

Planning Commission Agenda

December 14, 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 November 9, 2023 meeting

December 14, 2023

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9253	Pilgreen & Bostick Engineering	Chantilly Parkway	Plat	1
2.	MP-2023-004	Flowers & White Engineering	Atlanta Highway	Revised Master Plan	2
3.	9256	Jeffcoat Engineers & Surveyors	Major Street	Plat	3
4.	RZ-2023-029	“ “	Cobb Lane	Rezoning	4
5.	RZ-2023-024	“ “	Old Wetumpka Hwy.	Rezoning	5
6.	RZ-2023-025	“ “	Old Wetumpka Hwy.	Rezoning	6
7.	RZ-2023-030	“ “	Mobile Highway	Rezoning	7

***The next Planning Commission meeting is on
January 25, 2024***

1. 9253 **PRESENTED BY:** Pilgreen and Bostick Engineering

REPRESENTING: Trum, LLC

SUBJECT: Request final approval of Veterans Way Plat No. 1 located on the northeast corner of Chantilly Parkway and Ryan Road, and on the northwest corner of Chantilly Parkway and Veterans Way in a B-2 (Commercial) Zoning District.

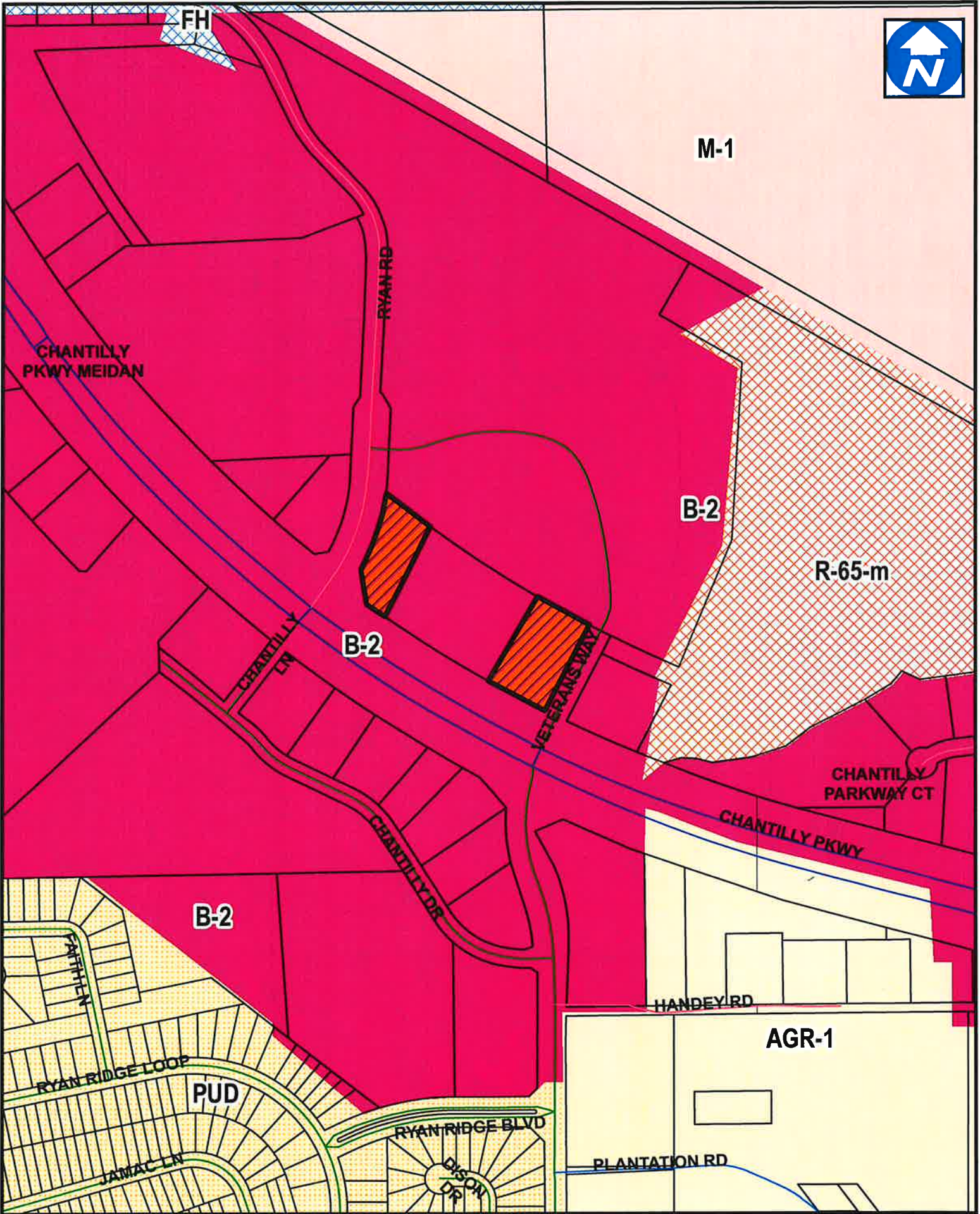
REMARKS: This plat creates two (2) lots for commercial use. Lot 4 (1.30 acres) has 199.02 ft. of frontage along Chantilly Parkway and 300.01 ft. frontage along Veterans Way. Parcel A (0.87 acres) has 69.89 ft. along Chantilly Parkway and 259.76 ft. along Ryan Road. This plat is in compliance with the 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.



SITE 

1 inch = 400 feet
Item 1A

18

Veteran's Way Plat No. 1

LOCATED IN
NW 1/4 AND NE 1/4 OF SECTION 23, T-16-N, R-19-E
MONTGOMERY COUNTY, ALABAMA
CONTAINING 2.17 AC±

Pilgreen & Bostick Engineering, Inc.

MONTGOMERY		ALABAMA	
NOVEMBER 2023		1" = 50'	
Drawn By	Office Check	Field Staked	Field Check
MTB	MTB	MLA	MLA
Book No.	Job No.		
-	23-061		

STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, MARTIN T. BLETHEN, 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 MONUMENTS AND THAT THEY ACTUALLY EXIST.

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

ACCORDING TO MY SURVEY THIS THE 14th DAY OF NOVEMBER 2023.

Martin T. Blethen
MARTIN T. BLETHEN, PLS, CFS
ALABAMA REG. NO. 14728
PROFESSIONAL LAND SURVEYOR
MONTGOMERY, ALABAMA

STATE OF ALABAMA)
MONTGOMERY COUNTY)
THE UNDERSIGNED, TRUM, LLC, OWNER OF THE PROPERTY SHOWN ABOVE, HEREBY JOINS IN, EXECUTES AND SOWS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT, MAP AND DECLARATION OF PUNITIVE CONDITIONS, CONDITIONS AND RESTRICTIONS AND ADOPTS AND APPROVES THIS SAID INSTRUMENT ON THIS ____ DAY OF 2023.

TRUM, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

BY: FLYNN R. GUBOSE
MANAGING MEMBER

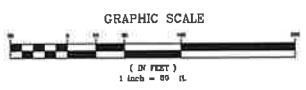
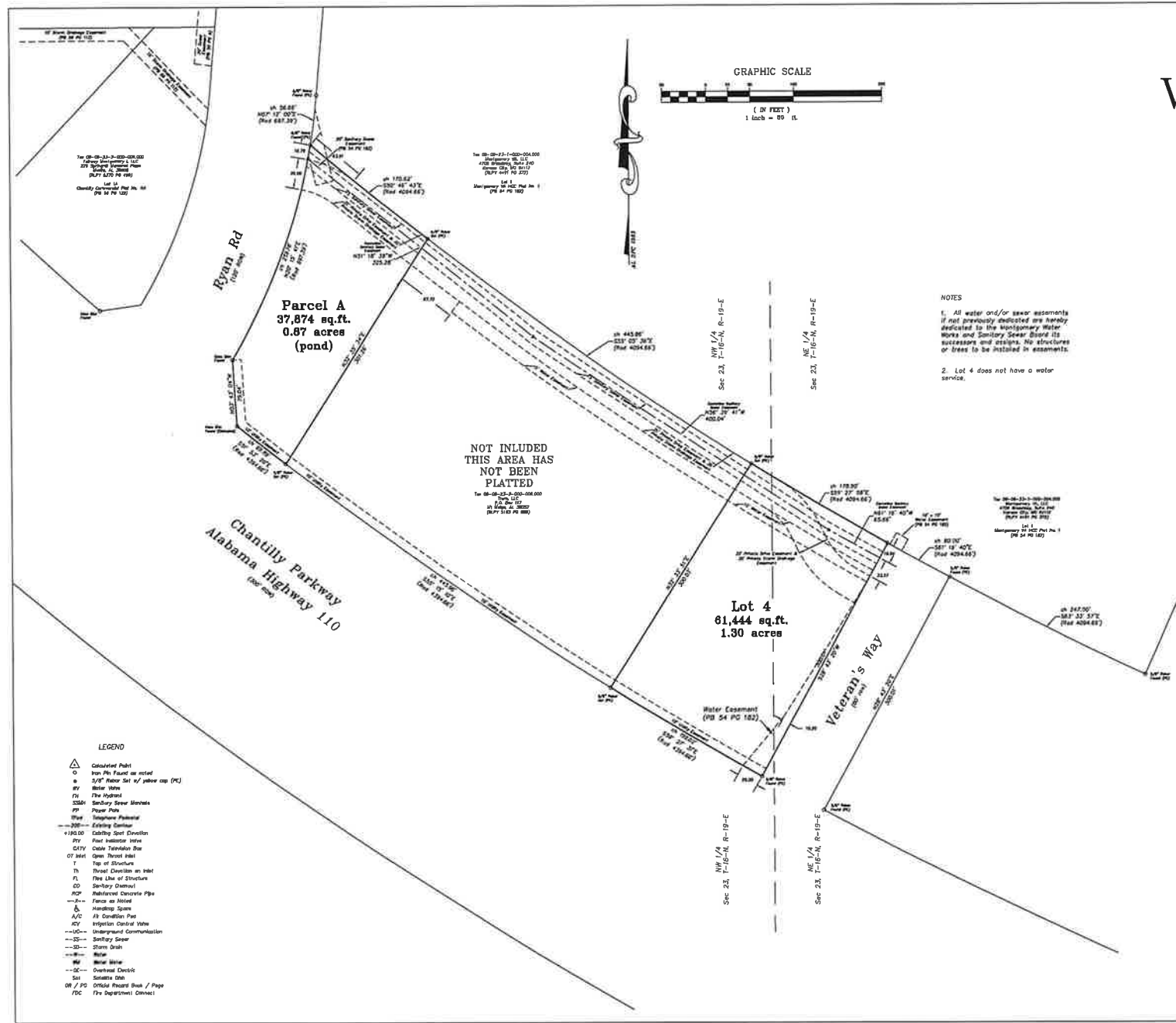
STATE OF ALABAMA)
MONTGOMERY COUNTY)
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT FLYNN R. GUBOSE, WHOSE NAME AS MANAGING MEMBER OF TRUM, LLC, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, HE AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF 2023.

NOTARY PUBLIC MY COMMISSION EXPIRES _____

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON _____ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-32.

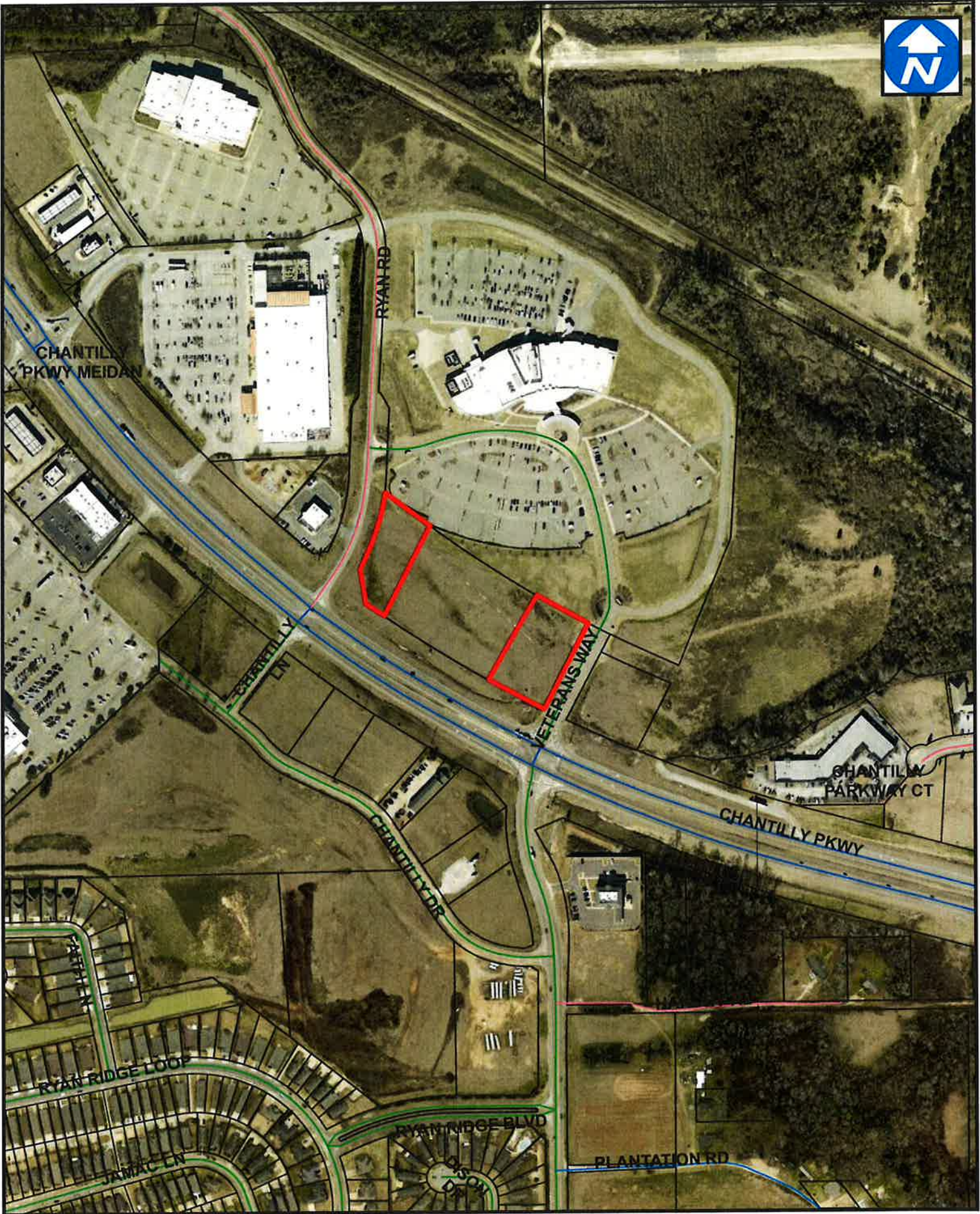
BY: WARREN ADAMS
EXECUTIVE SECRETARY



NOTES
1. All water and/or sewer easements if not previously dedicated are hereby dedicated to the Montgomery Water Works and Sanitary Sewer Board its successors and assigns. No structures or trees to be installed in easements.
2. Lot 4 does not have a water service.

NOT INCLUDED THIS AREA HAS NOT BEEN PLATTED
Lot 5B-08-23-1-000-004.000
Montgomery Co. LLC
2750 Highway 110
Montgomery, AL 36117
PLAT NO. 10222

- LEGEND
- △ Calculated Point
 - Iron Pin Found as noted
 - ⊙ 3/4" Rubber Seal w/ yellow cap (PC)
 - RP Rubber Nail
 - PH The Hydrant
 - SSB Sanitary Sewer Manhole
 - PP Power Pole
 - WSP Telephone Pole
 - EOP--- Easement Outline
 - +180.00 Existing Spot Elevation
 - PHV Final Indicator Valve
 - CTV Cable Television Box
 - OT Meter
 - T Top of Structure
 - Th Throat Elevation on Inlet
 - FL Fire Line of Structure
 - CO Sanitary Channel
 - RCP Reinforced Concrete Pipe
 - I--- Fence as Noted
 - △ Handicap Space
 - A/C 24' Correlation Pin
 - ICV Injection Control Valve
 - UC--- Underground Communication
 - S--- Sanitary Sewer
 - SD--- Storm Drain
 - R--- Rail
 - H--- Metal Hinge
 - DC--- Overhead Electric
 - Sa Satellite Dish
 - OB / PG Official Record Book / Page
 - FDC Fire Department Connection



SITE 

1 inch = 400 feet

Item IC

2. MP-2023-004 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Colonial Company

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 to the single-family residential lots:

All lots will remain 40 ft. in width (minimum), *except* Lots 54, 62, 63 & 71 which have increased to 50 ft. in width (minimum).

Single-Family Residential

	Previously Approved	Proposed Changes				
		Lots 1-3	4-10	11-13	54-62	63-71
Setbacks:						
<i>Front:</i>	20 ft.	30 ft.	20 ft.	30 ft.	5 ft.	10 ft.
<i>Rear:</i>	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
<i>Sides:</i>	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.	5 ft.
<i>Street Side:</i>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Parking:	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces	2 spaces

There are no changes to the multi-family residential and will remain as follows:

Multi-Family Residential

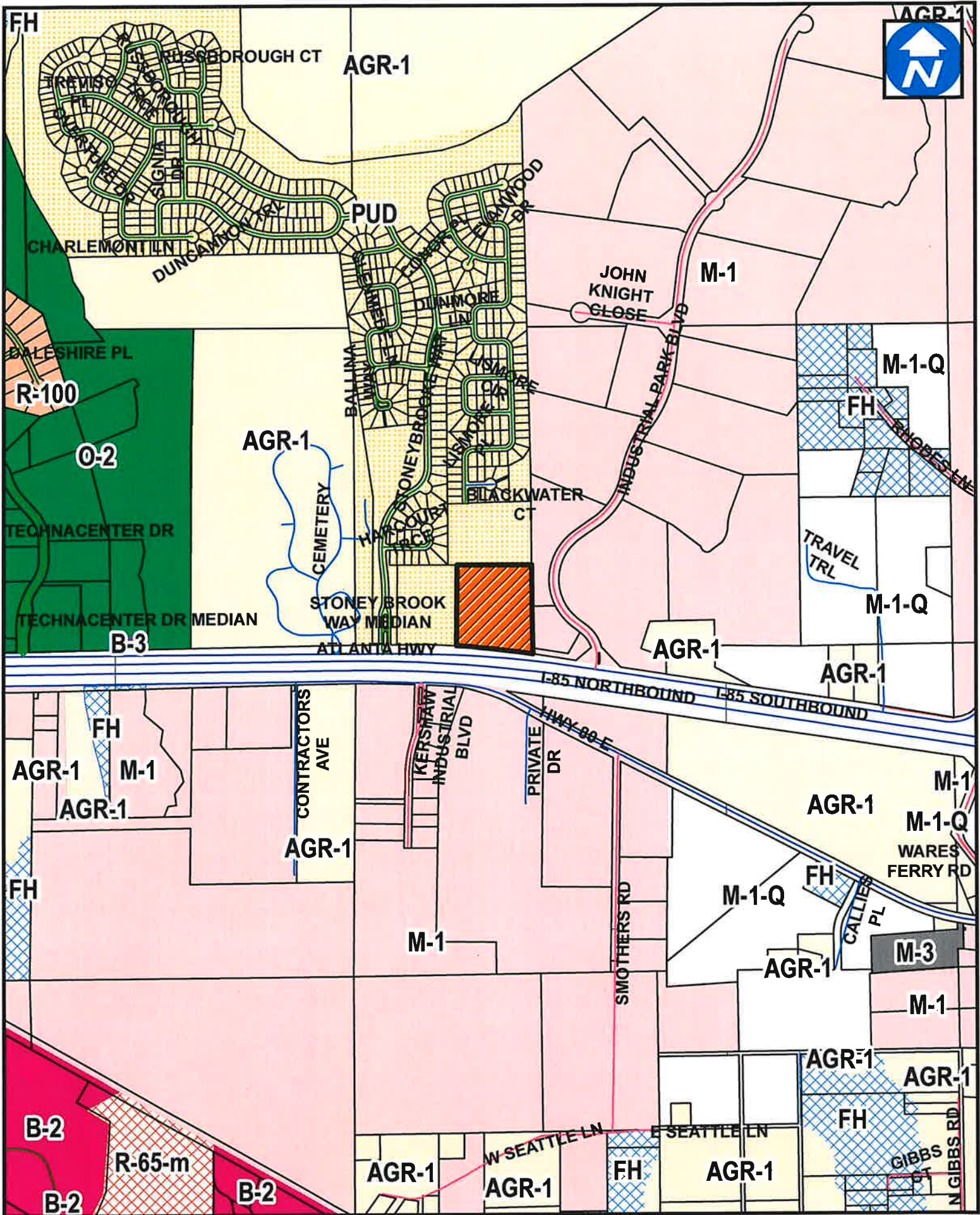
Lot Size:	Varies
Setbacks:	
<i>Front:</i>	15 ft.
<i>Rear:</i>	5 ft.
<i>Sides:</i>	5 ft.
<i>Street Side:</i>	5 ft.
Parking:	2 spaces

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 2A

2B

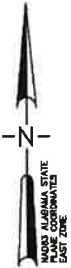
PUD REVISION FOR: ANSONBOROUGH

PUD Previously Approved
Multifamily - 40 Units
Multifamily Acreage - 2.71
Single Family - 27 Units
Amenity Acreage - 1.02

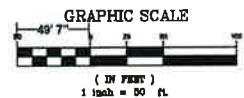
PUD Revision Request
Multifamily Units - No change
Multifamily Acreage - 3.47
(increase due to adjusted ROW)

Single Family Lots - 31
Amenity Acreage - 1.19
(increase due to adjusted ROW)

Townhomes - Front 15'
Lots 54-62 - Front 5'
Lots 63-71 - Front 10'
Lots 1-3 - Front 30'
Lots 4-10 - NO CHANGE
Lots 11-13 - Front 30'



- 3 - Trees to Remain - 36 EA
- 4 - Townhome - 4 Plex - 2 EA
- 5 - Townhome - 5 Plex - 4 EA
- 6 - Standard Townhome Driveway/ Parking 12 x 25 - 40 EA
- 7 - Option 1 Single Family Home 35 foot wide lots - 13 EA
- 8 - Option 2 Single Family Home 40 foot lot - 3 EA
- 9 - Option 3 Single Family Home 35 foot lot - 6 EA
- 10 - Option 4 Single Family Home 40 foot lot - 9 EA
- 13 - Amenity Space - Future 18x35 Pool - 1 EA
- 14 - Amenity Area - 52,001 SF
- 15 - Landscape Accent Brick Wall - 272 LF
- 17 - Amenity Area - Pool Area Wood Boundary Fence - 145 LF
- 18 - Amenity Area Pool Deck - 2,173 SF
- 19 - Amenity Area - Pet Area Boundry Wood Fencing - 289 LF
- 23 - Townhome - 6 Plex - 2 EA
- 25 - Multifamily - 151,684 SF
- 26 - Alley Driveway Shared - 8 EA
- 27 - Alley Driveway - 2 EA



DATE 11-16-23



SITE 

1 inch = 500 feet
Item 2C

3. 9256 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Valerie Price

SUBJECT: Request final approval of Valerie Price Plat No. 1 located on the east side of Major Street, approximately 500 ft. north of Roquemore Street, in an R-50 (Single-Family Residential) Zoning District.

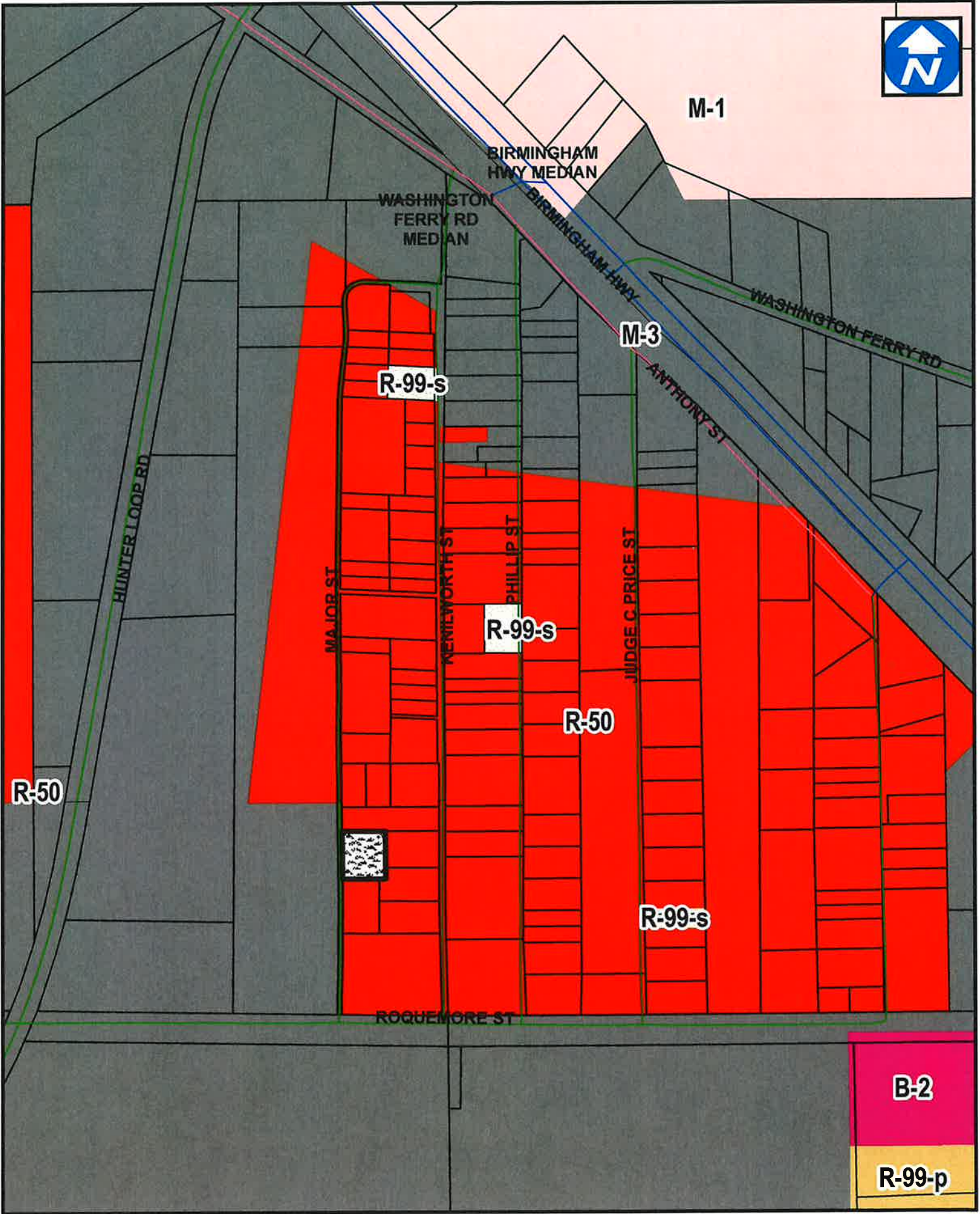
REMARKS: This plat creates one (1) lot. Lot A (0.50 acres) has 153.43 ft. ft. of frontage along Major Street and a depth of 141.90 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL 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.

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R-50

R-99-s

R-99-s

R-50

R-99-s

M-1

M-3

B-2

R-99-p

SITE 

1 inch = 400 feet

Item 3A

VALERIE PRICE PLAT NO. 1

ALL LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 6, T-16-N, R-17-E, MONTGOMERY COUNTY, ALABAMA



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

CLANTON
205-755-3677

TROY
334-566-0030



LEGEND:

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

STATE OF ALABAMA
COUNTY OF MONTGOMERY

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

THIS THE 17TH DAY OF OCTOBER, 2023.

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

I, VALERIE PRICE, OWNER OF THE LANDS 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 _____, 2023.

VALERIE PRICE, OWNER

I, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR THE SAID STATE OF ALABAMA, HEREBY CERTIFY THAT VALERIE PRICE, 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 OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ 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: _____
Warren Adams, Executive Secretary

BASIS OF BEARING

ROTATED TO MATCH EAST LINE OF THE WARRANTY DEED AS APPEARS FOR RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN RLPY BOOK 04385, PAGE 0401, DATED: 10/04/2012

PREVIOUS SURVEY BY O. GUTHRIE JEFFCOAT, JR., P.E. AND P.L.S., ALABAMA REG. NO. 9587, DATED: JUNE 28, 2007.

SOURCE OF INFORMATION

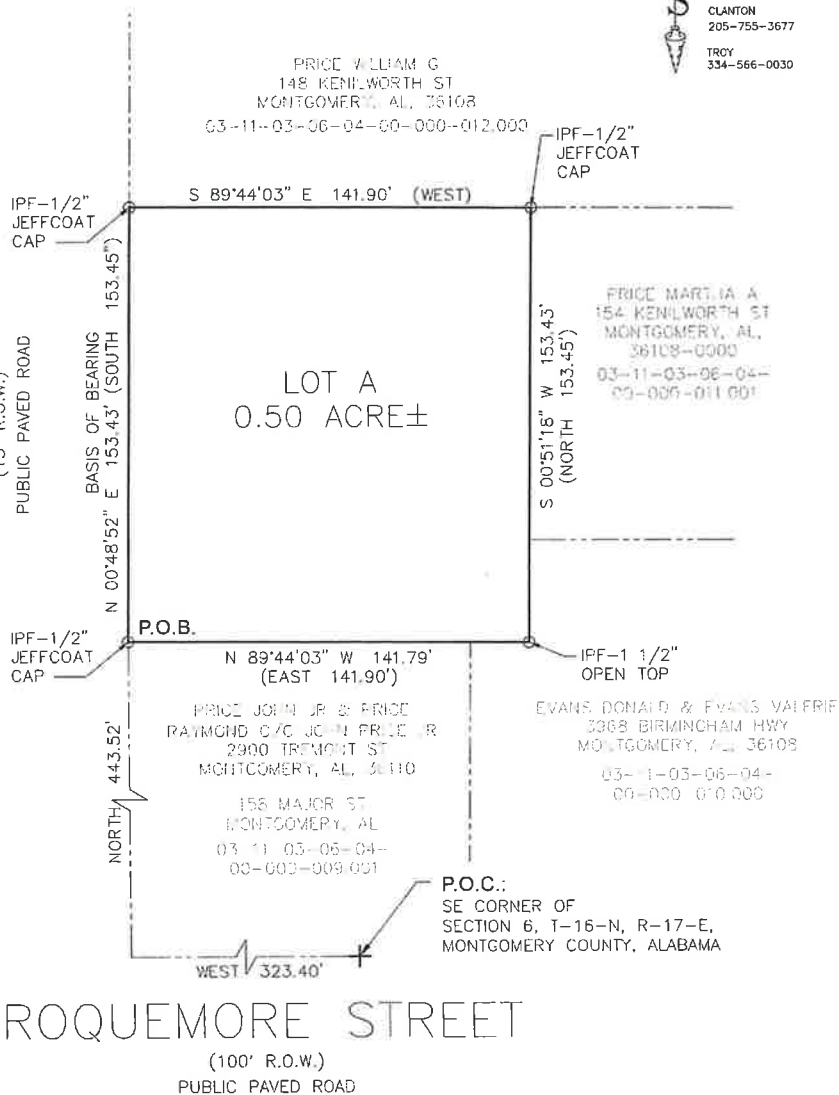
- PREVIOUS SURVEY BY O. GUTHRIE JEFFCOAT, JR., P.E. AND P.L.S., ALABAMA REG. NO. 9587, DATED: JUNE 28, 2007.

- RLPY 0536, PAGE 0983
DATED: 07/23/1981

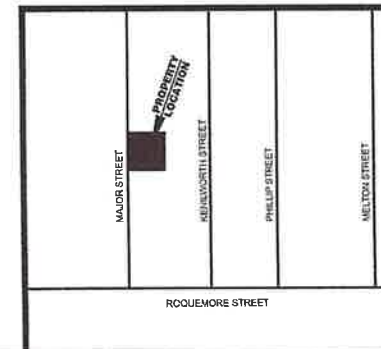
- RLPY BOOK 04385, PAGE 0401
DATED: 10/04/2012

- MONTGOMERY COUNTY TAX
MAP 03-11-03-06-04

MAJOR STREET
(15' R.O.W.)
PUBLIC PAVED ROAD



VICINITY MAP
N.T.S.



FIELD DATE: (WP) 05/30/2007
PROJECT NAME: THOMAS
DRAWING NAME: 07-175-PRICE-PLAT.DWG
TOPCON FILE: N/A
DRAWN BY: BGW
CHECKED BY: DGJ
SCALE: 1" = 30'
DATE: 10/17/2023
REV: 10/30/23
RECEIVED NOV 01 2023 LAND USE DIVISION

HUNTER
LOOP RD



MAJOR ST

WEST ST

HILL ST

ROQUEMORE ST

SITE 

1 inch = 200 feet
Item 3C

4. RZ-2023-029 **PRESENTED BY:** Jackie McGhee Fuller

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located on the west side of Cobb Lane, approximately 300 ft. north of Williams Drive (aka 120 Cobb Lane), 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. This property is surrounded by R-50 (Single-Family Residential) zoning.

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

Department of Planning Comment(s): The Planning Department does not object to the proposed rezoning request. The rezoning request is consistent with the Envision Montgomery 2040 Comprehensive Plan for residential land use. Further there are multiple mobile homes in this community/neighborhood. It is also understood that this mobile home is replacing the home that was destroyed by a tornado.

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	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		



FH

AGR-1

R-50

GOBB LN

R-99-s

HALES LN

DUNN LN

WILLIAMS DR

B-2

R-99-s

R-99-s

AGR-1

B-2

M-3

B-2 R-99-s

M-3

R-50

AGR-1

AGR-2

STOKES RD

FH

PRIVATE DR

LOWER WETUMPKA RD

OLD LOWER WETUMPKA RD

SITE

1 inch = 500 feet

Item 4B



SITE 

1 inch = 200 feet

Item 4C

5. RZ-2023-024 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Ted Pettway

SUBJECT: Request to rezone property containing 1.13 acres located on the north side of Old Wetumpka Highway, approximately 400 ft. east of Motley Drive, from B-2 (Commercial) and R-60-d (Duplex Residential) Zoning Districts to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for small-format commercial use (i.e., beauty shop, barber shop, mechanic shop, or similar). The adjacent property has R-60-d (Duplex Residential) to the north, east and south; and B-2 (Commercial) to the west.

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 majority of the property along Old Wetumpka Hwy is being used for residential land use. Any kind of small format commercial would not be consistent with the existing residential land uses throughout the neighborhood. This type of activity would be more appropriate along US-231/Wetumpka Hwy. as an example.

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.

151

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 Hamilton 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.



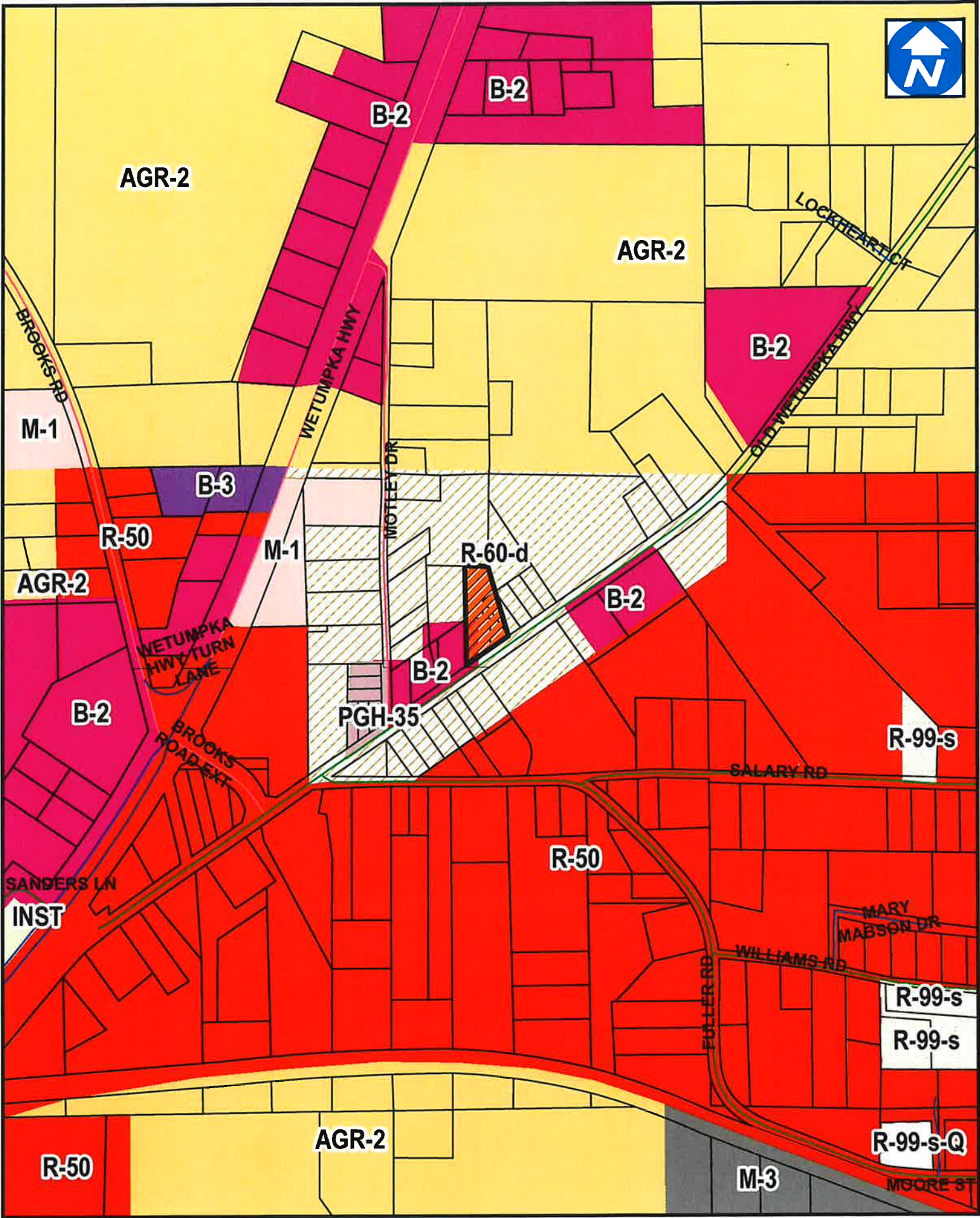
POTENTIAL OPEN SPACE (PO)

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.





SITE 

1 inch = 500 feet

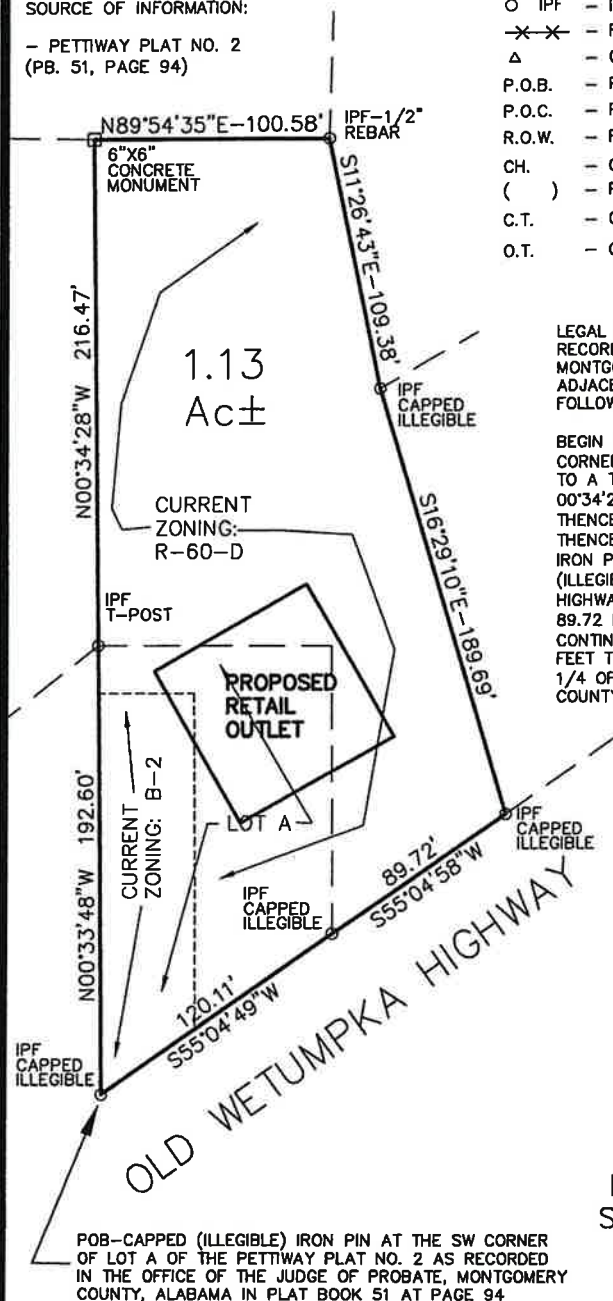
Item 5B

BASIS OF BEARING:
THIS SURVEY HAS BEEN ROTATED TO
MATCH THE STATE PLANE COORDINATE
SYSTEM (ALABAMA EAST REGION)

SOURCE OF INFORMATION:
- PETTIWAY PLAT NO. 2
(PB. 51, PAGE 94)

LEGEND:

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



LEGAL DESCRIPTION: LOT A OF THE PETTIWAY PLAT NO. 2 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 51 AND ADJACENT LANDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CAPPED (ILLEGIBLE) IRON PIN AT THE SW CORNER OF SAID LOT A, AND RUN N00°33'48"W, 192.60 FEET TO A TPOST AT THE NW CORNER OF SAID LOT A; THENCE N 00°34'28"W, 216.47 FEET TO A 6"x6" CONCRETE MONUMENT; THENCE N 89°54'35"E, 100.58 FEET TO A 1/2" REBAR; THENCE S 11°26'43"E, 109.38 FEET TO A CAPPED (ILLEGIBLE) IRON PIN; THENCE S 16°29'10"E, 189.69 FEET TO A CAPPED (ILLEGIBLE) IRON PIN ON THE NORTH ROW OF OLD WETUMPKA HIGHWAY; THENCE ALONG SAID NORTH ROW S 55°04'58"W, 89.72 FEET TO A CAPPED (ILLEGIBLE) IRON PIN; THENCE CONTINUE ALONG SAID NORTH ROW S 55°04'49"W, 120.11 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NW 1/4 OF SECTION 25, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA AND CONTAINING 1.13 ACRES MOR LESS.

NOTES:
THIS PROPERTY IS CURRENTLY ZONED R-60-D AND B-2 IS REQUESTING REZONING TO ZONE B-2

PROPERTY BOUNDARY MAP OF
SURVEY FOR REZONING PARCEL
TED PETTIWAY PROPERTY,
MONTGOMERY, ALABAMA

STATE OF ALABAMA
COUNTY OF MONTGOMERY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief, unless stated hereon.

This the _____ day of _____, 2023.

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

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
928 SOUTH HULL STREET
MONTGOMERY, AL 36104
(334) 265-1246
CLANTON
(205) 755-3677
TROY
(334) 568-0030

PROJECT NAME: PETTIWAY
PROJECT NO.:23-230
DWG NAME:23230 REZONE

DRAWN BY: SH
LEGAL BY: SH
DWG PROOFED BY:GJ
LEGAL PROOFED BY:GJ

50



SITE 

1 inch = 200 feet
Item 5D

6. RZ-2023-025 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Ted Pettiway

SUBJECT: Request to rezone property containing 3.34 acres located on the south side of Old Wetumpka Highway, approximately 1,400 ft. east of Motley Drive, from R-50 (Single-Family Residential) and R-60-d (Duplex Residential) Zoning Districts to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is for a landscape company. The adjacent property has R-60-d (Duplex Residential) zoning to the north; R-50 (Single-Family Residential) to the east and south; and B-2 (Commercial) to the west.

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 majority of the property along Old Wetumpka Hwy is being used for residential land use. Any kind of small format commercial would not be consistent with the existing residential land uses throughout the neighborhood. This type of activity would be more appropriate along US-231/Wetumpka Hwy. as an example.

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.

6A

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.



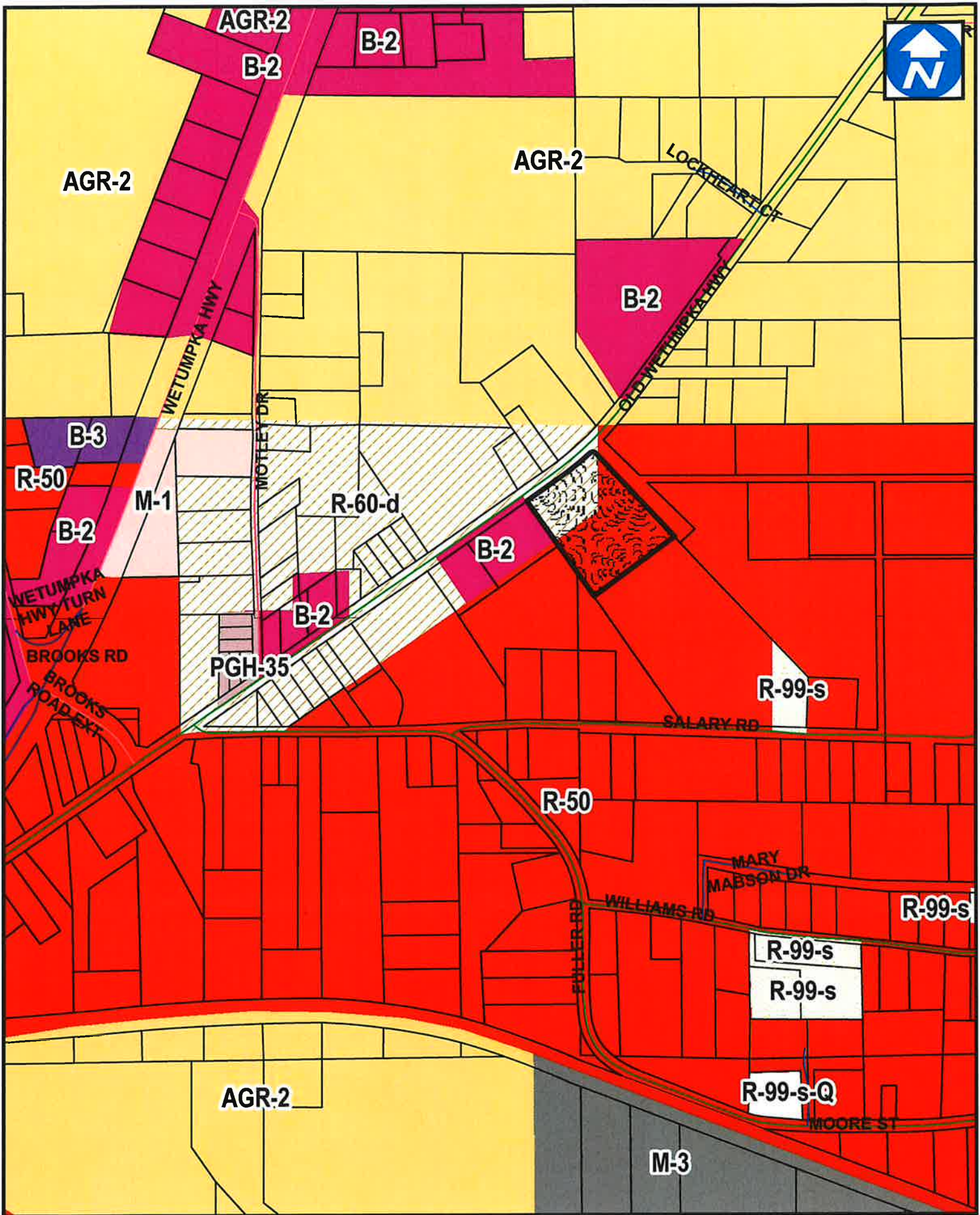
POTENTIAL OPEN SPACE (PO)

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

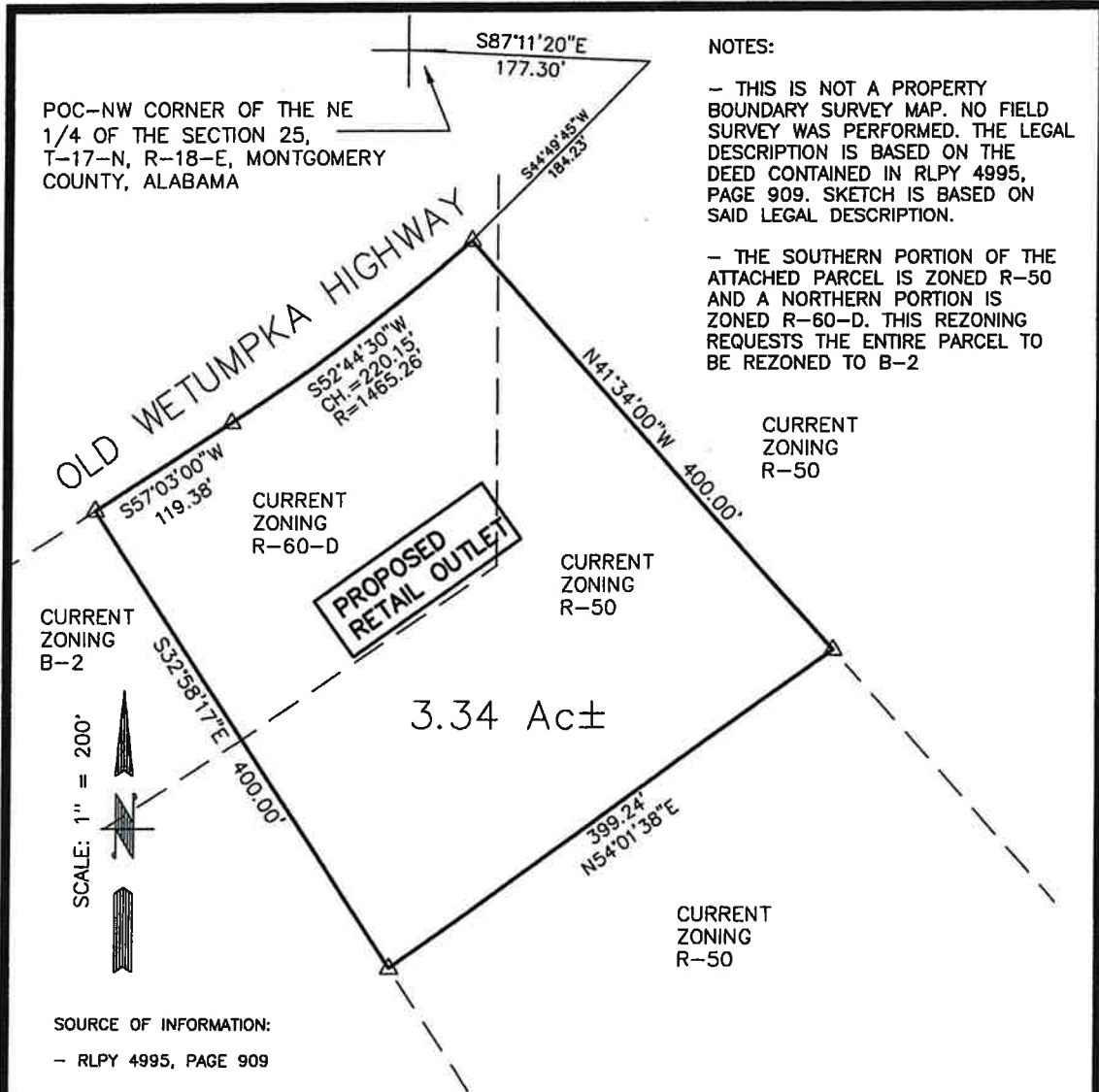
Item 6B

POC-NW CORNER OF THE NE
1/4 OF THE SECTION 25,
T-17-N, R-18-E, MONTGOMERY
COUNTY, ALABAMA

NOTES:

- THIS IS NOT A PROPERTY
BOUNDARY SURVEY MAP. NO FIELD
SURVEY WAS PERFORMED. THE LEGAL
DESCRIPTION IS BASED ON THE
DEED CONTAINED IN RLPY 4995,
PAGE 909. SKETCH IS BASED ON
SAID LEGAL DESCRIPTION.

- THE SOUTHERN PORTION OF THE
ATTACHED PARCEL IS ZONED R-50
AND A NORTHERN PORTION IS
ZONED R-60-D. THIS REZONING
REQUESTS THE ENTIRE PARCEL TO
BE REZONED TO B-2



SOURCE OF INFORMATION:
- RLPY 4995, PAGE 909

LEGAL DESCRIPTION:

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF THE SECTION 25, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA AND RUN S 87°11'20\"/>

**J
E
S**
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SURVEYORS, L.L.C.
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CLANTON
(205) 755-3677
TROY
(334) 566-0030

REZONING SKETCH OF 3.34 ACRES. OLD
WETUMPKA HIGHWAY, MONTGOMERY,
ALABAMA FOR TED PETTIWAY

PROJECT NAME: PETTIWAY
PROJECT NO.: 23-229
DWG NAME: 23229 REZONE

DRAWN BY: SH
LEGAL BY: SH
DWG PROOFED BY: GJ
LEGAL PROOFED BY: GJ

GC



SITE 

1 inch = 200 feet

Item 60D

7. RZ-2023-030 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: William H. Bozeman and Patrick Lee Bozeman

SUBJECT: Request to rezone one (1) lot located on the west side of Mobile Highway, approximately 300 ft. north of Pyramid Avenue (aka 2816 Pyramid Avenue), from AGR-1 (Residential Agriculture) and M-1 (Light Industrial) Zoning Districts to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is for *the entire property to be zoned M-1 (Light Industrial)*. The adjacent property has M-1 (Light Industrial) and AGR-1 (Residential Agriculture) zoning to the north; M-3 (General Industrial) to the east; and M-1 (Light Industrial) zoning to the south and west.

The Envision Montgomery 2040 Comprehensive Plan recommends *Flex Employment*.

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 per the future land use map and land use table under the primary use listed as light industrial.

CITY COUNCIL DISTRICT: Planning 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

FLEX EMPLOYMENT (FE)

Includes a collection of low-impact industrial uses that include assembly and processing, warehousing and distribution and flex space suitable for high-tech or research and development activities. Growth of these areas should be focused in existing industrial areas and around assets such as Hyundai Manufacturing, Montgomery Regional Airport, Maxwell AFB, and Gunter Annex. Appropriate buffering and separation from incompatible uses may be necessary in certain Flex Employment areas to protect the surrounding context from industrial operations. These areas may include commercial and residential uses but generally at a smaller scale than other commercial or mixed use areas.

INTENT

- ★ Promote continued expansion of industrial areas using regional influence from existing business presence such as Hyundai Manufacturing.
- ★ Support operation of military campuses through complementary flex space for light industrial or research and development requirements.
- ★ Encourage consolidation of low-impact industrial uses to strategic opportunity areas with access to railway, highway, or waterway (if applicable).

PRIMARY USES

- ★ Light Industrial
- ★ Office
- ★ Commercial

SECONDARY USES

- ★ Mixed-Use
- ★ Multi-family Residential
- ★ Civic / Institutional



BUILDING BLOCKS

Height Range	1 - 3 stories
Building Form	Large to very large footprint structures, flexible space to accommodate various users
Building Setback	30 - 50 feet (varies from lot to lot)
Streets	Varies but should accommodate truck and automobile traffic, easy access to major corridors

Transportation	Automobile, transit, potential for walking and biking
Parking	Private off-street parking lots
Open Spaces	Natural buffers between adjacent development, "Green Infrastructure" incorporated into site design

M-3

CARTER LN



AGR-1

M-3

M-1

M-1

AGR-1

M-3

SPHINX DR

PYRAMID AVE

MOBILE HWY

HYUNDAI BLVD

M-3

M-1

AGR-1

M-3

AGR-1

M-1

I-65 SOUTHBOUND
I-65 NORTHBOUND

AGR-1

SITE 

1 inch = 400 feet

Item 7B



SITE 

1 inch = 100 feet
Item *TC*