

# Planning Commission Agenda

July 28, 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

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**Land Use Division  
25 Washington Ave., 4<sup>th</sup> Floor  
Montgomery, AL 36104  
(334)625-2722**

- I. Chairman's Message
- II. Approval of Minutes from the June 23, 2022 meeting

**July 28, 2022**

<b><u>Item</u></b>	<b><u>File No.</u></b>	<b><u>Petitioner</u></b>	<b><u>Location</u></b>	<b><u>Request</u></b>	<b><u>Page</u></b>
1.	Street Renaming	Alberta Prevo Murray & Reashanda Prevo White	George Mull Street	Street Renaming	1
2.	9172	Precision Surveying	Pyramid Avenue	Plat	2
3.	9175	Pilgreen Engineering	North Eastern Blvd.	Plat	3
4.	RZ-2022-014	The Broadway Group	Virginia Loop Road	Rezoning	4
5.	RZ-2021-008	Bryan Cowan	Atlanta Highway	Rezoning	5
6.	RZ-1998-009	Flowers & White Engineering	Atlanta Highway	Rezoning	6
7.	MP-2022-002	“ “	“ “	Revised Master Plan	7

***The next Planning Commission meeting is on  
August 25, 2022***

1. 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.

*This item was delayed by the petitioner after the public hearing on June 23, 2022 to meet with the neighbors.*

**CITY COUNCIL DISTRICT: 3**

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

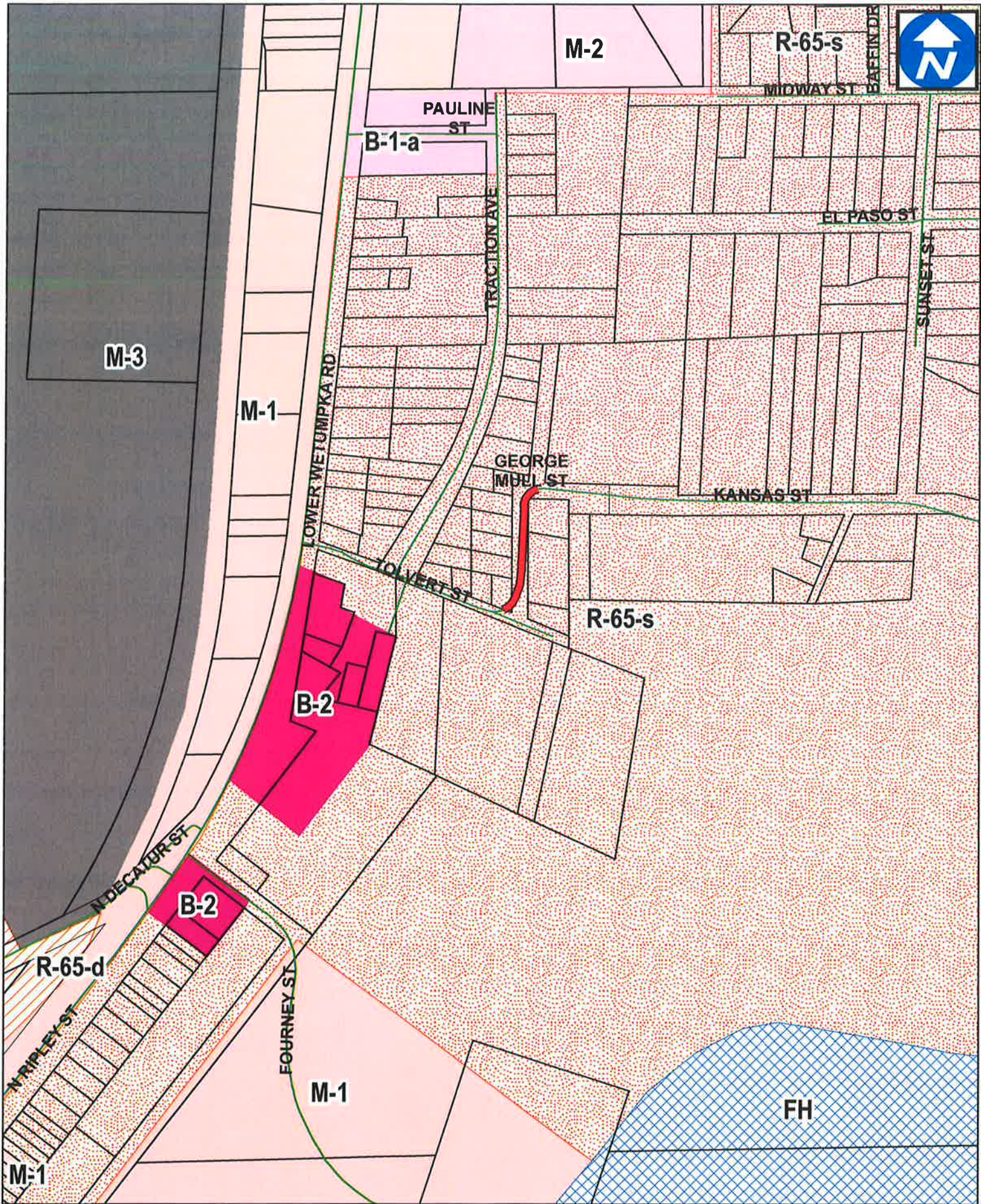
**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.





Current Name: George Mull Street  
 Proposed Name: Prevo Avenue



1 inch = 300 feet

Item 1A





Current Name: George Mull Street  
Proposed Name: Prevo Avenue



1 inch = 50 feet

Item 1B



2. 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.

*This item was delayed by the petitioner prior to the public hearing on June 23, 2022.*

**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.**

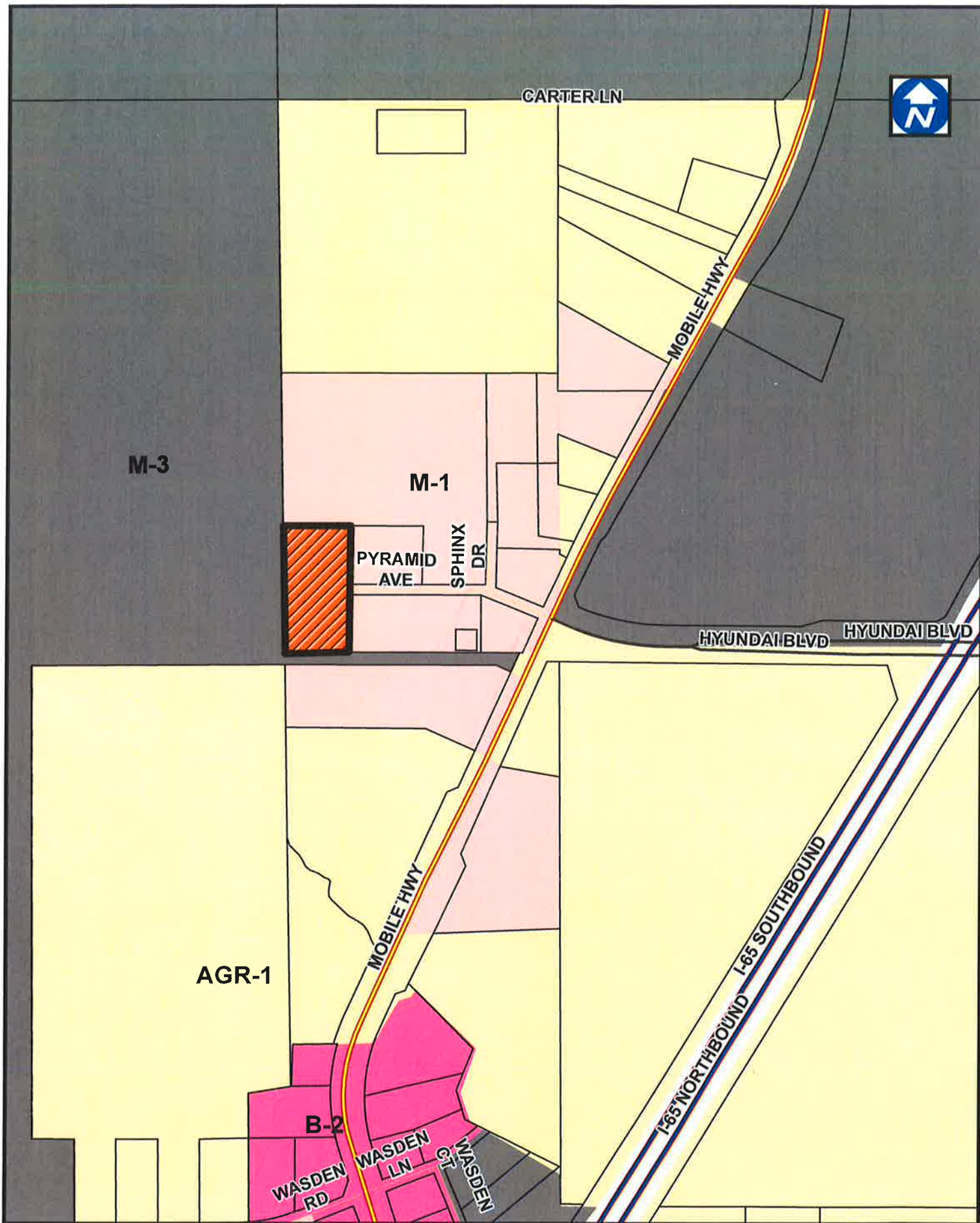
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.



**PLATS**

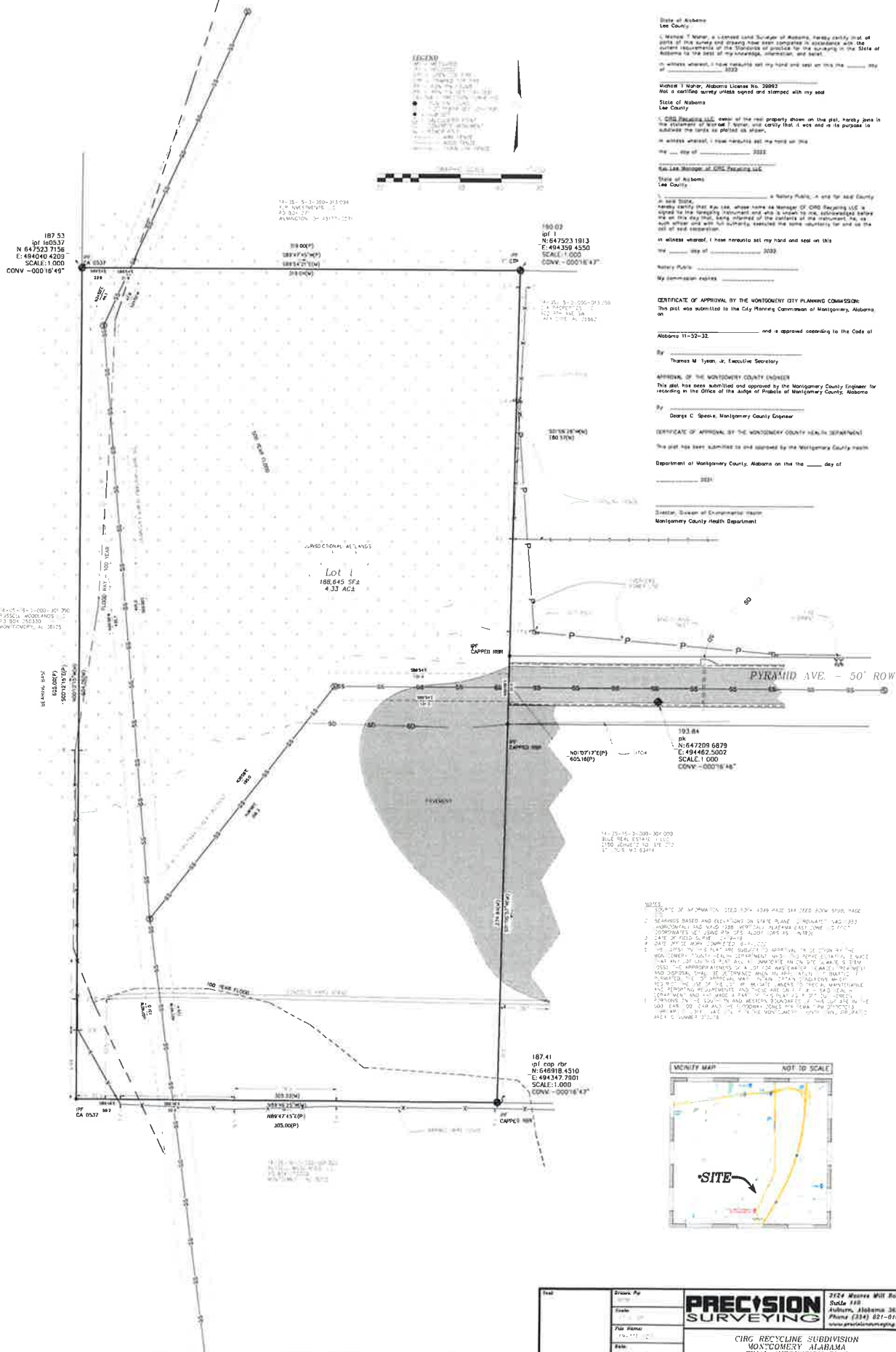
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 2A

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



State of Alabama  
Lee County

I, Walter T. Naylor, a Licensed Land Surveyor of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the highest requirements of the Standards of Practice for the Surveying in 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.

Walter T. Naylor, Alabama License No. 20093  
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 the plat, hereby joins in the statement of Walter T. Naylor, and certify that it was and is its purpose to authorize the survey as depicted on herein.

In witness whereof, I have hereunto set my hand on this the \_\_\_\_ day of \_\_\_\_\_, 2022.

Walter T. Naylor, Manager of CIRG Recycling LLC

State of Alabama  
Lee County

I, \_\_\_\_\_, a Notary Public, do hereby certify that \_\_\_\_\_, whose name as Manager of CIRG Recycling LLC is signed to the foregoing instrument and who is named in the acknowledgment before me on this day, being informed of the contents of the instrument, he, she, or it, and with full knowledge, intention, and understanding, executed the same voluntarily for and as 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 is approved according to the Code of Alabama 11-32-32.

By \_\_\_\_\_  
Thomas M. Tyson, 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.

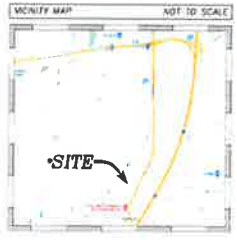
By \_\_\_\_\_  
George C. Speaks, Montgomery County Engineer

**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 \_\_\_\_\_, 2022.

Director, Bureau of Environmental Health  
Montgomery County Health Department

**NOTES:**

1. SOURCE OF INFORMATION: SEE 2024 1509 PAGE 584 DEED BOOK 5780, MADE ACCORDING TO THE STATE OF ALABAMA.
2. SEARCHES BASED ON RECORDATIONS ON STATE PLANE COORDINATE SYSTEM 1983 HORIZONTAL AND VERTICAL DATUMS (NAD 83) AND THE STATE OF ALABAMA COORDINATE SYSTEM 1983 HORIZONTAL AND VERTICAL DATUMS (NAD 83).
3. DATE OF FIELD SURVEY: 08/15/2022.
4. DATE OF INSTRUMENT: 08/15/2022.
5. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THE SURVEYING IN THE STATE OF ALABAMA.
6. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THE SURVEYING IN THE STATE OF ALABAMA.
7. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THE SURVEYING IN THE STATE OF ALABAMA.
8. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THE SURVEYING IN THE STATE OF ALABAMA.
9. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THE SURVEYING IN THE STATE OF ALABAMA.
10. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR THE SURVEYING IN THE STATE OF ALABAMA.



<p>187.53 of 180,537 N 64°52'37.58" E 494°04'42.03" SCALE: 1:500 CONV - 00016'48"</p>	<p>187.03 of 1 N: 647203 1813 E: 494308 4250 SCALE: 1:500 CONV - 00016'48"</p>	<p>187.41 of 180,537 N: 64°09'18.4510" E: 494°14'7.7801" SCALE: 1:500 CONV - 00016'43"</p>	<p>193.84 of 1 N: 647209 6879 E: 494462.5002 SCALE: 1:500 CONV - 00016'48"</p>	<p>187.41 of 180,537 N: 64°09'18.4510" E: 494°14'7.7801" SCALE: 1:500 CONV - 00016'43"</p>
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PRECISION SURVEYING  
2724 Wynnes Hill Road  
Suva #18  
Cullman, Alabama 36828  
Phone (256) 821-0165  
www.precisionsurveying.biz

CIRG RECYCLING SUBDIVISION  
MONTGOMERY ALABAMA  
FINAL SUBDIVISION PLAT





**PLATS**

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 20



3. 9175 **PRESENTED BY:** Pilgreen Engineering, Inc.

**REPRESENTING:** Goodwin Building Company, Inc.

**SUBJECT:** Request final approval of Somerhill Plat No. 12 located on the west end of Ridgeside Boulevard, approximately 100 ft. west of Baron's Court, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 41 lots for residential use. The typical lot size is 60 ft. wide with depths ranging from 103 ft. to 215 ft. The lots are proposed to be developed with the following setbacks: 20 ft. front, 0 ft. rear and 5 ft. side yards. 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.

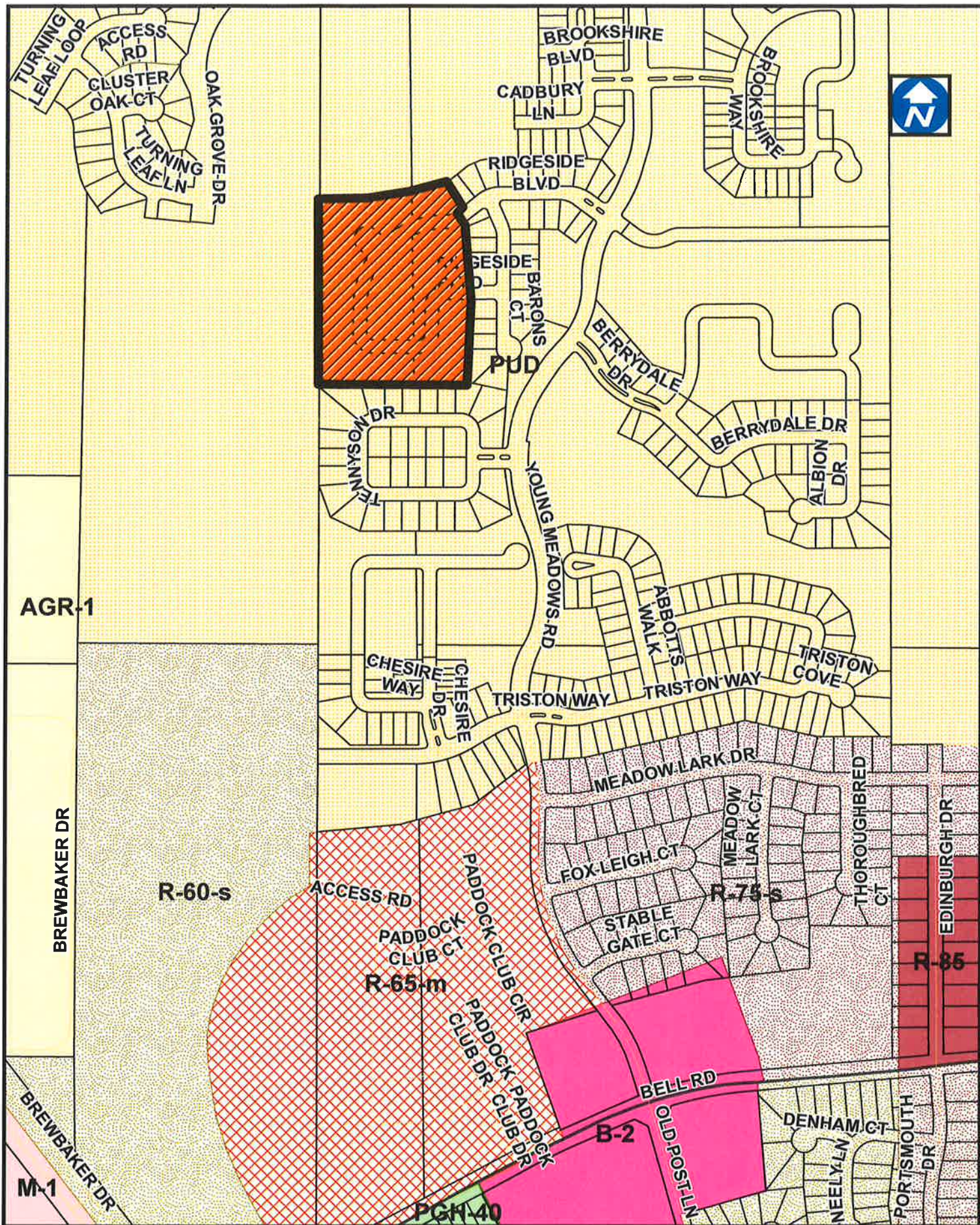
**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

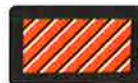




**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

3A



3B

# Somerhill Plat No. 12

LOCATED IN  
E 1/2 of NW 1/4 and NE 1/4 of SECTION 36, T-16-N, R-18-E  
SECTION 36, T-16-N, R-18-E  
MONTGOMERY COUNTY, ALABAMA  
CONTAINING 10.09 AC±

Pilgreen Engineering, Inc.

MONTGOMERY		ALABAMA	
JUNE 2022		1" = 50'	
Drawn By	Office	Field	Book
WTE	WTE	-	22-534

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, MARTIN E. BELTON, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PIPES OR CONCRETE MONUMENTS AND THAT THEY ACCURATELY LOCATE.

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 PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

ACCORDING TO MY SURVEY THIS THE 17th DAY OF JUNE 2022.

*Martin E. Belton*  
MARTIN E. BELTON  
ALABAMA REG. NO. 14726

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
THE UNDERSIGNED, GEORGINA BUILDING COMPANY, INC., AN ALABAMA CORPORATION, OWNER OF THE PROPERTY SHOWN ABOVE, HEREBY GRANTS IN, SECURES AND BIDS, THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT, MAP AND DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND ADOPTS AND APPROVES THIS SAID INSTRUMENT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

GEORGINA BUILDING COMPANY, INC.  
AN ALABAMA CORPORATION

BY: George Goodyrn, Jr.  
AS PRESIDENT

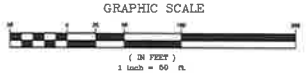
STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, THOMAS H. FRYSON, JR., A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT GEORGINA BUILDING COMPANY, INC., WHOSE NAME AS PRESIDENT OF GEORGINA BUILDING COMPANY, INC., AN ALABAMA CORPORATION, IS BOUND TO THE FOREGOING INSTRUMENT AND WAS SO BOUND TO BE, AS FURNISHED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE AS SUCH OFFICER OF THE CORPORATION AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022.

NOTARY PUBLIC: \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

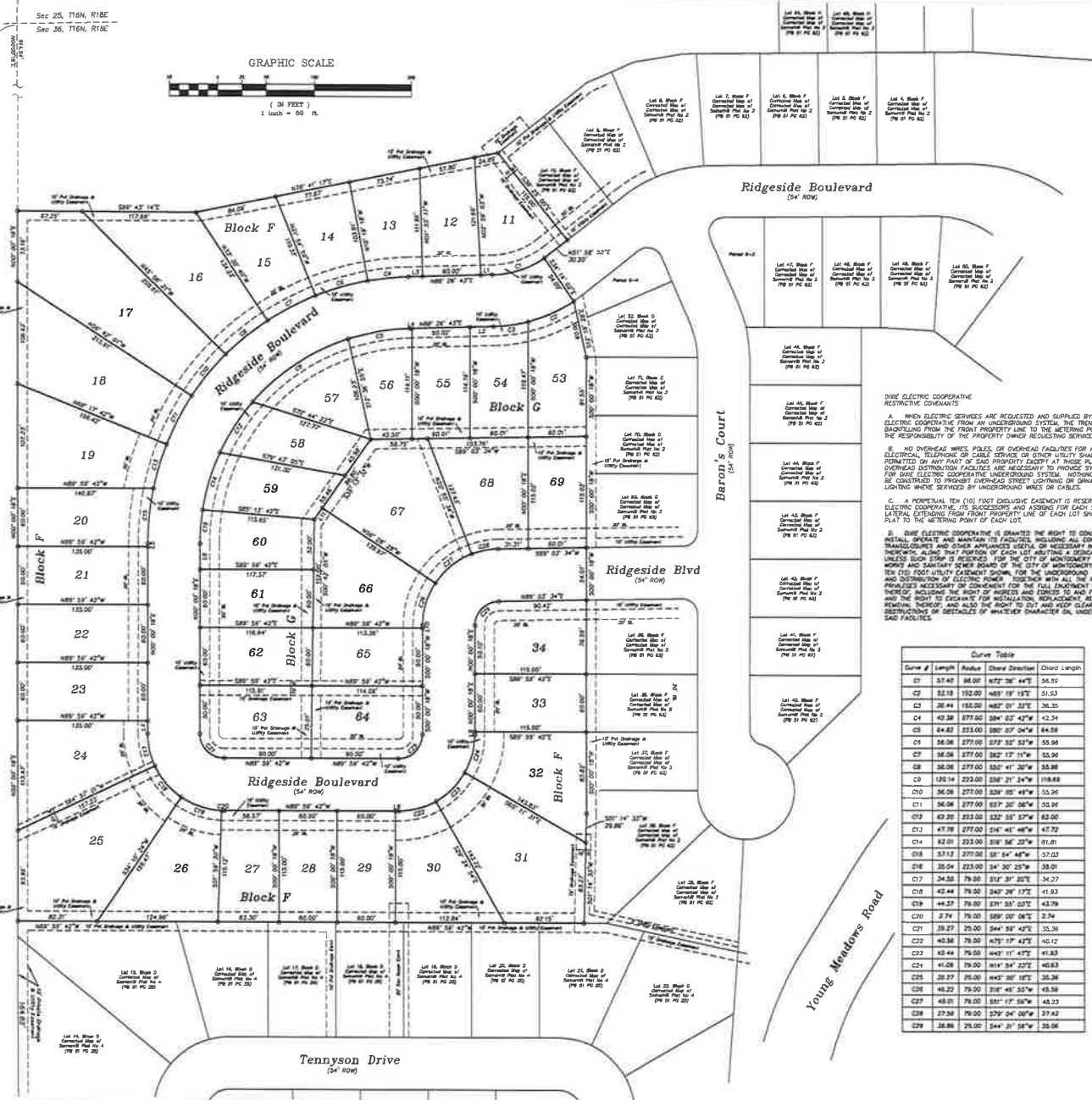
THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON 11-32-22.

BY: Thomas H. Fryson, Jr.  
DEPUTY SECRETARY



Sec 25, T16N, R18E  
Sec 36, T16-N, R18-E

NW Corner of NE 1/4  
Sec 36, T-16-N, R-18-E  
Montgomery County, AL



DIVE ELECTRIC COOPERATIVE  
RESTRICTIVE COVENANTS

A. WHEN ELECTRIC SERVICES ARE REQUESTED AND SUPPLIED BY THE DIVE ELECTRIC COOPERATIVE FROM AN UNDERGROUND SYSTEM, THE TRENCHING AND BACKFILLING FROM THE FRONT PROPERTY LINE TO THE METERING POINT WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER REQUESTING SERVICE.

B. NO OVERHEAD WIRES, POLES OR OVERHEAD FACILITIES FOR ANY KIND OF ELECTRICAL, TELEPHONE OR CABLE SERVICE OR OTHER UTILITY SHALL BE PERMITTED ON ANY PART OF SAID PROPERTY EXCEPT AT THOSE PLACES WHERE OVERHEAD DISTRIBUTION FACILITIES ARE NECESSARY TO PROVIDE SYSTEM CAPACITY FOR ONE COOPERATIVE UNDERGROUND SYSTEM. NOTHING HEREIN SHALL BE CONSTRUED TO PROHIBIT OVERHEAD STREET LIGHTING OR ORNAMENTAL, WIND LIGHTING WIRES SERVED BY UNDERGROUND WIRES OR CABLES.

C. A PERMANENT TEN (10) FOOT EXCLUSIVE EASEMENT IS RESERVED TO DIVE ELECTRIC COOPERATIVE, ITS SUCCESSORS AND ASSIGNS FOR EACH SERVICE LATERAL EXTENDING FROM FRONT PROPERTY LINE TO THE METERING POINT OF EACH LOT.

D. DIVE ELECTRIC COOPERATIVE IS GRANTED THE RIGHT TO CONSTRUCT, INSTALL, OPERATE AND MAINTAIN ITS FACILITIES INCLUDING ALL CONDUITS, CABLES, TRANSDUCERS AND OTHER APPARATUS NECESSARY IN CONNECTION WITH THE TRENCHING AND BACKFILLING OF EACH LOT INCLUDING A DESIGNATED STREET UNLESS SUCH STOP IS REQUIRED FOR THE CITY OF MONTGOMERY OR THE WATER WORKS AND SANITARY BOARD OF THE CITY OF MONTGOMERY, WITHIN THE TEN (10) FOOT UTILITY EASEMENT SHOWN, FOR THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRIC POWER, TOGETHER WITH ALL THE RIGHTS AND PRIVILEGES NECESSARY OR CONSENT FOR THE FULL ENJOYMENT OR USE THEREOF INCLUDING THE RIGHT OF ACCESS AND EGRESS TO AND FROM FACILITY AND THE RIGHT TO CONTRACT FOR INSTALLATION, MAINTENANCE, REPAIR AND REBUILDING, THEREOF, AND ALSO THE RIGHT TO CUT AND KEEP CLEAR ANY AND ALL OBSTRUCTIONS OR DETAILS OF WHATEVER CHARACTER ON, UNDER AND ABOVE SAID FACILITIES.

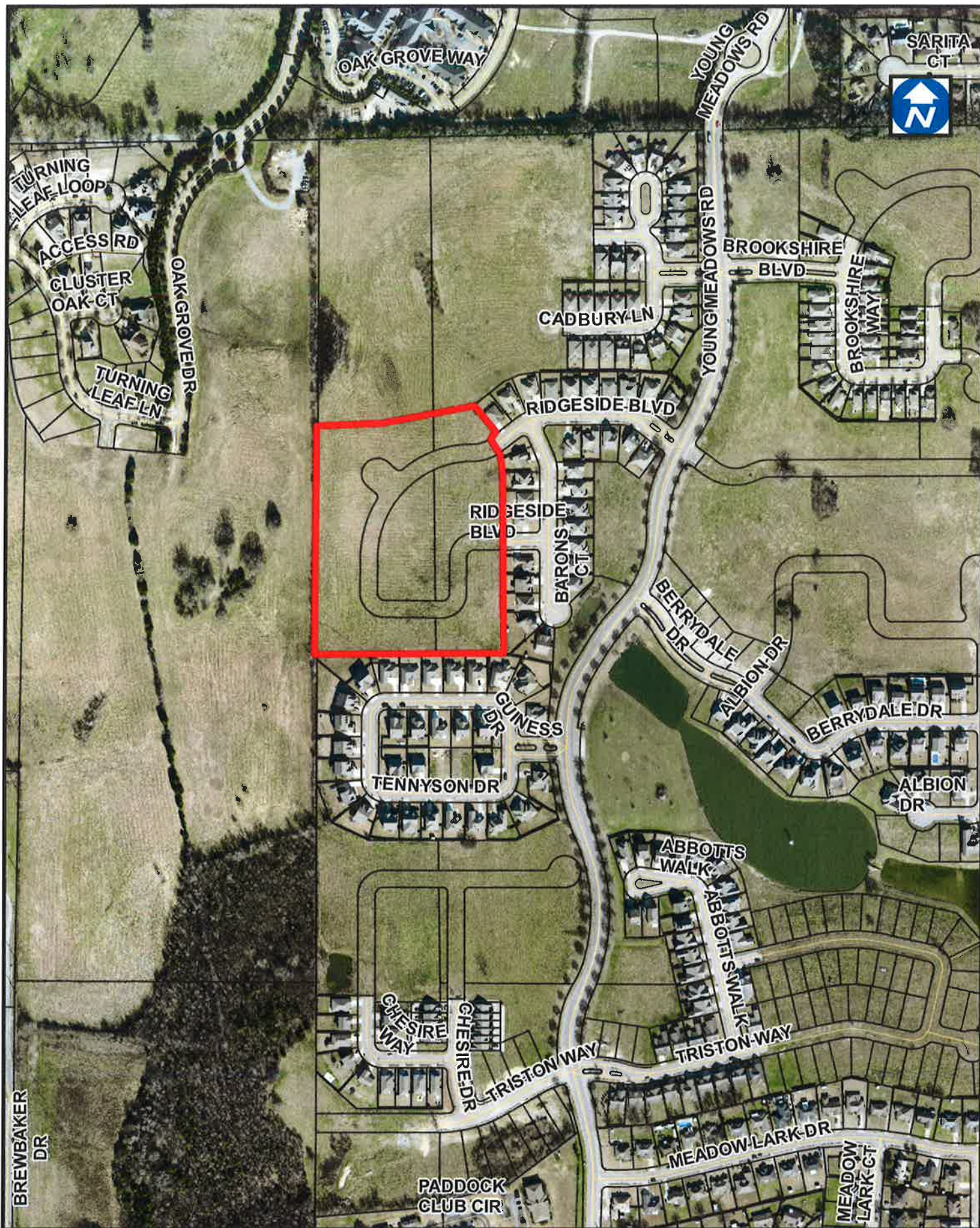
Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length
C1	37.42	86.00	N72° 38' 44"E	56.50
C2	53.18	152.00	N89° 19' 13"E	51.53
C3	38.44	152.00	N89° 01' 32"E	56.35
C4	42.58	277.00	S84° 05' 42"W	52.29
C5	84.83	277.00	S80° 05' 24"W	144.88
C6	56.06	277.00	S73° 52' 52"W	55.94
C7	56.06	277.00	S82° 17' 17"W	55.94
C8	56.06	277.00	S52° 41' 30"W	55.88
C9	135.14	223.00	S58° 21' 24"W	118.88
C10	56.06	277.00	S39° 05' 49"W	55.95
C11	56.06	277.00	S27° 30' 06"W	55.26
C12	82.20	223.00	S32° 55' 27"W	82.00
C13	47.78	277.00	S18° 45' 48"W	47.72
C14	82.01	223.00	S18° 58' 23"W	61.61
C15	33.12	229.50	S5° 54' 48"W	57.02
C16	56.04	223.00	S4° 20' 25"W	56.00
C17	24.58	79.00	S19° 39' 30"E	24.27
C18	42.44	79.00	S40° 26' 17"E	11.53
C19	44.57	79.00	S71° 53' 03"E	43.79
C20	2.74	79.00	S99° 00' 06"E	2.74
C21	38.27	25.00	S44° 38' 42"E	35.36
C22	40.58	79.00	N79° 17' 42"E	46.12
C23	45.44	79.00	N43° 11' 42"E	41.83
C24	41.08	79.00	N14° 54' 23"E	40.83
C25	38.27	25.00	N43° 38' 18"E	35.26
C26	46.22	79.00	S18° 45' 55"W	45.59
C27	48.01	79.00	S11° 17' 54"W	45.23
C28	27.58	79.00	S76° 24' 00"W	27.42
C29	38.86	29.00	S44° 31' 06"W	26.96

Parcel Line Table

Line #	Length	Direction
L1	11.88	N88° 26' 42"E
L2	24.22	N88° 26' 42"E
L3	14.53	N88° 26' 42"E
L4	2.07	N88° 26' 42"E
L5	3.28	N00° 00' 18"E
L6	28.71	N00° 00' 18"E
L7	13.42	N00° 00' 18"E
L8	3.42	N89° 59' 42"W
L9	2.52	N00° 00' 18"E
L10	3.52	N00° 00' 18"E
L11	14.84	S33° 13' 32"W





**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3C



4. 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.

*This item was delayed by the petitioner prior to the public hearing on June 23, 2022.*

**CITY COUNCIL DISTRICT: 6**

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

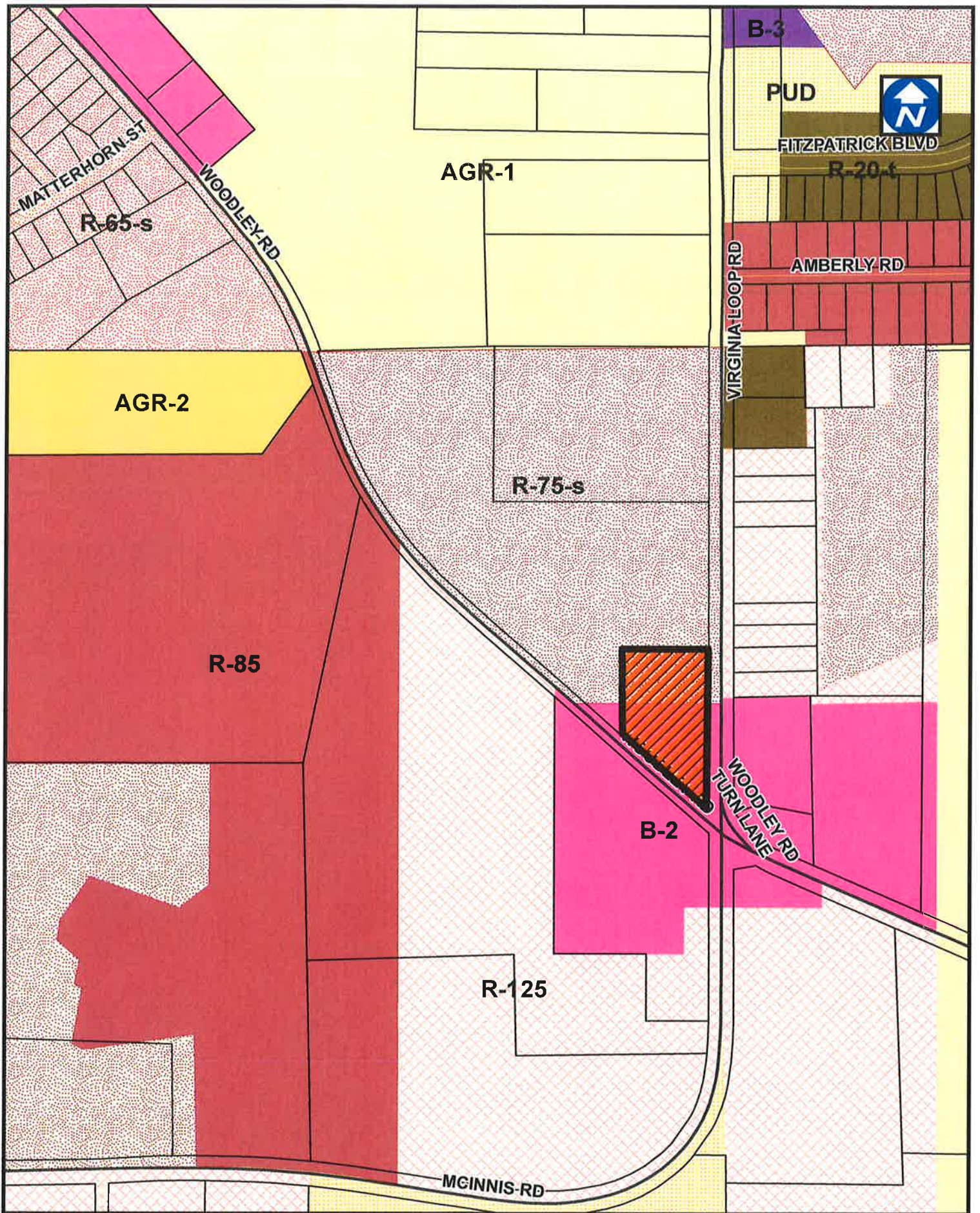
**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.





REZONING REQUEST  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 44

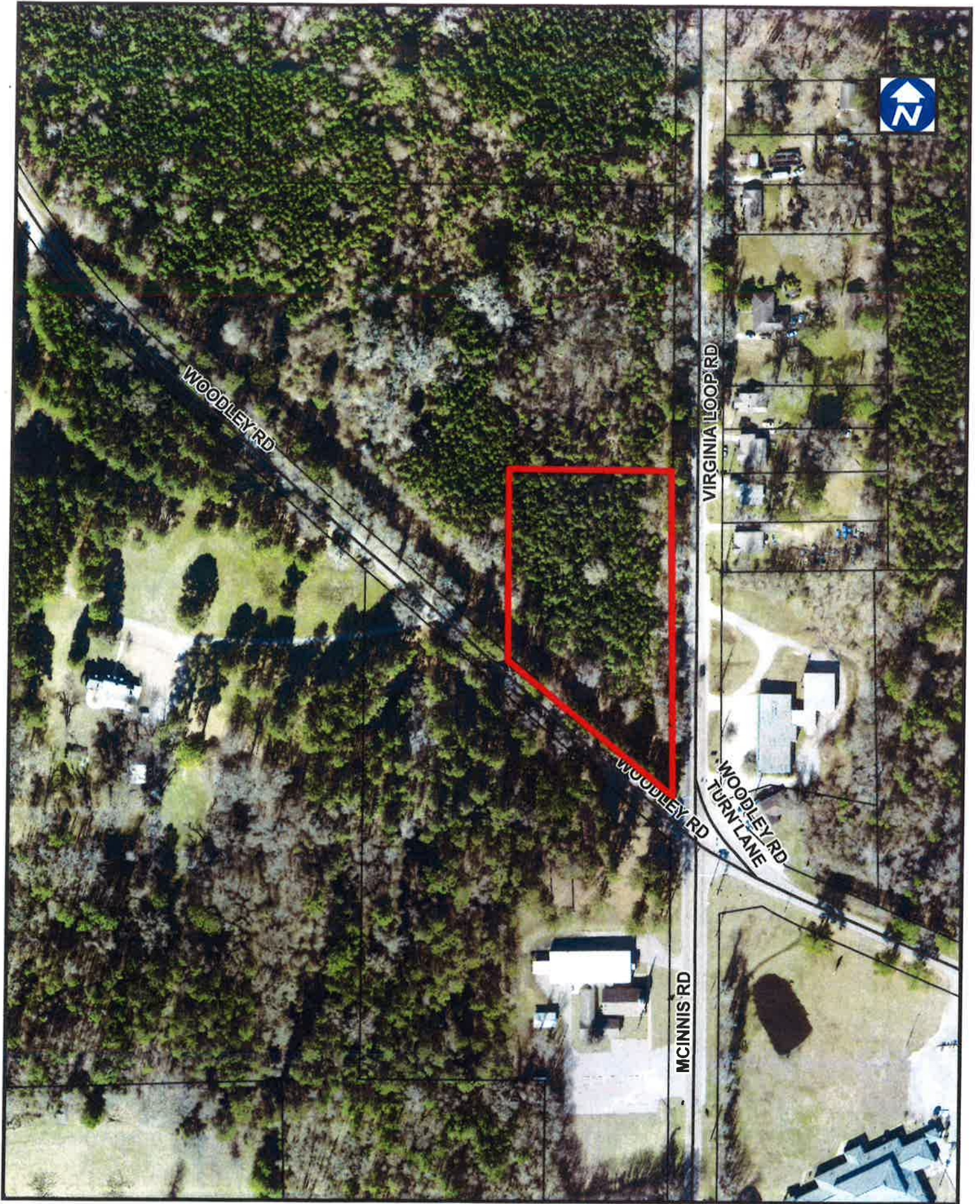


A



413





REZONING REQUEST  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C



5. RZ-2021-008 **PRESENTED BY:** Bryan Cowan

**REPRESENTING:** Same

**SUBJECT:** Request to rezone one (1) parcel located on the north side of Atlanta Highway, approximately 3,500 ft. east of Ohio Ferro Road, from an AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The intended use for this property is a laydown/equipment yard. This property has been used as a laydown/equipment yard prior to being in our police jurisdiction and rezoning it to M-1 would bring this property into compliance with zoning. This property has AGR-1 (Residential Agriculture) zoning on the north, west and south (partially). The property to the east and a portion of the property to the south is in The Town of Pike Road's Police Jurisdiction. The Envision Montgomery 2040 Comprehensive Plan recommends "Potential Open Space".

**Department of Planning Comment(s):** The Planning Department does not object to the rezoning due to the fact they have been operating as a laydown yard before it came into our police jurisdiction; however, it is highly suggested that this be Qualified specifically for a laydown/equipment yard, which would require that any other proposed use would have to go through the rezoning process for approval.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.





M-3

AGR-1

OHIO FERRO RD

SANDUSKY RD

CASCADE DR

ROBBINS RIDGE DR  
LAKE RD

MILLER CREEK DR

PARK LN

CAMELLIA DR

WINDY HILL DR

HALL TRL  
HALL LN

ATLANTA HWY



LINE CREEK RD

I-85 SOUTHBOUND

I-85 NORTHBOUND

HWY 80 E

I-85 SOUTH ON RAMP

HANDEY WAREHOUSE RD

HANDEY FARM RD

MOSE LEE DR

JERICO DR

AGR-1

PUD

STONE PARK BLVD

PUD

LAKESHORE DR

AGR-1

ELIZABETH LN

ELIZABETH CT

STONE PARK TRAIL  
CANTIERA WAY  
STONE PARK CT

REZONING REQUEST

1 inch = 1,000 feet

SUBJECT PROPERTY



Item 5A





53

2019





Site 

**2018**

1 inch = 200 feet

Item 50





Site 

**2015**

1 inch = 200 feet  
Item 5D





Site 

**2012**

1 inch = 200 feet

Item 5E





Site

**2008**

1 inch = 200 feet

Item 5F



6. RZ-1998-009 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** T Investments, LLC

**SUBJECT:** Request to rezone a parcel of land located on the north side of Atlanta Highway, approximately 700 ft. east of Taylor Road North, from AGR-2 (General Agriculture), PUD (Planned Unit Development) and B-2-Q (Commercial-Qualified) Zoning Districts to a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The intended use for this property is for single-family homes, townhouses and commercial. The adjacent property has AGR-2 (General Agriculture) zoning to the north, B-2 (Commercial) and R-85 (Single-Family Residential) to the east, B-2 (Commercial), PUD (Planned Unit Development) and R-75-m (Multi-Family Residential) to the south, and B-2 (Commercial), R-65-m (Multi-Family Residential) and R-65-s (Single-Family Residential) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends ‘Potential Open Space’.

**Department of Planning Comment(s):** The Planning Department does not object to the proposed rezoning request. The future land use map in the Envision Montgomery 2040 Comprehensive Plan is incorrect for this location. This location does not have any limitations such as flooding.

**CITY COUNCIL DISTRICT: 1**

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

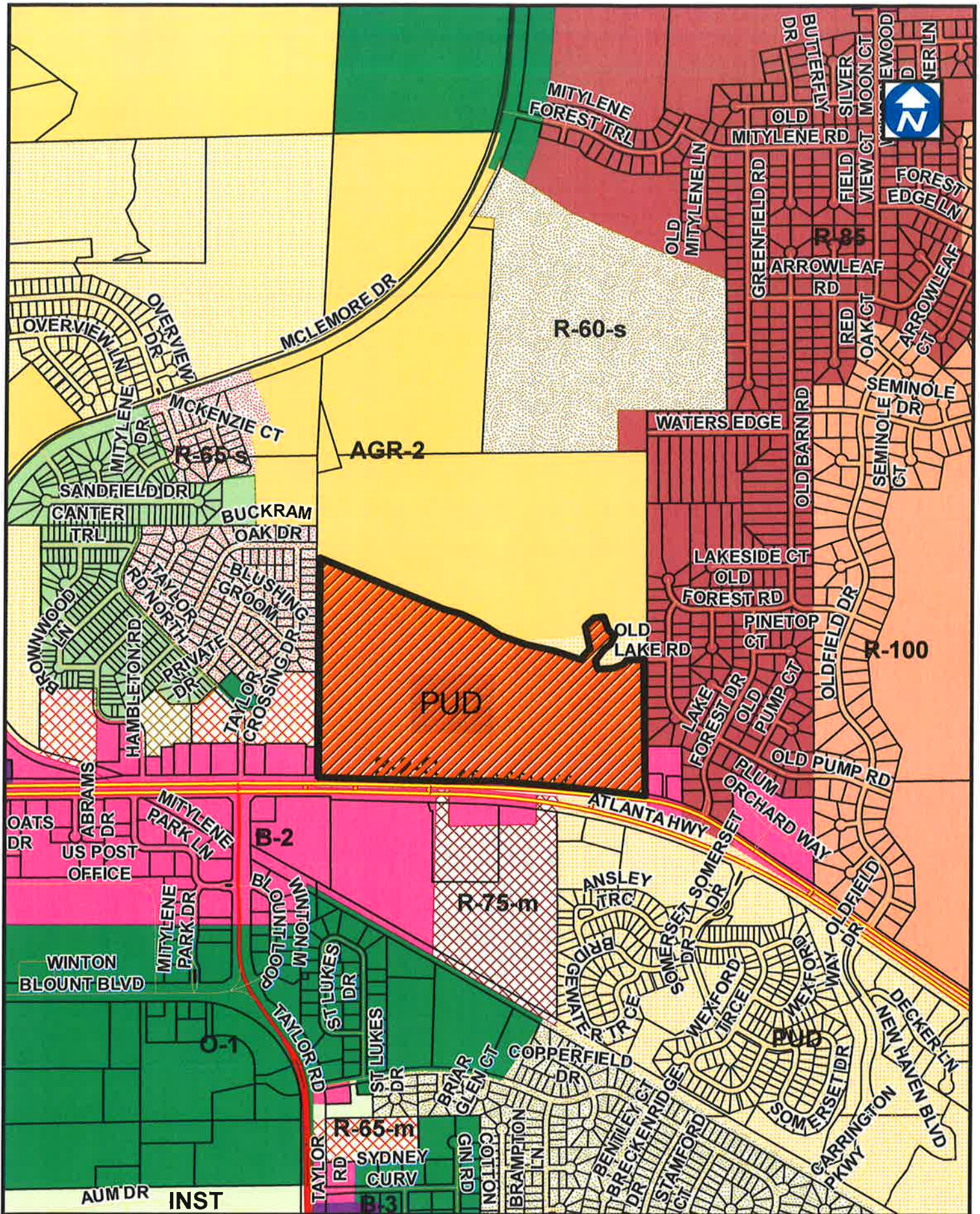
**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

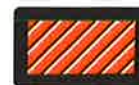
**COUNTY HEALTH DEPARTMENT:** No objections.





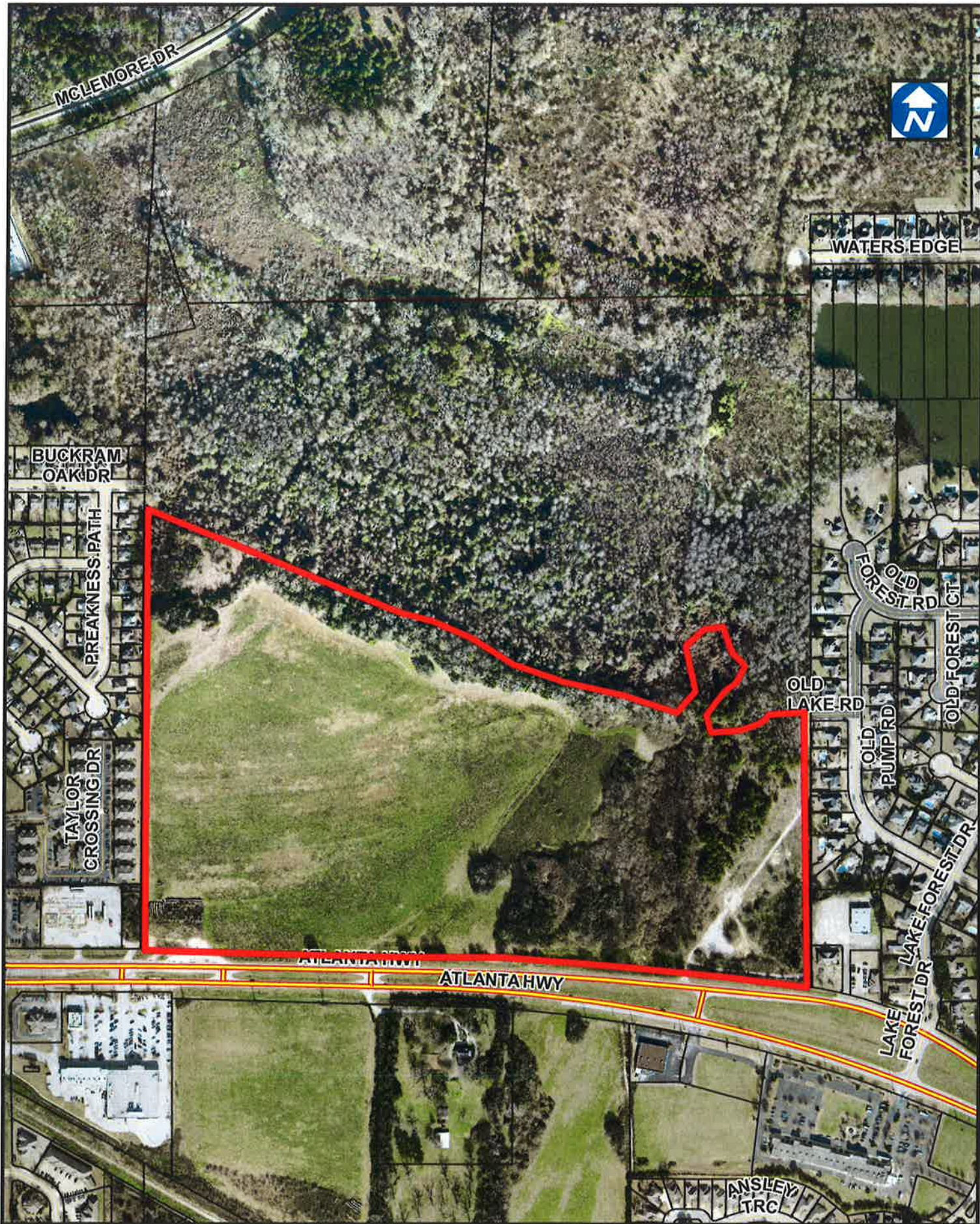
MASTER PLAN  
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 60A





MASTER PLAN  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. WB



7. MP-2022-002 **PRESENTED BY:** Flowers & White Engineering  
(RZ-1998-009)

**REPRESENTING:** T Investments, LLC

**SUBJECT:** Request approval of a revised master plan and approval for additional property to be included in the master plan for property located on the north side of Atlanta Highway, approximately 700 ft. east of Taylor Road North, in PUD (Planned Unit Development) and B-2-Q (Commercial-Qualified) Zoning District {proposed PUD (Planned Unit Development) Zoning District}.

**REMARKS:** This request is to revise the master plan and include an additional property into the overall master plan to develop single-family homes, townhouses and a small commercial outlot. Lots on the west boundary are 65 ft. in width matching the abutting residential properties. Lots on the east boundary have a 50 ft. buffer (30 ft. sanitary sewer easement, 10 ft. utility easement and 10 ft. beautification easement). The townhouse lots have a maximum of six (6) units in a row. There are three (3) accesses from Atlanta Highway into this PUD. The lots will be developed as follows:

<u>Single-Family Residential – 50 ft. {229 lots}</u> Front yard – 20 ft. Rear yard – 15 ft. Side yards – 5 ft. each side Street Side yards – 10 ft.	<u>Townhouses – 20 ft. {132 lots}</u> Front yard – 20 ft. Rear yard – 15 ft. Side yards (at unattached ends) – 5 ft. Side yards (adjacent to access easement and public ROW) – 5 ft.
<u>Single-Family Residential – 65 ft. {4 lots}</u> Front yard – 20 ft. Rear yard – 15 ft. Side yards – 5 ft. each side Street Side yards – 10 ft.	<b>Parking ratio:</b> 1 space per dwelling/unit  <b>Height:</b> 2 stories max
<u>Commercial – B-2 guidelines</u>	

**CITY COUNCIL DISTRICT: 1**

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

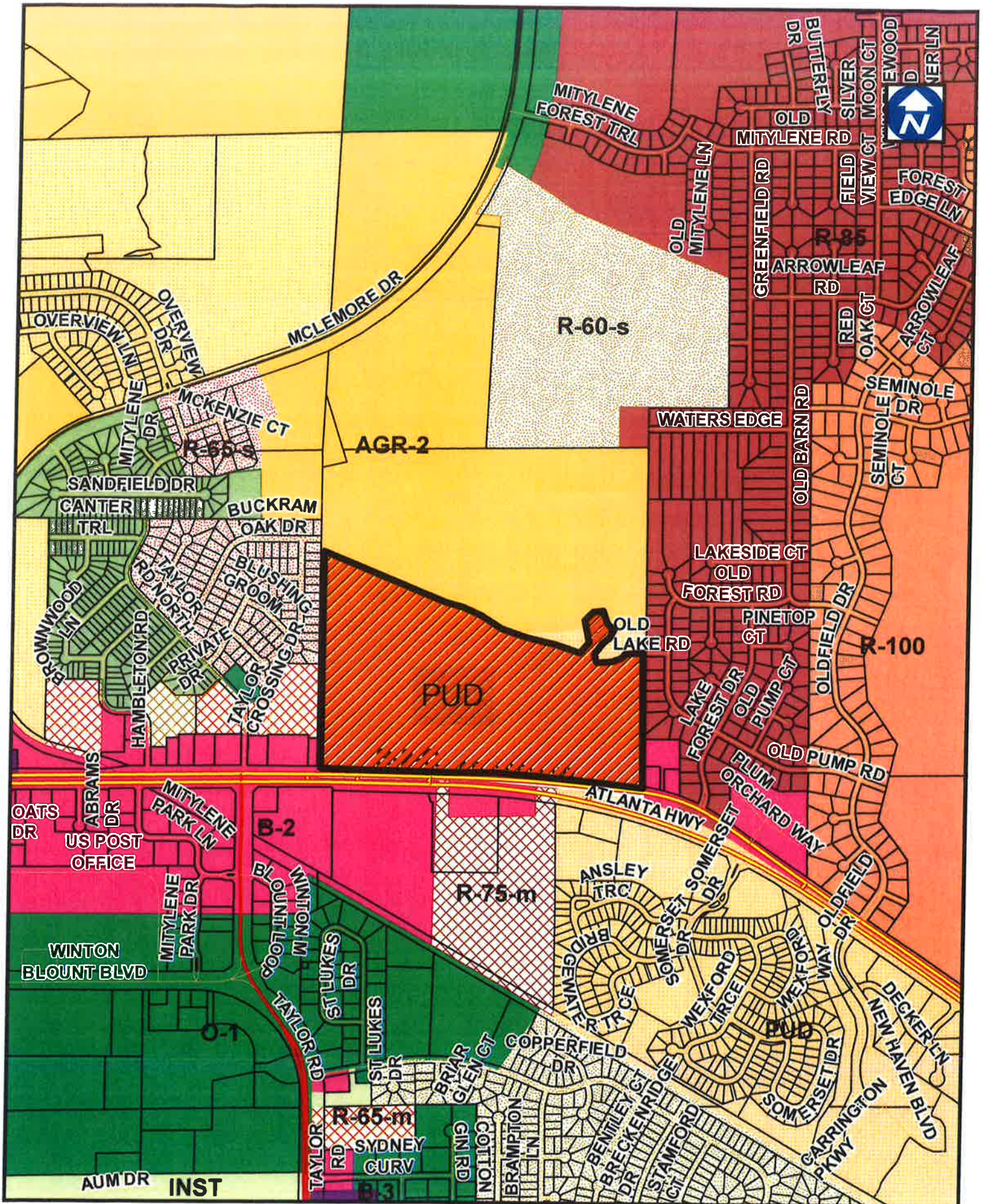
**TRAFFIC ENGINEERING:** Under Review.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.





MASTER PLAN  
1 inch = 1,000 feet

SUBJECT PROPERTY

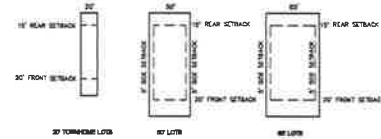
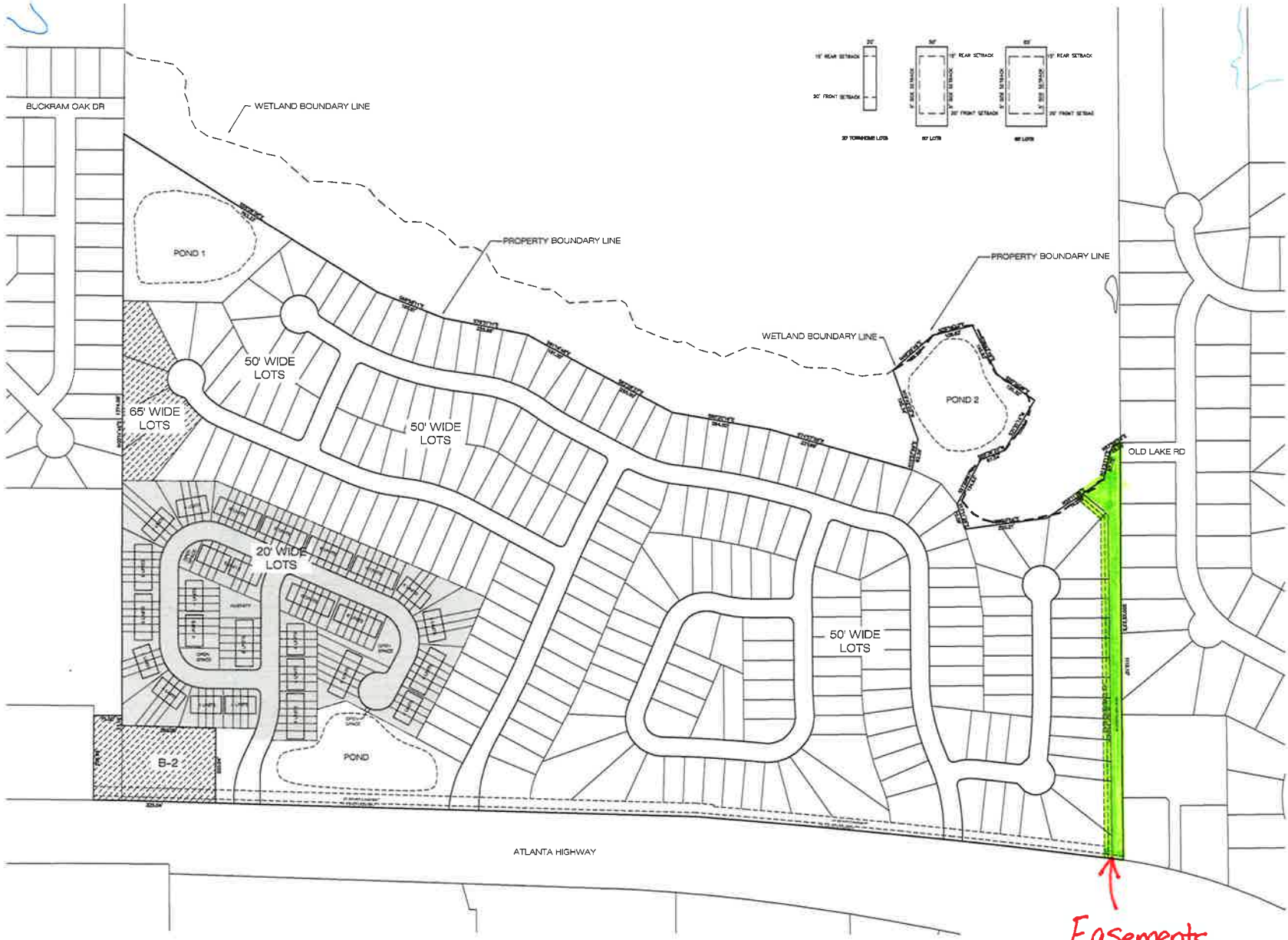
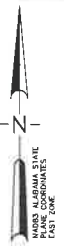


ITEM NO. 7A



# 2022 Master Plan (proposed)

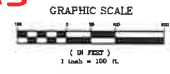
## McLEMORE PROPERTY MASTER PLAN



MASTER PLAN FOR  
**McLEMORE PROPERTY**  
 MONTGOMERY, ALABAMA

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DATE: 2022 - 07-02  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 7-02-22  
 REV: 0  
 REV: 0



SHEET TITLE:  
**MASTER PLAN**

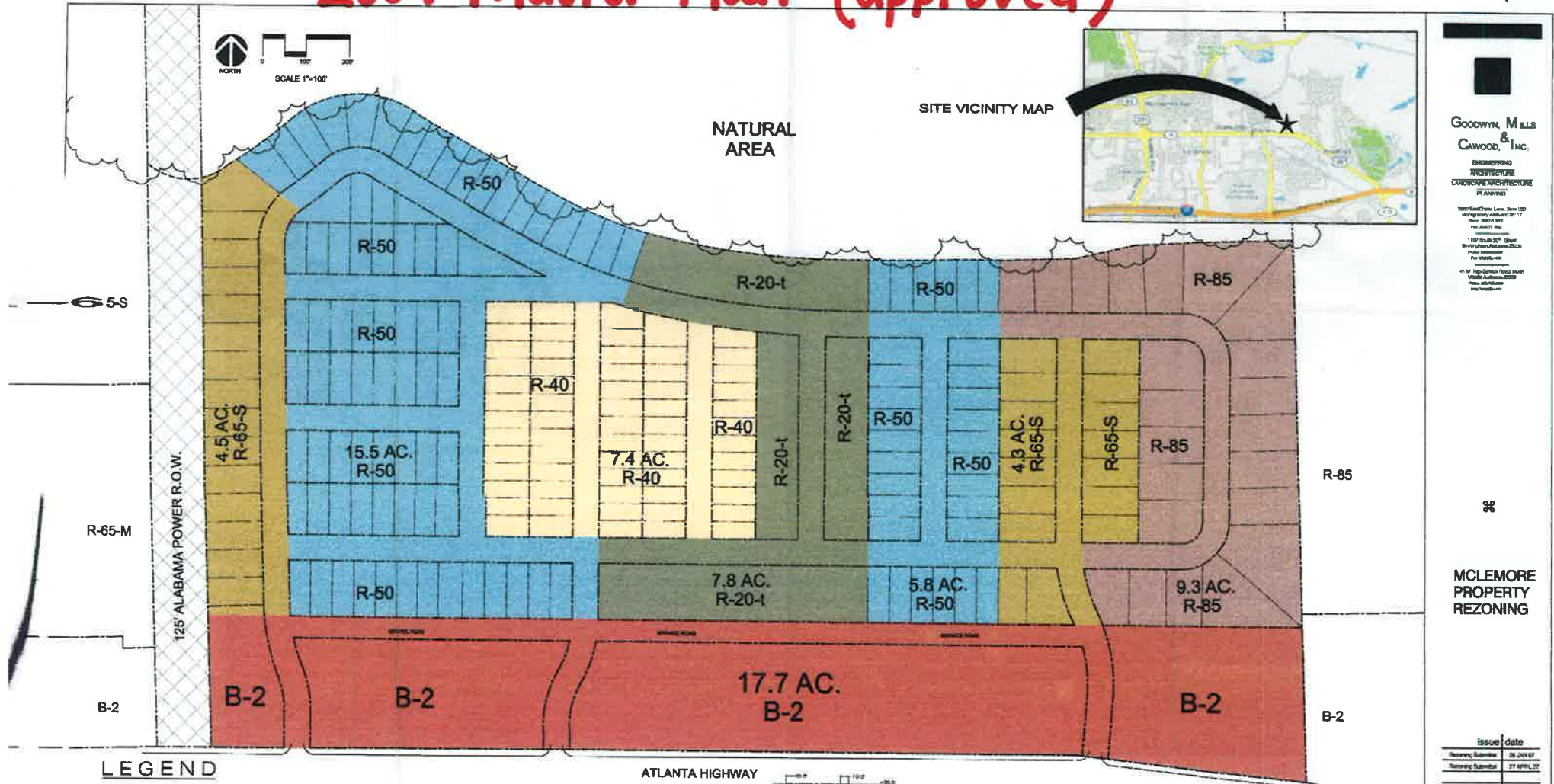
SHEET NUMBER:  
 [Blank]

SHEET OF  
 [Blank]



# 2007 Master Plan (approved)

7C



**GOODWYN MILLS  
CAWOOD & INC.**  
ENGINEERING  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
PLANNING

3800 Roswell Lane, Suite 200  
Marietta, Georgia 30067  
Phone: 770.427.8000  
Fax: 770.427.8100  
www.gcmlls.com

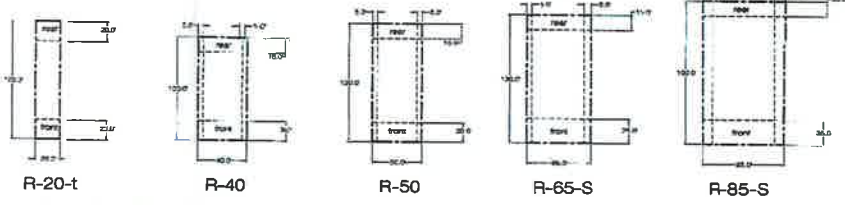
1107 State St. SE  
Buckingham, Alabama 35204  
Phone: 205.938.8888  
www.gcmlls.com

4141 1st Avenue, Suite 100  
Kennesaw, Georgia 30144  
Phone: 404.426.4444  
www.gcmlls.com

**MCLEMORE  
PROPERTY  
REZONING**

## LEGEND

- 20 Townhouse Lots
- 40 Residential Lots
- 50 Residential Lots
- 65 Residential Lots
- 85 Residential Lots
- B-2 Commercial



**PUD LOT SETBACK DETAIL**  
NOT TO SCALE

I ACREAGES		II SINGLE FAMILY RESIDENTIAL		III DENSITIES	
Item	Acres	Typical Lot Size	Lot Count	Single Family R-20-t	11.5 units / ac.
Single Family Residential R-20-t	7.8	20' x 102'	50	Single Family R-40	6.5 units / ac.
Single Family Residential R-40	7.4	40' x 107'	83	Single Family R-50	5.0 units / ac.
Single Family Residential R-50	21.3	50' x 120'	106	Single Family R-65	3.5 units / ac.
Single Family Residential R-65-S	8.8	65' x 137'	31	Single Family R-85	2.4 units / ac.
Single Family Residential R-85	9.3	85' x 150'	22		
Commercial B-2	17.7				
<b>Total Acreage</b>	<b>72.3</b>	<b>Total Lots</b>	<b>312</b>		

Issue	Date
Planning Submittal	26 JUN 07
Planning Submittal	27 APR 07

Drawn by: JLL

**MASTER  
PLAN**





MASTER PLAN  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 7D