

Planning Commission Agenda

March 23, 2023

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

James Reid, *Chairman*

Garrett Smith, *Vice-Chairman*

Ann Clemons

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Crews Reaves

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 February 23, 2023 meeting

March 23, 2023

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9205	Pilgreen & Bostick Engineering	North Eastern Blvd.	Plat	1
2.	9206	Larry E. Speaks & Associates	Cong WL Dickinson Dr	Plat	2
3.	9208	Flowers & White Engineering	Montgomery Street	Plat	3
4.	9207	TTL	Eastern Boulevard	Plat	4
5.	RZ-2019-005	Grady Hicks	Alabama River Pkwy	Rezoning	5

***The next Planning Commission meeting is on
April 27, 2023***

1. 9205 **PRESENTED BY:** Pilgreen and Bostick Engineering, Inc.

REPRESENTING: 535 Properties, LLC

SUBJECT: Request final approval of Montgomery Power Sports Plat No. 1 located on the west side of North Eastern Boulevard, approximately 500 ft. south of Plantation Way, in a B-2 (Commercial) Zoning District.

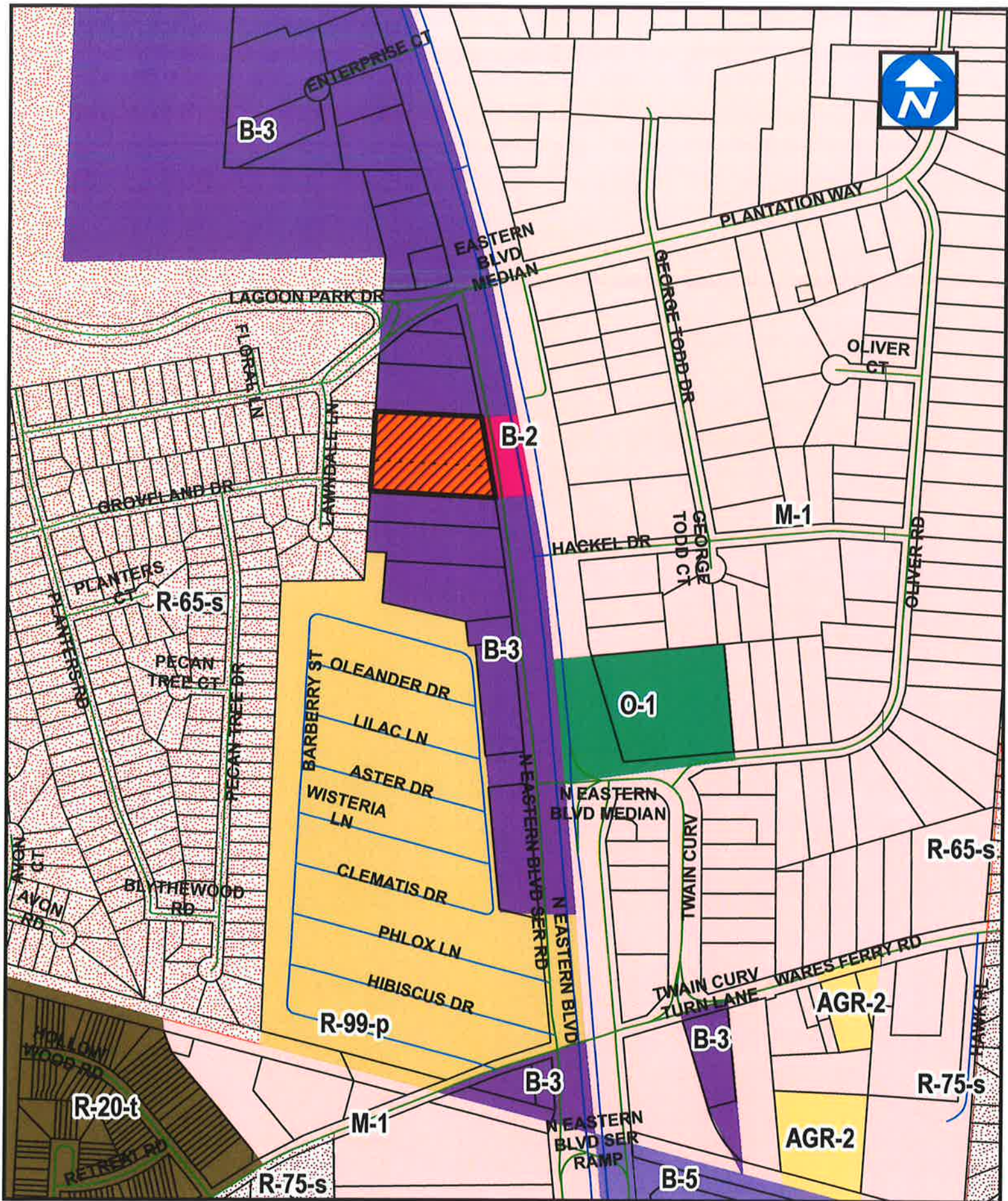
REMARKS: This plat replats two (2) lots into one (1) lot for commercial use. Lot 1A (3.54 acres) has 333.91 ft. of frontage along North Eastern Boulevard and a depth of 512.88 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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 = 500 feet

SUBJECT PROPERTY



ITEM NO. 1A

1B

Montgomery Power Sports Plat No. 1

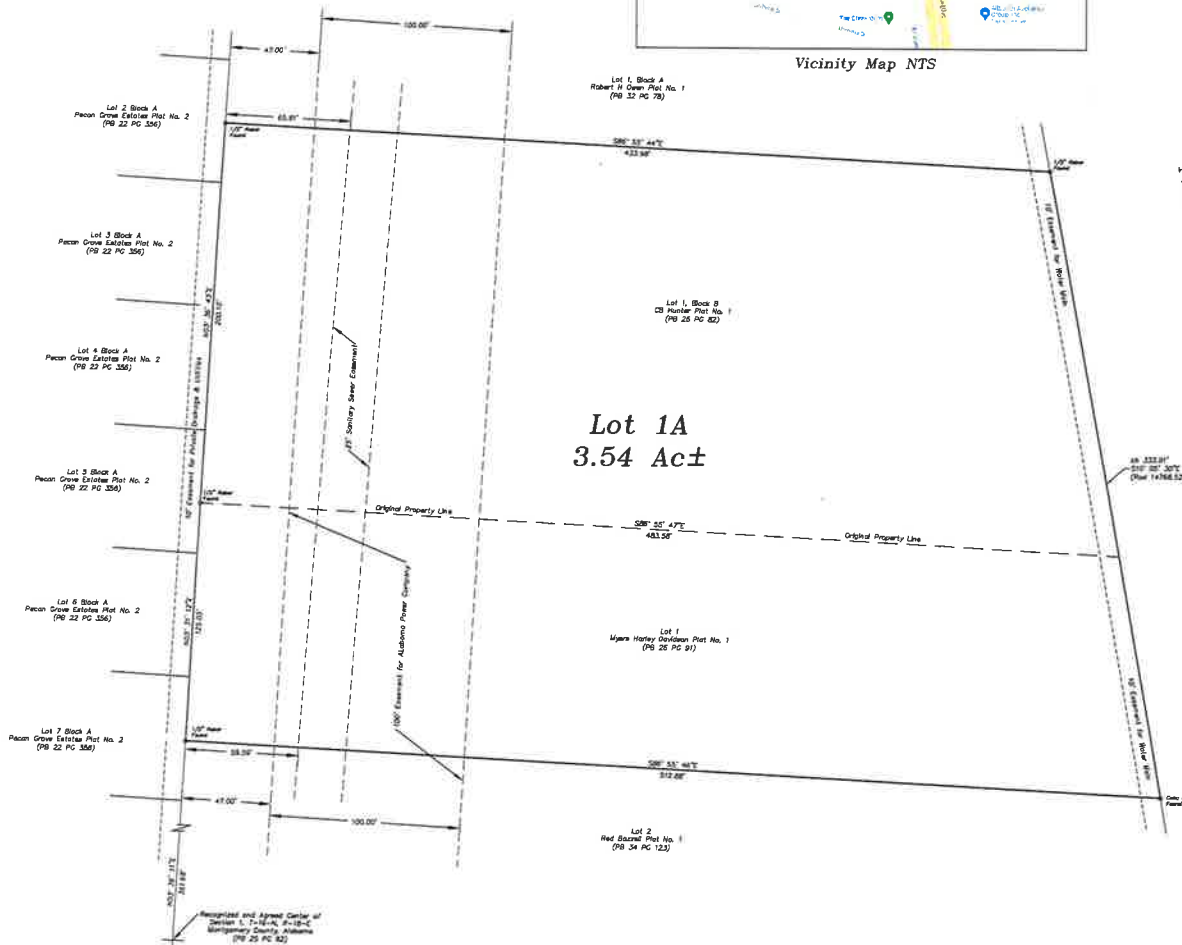
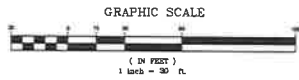
A REPLAT OF
LOT 1, BLOCK B, C.B. HUNTER PLAT NO. 1 (PB 25 PG 82)
LOT 1, MYERS HARLEY DAVIDSON PLAT NO. 1 (PB 26 PG 91)
LOCATED IN
NE 1/4 OF SECTION 1, T-16-N, R-18-E
MONTGOMERY COUNTY, ALABAMA
CONTAINING 3.54 AC±

Pilgreen & Bostick Engineering, Inc.

MONTGOMERY		ALABAMA	
Drawn By	Office Check	Field Check	Book No.
WTS	WTS	-	23-328



Vicinity Map NTS



North Eastern Boulevard
(over Montgomery Road)

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, MARTIN T. BLETHA, A PROFESSIONAL LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MARKERS 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.
ACCORDING TO MY SURVEY THIS IS THE 1st DAY OF FEBRUARY, 2023.



STATE OF ALABAMA)
MONTGOMERY COUNTY)
THE UNDERSIGNED, SSS PROPERTIES, LLC, OWNER OF THE PROPERTY SHOWN ABOVE, HEREBY JOINS IN, EXECUTES AND SIGNED THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT, MAP AND DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND ACCEPTS AND APPROVES THIS SAID INSTRUMENT ON THIS THE _____ DAY OF _____, 2023.

SSS PROPERTIES, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

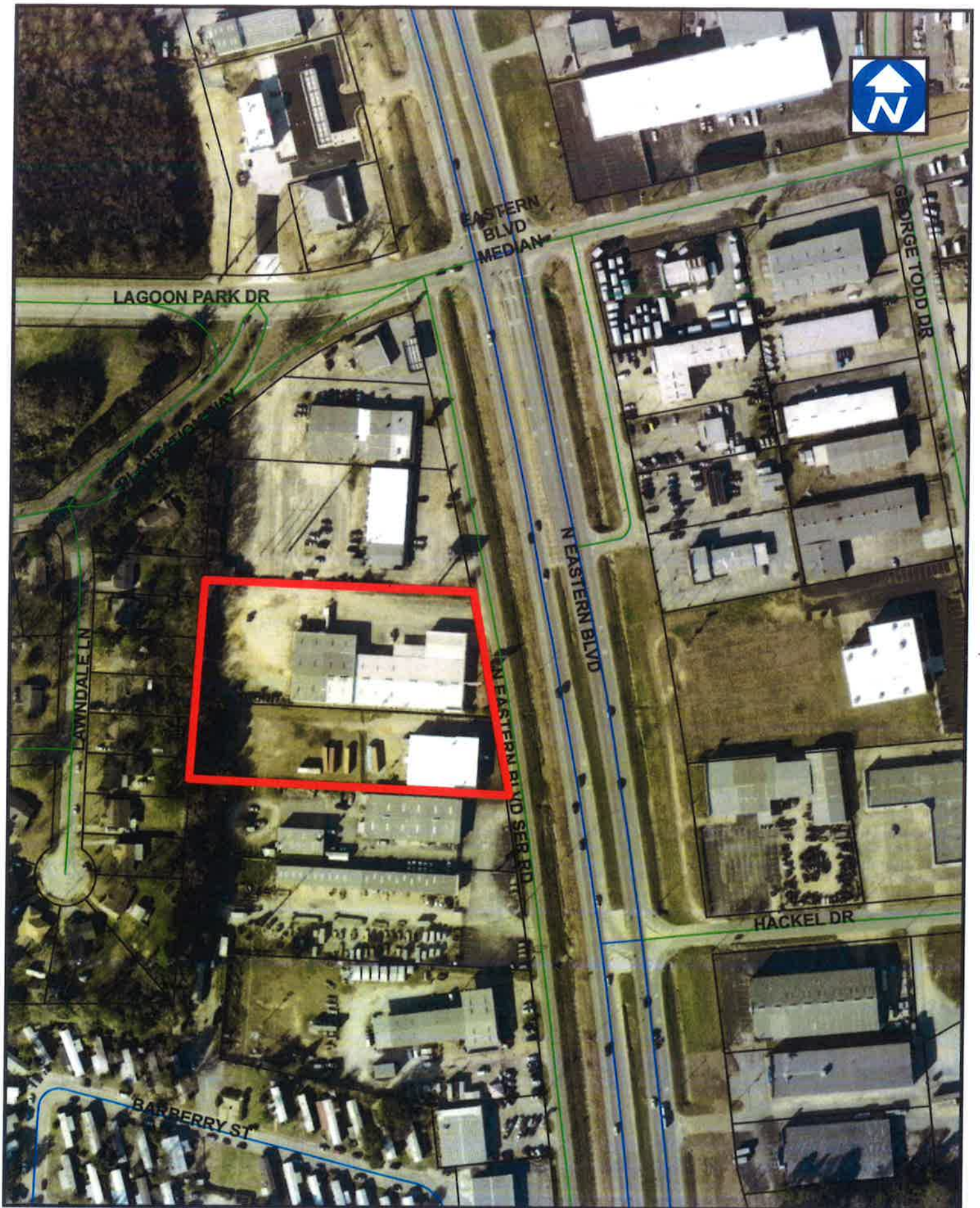
BY: SUZANNE W. RHODES, MANAGING MEMBER

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT SUZANNE W. RHODES, MANAGING MEMBER OF SSS PROPERTIES, LLC, IS KNOWN TO THE UNDERSIGNED, A NOTARY PUBLIC, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2023.

NOTARY PUBLIC _____ BY COMMISSION EXPIRES _____

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-52.

BY: TONYA HIGDON, ACTING EXECUTIVE SECRETARY



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 9206 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Donald C. Greer, Capital Tractor, Inc.

SUBJECT: Request final approval of Capital Tractor Inc. Plat No. 2 located on the southeast corner of Cong. W. L. Dickinson Drive and North Eastern Boulevard in a B-3 (Commercial) Zoning District.

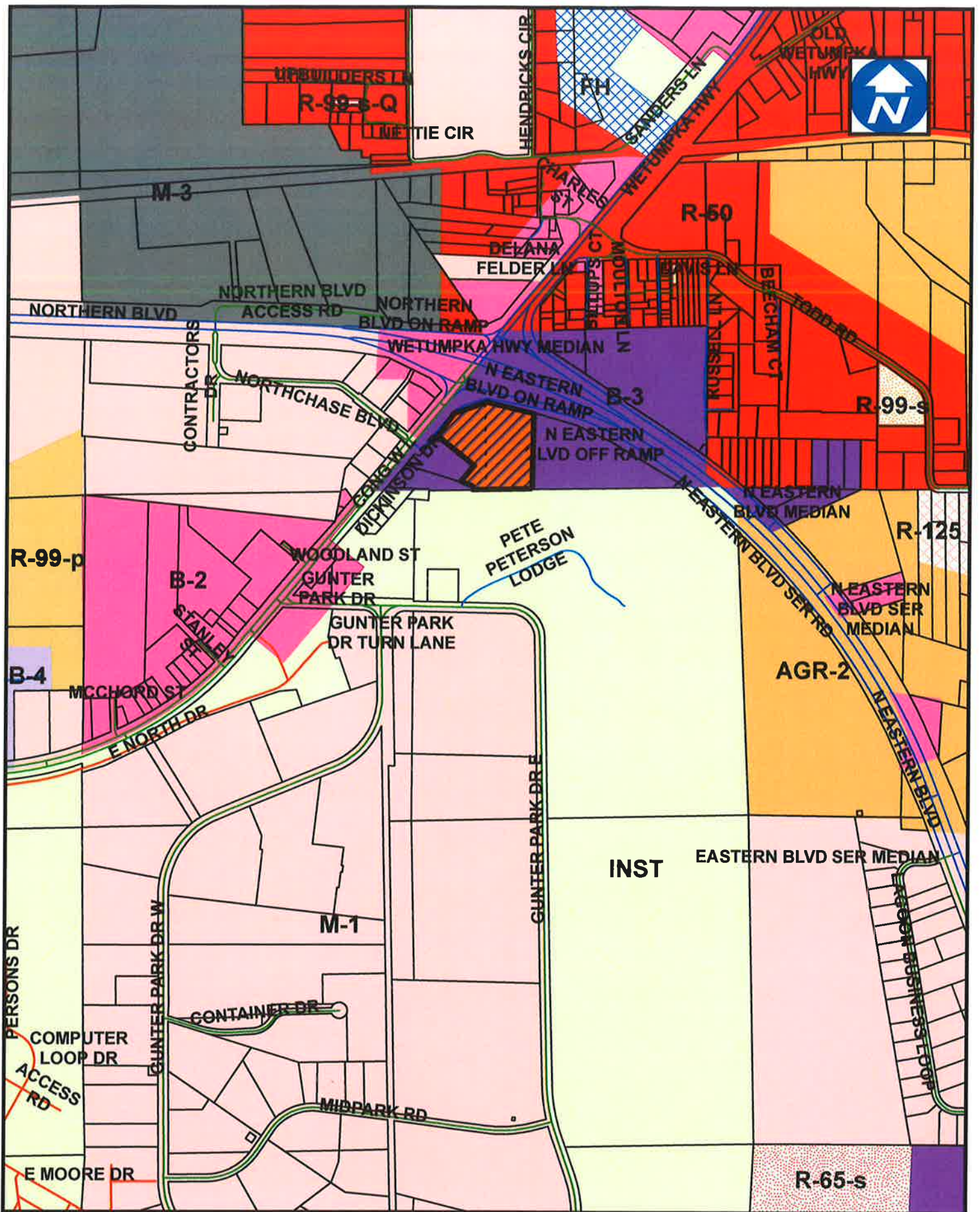
REMARKS: This plat creates one (1) lot for commercial use. Lot A (9.92 acres) has 489.18 ft. of frontage along Cong. W. L. Dickinson Drive and 430.13 ft. of frontage along North Eastern Boulevard. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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 = 1,000 feet

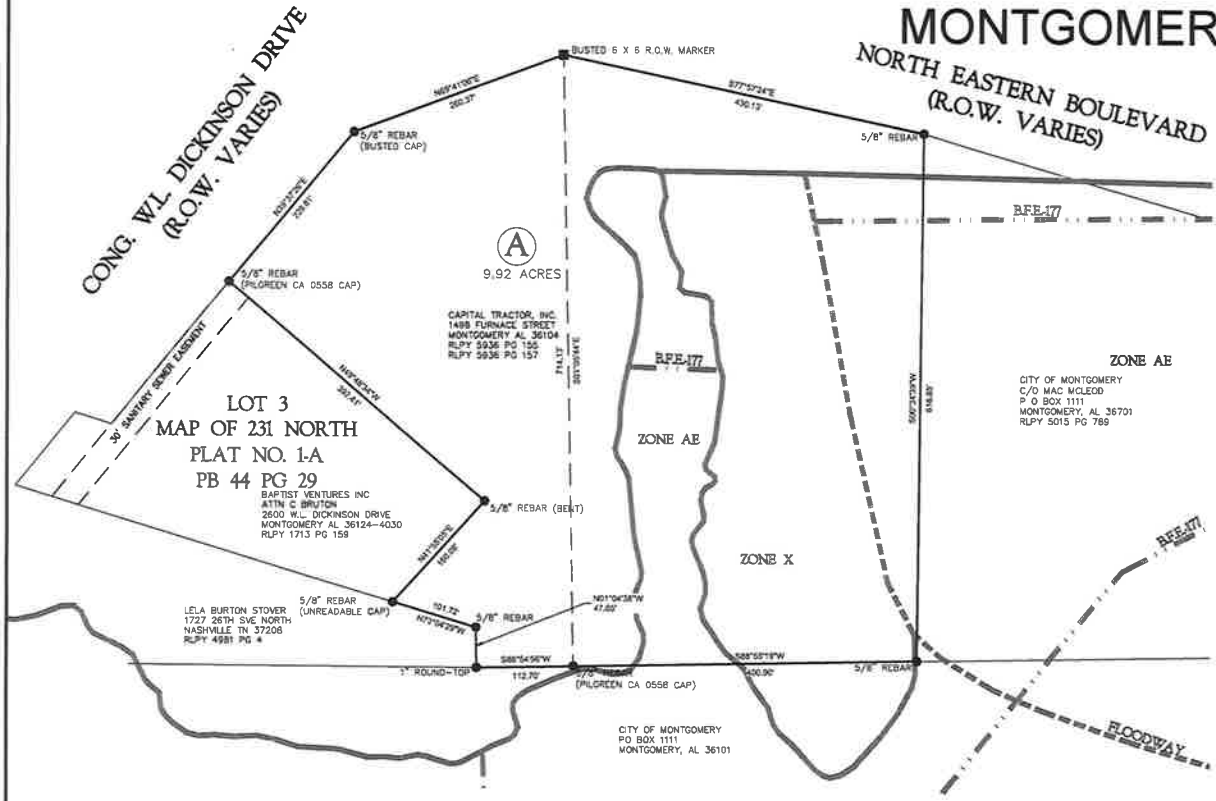
SUBJECT PROPERTY



ITEM NO. 2A

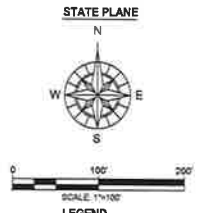
CAPITAL TRACTOR, INC. PLAT NO. 2

LYING IN THE SE 1/4 OF SECTION 26, T-17-N, R-18-E,
MONTGOMERY, ALABAMA



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 HEREWIT RESERVED ON THAT PORTION OF EACH LOT ADJUTING 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.



- LEGEND**
- FOUND IRON PIN (5/8" REBAR CAPPED) W/# CA-0017-LS
 - △ CALCULATED POINT
 - R.O.W. MARKER
 - SET IRON PIN (5/8" REBAR CAPPED) W/# CA-0017-LS

DEDICATION:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, Donald C. Greer, as Secretary of Capital Tractor, Inc., an Alabama corporation, as owner, of Capital Tractor, Inc. Plat No. 1, 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 _____, 2023.

Capital Tractor, Inc.

By: _____
Donald C. Greer
Its Secretary

ACKNOWLEDGMENT:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, _____, Notary Public in and for said County, in said State, hereby certify that Donald C. Greer, whose name as Secretary of Capital Tractor, Inc., 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 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 _____, 2023.

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: _____
Tonya Ingram, Acting Executive Secretary

SURVEYOR'S CERTIFICATE:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, Gregory M. Gillon, 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 points 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 _____, 2023.

Gregory M. Gillon
Alabama Registration No. 16163

DEDICATION:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, John C. Bobo, as President of Capital Tractor, Inc., an Alabama corporation, as owner, of Capital Tractor, Inc. Plat No. 1, 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 _____, 2023.

Capital Tractor, Inc.

By: _____
John C. Bobo
Its President

ACKNOWLEDGMENT:

STATE OF ALABAMA
MONTGOMERY COUNTY

I, _____, Notary Public in and for said County, in said State, hereby certify that John C. Bobo, whose name as President of Capital Tractor, Inc., 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 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 _____, 2023.

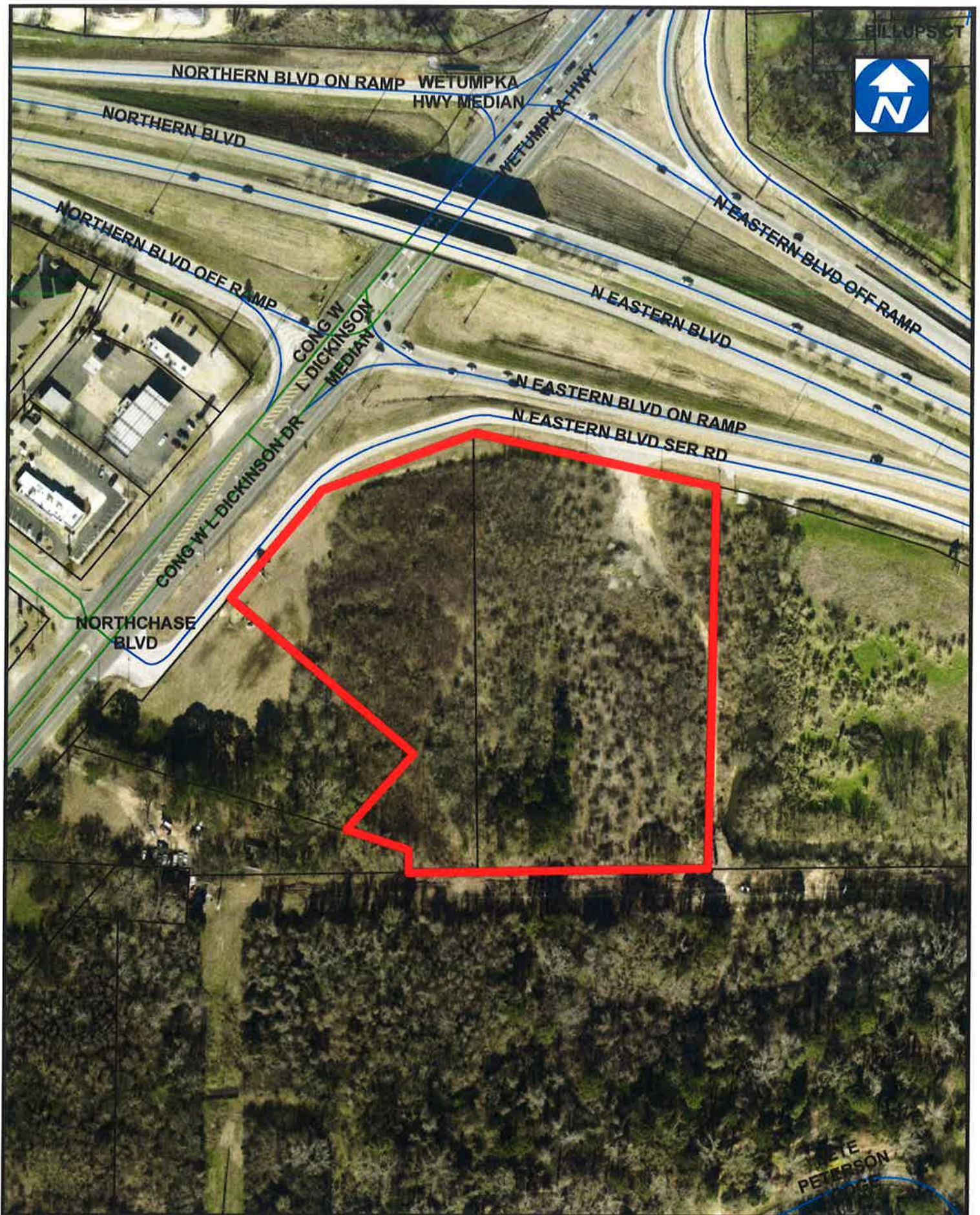
Notary Public
My commission expires: _____

NOTE: A PORTION OF THE PARCEL IS LOCATED IN FLOOD ZONE AE (BASE FLOOD ELEVATION DETERMINED), THE WESTERN HALF AND NORTHERN PORTION OF THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR ANNUAL CHANCE FLOODPLAIN) AND LARGE PORTION OF THE EASTERN HALF OF THE PROPERTY IS LOCATED IN ZONE X (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO FIRM MAP NO. 01101C0111, MAP REVISED JANUARY 7, 2015.

DATE: 3/2/23

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

535 HERRICK STREET
MONTGOMERY, AL 36104
TEL: 336.262.1091



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

3. 9208 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Troy University

SUBJECT: Request final approval of Troy University Plat No. 1 located on the southeast corner of Montgomery Street and Catoma Street in a T5 (Urban Center Zone) Zoning District.

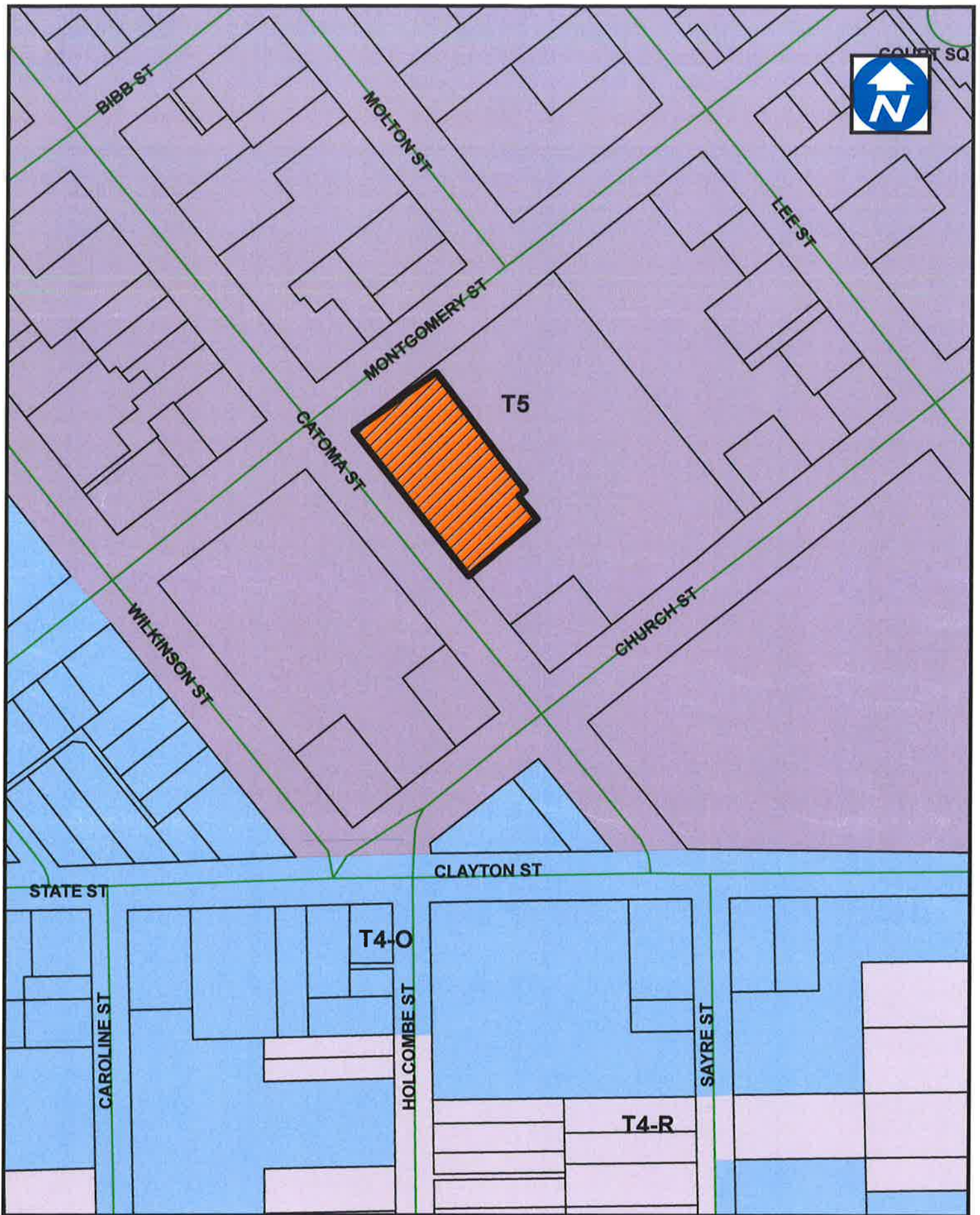
REMARKS: This plat replats three (3) lots into three (3) lots. Lot 1 (0.44 acres) has 152.82 ft. of frontage along Montgomery Street and 127.56 ft. of frontage along Catoma Street. Lot 2 (0.37 acres) has 108.62 ft. of frontage along Catoma Street and a depth of 150.57 ft. Lot 3 (0.22 acres) has 65.25 ft. of frontage along Catoma Street and a depth of 138.45 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 3

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 = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A

TROY UNIVERSITY PLAT NO. 1

BEING A RE-PLAT OF LOTS 9, 10 AND A PORTION OF LOT 8, ALL OF BLOCK 17 OF THE EAST ALABAMA PLAT AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 0 AT PAGE 198. SAID LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 12, T-16-N, R-17-E, MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP

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

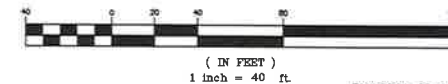
SURVEYOR'S CERTIFICATE

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 MARCH, 2023.

BRADLEY W. FLOWERS, PLS
ALABAMA LICENSE NO. 31832

GRAPHIC SCALE





Flowers & White

ENGINEERING, L.L.C.

PO BOX 231286 MONTGOMERY, AL 36123
PH 334.356.7600 - FAX: 334.356.1231

TROY STATE UNIVERSITY FOUNDATION
P.O. BOX 4419
MONTGOMERY, AL 36103
PARCEL # 11-01-12-4-019-006.001

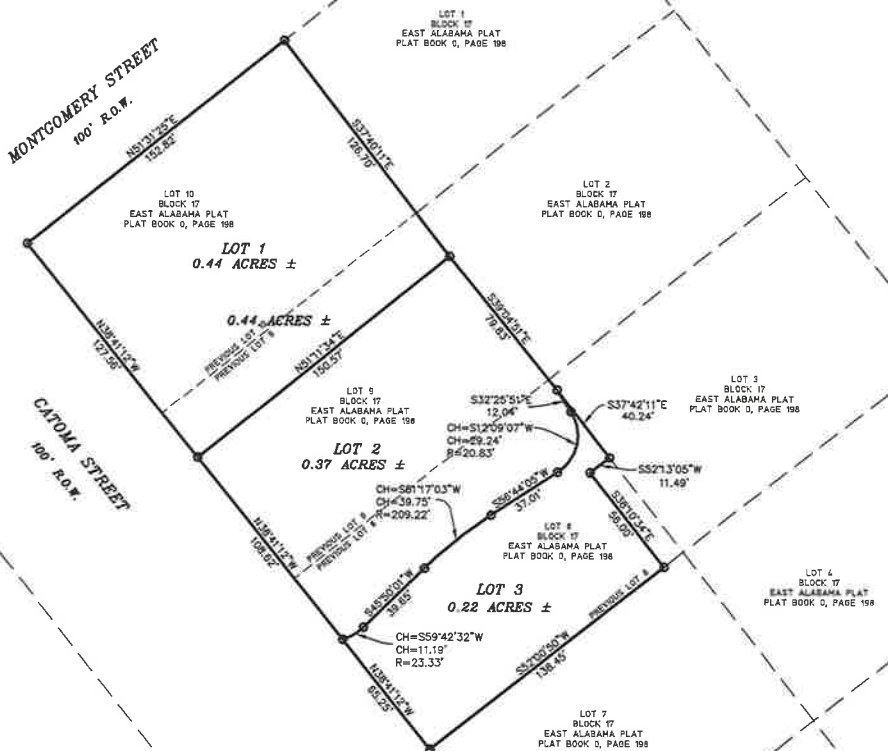
SCHEPPE REFRIGERATION SERVICE, LLC
10000 BENTLEY CASTLE AVENUE BLDG 100
PARCEL # 11-01-12-4-019-008.000

TROY UNIVERSITY
P.O. DRAWER 4419
MONTGOMERY, AL 36103
PARCEL # 11-01-12-4-019-005.000

UNITED STATES GOVERNMENT
WASHINGTON, DC 20420
135 CHURCH ST.
MONTGOMERY, AL 36104
PARCEL # 11-01-12-4-017-001.000

UNITED STATES GOVERNMENT
WASHINGTON, DC 20420
135 CHURCH ST.
MONTGOMERY, AL 36104
PARCEL # 11-01-12-4-017-001.000

ARMED UNIVERSITY
LOT 6
BLOCK 17
EAST ALABAMA PLAT
PLAT BOOK 0, PAGE 198



OWNER'S CERTIFICATE

STATE OF ALABAMA)
MONTGOMERY COUNTY)

THE UNDERSIGNED, THOMAS CREWS AS PRESIDENT OF COMMERCIAL PROPERTIES, INC. OWNER OF THE PROPERTY AS SHOWN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT ON THIS THE ____ DAY OF MARCH, 2023.

STATE OF ALABAMA)
MONTGOMERY COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT THOMAS CREWS AS PRESIDENT OF COMMERCIAL PROPERTIES, INC. OWNER OF THE PROPERTY AS SHOWN ABOVE IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID SURVEYOR'S CERTIFICATE, PLAT AND MAP, HE, AS SUCH 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.

GIVEN UNDER MY HAND THIS ____ DAY OF MARCH, 2023.

MY COMMISSION
EXPIRES _____
NOTARY PUBLIC

NOTES:

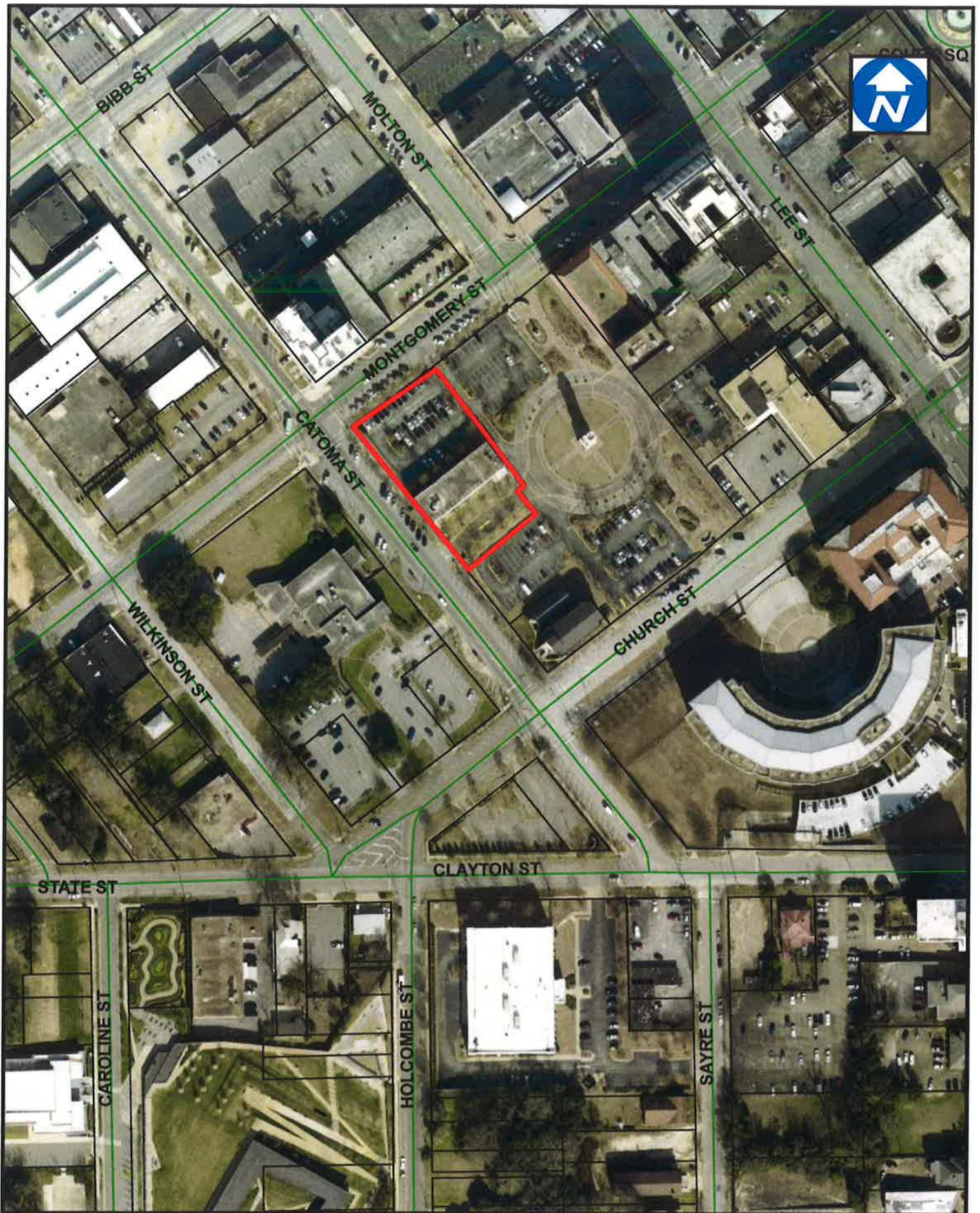
- STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR PUBLIC USE.
- ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE DRAINAGE, PRIVATE SANITARY SEWER AND WATER MAIN ACCESS EASEMENTS SHOWN HEREON ARE HEREBY TENDERED FOR DEDICATION TO THE TOWN OF PIKE ROAD, ALABAMA FOR PUBLIC USE. THESE DEDICATED EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY THE TOWN OF PIKE ROAD EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURE MAY BE PLACED ON THE EASEMENTS SHOWN.
- EASEMENTS FOR 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 WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERCTED ON ANY PART OF THESE EASEMENTS.
- DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.
- ALL LOTS HAVE IRON PINS INSTALLED AT CORNERS.

LEGEND

- N87°53'01"E 601.00' BEARING / DISTANCE
- PROPERTY CORNER
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE

SURVEY NOTES:

- DISTANCES SHOWN ON THIS PLAT ARE HORIZONTAL GROUND DISTANCES.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE, THE SUBJECT PROPERTY MAY OR MAY NOT BE SUBJECT TO EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR NOT RECORDED.



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. 9207 **PRESENTED BY:** TTL

REPRESENTING: Commercial Properties, Inc. & Southern Brew LLC

SUBJECT: Request final approval of 7 Brew Montgomery Plat No. 1 located on the east side of Eastern Boulevard, approximately 500 ft. north of Arbor Station Road, in a B-3 (Commercial) Zoning District.

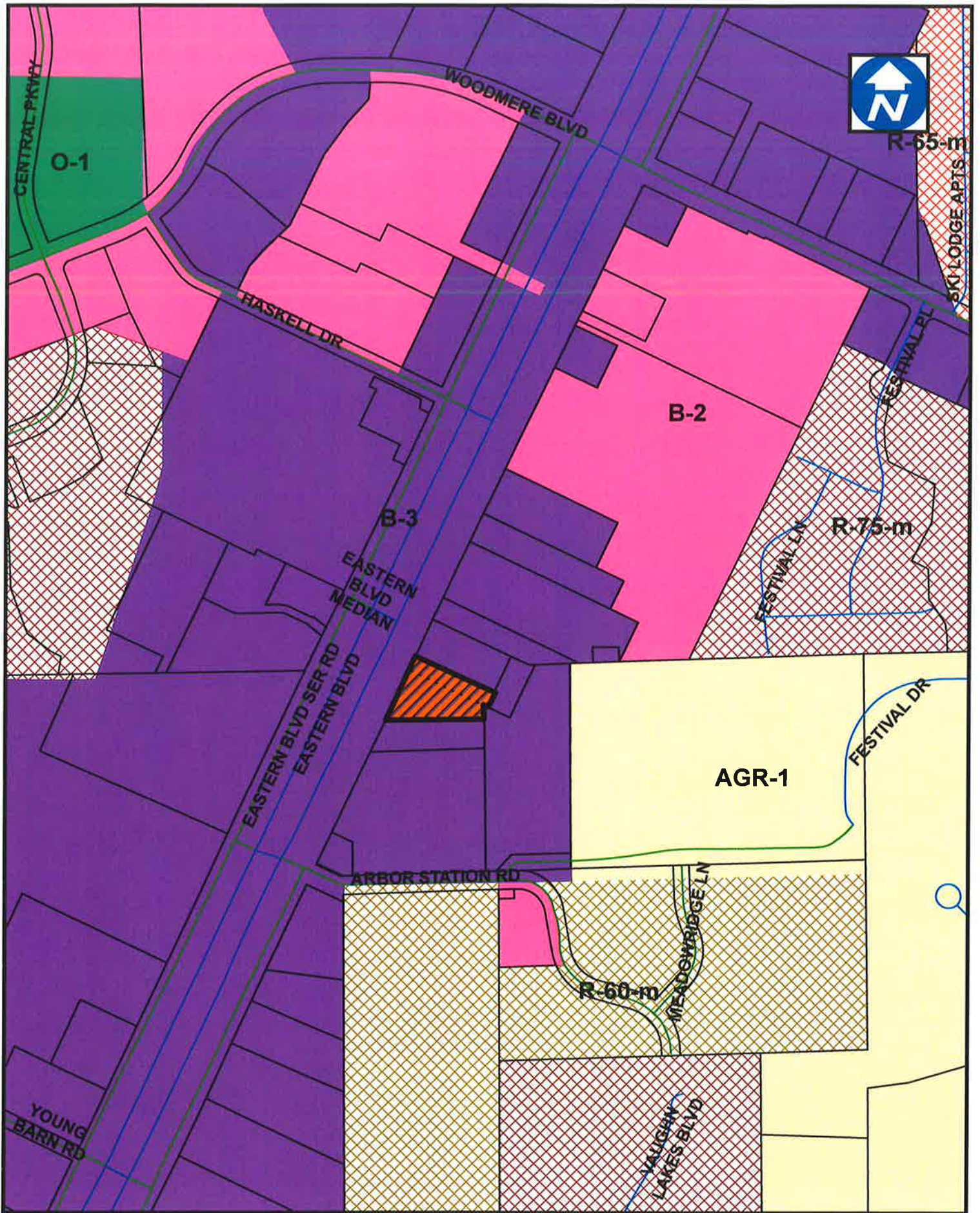
REMARKS: This plat replats one (1) lot and a portion of another lot into one (1) lot for commercial use. Lot A1-A (1.02 acres) has 230.50 ft. of frontage along Eastern Boulevard and a depth of 322.70 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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.



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 4A

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

I, Thomas C. Crews, a Licensed Professional Land Surveyor of the first of TFL, 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 that they 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 Statutes for Surveys in the State of Alabama to the best of my knowledge, information, and belief.

WITNESS my hand this the ____ day of _____, 2023.

Thomas C. Crews, P.E.
 Alabama License No. 24329

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

We, Commercial Properties, Inc., as owners of the property shown on this map and plan, hereby join in and sign the foregoing surveyor's certificate and accept the map and plat as true and correct.

This the ____ day of _____, 2023.

By: Thomas C. Crews
 As to President

STATE OF ALABAMA)
 COUNTY OF MONTGOMERY)

I, _____, Secretary of Commercial Properties, Inc., whose name is signed to the foregoing certificate, and who is known to me, acknowledge 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.

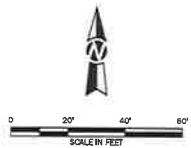
UNDER my hand and seal this the ____ day of _____, 2023.

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 11-55-32.

By: _____
 Acting Executive Secretary

- NOTES:**
- All angles and distances for a curve 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 right-of-ways have been reflected on this plat; however, this survey and drawing was completed without the benefit of a title search or opinion.
 - No monuments are shown on this plat.
 - Source of Title: Corp. Bk. 249, Pg. 414
 - Current Zoning: R-3 (single-family detached)
 - No person or the service lines is to be within any special flood hazard area from information as depicted on FEMA Flood Panel 011210022F H and 011210022F H revised February 5, 2014.
 - Subject property is located in part of the South Half of the Northern Quarter and the North Half of the Southwest Quarter of Section 24, Township 16 North, Range 18 East, in Montgomery County, Alabama.
 - Streams shown herein, if not previously dedicated, are hereby tendered for public use.
 - All easements or rights-of-way, sewer, utility, private easements or easements for utility easements or water mains shown herein are hereby dedicated to the municipality of Montgomery, Alabama, and to the County of Montgomery, Alabama for public use. Easements include the right of ingress and egress for the City and/or County employees for maintenance of the property included in the easements. No permanent structures may be erected on any part of these easements shown.

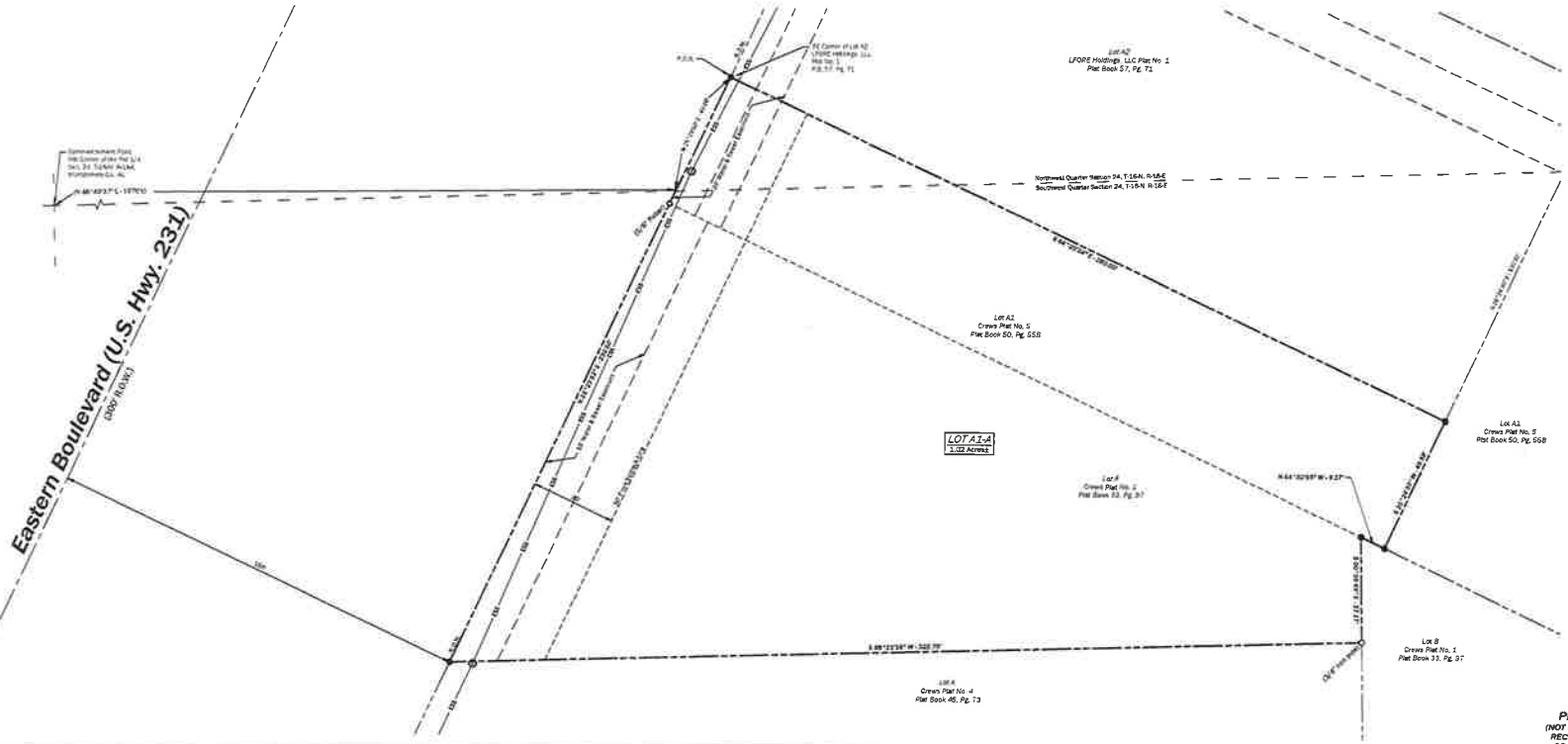


LEGEND

---	BOUNDARY LINE
---	RIGHT-OF-WAY
---	RIGHT-OF-WAY CENTERLINE
---	PROPERTY LINE
---	EXISTING LOT LINE
---	IRON PIPE / PIN FOUND
---	CAPROD IRON PIPE FOUND
---	CONCRETE MONUMENT FOUND
---	CAPROD IRON SET (CAP 1340)
---	POINT NOT MONUMENTED
---	SECTION
---	TOWNSHIP
---	RANGE
---	RIGHT-OF-WAY
---	MINIMUM BUILDING LINE
---	PLAT BOOK
---	DEED BOOK
---	WELL
---	RECORD INDICATION



VICINITY MAP
 NO SCALE



7 BREW MONTGOMERY PLAT NO. 1

A resurvey of Lot A, Crews Plat No. 1 and Lot A1, Crews Plat No. 5, being a part of the S 1/2 of the NW 1/4 and the N 1/2 of the SW 1/4 of Section 24, Township 16 North, Range 18 East Montgomery, Alabama

Final Subdivision Plat

By: _____	Professional Registration
Checked by: _____	Crews Plat No. 1
Date of Issue: 02/13/2023	Date Surveyed: 12/09/2022
Plat No.: 2433377-04	File No.: 23-01-0437

PRELIMINARY
 (NOT FOR CONSTRUCTION,
 RECORDING PURPOSES
 OR IMPLEMENTATION)



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C

5. RZ-2019-005 **PRESENTED BY:** Grady Hicks

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land containing 4.66 acres located on the south side of Alabama River Parkway, approximately 1,600 ft. southeast of Lower Wetumpka Road, from an R-50 (Single-Family Residential) Zoning District to a B-3 (Commercial) Zoning District. (955 Millard Fuller Drive)

REMARKS: The intended use for this property if rezoned is for commercial use. The adjacent property has B-2 (Commercial) zoning to the north and west, R-50 (Single-Family Residential) to the south, and B-2 (Commercial) and R-65-s (Single-Family Residential) zoning to the east. The Envision Montgomery 2040 Comprehensive Plan recommends 'Residential Low Intensity'.

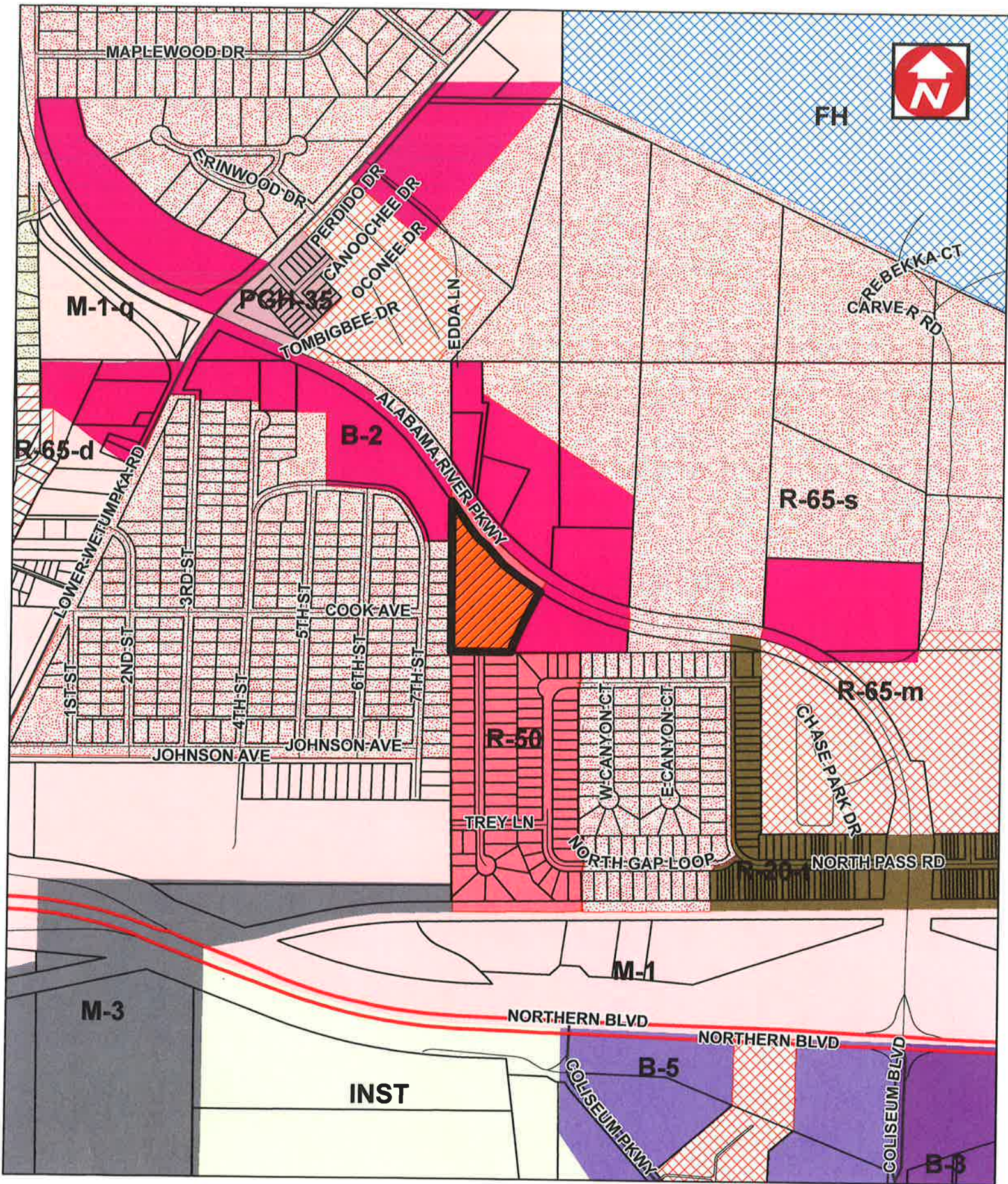
Land Use Division Comment(s): This property was previously owned by Habitat for Humanity. During the development of this area, they were given permission to construct this building for warehouse and office use for Habitat for Humanity, contingent on they apply for a use variance for the warehouse/office. They never came in to get a use variance. It is considered illegal non-conforming and must now be rezoned prior to a commercial use again.

CITY COUNCIL DISTRICT: 3

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.



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2019-005

1 inch = 600 feet

FROM R-50 TO B-2

ITEM NO. 5A



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2019-005

1 inch = 600 feet

FROM R-50 TO B-2

ITEM NO. 5B