

Planning Commission Agenda

November 9, 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

Warren Adams

Executive Secretary

- I. Chairman's Message
- II. Approval of Minutes from the October 26, 2023 meeting

November 9, 2023

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2023-022	Pilgreen & Bostick Engineering	Perry Hill Road & Elmdale Road	Rezoning	1
2.	RZ-2023-023	“ “	Brooks Road	Rezoning	2
3.	RZ-2023-026	“ “	Ann Street	Rezoning	3
4.	RZ-2023-019	Larry E. Speaks & Associates	McGehee Road	Rezoning	4
5.	MP-2020-002	Flowers & White Engineering	Atlanta Highway	Revised Master Plan	5
6.	9251	Goodwyn Mills Cawood	Payne Road	Plat	6
7.	9252	Gonzalez Strength & Associates	Troy Highway & Taylor Road	Plat	7
8.	RZ-2023-027	Norman Bennett	Williams Drive	Rezoning	8
9.	RZ-2023-028	Marcus Boyd	Williams Drive	Rezoning	9

***The next Planning Commission meeting is on
December 14, 2023***

1. RZ-2023-022 **PRESENTED BY:** Pilgreen and Bostick Engineering

REPRESENTING: Sara Beasley

SUBJECT: Request to rezone one (1) lot located on the southwest corner of Perry Hill Road and Elmdale Road from an R-75-m (Multi-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for the expansion of Pickwick Antiques. The adjacent property has B-2 (Commercial) to the south; B-4 (Commercial) to the east; and R-75-m (Multi-Family Residential) to the north and west.

The Envision Montgomery 2040 Comprehensive Plan recommends Flex 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 for Flex Commercial for this corner location only.

This request was delayed at the October 26, 2023 meeting, by the applicant, to meet with neighbors after the public hearing was held.

CITY COUNCIL DISTRICT: 7

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

FLEX COMMERCIAL (FC)

The Flex Commercial classification comprises the mix of retail, service, and other commercial development along major streets and highway corridors. The classification targets existing strip centers, "Big-box" stores, drive-thru restaurants, and/or similar auto-oriented commercial uses along major thoroughfares. Flex loosens the use requirements along these corridors to encourage redevelopment or re-use of existing buildings and combat vacancy through incorporation of office and light industrial uses. The Flex classification increases permissible density and height restrictions with an emphasis on high quality design of buildings, grounds, and landscape. Flex districts seek to limit access through consolidated intersections and improve pedestrian connectivity between and across parcels.

INTENT

- ★ Concentrate larger, more intensive uses near major thoroughfares or intersections with development "stepping-down" when approaching residential neighborhoods.
- ★ Reduce surface parking and encourage shared parking between complementary uses.
- ★ Encourage new development to address the streetscape and allow for pedestrian activity along the street frontage while remaining primarily auto-oriented.
- ★ Redirect parking between the building and street towards the side or behind buildings.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.

PRIMARY USES

- ★ Commercial (small and large format)
- ★ Office
- ★ Light Industrial
- ★ Warehousing / Fulfillment

SECONDARY USES

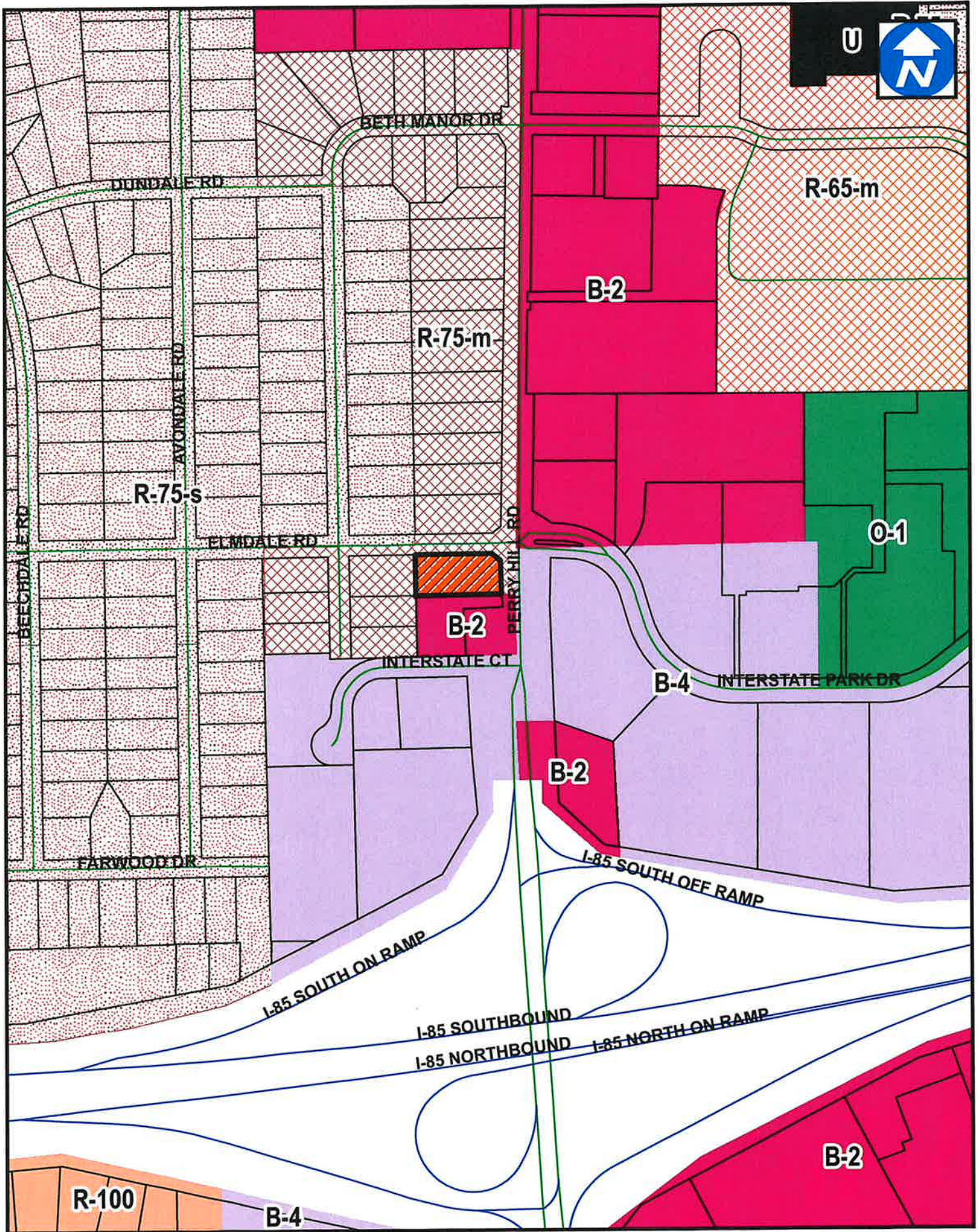
- ★ Civic / Institutional
- ★ Multi-family Residential
- ★ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 3 stories
Building Form	Mix of large and small footprint buildings that may be occupied by single or multiple tenants, attached or freestanding
Building Setback	20 - 50 feet
Streets	Along primary corridors with shared access drives connecting individual developments

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



Site 

1 inch = 300 feet

Item 1B



Site 

1 inch = 100 feet

Item IC

2. RZ-2023-023 **PRESENTED BY:** Pilgreen and Bostick Engineering

REPRESENTING: EEM, LLC

SUBJECT: Request to rezone property on the west side of Brooks Road, approximately 1,000 ft. north of Wetumpka Highway, from R-50 (Single-Family Residential), FH (Flood Hazard), and AGR-2 (General Agriculture) Zoning Districts to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is for tractor trailer storage. The adjacent property has M-1 (Light Industrial) and FH (Flood Hazard) to the north; R-50 (Single-Family Residential) to the east and west; and R-50 (Single-Family Residential), AGR-2 (General Agriculture) and FH (Flood Hazard) to the south.

The Envision Montgomery 2040 Comprehensive Plan recommends Potential Open Space.

Department of Planning Comment(s): The Planning Department objects to the proposed rezoning request. The proposed rezoning request is not consistent with the Envision Montgomery 2040 Comprehensive Plan. The majority of the subject property is in a flood zone. Also, the subject property backs up and is adjacent to existing residential homes on Sanders Lane and Hayden Drive.

This request was delayed at the October 26, 2023 meeting, by the applicant, to meet with neighbors after the public hearing was held.

CITY COUNCIL DISTRICT: 2

PLEASE NOTE:

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24

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.



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.



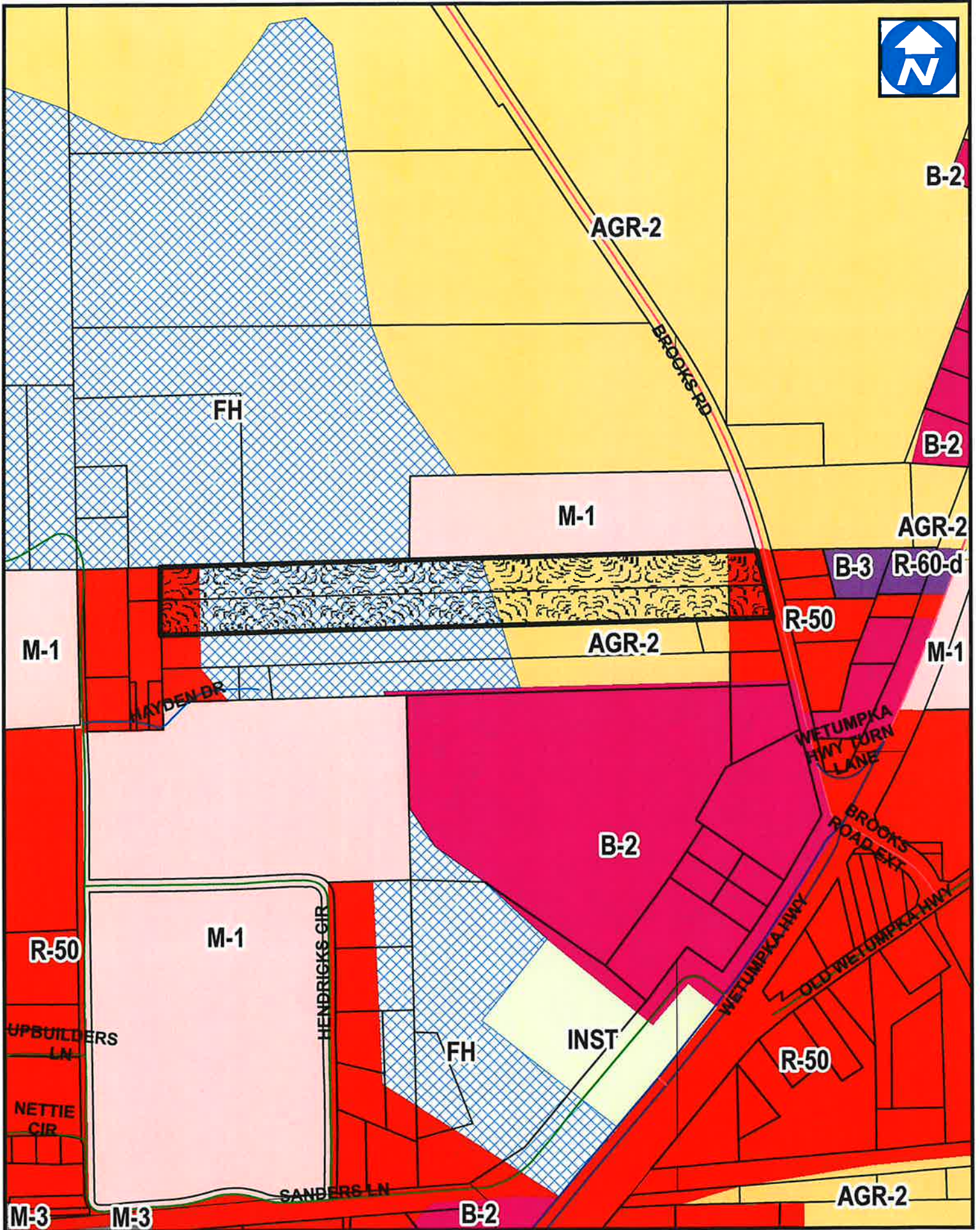
POTENTIAL OPEN SPACE (PO)

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.

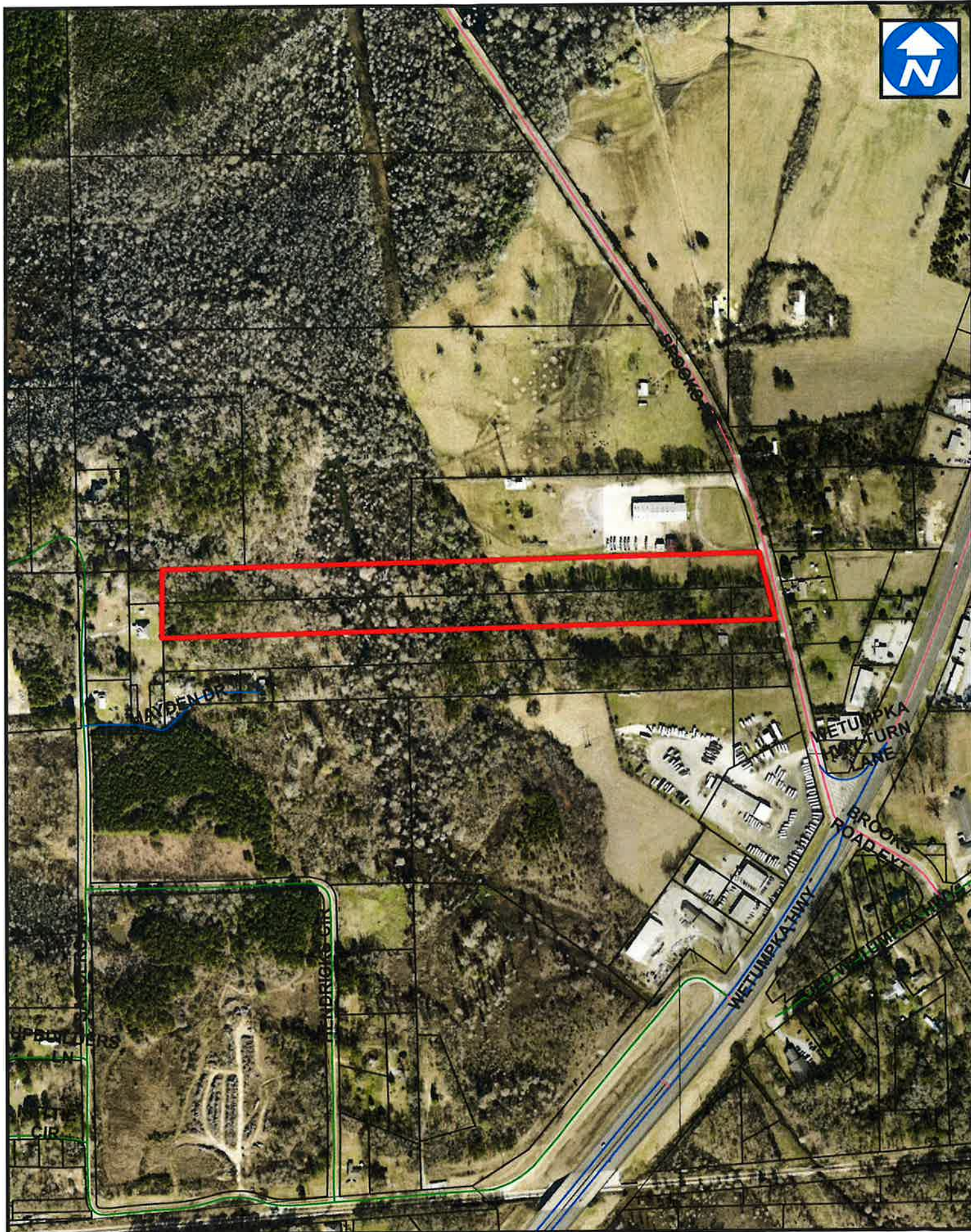




Site

1 inch = 500 feet

Item 2B



1 inch = 500 feet

2c

3. RZ-2023-026 **PRESENTED BY:** Pilgreen and Bostick Engineering

REPRESENTING: Ann R. Dees

SUBJECT: Request to rezone one (1) lot located on the west side of Ann Street, approximately 130 ft. north of Brewton Street (aka 148 Ann Street), from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for commercial use. The adjacent property has R-60-s (Single-Family Residential) zoning to the north, south and west; and INST (Institutional) zoning to the east.

The Envision Montgomery 2040 Comprehensive Plan recommends Traditional Neighborhood.

Department of Planning Comment(s): Under review.

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.

TRADITIONAL NEIGHBORHOOD (TN)

Residential area featuring a mix of housing types with single-family neighborhood appearance. This category applies to established neighborhoods and new development that encapsulate many qualities of central neighborhoods including a walkable block pattern and integrated amenities such as parks, schools and neighborhood commercial. These areas include some of Montgomery's oldest neighborhoods such as Cloverdale and Garden District along with new developments like Hampstead. While predominantly single-family residential on small lots, these neighborhoods may include areas of larger lot single-family and attached or multi-family dwellings.

INTENT

- ★ Maintain the existing neighborhood character. Allow residential infill development that is compatible in scale and design to neighboring homes.
- ★ Continue historic preservation efforts and encourage restoration of historic properties.
- ★ Provide code enforcement measures to address unmaintained homes and properties to stabilize declining areas.
- ★ Continue efforts to provide resources for property and neighborhood maintenance to neighborhood associations.

PRIMARY USES

- ★ Single-family Residential (Small-lot)
- ★ "Missing Middle" housing (i.e. Duplex, Triplex, garden, etc.)
- ★ Attached Town Homes

SECONDARY USES

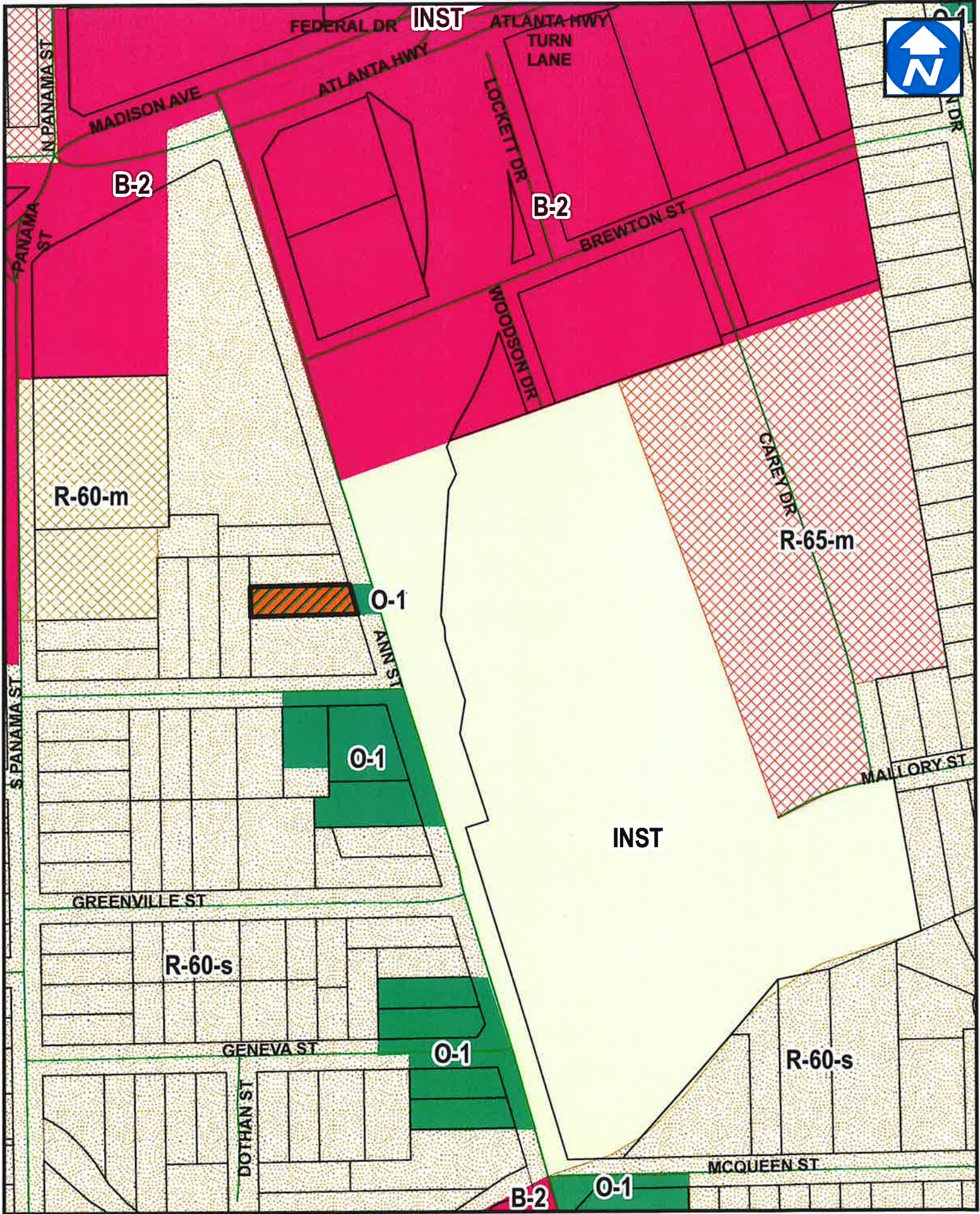
- ★ Small-format Commercial
- ★ Civic / Institutional
- ★ Parks and Open Space



BUILDING BLOCKS

Height Range	1 - 2.5 stories
Building Form	Variety of building types and sizes attached and freestanding
Building Setback	10 - 30 feet (generally consistent within a block)
Streets	Small, grid like blocks with a high degree of street connectivity

Transportation	Walking, biking, transit, automobile
Parking	On-street and private off-street (both alley-loaded and front-loaded driveways / garages)
Open Spaces	Pocket parks within neighborhoods, connections to schools and community parks



SITE 

1 inch = 200 feet

Item 3B



SITE 

1 inch = 200 feet

Item 3C

4. RZ-2023-019 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: RHMP Holdings LP

SUBJECT: Request to rezone property containing 11.28 acres, more or less, located on the south side of McGehee Road, approximately 1,500 ft. north of East South Boulevard, from a B-3 (Commercial) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is fulfillment center & distribution center. This property is surrounded by B-3 (Commercial) zoning.

The Envision Montgomery 2040 Comprehensive Plan recommends Regional Mixed-Use Center.

Department of Planning Comment(s): The Planning Department objects to the proposed rezoning request. The proposed rezoning request is not consistent with the Envision Montgomery 2040 Comprehensive Plan Future Use Table and Map for a Regional Mixed-Use Center. A fulfillment center and distribution center are not allowed in the Regional Mixed-Use Center designation. Fulfillment center and distribution centers are allowed in locations along the Southern Boulevard corridor that allow for the Future Land Use Designation of Flex Commercial. Fulfillment centers and distribution centers typically bring large 18-wheeler trucks as a constant movement and this would not be a good fit for the proposed location with public schools, police, fire and medical uses already there. There are other locations that should be considered for the proposed land use.

CITY COUNCIL DISTRICT: 5

PLEASE NOTE:

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REGIONAL MIXED USE (MUC)

A major activity center that integrates places to live, work, and shop. A Regional MUC may include a variety of commercial (restaurant and retail), office, and residential uses, arranged on a site in a compact, walkable pattern. It may include vertical mixed-use buildings where residential or office uses exist above ground-floor retail or horizontal mixed use where uses exist adjacent to one another. This also includes locations for strategic redevelopment opportunity which focus on revitalizing former regional destinations such as the Mall at Capital Plaza and Eastdale Mall. These activity centers may be anchored by a large commercial use or a major office or institutional employer with a Citywide or regional-wide reach.

INTENT

- ★ Promote redevelopment of existing or former activity centers from single-use, auto-oriented developments to walkable mixed use environments.
- ★ Encourage pedestrian activity through design of quality streetscapes including sidewalks, open spaces, and landscaping.
- ★ Provide connectivity to nearby uses and neighborhoods through sidewalks, paths and streets.
- ★ Promote integration of various modes of transportation (walk, bicycle, automobile, transit) to reinforce regional influence.
- ★ Reduce access points for individual developments and encourage shared access points to improve safety

PRIMARY USES

- ★ Vertical Mixed-Use
- ★ Office
- ★ Commercial
- ★ Civic / Institutional
- ★ Multi-family Residential

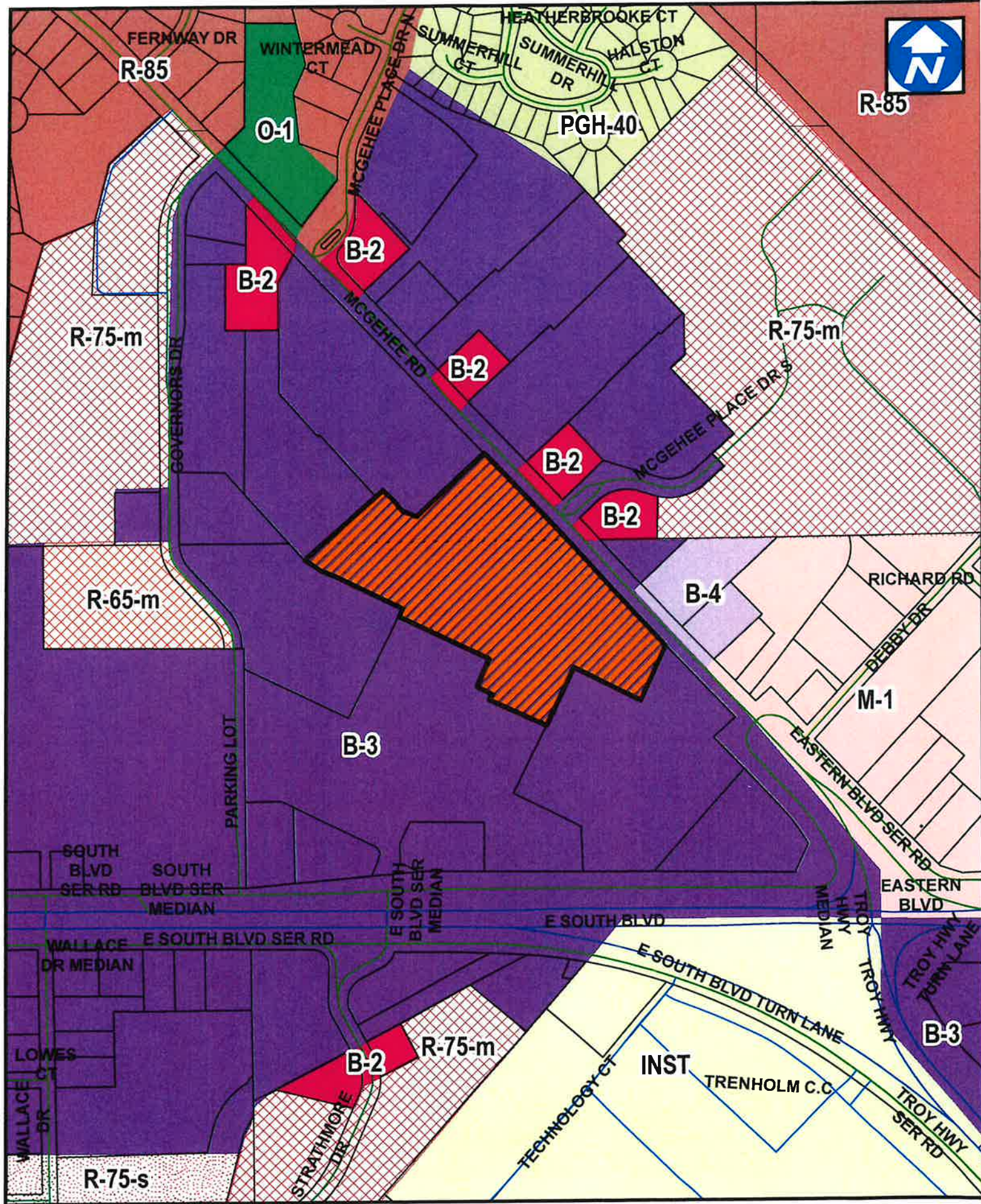
SECONDARY USES

- ★ Attached Town Homes
- ★ "Missing Middle" housing (i.e. Duplex, Triplex, garden, etc.)
- ★ Parks and Open Space



BUILDING BLOCKS

Height Range	2 - 6 stories	Transportation	Walking, biking, transit, automobile
Building Form	Mix of large footprint buildings and smaller buildings that may be occupied by a single or multiple commercial tenant(s)	Parking	Shared parking areas located in off-street parking lots. Structured parking and on-street parking may be appropriate
Building Setback	0 - 30 feet	Open Spaces	"Green Infrastructure" and landscaping on individual sites, plazas and pocket parks
Streets	Along primary corridors with shared access drives connecting individual developments (Grid street network)		



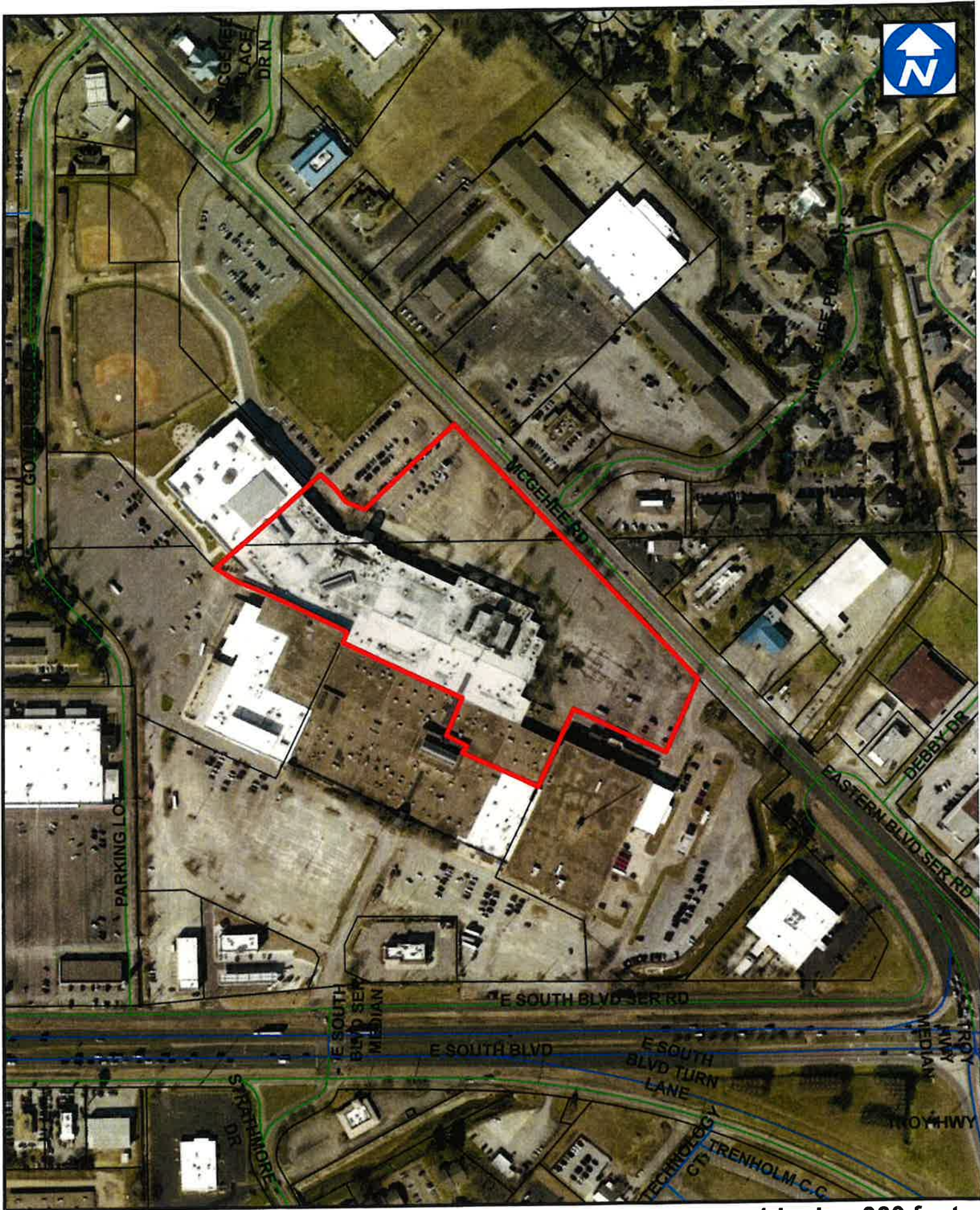
Site



1 inch = 400 feet

Item

4B



Site 

1 inch = 300 feet

Item 4C

5. MP-2020-002 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING:

SUBJECT: Request approval of a revised master plan 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 master plan was approved in 2022 and the applicant is requesting the following changes:

Single-Family Residential

	<u>Previously Approved</u>	<u>Proposed Changes</u>
Lot Size:	40 ft.	30 ft.
Setbacks:		
<i>Front:</i>	20 ft.	5 ft.
<i>Rear:</i>	15 ft.	5 ft.
<i>Sides:</i>	5 ft.	5 ft.
<i>Street Side:</i>	10 ft.	5 ft.
Parking:	2 spaces	2 spaces

Multi-Family Residential

	<u>Previously Approved</u>	<u>Proposed Changes</u>
Lot Size:	Varies	Varies
Setbacks:		
<i>Front:</i>	15 ft.	5 ft.
<i>Rear:</i>	5 ft.	5 ft.
<i>Sides:</i>	5 ft.	5 ft.
<i>Street Side:</i>	5 ft.	5 ft.
Parking:	2 spaces	2 spaces

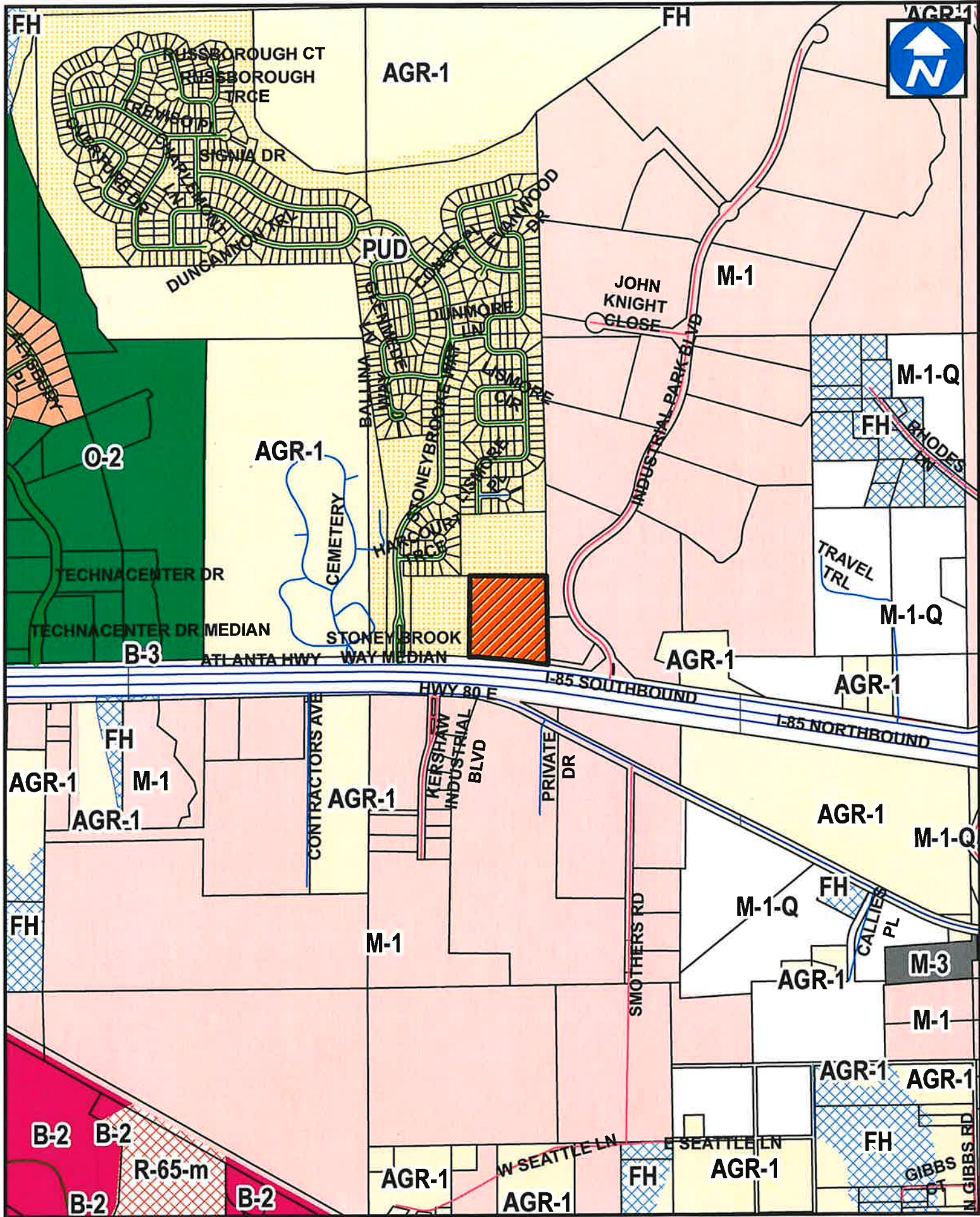
The private road is a one-way road throughout the development.

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.

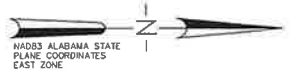
All requests are subject to the Zoning Ordinance and/or Subdivision Regulations, and all department comments/requirements must be complied with prior to being released for permitting.



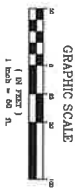
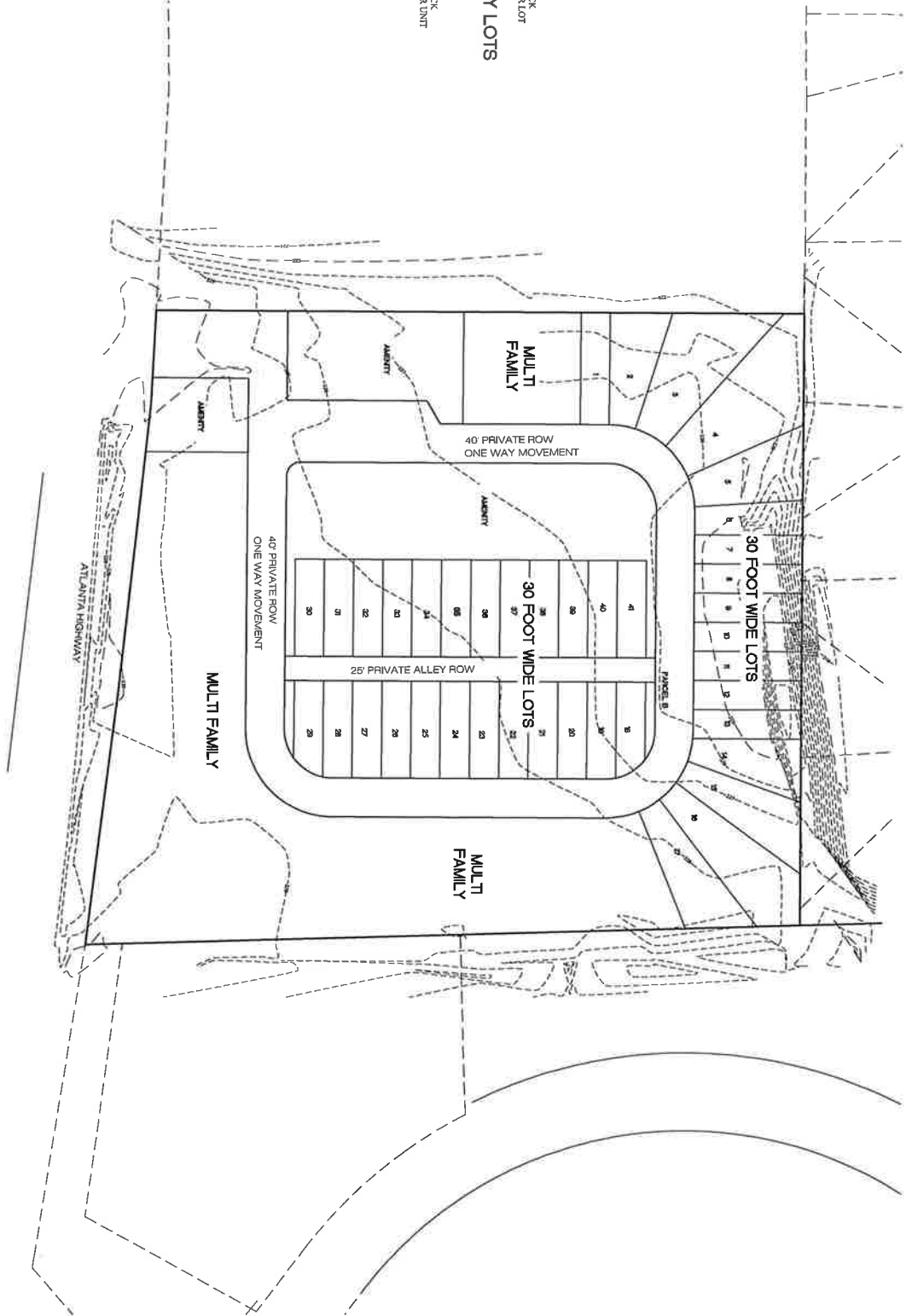
SITE 


1 inch = 1,000 feet

Item 5A

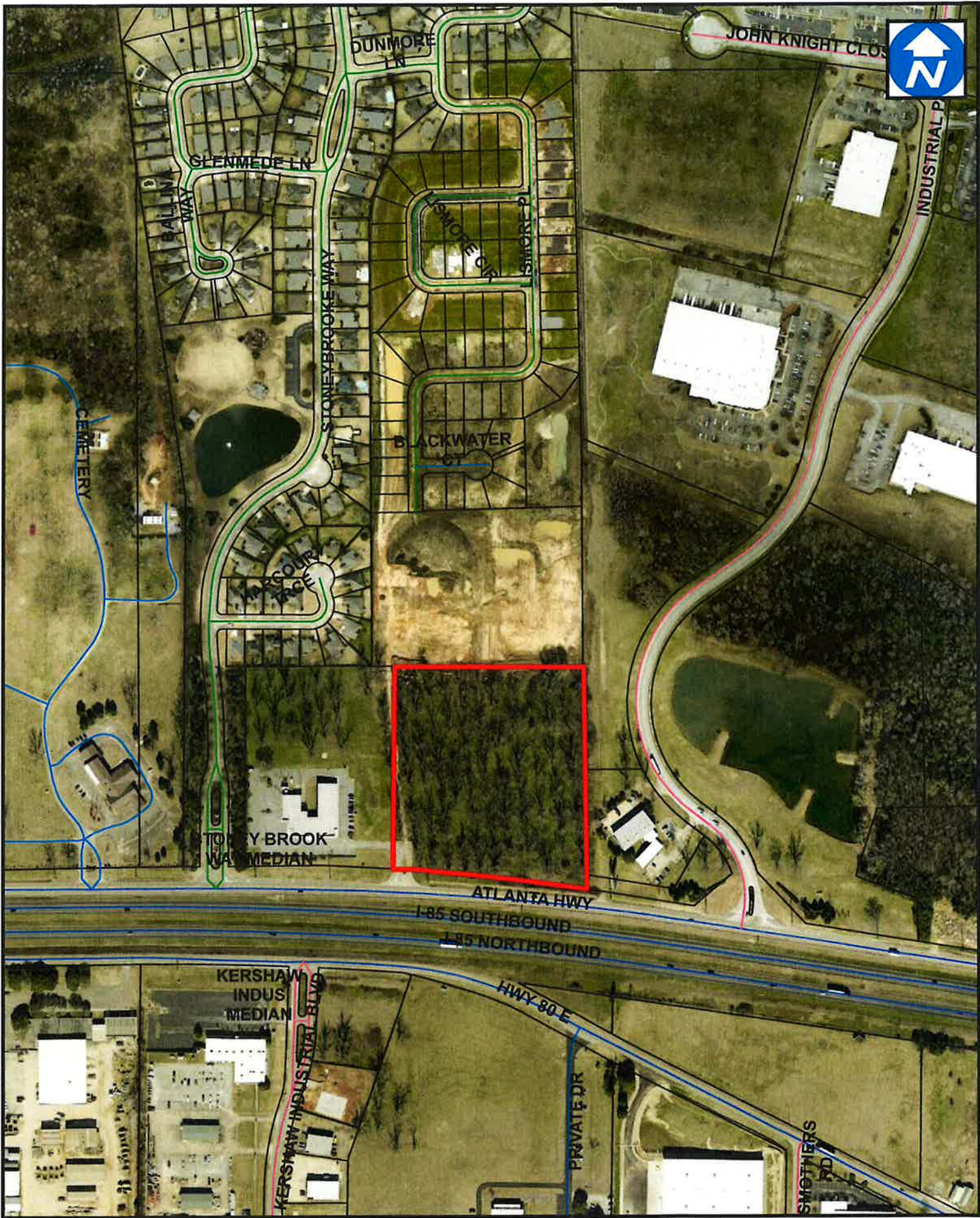


- 30' LOTS:**
- 5 FRONT SETBACKS
 - 5 SIDE SETBACKS
 - 5 REAR SETBACK
 - 5 SIDE STREET SETBACK
 - 2 PARKING SPACES PER LOT
- MULTIFAMILY LOTS**
- 5 FRONT SETBACKS
 - 5 SIDE SETBACKS
 - 5 REAR SETBACK
 - 5 SIDE STREET SETBACK
 - 2 PARKING SPACES PER UNIT



 FLOWERS & WHITE ENGINEERING, L.L.C. 10 BOX 250266 - MONTGOMERY, ALA. 36129 PH: 334.356.7620 - FAX: 334.356.1231	MASTER PLAN FOR ANSON BOROUGH MONTGOMERY, ALABAMA		Project # 25-057 Drawn by KJ Checked by KJ Date 10-9-23 Rev. 1 Rev. 2 Rev. 3	SHEET TITLE: MASTER PLAN SHEET NUMBER: 05
	These drawings and specifications are the property of Flowers & White Engineering, L.L.C. and shall remain the property of Flowers & White Engineering, L.L.C. in perpetuity. No part of these drawings or specifications shall be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without prior written permission from Flowers & White Engineering, L.L.C.			

5B



SITE 

1 inch = 400 feet
Item 5C

6. 9251 **PRESENTED BY:** Goodwyn Mills Cawood

REPRESENTING: Lowder New Homes Inc.

SUBJECT: Request final approval of Sturbridge Plat No. 23 located on the west side of Payne Road, approximately 2,100 ft. south of Fallow Field Road in R-100 (Single-Family Residential) and R-125 (Single-Family Residential) Zoning Districts.

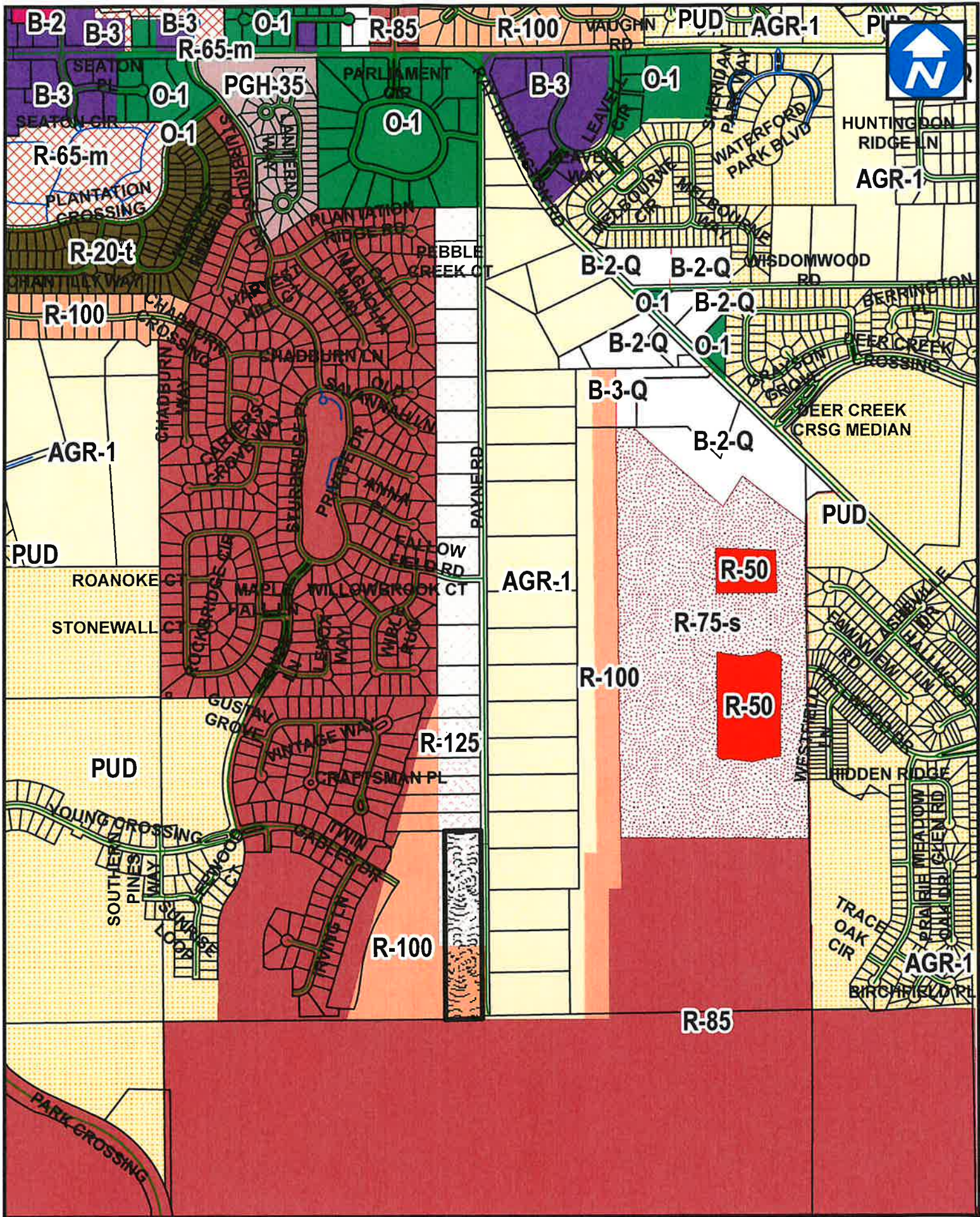
REMARKS: This plat creates five (5) lots. Lot 1 (2.13 acres) has 305.17 ft. of frontage along Payne Road and a depth of 304.11 ft. Lot 2 (2.13 acres) has 304.54 ft. of frontage along Payne Road and a depth of 304.46 ft. Lot 3 (2.07 acres) has 295.79 ft. of frontage along Payne Road and a depth of 304.81 ft. Lot 4 (2.07 acres) has 295.79 ft. of frontage along Payne Road and a depth of 305.15 ft. Lot 5 (2.09 acres) has 295.79 ft. of frontage along Payne Road and a depth of 305.49 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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 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.



SITE 

1 inch = 1,000 feet

Item 6A



Map of Sturbridge Plat No. 23

Living in the Southwest Quarter of Section 33,
T-18N-R-18-E,
Montgomery County, Alabama

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

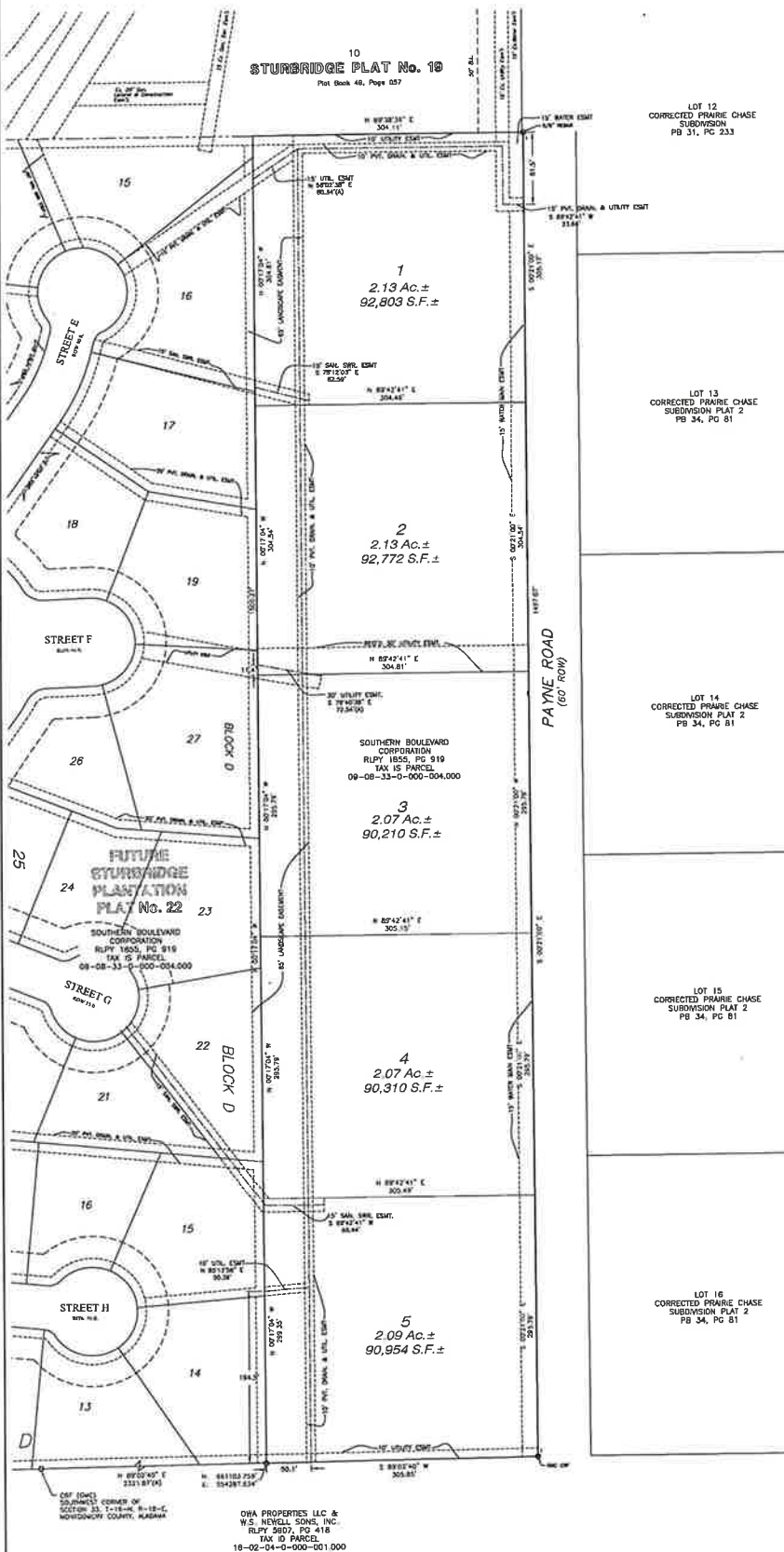
2000 Fairchase Lane, Suite 200
Montgomery, Alabama 36117
Office (205) 271-3200
Fax (205) 271-1558

October 2023

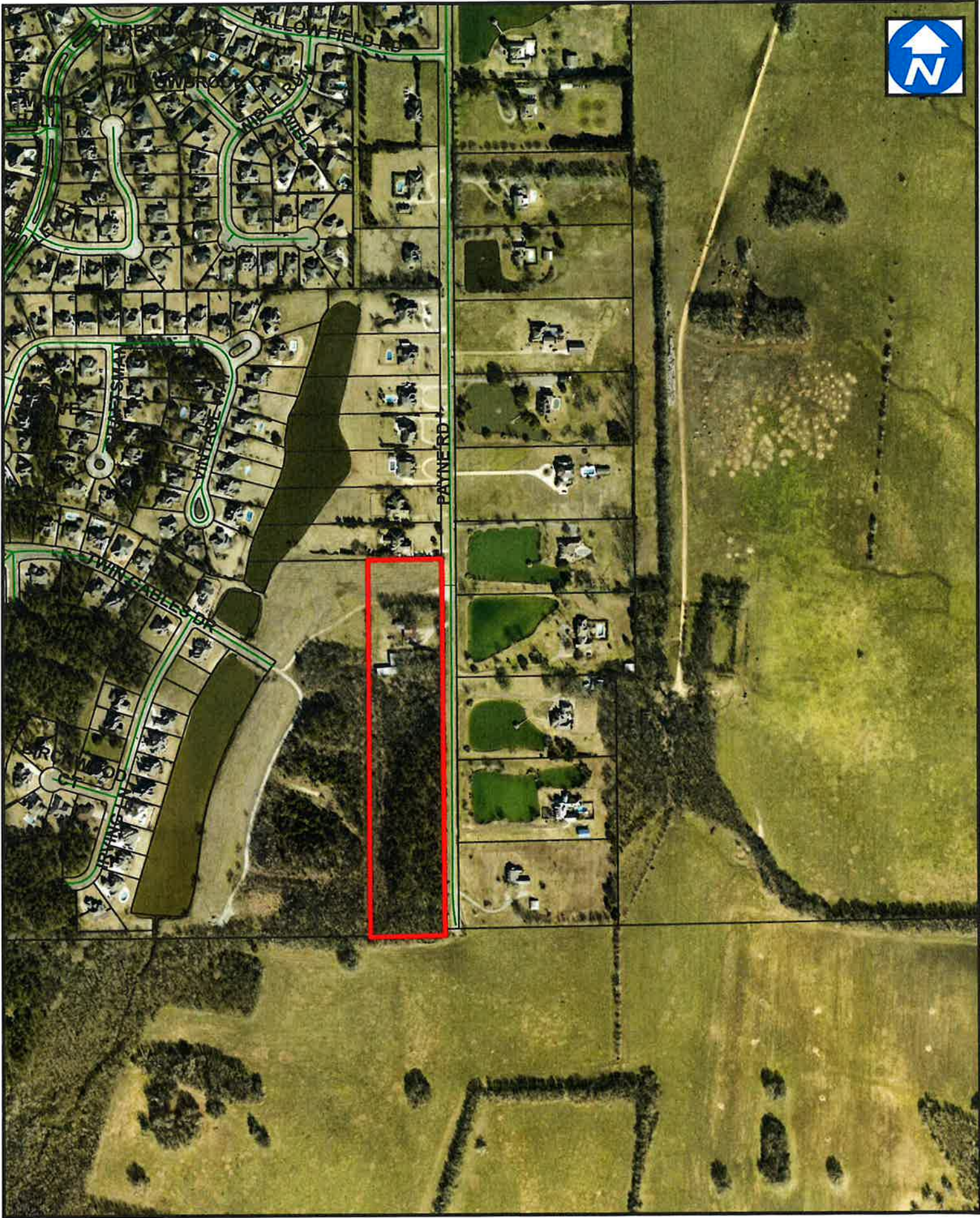
Scale: 1"=100'

DATE	BY	REVISION
10/23/23	W.S. NEVELL	FINAL

SURVEY COURTESY INFO: AS SHOWN ON SURVEY
ALL PROPERTY LINES ARE BASED ON Q-107 REVISION
ONE OF MONTGOMERY COUNTY RECORDS



LB



SITE

1 inch = 500 feet
Item 6C

7. 9252 **PRESENTED BY:** Gonzalez Strength & Associates, Inc.

REPRESENTING: RaceTrac, Inc.

SUBJECT: Request final approval of RaceTrac Inc. Plat No. 2 located on the northeast corner of Troy Highway and Taylor Road in B-2 (Commercial) and M-1 (Light Industrial) Zoning Districts.

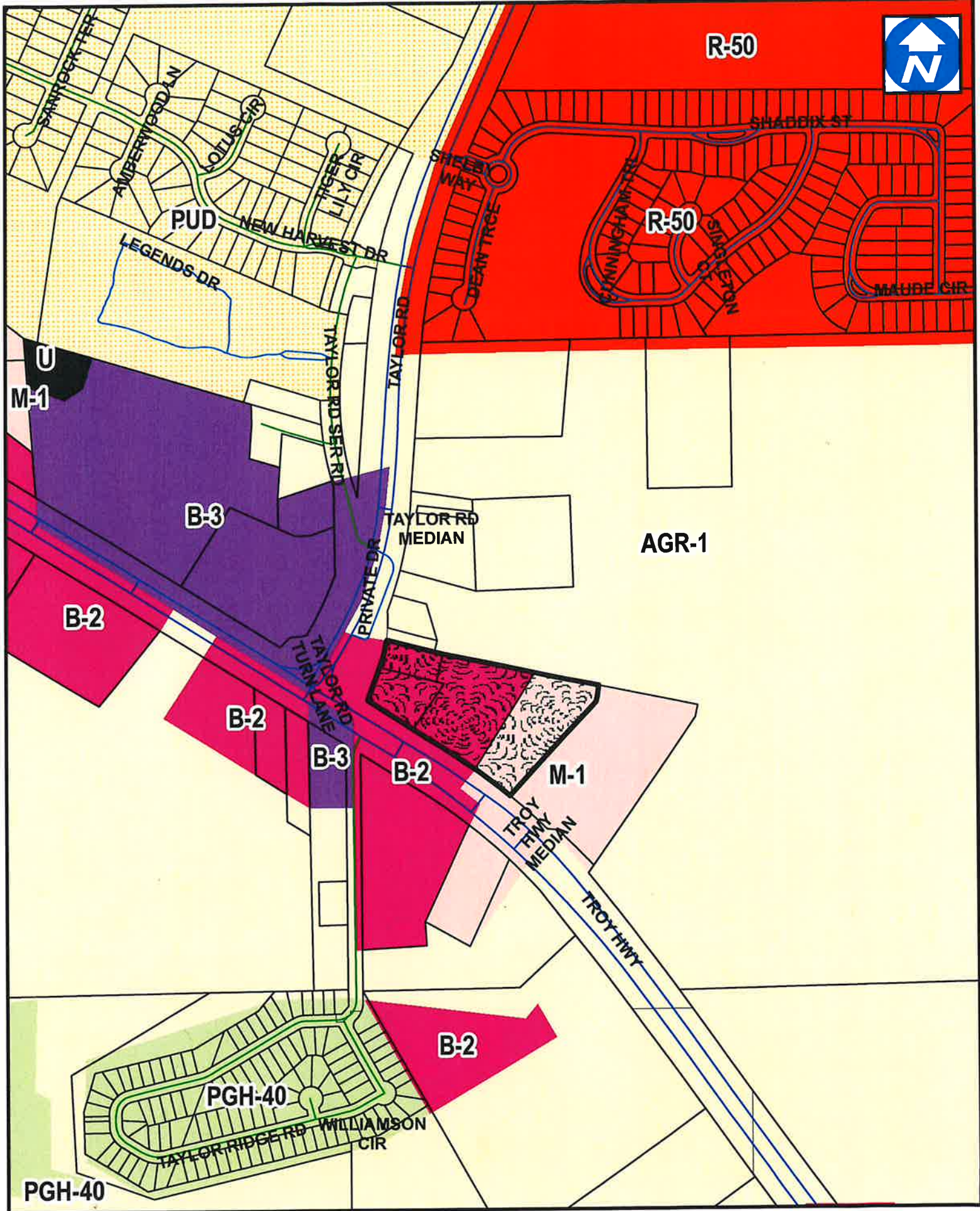
REMARKS: This plat replats one (1) lot and previously unplatted property into one (1) lot. Lot 1 (7.21 acres) has 641.80 ft. of frontage along Taylor Road and 699.97 ft. of frontage along Troy Highway. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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 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.



SITE 

1 inch = 500 feet

Item 7A

ZONING
ZONING: B-2 AND M-1
BUILDING SETBACK REQUIREMENTS:
FRONT: N/A(B-2); 20'(M-1)
REAR: N/A(B-2); N/A(M-1)
SIDE: N/A(B-2); N/A(M-1)
STREET SIDE: N/A(B-2); 20'(M-1)
HEIGHT: 45'(B-2); 50'(M-1)

ABBREVIATIONS			
BUILD	POINT OF COMMENCEMENT	1316	STANDARD 15 MONTH
PLAN	POINT OF BEGINNING	4718	ADVICE 18 EAST
002	WEATHER	511	SECTION
003	CALCULATED	6.9	444 ROAD
		51	ELEVATION
		51.10	BUILDING

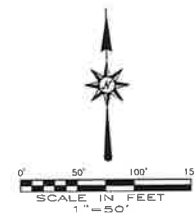
NOTES

1. All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment can be performed or certified to be supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements;

2. According to the Flood Insurance Rate Map (FIRM) for the City of Dallas, Alabama (community-general number 010120 0331; G and 010120 0533; G, dated September 28, 2006), all of the subject property lies within a 30 year flood "Special Hazard" area and is outside the 0.2% annual chance floodplain.

3. North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama West Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by stoke observation. Using Base Station Designation 4L 30 CORS ARP, PID 012226 Combined Factor: 0.99995428 Convergence Factor: +0 21 25.9

4. Zoning information for data tables obtained from the City of Montgomery Alabama Zoning Ordinance dated August 12, 1985.



LEGEND

☐ RT
☐ PT
☐
 RIGHT OF WAY
 CONTINUING OR EASEMENT

LINE TABLE

READING DISTANCE	15.2508" E 28.10" (C)
---------------------	--------------------------

CURVE TABLE

	C1	C2
START	815.70	1187.27
END	815.70	1187.27
CONST. ANGLE	22.122°	22.122°
ARC	17.74	17.74
CHORD	17.74	17.74
CHORD BEARING	228.5°	228.5°
CHORD DISTANCE	17.74	17.74

VICINITY MAP



STATE OF ALABAMA
HONORABLE COURT

I, David S. Weathers, a registered Land Surveyor in the State of Arizona, hereby certify that the property shown on this map is true and correct and was prepared from an actual survey made of the property under my supervision on the ground, that all corners are marked with iron pins or concrete monuments and that they actually exist. I hereby certify that all parts of this survey and drawing have been examined in accordance with the requirements of the Standards of Practice of Land Surveying in the State of Arizona to the best of my knowledge, information and belief.

According to my survey this the _____ day of _____, 2021.

Derek S. Westoby, PLS No. Reg. No. 29990

RaceTrac Inc., a Georgia Corporation, as owner of the property shown hereon, hereby joins in and signs the foregoing surveyor's certificate, plat and map, and adopts and approves said plat and map on this the _____ day of _____, 2023.

RocaTree Inc., a Georgia Corporation

By _____

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____ whose name as _____ of _____ 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 _____ and with full authority, executed the same voluntarily for and as the act of said limited liability company on the date of this notary acknowledgement.

Given under my hand this 14th day of _____, 2023.

Netop: D-466

STATE OF ALABAMA
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said State of Large, hereby certify that David S. Mendenhall, whose name is signed to the foregoing surveyor's certificate, map and plan as surveyor of the property shown hereon, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the _____ day of _____, 2023.

Notary Public _____

NOTE:

All trading securities shown herein are for informational purposes only and are not offered by this act.

Installments for holiday season and winter income shown herein, if any, is in not products dedicated, are hereby dedicated to the winter sports and holiday season Board of the City of Westborough, N., to Successors and Assigns for deposit/expense in the installation and maintenance of holiday season and winter area and their appurtenances. No permanent structure may be placed or erected on any part of these assets.

All easements or rights of way, except utility, private driveways, private access, and beautification easements, shown on the plat, if any, are hereby dedicated to the City of and/or County of Maricopa, Arizona 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.

This plot was submitted to the City Planning Commission of Montgomery, Alabama, on _____ and is entered on file in the Code of Alabama 11-52-32.

By: Warren Adams, Executive Secretary



Know what's below
Call before you dig.
Dial 811
Or Call 800-255-7411

I HEREBY CERTIFY (ON STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

RACETRAC INC.
PLAT NO. 2

BEING LOCATED IN THE WEST ONE-HALF OF THE NORTHEAST
ONE-QUARTER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 19 EAST,
MONTGOMERY COUNTY, ALABAMA

Prepared for: RaceTrac Inc.

Prepared by:



November 2023

100-422-0070



SITE 

1 inch = 300 feet
Item 7C

8. RZ-2023-027 **PRESENTED BY:** Norman Bennett

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land containing 0.24 acres located approximately 150 ft. south of Williams Drive and 750 ft. west of Cobb Lane (aka 283 Williams Drive) from an R-50 (Single-Family Residential) Zoning District to an R-99-s (Mobile Home Subdivision) Zoning District.

REMARKS: The intended use for this property is for one (1) mobile home. This is in the Flatwood Community where there was extensive tornado damage and this is replacing the home that was destroyed. The adjacent property has R-50 (Single-Family Residential) zoning to the north and east; R-99-s (Mobile Home Subdivision) zoning to the south; and AGR-1 (Residential Agriculture) to the west.

The Envision Montgomery 2040 Comprehensive Plan recommends Rural Edge / Conservation Residential.

Department of Planning Comment(s): Under review.

CITY COUNCIL DISTRICT: Planning Jurisdiction

COUNTY COMMISSION DISTRICT: 4

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.



RURAL EDGE / CONSERVATION (RE)

Land at the edge of the City or in unincorporated areas that is primarily undeveloped or in agricultural use. These areas may include rural edge development that is mostly single-family residential with some small commercial or civic uses. Sites may also contain natural features such as wooded areas or floodplain that are suitable for preservation. Buildings are generally set far back from the roadway on large lots (over five acres) and not served by city utilities like water, storm and sanitary sewer, etc.

INTENT

- ★ Encourage preservation of natural features as open space amenities for the community and visitors to the region.
- ★ Promote trail connection for conservation areas and open spaces to create an established, connected greenway system.
- ★ Support low intensity development in designated areas that integrate into the natural landscape.

PRIMARY USES

- ★ Single-family Residential (Large-lot)
- ★ Agriculture

SECONDARY USES

- ★ Parks and Open Space
- ★ Renewable generation (solar)



BUILDING BLOCKS

Height Range	1 - 2 stories
Building Form	Individual residential structures and accessory buildings
Building Setback	Varies
Streets	Rural roadways with minimal connectivity

Transportation	Automobile, potential for biking
Parking	Private off-street (driveways and garages)
Open Spaces	Regional natural parks and private open spaces

FH



HALES LN

R-50

R-99-s

DUNN LN

COBB LN

WILLIAMS DR

B-2

R-99-s

R-99-s

LOWER WETUMPKA RD

AGR-1

B-2

R-99-s

B-2

M-3

M-3

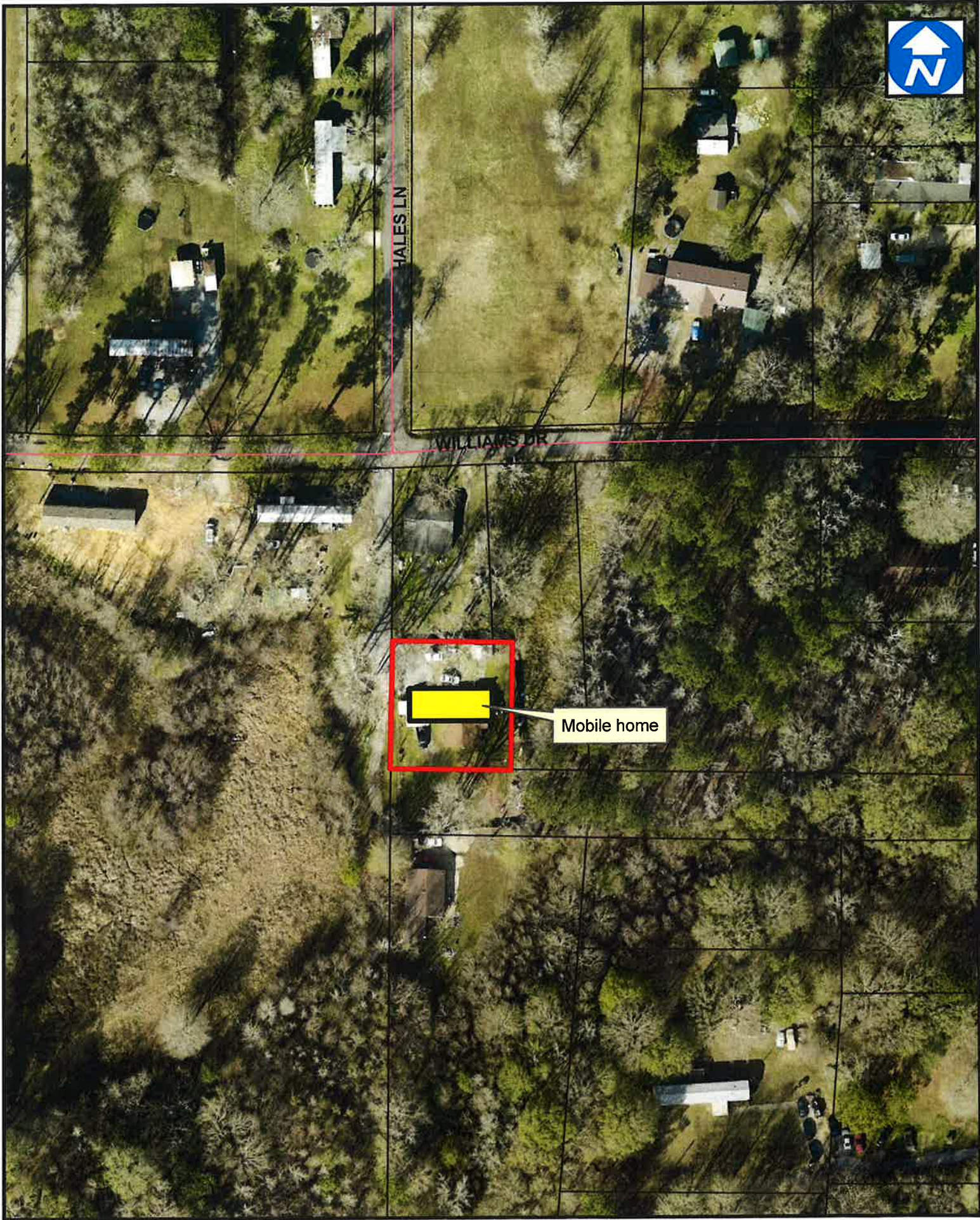
AGR-1

R-50

SITE

1 inch = 300 feet

Item 8B



SITE 

1 inch = 100 feet

Item 80

9. RZ-2023-028 **PRESENTED BY:** Marcus Boyd

REPRESENTING: Frankie Mae Wright

SUBJECT: Request to rezone one (1) parcel of land containing 0.26 acres located on the south side of Williams Drive, across from Hales Lane (aka 277 Williams Drive), from an R-50 (Single-Family Residential) Zoning District to an R-99-s (Mobile Home Subdivision) Zoning District.

REMARKS: The intended use for this property is for one (1) mobile home. This is in the Flatwood Community where there was extensive tornado damage and this is replacing the home that was destroyed. The adjacent property has R-50 (Single-Family Residential) zoning to the north, east and south; and AGR-1 (Residential Agriculture) to the west.

The Envision Montgomery 2040 Comprehensive Plan recommends Rural Edge / Conservation Residential.

Department of Planning Comment(s): Under review.

CITY COUNCIL DISTRICT: Planning Jurisdiction

COUNTY COMMISSION DISTRICT: 4

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.



GA

RURAL EDGE / CONSERVATION (RE)

Land at the edge of the City or in unincorporated areas that is primarily undeveloped or in agricultural use. These areas may include rural edge development that is mostly single-family residential with some small commercial or civic uses. Sites may also contain natural features such as wooded areas or floodplain that are suitable for preservation. Buildings are generally set far back from the roadway on large lots (over five acres) and not served by city utilities like water, storm and sanitary sewer, etc.

INTENT

- ★ Encourage preservation of natural features as open space amenities for the community and visitors to the region.
- ★ Promote trail connection for conservation areas and open spaces to create an established, connected greenway system.
- ★ Support low intensity development in designated areas that integrate into the natural landscape.

PRIMARY USES

- ★ Single-family Residential (Large-lot)
- ★ Agriculture

SECONDARY USES

- ★ Parks and Open Space
- ★ Renewable generation (solar)



BUILDING BLOCKS

Height Range	1 - 2 stories	Transportation	Automobile, potential for biking
Building Form	Individual residential structures and accessory buildings	Parking	Private off-street (driveways and garages)
Building Setback	Varies	Open Spaces	Regional natural parks and private open spaces
Streets	Rural roadways with minimal connectivity		



HALES LN

R-50

R-99-s

DUNN LN

COBB LN

WILLIAMS DR

B-2

R-99-s

R-99-s

AGR-1

B-2

R-99-s

B-2

M-3

AGR-1

R-50

M-3

STOKES RD

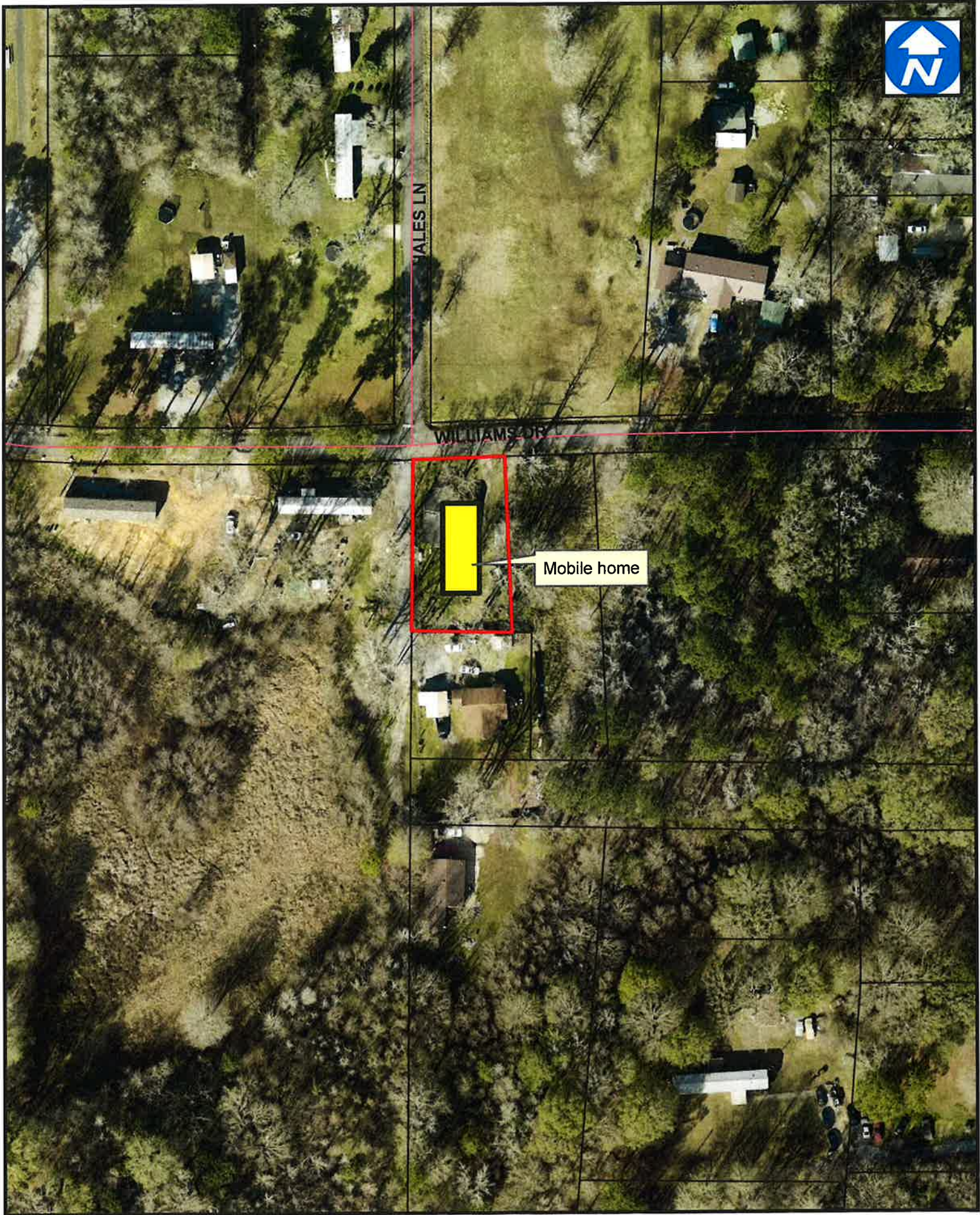
LOWER WETUMPKA RD

AGR-2

SITE 

1 inch = 300 feet

Item 9B



SITE 

1 inch = 100 feet

Item 9C