

Planning Commission Agenda

December 8, 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 November 10, 2022 meeting

December 8, 2022

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2022-026	Asaf Fligelman	Hilmar Court	Rezoning	1
2.	9138	Goodwyn, Mills, & Cawood	Edna Brake Lucas Dr	Plat	2
3.	9195	“ “	Todd Road	Plat	3
4.	RZ-2022-025	Jeffcoat Engineers & Surveyors	Dozier Road	Rezoning	4
5.	9194	“ “	Dozier Road	Plat	5
6.	9193	Larry E. Speaks & Associates	Perry Hill Road	Plat	6
7.	RZ-2022-023	“ “	Mobile Highway	Rezoning	7

*The next Planning Commission meeting is on
January 26, 2023*

1. RZ-2022-026 **PRESENTED BY:** Asaf Fligelman

REPRESENTING: CWP Montgomery I LLC

SUBJECT: Request to rezone one (1) lot located at the north end of Hilmar Court from a B-3 (Commercial) Zoning District to an R-65-m (Multi-Family Residential) Zoning District.

REMARKS: The intended use for this property is multi-family residential. The owner proposes to convert the existing extended stay hotel into garden-style apartments. The adjacent property has B-3 (Commercial) zoning to the east, south and west, and I-85 to the north. The Envision Montgomery 2040 Comprehensive Plan recommends ‘Community Commercial’.

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 Future Land Use and Character Map and Use Table under the Secondary Use Tables allowed.

CITY COUNCIL DISTRICT: 9

PLEASE NOTE:

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

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



1A

COMMUNITY COMMERCIAL (CC)

Smaller-scale commercial development located near the edges of commercial corridors or as standalone clusters near major intersections and highway interchanges. These areas have smaller commercial footprints than those within Flex Commercial while providing necessary services to nearby employment centers, multi-family and single-family neighborhoods. Community Commercial primarily includes auto-oriented development patterns but should allow for various forms of connectivity to employment centers and residential neighborhoods.

INTENT

- ★ Promote design for various modes of transportation (walk, bicycle, automobile, transit) with connectivity to neighboring employment centers and neighborhoods.
- ★ Emphasize strategic redevelopment opportunities for smaller, key intersections and highway corridors.
- ★ Improve pedestrian and vehicular connectivity between residential neighborhoods and non-residential areas.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.



PRIMARY USES

- ★ Small-format Commercial
- ★ Office

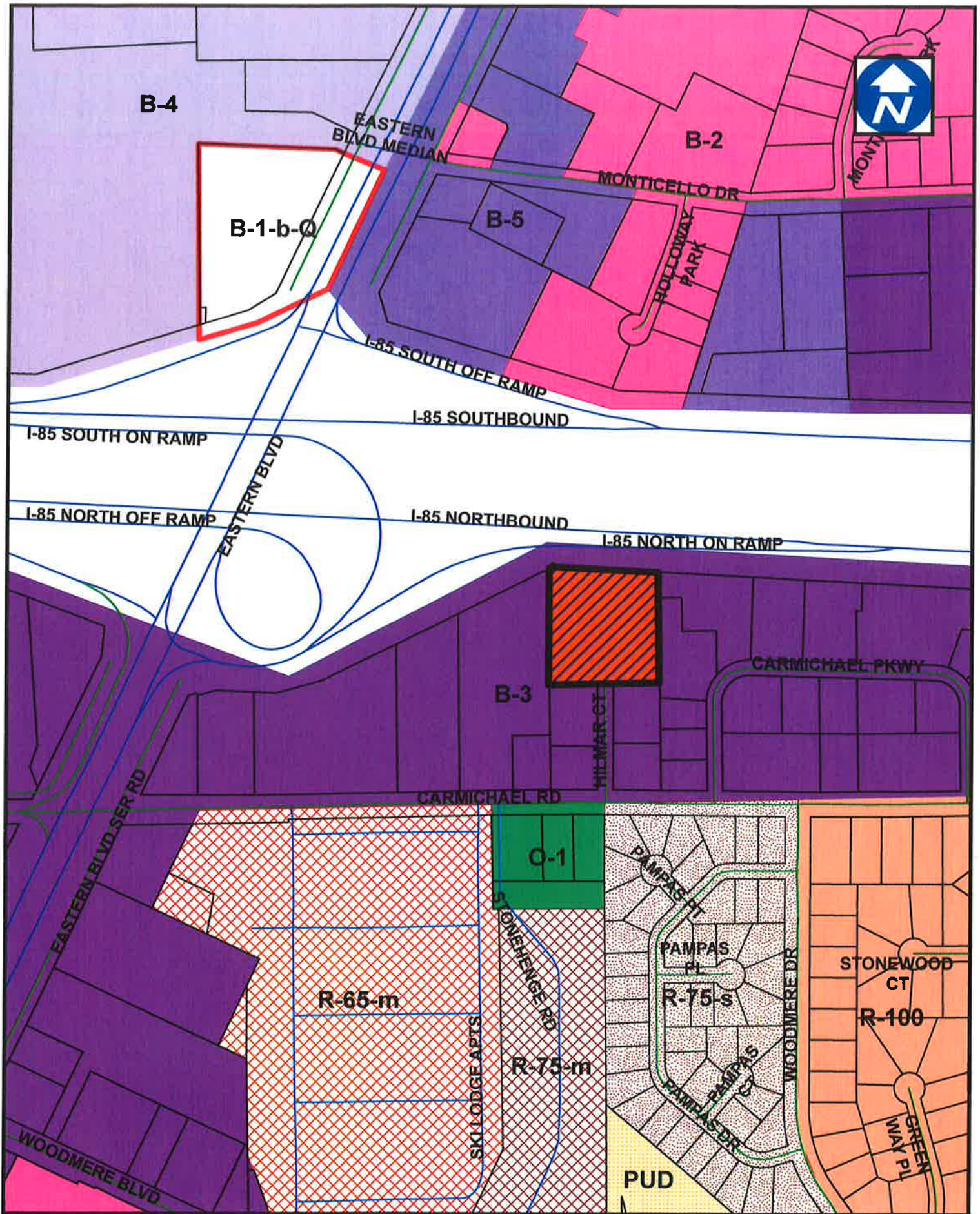
SECONDARY USES

- ★ Multi-family Residential
- ★ Civic / Institutional

BUILDING BLOCKS

Height Range	1 - 2 stories
Building Form	Small footprint buildings that may be occupied by a single or multiple tenants, attached or freestanding
Building Setback	30 - 50 feet
Streets	Along primary corridors with shared access points connecting individual developments

Transportation	Potential for walking and biking, transit, automobile
Parking	Shared parking areas located in off-street parking lots.
Open Spaces	Increased landscaping and "green infrastructure" elements, plazas, parks

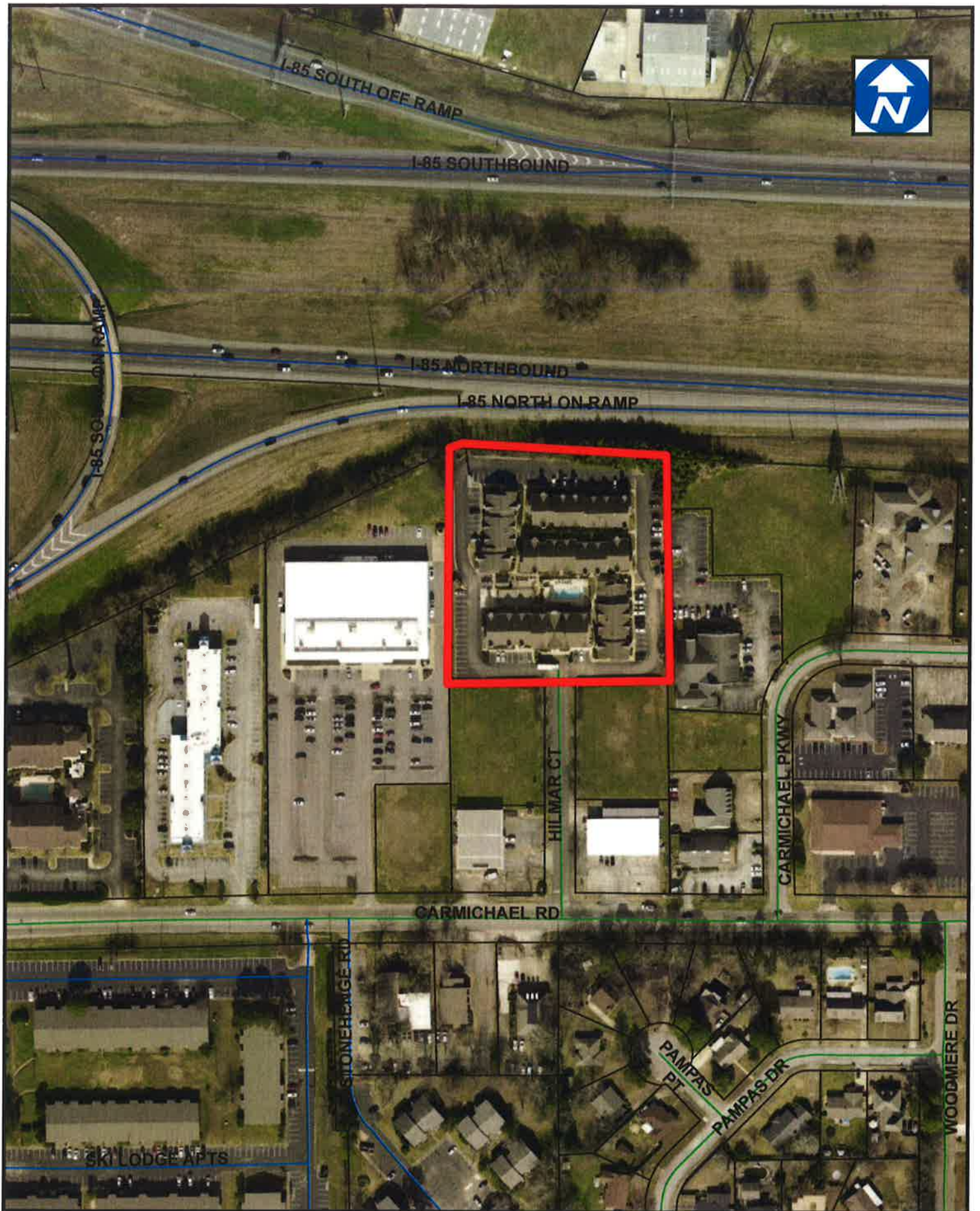


REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1B



REZONING REQUEST
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10

2. 9138 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Lucas Isaiah Trust

SUBJECT: Request final approval of Farris Plat No. 1 located on the south side of Edna Brake Lucas Drive, approximately 1,000 ft. east of Wares Ferry Road, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1) lot. Lot 1 (2.0 acres) has 270.45 ft. of frontage along Edna Brake Lucas Drive and a depth of 323.75 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

PLEASE NOTE:

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KILBY DR

M-3

WARES FERRY RD

EDNA BRAKE LUCAS DR

AGR-1

B-2-c

O-1

M-1

JONES RD

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A

2B



NOTE:
 Alabama Power Company and/or One Electric Cooperative is granted the right to construct, install, operate and maintain in this site, including all overhead, cables, conductors and other appliances necessary to the power service, within a six (6) foot wide easement along the centerline of the driveway and other appliances necessary to the power service, within a six (6) foot wide easement, together with all the rights and privileges necessary or convenient for the installation, repair and removal thereof, and also the right to cut and keep clear all trees, underbrush, shrubs, vines and other growth, and to keep clear any and all obstructions or utilities of whatever character on, under and above said land. Also included is the right granted herein to the right to install service lines serving from said site to the foot-wide easement to the buildings constructed on the lots within this plat.

All utility and service easements shown herein, if any, are for the use of any utility which may require them. These easements include the right of ingress and egress for maintenance of the property, building and appliances included herein.

All surface drainage easements shown herein, if any, are for surface drainage to be maintained as such but by that lot's property owner. This lot owner shall be, direct or otherwise, liable for the flow of water across, along and/or under said private drainage easements, installation and maintenance of property in this easement area not the responsibility of the City of Montgomery, Alabama.

All easements or right of way, except utility, private drainage and private access easements, shown on this site, if any, are hereby dedicated to the City and/or County of Montgomery, Alabama, to public use. These dedicated easements or right of way include the right of ingress and egress by City public Utility employees for maintenance of the property included within the easements or right of way. No permanent structure may be placed or erected on any part of these easements or right of way.

Dedication for utility sewer and water lines shown herein, if any, or if not already dedicated, are hereby dedicated to the Water Works and Sewer Service Board of the City of Montgomery, Alabama. Its successors and assigns, its ingress and egress to the installation and maintenance of sanitary sewer lines and water lines and their appurtenances. No permanent structure may be placed or erected on any part of these easements.

- Street system herein, if not previously dedicated, are hereby dedicated for dedication to public use.
- Easements and Restrictions to be included with plat:
- Only built residential homes of 2,500 sq. ft. or more are allowed on this property.
 - No portable buildings or mobile home buildings are allowed on property.
 - All buildings shall be constructed of durable materials.
 - Durable materials, equipment, and non-permanent structures of those which current laws and regulations must not be stored around or placed on the property, but otherwise or converted to a concrete or masonry structure.
 - All buildings and yard must be regularly maintained, cleaned and free of trash, garbage, junked vehicles, refuse and debris.
 - Easements and restrictions are to be made a part of the plat/dedication to future owners.
 - Violations of any restrictions are subject to legal remedies.

STATE OF ALABAMA)
 MONTEGOMERY COUNTY)
 BEING AS A FOUND CONVEYED BEING LYING AT THE NORTHWEST CORNER OF LOT 2, MAP OF BLOUNT PROPERTIES PLAT NO. 1 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTEGOMERY COUNTY, ALABAMA IN PLAT BOOK 303, AT PAGE 120, THENCE RUN ALONG THE NORTH LINE OF SAID LOT 2 SIXTYEIGHT (68) FEET TO A 327° 51' 43" BEARING AND SIX (6) FEET BROADEN THENCE RUN NORTH 41° 10' 23" 7" FEET TO A 361° 51' 06" BEARING, ONE (1) FOOT FURTHER LYING ON THE SOUTH BOUNDARY OF SAID BLOUNT LUCAS ROAD (NOW WARES FERRY ROAD) RUN ALONG SAID BOUNDARY OF SAID WARES FERRY ROAD AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTEGOMERY COUNTY, ALABAMA IN PLAT BOOK 303, AT PAGE 120, THENCE LEAVING SAID RIGHT OF WAY, RUN ALONG WEST LINE OF SAID LOT 2 SIXTYEIGHT (68) FEET TO THE POINT OF BEGINNING.

SAID PARCEL LYING AND BEING SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, T-18-N, R-30-E, MONTEGOMERY COUNTY, ALABAMA, AND CONTAIN 2.3 ACRES (21,148.32 SQ. FT.) MORE OR LESS.

ALSO A POSITION FOUND, AS SHOWN ON SURVEY, BEARING BEARING'S NORTH BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM DATUM 2011

Alabama State Plane
 East 8 Zone

Map of
FARRIS PLAT 1
 1/11 of The Northeast Quarter of the Northeast Quarter of Section 7
 T 18 N, R 30 E
 Montgomery County, Alabama

Goodwyn, Mills & Cawood, LLC.
 Engineers - Architects - Planners - Surveyors
 2800 Southview Lane, Suite 300
 Montgomery, ALABAMA 36117
 205-952-2135
 Fax 205-975-1535

NOVEMBER 2012

DRAWN BY: JTB

DATE: 11/15/2012

SCALE: AS SHOWN

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

Edna Brake Lucas Dr.

Wares Ferry Rd.

STATE OF ALABAMA)
 MONTEGOMERY COUNTY)

I, the undersigned, Janice Rosemar Lucas Brown-Wilson, as Trustee of the Lucas Isiah Trust, owner of the property shown hereon, hereby state to wit, execute and sign the foregoing certificate, plan and map, and accept and consent said instrument on this ___ day of _____, 2012.

I was Isiah Trust

Janice Rosemar Lucas Brown-Wilson
 Trustee

STATE OF ALABAMA)
 MONTEGOMERY COUNTY)

I, the undersigned Authority, a Notary Public in and for said State and County, hereby certify that Janice Rosemar Lucas Brown-Wilson, as Trustee of the Lucas Isiah Trust, is signed to the foregoing instrument and that who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, executed the same voluntarily for use as the act of said Trust.

Given under my hand and seal on this ___ day of _____, 2012.

NOTARY PUBLIC
 My Commission Expires: _____

STATE OF ALABAMA)
 MONTEGOMERY COUNTY)

I, Shawn Yuba, a registered Land Surveyor of Montgomery, Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama, to the best of my knowledge, information and belief.

Shawn Yuba, PLS R/C 31552-5 Date _____

STATE OF ALABAMA)
 MONTEGOMERY COUNTY)

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on November 10, 2012, and is approved according to the Code of Alabama 11-31-32:

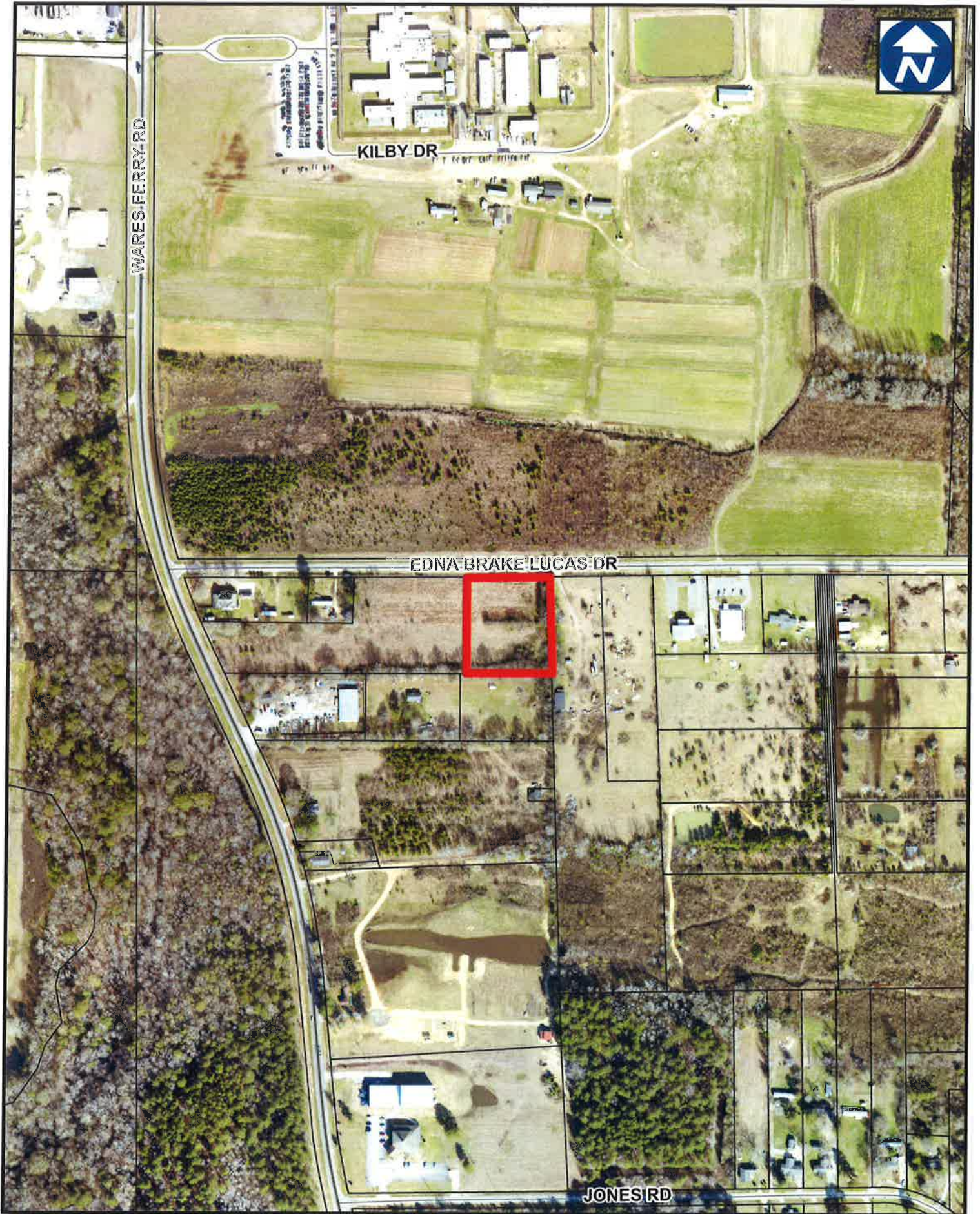
Thomas M. Tyson, Jr.
 Executive Secretary Date _____

STATE OF ALABAMA)
 MONTEGOMERY COUNTY)

This plat has been submitted to and approved by the Montgomery County Engineer for recording in the Office of the Judge of Probate of Montgomery County, Alabama.

George C. Speake
 Montgomery County Engineer Date _____

RECEIVED
 NOV 15 2012
 LAND USE DIVISION



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9195 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Montgomery East, LLC

SUBJECT: Request final approval of Todd Road Street Dedication Plat No. 1 located at the southernmost end of Todd Road in an M-1 (Light Industry) Zoning District.

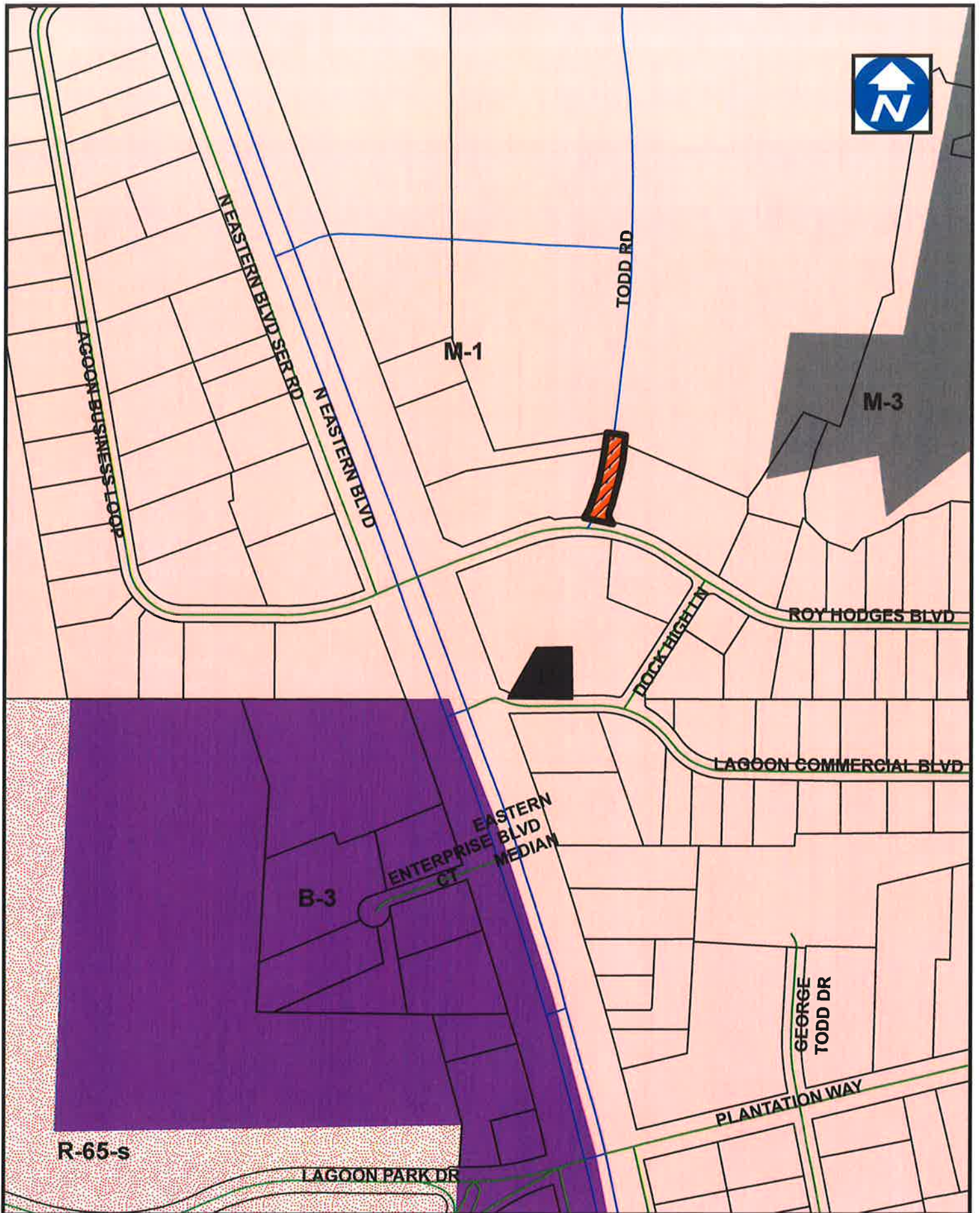
REMARKS: This plat dedicates approximately 264 ft. of the southernmost end of Todd Road (proposed 60 ft. ROW) as a public street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 2

PLEASE NOTE:

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

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A



SPILLAGE AND FLOOD HAZARD AGREEMENT

This property discharges water from a surface water drainage system and street(s) hereby being dedicated to the City of Montgomery, Alabama. The Owners of said property hereby convey to the City of Montgomery, Alabama, the right and privilege of discharging, spilling, dumping or draining a surface drainage water onto and across the adjacent lands of the Owner from the aforesaid surface water drainage system; and

It is expressly understood and agreed that the undersigned reserve to themselves, their heirs and assigns, the right and privilege, upon the development of their land as a city thoroughfare, or in any time they or their heirs and assigns shall deem it desirable so to do, to alter the flow of such drainage, such a revision to be in accordance with the minimum specifications of the City of Montgomery, Alabama, with the understanding, however, that the said surface water herein provided for shall be received and allowed to be discharged, spilled, dumped or drained into such altered drainage system.

The Owners further agrees to **HOLD THE CITY HARMLESS** for any damage or injury by storm water runoff to physical property of life, human or animal. The agreement herein is and shall remain in effect so long as the land and shall be binding upon itself, its successors and assigns.

NOTES

Alabama Power Company is granted the right to construct, install, operate and maintain its facilities, including air conductors, poles, transformers and other appurtenances necessary in the construction thereof, within a ten (10) foot right-of-way along that portion of each lot abutting a dedicated street, and any other utility easement shown, for the underground transmission and distribution of electric power, together with all the rights and privileges necessary to construct for the full enjoyment of said thereof, including the right of ingress and egress to any other said facilities and the right to construct, install, operate, repair and maintain thereof; and also the right to cut and keep clear of trees, undergrowth, shrubs, rocks and other growth, and to keep clear any and all obstructions or obstacles of whatever character, on, under and about said facilities, also not other of the right granted herein, so the right to install service laterals running from said ten (10) foot wide right-of-way to the buildings from buildings constructed in the lot within the plat.

All easements for rights of way, utility easements, private drainage and private access easements, shown on this plat, if any, are hereby dedicated to the City and County of Montgomery, Alabama, for public use. These dedicated easements include the right of ingress and egress to the public County easements for maintenance of the property included within the easements. No permanent structure may be placed or erected on any part of these easements.

All utility and private access easements shown herein, if any, are for the use of any utility which they require them. These easements include the right of ingress and egress for maintenance of the property, facilities and appurtenances included therein. All private drainage easements shown hereon, if any, are for surface drainage as needed, installation and maintenance of property in these easements are not the responsibility of the City or County of Montgomery, Alabama.

Easements for sanitary sewer and water lines shown hereon, if any or if not previously dedicated, are hereby dedicated to the Water Works and Sanitary Sewer Board of the City of Montgomery, Alabama, its successors and assigns, for ingress and egress to the installation and maintenance of sanitary sewer and water lines and their appurtenances. No permanent structure may be placed or erected on any part of these easements.

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



Map of
TODD ROAD STREET DEDICATION PLAT NO. 1

Lying in the South Half of Section 36, T-17-N, R-18-E
Montgomery County, Alabama

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

2660 EastChase Lane, Suite 200
Montgomery, Alabama 36117
Office (334) 271-3200
Fax (334) 272-1586

November, 2022 Scale: 1"=60'

Office Checked	Drawn By	Field Sketched	Project Number	Checked	Date
BY/SG	MCL		2200088	MCL	11.02.22

Montgomery\CMOIM PROJ\HODGES COMMERCIAL REAL ESTATE
MPS LEE HSI TODD ROAD STREET DEDICATION PLAT.dwg
1/20/22 SF = 10,285 AC ±

ALL PMS ARE 1/2" REDBAR WITH G&C
CAP CAD00156 UNLESS OTHERWISE NOTED.

STATE OF ALABAMA)
MONTGOMERY COUNTY)

The undersigned, Montgomery East, Inc., an Alabama corporation, owner of the property shown herein, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map and adopts and approves said instrument on this _____ day of _____, 2022.

Montgomery East, Inc.,
an Alabama Corporation

Juanita Hodges Markwalter, President

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that Juanita Hodges Markwalter, whose name as President of Montgomery East, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, and as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company on the day the same bears date.

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

Notary Public _____
My Commission Expires _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)

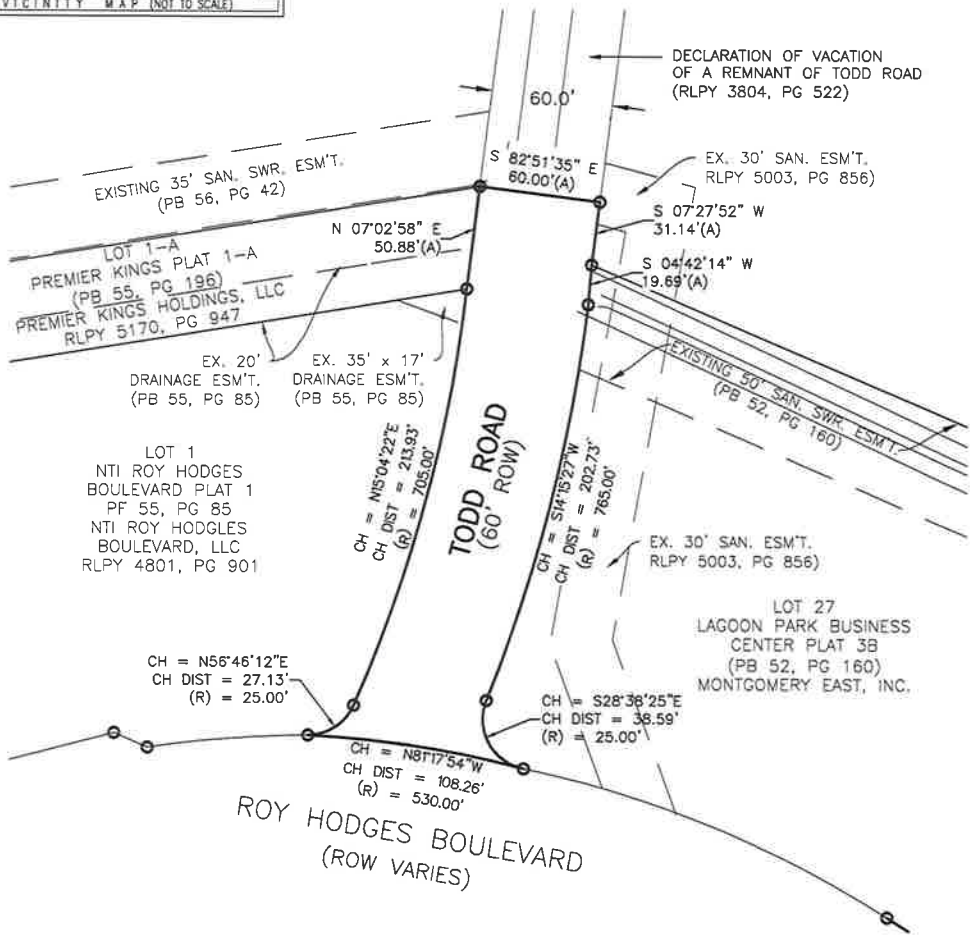
I, Shawn M. Yuhasz, a registered Land Surveyor of Montgomery, Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the state of Alabama, to the best of my knowledge, information and belief.

Shawn M. Yuhasz Al. Reg. 31152 Date _____

STATE OF ALABAMA)
MONTGOMERY COUNTY)

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on December 15, 2022 and is approved according to the Code of Alabama 11-52-32.

Thomas M. Tyson, Jr. Date _____
Executive Secretary



DECLARATION OF VACATION
OF A REMNANT OF TODD ROAD
(RLPY 3804, PG 522)

EX. 30' SAN. ESM'T.
RLPY 5003, PG 856

S 07°27'52" W
31.14'(A)

S 04°42'14" W
19.69'(A)

EXISTING 50' SAN. SWR. ESM'T.
(PB 52, PG 160)

EX. 30' SAN. ESM'T.
RLPY 5003, PG 856

LOT 27
LAGOON PARK BUSINESS
CENTER PLAT 38
(PB 52, PG 160)
MONTGOMERY EAST, INC.

TODD ROAD
(60' ROW)

ROY HODGES BOULEVARD
(ROW VARIES)

LOT 1-A
PREMIER KINGS PLAT 1-A
(PB 55, PG 196)
PREMIER KINGS HOLDINGS, LLC
RLPY 5170, PG 947

EX. 20' DRAINAGE ESM'T.
(PB 55, PG 85)

EX. 35' x 17' DRAINAGE ESM'T.
(PB 55, PG 85)

LOT 1
NTI ROY HODGES
BOULEVARD PLAT 1
PF 55, PG 85
NTI ROY HODGES
BOULEVARD, LLC
RLPY 4801, PG 901

CH = N56°46'12"E
CH DIST = 27.13'
(R) = 25.00'

CH = N81°17'54" W
CH DIST = 108.26'
(R) = 530.00'

CH = S28°38'25"E
CH DIST = 38.59'
(R) = 25.00'

CH = N15°04'22"E
CH DIST = 213.93'
(R) = 705.00'

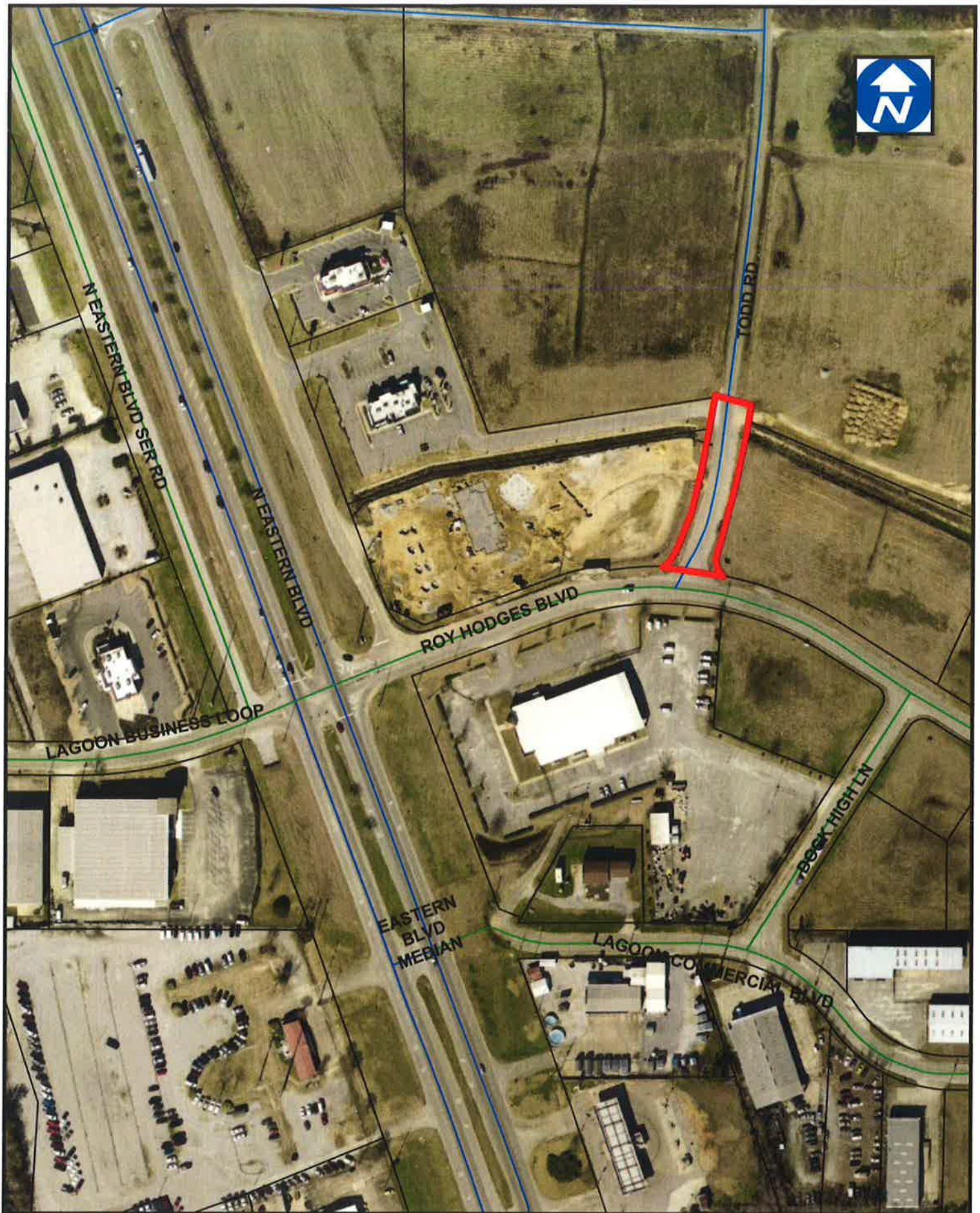
CH = S41°15'27" W
CH DIST = 202.73'
(R) = 765.00'

N 07°02'58" E
50.88'(A)

S 82°51'35" E
80.00'(A)

60.0'

EXISTING 35' SAN. SWR. ESM'T.
(PB 56, PG 42)



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. RZ-2022-025 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Poarch Bank of Creek Indians

SUBJECT: Request to rezone 15.73 acres of land located on the west side of Dozier Road, approximately 1,500 ft. north of Wares Ferry Road, from an AGR-2 (General Agriculture) Zoning District to an R-99-p (Mobile Home Park) Zoning District.

REMARKS: The intended use for this property is an **RV Park**. The adjacent property is surrounded by AGR-2 (General Agriculture) zoning. The Envision Montgomery 2040 Comprehensive Plan recommends ‘Open Space / Recreation’.

Department of Planning Comment(s): The Planning Department does not object to the proposed rezoning request. The proposed land use is an appropriate use of land in this open space area. It should be noted that the location is in a flood plain area.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 4

PLEASE NOTE:

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INSTITUTIONAL / CIVIC (IN)

Land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, such as major libraries, airports, public schools and public safety facilities. Semi-public uses such as hospitals and other major institutions such as large church facilities are included. These sites often have a development pattern that is unique to each area and may differ significantly from their surroundings. Small-scale institutional uses may be incorporated into the surrounding context in residential or commercial areas.

INTENT

- ★ Encourage integration of institutional uses with adjacent neighborhoods, urban areas, commercial corridors, and open spaces.
- ★ Provide appropriate connectivity to nearby uses through sidewalks, paths and streets.



The Juliette Hampton Morgan Memorial Library by Rivers A. Langley

OPEN SPACE / RECREATION (OS)

Public and private parks, recreational open space or undeveloped natural areas that are permanently protected from development by the city, state, county, or some other authority. This classification also includes golf courses that function as open space.

INTENT

- ★ Ensure parks and public recreational amenities are available to all neighborhoods.
- ★ Conserve environmentally sensitive land.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.



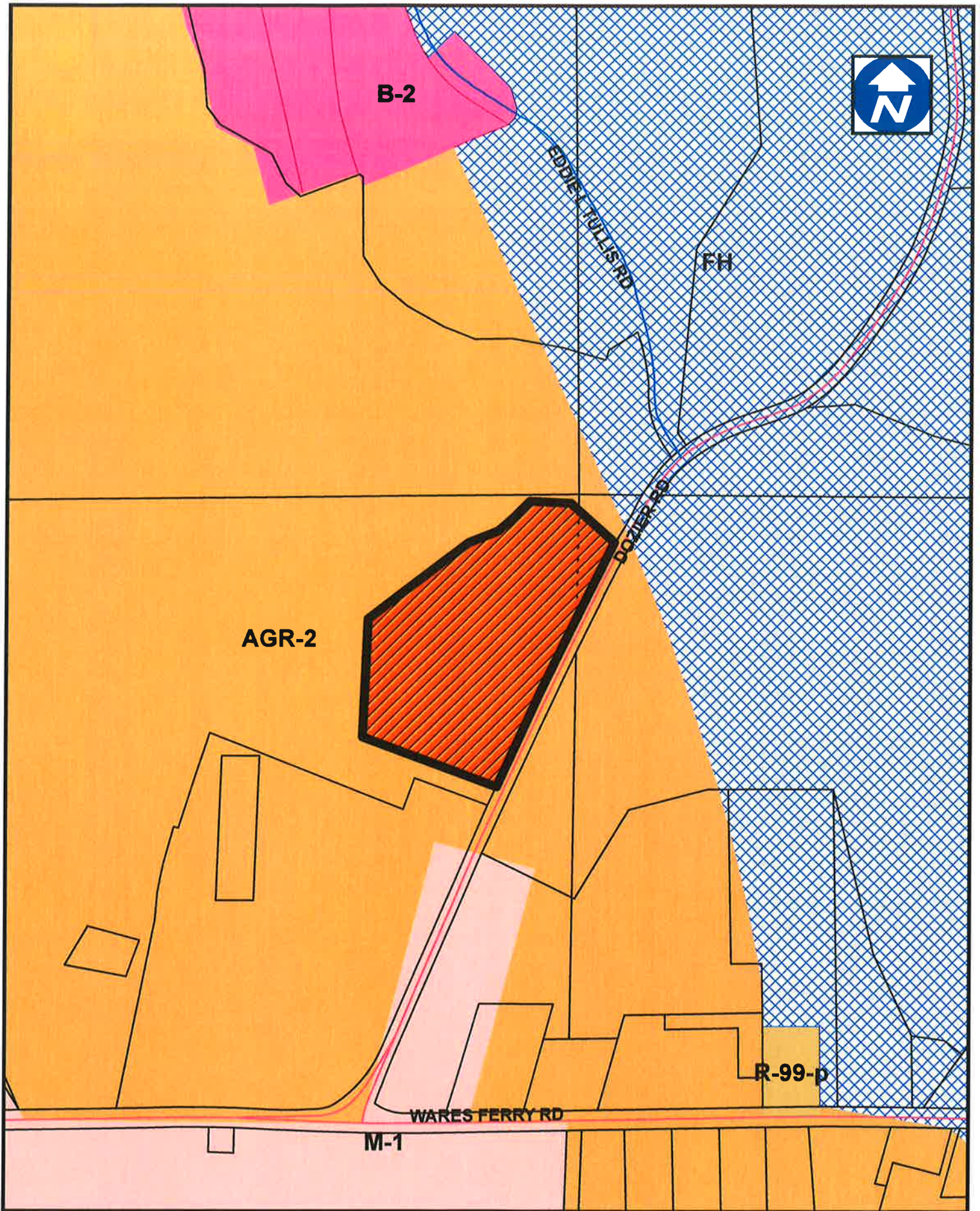
POTENTIAL OPEN SPACE (PO)

Potential Open Space is undeveloped land that is not currently preserved but should be considered for conservation. These areas often exhibit potential for flooding or are deemed inappropriate for development due to significant physical or environmental limitations. In some cases, these lands also serve as buffers to separate areas that may have the potential to become conflicting land uses.

INTENT

- ★ Consider formal conservation of environmentally sensitive land through various means.
- ★ Minimize development in designated areas based on existing natural features.
- ★ Develop a connected open space system through trail connections between natural areas and designated parks, public or private.
- ★ Promote buffering of incompatible land uses using natural features such as greenways, waterways, and wooded areas.





REZONING REQUEST
1 inch = 500 feet

SUBJECT PROPERTY



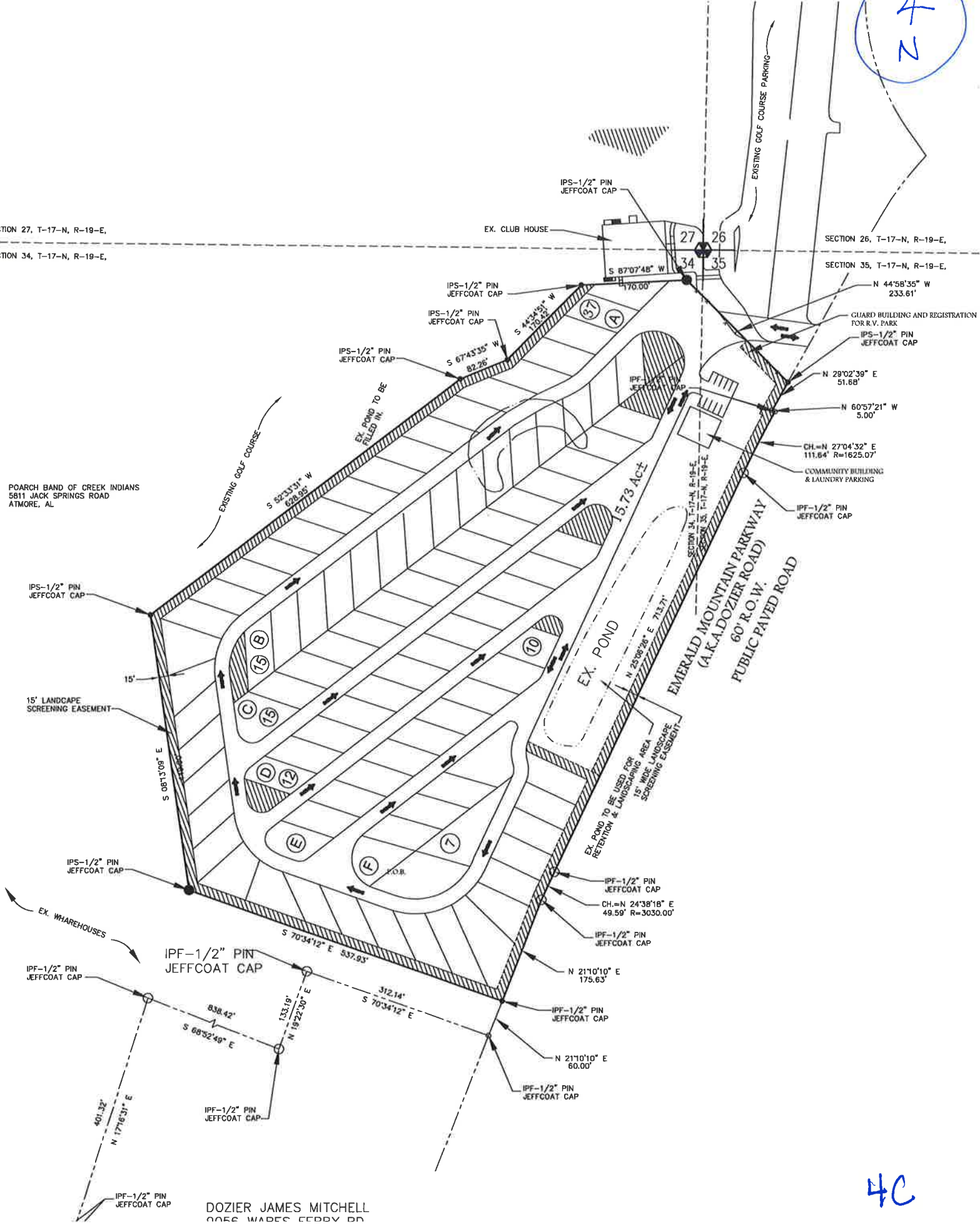
ITEM NO. 4B

AN

SECTION 27, T-17-N, R-19-E,
SECTION 34, T-17-N, R-19-E,

SECTION 26, T-17-N, R-19-E,
SECTION 35, T-17-N, R-19-E,

POARCH BAND OF CREEK INDIANS
5811 JACK SPRINGS ROAD
ATMORE, AL



DOZIER JAMES MITCHELL
0066 WAPEC FERRY RD

40



REZONING REQUEST
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 40

5. 9194 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Poarch Band of Creek Indians

SUBJECT: Request final approval of Casino RV Park Plat No. 1 located on the west side of Dozier Road, approximately 1,500 ft. north of Wares Ferry Road, in an AGR-2 (General Agriculture) Zoning District. (proposed R-99-p)

REMARKS: This plat creates one (1) lot for an RV park. Lot A (15.73 acres) has 1102.25 ft. of frontage along Dozier Road and a depth of 780 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

PLEASE NOTE:

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B-2

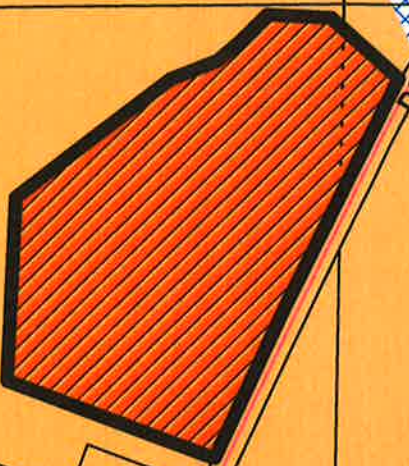


EDDIE TULLIS RD

FH

DOVER RD

AGR-2



R-99-p

WARES FERRY RD

M-1

PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 5A

CASINO RV PARK PLAT NO. 1

SAID PARCEL OF LAND LYING IN NE 1/4 OF SECTION 34, AND NW 1/4 OF SECTION 35, T-17-N, R-19-E, MONTGOMERY COUNTY, ALABAMA

SOURCE OF INFORMATION

PREVIOUS SURVEY FOR TALLAPOOSA LAKES GOLF, (A.K.A. RIVER RUN GOLF COURSE), 1501 DOZIER ROAD, MONTGOMERY, ALABAMA, BY O. GUTHRIE JEFFCOAT, JR., P.E. & P.L.S., ALABAMA REG. NO. 9587, DATED: OCTOBER 19, 2015

BASIS OF BEARING

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

RESERVED FOR COURTHOUSE RECORDING

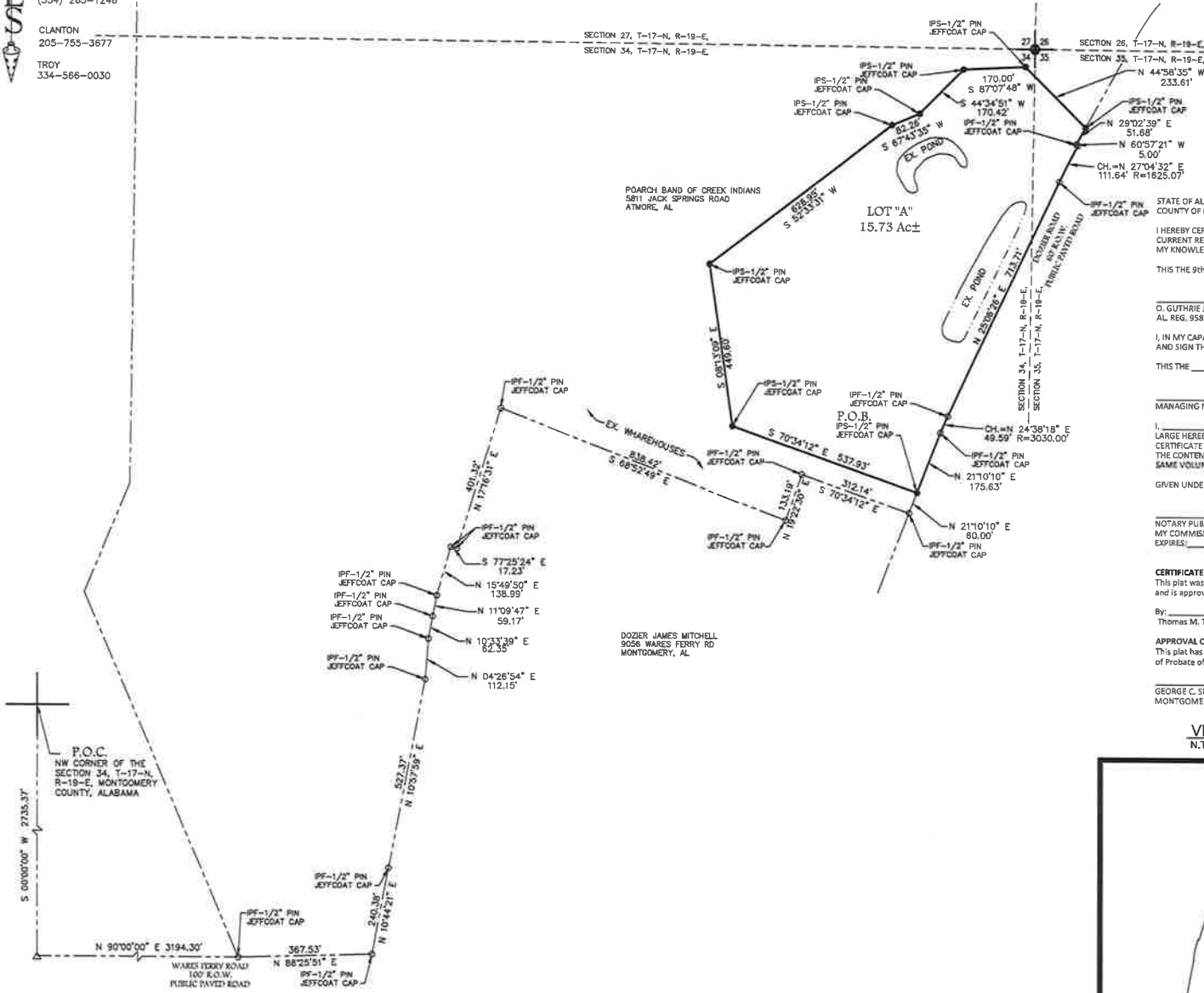
JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
928 SOUTH HULL STREET
MONTGOMERY, ALABAMA 36104
(334) 265-1246

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
 - - - FENCE LINE
 - △ - CALCULATED POINT
 - △ - 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

SCALE: 1" = 200'



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 9th DAY OF NOVEMBER, 2022.

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

I, IN MY CAPACITY AS PER POARCH BAND OF CREEK INDIANS OWNER OF LAND 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.

MANAGING MEMBER

I, _____ THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF LARGE HEREBY CERTIFY THAT MANAGING MEMBER, 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

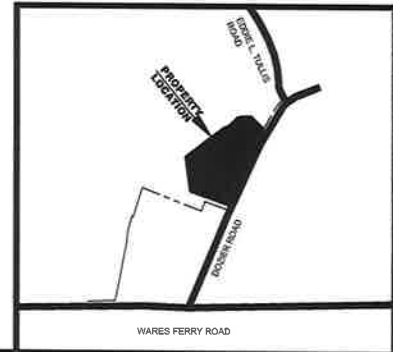
APPROVAL OF THE MONTGOMERY COUNTY ENGINEER:
This plat has been submitted to and approved by the Montgomery County Engineer for Recording in the Office of the Judge of Probate of Montgomery County, Alabama.

GEORGE C. SPEAKE
MONTGOMERY COUNTY, ENGINEER

DATE: _____

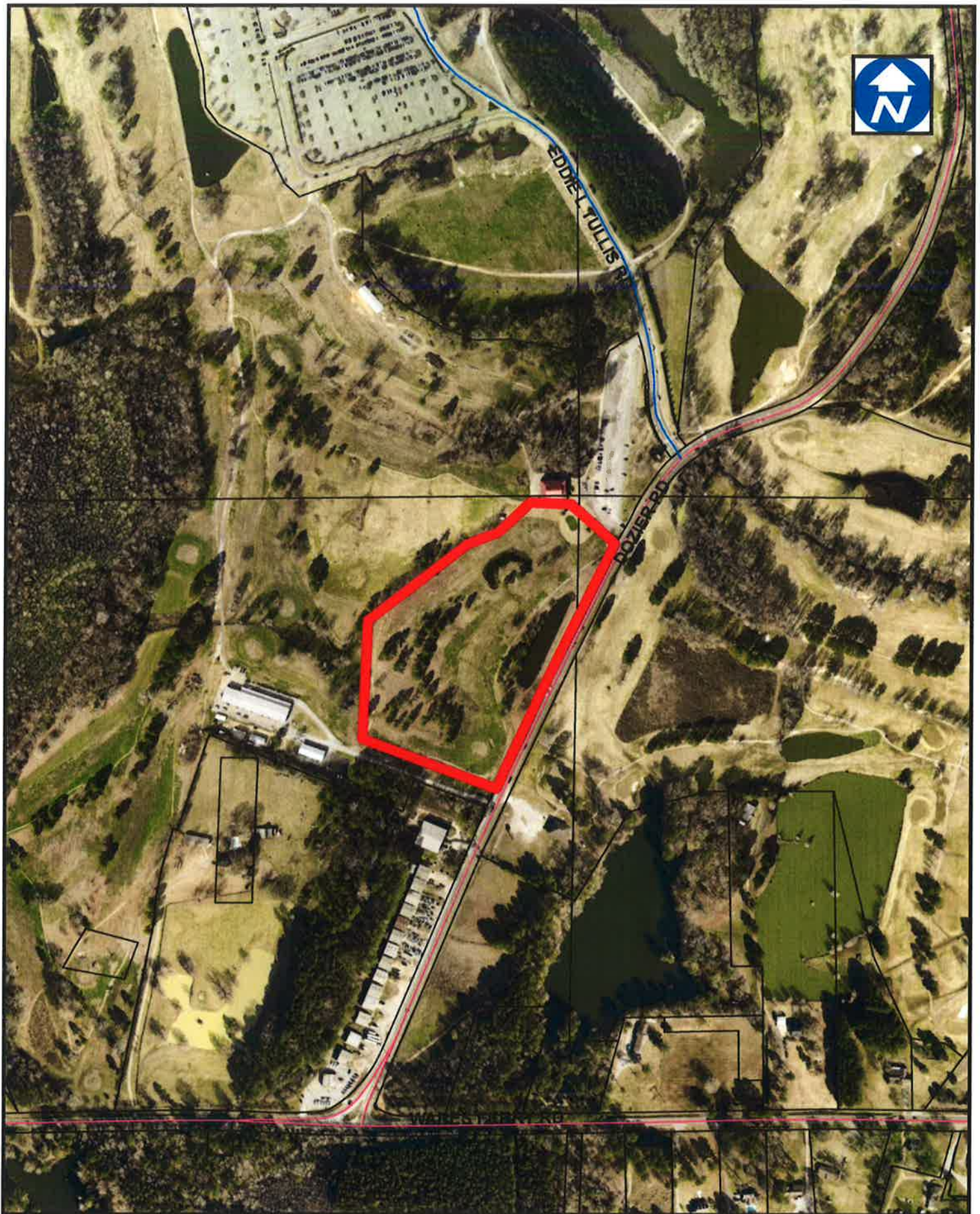
VICINITY MAP

N.T.S.



FIELD DATE:	
PROJECT NAME:	BARRETT
PROJECT NO:	22-279
DRAWING NAME:	22-279-BARRETT-PLAT.DWG
COGD NAME:	
DRAWN BY:	BGW
CHECKED BY:	OGJ
SCALE:	1" = 200'
DATED:	10/12/2022

RESERVED FOR COURTHOUSE RECORDING



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 50

6. 9193 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: John Paul Wallace, Pastor

SUBJECT: Request final approval of 2.42 Church Plat No. 1 located on the northeast corner of Perry Hill Road and Vista Circle in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot. Lot 8A (1.47 acres) has 300.91 ft. of frontage along Perry Hill Road and a 211.49 ft. of frontage along Vista Circle. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 1

PLEASE NOTE:

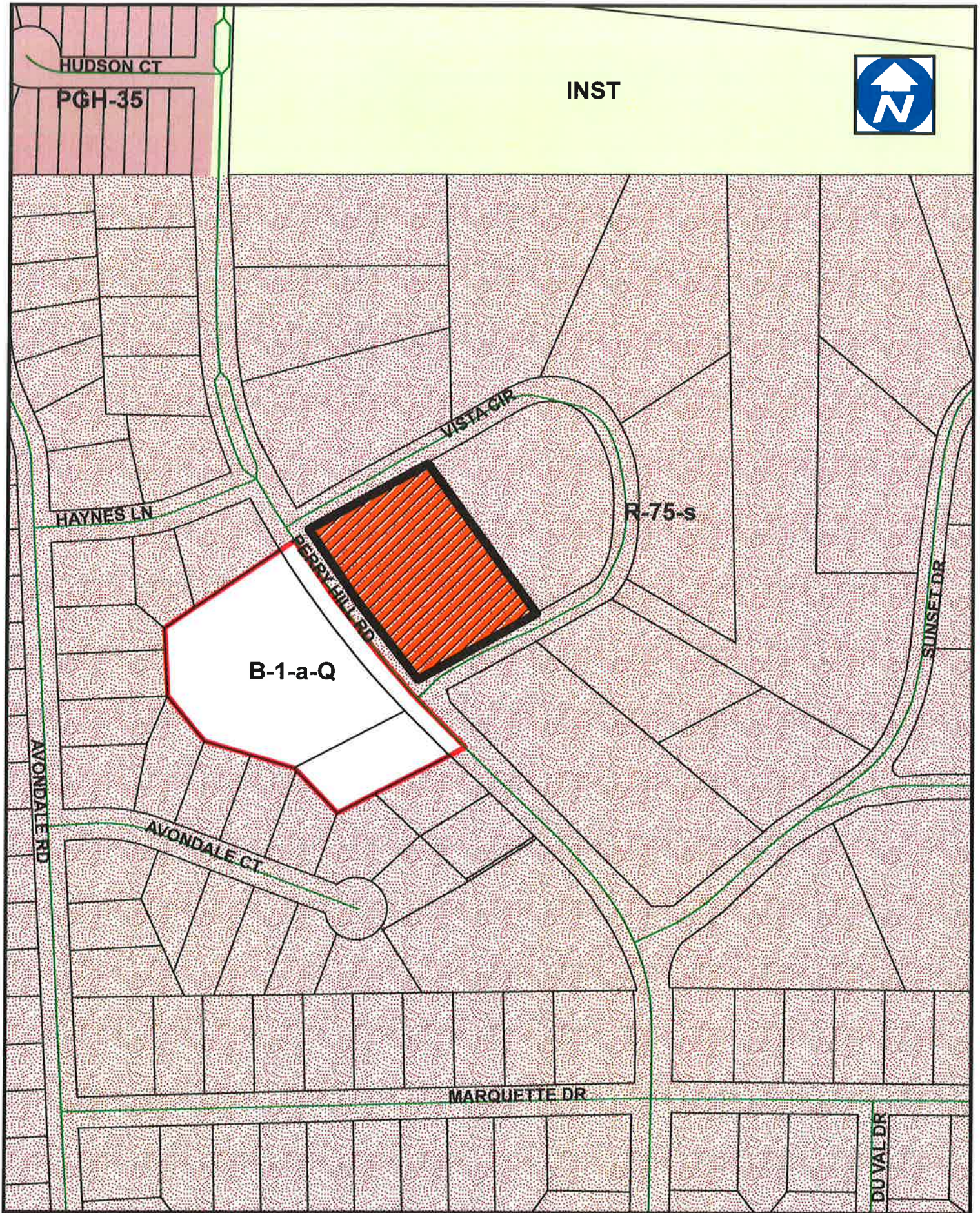
If there are any department comments relevant to the approval by the Planning Commission, they would be included on this agenda.

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.

HUDSON CT

PGH-35

INST



B-1-a-Q

R-75-s

PLATS

1 inch = 200 feet

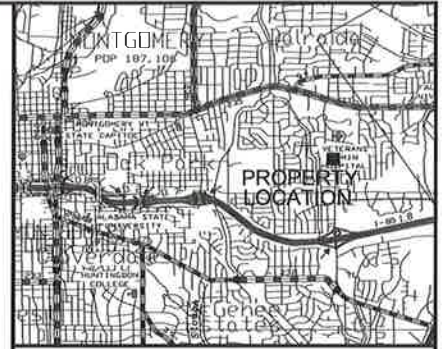
SUBJECT PROPERTY



ITEM NO. 60A

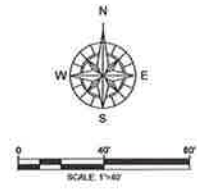
2.42 CHURCH PLAT NO. 1

BEING A REPLAT OF
LOTS 8 & 9, MAP OF GOODWIN HEIGHTS (PB 8 @ PG 10)
MONTGOMERY, ALABAMA



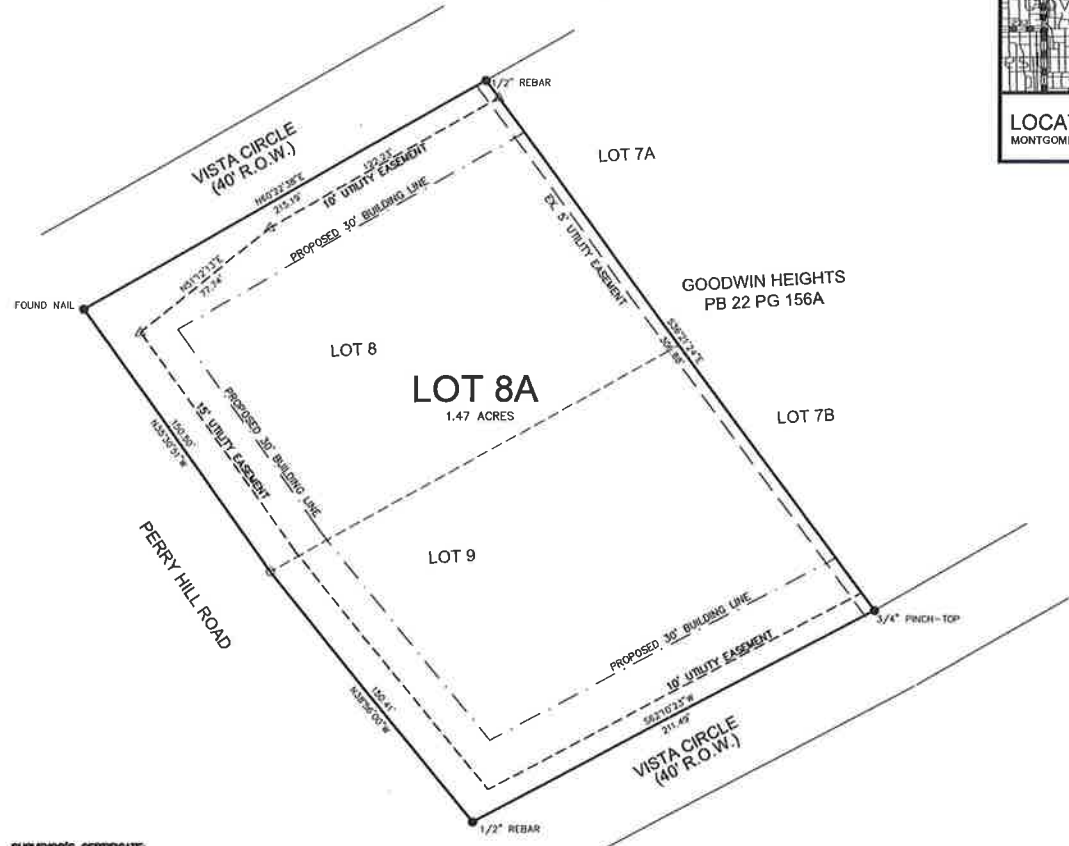
LOCATION MAP
MONTGOMERY COUNTY, AL

STATE PLANE



LEGEND

- FOUND IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS (UNLESS NOTED OTHERWISE)
- SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS
- △ CALCULATED POINT
- FOUND CONCRETE MARKER



SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, Gregory M. Gillian, 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.

Gregory M. Gillian
Alabama Registration No. 16163

DEDICATION:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, Michael Kiser, as Trustee of 2.42 Church, Inc., as owner, of 2.42 Church, Inc., 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.

2.42 Church, Inc.

By: _____
Michael Kiser
Its Trustee

ACKNOWLEDGMENT:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, _____, Notary Public in and for said County, in said State, hereby certify that Michael Kiser, whose name as Trustee of 2.42 Church, Inc., 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Notary Public
My commission expires: _____

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:

1. 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.
2. 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.
3. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
4. A TEN FOOT EASEMENT FOR UTILITIES IS HEREWITH 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.

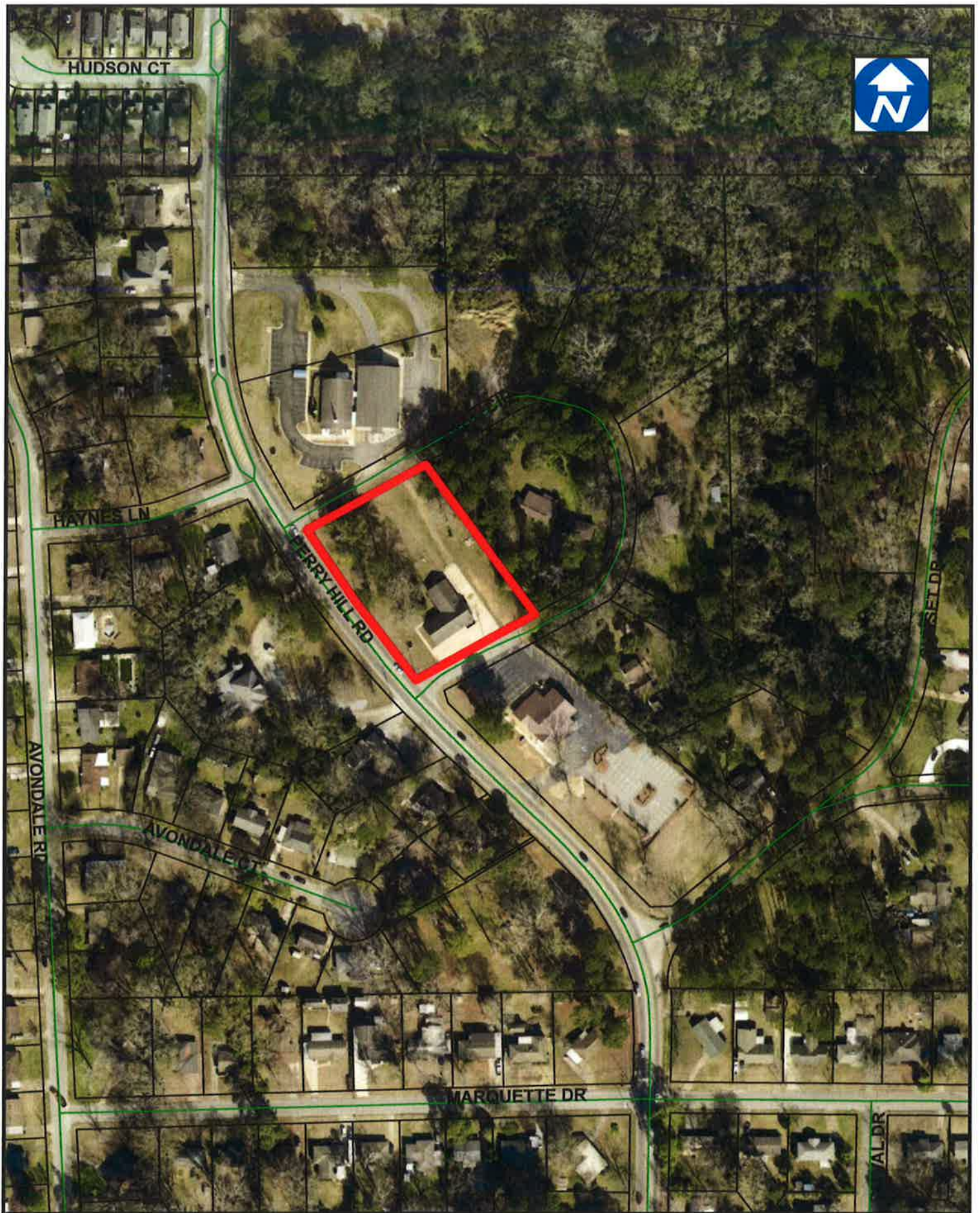
LB

DATE: 9/28/22

LARRY E. SPEAKS & ASSOCIATES, INC.

CONSULTING ENGINEERS & LAND SURVEYORS

535 HERRON STREET
MONTGOMERY, AL 36104
TEL: 334-962-1931



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

606

7. RZ-2022-023 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Lions Pride Property, Inc.

SUBJECT: Request to rezone 2.49 acres on the southeast corner of Mobile Highway and I-65 Northbound On-Ramp from AGR-1 (Residential Agriculture) and B-3 (Commercial) Zoning Districts to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for expansion of the gas station. This property was developed prior to being in our jurisdiction; therefore, rezoning the property is required prior to any changes being made. The owner plans to add more gas pumps and a significantly larger canopy to the site. The adjacent property has B-3 (Commercial) and AGR-1 (Residential Agriculture) to the east, AGR-1 (Residential Agriculture) to the south and west, and I-65 to the north. The Envision Montgomery 2040 Comprehensive Plan recommends 'Community Commercial'.

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 Future Land Use and Character Map and Use Table under the Secondary Use Tables allowed.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

PLEASE NOTE:

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

All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



7A

COMMUNITY COMMERCIAL (CC)

Smaller-scale commercial development located near the edges of commercial corridors or as standalone clusters near major intersections and highway interchanges. These areas have smaller commercial footprints than those within Flex Commercial while providing necessary services to nearby employment centers, multi-family and single-family neighborhoods. Community Commercial primarily includes auto-oriented development patterns but should allow for various forms of connectivity to employment centers and residential neighborhoods.

INTENT

- ★ Promote design for various modes of transportation (walk, bicycle, automobile, transit) with connectivity to neighboring employment centers and neighborhoods.
- ★ Emphasize strategic redevelopment opportunities for smaller, key intersections and highway corridors.
- ★ Improve pedestrian and vehicular connectivity between residential neighborhoods and non-residential areas.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.



PRIMARY USES

- ★ Small-format Commercial
- ★ Office

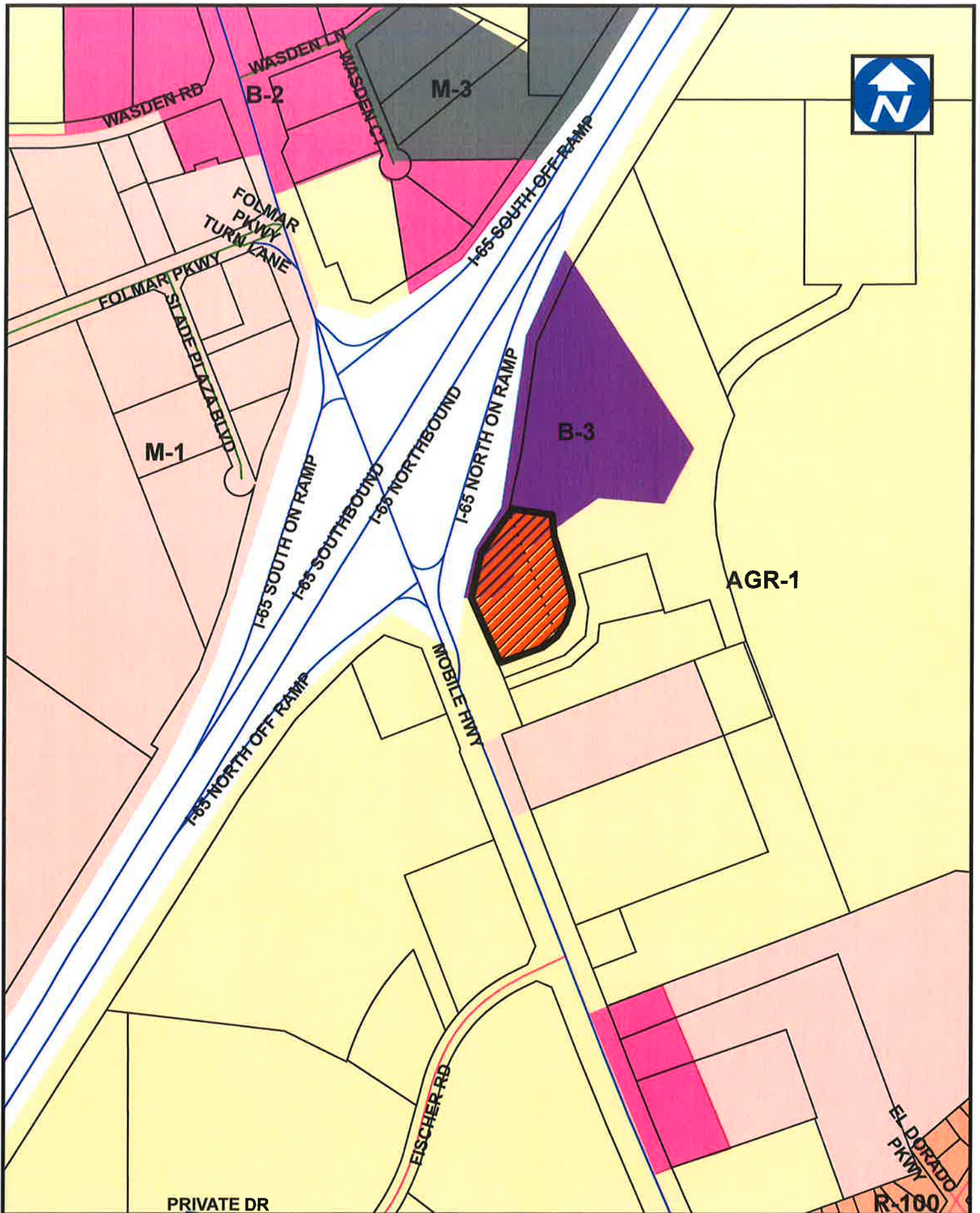
SECONDARY USES

- ★ Multi-family Residential
- ★ Civic / Institutional

BUILDING BLOCKS

Height Range	1 - 2 stories
Building Form	Small footprint buildings that may be occupied by a single or multiple tenants, attached or freestanding
Building Setback	30 - 50 feet
Streets	Along primary corridors with shared access points connecting individual developments

Transportation	Potential for walking and biking, transit, automobile
Parking	Shared parking areas located in off-street parking lots.
Open Spaces	Increased landscaping and "green infrastructure" elements, plazas, parks



REZONING REQUEST
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 7B

INTERSTATE 65
(R.O.W. VARIES)

B-3

AGR-1

6" X 6" R.O.W. MARKER

N06°02'32"E
160.97'

N23°50'49"W
456.92'

MOBILE HIGHWAY
(U.S. HIGHWAY NO. 31)

REQ'D REMOVE EX. CANOPY
& FUEL PUMPS

PROPOSED 24' X 126' CANOPY
N73°53'40"W
208.00'

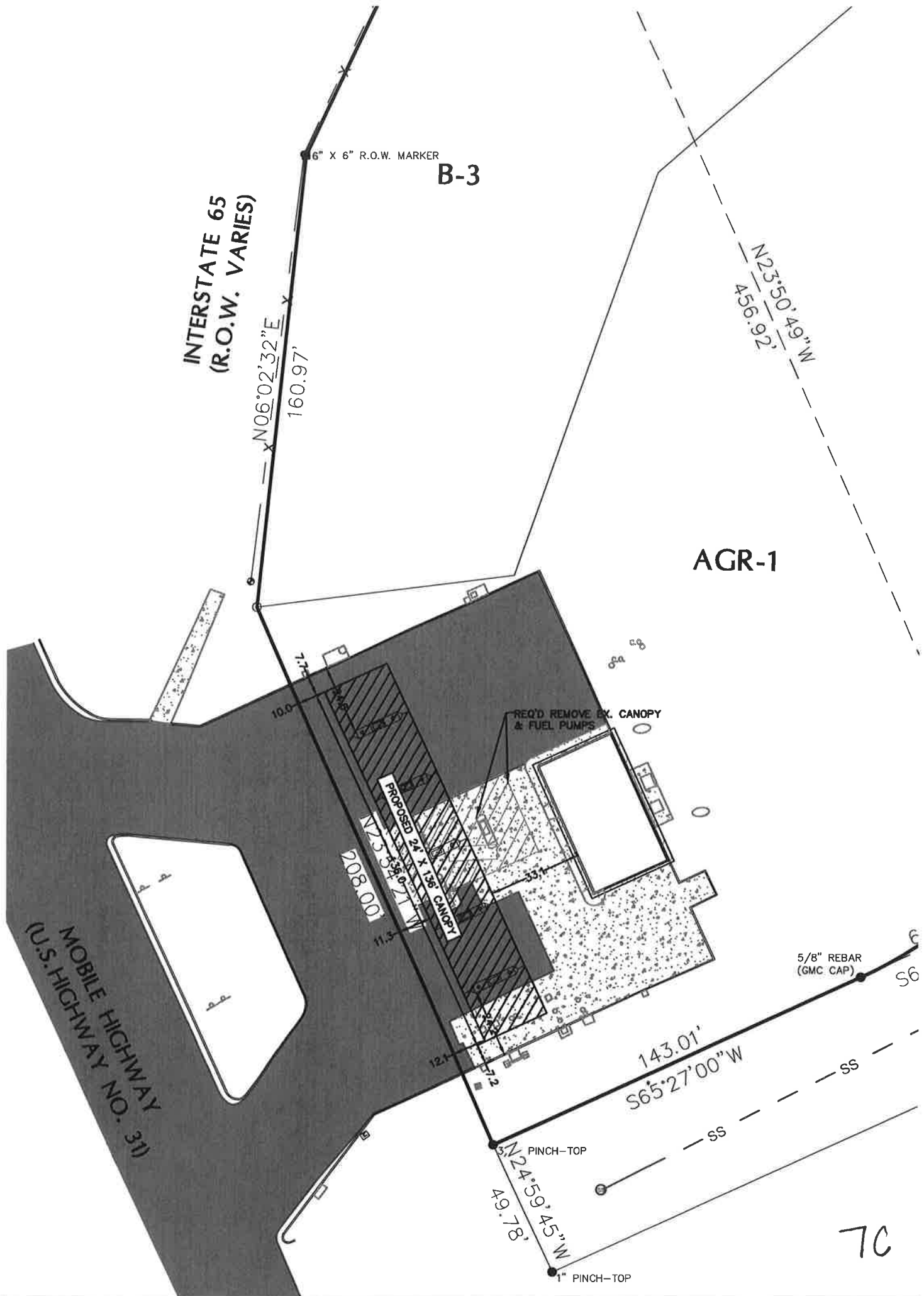
5/8" REBAR
(GMC CAP)

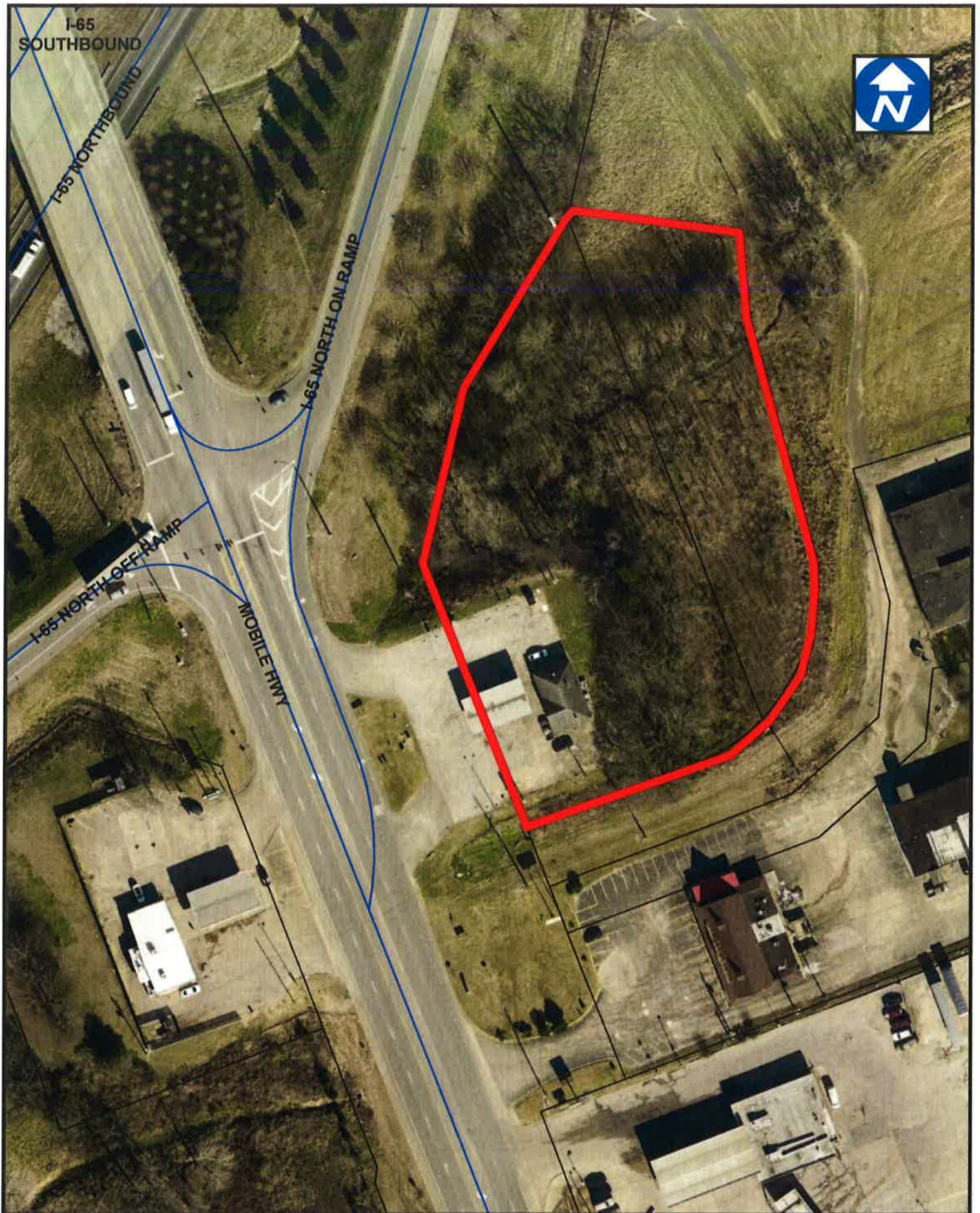
143.01'
S65°27'00"W

N24°59'45"W
49.78'

1" PINCH-TOP

7C





REZONING REQUEST
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 70