

# Planning Commission Agenda

August 25, 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 July 28, 2022 meeting

**August 25, 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.	RZ-2022-012	Jeffcoat Engineers & Surveyors	Old Wetumpka Hwy.	Rezoning	1
2.	9164	“ “	“ “	Plat	2
3.	9176	“ “	Goldbug Street	Plat	3
4.	9065	Flowers & White Engineering	Norman Bridge Road	Plat	4
5.	9177	Gonzalez-Strength & Associates	Folmar Parkway	Plat	5
6.	9178	Thompson Engineering	Mildred Street	Plat	6
7.	9179	TTL	Cong WL Dickinson Dr	Plat	7
8.	9180	The Broadway Group	Day Street	Plat	8
9.	RZ-2022-018	Pilgreen Engineering	Ashley Road	Rezoning	9
10.	RZ-2022-004	“ “	Sprott Drive	Rezoning	10

***The next Planning Commission meeting is on  
September 22, 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 a PGH-35 (Patio-Garden Home) Zoning District.

**REMARKS:** The intended use for this property is to develop patio-garden homes. 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'.

*This item was delayed by the petitioner prior to the June 23<sup>rd</sup> and July 28<sup>th</sup> public hearings.*

**Department of Planning Comment(s):** The Planning Department has no objection to the proposed rezoning request. The subject lot is consistent residential living. Further, the majority of the lots immediately adjacent to this location is zoned for duplex residential living.

**CITY COUNCIL DISTRICT: 2**

### **DEPARTMENT COMMENTS**

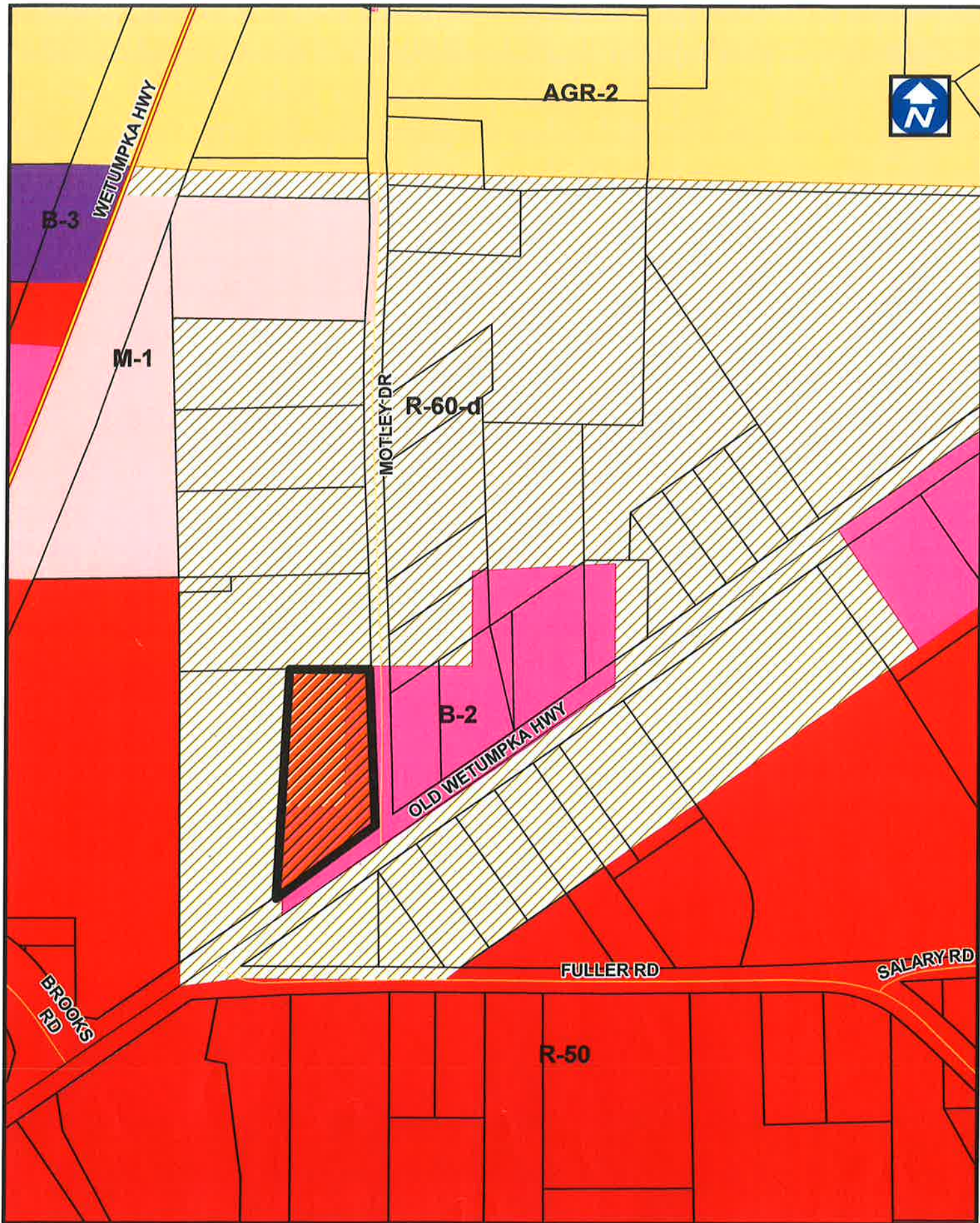
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

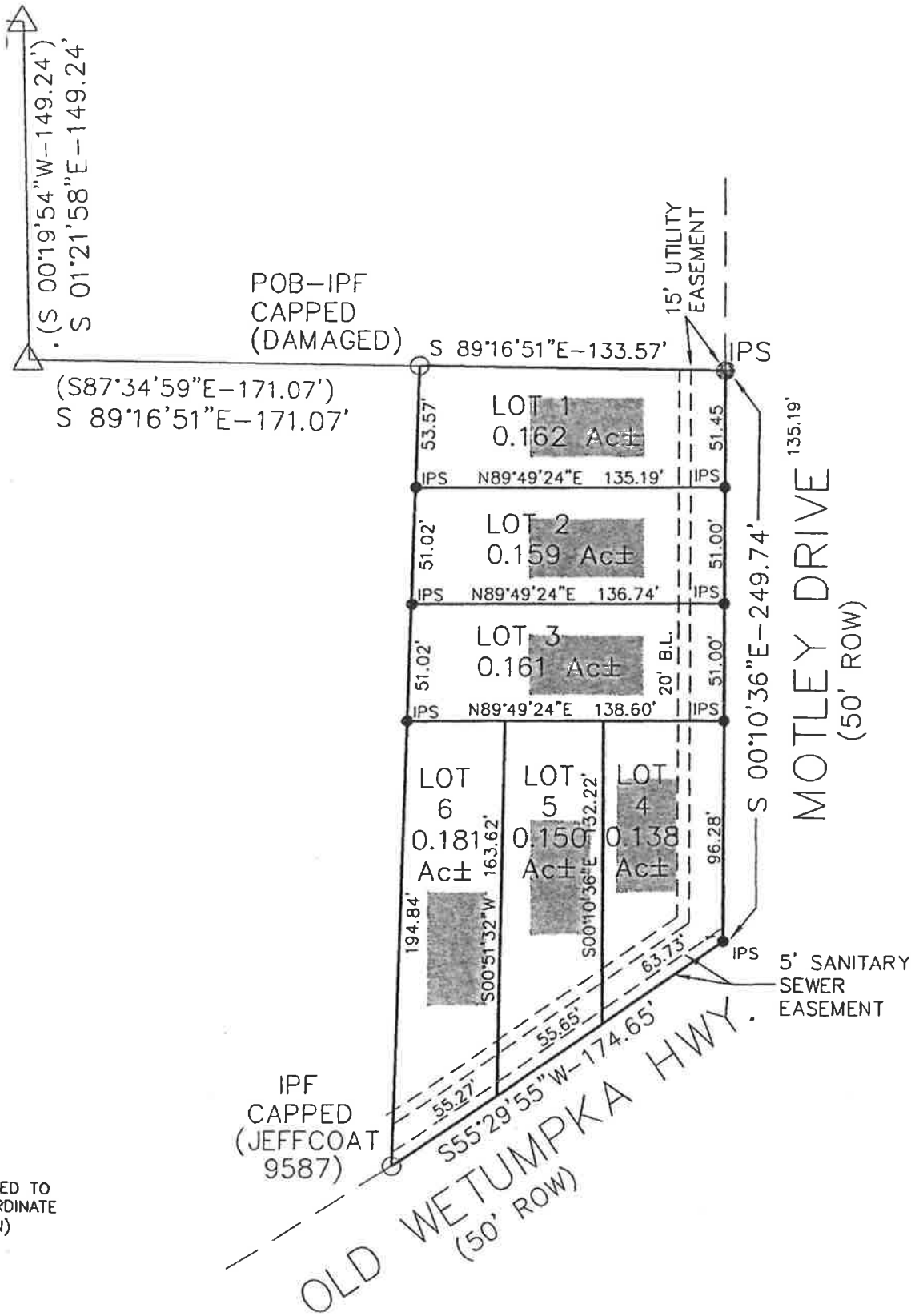


REZONING REQUEST  
1 inch = 200 feet

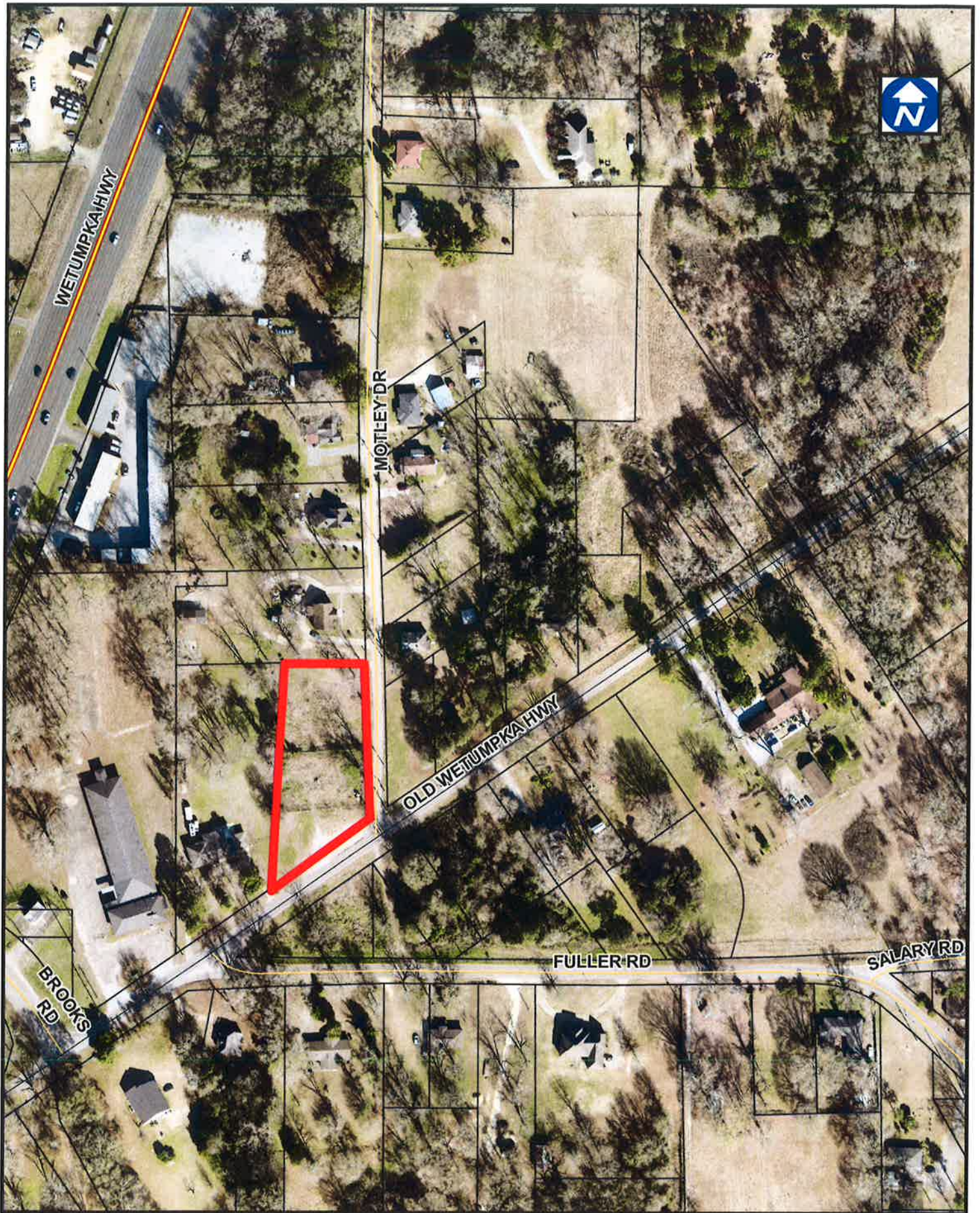
SUBJECT PROPERTY



ITEM NO. LA



ED TO  
RDINATE  
)



REZONING REQUEST  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. IC

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) Zoning Districts {proposed PGH-35 (Patio-Garden Home)}.

**REMARKS:** This plat creates six (6) lots for residential use. Lot 1 (0.162 acres) has 51.45 ft. of frontage along Motley Drive and a depth of 135.19 ft. Lot 2 (0.159 acres) has 51 ft. of frontage along Motley Drive and a depth of 136.74 ft. Lot 3 (0.161 acres) has 51 ft. of frontage along Motley Drive and a depth of 138.6 ft. Lot 4 (0.138 acres) has 96.28 ft. of frontage along Motley Drive and 63.73 ft. of frontage along Old Wetumpka Highway. Lot 5 (0.150 acres) has 55.65 ft. of frontage along Old Wetumpka Highway and a depth of 163.62 ft. Lot 6 (0.181 acres) has 55.27 ft. of frontage along Old Wetumpka Highway and a depth of 194.84ft. 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 June 23<sup>rd</sup> and July 28<sup>th</sup> public hearings.*

**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.**

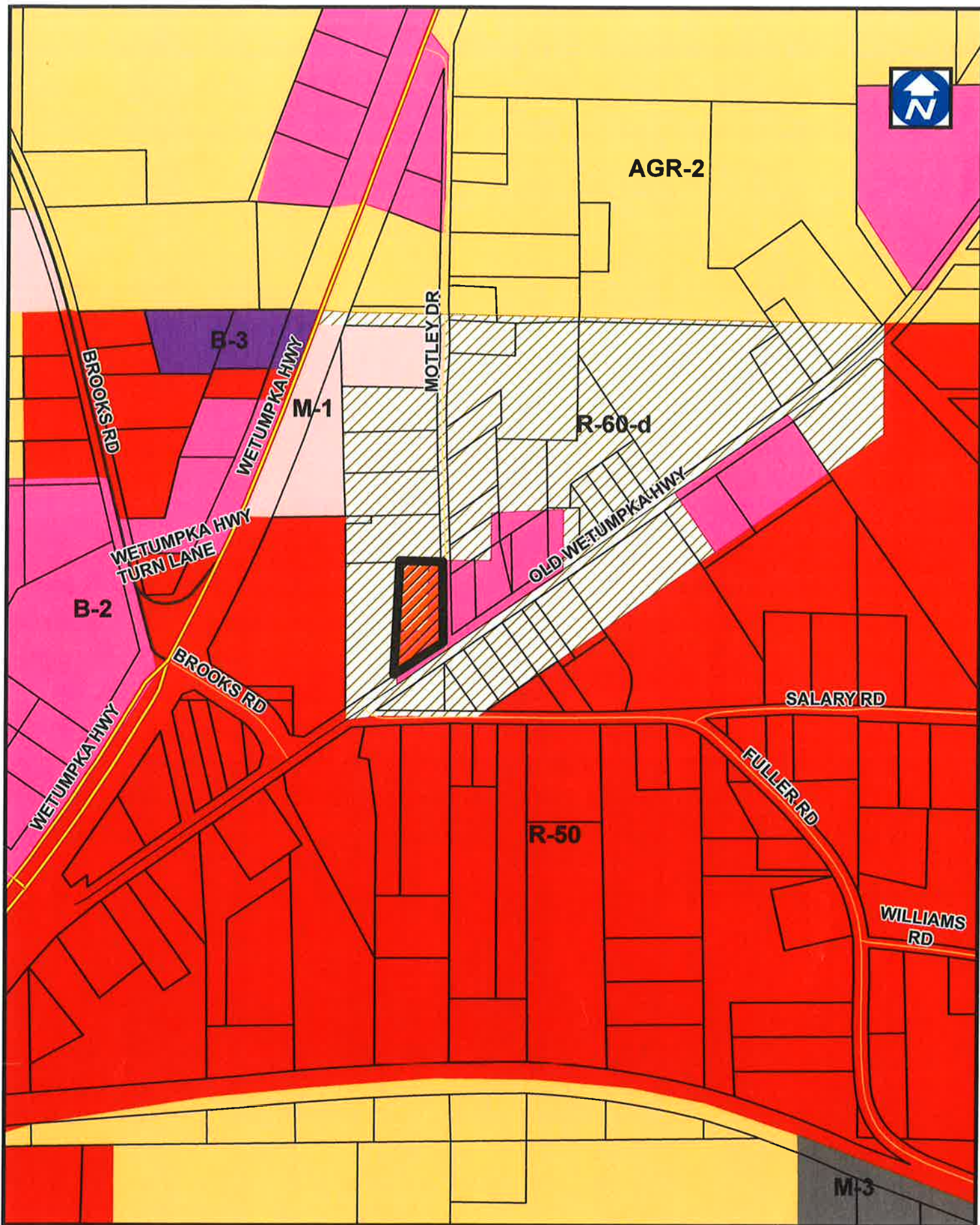
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

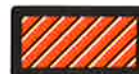
**COUNTY HEALTH DEPARTMENT:** No objections.



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A



# KINGDOM PLACE PLAT NO.1

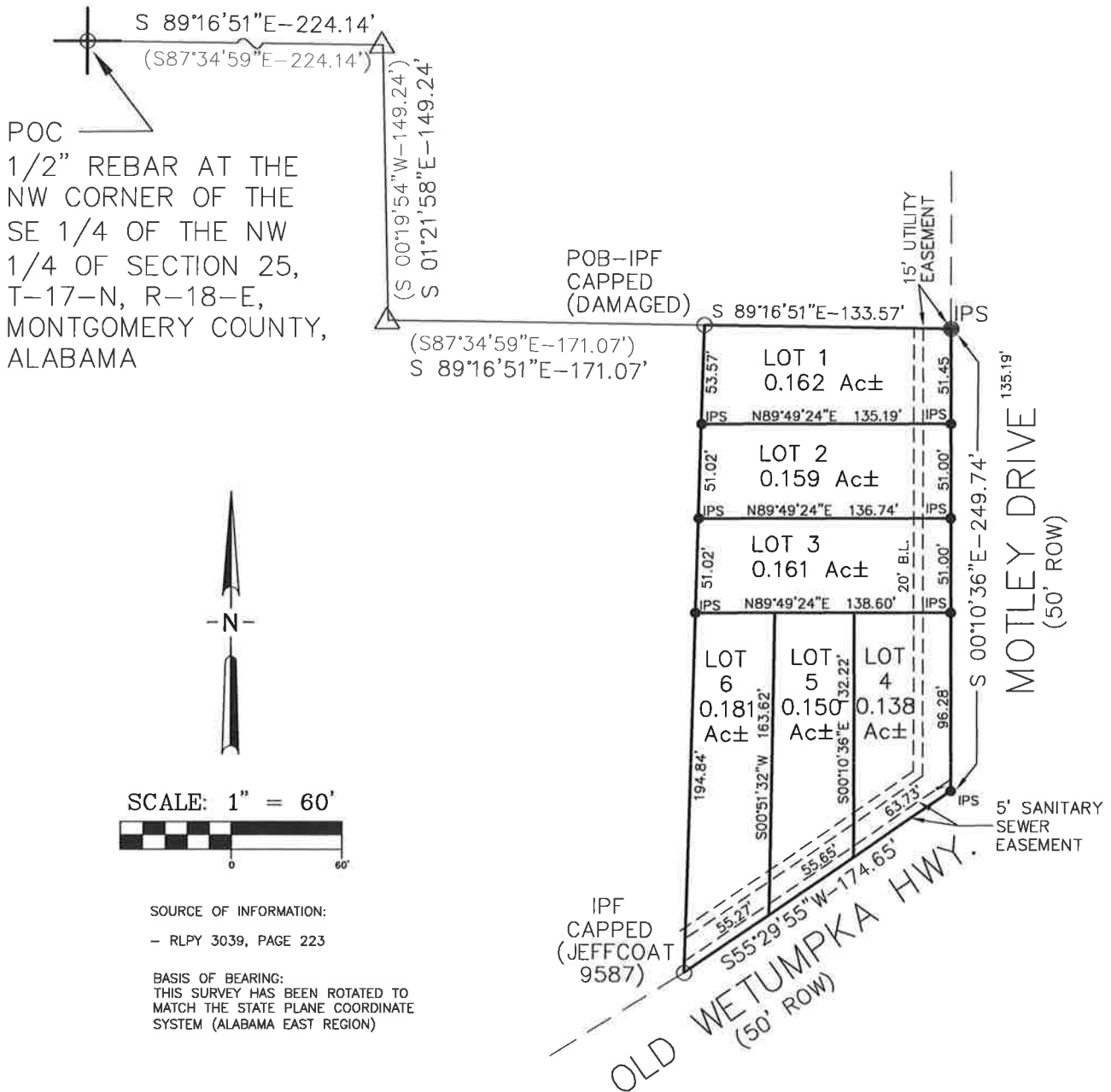
LYING IN THE NW 1/4 OF THE NE 1/4 OF SECTION 25, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

ND:

- 'S - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- 'F - IRON PIN FOUND
- ← - FENCE LINE
- - CALCULATED POINT
- {. - POINT OF BEGINNING
- :. - POINT OF COMMENCEMENT
- v. - RIGHT OF WAY
- - CHORD
- ) - PLAT OR DEED CALL

SPECIAL NOTES:

1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGUL
2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB R
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" ACCORDING TO THE MAPS 01101C0111J & 01101C0112J, DATED 1/7/15.
4. EASEMENTS FOR WATER AND/OR SEWER MAINS IF NOT PREVIOUSLY GRANT HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF MONTGOMERY, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN INSTALLATION AND MAINTENANCE OF SAN SEWER AND WATER LINES AND TH APPURTENANCES. NO PERMANENT STRUCTURE MAY BE PLACED OR ERRECTED PART OF THE EASEMENTS





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 20

3. 9176 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Ms. Flossie Thomas

**SUBJECT:** Request final approval of Flossie Thomas Plat No. 1 located on the south side of Goldbug Street, 171.48 ft. east of North Decatur Street, in an R-60-m (Multi-Family Residential) Zoning District.

**REMARKS:** This plat creates one (1) lot for residential use. Lot 1 (0.10 acres) has 28.26 ft. of frontage along Goldbug Street and a depth of 152.34 ft. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the lot being substandard in width and required lot area. Please note Ms. Thomas owns no other property in this area.

**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.**

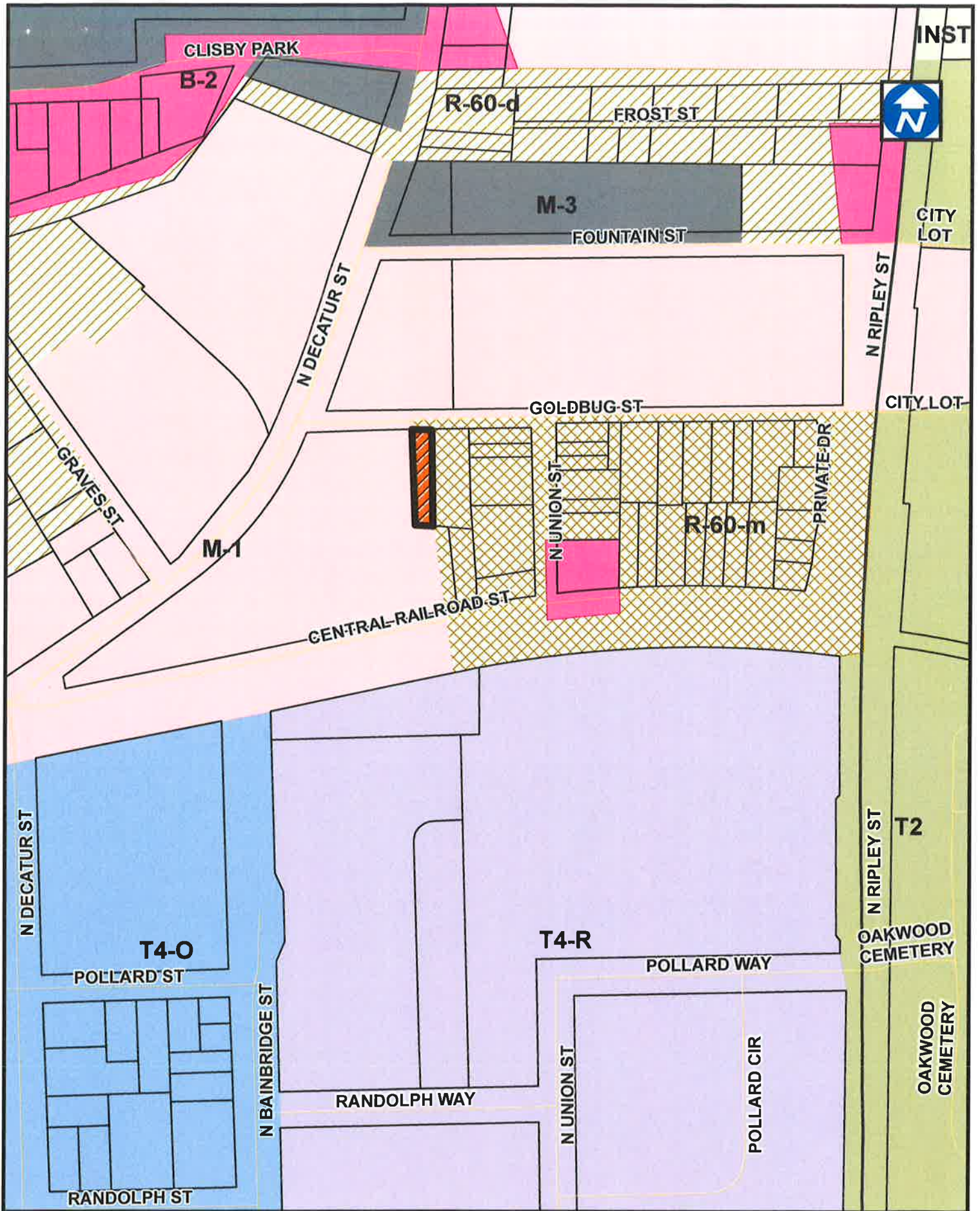
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A

# FLOSSIE THOMAS PLAT NO. 1

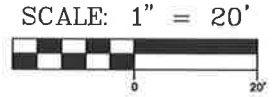
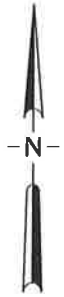
LYING IN THE NW 1/4 OF SECTION 7, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

LEGEND:

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

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 MAP 01101C0093J, DATED 1/7/15.
4. EASEMENTS FOR WATER AND/OR SEWER MAINS IF NOT PREVIOUSLY GRANTED ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SAN SEWER AND WATER LINES AND THEIR APPURTENANCES. NO PERMANENT STRUCTURE MAY BE PLACED OR ERECTED ON ANY PART OF THE EASEMENTS

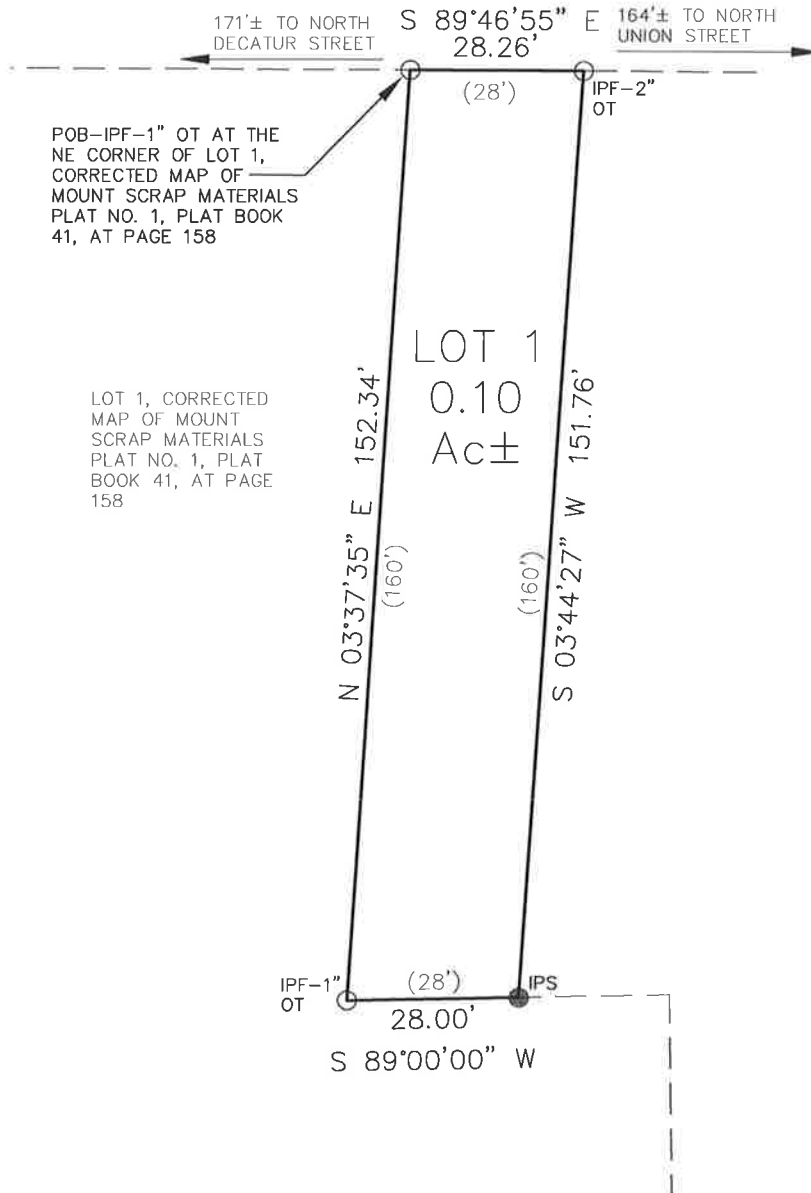


SOURCE OF INFORMATION:

- RLPY 5237, PAGE 512

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

GOLDBUG STREET  
50' R.O.W.  
PUBLIC PAVED ROAD



STATE OF ALABAMA  
COUNTY OF MONTGOMERY

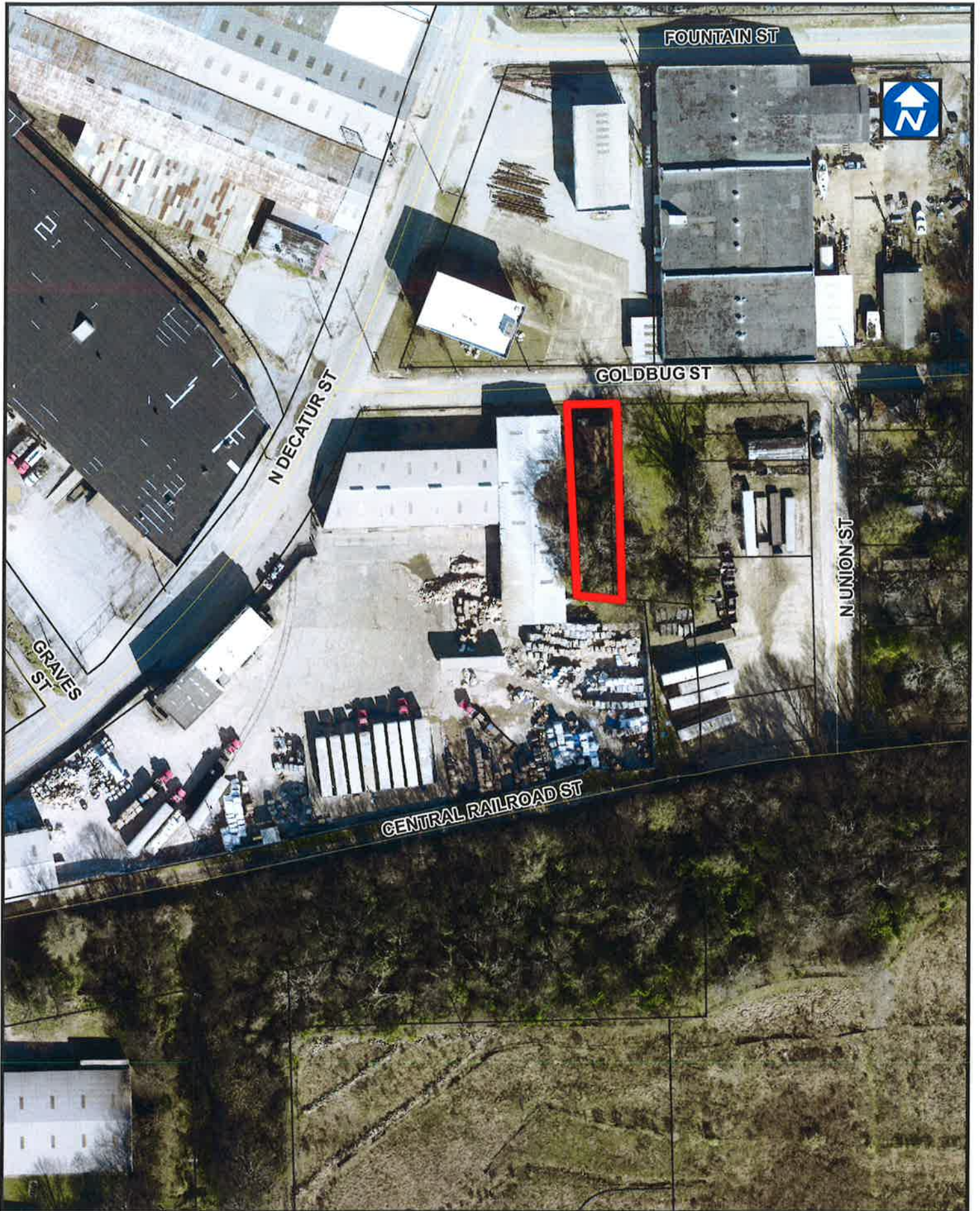
I hereby certify  
have been complied with  
requirements of  
the State of Alabama  
information and

This the 1st day of  
*O. Guthrie Jeffcoat*  
O. GUTHRIE JEFFCOAT  
AL. REG. 9587

CERTIFICATE OF ALABAMA  
COMMISSION:

This plat was submitted  
Alabama, on \_\_\_\_\_  
according to the \_\_\_\_\_

By: \_\_\_\_\_  
Thomas M. Tye



**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 9065 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Frank Thomas

**SUBJECT:** Request final approval of Hyundai Crossing Plat No. 1 located on the east side of Norman Bridge Road across from the east end of Hyundai Boulevard in a B-2-Q (Commercial-Qualified) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 1 (4.0 acres) has 519 ft. of frontage along Norman Bridge Road and a depth of 426.05 ft. There is a new proposed street (Hyundai Crossing Way – 60 ft. ROW) that will run east off Norman Bridge Road on the north property line of Lot 1. The qualification for this property is restricting the use of a travel trailer park. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

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

### **DEPARTMENT COMMENTS**

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

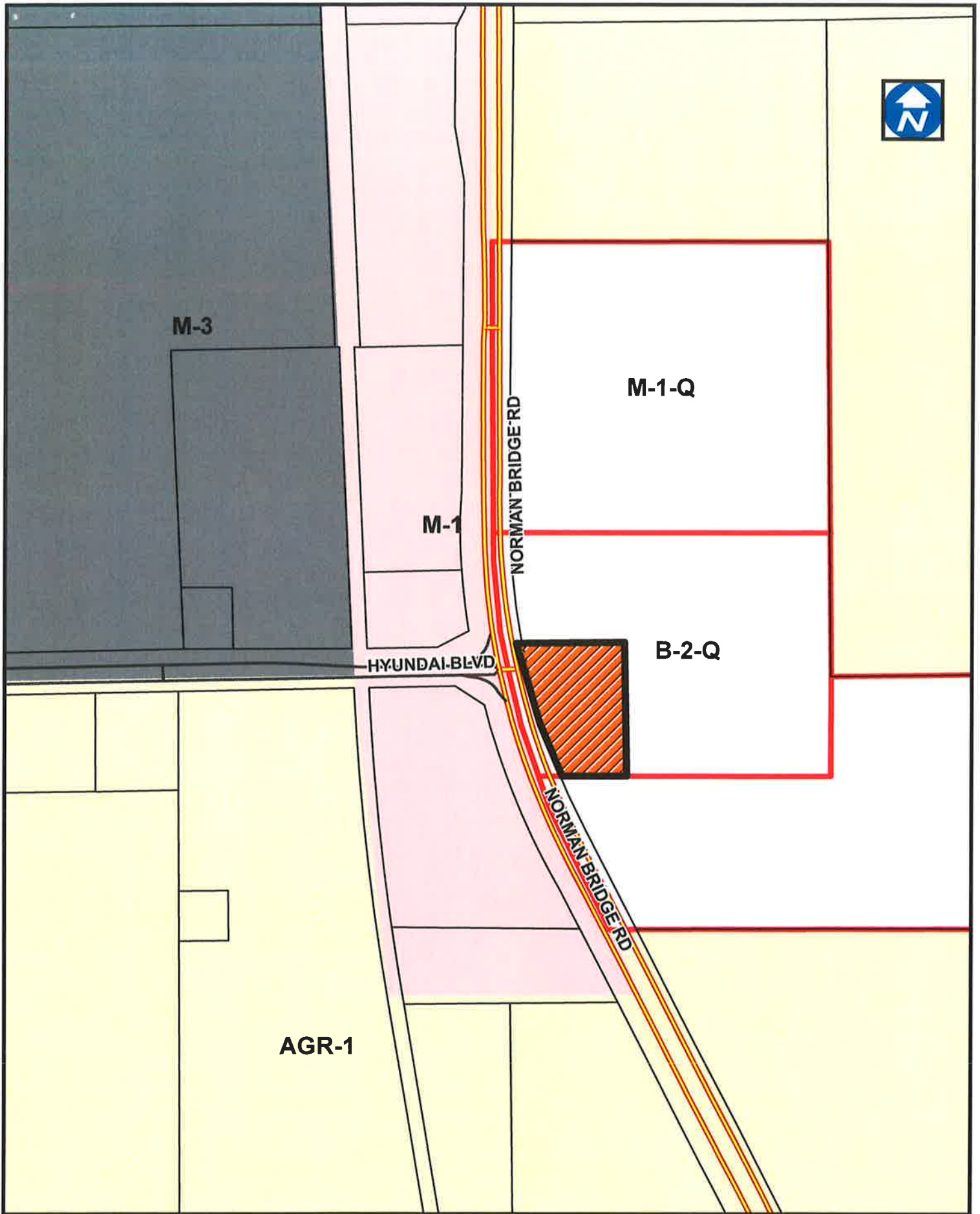
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 4A



# HYUNDAI CROSSING PLAT NO. 1

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



VICINITY MAP



HYUNDAI BOULEVARD  
(RIGHT OF WAY WIDTH VARIES)

SE-MO INVESTMENTS, INC

RIGHT OF WAY WITH VARYING WIDTHS  
NORMAN BRIDGECREEK ROAD

HYUNDAI CROSSING WAY  
(60' RIGHT OF WAY WIDTH)

LOT 1  
(4.00 ACRES ±)

FRANK THOMAS III

FRANK THOMAS III

### OWNER'S CERTIFICATE

STATE OF ALABAMA  
MONTGOMERY COUNTY)  
THE UNDERSIGNED,  
OWNER OF THE PROPERTY AS SHOWN, HEREBY JOINS IN AND SIGNS THE  
FORSOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND  
APPROVES SAID PLAT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_ 2022.

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

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

### SURVEYOR'S CERTIFICATE

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

BRADLEY W. FLOWERS, PLS  
ALABAMA LICENSE NO. 37812

### 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 11-31-32.

BY: \_\_\_\_\_  
THOMAS M. TYSDAL, JR., EXECUTIVE SECRETARY



### APPROVAL OF MONTGOMERY COUNTY ENGINEER

THIS PLAT HAS BEEN SUBMITTED TO AND REVIEWED BY THE MONTGOMERY  
COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROSTATE,  
MONTGOMERY COUNTY, ALABAMA.  
\_\_\_\_ DAY OF \_\_\_\_\_ 2022

GEORGE C. SPEAKE  
MONTGOMERY COUNTY ALABAMA

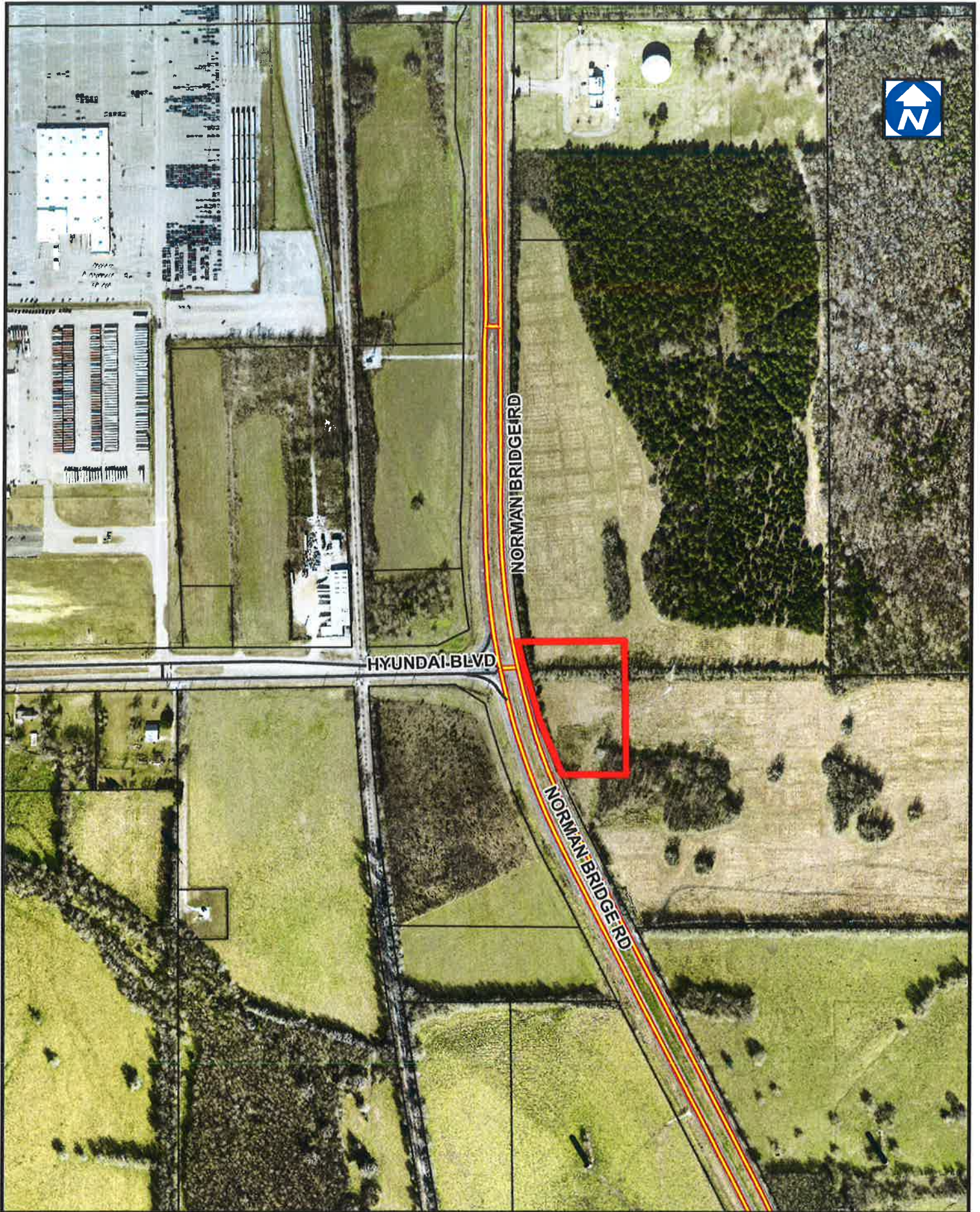
### LEGEND

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



**FLOWERS & WHITE**  
ENGINEERING, L.L.C.

PO BOX 27288 MONTGOMERY, AL 36129  
PH 334-334-7665 FAX 334-334-1211



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9177 **PRESENTED BY:** Gonzalez-Strength & Associates, Inc.

**REPRESENTING:** Hyundai Transys Georgia Seating Systems, LLC

**SUBJECT:** Request final approval of Interstate Industrial Park Plat No. 16 located at the southernmost end of Folmar Parkway in an M-3 (General Industrial) Zoning District.

**REMARKS:** This plat creates one (1) lot for industrial use. Lot 1 (42 acres) has 735.4 ft. of frontage along Folmar Parkway and a depth of 2098.29 ft. Folmar Parkway (80 ft. ROW) will be extended south 735.35 ft. and dead end in a cul-de-sac. 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.**

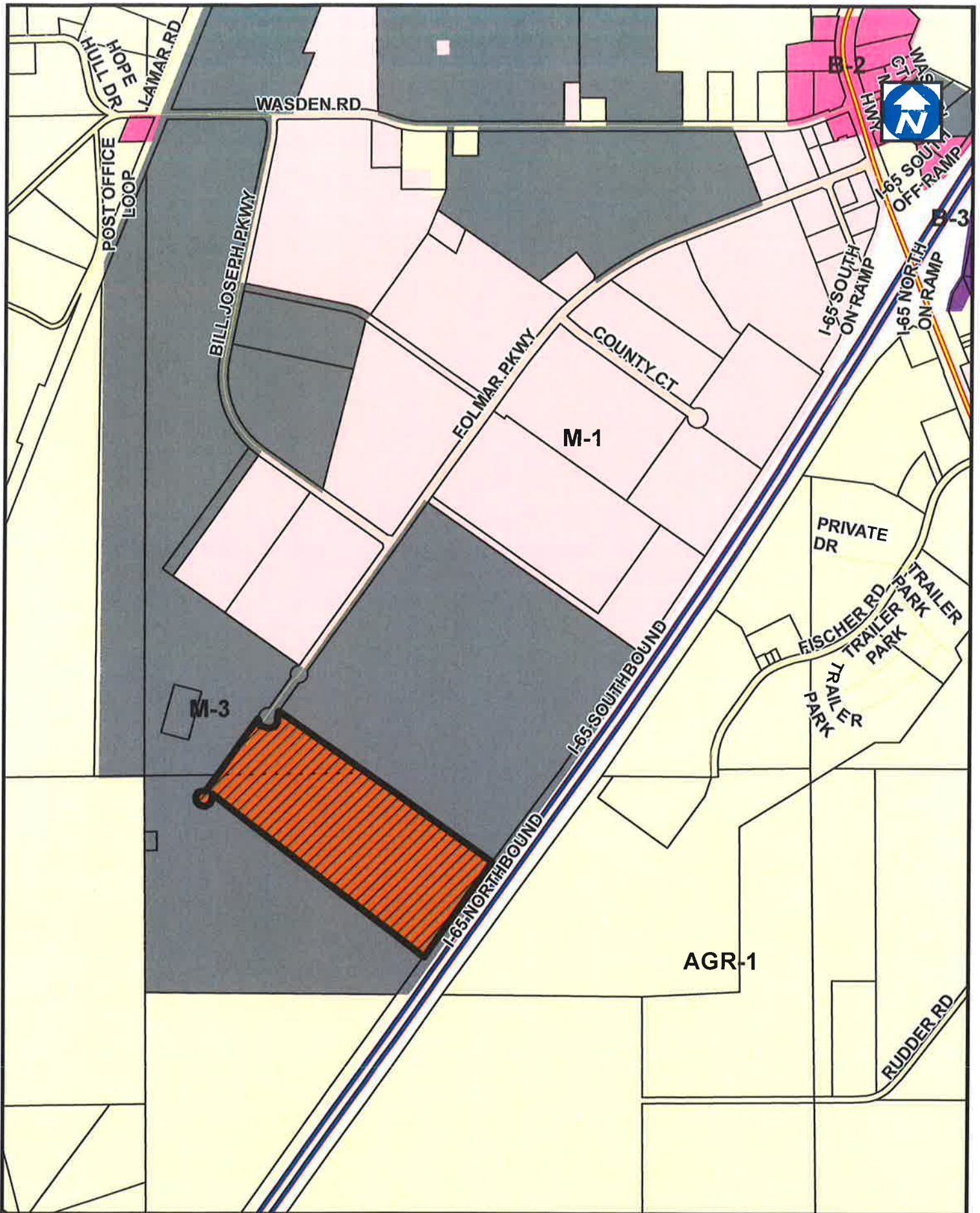
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

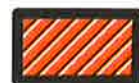
**COUNTY HEALTH DEPARTMENT:** No objections.



**PLATS**

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO.

5A

52



STATE OF ALABAMA  
MONTGOMERY COUNTY

I, Dorel S. Woodson, a registered Land Surveyor in the State of Alabama, hereby certify that the platery shown on this map is true and correct and was prepared from an actual survey made of the property under my supervision on the ground, that all corners are marked with iron pins or appropriate monuments and that they actually exist. I hereby certify that all parts of this survey and drawing have been completed in accordance with the requirements of the Department of Practical Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

According to my survey this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Dorel S. Woodson, PLS AL, Reg. No. 29998

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said State of Alabama, hereby certify that Dorel S. Woodson, whose name is signed to the foregoing surveyor's certificate, is and was at the time of the survey shown hereon, residing the same voluntarily on the day the same were made.

GIVEN under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

The undersigned, \_\_\_\_\_ as \_\_\_\_\_ of Hyundai Traneys Georgia Sealing Systems, LLC, of owner of the property shown hereon, hereby files in and signs the foregoing surveyor's certificate, plat and map, and accepts and approves said plat and map on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER: Hyundai Traneys Georgia Sealing Systems, LLC

By: \_\_\_\_\_

ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that \_\_\_\_\_ as \_\_\_\_\_ of Hyundai Traneys Georgia Sealing Systems, LLC, is owner of the property shown hereon, and that he is known to me, acknowledged before me on this day, that being informed of the contents of the above and foregoing instrument, he, as such, with full authority, executed the same voluntarily for and as the act of said limited liability company, on the day the same were made.

GIVEN under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public \_\_\_\_\_ My commission expires: \_\_\_\_\_

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on \_\_\_\_\_ and it approved according to the Code of Alabama 11-52-32.

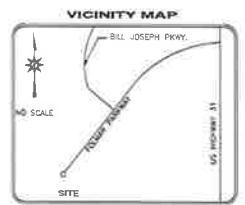
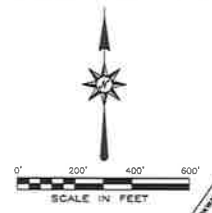
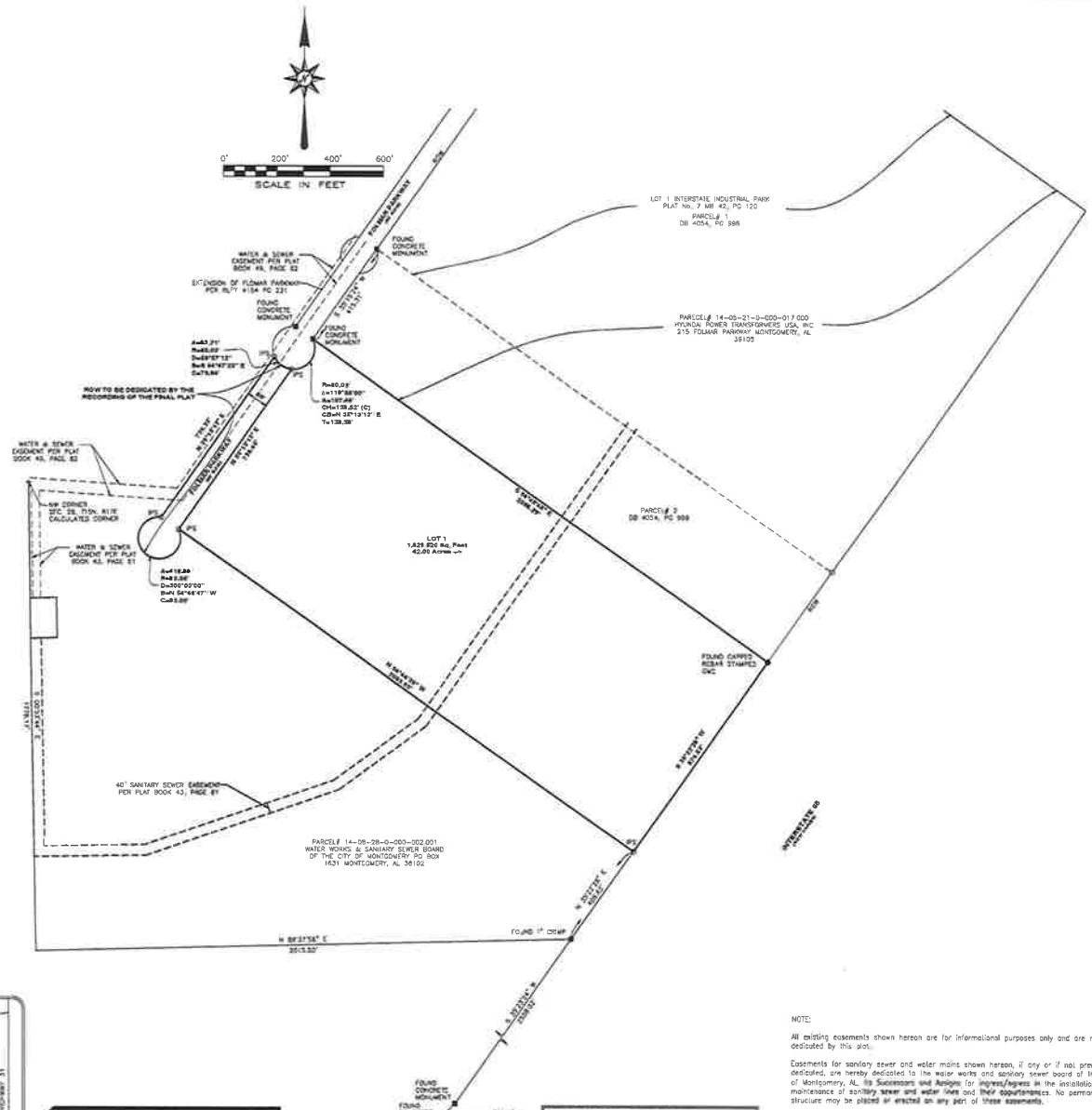
By: \_\_\_\_\_  
James M. Tyson, Jr., Executive Secretary

# FINAL PLAT INTERSTATE INDUSTRIAL PARK PLAT NO. 16

ACROSS  
ALL BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 21 & THE NORTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 17 EAST, MONTGOMERY COUNTY, ALABAMA

Prepared by:  
**GAA**  
**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
ENGINEERING, LAND PLANNING & SURVEYING  
1500 WOODS CUP RIVERCHURCH DRIVE SUITE 200  
MOBAY, ALABAMA 36544  
PHONE: (205) 842-2995  
FAX: (205) 842-2933  
Gonzalez-Strength.com  
© Copyright 2022

JULY 2022 JOB #22-0339



**LEGEND**

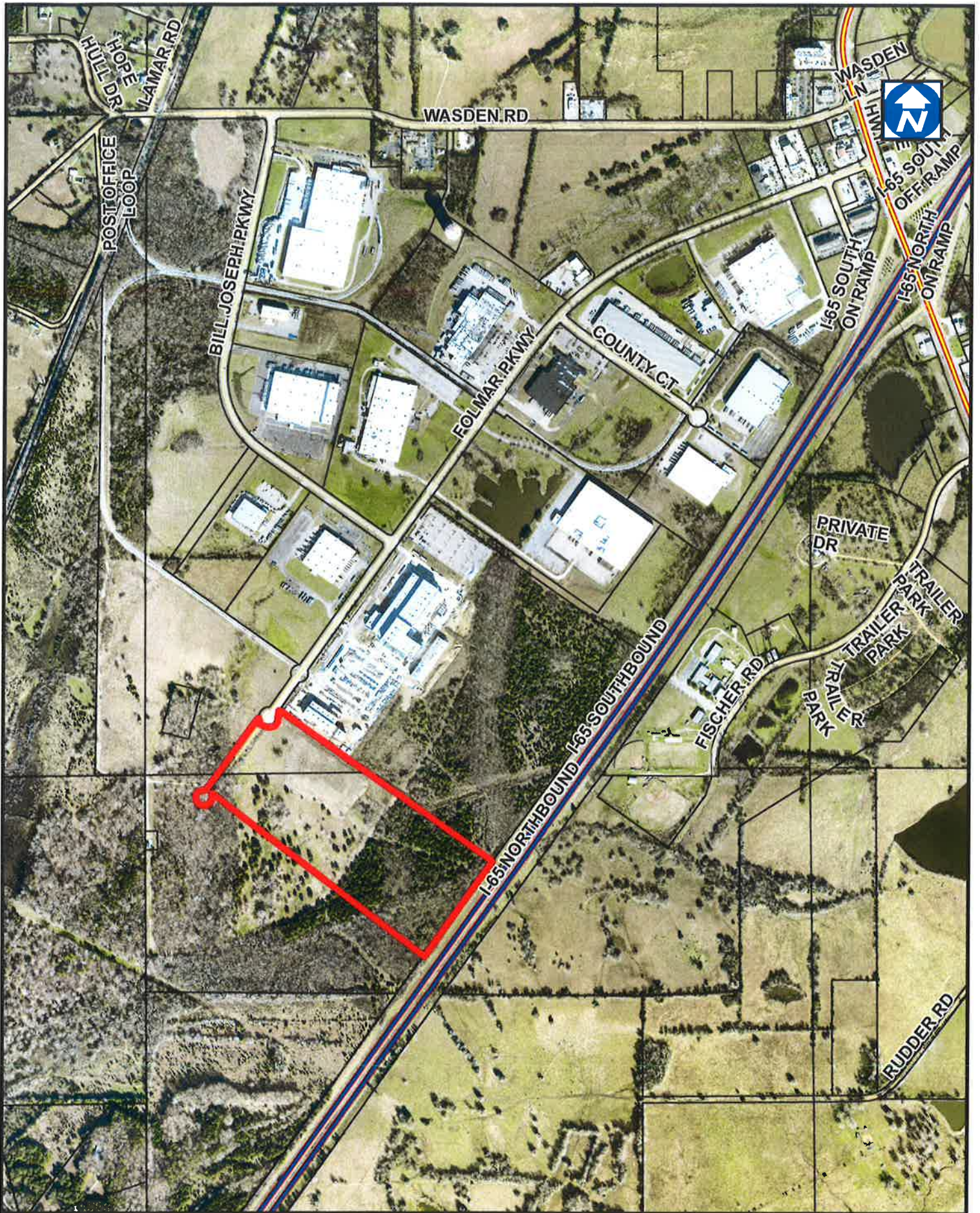
	PROPERTY CORNER
	RIGHT OF WAY

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE 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.

NOTE:  
All existing easements shown hereon are for informational purposes only and are not delineated by this plat.  
Easements for sanitary sewer and water mains shown hereon, if any or if not previously defined, are hereby dedicated to the water works and sanitary sewer board of the City of Montgomery, AL, its Successors and Assigns for ingress/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.

All easements or rights of way, except utility, private drainage, private access, and Sewerification easements, shown on the plat, if any, are hereby dedicated to the City of and/or county of Montgomery, Alabama for public use. These dedicated easements include the rights of ingress and egress by the City and County employees for maintenance of the property included in the easements. No permanent structure may be placed on any dedicated easement shown.

V:\2022 Projects\Montgomery County\22-0339 - Final Plat\22-0339 - Final Plat.dwg 24 JUL 2022 10:58:10 AM



**PLATS**

1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO.

50

6. 9178 **PRESENTED BY:** Thompson Engineering

**REPRESENTING:** Amerco Real Estate Co (UHaul Montgomery)

**SUBJECT:** Request final approval of UHaul Montgomery Plat No. 1 located on the northeast corner of Mildred Street and Sayre Street in a T4-O (General Urban Zone-Open) Zoning District.

**REMARKS:** This plat replats 10 ½ lots into one (1) lot for commercial use. Lot 1 (3.33 acres) has 246.94 ft. of frontage along South Court Street, 269.97 ft. of frontage along Mildred Street and 420.11 ft. of frontage along Sayre Street. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district; however, a warrant for the lot width to exceed 150 ft. was approved by the Consolidated Review Committee.

**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.**

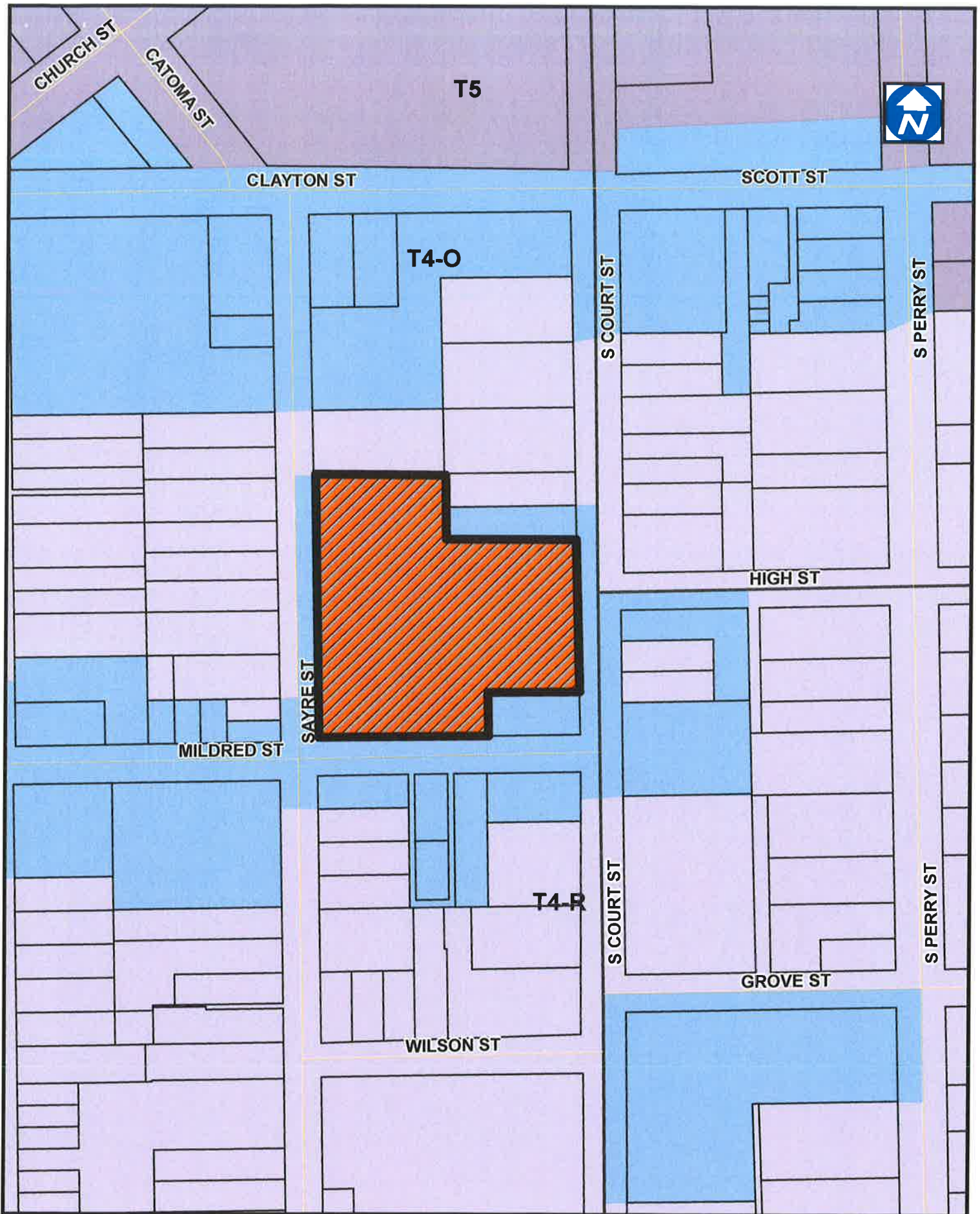
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 60A







**PLATS**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 66C

7. 9179 PRESENTED BY: TTL

**REPRESENTING:** Commercial Properties, Inc.

**SUBJECT:** Request final approval of Tacala Montgomery Plat No. 1 located on the west side of Cong. W. L. Dickinson Drive, approximately 200 ft. south of Northchase Boulevard, in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat replats one (1) lot and previously unplatted property into one (1) lot for commercial use. Lot 1 (1.85 acres) has 203.85 ft. of frontage along Cong. W. L. Dickinson Drive and a depth of 294.89 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.**

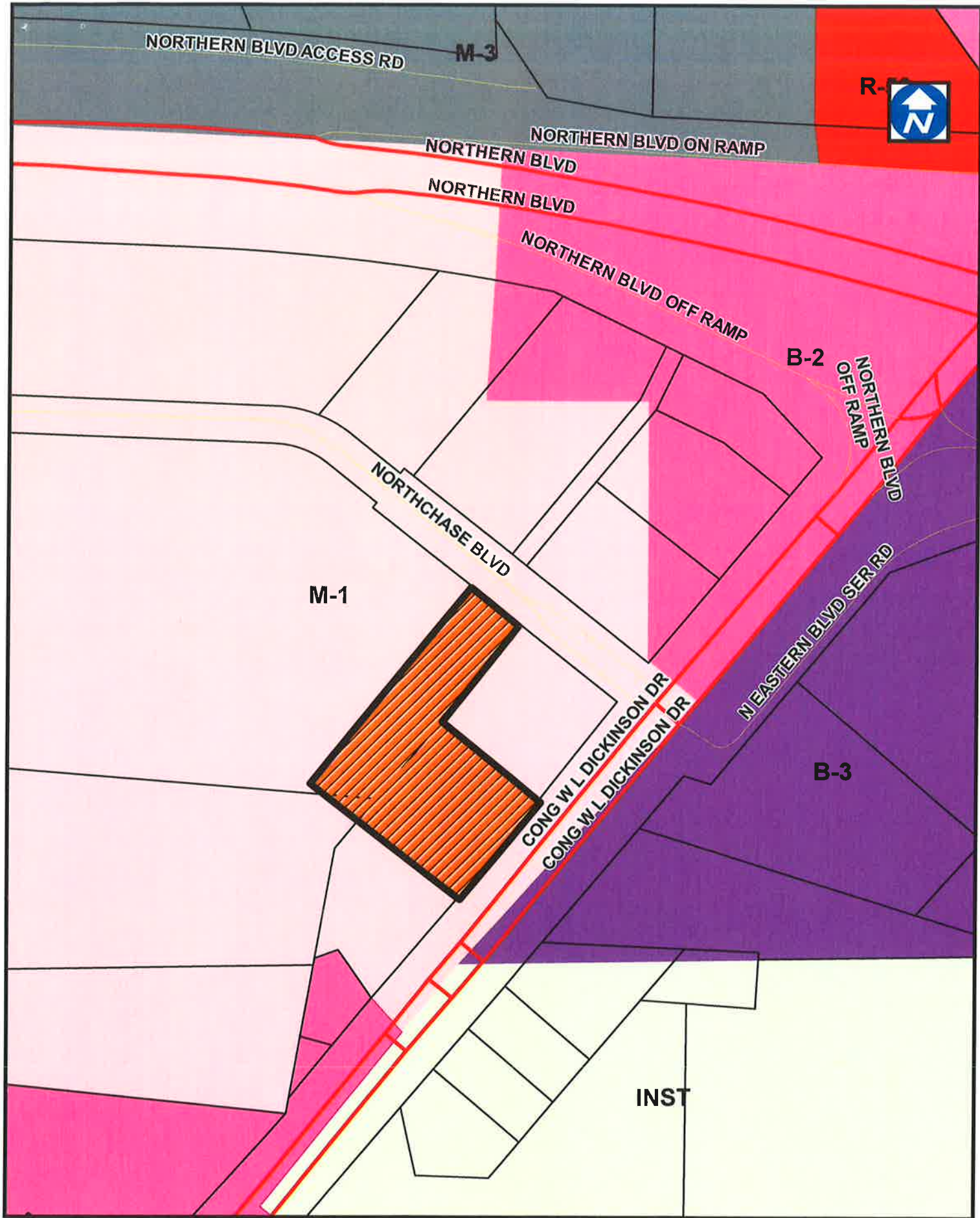
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.



**PLATS**

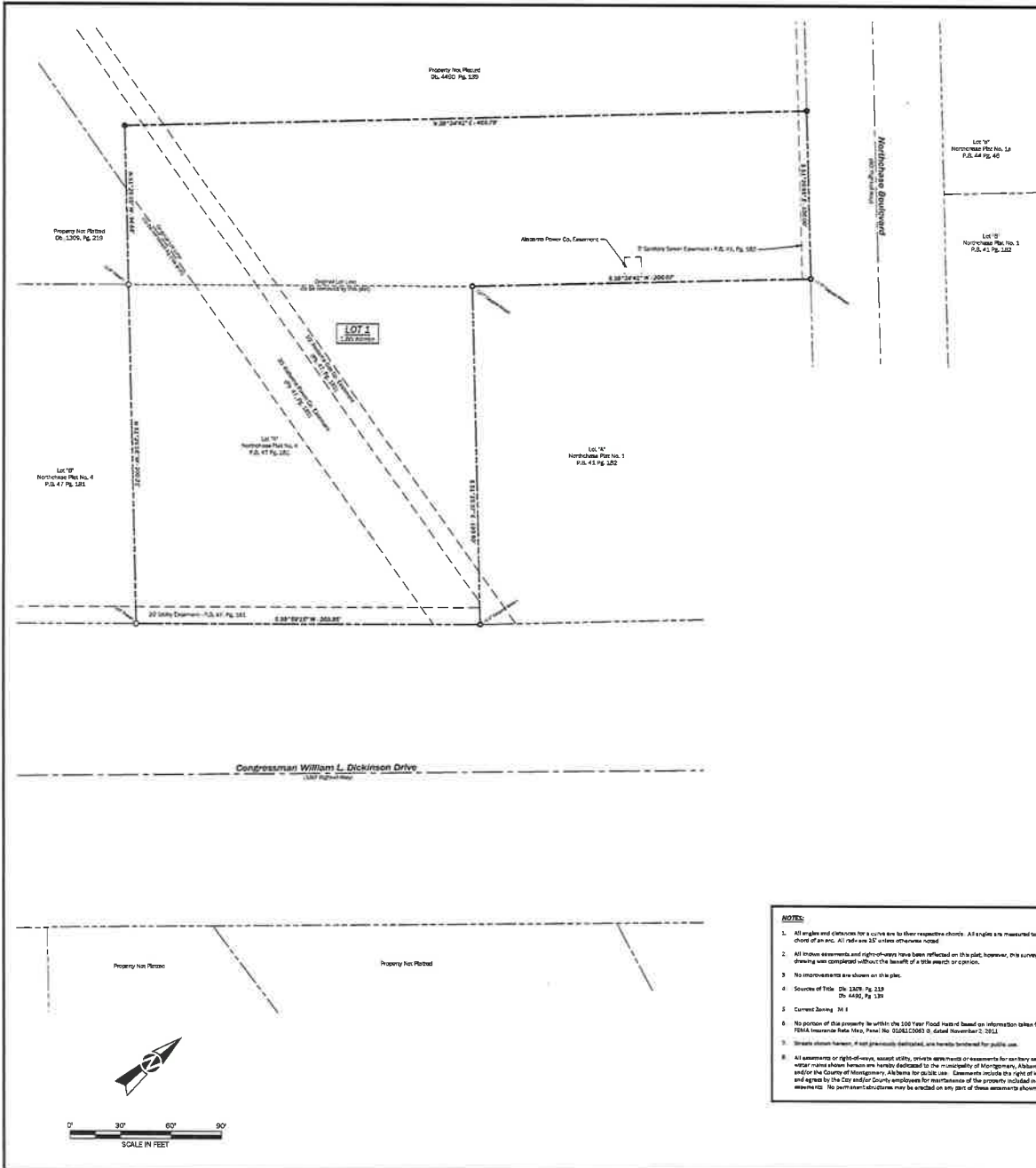
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. \_\_\_\_\_

7A



**LEGEND**

---	BOUNDARY LINE
- - - -	ADJACENT MAP
---	PROPERTY LINE
---	DOTTING LOT LINE
---	WIDE SPIRE PERMITS
○	CURVE REBAR POINT
○	CONCRETE MONUMENT FOUND
○	CAPPED REBAR ST. (C&A 11&1)
○	POINT NOT INSTRUMENTED
○	SECTION
T	TOWNSHIP
R	RANGE
E.O.W.	EAST-OFF-HIGHWAY
M.B.L.	MINIMUM BUILDING LINE
PL	PLAT BOOK
DL	DEED BOOK
PL	PAGE
( )	REC'D & INDEX'D

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, Steven G. Crews, a Registered Professional Land Surveyor of the firm of TTL, Inc., Tuscaloosa, Alabama, hereby certify that I have surveyed the property as shown on this plat, that said plat is a true and correct plat of survey, and that all corners are marked with iron pins or concrete monuments and are true and correct. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

STEVEN G. CREWS, P.L.S.  
Alabama Reg. No. 246278

STATE OF ALABAMA  
MONTGOMERY COUNTY

WE, Commercial Properties, Inc., as owners of the property shown on this map and plat, hereby join in and sign the foregoing survey plat and map and accept the same and all that therein contained.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

JOHN G. CREWS  
As By: President

STATE OF ALABAMA  
COUNTY OF MONTGOMERY

I, \_\_\_\_\_, a Notary Public in and for said County of said State, hereby certify that John G. Crews, as President of Commercial Properties, Inc., whose name is signed to the foregoing plat and map, and who is named in the acknowledgment before me on this day, that being informed of the contents of the instrument, executed the same voluntarily and with full authority of said company.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public  
MY COMMISSION EXPIRES: \_\_\_\_\_

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on \_\_\_\_\_ and approved according to the Code of Alabama 5-6-200-3.

By: \_\_\_\_\_  
Deputy Notary Public

- NOTES:**
- All angles and distances are to their respective chords. All angles are measured to the chord of an arc. All radii are 25' unless otherwise noted.
  - All known easements and rights-of-ways have been reflected on this plat, however, this survey and drawing were completed without the benefit of a title search or opinion.
  - No improvements are shown on this plat.
  - Source of Title: DL 1329, Pg. 219; DL 4490, Pg. 131
  - Current zoning: M-1
  - No portion of this property is within the 100 Year Flood plain as based on information taken from the FEMA Insurance Rate Map, Panel No. 22481C0001 D, dated November 2, 2011.
  - Breaks shown herein, if not previously designated, are hereby intended for public use.
  - All easements or rights-of-way, easement utility, or other appurtenant easements for sanitary sewers or water mains shown herein are hereby dedicated to the municipality of Montgomery, Alabama and/or the County of Montgomery, Alabama for public use. Comments include the right of ingress and egress by the City and/or County employees for maintenance of the property included in the plat. The permit to subdivide may be enacted on any part of these easements above.



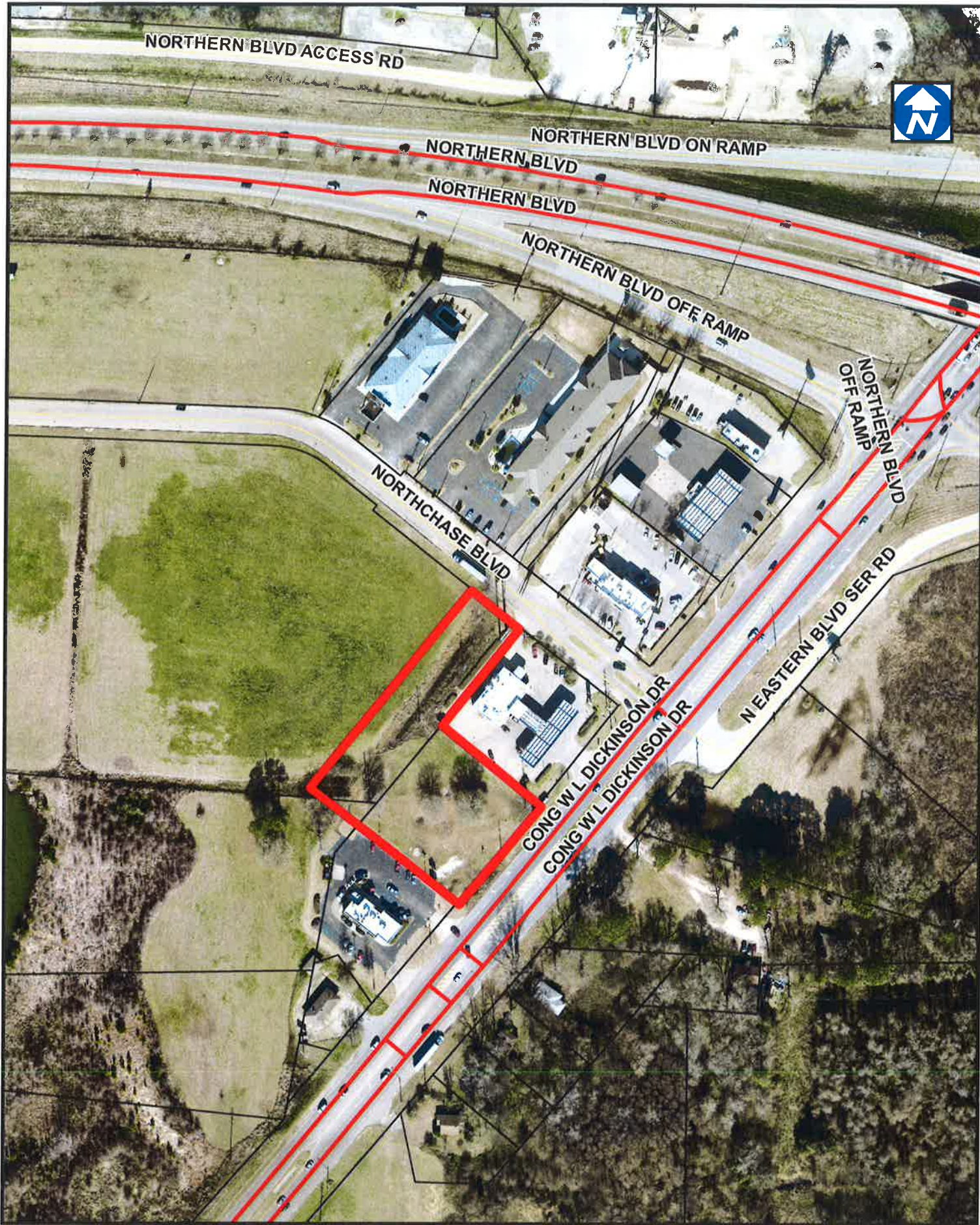
**TACALA MONTGOMERY**  
**A Resurvey of Lot "A" - Northchase Plat No. 4 & Unplatted Land**  
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 10 S, RANGE 10 E, EAST MONTGOMERY COUNTY, ALABAMA

Sheet 1 of 1

Final Subdivision Plat	
No.	Date
Revision Description	
1	Original B.L.P.
2	City Approval 06/20/2022
3	Final Plat 07/13/2022
4	Final Plat 07/13/2022
5	Final Plat 07/13/2022
6	Final Plat 07/13/2022
7	Final Plat 07/13/2022
8	Final Plat 07/13/2022
9	Final Plat 07/13/2022
10	Final Plat 07/13/2022
11	Final Plat 07/13/2022
12	Final Plat 07/13/2022
13	Final Plat 07/13/2022
14	Final Plat 07/13/2022
15	Final Plat 07/13/2022
16	Final Plat 07/13/2022
17	Final Plat 07/13/2022
18	Final Plat 07/13/2022
19	Final Plat 07/13/2022
20	Final Plat 07/13/2022

**PRELIMINARY**  
**(NOT FOR CONSTRUCTION**  
**RECORDING PURPOSES**  
**OR IMPLEMENTATION)**

1B



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. 9180 **PRESENTED BY:** The Broadway Group

**REPRESENTING:** Darnell Bennett

**SUBJECT:** Request final approval of TBG Day Street Plat No. 1 located at the northwest corner of Day Street and Air Base Boulevard in M-1 (Light Industrial) and M-3 (General Industrial) Zoning Districts.

**REMARKS:** This plat replats one (1) lot into two (2) lots. Lot 1 (4.441 acres) has 391.63 ft. of frontage along Air Base Boulevard and 497.60 ft. of frontage along Day Street. Lot 2 (1.433 acres) has 297.76 ft. of frontage along Air Base Boulevard and 295.13 ft. of frontage along Day Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 4

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

**DEPARTMENT COMMENTS**

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

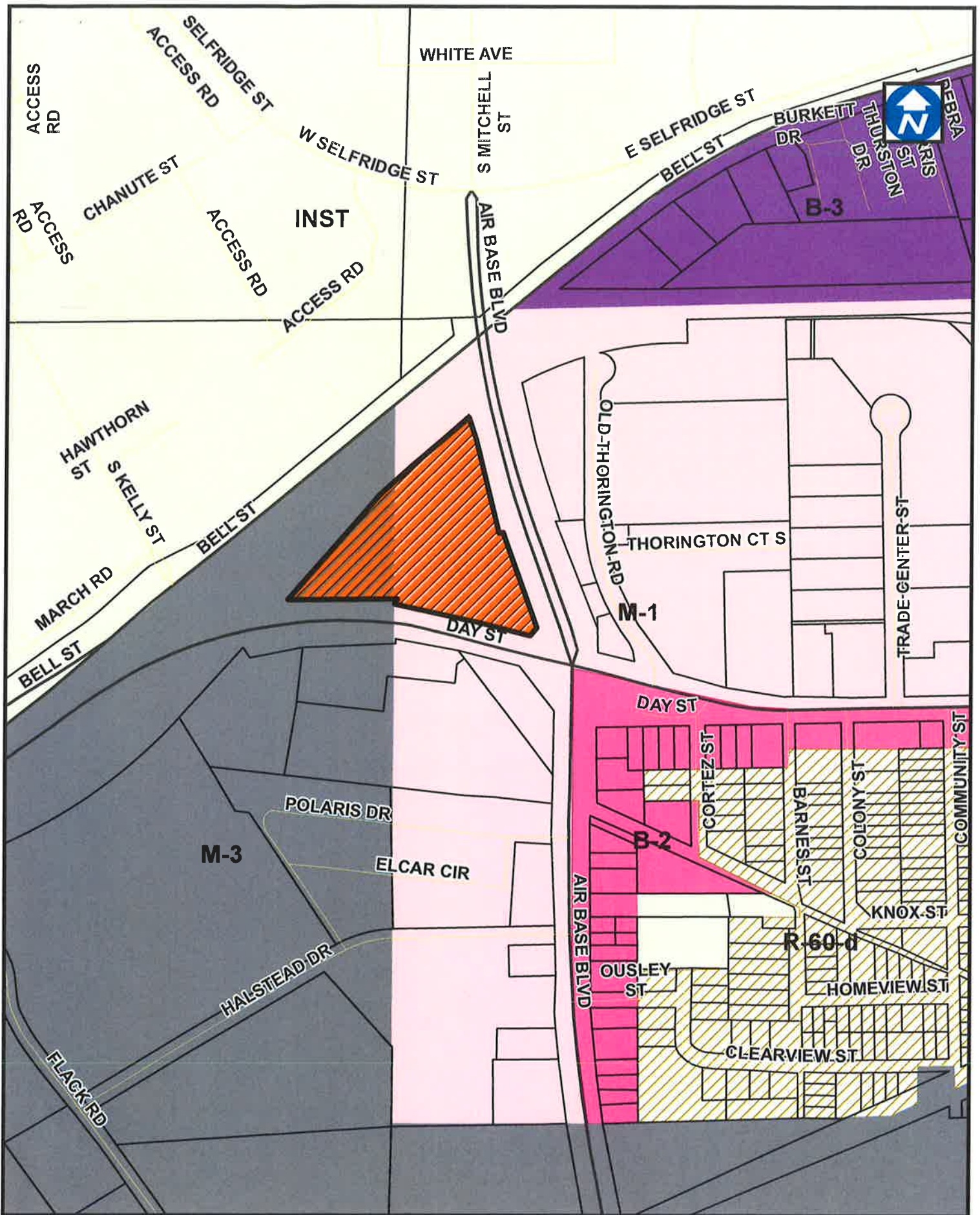
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.



**PLATS**

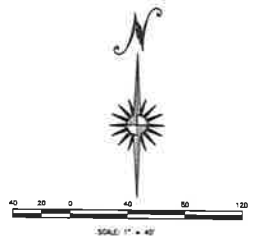
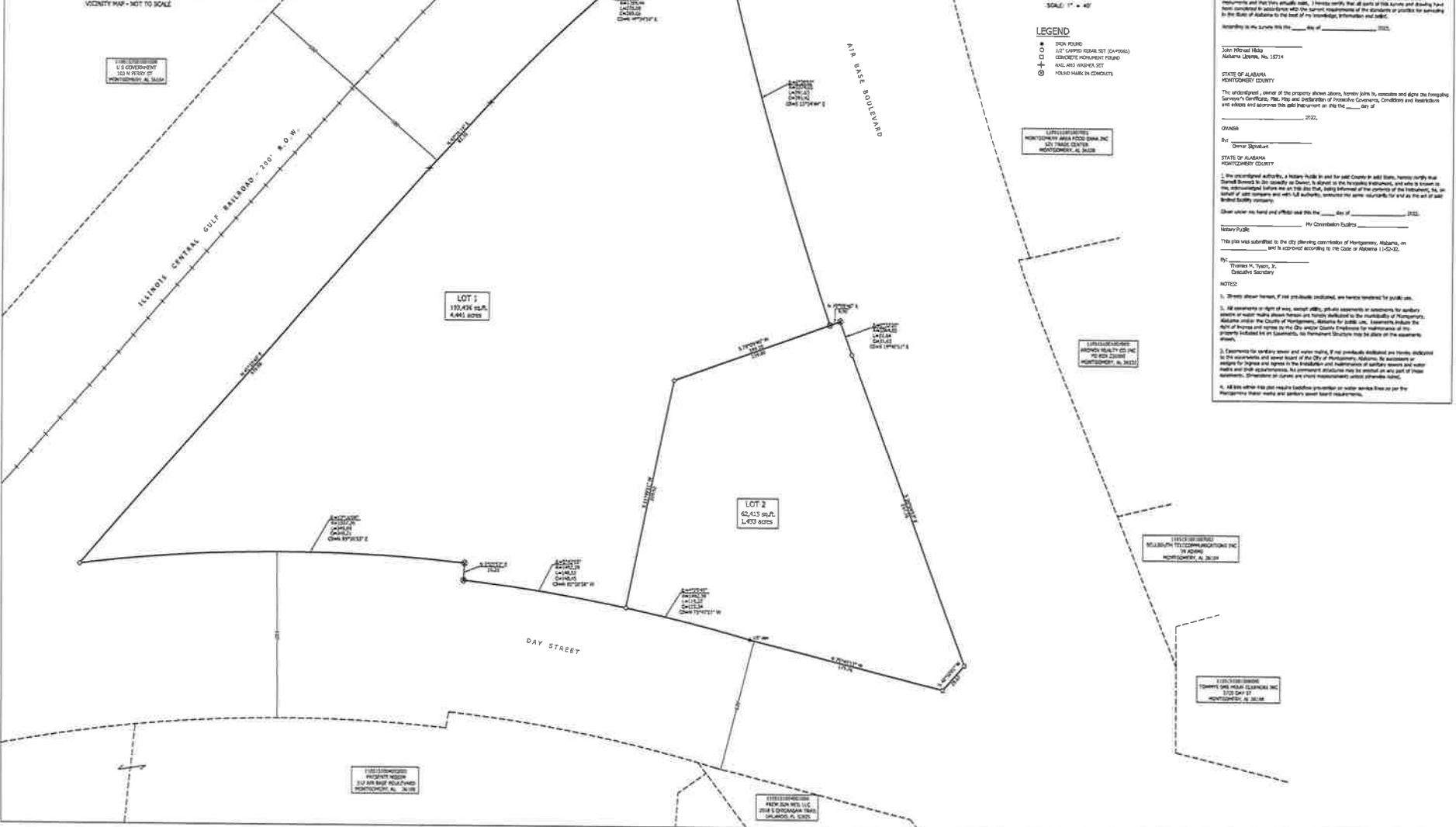
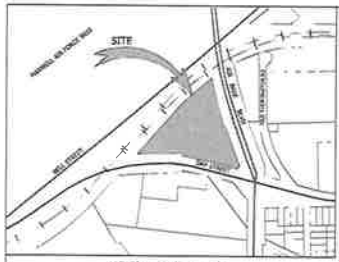
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 8A





- LEGEND**
- IRON PILING
  - LOT CORNER NEAR SET (CONCRETE)
  - CONCRETE EMBANKMENT ROAD
  - ⊕ NAIL AND WOODEN SET
  - ⊙ POUND MARK IN CONCRETE

**OTPLANS AND HOLD HARMLESS AGREEMENT**

The undersigned owner hereby agrees to hold harmless the City of Montgomery, Alabama, their successors and assigns from and against all claims for damages, compensation or otherwise, on the part of anyone, growing out of or resulting from injury to a person, occurring as a result of public utility water distribution, within, outside or adjacent to and across the limits of the bounds of the County of Montgomery, State of Alabama as set forth in the plat hereon.

Lot 1A of the PFD001 PLAT NO. 88 as required in the Public Office of Montgomery County, Alabama in Plot Book 50 at Page 170.

The undersigned further agrees to protect the said City of Montgomery, Alabama, their successors and assigns against any claim for damages, compensation or otherwise, on the part of anyone, growing out of or resulting from injury to a person, occurring as a result of public utility water distribution, within, outside or adjacent to and across the limits of the bounds of the County of Montgomery or there may be incurred if any litigation arises from said injury. The undersigned hereby agrees and understands that the agreement hereby is and shall constitute a contract running with the land and shall be binding upon it, its successors and their assigns.

Owner, Donald Bennett.

By: \_\_\_\_\_  
Owner Signature

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, Gary Michael Hays, a registered land surveyor in Montgomery, Alabama, hereby certify that the property shown on this plat is true and correct, that all corners are marked with the pins or concrete monuments and that this plat, made, I hereby certify that all parts of this survey and drawing have been conducted in accordance with the current requirements of the standards or practice for surveying in the State of Alabama to the best of my knowledge, information and belief.

Accuracy of the survey this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

DAY MICHAEL HAYS  
Alabama License No. 15714

STATE OF ALABAMA  
MONTGOMERY COUNTY

The undersigned, owner of the property shown above, hereby joins in, executes and signs the foregoing Surveyor's Certificate, Plan, Map and Declaration of Intention to Convey, Conditions and Restrictions and hereby and approves this said instrument on the this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OWNER

By: \_\_\_\_\_  
Owner Signature

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said County of said State, hereby certify that Donald Bennett is the legally sole owner, in absentia of the foregoing instrument, and that he is known to me, as notary public before me on the day that, being informed of the contents of the instrument, he, in behalf of said owners and with full authority, executed the same voluntarily for and in the act of said limited liability company.

Given under my hand and official seal this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

This plat was submitted to the city planning commission of Montgomery, Alabama, on \_\_\_\_\_, 2022, and is approved according to the Code of Alabama 11A-0-02.

By: \_\_\_\_\_  
Thomas M. Tyson, Jr.  
Executive Secretary

**NOTICE**

1. The owner shall remain, if not previously designated, be hence intended for public use.
2. All easements or rights of way, subject to the plat and easements or restrictions for utility service or other utility shown herein are hereby dedicated to the jurisdiction of Montgomery, Alabama and the County of Montgomery, Alabama for public use. Easements include the right of ingress and egress to the City and/or County Engineers for maintenance of the easement.
3. Easements for sanitary sewer and water mains, if not previously dedicated by the instrument, and sewer lines of the City of Montgomery, Alabama, its successors or assigns for ingress and egress in the installation and maintenance of sanitary sewer and water mains and other easements, its successors or assigns may be created as any part of these easements. (Easements on curves are shown measurement unless otherwise noted).
4. All lots within this plat require a building permit or water service lines as per the Montgomery Health and Safety Board regulations.

88

**FINAL SUBDIVISION PLAT**  
**TBG DAY STREET PLAT NO. 1**

A RESURVEY OF LOT 1A, PFD001 PLAT NO. 1-B (P.D. 05, P.G. 170)  
IN THE NE1/4 NW1/4 B, T16N, R7E, M17E, MONTGOMERY COUNTY, AL.

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**HERNDON, HICKS & ASSOCIATES, INC.**  
Professional Land Surveyors  
2728 Luster Valley Road, P.O. Box 2881, Montgomery, AL 36106  
Phone: (205) 333-0200  
info@hhass.com



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. RZ-2022-018 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** J.M. Wood Auction, LLC

**SUBJECT:** Request to rezone one (1) parcel of land containing 17.63 acres located on the south side of Ashley Road, approximately 1,000 ft. east of Old Selma Road, from AGR-1 (Residential Agriculture), M-1 (Light Industrial) and FH (Flood Hazard) Zoning Districts to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The intended use for this property is to continue the use as an auction company. J.M. Wood Auction has been existence on this property since the early 1970's. A portion of the property is zoned M-1, however they would like to rezone the entire parcel to M-1 for future growth. The adjacent property is surrounded by AGR-1 (Residential Agriculture) and FH (Flood Hazard). 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, as long as a "Qualifier" (Q) is put on this request so that the property can only be used for the existing use that is in operation currently as the intended use says. If there are any other new uses that the property owner desires to have the land used for the property owner needs to re-apply for approval. If this condition is not agreeable to the property owner then the Planning Department objects to the proposed rezoning request.

**CITY COUNCIL DISTRICT:** 4

### **DEPARTMENT COMMENTS**

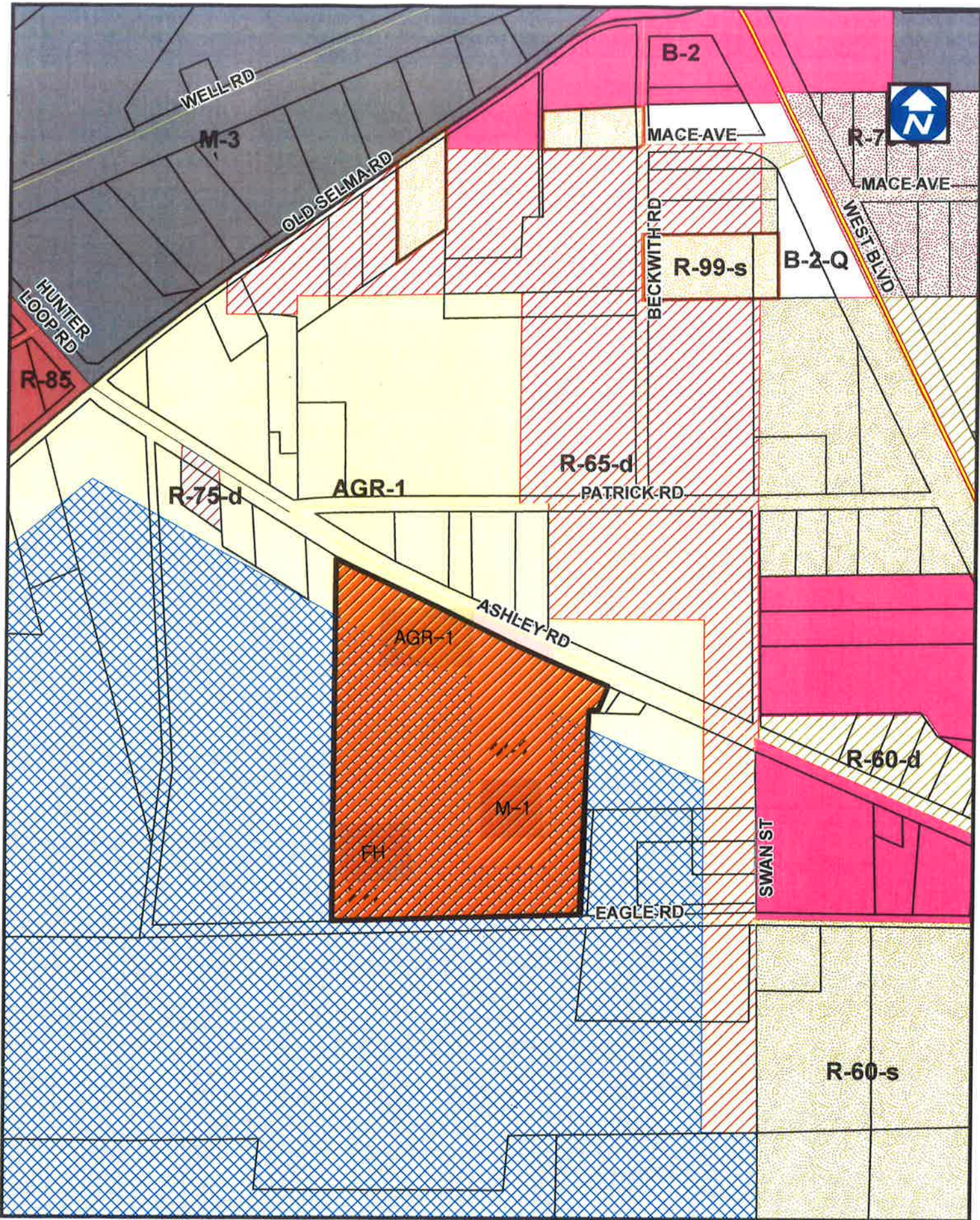
**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

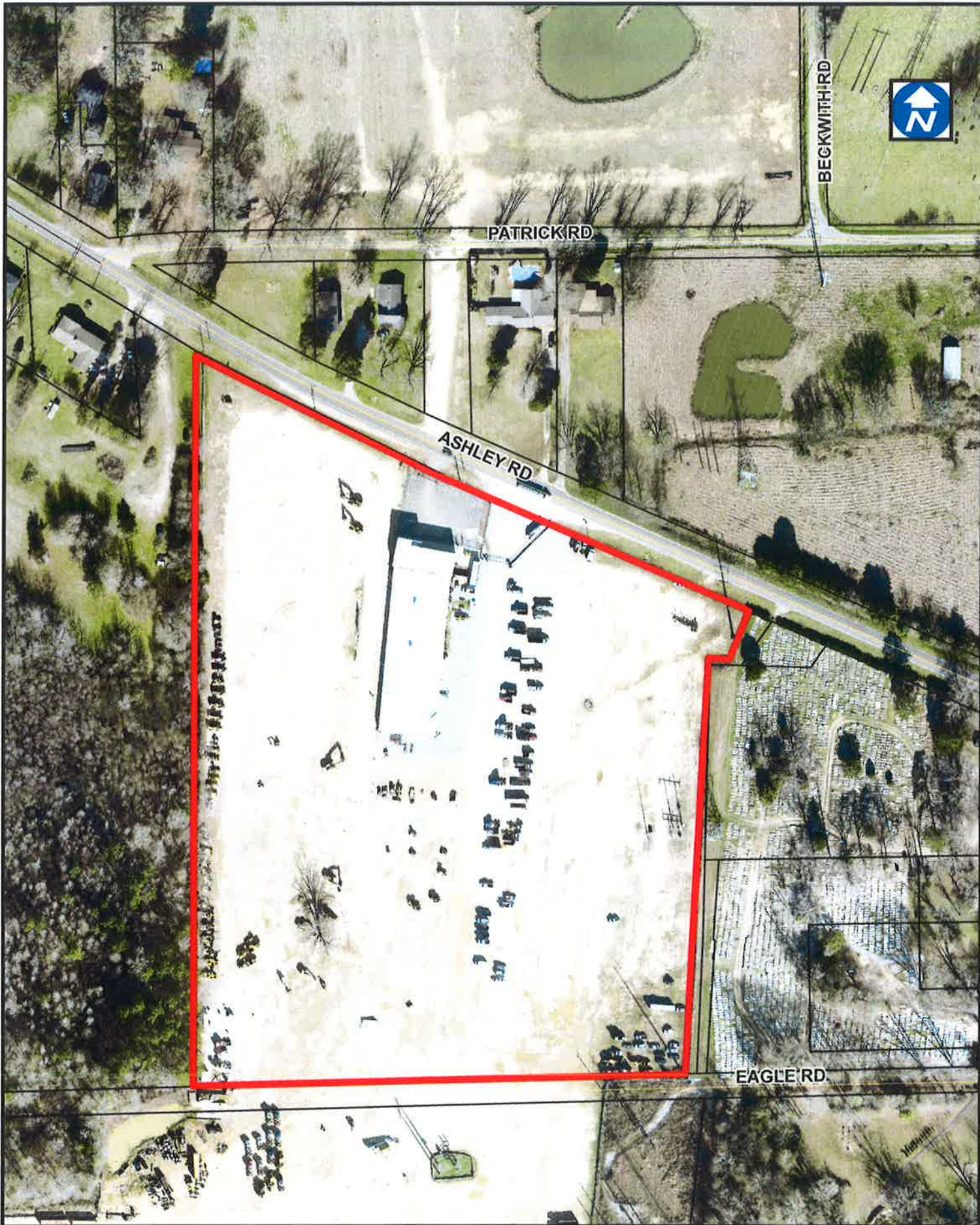


REZONING REQUEST  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9A



REZONING REQUEST  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9B

10. RZ-2022-004 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Johnny Moore and Sanderson, LLC

**SUBJECT:** Request to rezone five (5) lots located on the west side of Sprott Drive, approximately 2,800 ft. north of Edna Brake Lucas Drive, from an AGR-1 (Residential Agriculture) Zoning District to a B-2 (Commercial) Zoning District.

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

**Department of Planning Comment(s):** The Planning Department does not object to the proposed rezoning request. This request is consistent with the Envision Montgomery 2040 Comprehensive Plan.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 5

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

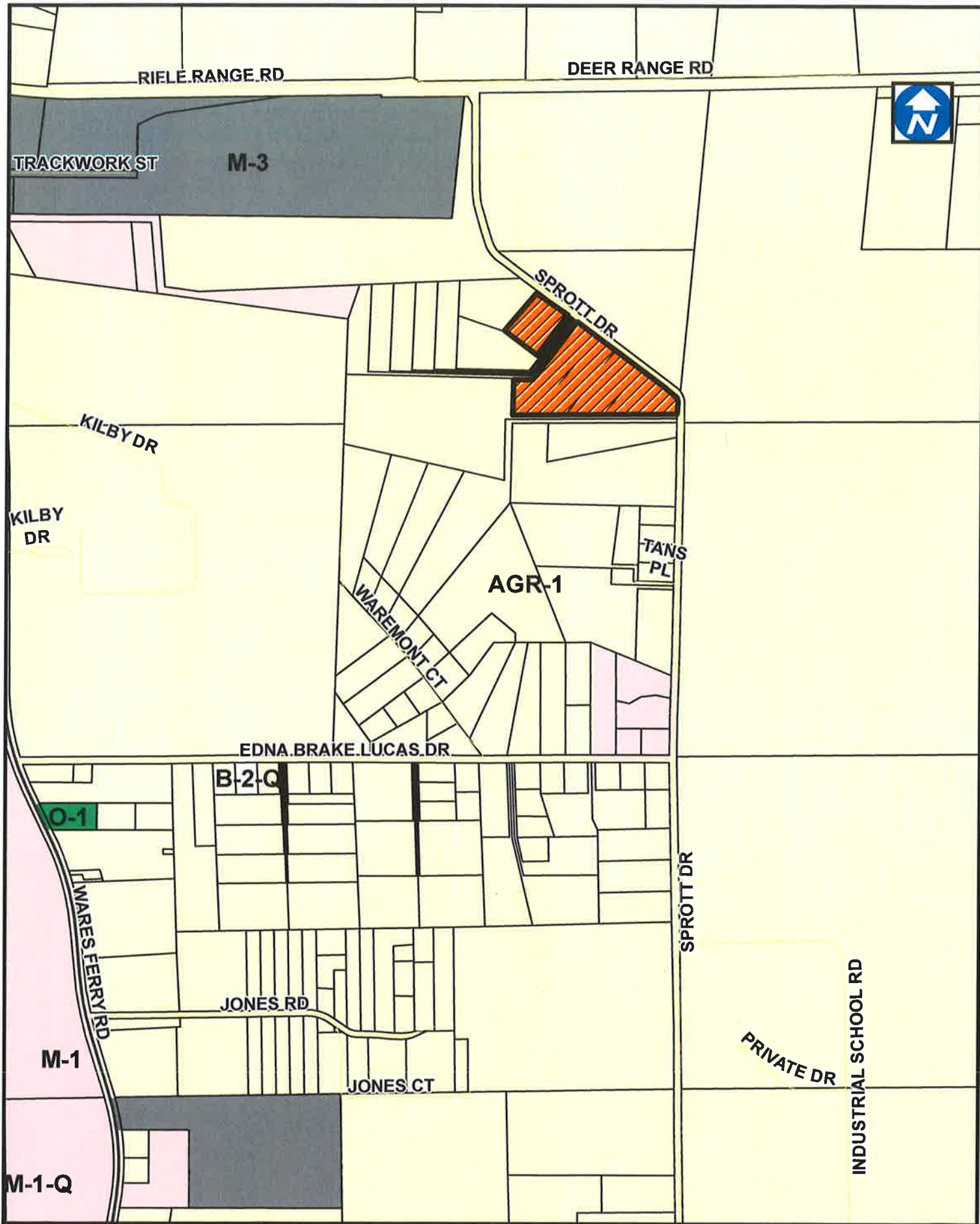
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



REZONING REQUEST  
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 10A

7097  
36.5Ac



7091

7017  
3.55 Ac

7018  
3.25 Ac

7015  
3.22 Ac

7014  
3.18 Ac

7013  
3.15 Ac

7012  
4.49 Ac

7  
4.52 Ac

7011  
3.1 Ac

7019  
4.23 Ac

7020  
3 Ac

7021  
3 Ac

7022  
3.01 Ac

7008  
18.883 Ac

LEGEND

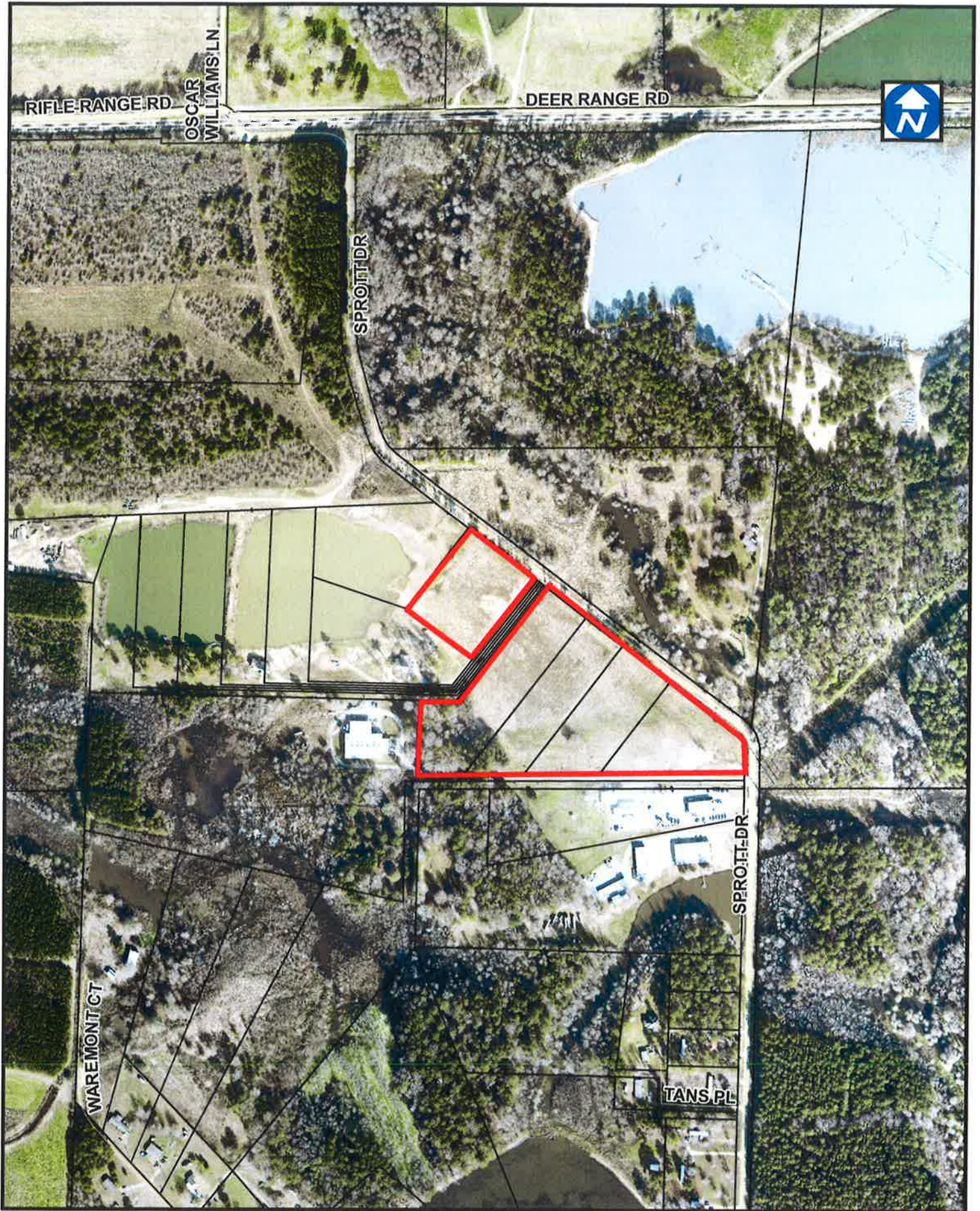
C COMMERCIAL

S STORAGE



10B





REZONING REQUEST  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 100