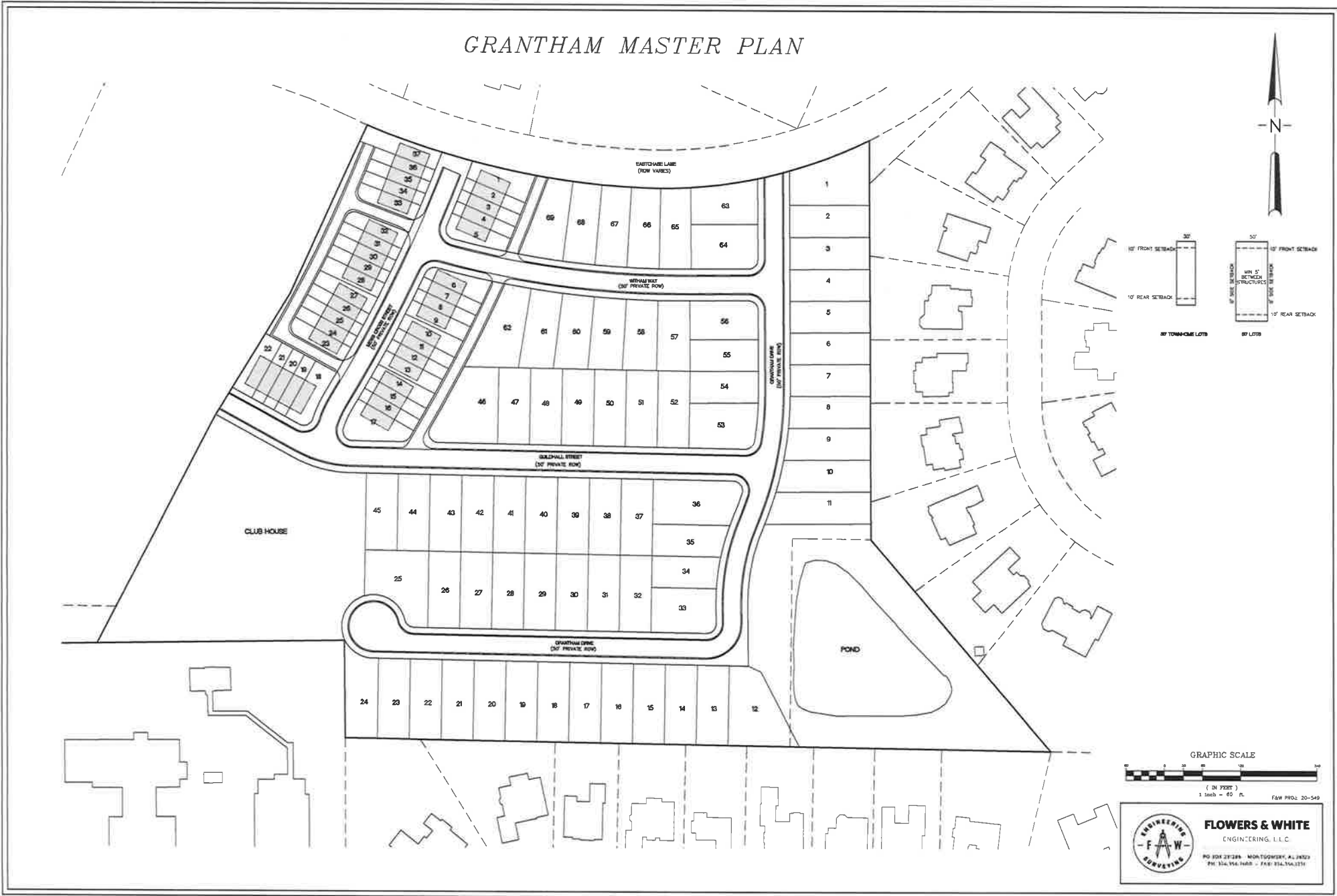
REVISED MASTER PLAN SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 13A

GRANTHAM MASTER PLAN



FLOWERS & WHITE
ENGINEERING, L.L.C.

PO BOX 251288 - MONTGOMERY, AL 36122
PH: 334.944.7448 - FAX: 334.944.1371



REVISED MASTER PLAN

SUBJECT PROPERTY



ITEM NO. 13C

1 inch = 400 feet

14. RZ-2022-013 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Tri County Developers 2, LLC

SUBJECT: Request to rezone one (1) parcel of land containing 14.73 acres located at the north end of Sycamore Drive from an R-65-s (Single-Family Residential) Zoning District to an R-50 (Single-Family Residential) Zoning District.

REMARKS: The intended use for this property is for *single-family residential*. The adjacent property has R-65-s (Single-Family Residential) zoning to the east, south and west, and AGR-2 (General Agriculture) zoning to the north. The Envision Montgomery 2040 Comprehensive Plan recommends ‘Residential Low Intensity’.

Department of Planning Comment(s): The Planning Department has no objections to the proposed rezoning request. The proposed rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan for Residential Low Intensity.

CITY COUNCIL DISTRICT: 2

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

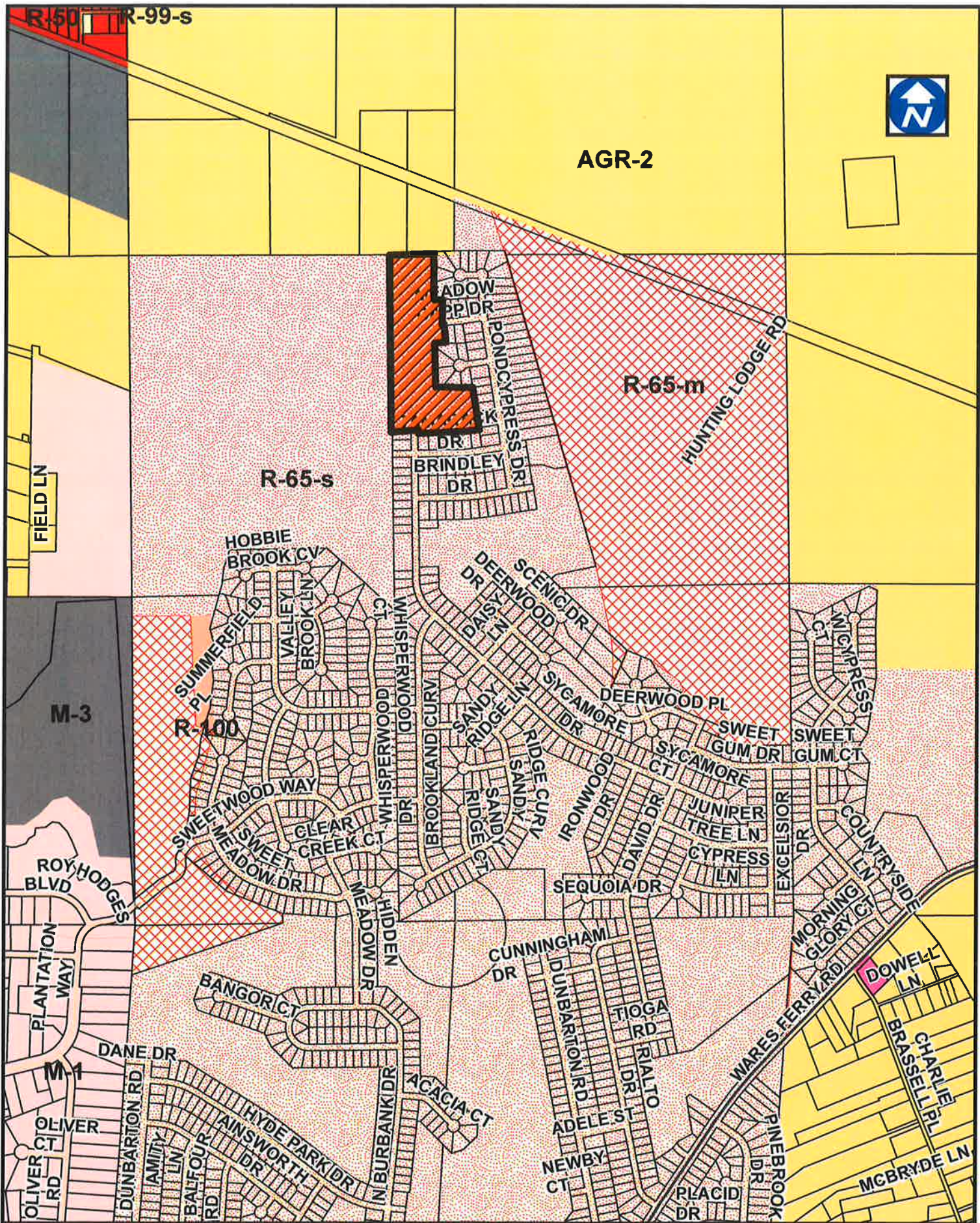
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

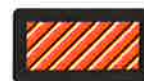
COMMENTS: _____

ACTION TAKEN: _____

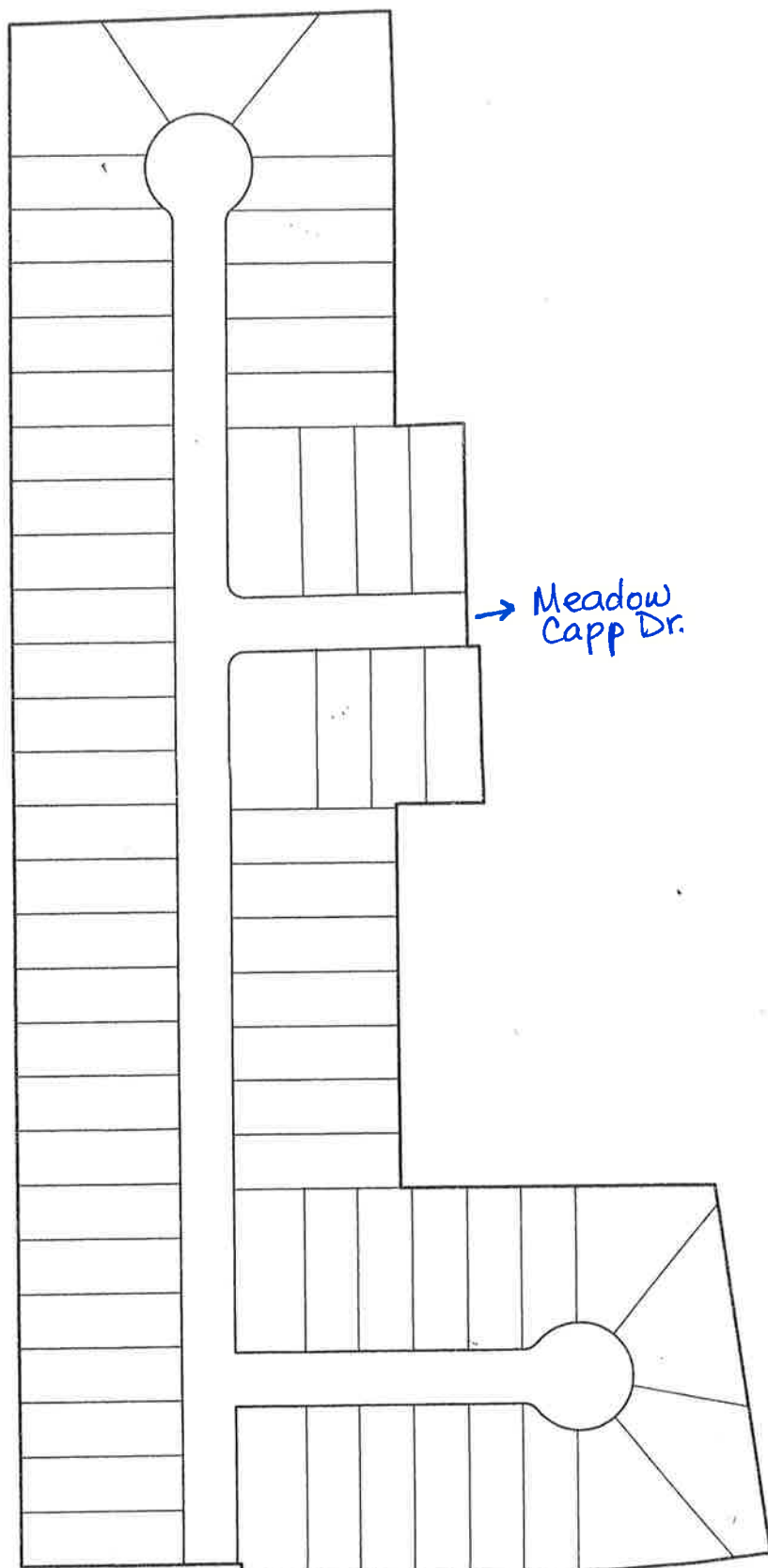


REZONING REQUEST
1 inch = 1,000 feet

SUBJECT PROPERTY

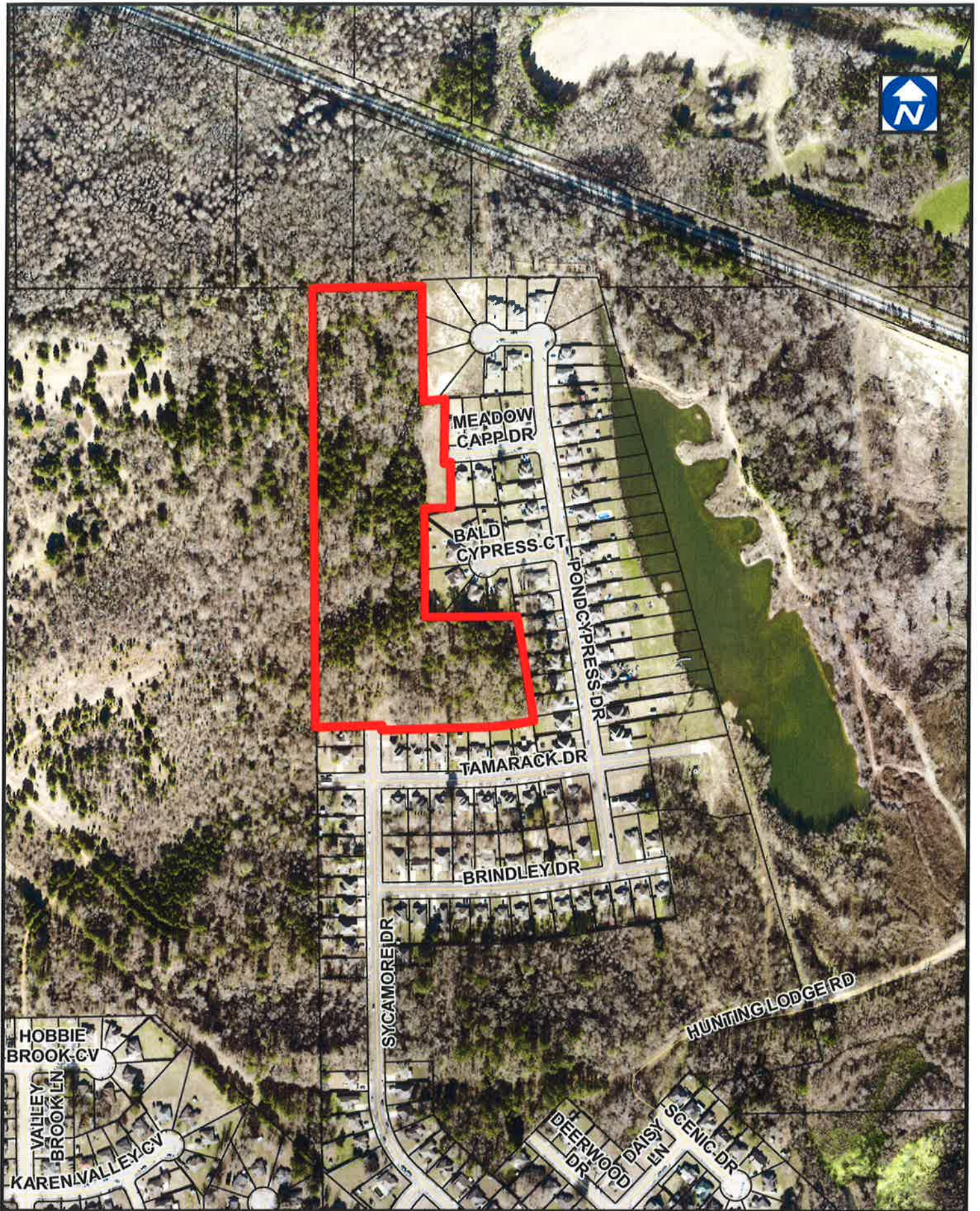


ITEM NO. 14A



→ Meadow Capp Dr.

↓ Sycamore Dr.



REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 14C