

Planning Commission Agenda

September 22, 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 August 25, 2022 meeting

September 22, 2022

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9184	Pilgreen Engineering	Virginia Loop Road	Plat	1
2.	9187	Larry E. Speaks & Associates	Madison Avenue	Plat	2
3.	9172	Precision Surveying	Pyramid Avenue	Plat	3
4.	9181	Alabama Land Surveyors	Mobile Highway	Plat	4
5.	9182	Jeffcoat Engineers & Surveyors	Washington Ferry Road	Plat	5
6.	9185	“ “	Madison Avenue	Plat	6
7.	9186	“ “	Westmoreland Avenue	Plat	7
8.	MP-2022-001	Flowers & White Engineering	Westfield Lane	Revised Master Plan	8
9.	RZ-2001-025	“ “	Atlanta Highway	Rezoning & Revised Master Plan	9
10.	RZ-2020-019	“ “	Vaughn Road	Rezoning & Master Plan	10
11.	RZ-2022-019	“ “	Taylor Road	Rezoning & Master Plan	11

***The next Planning Commission meeting is on
October 27, 2022***

1. 9184 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Darshit Patel

SUBJECT: Request final approval of T B G Virginia Loop Road Plat No. 1 located on the northwest corner of Virginia Loop Road and Woodley Road in a B-3 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot. Lot 1 (2.0 acres) has 333.35 ft. of frontage along Woodley Road and 458.63 ft. of frontage along Virginia Loop Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

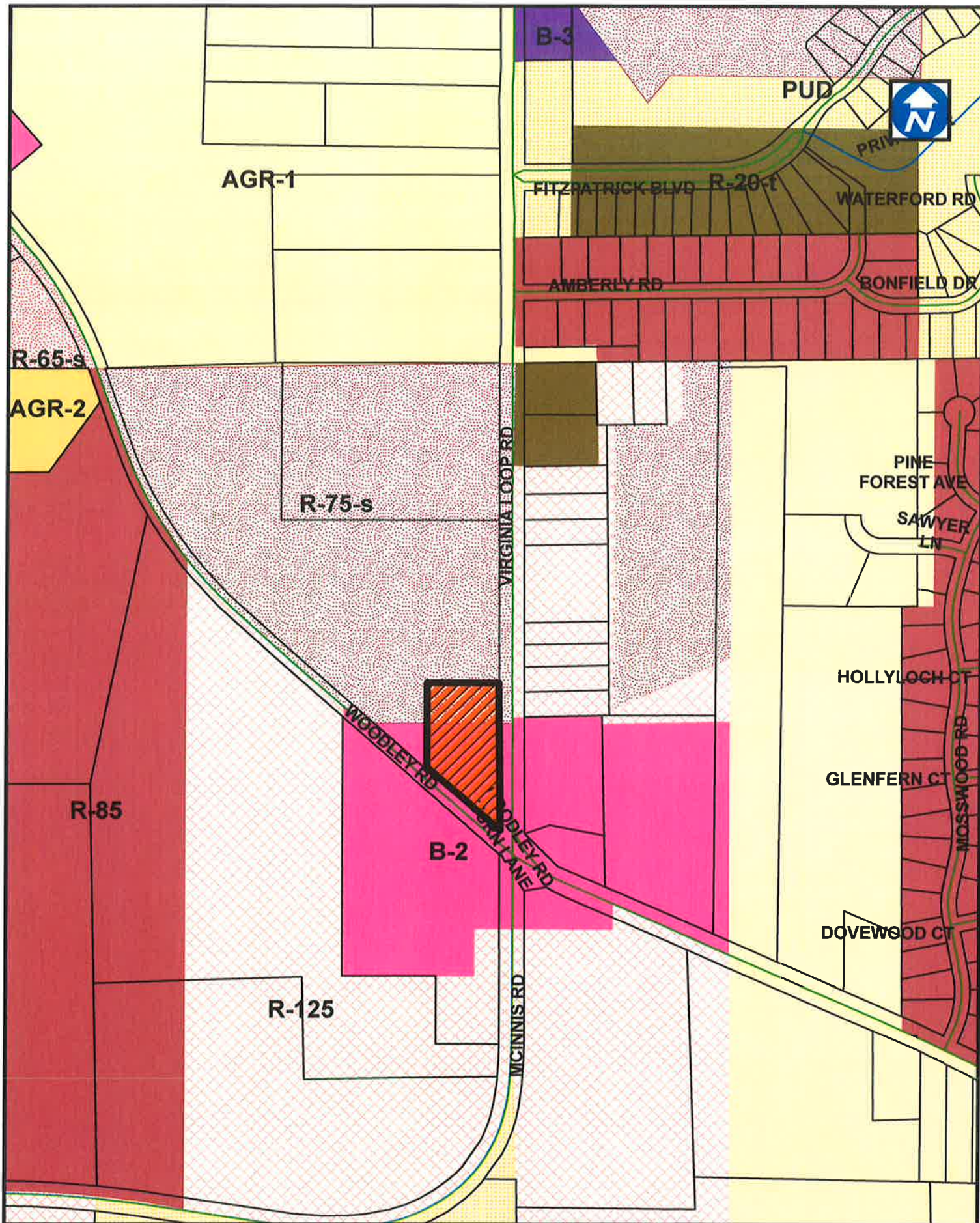
CITY COUNCIL DISTRICT: 6

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

PLEASE NOTE:

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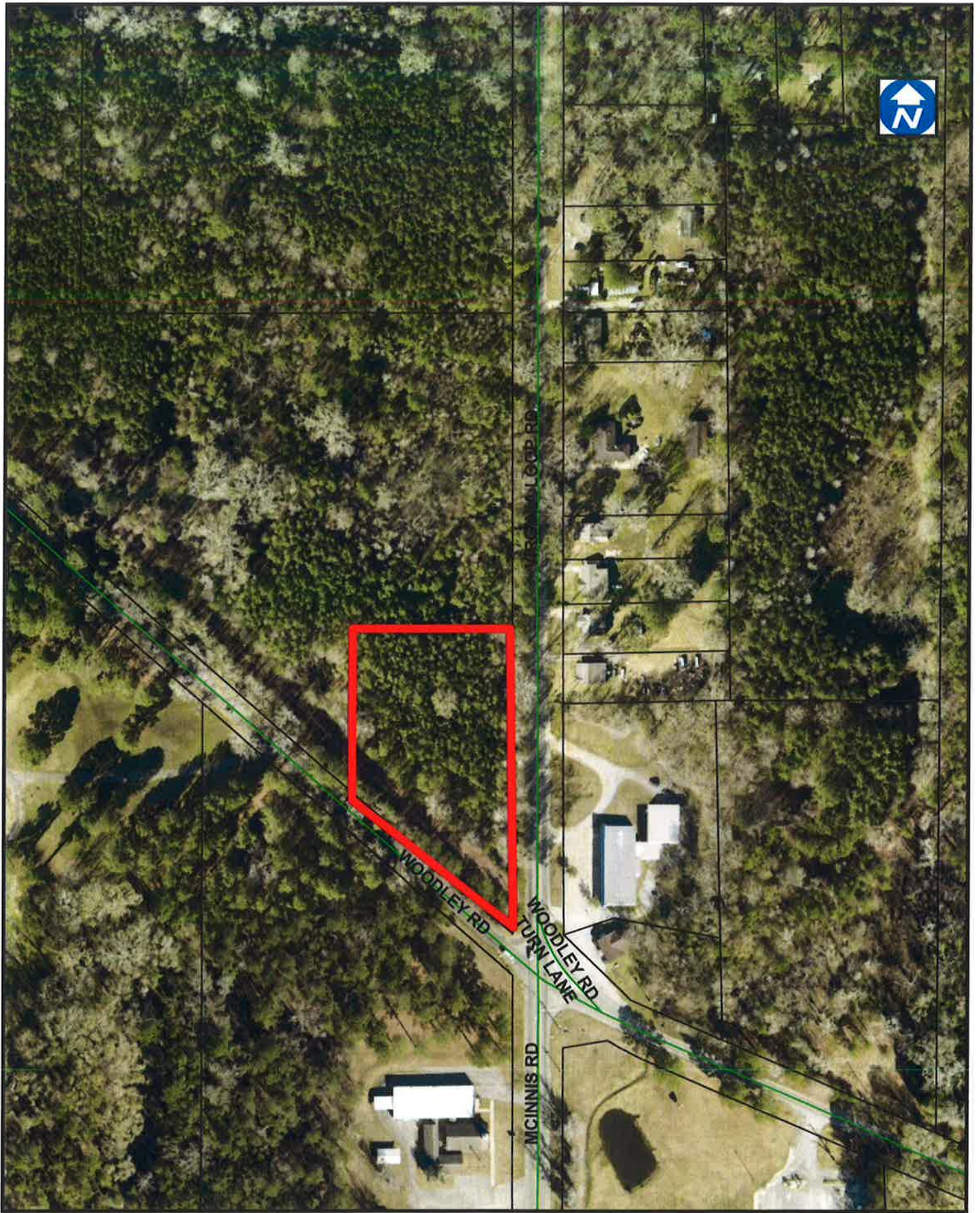
PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 9187 **PRESENTED BY:** Larry E. Speaks & Associates, Inc.

REPRESENTING: Justin D. Todd

SUBJECT: Request final approval of Hopper Gilmer Hall Plat No. 1A located on the northeast corner of Madison Avenue and Vonora Avenue in an R-60-s (Single-Family Residential) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots. Lot 5A (0.13 acres) has 113.17 ft. of frontage along Vonora Avenue and a depth of 49.64 ft. Lot 5B (0.13 acers) has 50 ft. of frontage along Madison Avenue and 113.17 ft. of frontage along Vonora Avenue. **This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the lot width of Lot 5B being less than 60 ft. and the required lot area for both lots is less than the required 7,250 sq. ft. Both lots have existing structures on them. Once the plat is recorded, they would be considered legal non-conforming.**

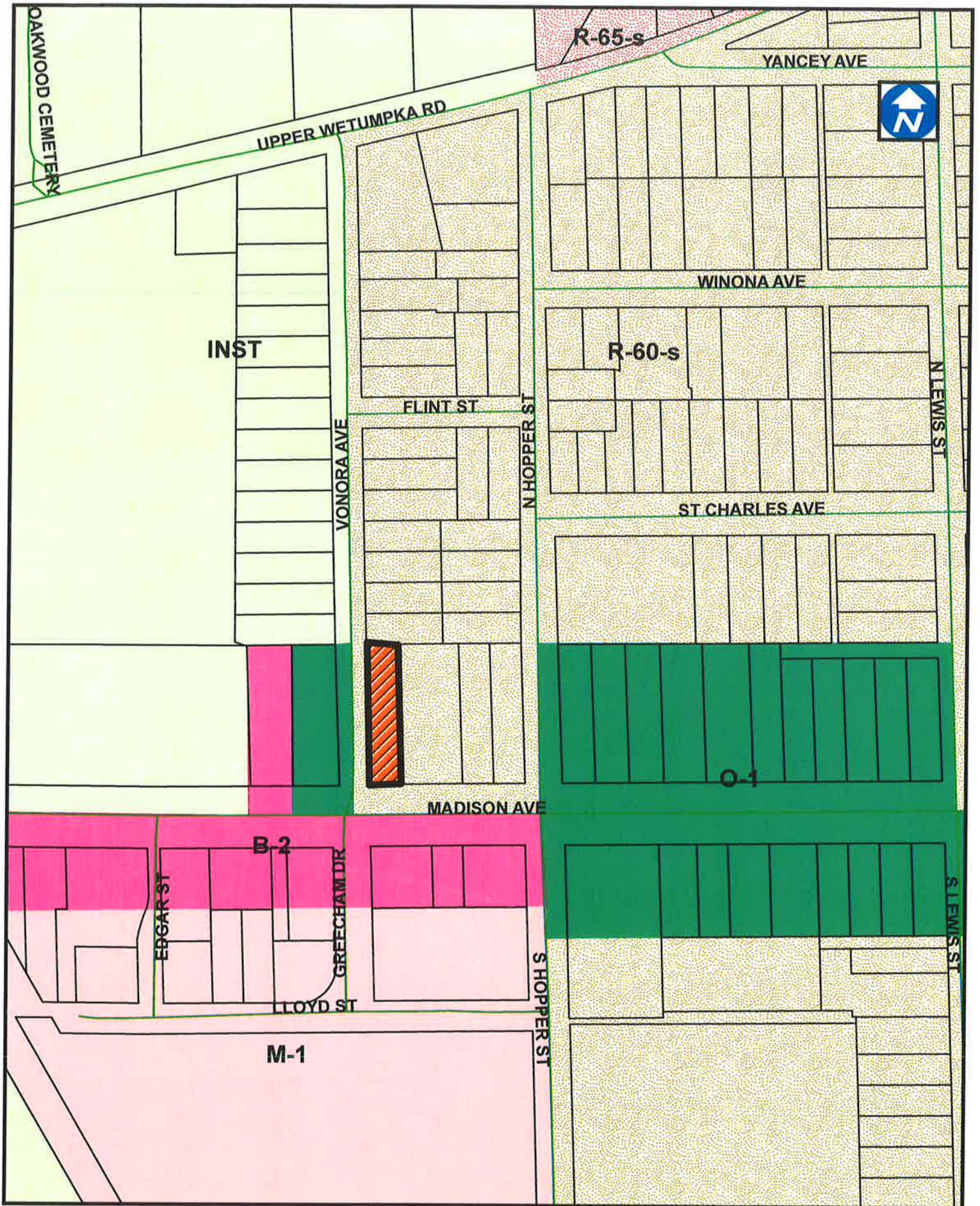
CITY COUNCIL DISTRICT: 3

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PLATS

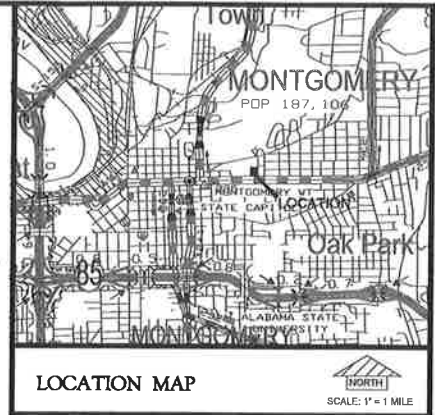
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2A

**HOPPER-GILMER-HALL
TRACT 1A**
BEING A REPLAT OF LOT 5
SUBDIVISION OF A PART OF
HOPPER-GILMER-HALL TRACT
AS RECORDED IN PLAT BOOK 4, PAGE 90
LOCATED IN THE NW 1/4 OF THE SW 1/4
OF SECTION 8, T-16-N, R-18-E
MONTGOMERY COUNTY, ALABAMA



SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, Steven E. Speaks, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that I have surveyed the property shown on this map and plat, and the map and plat is true and correct; 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; that the corners have been marked with iron pipe markers; and they actually were in existence.

This the _____ day of _____, 2022.

Steven E. Speaks
Alabama Registration No. 20097

DEDICATION:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, Justin D. Todd, as owner, of Hopper-Gilmer-Hall Tract 1A, shown on this map and plat, hereby join in and sign the foregoing Surveyor's Certificate and adopt this map and plat as true and correct.

This the _____ day of _____, 2022.

By:
Justin D. Todd
Its Owner

ACKNOWLEDGMENT:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, _____, Notary Public in and for said County, in said State, hereby certify that Justin D. Todd, as Owner, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, he, as such owner and with full authority, executed the same voluntarily.

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

Notary Public
My commission expires: _____

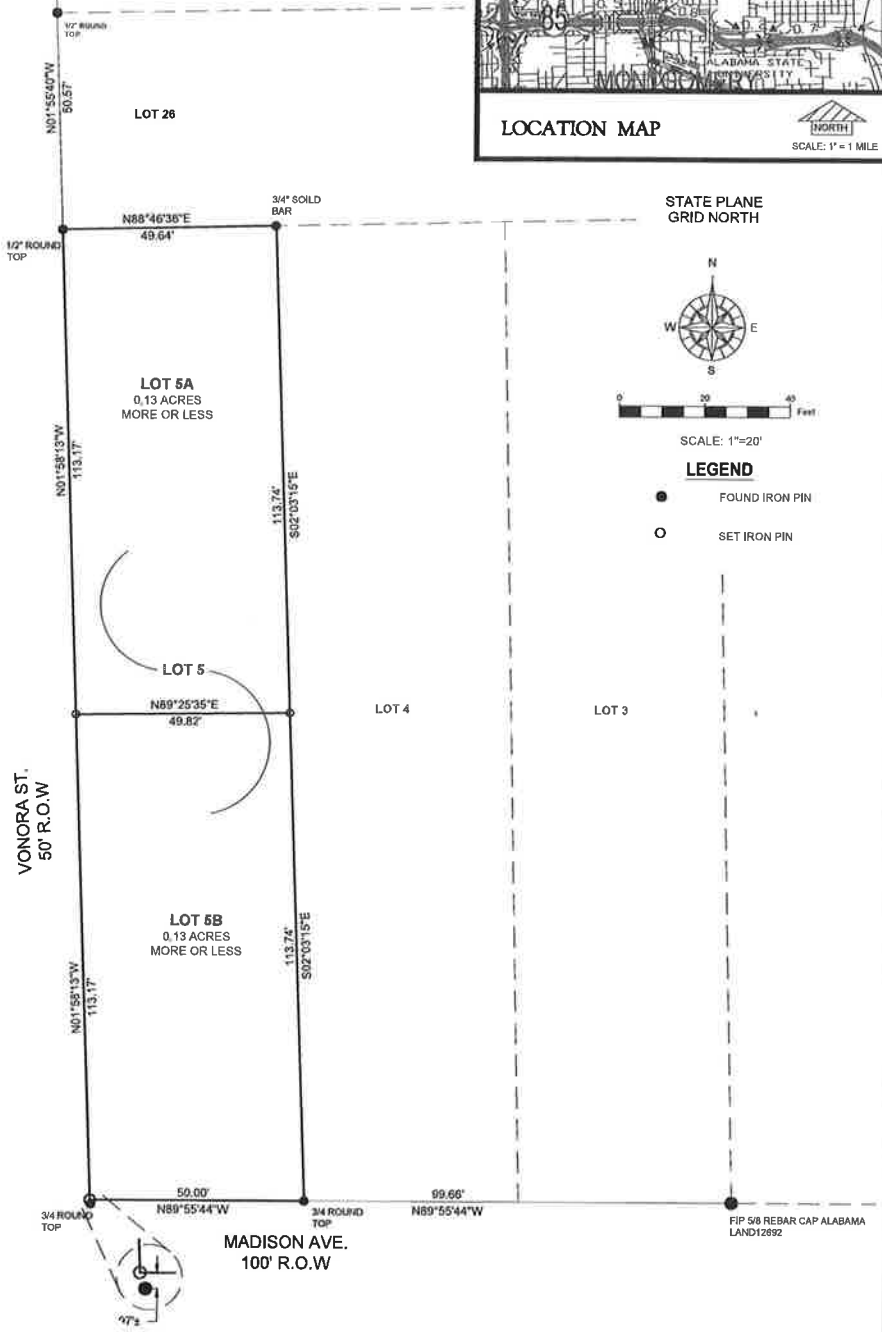
**CERTIFICATE OF APPROVAL BY
THE MONTGOMERY CITY PLANNING COMMISSION:**

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

GENERAL NOTES:

- ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
- EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE 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 ERRECTED OVER ANY PART OF THESE EASEMENTS.
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
- A TEN FOOT EASEMENT FOR UTILITIES IS HEREBY RESERVED ON THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM. FOR SURFACE DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF MONTGOMERY, ALABAMA.



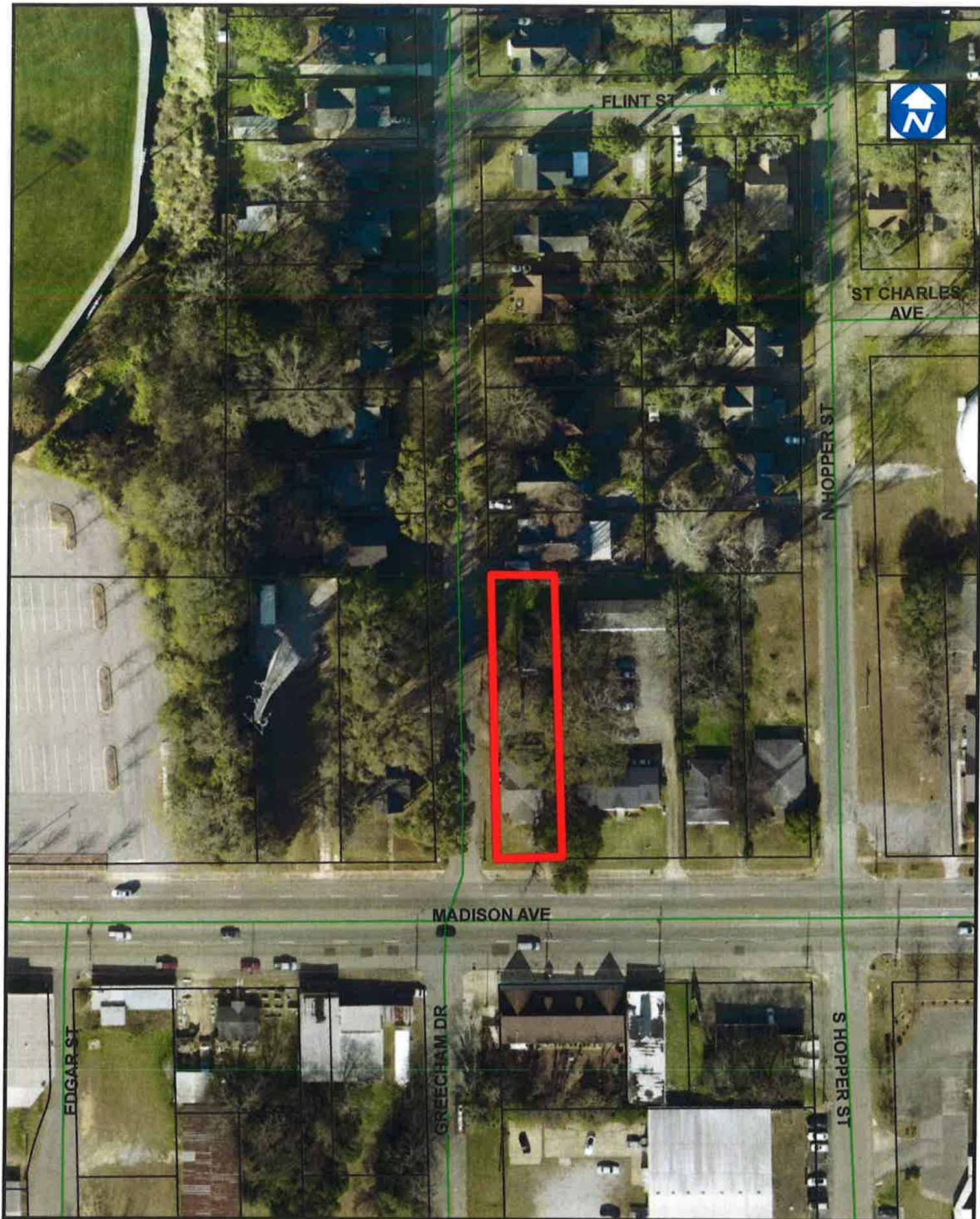
2B

NOTE: ALL IMPROVEMENTS ARE NOT SHOWN.

DRAWING DATE: 8-30-22

**LARRY E. SPEAKS
&
ASSOCIATES, INC.**
CONSULTING ENGINEERS
&
LAND SURVEYORS

535 HERON STREET
MONTGOMERY, AL. 36104
TEL. 336-262-1091



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 20

3. 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

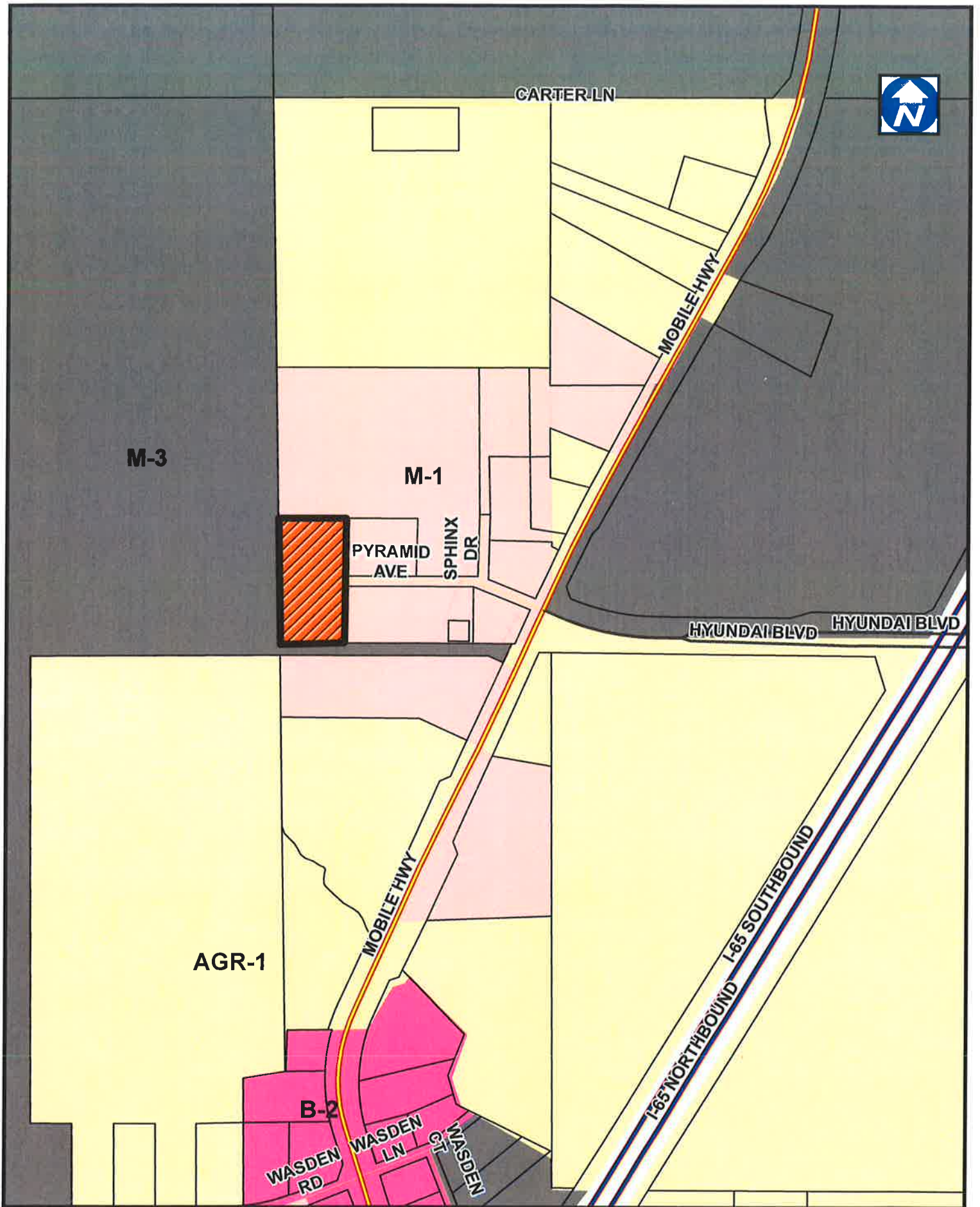
COUNTY COMMISSION DISTRICT: 2

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

PLEASE NOTE:

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PLATS

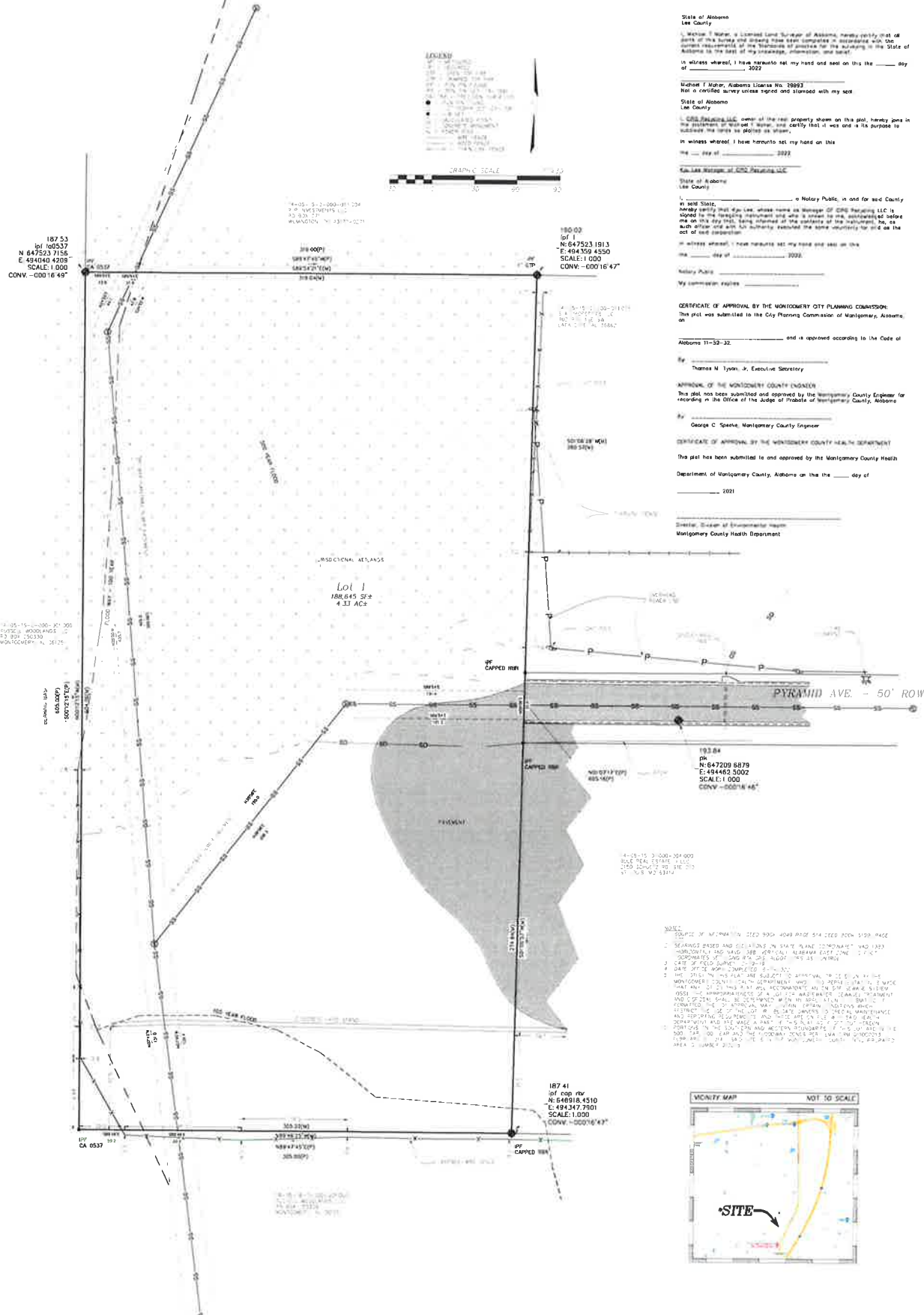
1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 3A

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



State of Alabama
Lee County
I, Nathan T. Mohr, a Licensed Land Surveyor of Alabama, hereby certify that all parts of this survey and drawings have been completed in accordance with the current requirements of the Department of Revenue for the recording in the State of Alabama in the name of my knowledge, information, and belief.
In witness whereof, I have hereunto set my hand and seal on this ____ day of _____, 2022.

Nathan T. Mohr, Alabama License No. 28992
Not a certified survey unless signed and stamped with my seal
State of Alabama
Lee County

I, CIRC Recycling LLC, owner of the real property shown on this plat, hereby join in the statement of Nathan T. Mohr, and certify that it was and is his purpose to subdivide the land as shown on this plat.
In witness whereof, I have hereunto set my hand on this ____ day of _____, 2022.

Kate Lee Watson of CIRC Recycling LLC
State of Alabama
Lee County

I, Matt Slutz, hereby certify that the Lee County name as shown on this plat was approved before me on the day that being returned at the end of the instrument, by me as such officer and with full authority furnished the same conformity to said act of said department.
In witness whereof, I have hereunto set my hand and seal on this ____ day of _____, 2022.

My commission expires _____
Nathan T. Mohr

CERTIFICATE OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION:
This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____ and it is approved according to the Code of Alabama 11-59-32.

By _____
Thomas M. Tyson, Jr., Executive Secretary

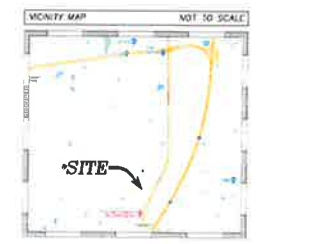
APPROVAL OF THE MONTGOMERY COUNTY ENGINEER:
This plat has been submitted and approved by the Montgomery County Engineer, for recording in the Office of the Judge of Probate of Montgomery County, Alabama.

By _____
George C. Spinks, Montgomery County Engineer

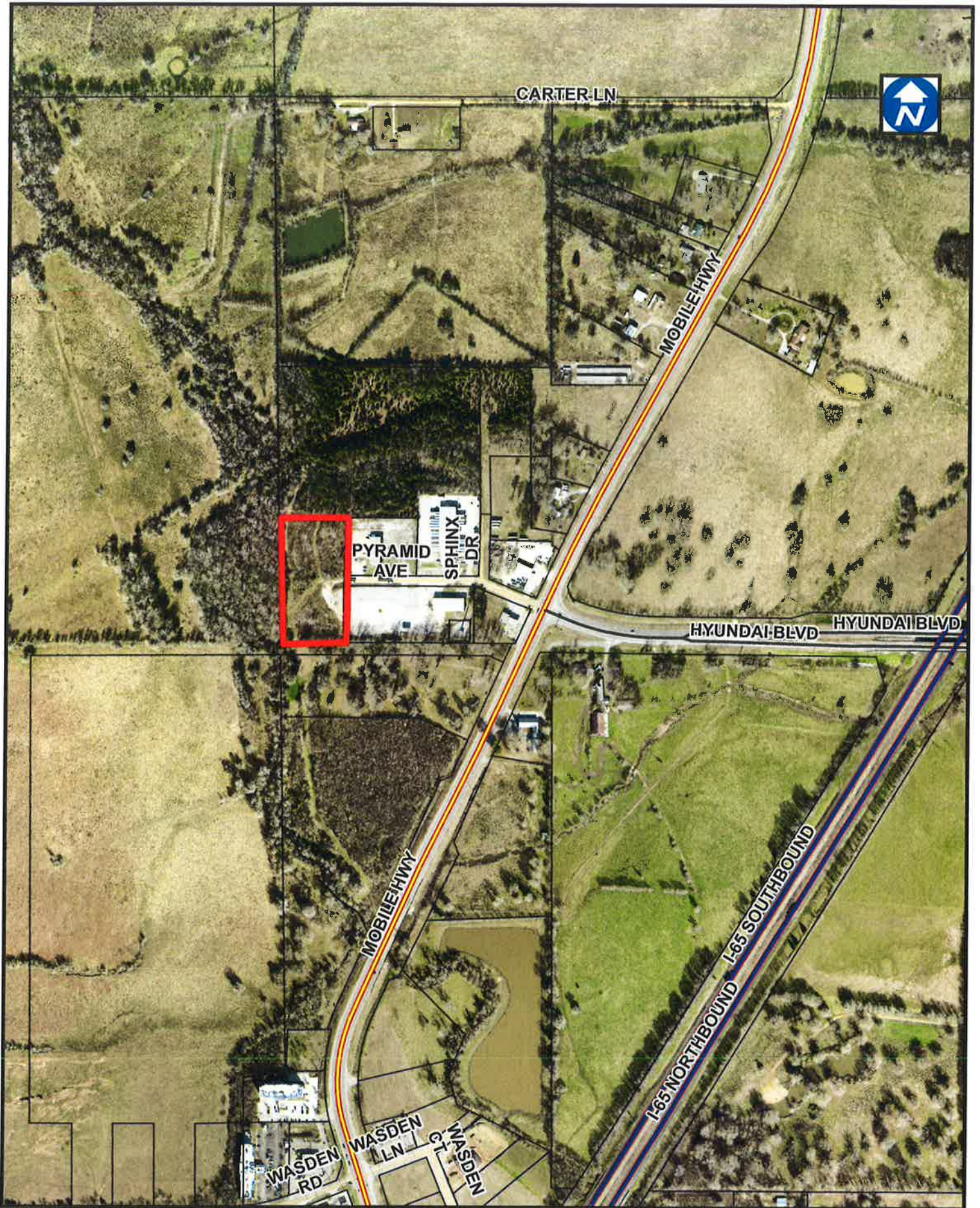
CERTIFICATE OF APPROVAL BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT:
This plat has been submitted to and approved by the Montgomery County Health Department of Montgomery County, Alabama, on this ____ day of _____, 2022.

Director, Section of Environmental Hygiene
Montgomery County Health Department

- NOTICE:
1. BEARING BASED AND DISTANCES ON STATE PLANE COORDINATE AND 1983 HORIZONTAL AND VERTICAL CURVES WERE USED IN THE DESIGN OF THIS PLAT.
 2. THE STATE OF ALABAMA IS SUBJECT TO APPROVAL BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT AND PERMITS SHALL BE OBTAINED FROM THE HEALTH DEPARTMENT AND THE MONTGOMERY COUNTY ENGINEER.
 3. THE APPLICANCE OF A 50' WIDE AND 50' DEEP EASEMENT AND 50' DEEP EASEMENT SHALL BE OBTAINED FROM THE MONTGOMERY COUNTY ENGINEER.
 4. DATE OF THIS PLAT: 08/18/2022.
 5. THE STATE OF ALABAMA IS SUBJECT TO APPROVAL BY THE MONTGOMERY COUNTY HEALTH DEPARTMENT AND PERMITS SHALL BE OBTAINED FROM THE HEALTH DEPARTMENT AND THE MONTGOMERY COUNTY ENGINEER.
 6. THE APPLICANCE OF A 50' WIDE AND 50' DEEP EASEMENT AND 50' DEEP EASEMENT SHALL BE OBTAINED FROM THE MONTGOMERY COUNTY ENGINEER.
 7. THE APPLICANCE OF A 50' WIDE AND 50' DEEP EASEMENT AND 50' DEEP EASEMENT SHALL BE OBTAINED FROM THE MONTGOMERY COUNTY ENGINEER.
 8. THE APPLICANCE OF A 50' WIDE AND 50' DEEP EASEMENT AND 50' DEEP EASEMENT SHALL BE OBTAINED FROM THE MONTGOMERY COUNTY ENGINEER.
 9. THE APPLICANCE OF A 50' WIDE AND 50' DEEP EASEMENT AND 50' DEEP EASEMENT SHALL BE OBTAINED FROM THE MONTGOMERY COUNTY ENGINEER.
 10. THE APPLICANCE OF A 50' WIDE AND 50' DEEP EASEMENT AND 50' DEEP EASEMENT SHALL BE OBTAINED FROM THE MONTGOMERY COUNTY ENGINEER.



Drawn By:	Checked:	PRECISION SURVEYING	2124 Moore Mill Road Route #18 Birmingham, Alabama 35233 Phone (205) 821-0105 www.precisionsurveying.com
Plot Name:	Date:		
CIRG RECYCLING SUBDIVISION MONTGOMERY ALABAMA FINAL SUBDIVISION PLAT		3B	



PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 30

4. 9181 **PRESENTED BY:** Alabama Land Surveyors, Inc.

REPRESENTING: Francisco Lopez & Fidel Vazquez

SUBJECT: Request final approval of Lopez-Vazquez Plat No. 1 located on the east side of Mobile Highway, approximately 260 ft. south of Interstate 65, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat replats a portion of two (2) lots into two (2) lots. Lot 1 (3.01 acres) has a depth of 455.45 ft. and a width of 385 ft. Lot 2 (0.92 acres) has 167.15 ft. of frontage along Mobile Highway and a depth of 240.76 ft. Lot 1 is accessed by a 20 ft. private access easement that runs on the south side of Lot 2. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to Lot 2 being less than 1.5 acres.

CITY COUNCIL DISTRICT: Police Jurisdiction

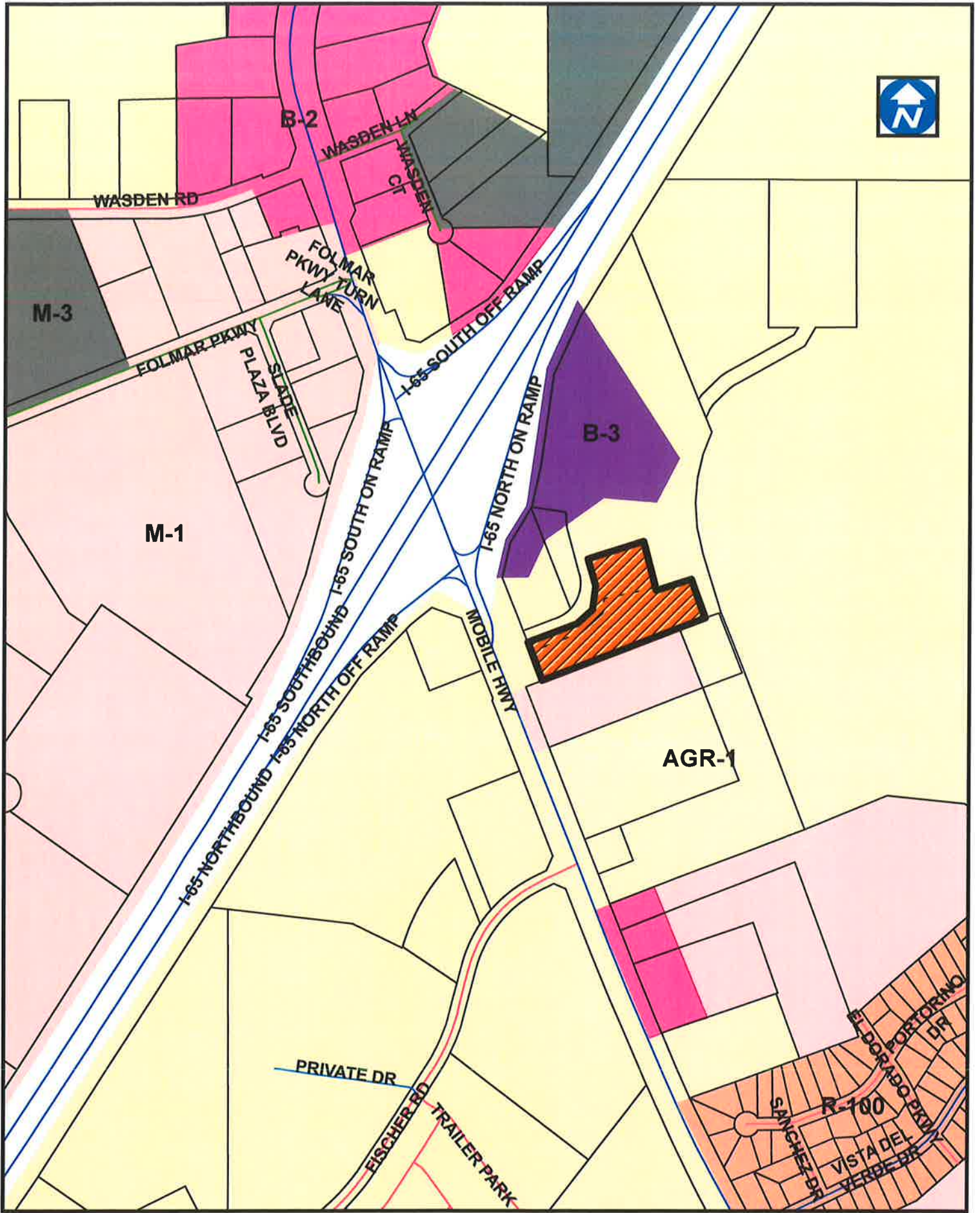
COUNTY COMMISSION DISTRICT: 2

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

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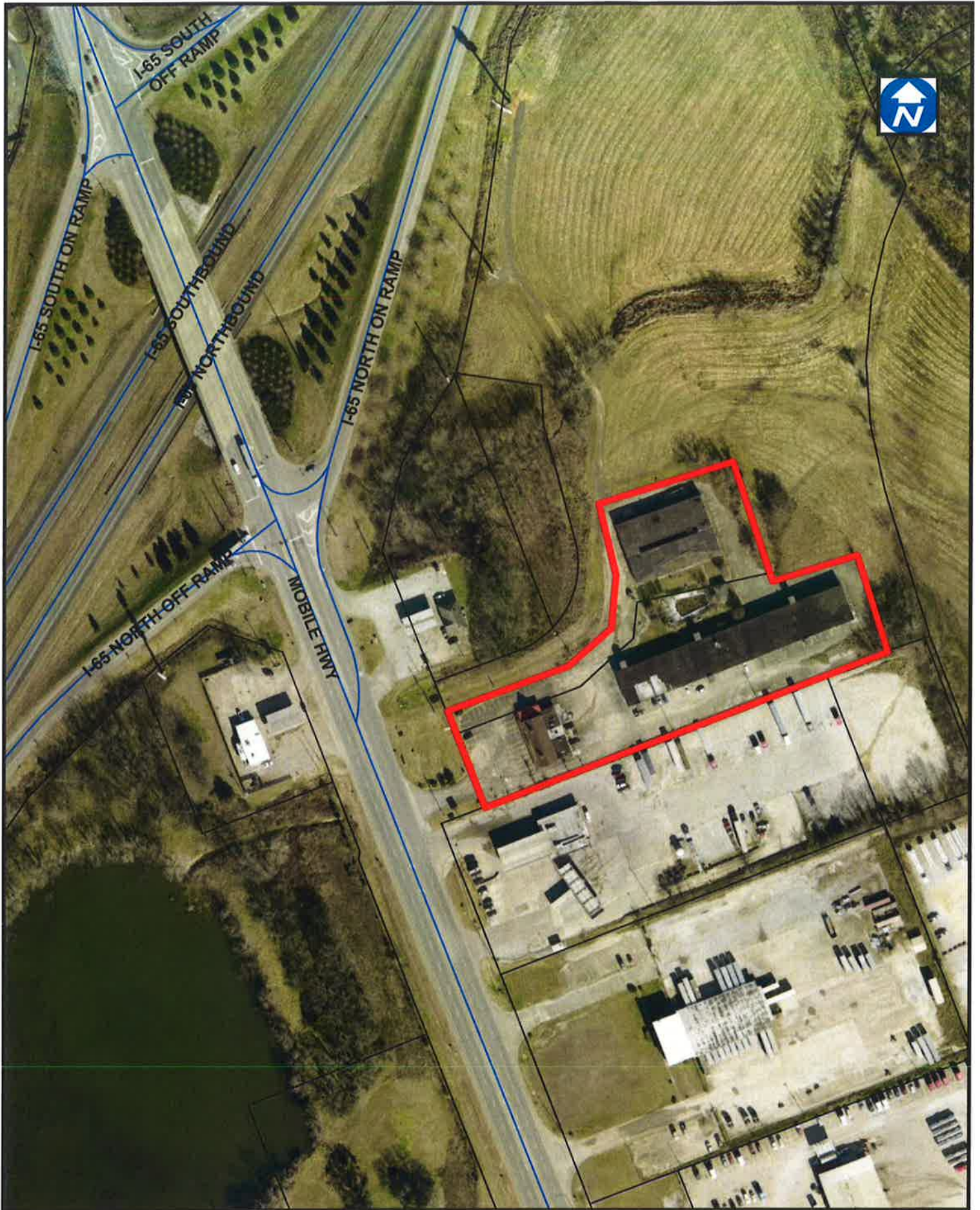
PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 4A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. 9182 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Greater Golden Gates, LLC

SUBJECT: Request final approval of Greater Golden Gates Plat No. 1 located on the south side of Washington Ferry Road, approximately 2,100 ft. east of Birmingham Highway, in an R-99-p (Mobile Dwelling Park) Zoning District.

REMARKS: This plat creates one (1) lot. Lot A (10.17 acres) has 993.77 ft. of frontage along Washington Ferry Road and a depth of 455 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

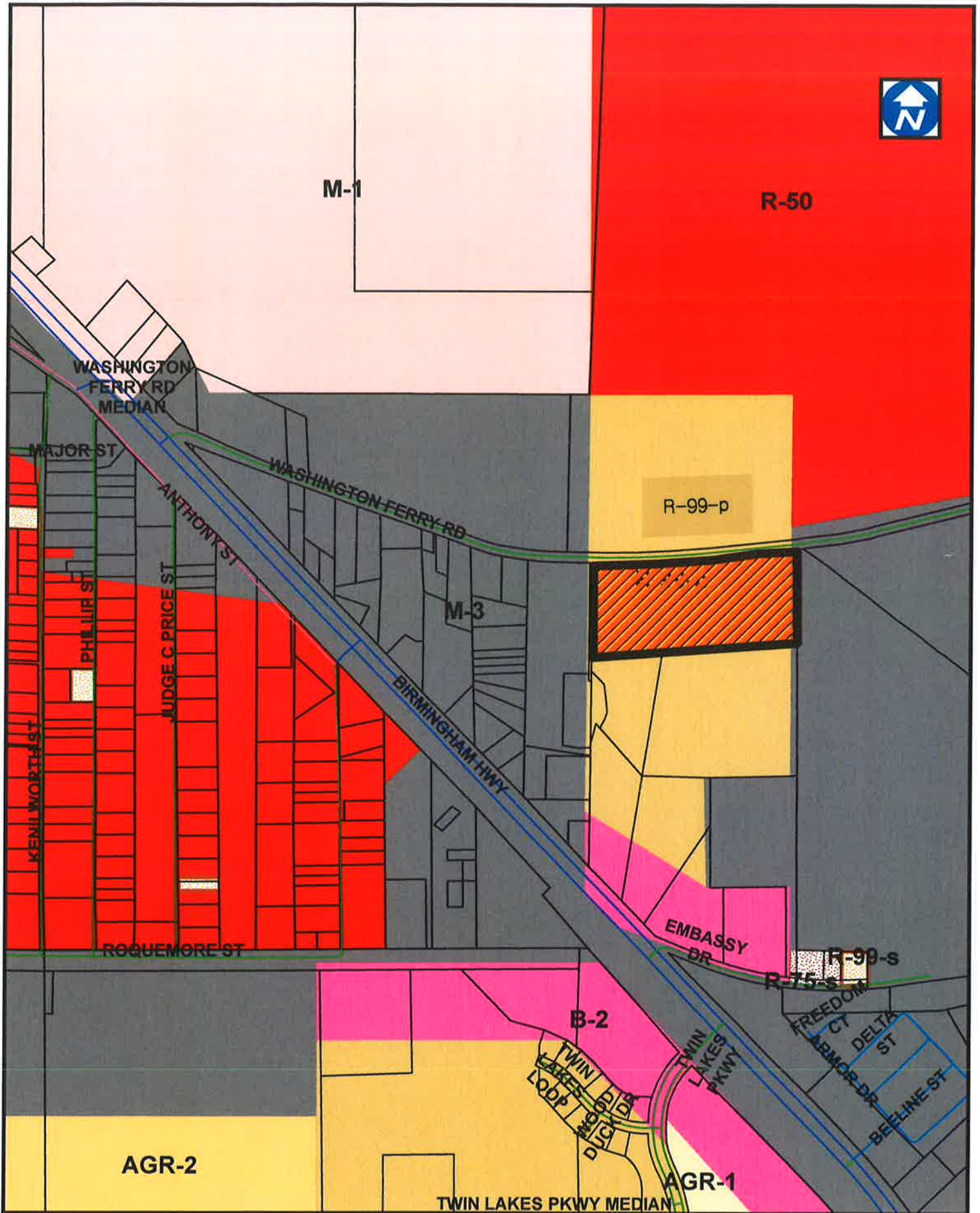
CITY COUNCIL DISTRICT: 4

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

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PLATS

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO. 5A

GREATER GOLDEN GATES PLAT NO. 1

LYING IN SE 1/4 OF SECTION 5, T-16-N, R-17-E, MONTGOMERY COUNTY, ALABAMA

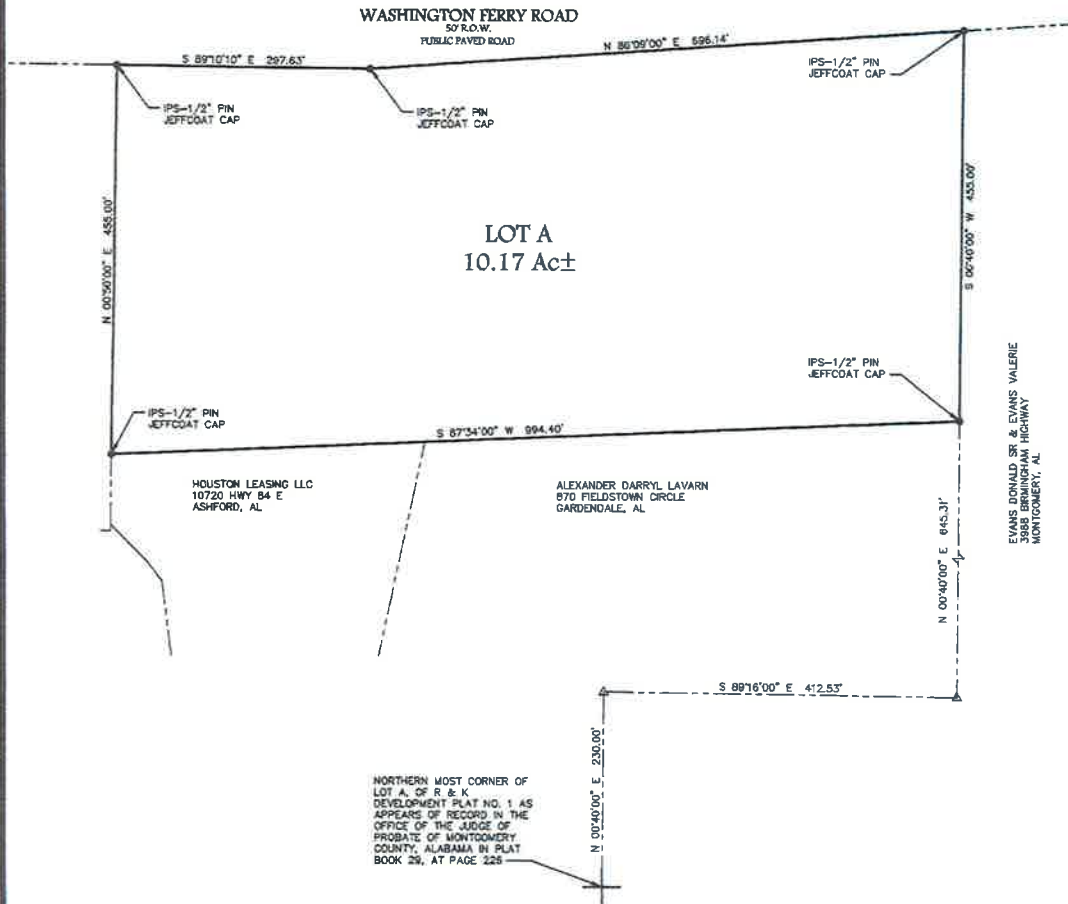
JEFFCOAT ENGINEERS & SURVEYORS, LLC
 525 SOUTH HULL STREET
 MONTGOMERY, ALABAMA 36104
 (334) 265-1246
 CLANTON
 205-725-2677
 TROY
 334-566-0282

LEGEND:

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

SCALE: 1" = 100'

GRAPHIC SCALE: 1" = 100'



NORTHERN MOST CORNER OF LOT A, OF R & K DEVELOPMENT PLAT NO. 1 AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 29, AT PAGE 225

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 HEREOF.

THIS THE 16th DAY OF AUGUST, 2022.

O. GUTHRIE JEFFCOAT, JR., PE & LS
 AL REG. 9587

I, _____, OWNER 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.

NAME _____

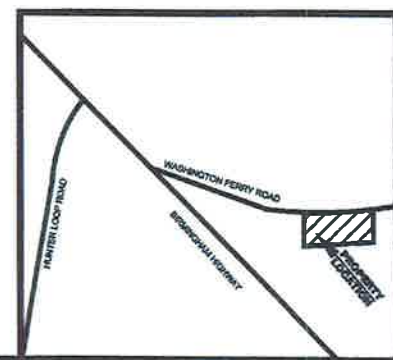
I, _____ THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF LARGE HEREBY CERTIFY THAT _____ WHOSE NAME IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE AND PLAT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE AND PLAT HE, AS SUCH CO-OWNERS 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

VICINITY MAP N.T.S.



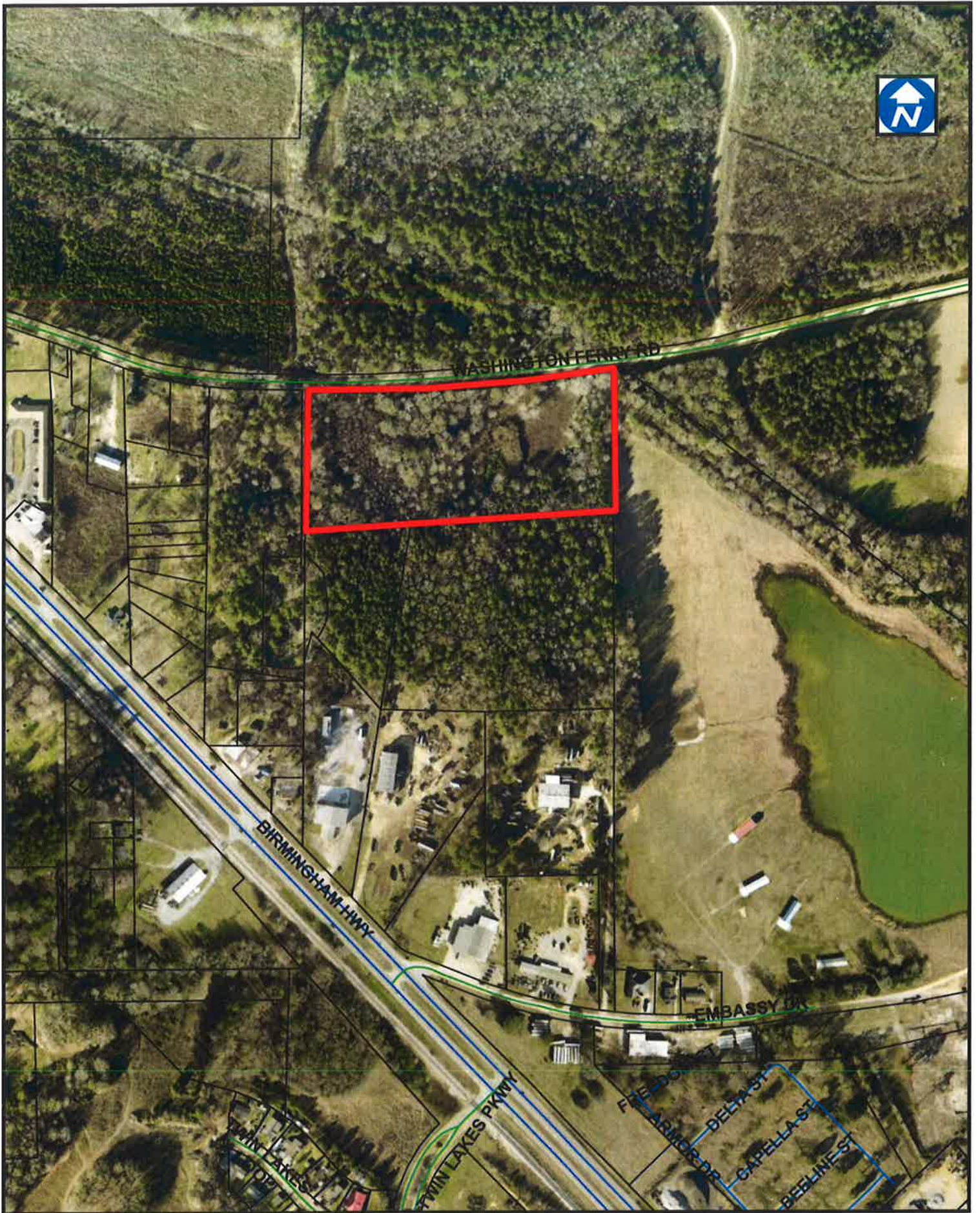
FIELD DATE: N/A
PROJECT NAME: BRADLEY
PROJECT NO: 22-296
DRAWING NAME: 22-296-BRADLEY.DWG
CGO NAME: N/A
DRAWN BY: BGW
CHECKED BY: GGW
SCALE: 1" = 60'
DATED: 06-11-2021

RESERVED FOR COURTHOUSE RECORDING

RECEIVED
 AUG 17 2022
 LAND USE DIVISION

5B

RESERVED FOR COURTHOUSE RECORDING



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. 9185 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Amanda Stoudmire

SUBJECT: Request final approval of Keds Plat No. 1 located on the northwest corner of Madison Avenue and Vonora Avenue in an O-1 (Office) Zoning District.

REMARKS: This plat replats one (1) lot and a portion of another lot into two (2) lots. Lot A (0.19 acres) has 70 ft. of frontage along Madison Avenue and 120.98 ft. of frontage along Vonora Avenue. Lot B (0.17 acres) has 103.93 ft. of frontage along Vonora Avenue and a depth of 70 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

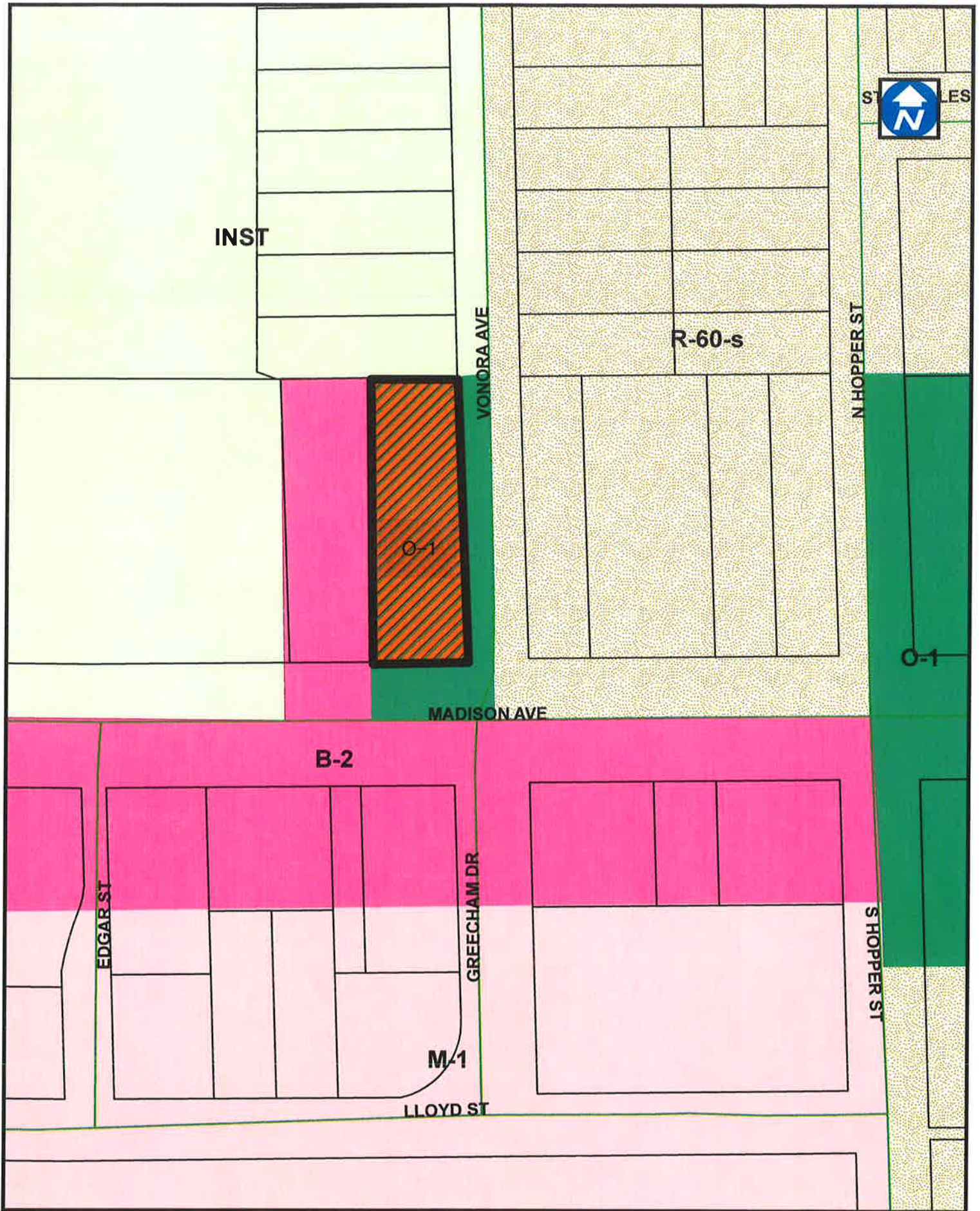
CITY COUNCIL DISTRICT: 3

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PLATS

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SUBJECT PROPERTY



ITEM NO. 6A

KEDS PLAT NO. 1

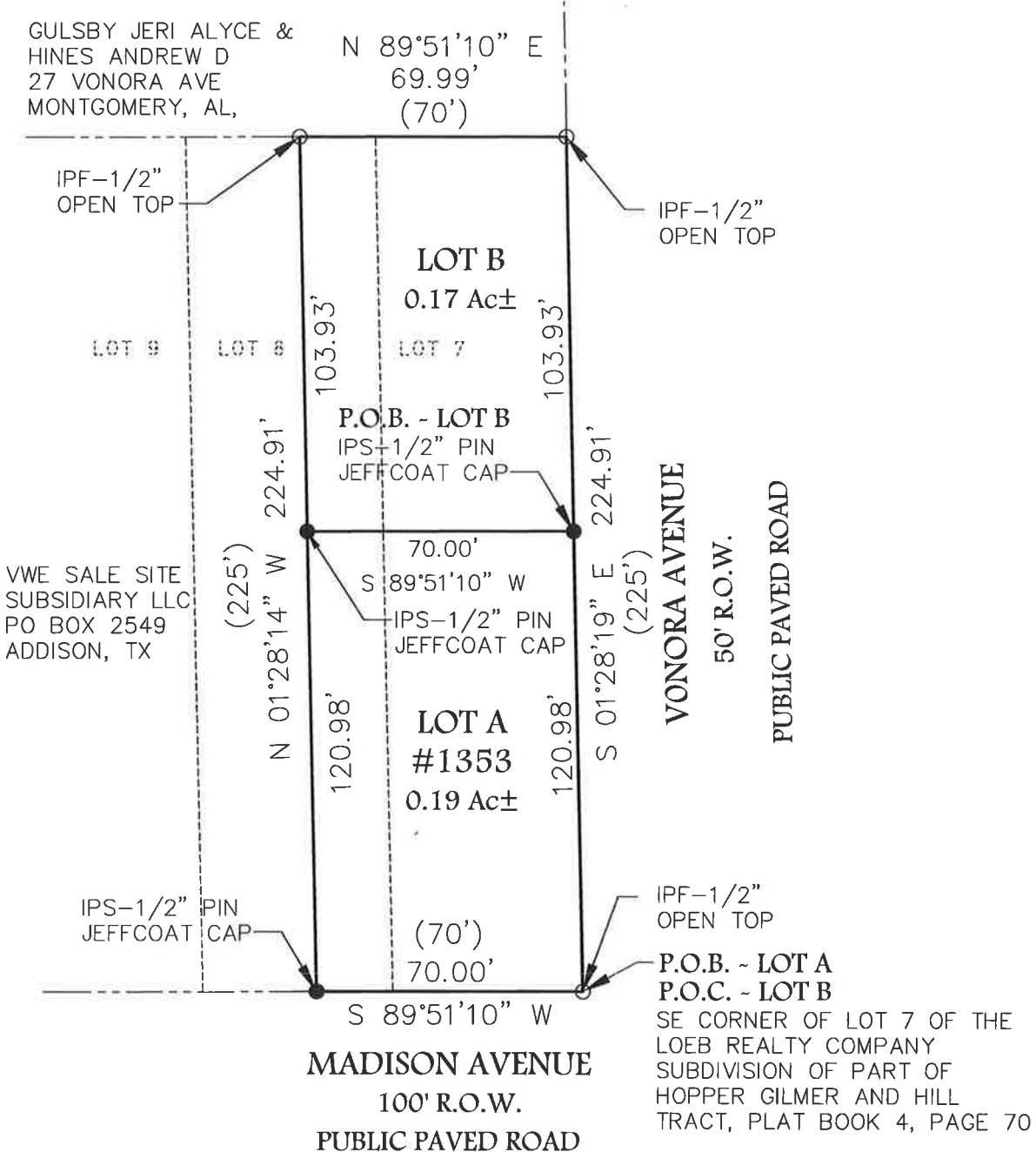
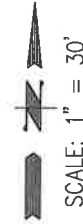
LOT 7, AND THE EAST ONE-HALF OF LOT 8 OF THE LOEB REALTY COMPANY SUBDIVISION OF PART OF HOPPER GILMER AND HILL TRACT AS SAID MAP APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOK 4, AT PAGE 70, LESS AND EXCEPT THEREFROM THE WESTERLY 5 FEET OF SAID EAST ONE-HALF OF LOT 8. SAID PARCEL OF LAND LYING IN THE SW 1/4 OF SECTION 8, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA.

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 928 SOUTH HULL STREET
 MONTGOMERY, ALABAMA 36104
 (334) 265-1246

CLANTON
 205-755-3677

TROY
 334-566-0030

- LEGEND:
- CON. MON. - SET CONCRETE MONUMENT
 - CON. MON. - FOUND CONCRETE MONUMENT
 - IPS - IRON PIN SET (1/2" PIN WITH PLASTIC CAP READING JEFFCOAT - 9587)
 - IPF - IRON PIN FOUND
 - 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
 - () DEED OR PLAT CALL
 - OPEN TOP
 - C.T. - CRIMP TOP



6B



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 6C

7. 9186 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Robert Henderson, Jr.

SUBJECT: Request final approval of Bo Henderson Plat No. 1 located on the north side of Westmoreland Avenue, 50 ft. east of Boultier Street, in an R-65-s (Single-Family Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot. Lot 8A (0.39 acres) has 100 ft. of frontage along Westmoreland Avenue and a depth of 168.70 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

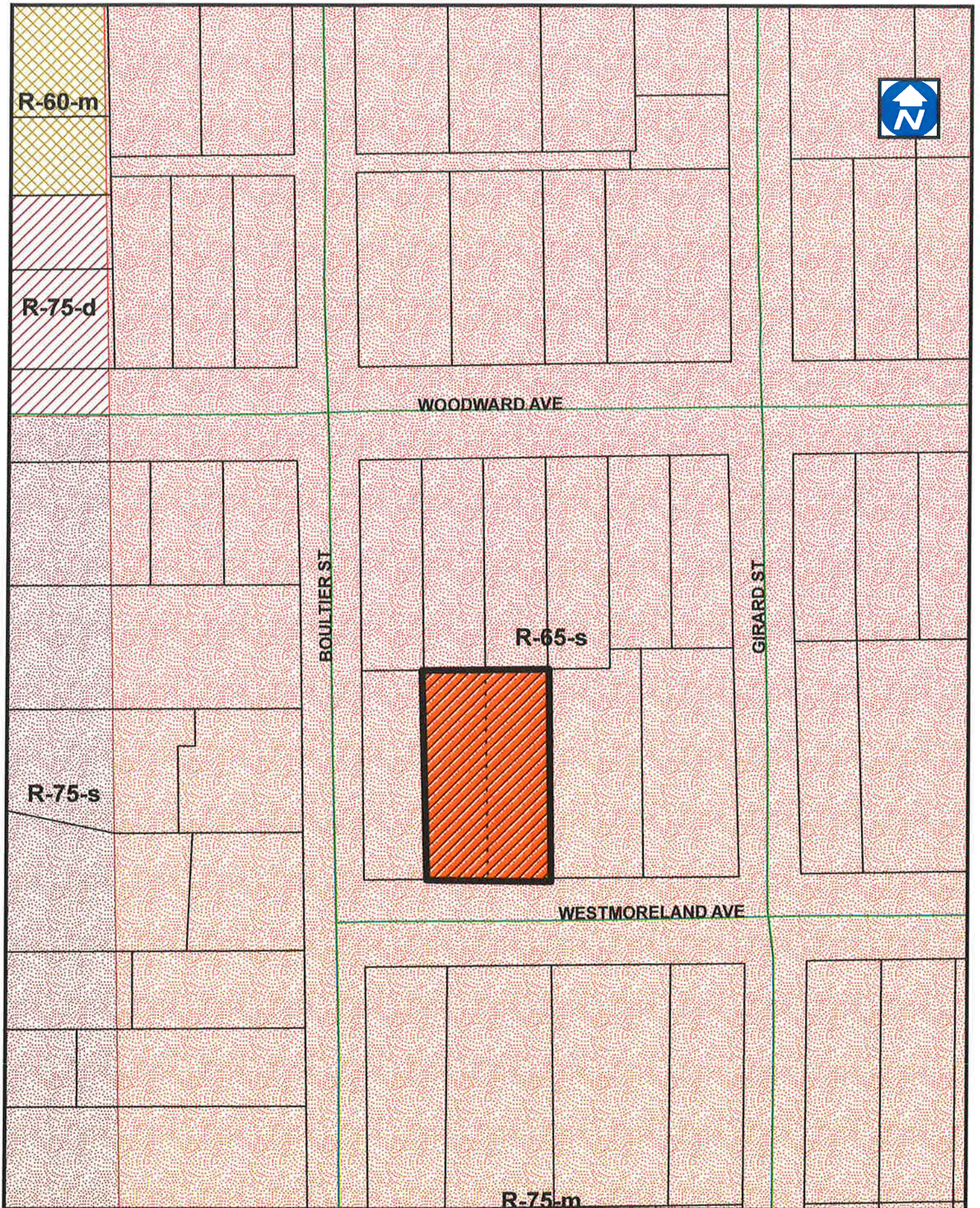
CITY COUNCIL DISTRICT: 7

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

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PLATS

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SUBJECT PROPERTY



ITEM NO. 7A

BO HENDERSON PLAT NO. 1

BEING A REPLAT OF LOTS 8 & 9, BLOCK "13", MAP OF COLLEGE PARK AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 3, AT PAGE 38. LYING IN NW 1/4 OF SECTION 20, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA.

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 186th DAY OF AUGUST, 2022.

O. GUTHRIE JEFFCOAT, JR., PE & LS
AL. REG. 9587

I, ROBERT HENDERSON, JR., & JENNIFER HENDERSON, OWNERS 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.

ROBERT HENDERSON, JR. JENNIFER HENDERSON

I, _____ THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF ALABAMA HEREBY CERTIFY THAT ROBERT HENDERSON, JR., & JENNIFER HENDERSON, WHOSE NAMES 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 HE, AS SUCH CO-OWNERS 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: _____

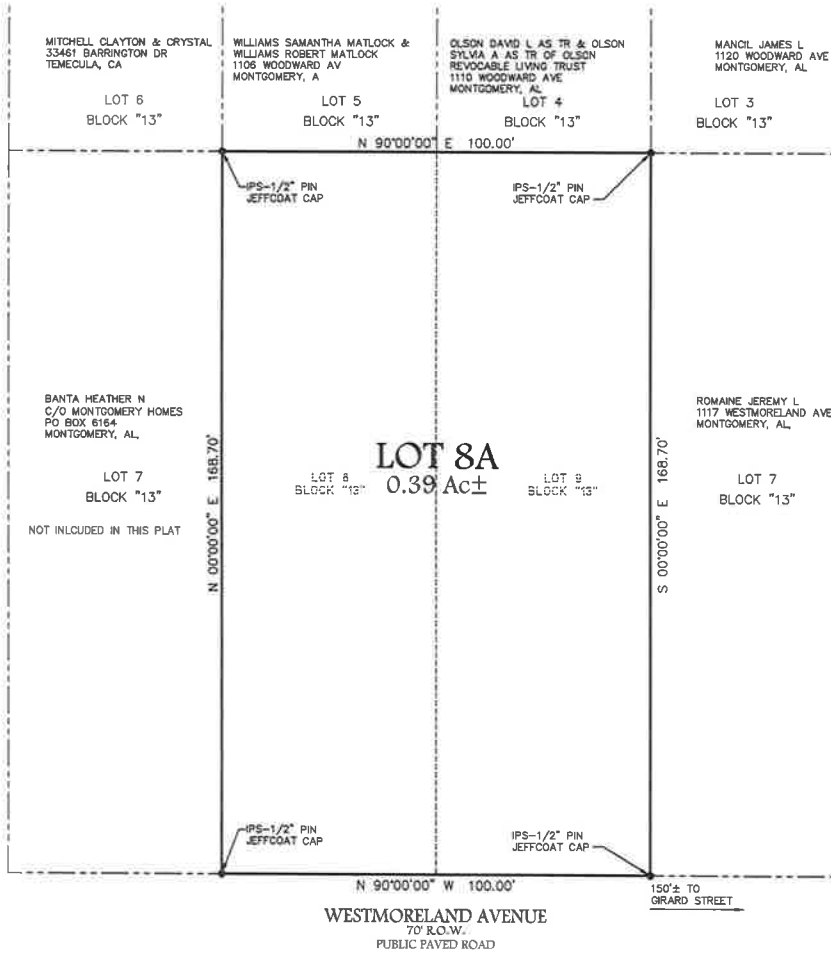
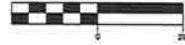
CERTIFICATE OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION:
This plat was submitted to the City Planning Commission of Montgomery, Alabama, on _____ and is approved according to the Code of Alabama 11-52-32.

By: _____
Thomas M. Tyson, Jr, Executive Secretary

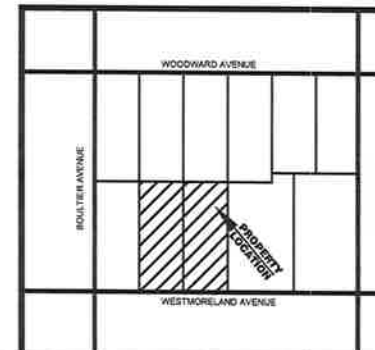
JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
928 SOUTH HULL STREET
MONTGOMERY, ALABAMA 36104
(334) 265-1246
CLANTON
205-355-8577
TRC
334-566-0030

- LEGEND:
- CON. MON. - SET CONCRETE MONUMENT
 - CON. MON. - FOUND CONCRETE MONUMENT
 - IPS - IRON PIN SET (1/2" PIN WITH PLASTIC CAP READING JEFFCOAT - 9587)
 - IPF - IRON PIN FOUND
 - 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
 - () - DEED OR PLAT CALL
 - O.T. - OPEN TOP
 - C.T. - CRIMP TOP

GRAPHIC SCALE: 1" = 20'



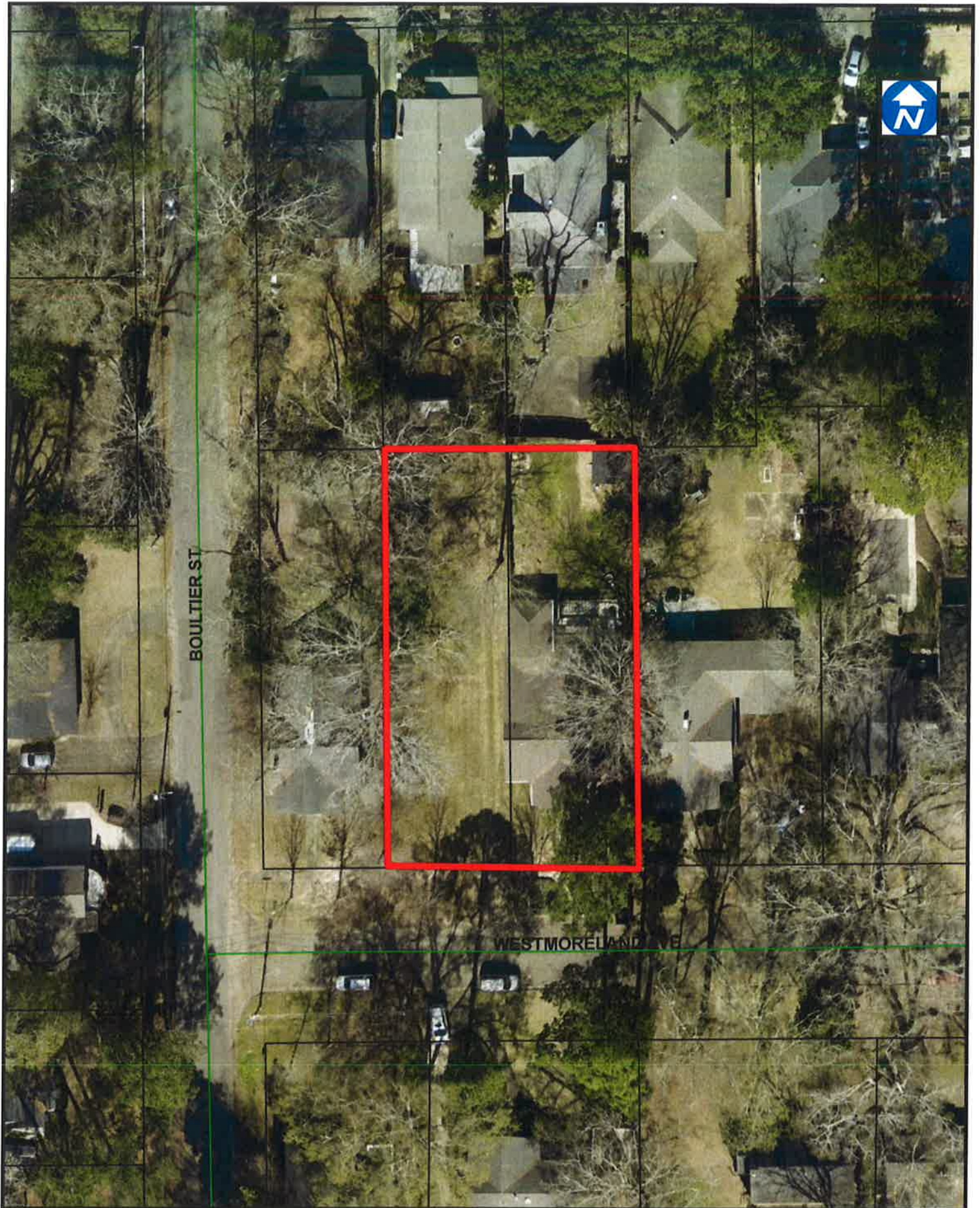
VICINITY MAP
N.T.S.



FIELD DATE: N/A
PROJECT NAME: HENDERSON
PROJECT NO: 22-393
DRAWING NAME: 22-393-HENDERSON.DWG
CGO NAME: N/A
DRAWN BY: BGW
CHECKED BY: OGJ
SCALE: 1" = 60'
DATED: 08/18/2022
RESERVED FOR COURTHOUSE RECORDING

7B

RESERVED FOR COURTHOUSE RECORDING



PLATS

1 inch = 50 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. MP-2022-001 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: SDS Thorington Trace LLC

SUBJECT: Request approval of a revised master plan for property located at the south end of Westfield Lane, west end of Trace Oak Circle, and the east end of Birchfield Place in a PUD (Planned Unit Development) Zoning District.

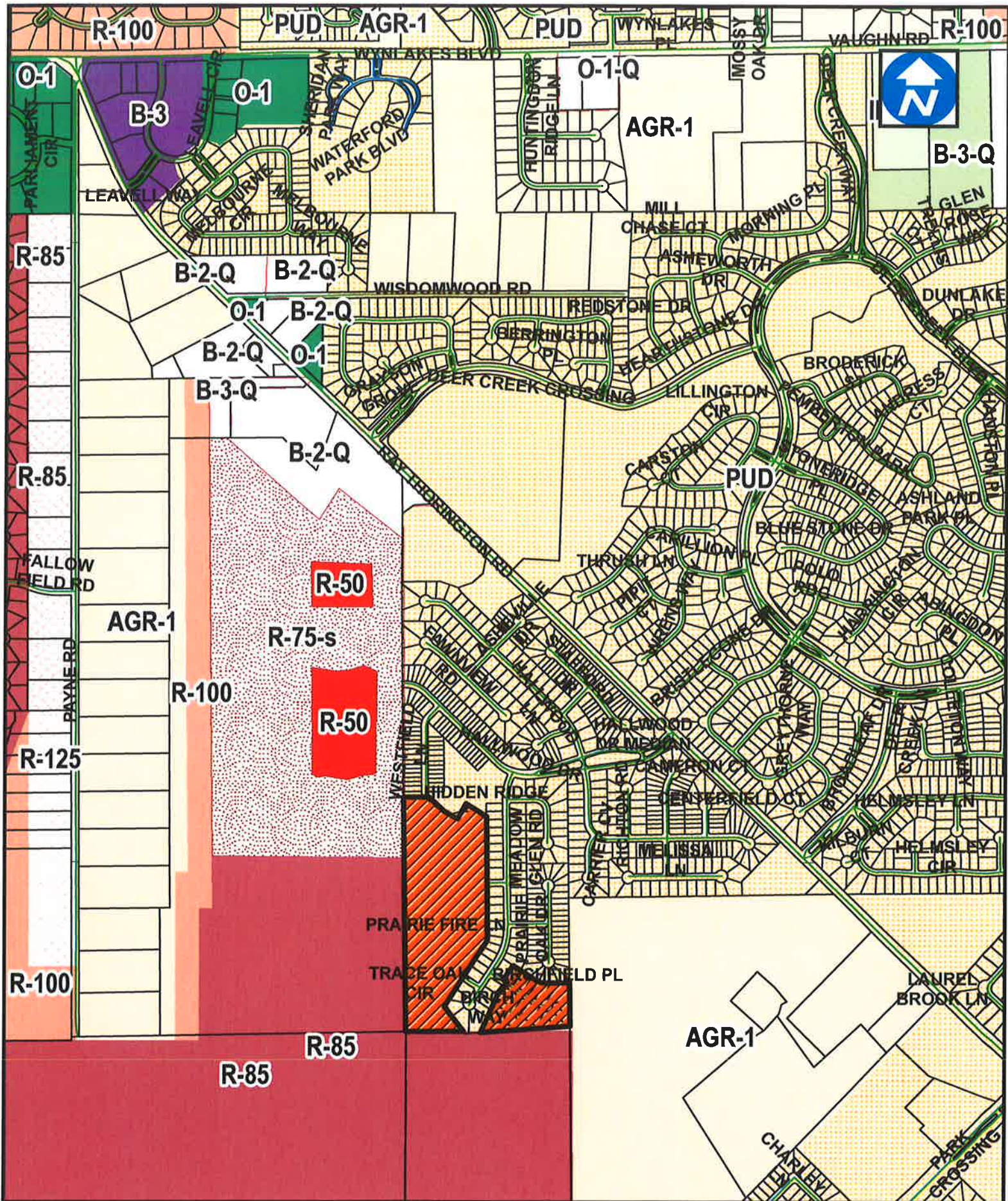
REMARKS: The applicant is requesting for lots to have 10 ft. street side yards (corner lots), whereas they were not established with the master plan. The other setbacks will remain as approved in 2015, which are 20 ft. front yards, 20 ft. rear yards, and 5 ft. side yards.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

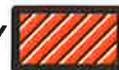
All department comments/requirements must be complied with prior to being released for permitting.



REVISED MASTER PLAN

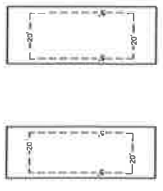
1 inch = 1,000 feet

SUBJECT PROPERTY



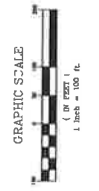
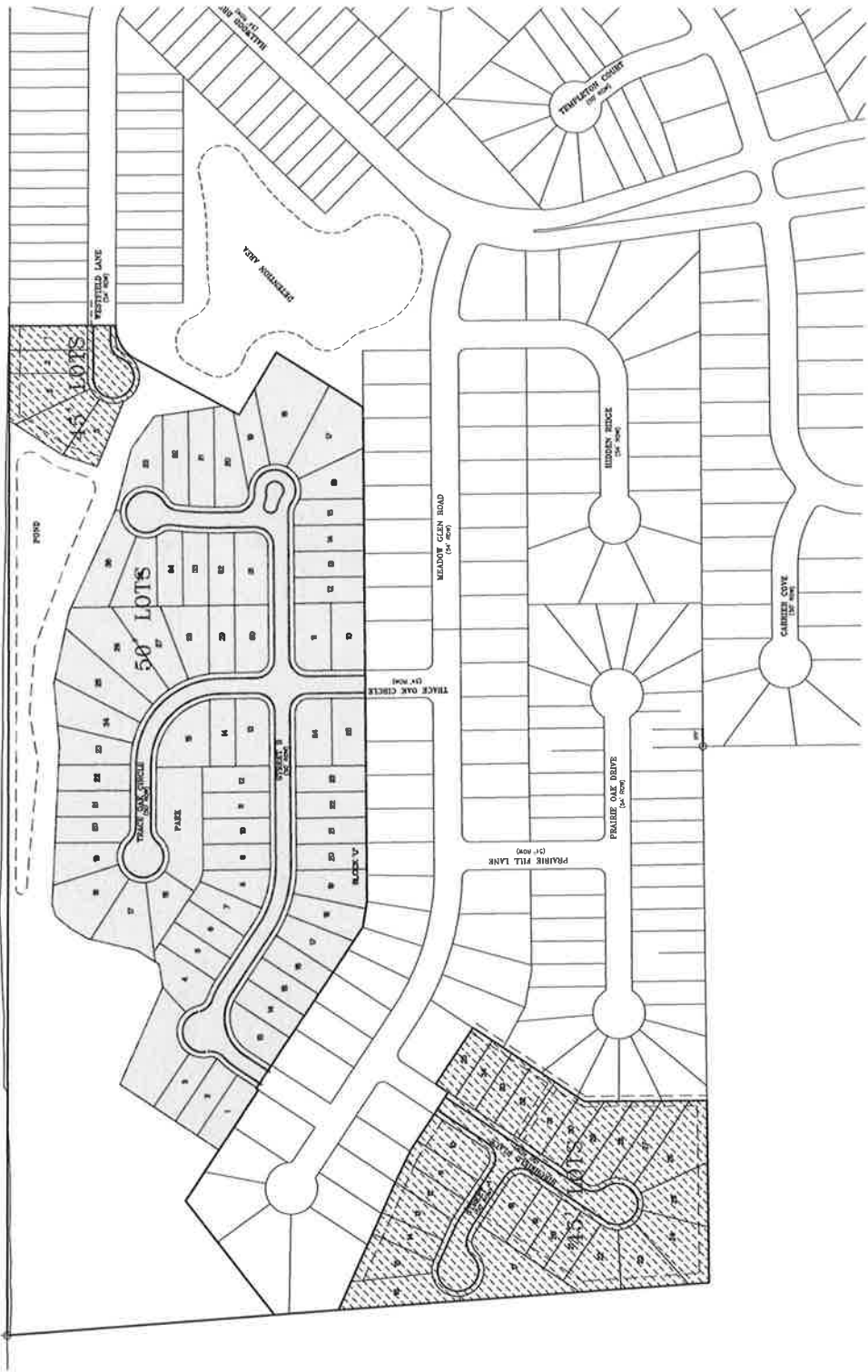
Item No. 8A

THORINGTON TRACE PUD



TYPICAL 45' WIDE LOT

TYPICAL 50' WIDE LOT

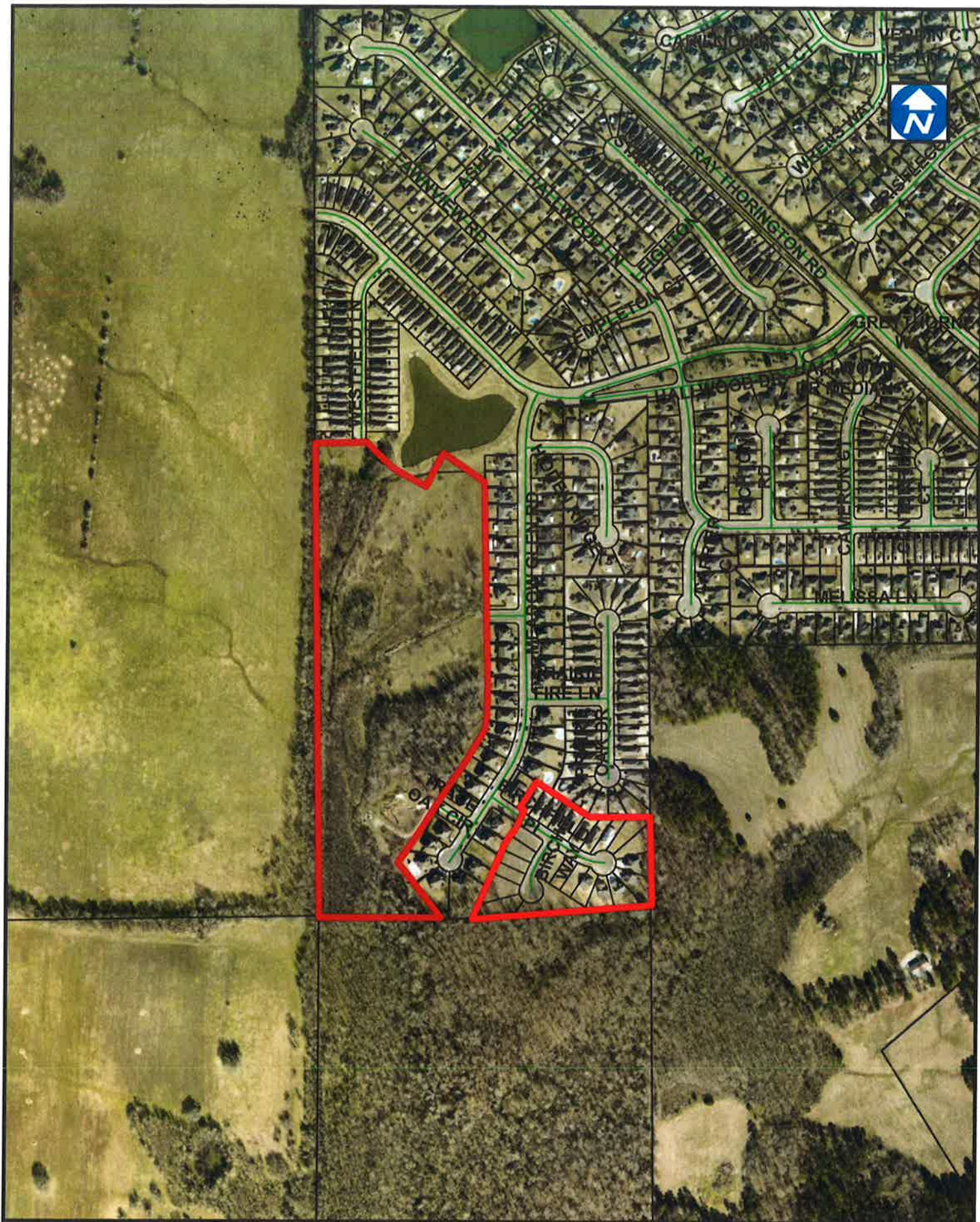


GRAPHIC SCALE
1" = 50' 0"

FLOWERS & WHITE
ENGINEERING, L.L.C.
PO BOX 23286, MEMPHIS, TN 38122
PH: 901.596.7400 FAX: 901.596.7427



8B



REVISED MASTER PLAN

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. RZ-2001-025 **PRESENTED BY:** Flowers & White Engineering
MP-2020-002

REPRESENTING: Colonial Company

SUBJECT: Request approval of a revised master plan to change commercial use to single-family residential and multi-family residential uses for property located on the north side of Atlanta Highway, approximately 600 ft. east of Stoneybrooke Way, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The intended use for this property is to develop single-family residential and multi-family residential. The Envision Montgomery 2040 Comprehensive Plan recommends residential Low Intensity.

Use:	Single-Family Residential (27 lots)	Multi-Family Residential (40 units)
Lot size:	40 ft. minimum	Varies
Setbacks:		
<i>Front:</i>	20 ft.	15 ft.
<i>Rear:</i>	15 ft.	5 ft.
<i>Sides:</i>	5 ft. (each)	5 ft.
<i>Street Side (corner):</i>	10 ft.	5 ft.
Parking:	2 spaces per lot	2 spaces per unit

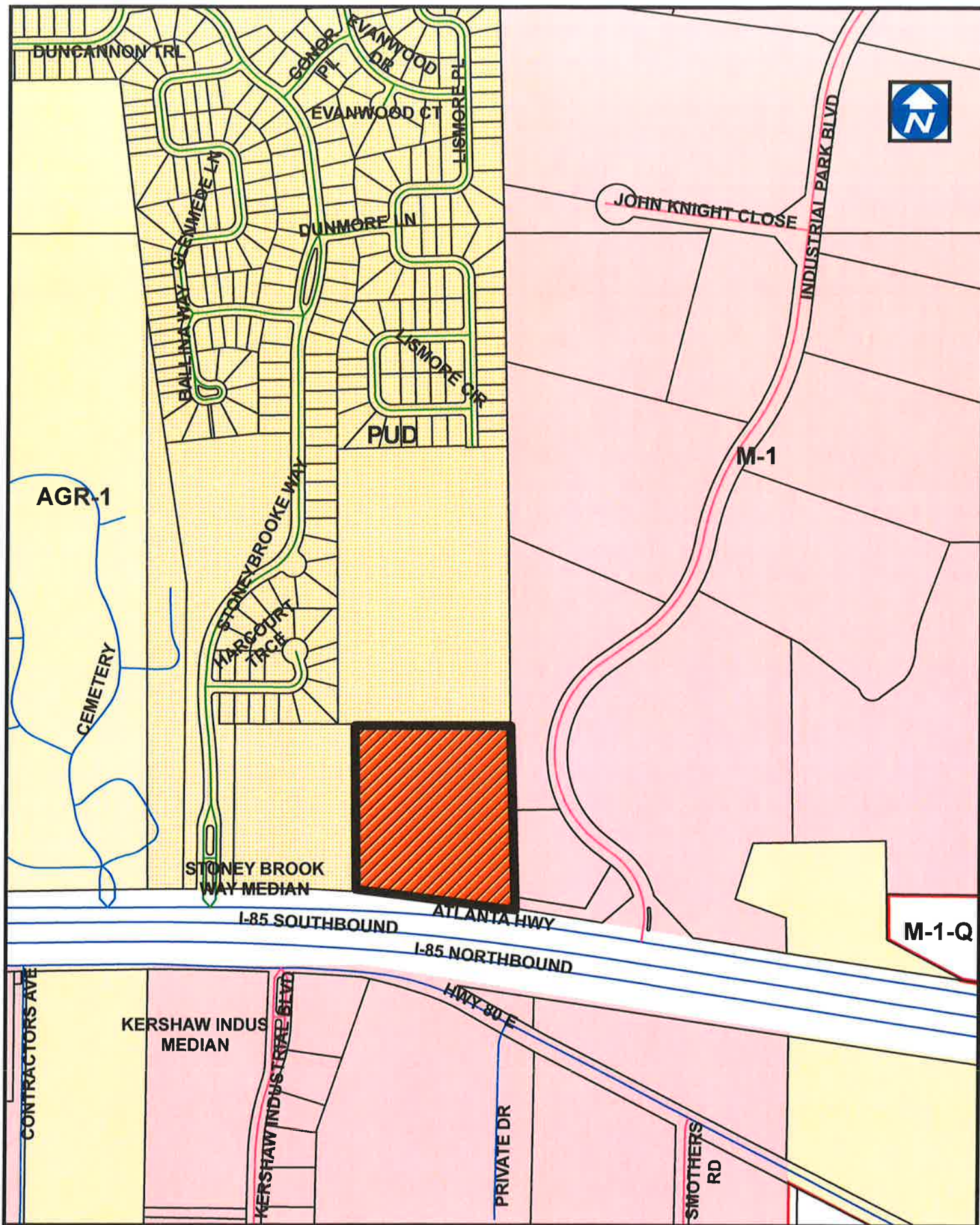
Department of Planning Comment(s): The Planning Department does not object to the proposed rezoning request. The proposed rezoning request is consistent with The Envision Montgomery 2040 Comprehensive Plan for residential land use.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All department comments/requirements must be complied with prior to being released for permitting.



REZONING REQUEST
1 inch = 500 feet

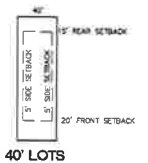
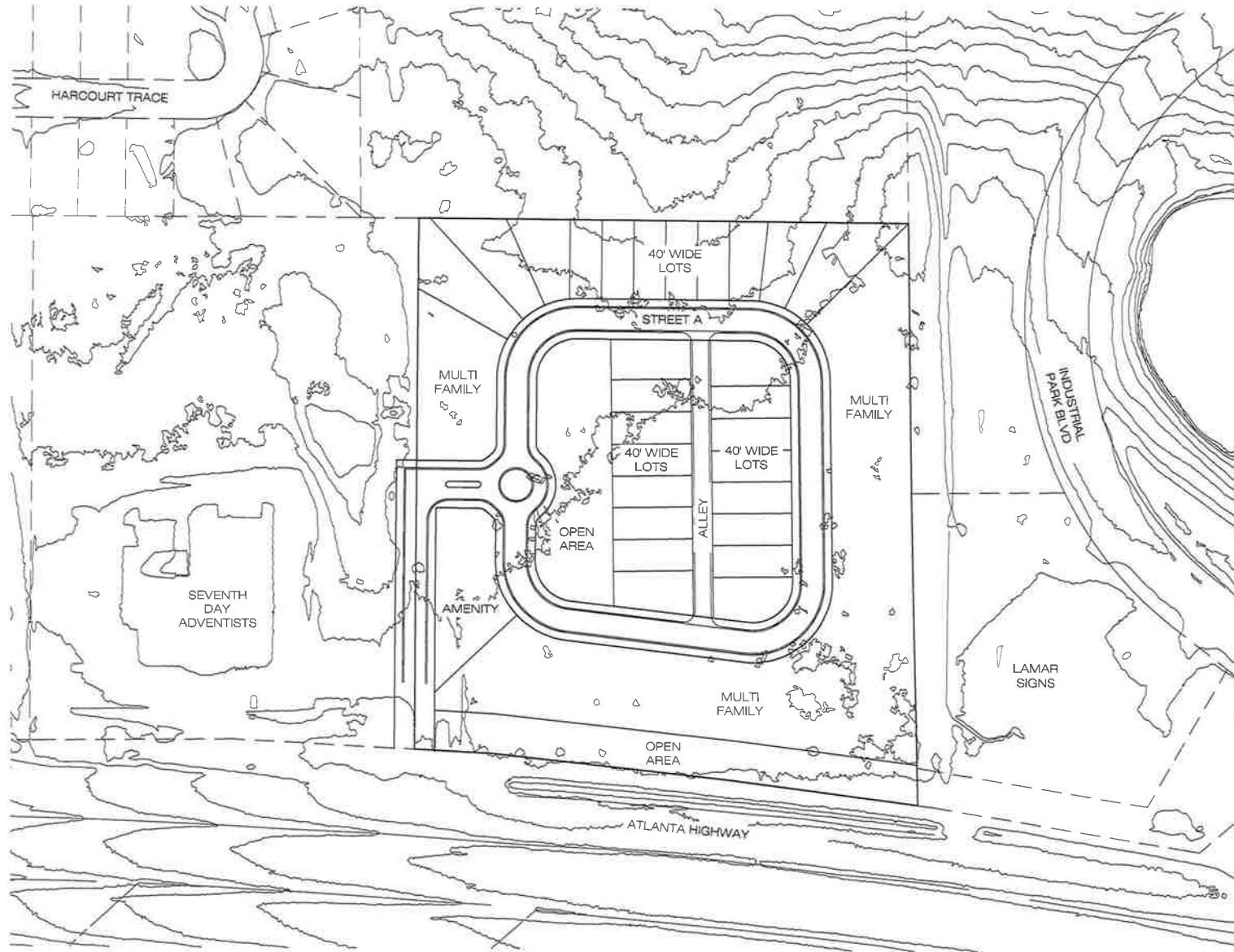
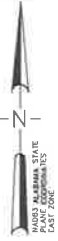
SUBJECT PROPERTY



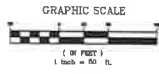
ITEM NO. 9A

SB POD MASTER PLAN

JB



40' LOTS



FLOWERS & WHITE
ENGINEERING, L.L.C.
1000 W. PARKWAY, SUITE 200, MONTGOMERY, AL 36102
PH: 334.834.1111 FAX: 334.834.1112

MASTER PLAN FOR
SB POD
MONTGOMERY, ALABAMA

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Scale: 1/4" = 1' - 0"

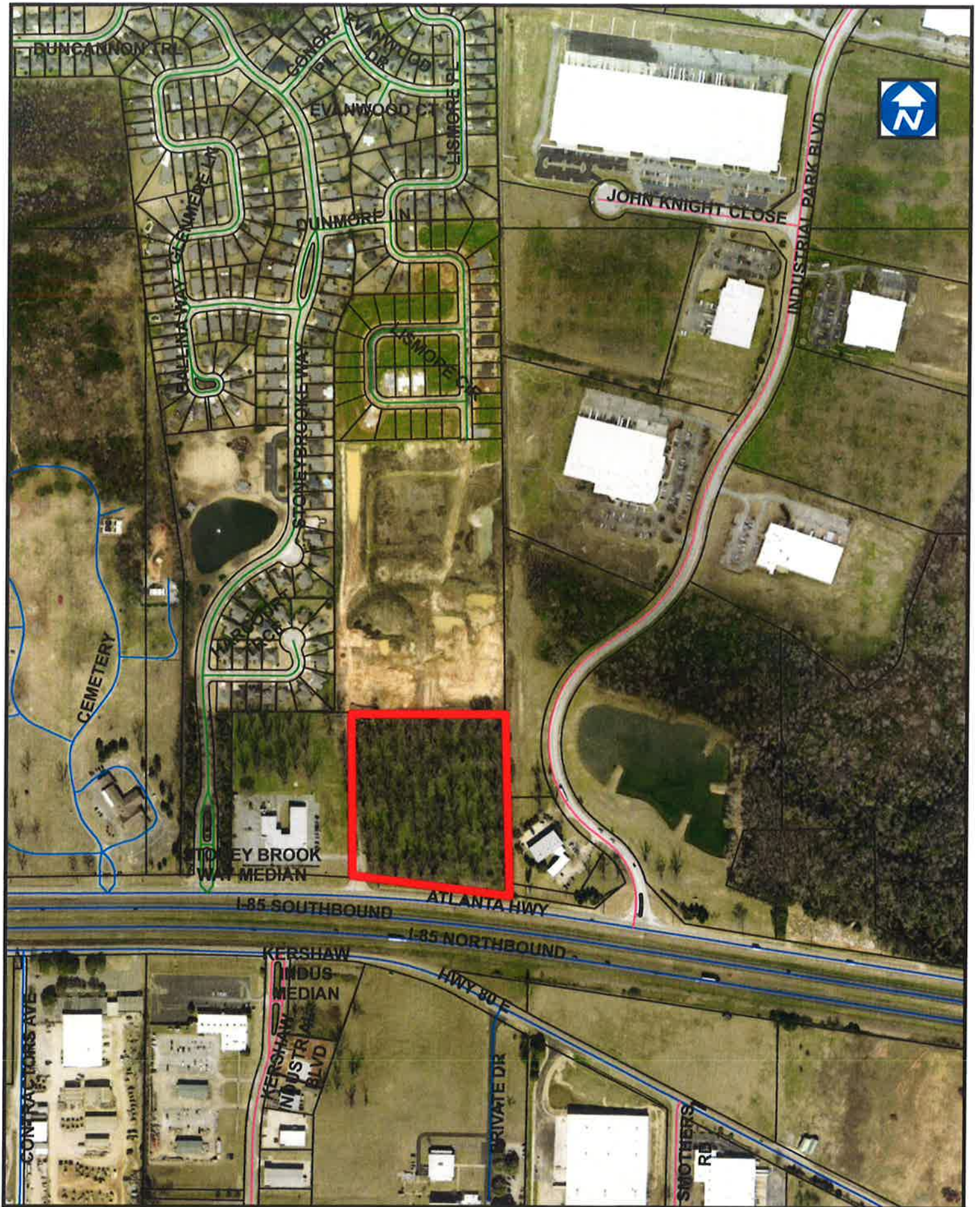
PROJ. # 22-057
DRAWN BY: FJ
CHECKED BY: FJ

DATE: 0-08-22
REV. #
REV. 2
REV. 3

SHEET TITLE:
MASTER PLAN

SHEET NUMBER:

SHEET 01



REZONING REQUEST
1 inch = 500 feet

SUBJECT PROPERTY 

ITEM NO. 9C

10. RZ-2020-019 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Shirley Jones

SUBJECT: Request approval of a master plan and to rezone two (2) parcels of land containing 119 acres located on the south side of Vaughn Road, approximately 1,200 ft. east of Bell Road, from R-85 (Single-Family Residential) and AGR-1 (Residential) Zoning Districts to a PUD (Planned Unit Development) Zoning District.

REMARKS: The intended use for this property is single-family homes. The proposed PUD will be developed under the following guidelines:

Chase Creek Master Plan

Use:	Single-Family Residential (409 lots)
Lot size:	50 ft. minimum
Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	15 ft.
<i>Sides:</i>	5 ft. (each)
<i>Street Side (corner):</i>	10 ft.
Parking:	2 spaces per lot

There is one (1) access from Vaughn Road, and no connection to any surrounding developments. There is a 30 ft. beautification parcel on the east and west property lines. The adjacent properties are R-24-t (Townhouse) and R-75-s (Single-Family Residential) to the north; PUD (Planned Unit Development) to the east; R-60-s (Single-Family Residential) to the south; and R-85 (Single-Family Residential), PGH-40 (Patio-Garden Home), R-65-m (Multi-Family Residential) and O-1 (Office) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends Residential Low Intensity.

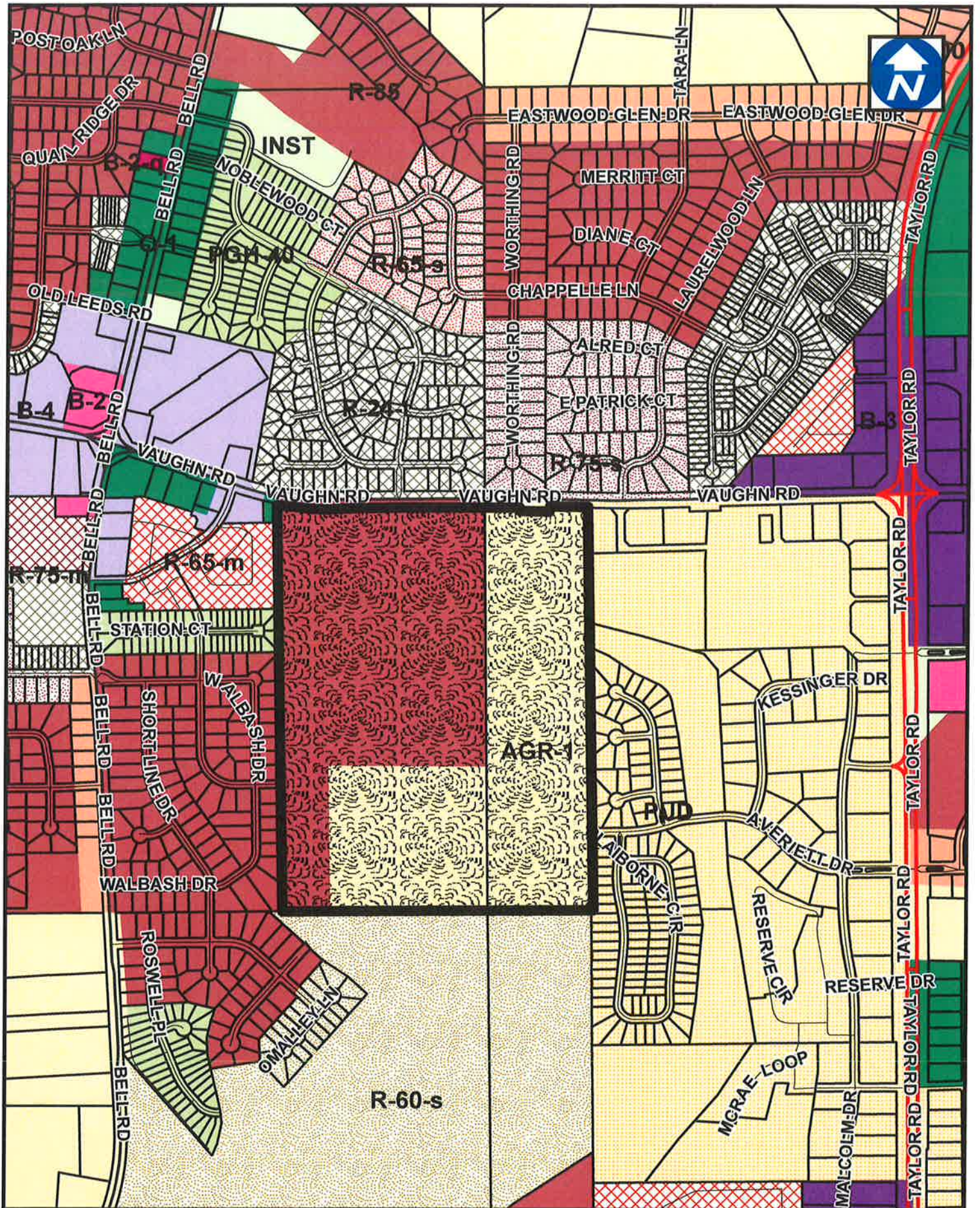
Department of Planning Comment(s): The Planning Department does not object to the proposed master plan and rezoning for single-family residential. The proposed land development is consistent with the Envision Montgomery 2040 Comprehensive Plan and is compatible with immediately adjacent residential house land uses.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All department comments/requirements must be complied with prior to being released for permitting.



REZONING REQUEST SUBJECT PROPERTY

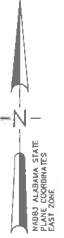
1 inch = 800 feet



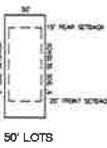
ITEM NO. 10A

CHASE CREEK MASTER PLAN

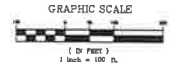
10B



UNITS: ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED



50' WIDE LOTS



FLOWERS & WHITE
 ENGINEERS, P.C.
 10000 W. STATE ST., SUITE 1000
 FLORENCE, AL 36633

MASTER PLAN FOR
CHASE CREEK SUBDIVISION
 MONTGOMERY, ALABAMA

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PROJ # 10000

DRAWN BY: KJ

CHECKED BY: KJ

DATE: 8-28-23

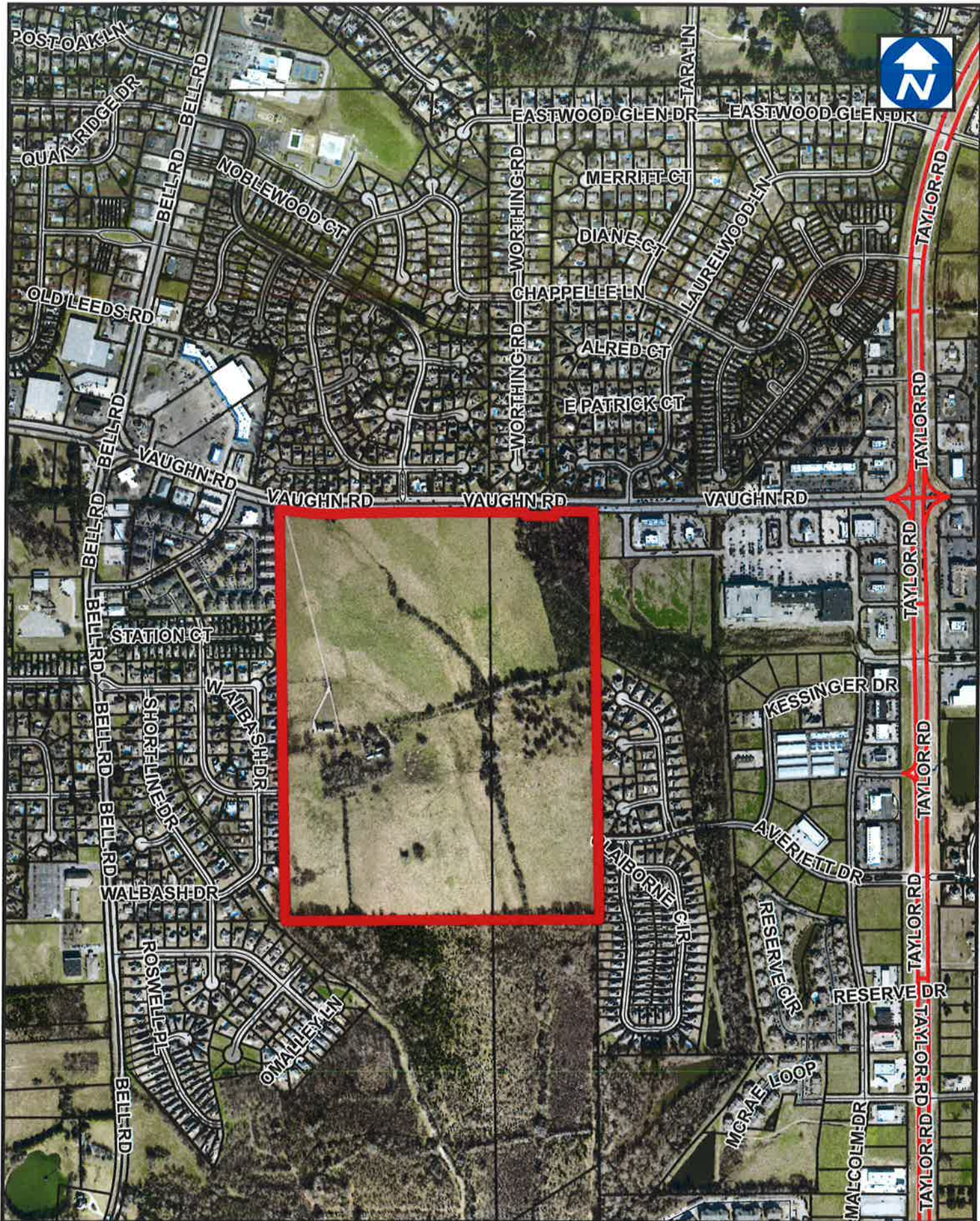
REV. 1

REV. 2

SHEET TITLE:
MASTER PLAN

SHEET NUMBER:

SHEET 01



REZONING REQUEST SUBJECT PROPERTY



ITEM NO. 10C

1 inch = 800 feet

11. RZ-2022-019 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Shirley Jones

SUBJECT: Request approval of a master plan and to rezone two (2) parcels of land containing approximately 133 acres located on the west side of Taylor Road, at the intersection of Park Crossing, from an AGR-1 (Residential Agriculture) Zoning District to a PUD (Planned Unit Development) Zoning District.

REMARKS: The intended use for this property is single-family homes. The proposed PUD will be developed under the following guidelines:

Brentwood Square

Use:	Single-Family Residential (356 lots)
Lot size:	75 ft. minimum
Setbacks:	
<i>Front:</i>	20 ft.
<i>Rear:</i>	15 ft.
<i>Sides:</i>	5 ft. (each)
<i>Street Side (corner):</i>	10 ft.
Parking:	2 spaces per lot

There is one (1) access from Taylor Road, and connections to Malcolm Drive to the north and Taylor Lakes Parkway (future) to the south. There is a 50 ft. beautification parcel running along the entire length of Taylor Road with denied access to Taylor Road for the double-fronting lots. There is one (1) access to Taylor Road that lines up with Park Crossing. The adjacent properties are R-85 (Single-Family Residential), R-65-m (Multi-Family Residential) and B-3 (Commercial) to the north; PUD (Planned Unit Development), AGR-1 (Residential Agriculture), T4-R (General Urban Zone-Restricted), and T4-O (General Urban Zone-Open); PUD (Planned Unit Development) to the south; and AGR-1 (Residential Agriculture) to the west. The Envision Montgomery 2040 Comprehensive Plan recommends Residential Low Intensity.

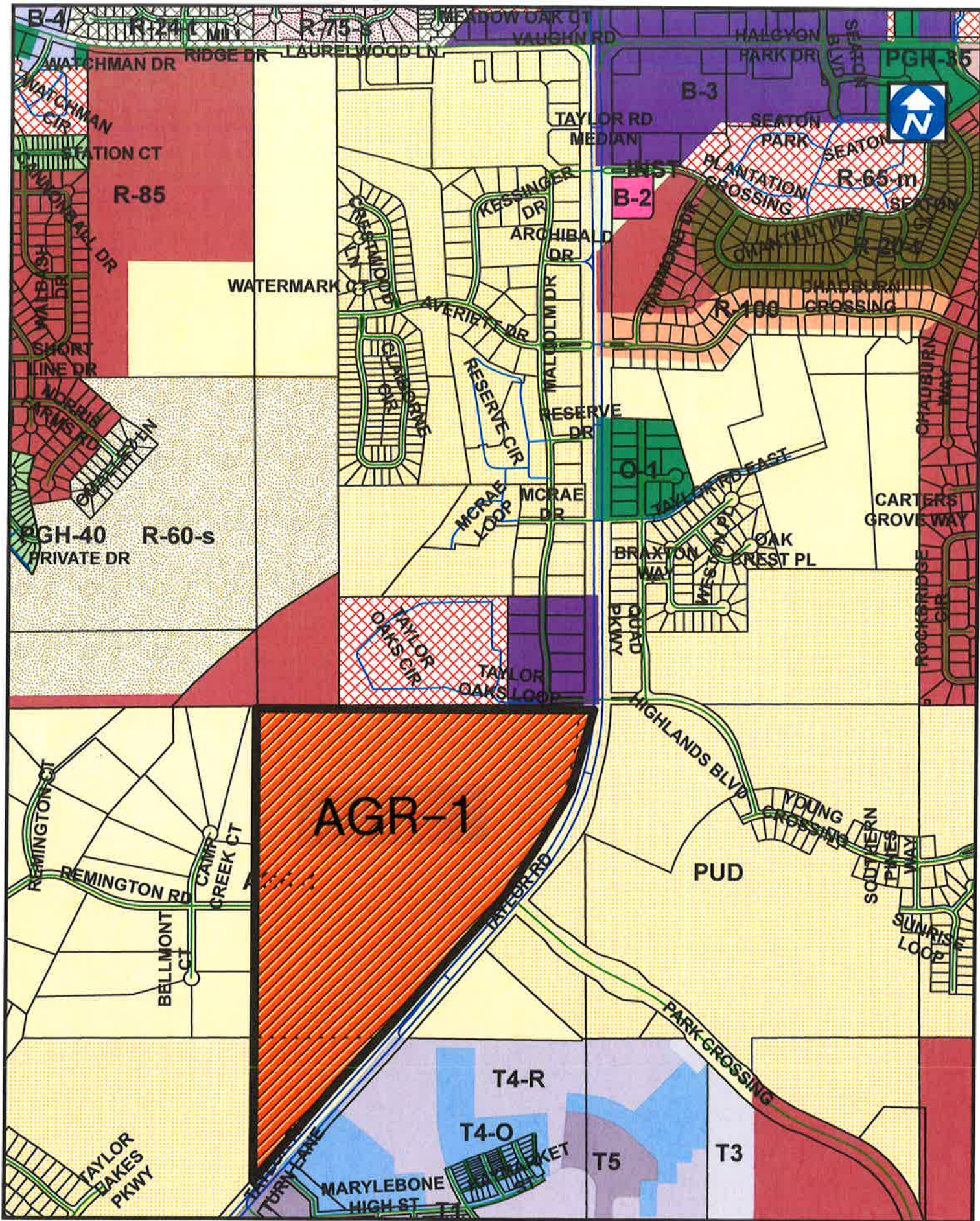
Department of Planning Comment(s): The Planning Department does not object to the proposed master plan and rezoning for single-family residential. This proposed land use is compatible with existing immediately adjacent single family residential land uses.

CITY COUNCIL DISTRICT: 8

PLEASE NOTE:

If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

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REZONING REQUEST
1 inch = 1,000 feet

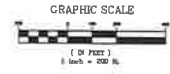
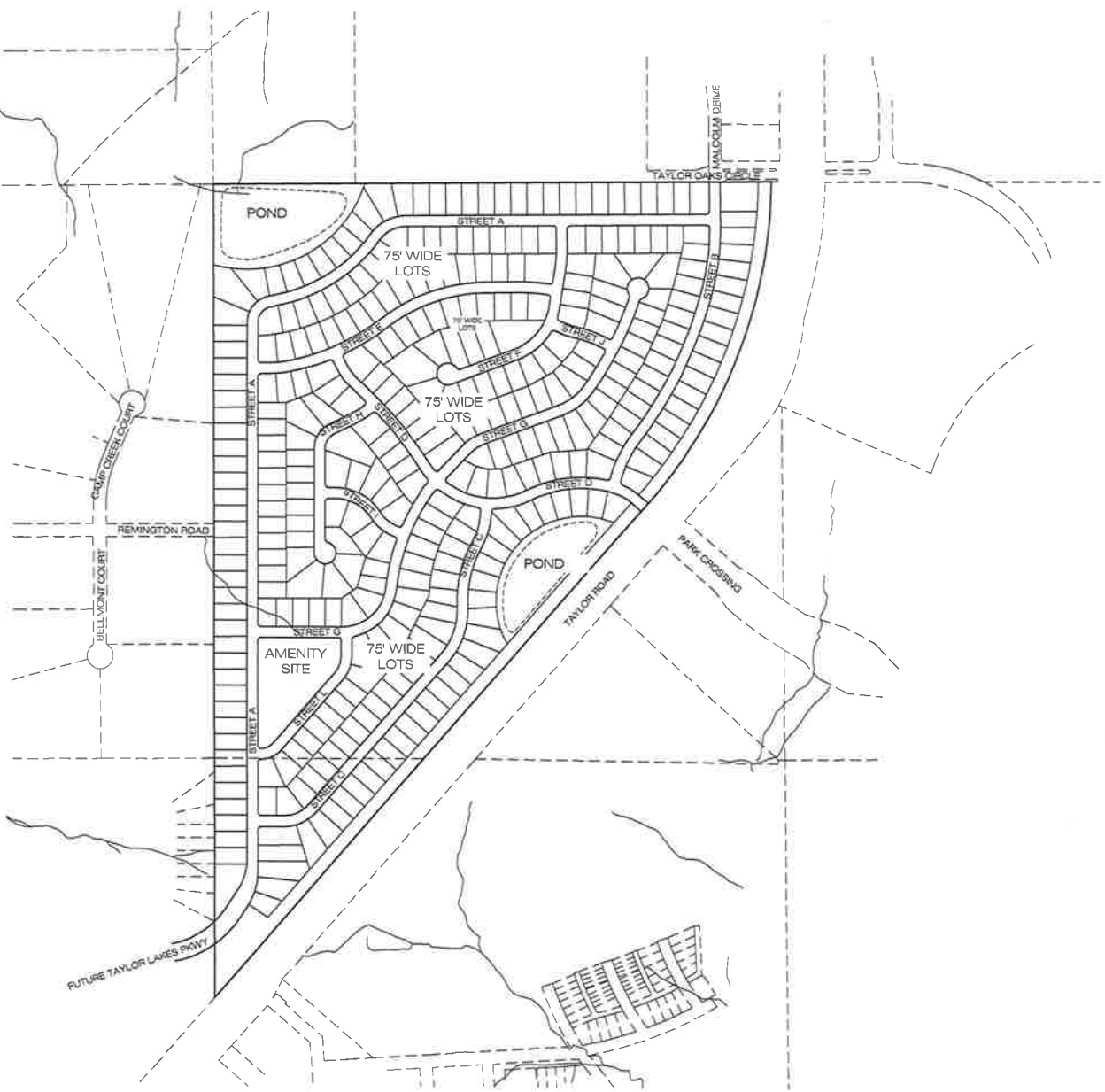
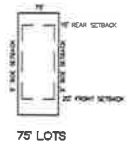
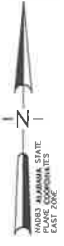
SUBJECT PROPERTY



ITEM NO. 11A

BRENTWOOD SQUARE MASTER PLAN

11B



FLOWERS & WHITE
ENGINEERING, L.L.C.
PO BOX 29744, MONTGOMERY, AL, 36109
TEL: 334.838.9822 - FAX: 334.838.9820

MASTER PLAN FOR
BRENTWOOD SQUARE SUBDIVISION
MONTGOMERY, ALABAMA

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DATE: 08-20-22
DRAWN BY: J.C.
CHECKED BY: K.L.

PROJ #	22-028
DATE	8-20-22
REV. 1	
REV. 2	
REV. 3	

SHEET TITLE:
MASTER PLAN

SHEET NUMBER:
SHEET OF



REZONING REQUEST
1 inch = 1,000 feet

SUBJECT PROPERTY



ITEM NO. 11C