

# Planning Commission Agenda

November 10, 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 October 27, 2022 meeting

**November 10, 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.	9183	Engineering Design Group, LLC	Vaughn Road	Plat	1
2.	9191	Jeffcoat Engineers & Surveyors	Alabama River Pkwy.	Plat	2
3.	9192	“ “	Wares Ferry Road	Plat	3

**Other Business**

Clarion Associates      Zoning Ordinance Update      Public presentation of the Code Assessment

***The next Planning Commission meeting is on  
December 8, 2022***

1. 9183 **PRESENTED BY:** Engineering Design Group, LLC

**REPRESENTING:** OLP RM Partners & TWAS Properties. LLC

**SUBJECT:** Request final approval of Southern Boulevard Corporation Plat No. 3 located on the southwest corner of Vaughn Road and Seaton Boulevard in a B-3 (Commercial) Zoning District.

**REMARKS:** This plat creates four (4) lots. Lot 1 (1.67 acres) has 285.74 ft. of frontage along Vaughn Road and a depth of 238.01 ft. Lot 2 (1.98 acres) has 190.57 ft. of frontage along Vaughn Road and 263.97 ft. of frontage along Seaton Boulevard. Lot 3 (2.80 acres) has 163.62 ft. of frontage along Seaton Boulevard and a depth of 505.40 ft. Lot 4 (3.24 acres) has 90.23 ft. of frontage along Vaughn Road and a depth of 425.17 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

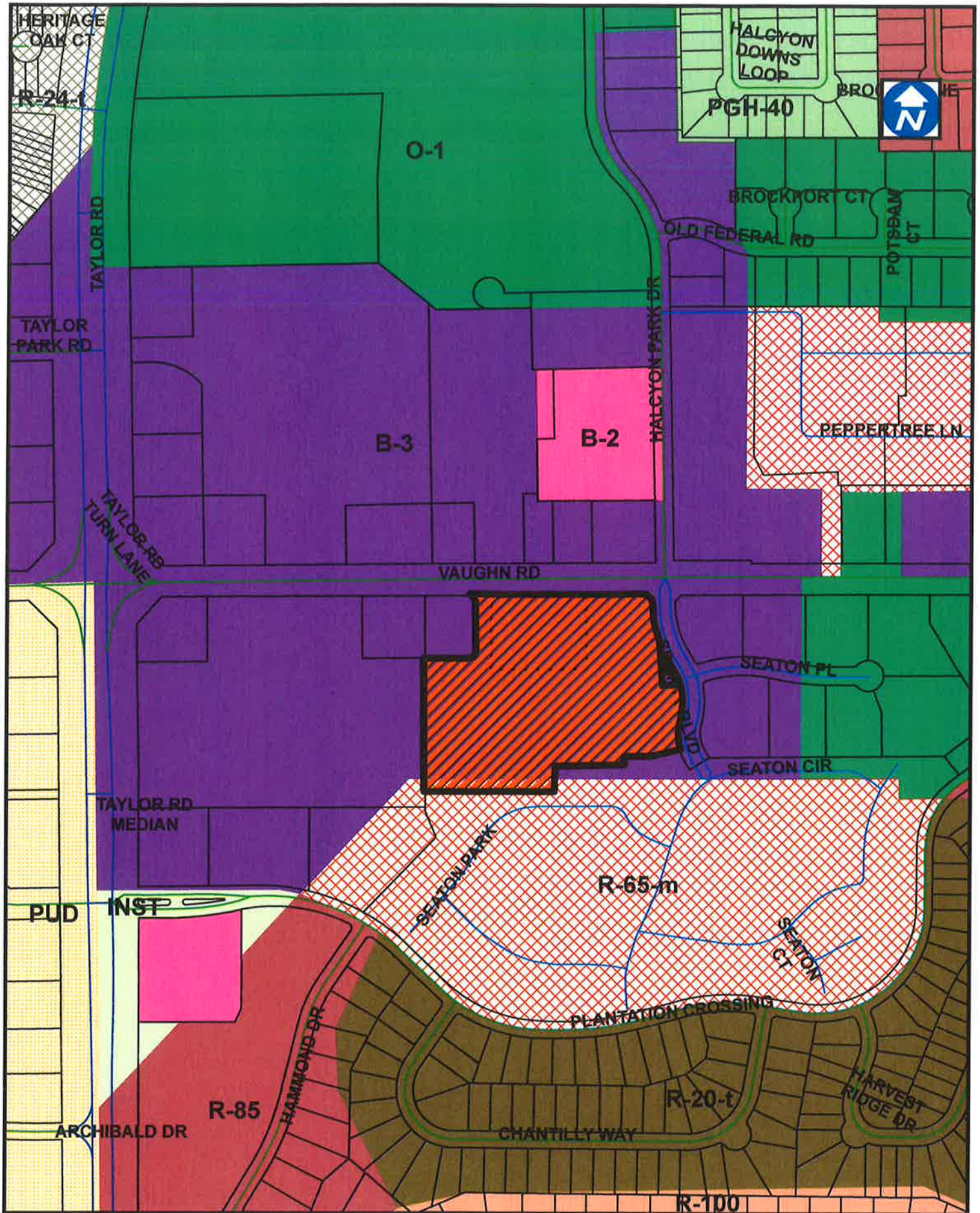
**CITY COUNCIL DISTRICT: 8**

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

**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.**



**PLATS**

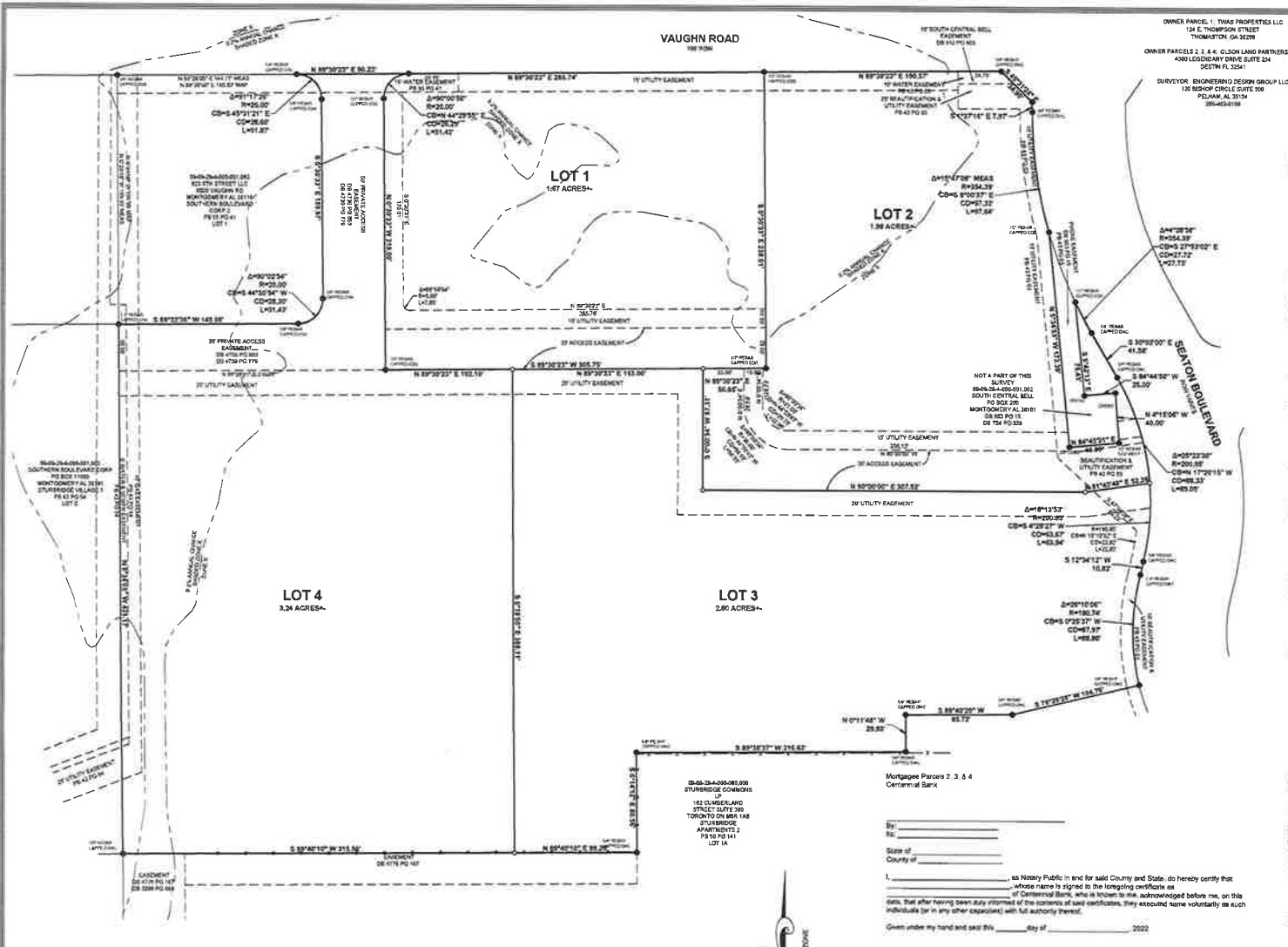
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1A





**SOUTHERN BOULEVARD CORP  
PLAT NO. 3**  
VAUGHN ROAD MONTGOMERY ALABAMA  
SE 1/4 OF SECTION 29 TOWNSHIP 16 NORTH, RANGE 18 EAST,  
MONTGOMERY COUNTY, ALABAMA

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, Rodney Keith Cunningham, a Registered Land Surveyor in the State of Alabama, hereby certify that the property shown on this map is true and correct, that all corners are marked with iron pins or concrete monuments and that they actually exist.

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.

Surveyor's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Rodney Keith Cunningham, P.L.S.  
Alabama License Number 29013

STATE OF ALABAMA  
SHELBY COUNTY

I, Richard Earl Skates, as Notary Public in and for said County and State, do hereby certify that Rodney Keith Cunningham, whose name is signed to the foregoing certificate as a surveyor, who is known to me, acknowledged voluntarily as such individuals (or in any other capacities) with full authority thereof.

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

Notary Public \_\_\_\_\_ My commission expires November 10, 2025

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

TWAS Properties LLC, owner of parcel 1 as shown on attached map of Southern Boulevard Corp Plat No. 3 hereby joins in and signs the foregoing surveyor's certificate and adopts said plan on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

TWAS PROPERTIES LLC.

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
State of \_\_\_\_\_  
County of \_\_\_\_\_

I, \_\_\_\_\_ as Notary Public in and for said County and State, do hereby certify that \_\_\_\_\_ whose name is signed to the foregoing certificate as \_\_\_\_\_ of TWAS Properties LLC, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

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

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

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

Oson Land Partners, LLC, a Florida Limited Liability Company, owner of parcels 2, 3, & 4 as shown on attached map of Southern Boulevard Corp Plat No. 3 hereby joins in and signs the foregoing surveyor's certificate and adopts said plan on this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

OSON LAND PARTNERS LLC, A FLORIDA LIMITED LIABILITY COMPANY

By: C. Richard Olson, Jr.,  
Its Managing Member  
State of \_\_\_\_\_  
County of \_\_\_\_\_

I, \_\_\_\_\_ as Notary Public in and for said County and State, do hereby certify that C. Richard Olson, Jr., whose name is signed to the foregoing certificate as Managing Member of Oson Land Partners, LLC, a Florida Limited Liability Company, who is known to me, acknowledged before me, on this date, that after having been duly informed of the contents of said certificate, they executed same voluntarily as such individuals (or in any other capacities) with full authority thereof.

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

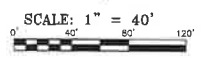
Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

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

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



- NOTES**
1. Easements are based on State Plane Grid (NAD 83 ALABAMA EAST)
  2. Date of Field Survey July 23, 2022.
  3. Purpose of this plat is to create 4 commercial lots.
  4. Easements for sanitary sewer and water mains, if not previously dedicated, are hereby dedicated to the City of Montgomery Water Works and Sanitary Sewer Board, to maintain and assign for repair and expense in the installation and maintenance of sanitary sewer and water lines and their appurtenances.
  5. No permanent structure or trees may be located over any part of these easements.
  6. Subject property is not located in the 1% chance flood hazard area (labeled in Zones X and Shaded X), as shown on Flood Insurance Rate Map No. 15151C02201 effective date February 05, 2014.
  7. All easements or rights of way, vested utility, private drainage, easement, and dedication easements, shown on the plat, if any, are hereby dedicated to the City of and for 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.



SECTION 29, TOWNSHIP 16 NORTH, RANGE 18 EAST, MONTGOMERY COUNTY, ALABAMA

FINAL PLAT

120 BISHOP CIRCLE, SUITE 300  
PELHAM, AL 35124  
TEL - (205) 403-9158  
FAX - (205) 403-9175







**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

1C

2. 9191 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Maddox Family Farm LTD

**SUBJECT:** Request final approval of Maddox Family Farm Plat No. 1 located on the north side of Alabama River Parkway, approximately 75 ft. east of Jackson Ferry Road, in FH (Flood Hazard) and M-3 (General Industry) Zoning Districts.

**REMARKS:** This plat creates one (1) lot. Lot A (2.45 acres) is accessed by a 60 ft. wide leg that runs north and westward off Alabama River Parkway. The lot has a width of 195.21 ft. and a depth of 406.19 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 4

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FH

M-3

ALABAMA RIVER PKWY

JACKSON FERRY RD

R-85

**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2A



# MADDOX FAMILY FARM PLAT NO. 1

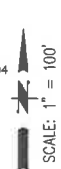
SAID PARCEL OF LAND LYING IN SE 1/4 OF SECTION 24, T-17-N, R-17-E, MONTGOMERY COUNTY, ALABAMA



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

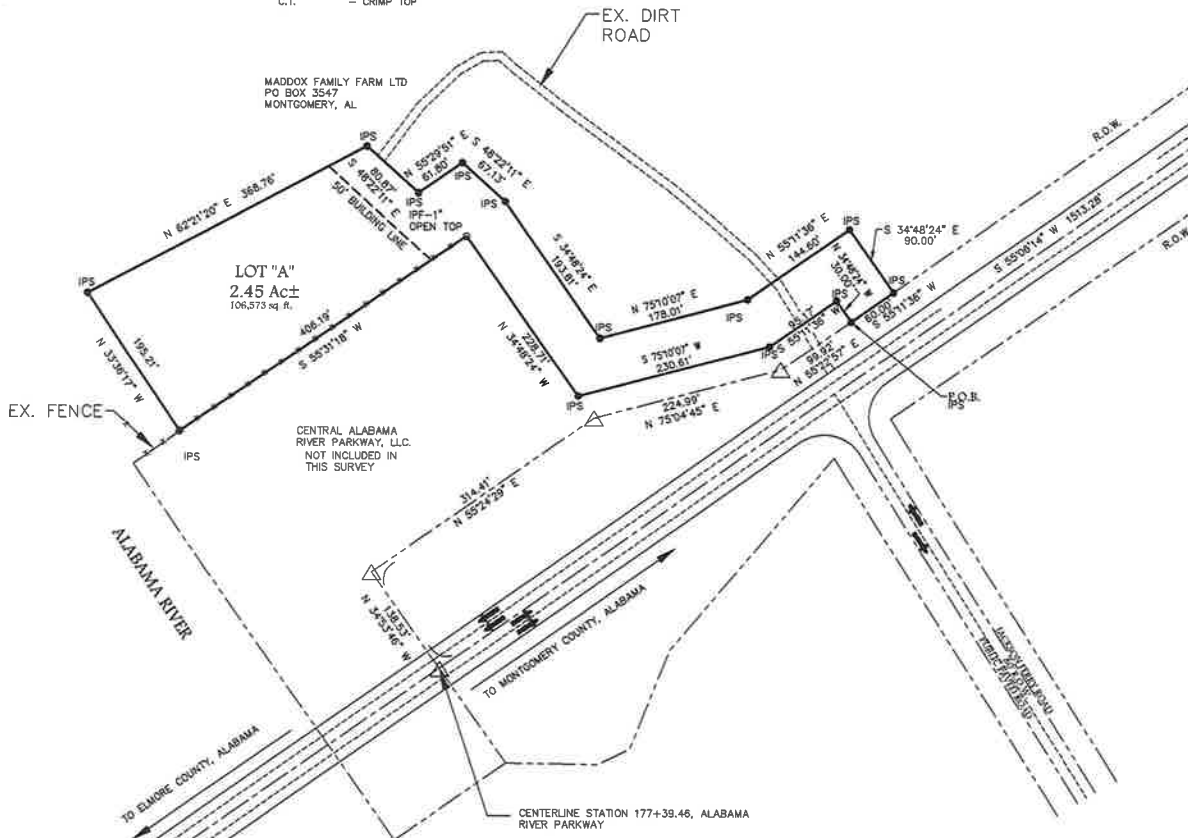
CLANTON  
205-755-3677

TROY  
334-566-0030



**LEGEND:**

- CON. MON. - SET CONCRETE MONUMENT
- CON. MON. - FOUND CONCRETE MONUMENT
- IPS - IRON PIN SET (1/2" DIA WITH PLASTIC CAP READING JEFFCOAT - 9567)
- IPF - IRON PIN FOUND
- FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH - CHORD
- ( ) - DEED OR PLAT CALL
- O.T. - OPEN TOP
- C.T. - CRIMP TOP



**BASIS OF BEARING**

THIS SURVEY HAS BEEN ROTATED TO MATCH THE STATE PLANE COORDINATE SYSTEM, (ALABAMA EAST REGION),

**SOURCE OF INFORMATION**

- RLPY BOOK 3318, PAGE 0354
- DATED: 05/12/2006
- INSTRUCTIONS FROM KEN MADDOX

RESERVED FOR COURTHOUSE RECORDING

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 12th DAY OF OCTOBER, 2022.

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

I, KENNETH R. MADDOX, AGENT, MADDOX FAMILY FARMS, LTD., 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.

KENNETH R. MADDOX, AGENT, MADDOX FAMILY FARMS, LTD.

I, \_\_\_\_\_ THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF ALABAMA HEREBY CERTIFY THAT KENNETH R. MADDOX, AGENT, MADDOX FAMILY FARMS, LTD., 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.

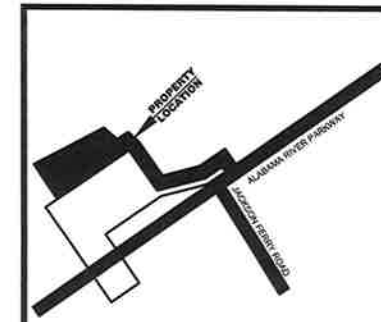
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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: 07/30/2022 JW
PROJECT NAME: MADDOX
PROJECT NO: 22-449
DRAWING NAME: 22-449-MADDOX.DWG
COGO NAME: 22-449MADDOX.CSV
DRAWN BY: BGW
CHECKED BY: OGW
SCALE: 1" = 100'
DATED: 10/10/2022

RESERVED FOR COURTHOUSE RECORDING

2B



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 20

3. 9192 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Rosie Pinkston

**SUBJECT:** Request final approval of Rosie Pinkston Plat No. 1 located on the east side of Wares Ferry Road, approximately 400 ft. north of Rhodes Lane, in an AGR-1 (Residential Agriculture) Zoning District.

**REMARKS:** This plat creates two (2) lots. Lot 1 and Lot 2 are both accessed by a 30 ft. private access easement that runs east off Wares Ferry Road. Lot 1 (2.0 acres) has a width of 208.71 ft. and a depth of 417.42 ft. Lot 2 (2.0 acres) has a width of 208.64 ft. a depth of 417.42 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 4

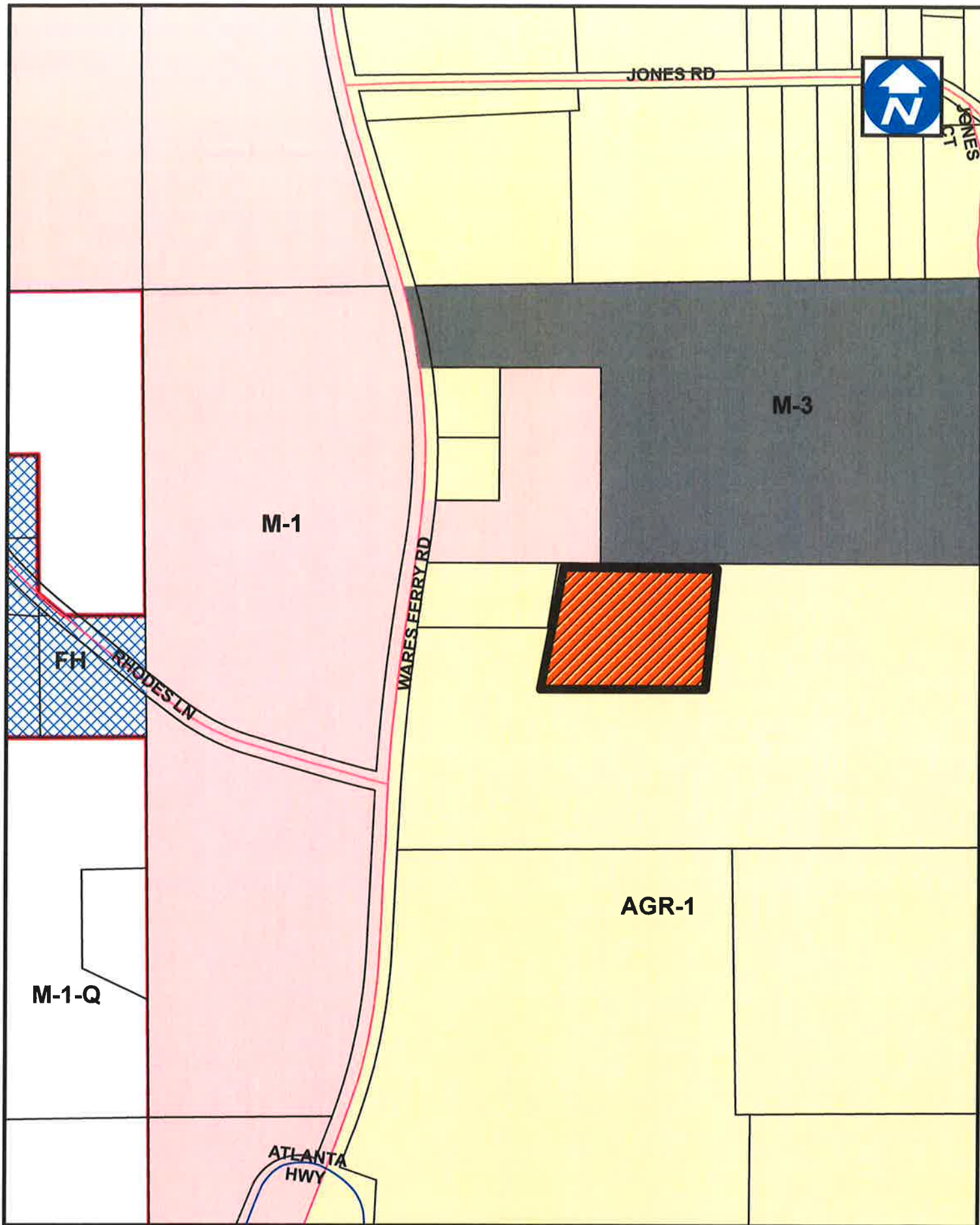
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SUBJECT PROPERTY



ITEM NO. 3A

# ROSIE PINKSTON PLAT NO. 1

BEING A PART OF LOT 2 OF THE M.B. JUDKIN PROPERTY RECORDED IN PLAT BOOK 3, AT PAGE 88, IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA, A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA.

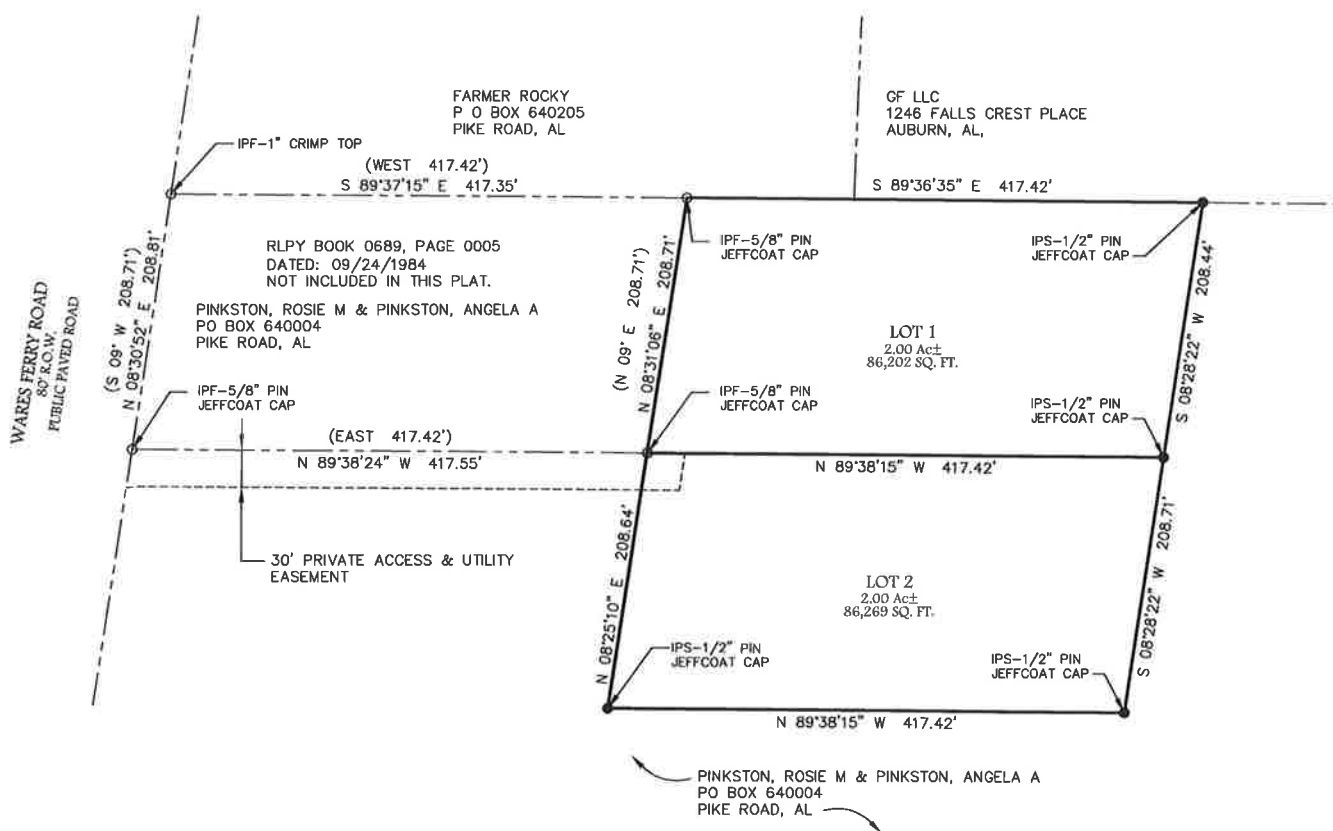
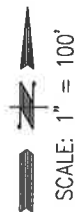
JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.  
928 SOUTH HULL STREET  
MONTGOMERY, ALABAMA 36104  
(334) 265-1246

CLANTON  
205-755-3677

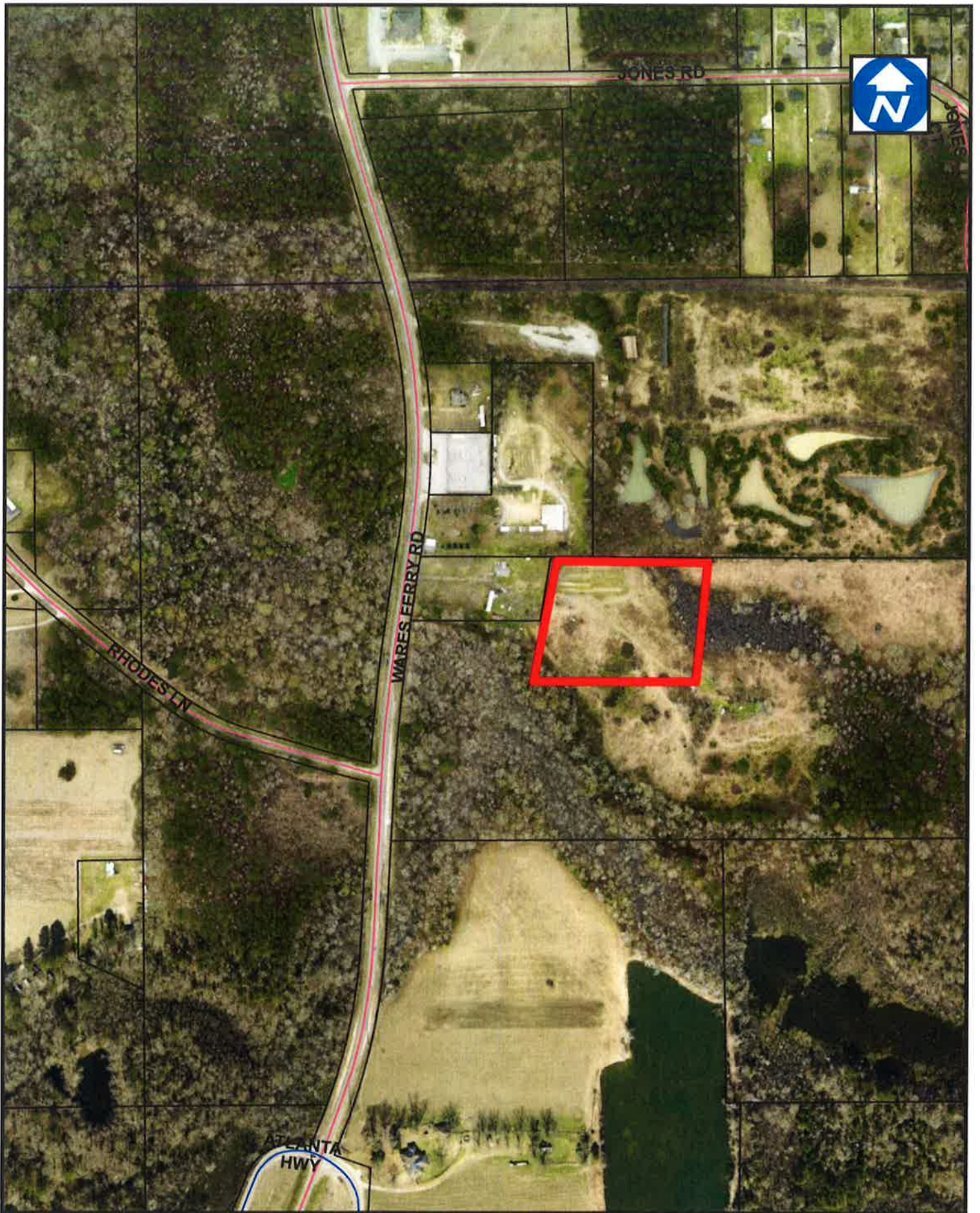
TROY  
334-566-0030

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- CON. MON. - FOUND CONCRETE MONUMENT
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**PLATS**

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SUBJECT PROPERTY



ITEM NO. 30