

# PLANNING COMMISSION MEETING AGENDA

**February 22, 2024 – 5:00 p.m.**

Council Auditorium, 103 N. Perry St., Montgomery, AL

## **MEMBERS**

Garrett Smith, Chairman

Leslie Stone, Vice-Chairman

Ann Clemons

Frank Cook

Reggie Dunn

Buddy Hardwich

Reginald Hawkins

Crews Reaves

James Reid

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**Warren Adams**  
**Executive Secretary**



CITY OF *MONTGOMERY*, ALABAMA

- I. Chairman's Message
- II. Approval of Minutes from the January 25, 2024 meeting

**February 22, 2024**

<b><u>Item</u></b>	<b><u>File No.</u></b>	<b><u>Petitioner</u></b>	<b><u>Location</u></b>	<b><u>Request</u></b>	<b><u>Page</u></b>
1.	RZ-2024-002	Andre Bruni	Woodmere Blvd.	Rezoning	1
2.	RZ-2024-006	Larry E. Speaks & Associates	North Eastern Blvd. & Oliver Road	Rezoning	2
3.	9274	Pilgreen & Bostick Engineering	Atlanta Highway & Halcyon Pointe Drive	Plat	3
4.	MP-2021-002	“ “	Averiett Drive & Kessinger Drive	Revised Master Plan	4
5.	RZ-2024-005	“ “	Rifle Range Road	Rezoning	5

***The next Planning Commission meeting is on  
March 28, 2024***

1. RZ-2024-002 **PRESENTED BY:** Andre Bruni

**REPRESENTING:** Cobalt Realty LLC

**SUBJECT:** Request to rezone one (1) lot located on the south side of Woodmere Boulevard, approximately 900 ft. west of Central Parkway (aka 4770 Woodmere Boulevard), from an O-1 (Office) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** The intended use for this property is a daycare. The adjacent property has O-1 (Office) zoning to the north, east and west; and R-75-s (Single-Family Residential) and R-75-m (Multi-Family Residential) to the south.

The Envision Montgomery 2040 Comprehensive Plan recommends Career Center / Office.

**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, descriptions and secondary use table for commercial use.

*This request was delayed by the representative of the applicant during the January 25, 2024 meeting.*

**CITY COUNCIL DISTRICT: 5**

**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.

IA

## CAREER CENTER (CR)

Employment centers containing both large, single-use office sites and clusters of neighborhood office buildings in a single development with minor integration of commercial or residential uses. These areas are primarily active during normal weekday business hours with minimal to no activity on the evenings and weekends. This activity range leads these areas to serve as transitional zones between decisively commercial corridors and residential neighborhoods providing connectivity where practicable. Buildings are typically positioned to the center or rear of the site with parking surrounding.

### INTENT

- ★ Provide connectivity to nearby uses and neighborhoods through sidewalks, paths and streets.
- ★ Encourage streetscape elements that enhance the pedestrian realm and create vibrant employment centers.
- ★ Promote integration of commercial and residential uses to create balanced, mixed use areas.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.
- ★ Increase shared and structured parking options.

### PRIMARY USES

- ★ Office
- ★ Civic / Institutional
- ★ Mixed-Use

### SECONDARY USES

- ★ Commercial
- ★ Parks and Open Space

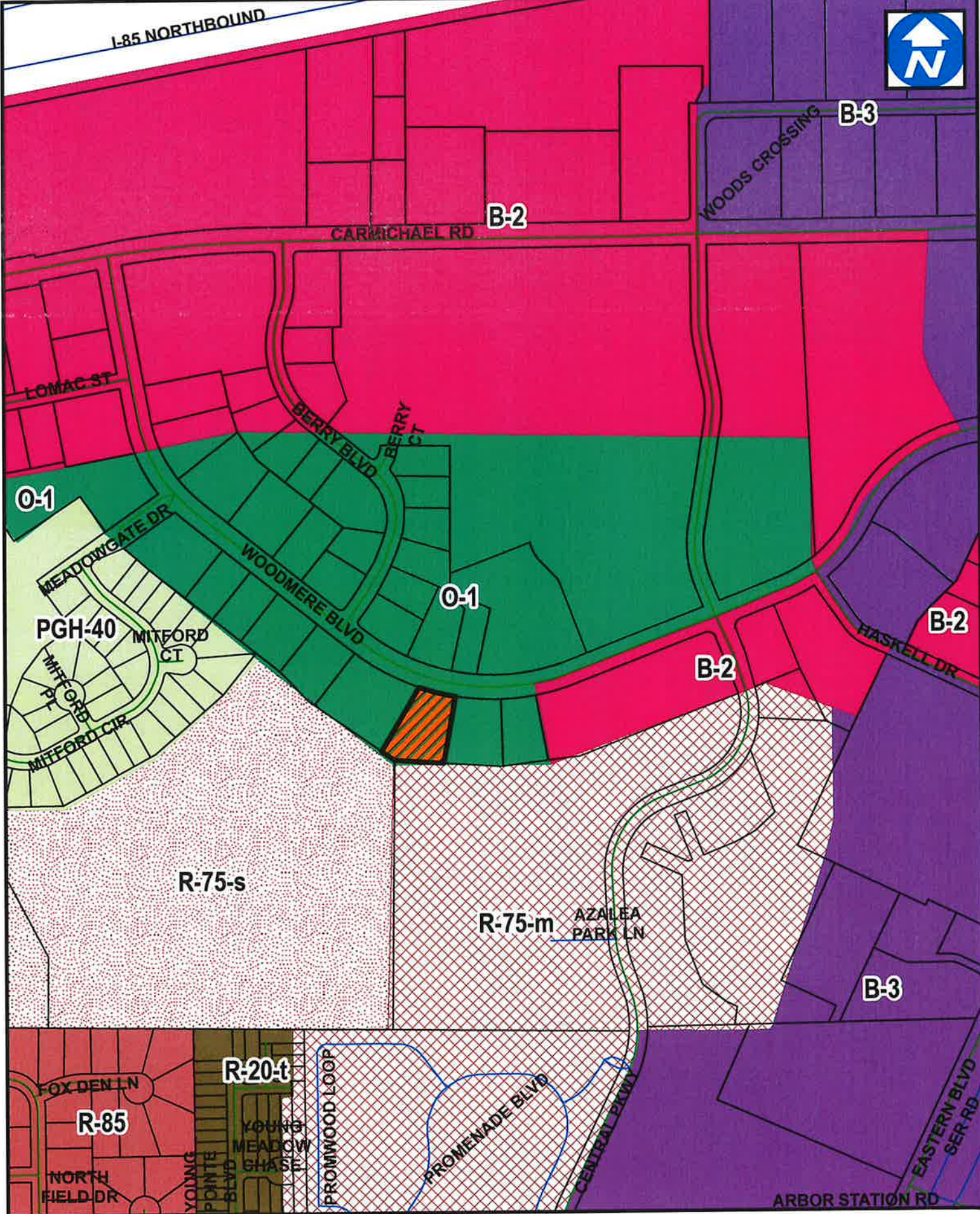


### BUILDING BLOCKS

Height Range	2 - 6 stories
Building Form	Variety of building types and sizes
Building Setback	30 - 50 feet (generally consistent lot to lot)
Streets	Larger blocks, shared access drives connecting individual developments

Transportation	Transit, automobile, potential for walking and biking
Parking	Shared surface and/or structured parking lots and garages
Open Spaces	Pocket parks, "Green Infrastructure" incorporated into site design

I-85 NORTHBOUND



O-1

B-2

B-3

O-1

B-2

B-2

R-75-s

R-75-m

B-3

R-85

R-20-t

SITE 

1 inch = 400 feet

Item 1B



SITE 

1 inch = 100 feet

Item IC

2. RZ-2024-006 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Alabama Hospital Association

**SUBJECT:** Request to rezone one (1) parcel of land containing 1.66 acres located on the northeast corner of North Eastern Boulevard and Oliver Road (aka 500 North Eastern Boulevard) from an O-1 (Office) Zoning District to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The intended use for this property is business/office and warehouse use. This property is bounded by M-1 (Light Industrial) on the north, east and south; and B-3 (Commercial) on the 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 primary use table.

**CITY COUNCIL DISTRICT: 2**

**PLEASE NOTE:**

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2A

## 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

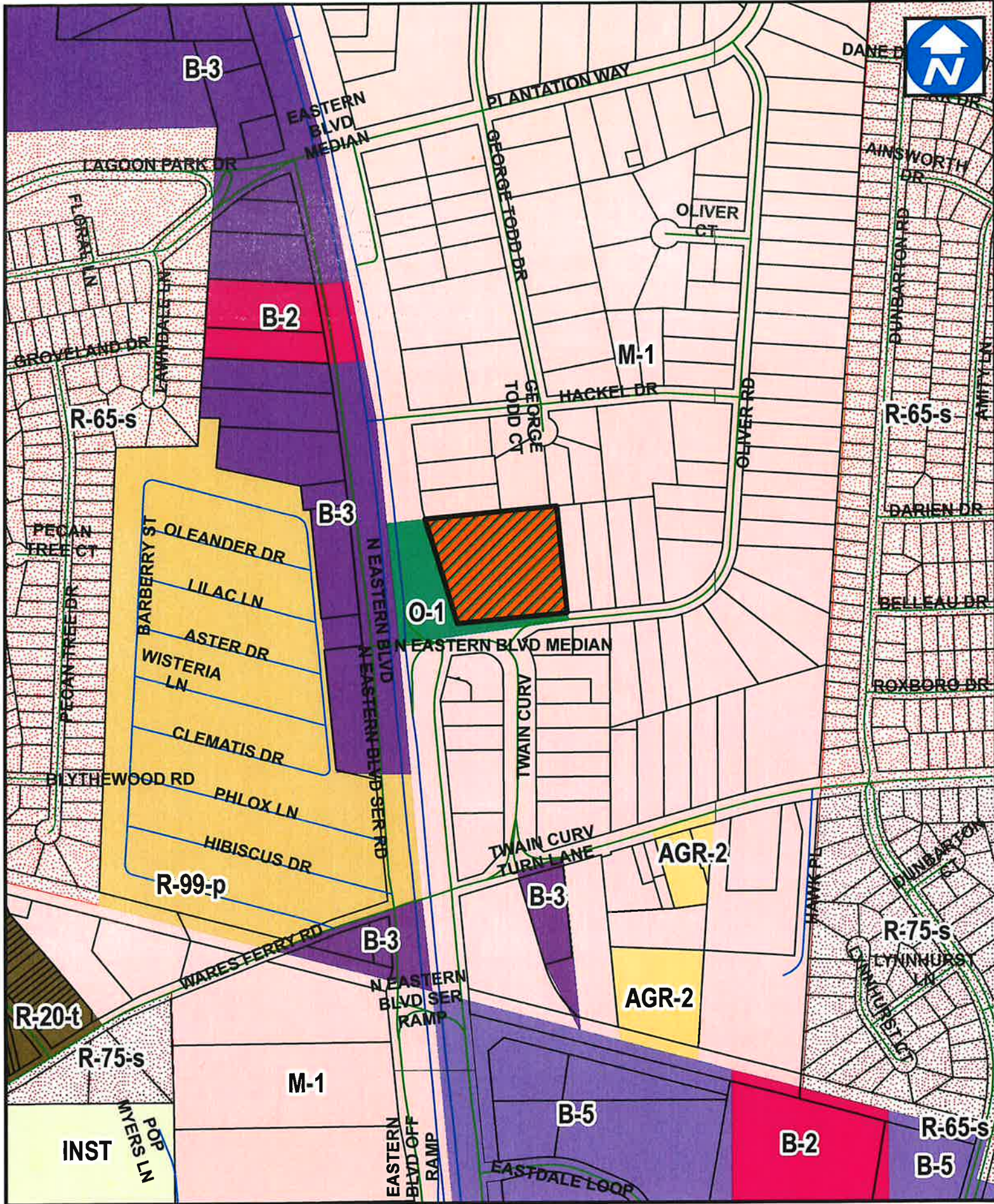
- ★ Mixed-Use
- ★ Multi-family Residential
- ★ Civic / Institutional



### BUILDING BLOCKS

<b>Height Range</b>	1 - 3 stories	<b>Transportation</b>	Automobile, transit, potential for walking and biking
<b>Building Form</b>	Large to very large footprint structures, flexible space to accommodate various users	<b>Parking</b>	Private off-street parking lots
<b>Building Setback</b>	30 - 50 feet (varies from lot to lot)	<b>Open Spaces</b>	Natural buffers between adjacent development, "Green Infrastructure" incorporated into site design
<b>Streets</b>	Varies but should accommodate truck and automobile traffic, easy access to major corridors		



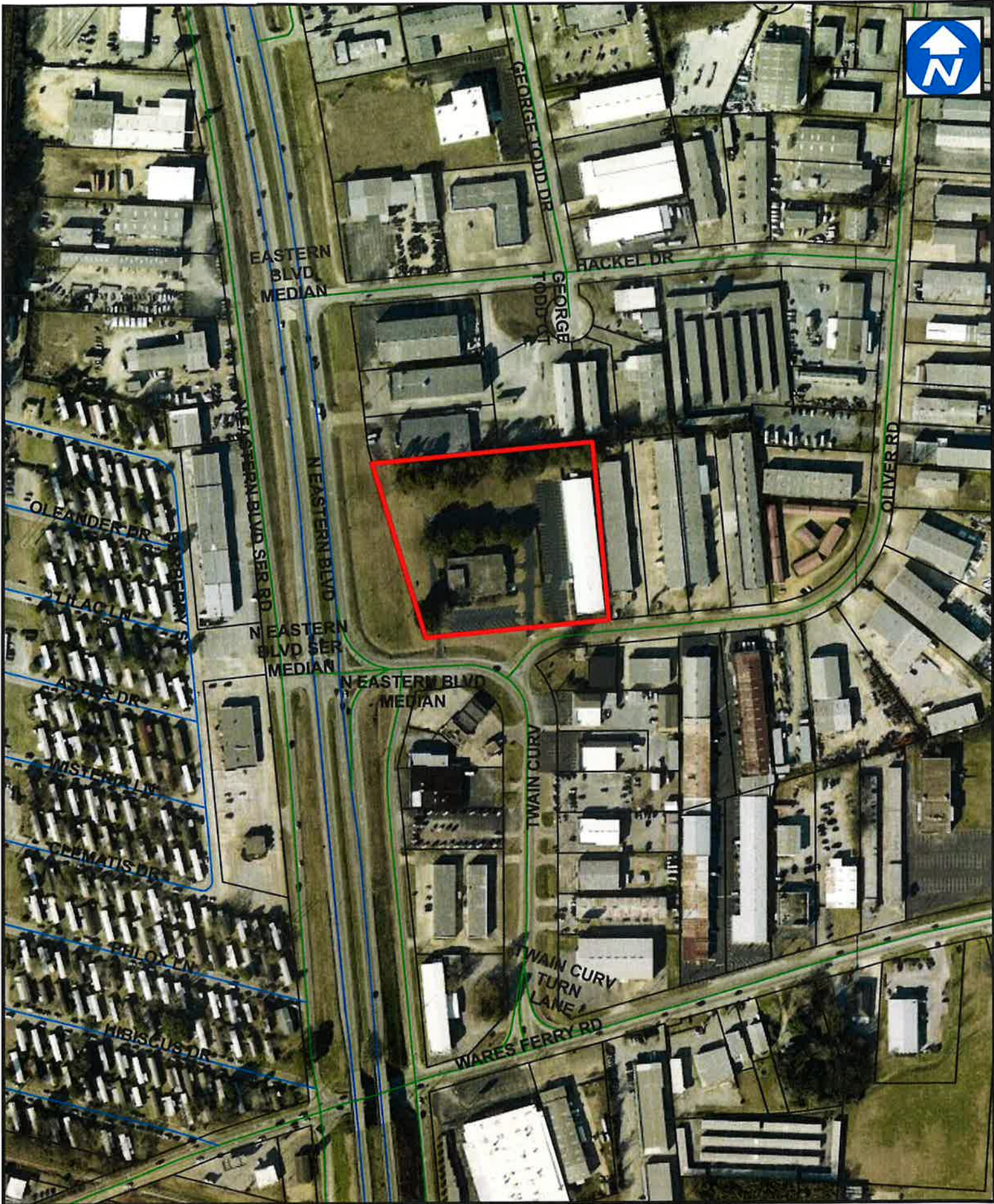


MAP FOR REFERENCE ONLY.  
 NOT A LEGAL DOCUMENT.  
 MEASUREMENTS ARE APPROXIMATE,  
 NOT SURVEY GRADE

SITE 

1 inch = 500 feet

Item 2B



**MAP FOR REFERENCE ONLY.  
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NOT SURVEY GRADE**

**SITE** 

1 inch = 300 feet

**Item** 2C

3. 9274      **PRESENTED BY:** Pilgreen & Bostick Engineering

**REPRESENTING:** Cotton Field Place, LLC

**SUBJECT:** Request final approval of Cotton Field Place No. 1 located on the southwest corner of Atlanta Highway and Halcyon Pointe Drive in a B-3 (Commercial) Zoning District.

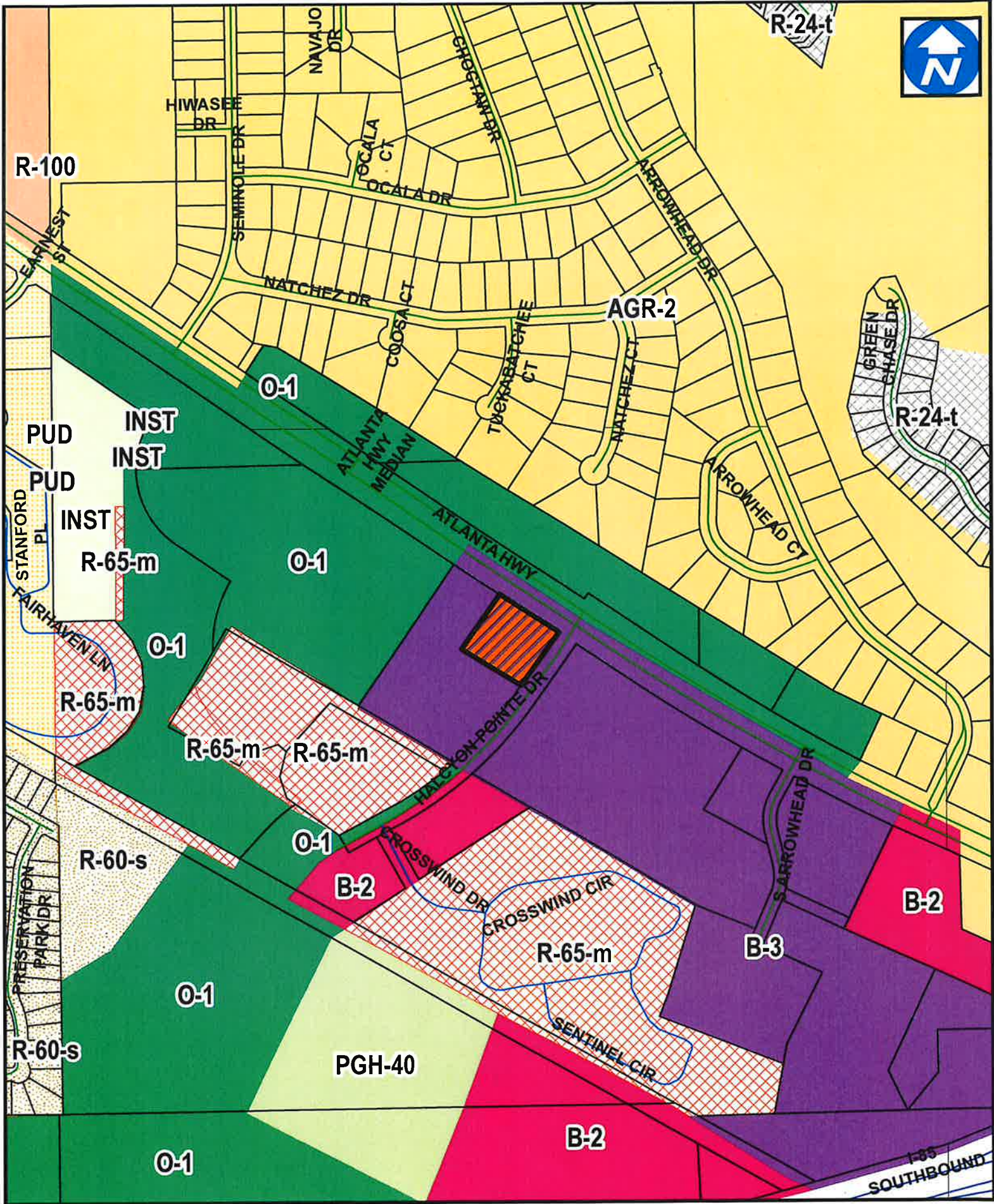
**REMARKS:** This plat creates one (1) lot. Lot 1-A (1.67 acres) has 280 ft. of frontage along Atlanta Highway and 260 ft. of frontage along Halcyon Pointe Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT: 1**

**PLEASE NOTE:**

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

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Item 3A

3B

# Cotton Field Place Plat No. 1

LOCATED IN  
NW 1/4 OF SECTION 13, T-16-N, R-19-E  
MONTGOMERY COUNTY, ALABAMA  
CONTAINING 1.67 ACRE

**Pilgreen & Bostick Engineering, Inc.**

MONTGOMERY COUNTY, ALABAMA	
Area	Acres
Total	1.67
Acres	1.67
Less	0.00
Net	1.67

STATE OF ALABAMA  
MONTGOMERY COUNTY  
I, **WALTER BOSTICK**, Clerk of the Court, do hereby certify that the foregoing plat is a true and correct copy of the original plat as filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

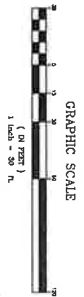
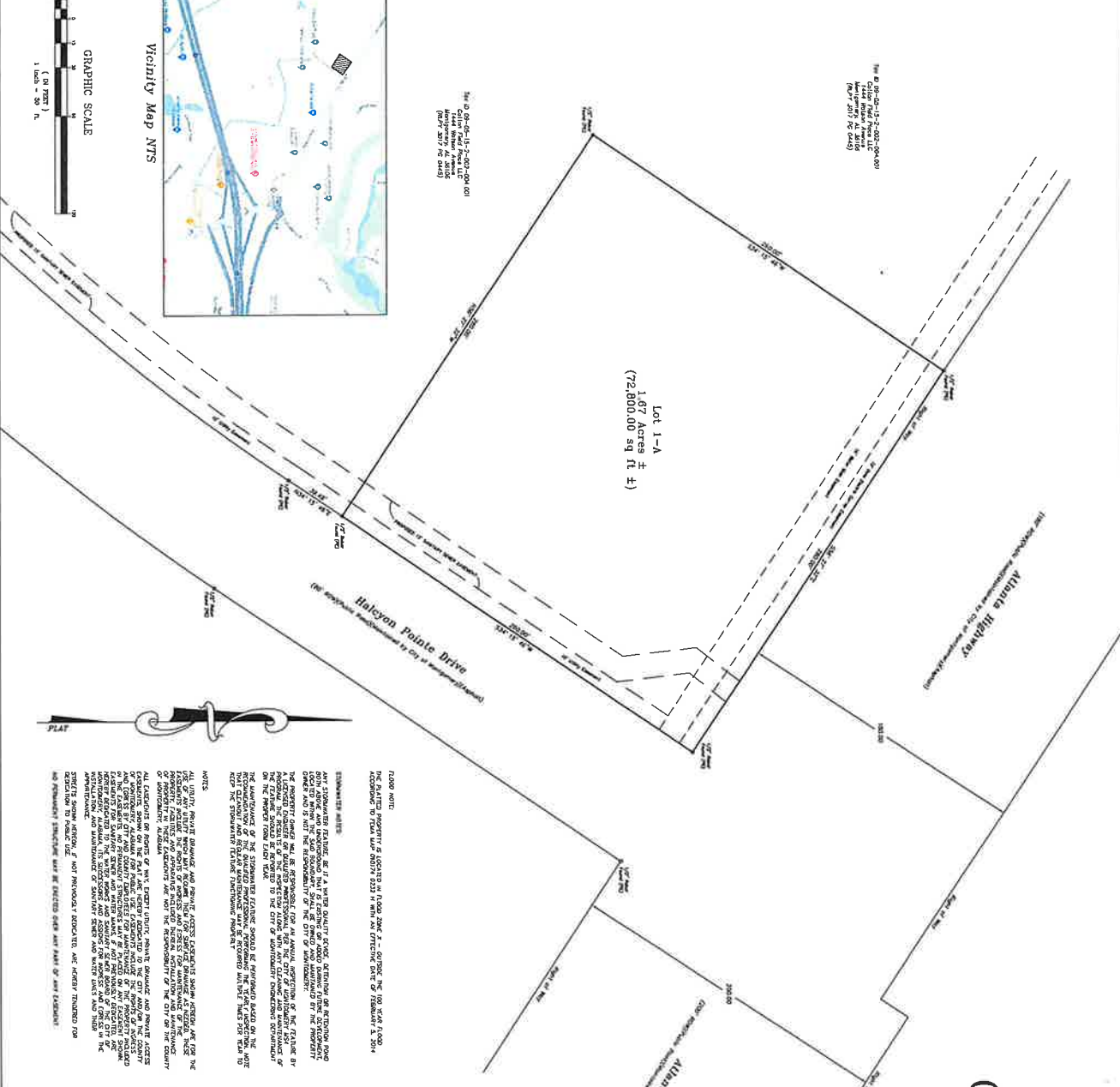
WALTER BOSTICK  
CLERK OF THE COURT  
MONTGOMERY COUNTY, ALABAMA

STATE OF ALABAMA  
MONTGOMERY COUNTY  
I, **WALTER BOSTICK**, Clerk of the Court, do hereby certify that the foregoing plat is a true and correct copy of the original plat as filed in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

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, 11-45-21.

PLANNING COMMISSION  
MONTGOMERY, ALABAMA



Prepared by  
PILGREEN & BOSTICK ENGINEERING, INC.  
1000 W. WALKER BLVD., SUITE 100  
MONTGOMERY, AL 36102  
PH: 205.263.2200

Prepared by  
PILGREEN & BOSTICK ENGINEERING, INC.  
1000 W. WALKER BLVD., SUITE 100  
MONTGOMERY, AL 36102  
PH: 205.263.2200

**PLAT**

**NOTES:**

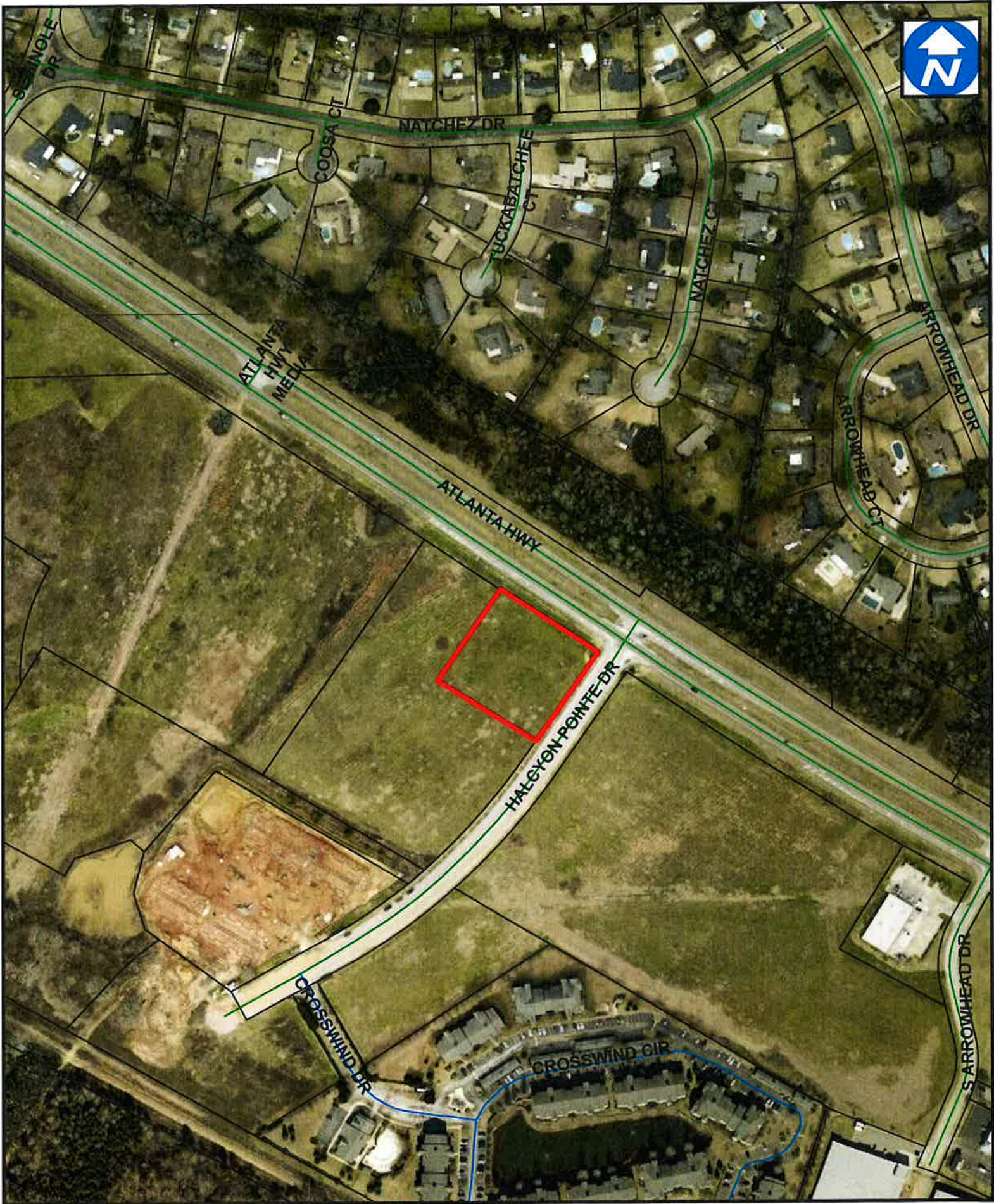
1. THE PLAT PROPERTY IS BOUNDARY TO THE NORTH BY THE STATE OF ALABAMA, TO THE SOUTH BY THE STATE OF ALABAMA, TO THE WEST BY THE STATE OF ALABAMA, AND TO THE EAST BY THE STATE OF ALABAMA.

2. THE PLAT PROPERTY IS BOUNDARY TO THE NORTH BY THE STATE OF ALABAMA, TO THE SOUTH BY THE STATE OF ALABAMA, TO THE WEST BY THE STATE OF ALABAMA, AND TO THE EAST BY THE STATE OF ALABAMA.

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**SITE** 

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**Item** 3C

4. MP-2021-002      **PRESENTED BY:** Pilgreen & Bostick Engineering

**REPRESENTING:** Rural Holdings, LLC

**SUBJECT:** Request approval of a revised master plan to change the use for five (5) lots from office use to commercial use for properties on the northwest and northeast corner of Averiett Drive and Kessinger Drive, and for properties on the south side of Averiett Drive at the southern end of Kessinger Drive, in a PUD (Planned Unit Development Zoning District).

**REMARKS:** The intended use for this property is commercial use. The surrounding properties are zoned PUD (Planned Unit Development) with commercial use on the north and east sides; apartments on the south side; and single-family residential on the west side.

The Envision Montgomery 2040 Comprehensive Plan recommends Career Center.

**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 secondary use table.

**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.

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## CAREER CENTER (CR)

Employment centers containing both large, single-use office sites and clusters of neighborhood office buildings in a single development with minor integration of commercial or residential uses. These areas are primarily active during normal weekday business hours with minimal to no activity on the evenings and weekends. This activity range leads these areas to serve as transitional zones between decisively commercial corridors and residential neighborhoods providing connectivity where practicable. Buildings are typically positioned to the center or rear of the site with parking surrounding.

### INTENT

- ★ Provide connectivity to nearby uses and neighborhoods through sidewalks, paths and streets.
- ★ Encourage streetscape elements that enhance the pedestrian realm and create vibrant employment centers.
- ★ Promote integration of commercial and residential uses to create balanced, mixed use areas.
- ★ Reduce access points for individual developments and encourage shared access points to improve pedestrian and vehicular safety.
- ★ Increase shared and structured parking options.

### PRIMARY USES

- ★ Office
- ★ Civic / Institutional
- ★ Mixed-Use

### SECONDARY USES

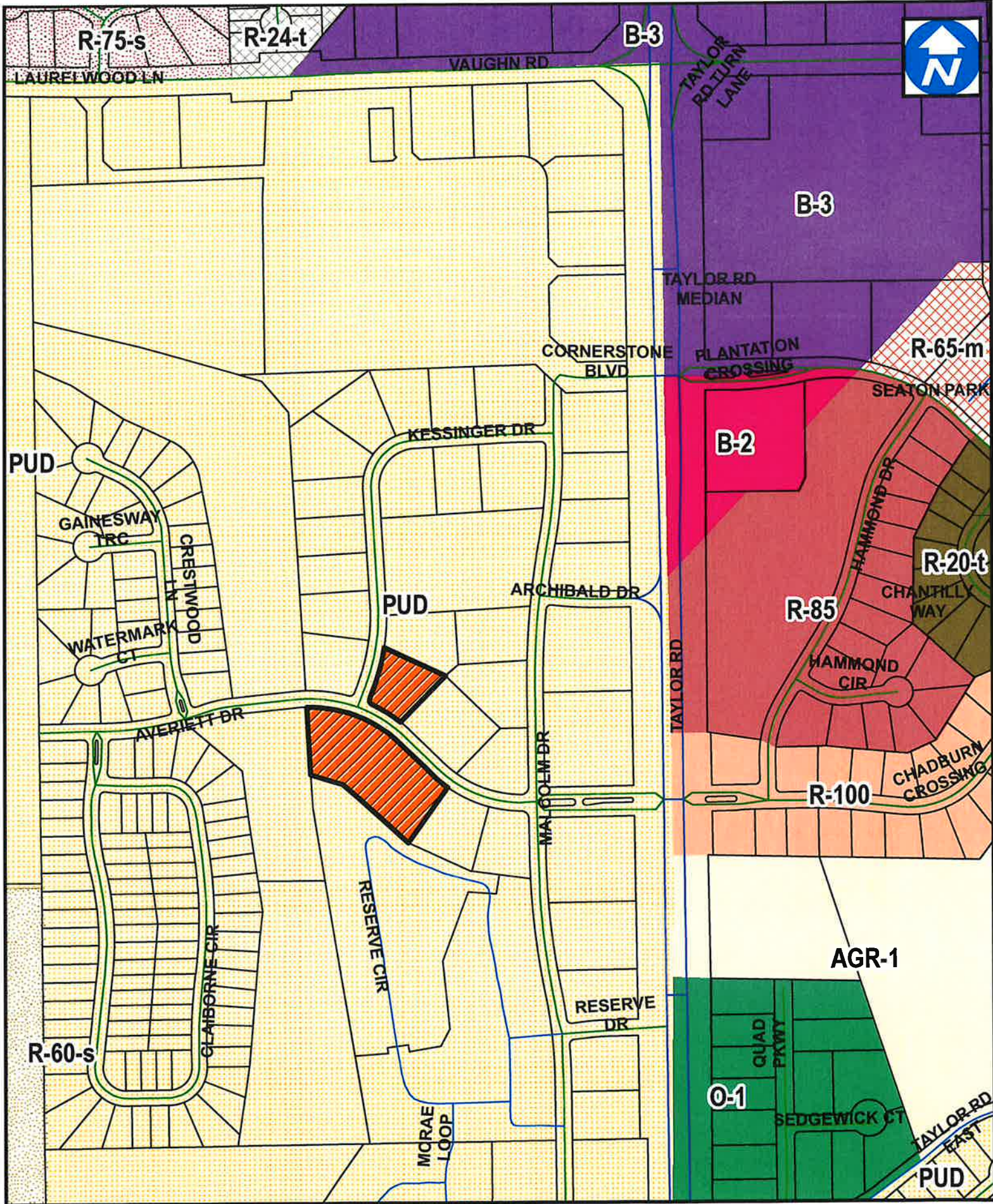
- ★ Commercial
- ★ Parks and Open Space



### BUILDING BLOCKS

Height Range	2 - 6 stories	Transportation	Transit, automobile, potential for walking and biking
Building Form	Variety of building types and sizes	Parking	Shared surface and/or structured parking lots and garages
Building Setback	30 - 50 feet (generally consistent lot to lot)	Open Spaces	Pocket parks, "Green Infrastructure" incorporated into site design
Streets	Larger blocks, shared access drives connecting individual developments		



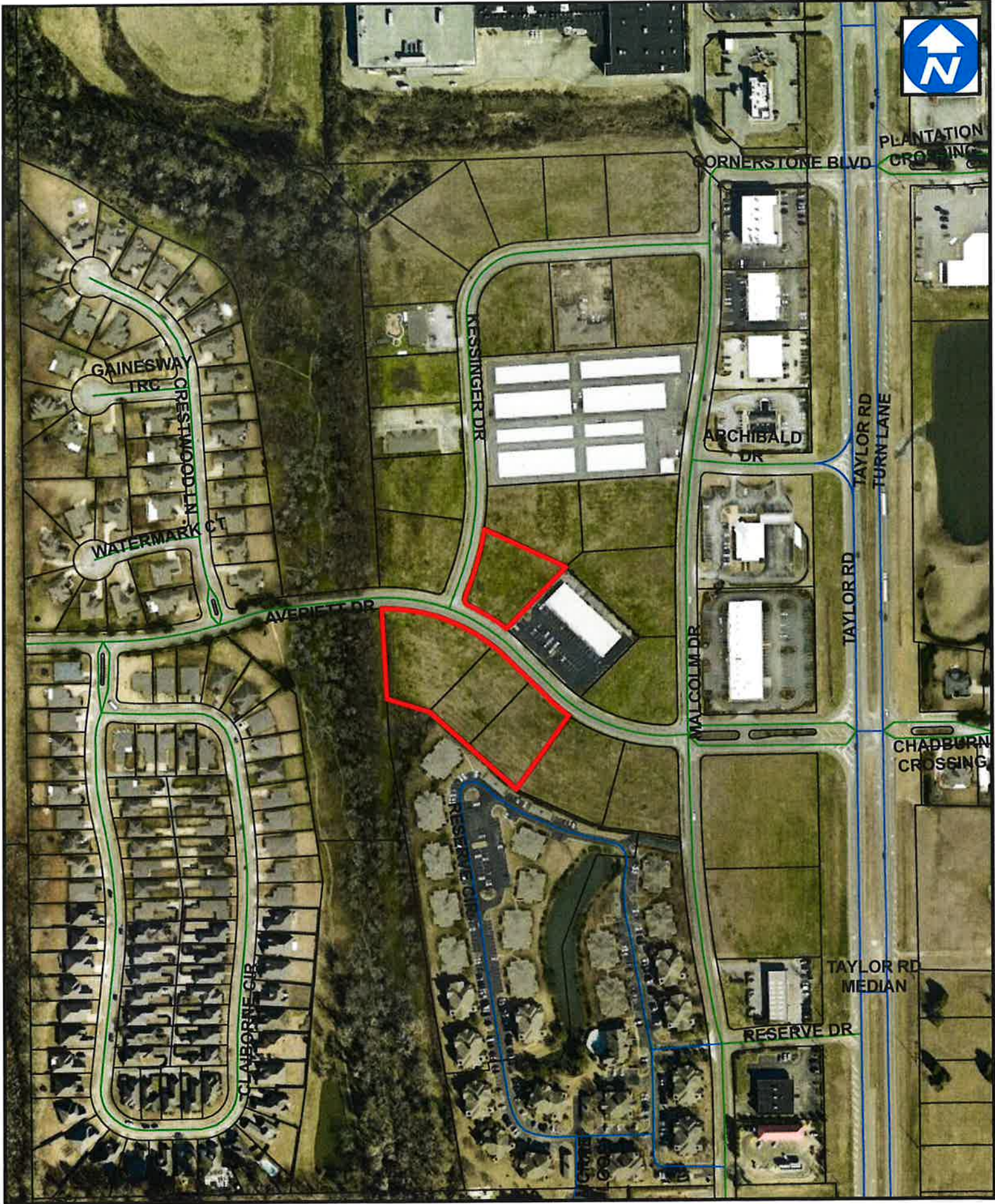


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Item 4B



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**SITE** 

1 inch = 300 feet

**Item** 4C

5. RZ-2024-005      **PRESENTED BY:** Pilgreen & Bostick Engineering

**REPRESENTING:** Marty Clarke

**SUBJECT:** Request to rezone one (1) parcel of land containing 5.36 acres located on the north side of Rifle Range Road, approximately 1,300 ft. east of Wares Ferry Road (aka 329 Rifle Range Road), from an AGR-1 (Residential Agriculture) Zoning District to an M-1 (Light Industrial) Zoning District.

**REMARKS:** The intended use for this property is for marketing purposes. This property is bounded by AGR-1 (Residential Agriculture) zoning on the west, north and east; and M-3 (General Industrial) zoning on 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. This location is surrounded by AGR-1 (Residential Agriculture) zoning. This location is recommended for Potential Open Space due to the flood zone that it is located in and other environmentally sensitive issues and other limitations.

**CITY COUNCIL DISTRICT: Police Jurisdiction**

**COUNTY COMMISSION DISTRICT: 4**

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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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5A

## 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 Quietta Hampton Morgan Memorial Library by RiverA Templey

## 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.



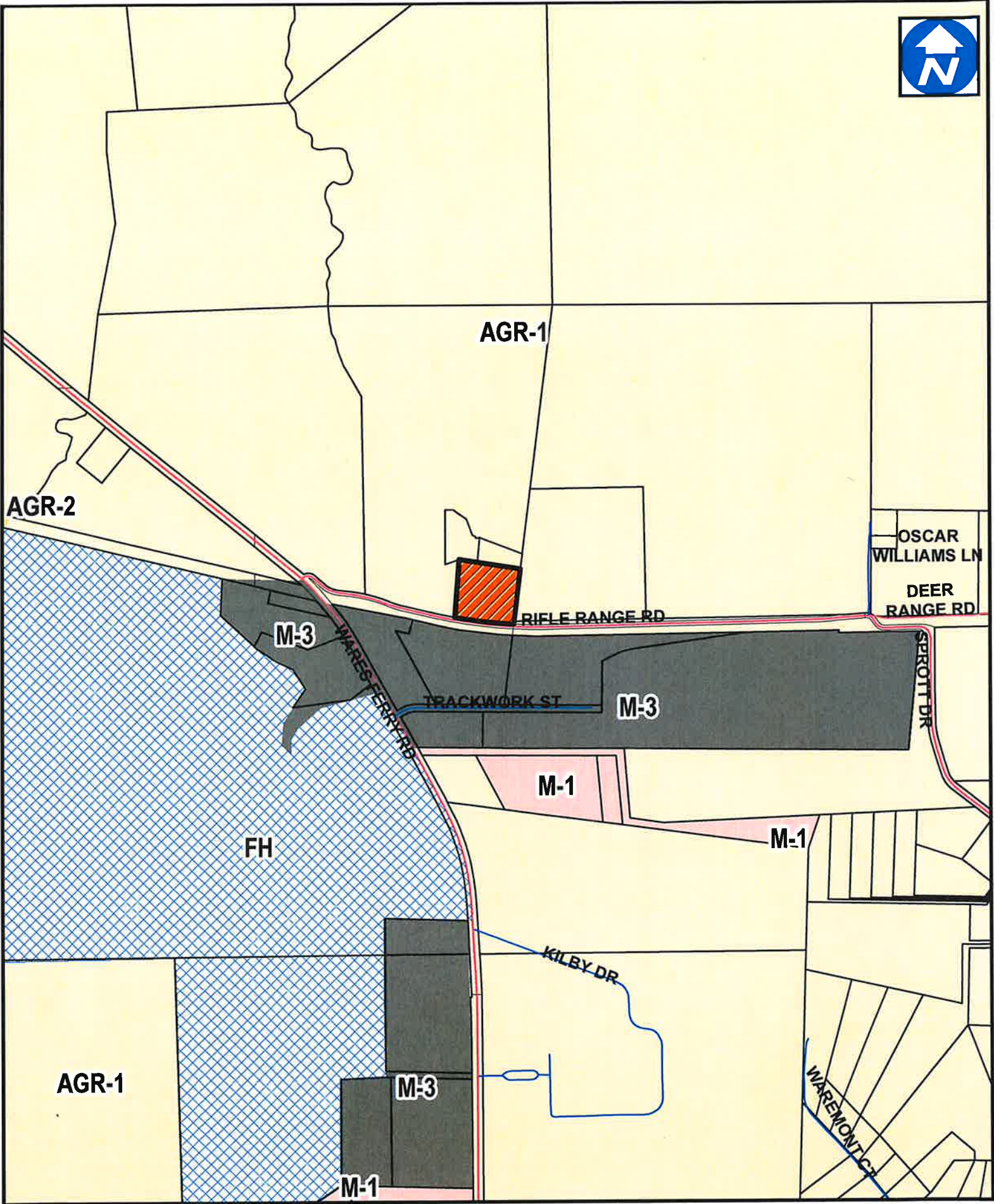
## POTENTIAL OPEN SPACE (PO)

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.





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Item 5B



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**Item** 5C