

PLANNING COMMISSION MEETING AGENDA

April 25, 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

**Warren Adams
Executive Secretary**



CITY OF *MONTGOMERY*, ALABAMA

- I. Chairman's Message
- II. Approval of Minutes from the March 28, 2024 meeting

April 25, 2024

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	9290	Jeffcoat Engineers	South Decatur Street	Plat	1
2.	9287	“ “	Robert C. Ham Road	Plat	2
3.	9288	Flowers & White Engineering	Conduit Street	Plat	3
4.	9200	“ “	Northchase Boulevard	Plat	4
5.	9283	Mike Brown and Josh Blades	Westport Boulevard	Plat	5
6.	9289	Haskell Architects & Engineers	Wasden Road	Plat	6
7.	RZ-2022-010	Wiliam Boyd	Mooreland Road	Rezoning	7
8.	Text Amendment	Land Use Division		Text Amendment	8

***The next Planning Commission meeting is on
May 23, 2024***

1. 9290 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: James B. Massey III

SUBJECT: Request final approval of Jim Massey Plat No. 6 located on the west side of South Decatur Street, approximately 120 ft. south of Grove Street, in in a T4-R (General Urban-Restricted) Zoning District.

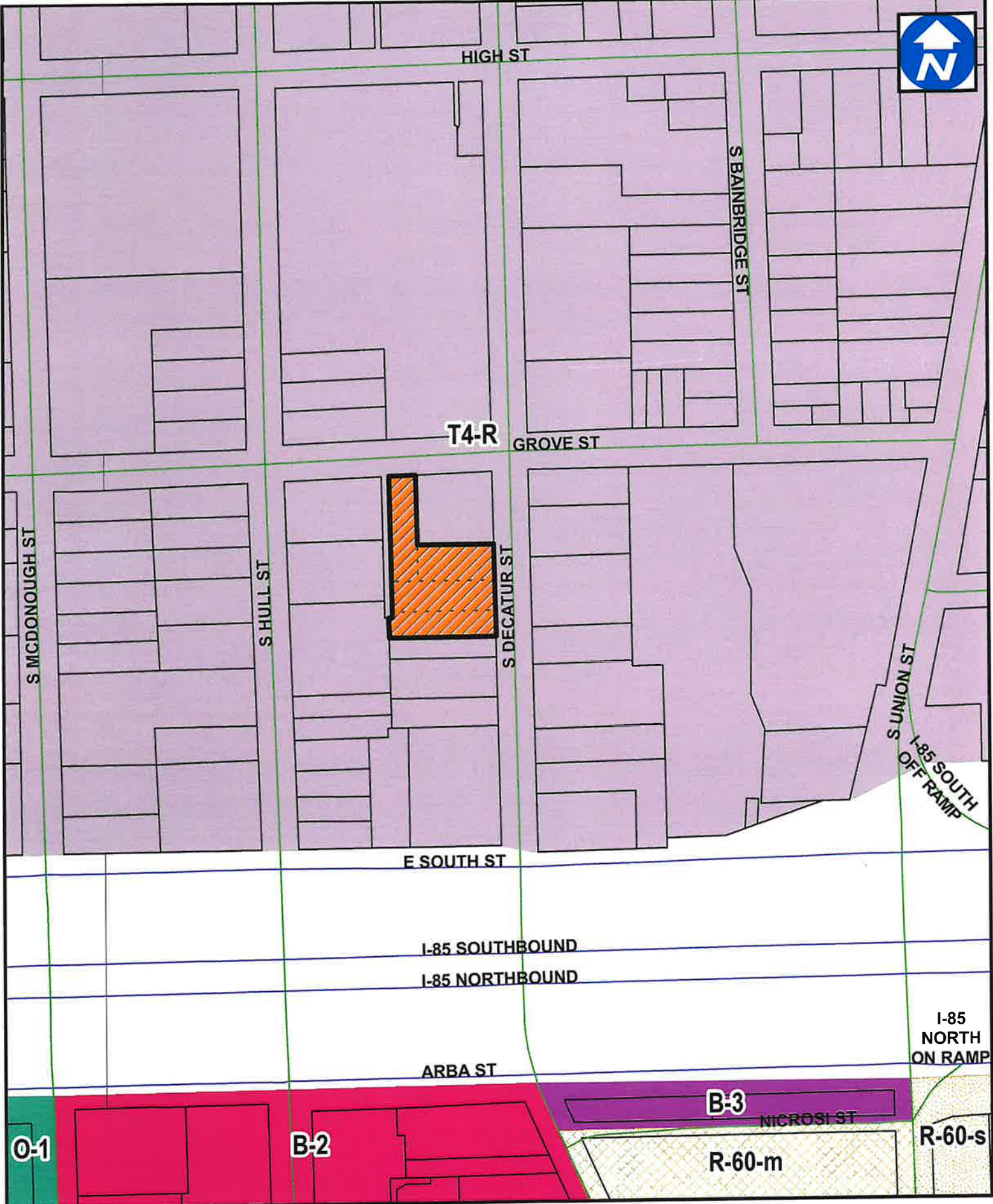
REMARKS: This plat replats one (1) lot and unplatted property into one (1) lot. Lot 14 (0.71 acres) has 44.00 ft. of frontage along Grove Street and 151.37 ft. along South Decatur Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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.



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

SITE 

1 inch = 200 feet

Item 1A

JIM MASSEY PLAT NO. 6

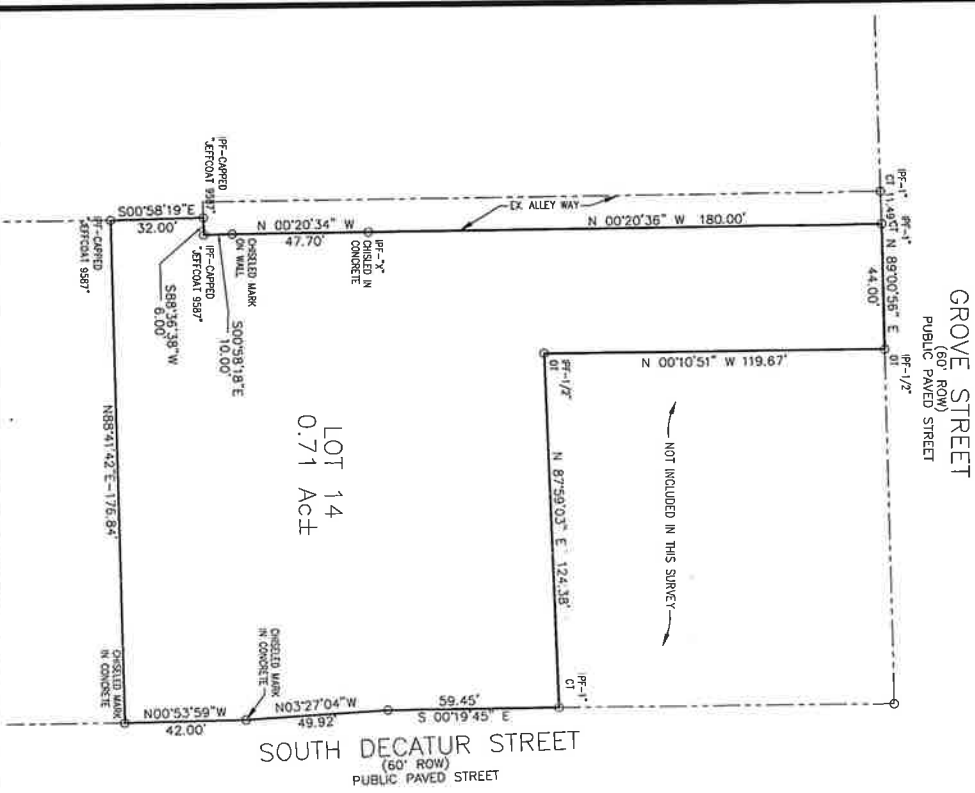
BEING A REPEAT OF LOT 9, SQUARE "B" OF THE GAROUR'S PLAT AS APPEARS OF RECORD IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 20, AT PAGE 545 AND ADJACENT UNPLATTED LANDS LYING IN NE 1/4 OF SECTION 27, T-16-N, R18-E, MONTGOMERY COUNTY, ALABAMA.

JEFFCOAT ENGINEERS & SURVEYORS, LLC
928 SOUTH HILL STREET
MONTGOMERY, ALABAMA 36104
(334) 283-1246
CLAYTON
205-755-3577
TRACY
334-566-0030

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

SCALE: 1" = 30'

SOURCE OF INFORMATION
12 GOLDTHWAITE PLAT PLAT BOOK 14, PAGE PREVIOUS SURVEY OF OUTHERE JEFFCOAT, R. P. E. AND P.L.S. ALABAMA REG. NO. 9587, DATED: JANUARY 7, 2022
RUPY BOOK 05717, PAGE 0657
DATE: 11/02/2021
RUPY BOOK 2226, PAGE 0675
DATE: 04/16/2001
JEFFCOAT'S PLAT PLAT BOOK 20, PAGE 545



- LEGEND:
- CON. MON. - SET CONCRETE MONUMENT
 - IRON MON. - IRON MONUMENT
 - IRP - IRON PIN SET (1/2" PIN WITH PLASTIC CAP BEARING JEFFCOAT - 9587)
 - IRP - IRON PIN FOUND
 - FENCE LINE
 - CALCULATED POINT
 - ADJ. - ADJACENT PROPERTY
 - P.O.C. - POINT OF COMMENCEMENT
 - R.O.W. - RIGHT OF WAY
 - (H) - OPEN OR PLAT CALL
 - (T) - OPEN TOP
 - (C.T.) - GRAMP 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 SHOWN OTHERWISE.
THIS THE 15th DAY OF MARCH, 2024.

OT CURTINE JEFFCOAT, JR., PE & LS
A.L. REG. 9587
I, JAMES B. MASSEY III, AS MANAGING MEMBER OF MASSEY PROPERTIES LLC, OWNER OF THE LARGE PARCELS SURVEY, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS SURVEY AND DRAWING AND ADOPT THIS PLAT AS TRUE AND CORRECT THIS THE _____ DAY OF _____, 2024.
JAMES B. MASSEY III, MANAGING MEMBER
MASSEY PROPERTIES LLC, OWNER

1. THE UNDERSIGNED AUTHORITY A MONARY PUBLIC IN AND FOR THE SAID STATE OF ALABAMA HEREBY CERTIFY THAT JAMES B. MASSEY III, WHOSE NAME IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE AND PLAT AND WHO IS NOW TO ME, ACKNOWLEDGED BEING, SIGNED AND PRINTED HIS NAME TO THE FOREGOING SURVEYOR'S CERTIFICATE AND PLAT AND WHO IS NOW TO ME, SIGNED OVER AND WITH FULL AUTHORITY EXCEPTED THE SAME VOLUNTARILY GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE _____ DAY OF _____, 2024.

REGISTRY PUBLIC
NOT 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 11-52-92.

By: Warren Adams, Executive Secretary



VICINITY MAP
N.T.S.

FIELD DATE:	
PROJECT NAME:	MASSEY
DRAWING NAME:	2026 PLAT MASSEY.DWG
COORD FILE:	2206_2024.CSV
DRAWN BY:	BSW/SH
CHECKED BY:	OGJ
SCALE:	NOTED
DATE:	03/20/2024
REV:	3/28/24
RESERVED FOR COURTHOUSE RECORDING	



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NOT A LEGAL DOCUMENT.
MEASUREMENTS ARE APPROXIMATE,
NOT SURVEY GRADE

SITE 

1 inch = 100 feet

Item IC

2. 9287 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Rafael K. Mickle

SUBJECT: Request final approval of Rafael K Mickle Plat No. 1 located on the southwest corner of Selma Highway and Robert C. Ham Road in an AGR-1 Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1). Lot A (3.03 acres) has 550.20 ft. of frontage along Selma Highway and 485 ft. of frontage along Robert C. Ham Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

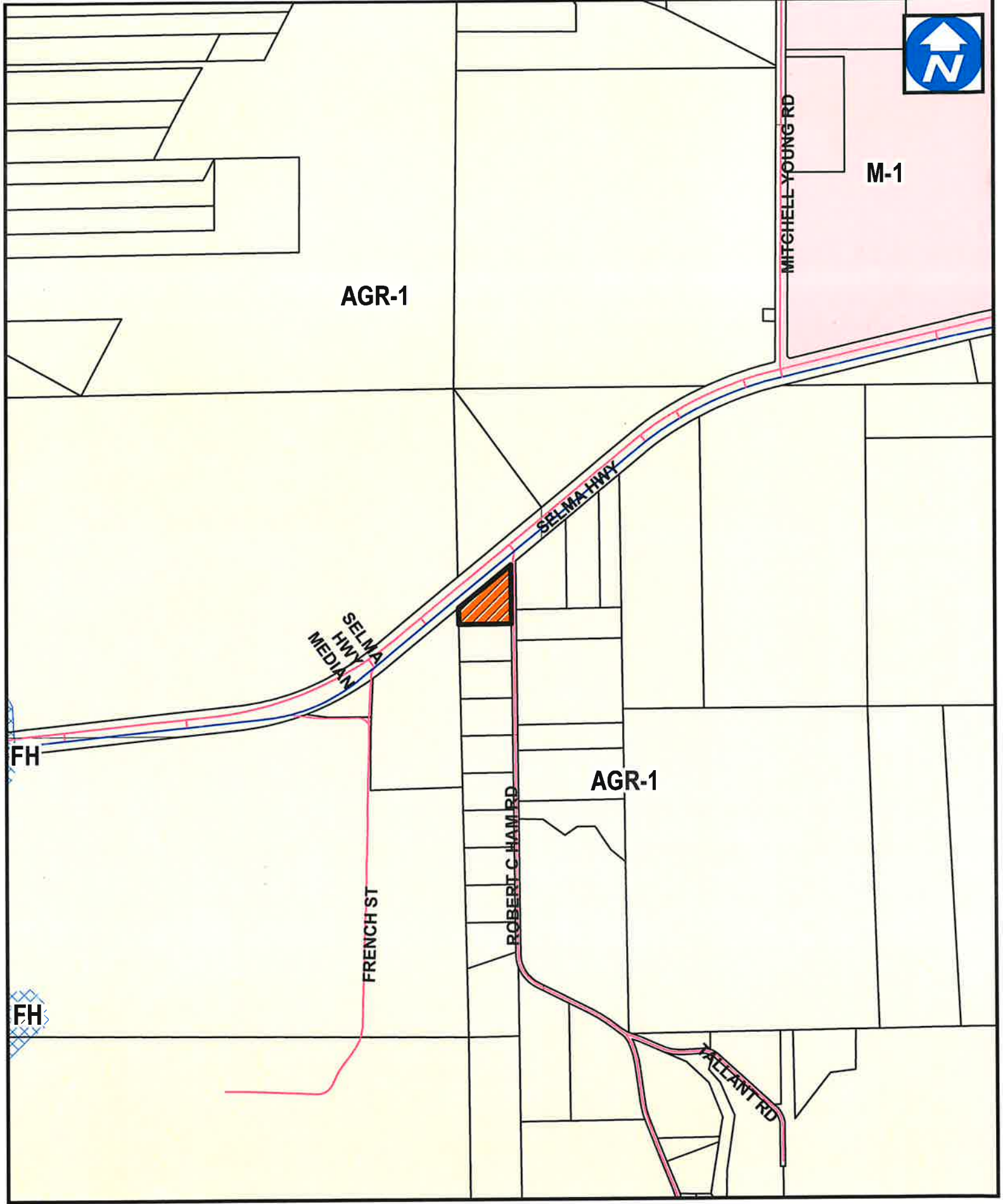
CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

PLEASE NOTE:

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

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



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SITE 

1 inch = 1,000 feet

Item 2A

RAFAEL K. MICKLE PLAT NO. 1

LIVING IN THE SW 1/4 OF SECTION 10, T-15-N, R-16-E, MONTGOMERY COUNTY, ALABAMA

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 928 SOUTH HULL STREET
 MONTGOMERY, ALABAMA 36104
 (334) 265-1248

CLAYTON
 205-795-3677
 TROY
 334-586-0030

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

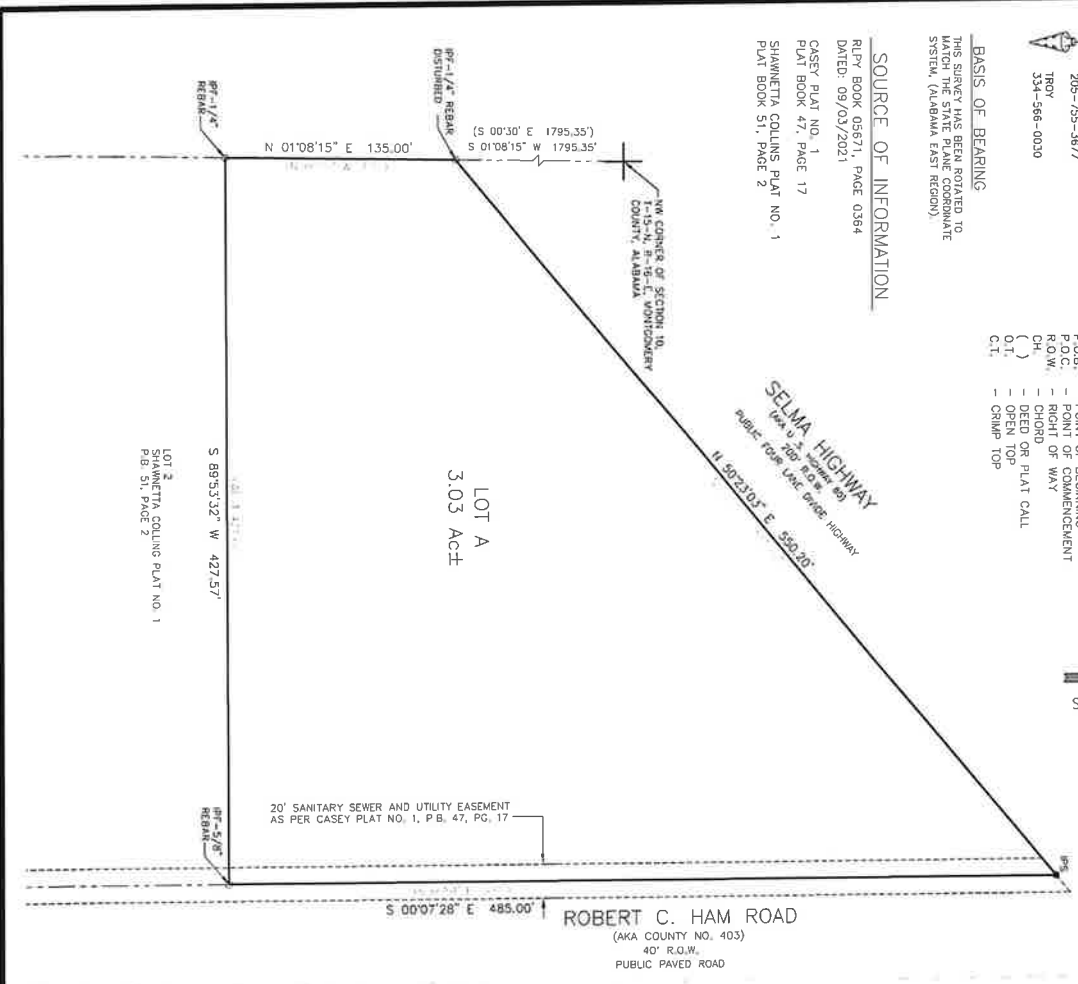
SOURCE OF INFORMATION
 RUPY BOOK 05671, PAGE 0364
 DATED: 09/03/2021

CASEY PLAT NO. 1
 PLAT BOOK 47, PAGE 17
 SHAWNETTA COLLINS PLAT NO. 1
 PLAT BOOK 51, PAGE 2

LEGEND:

- IPS - IRON PIN SET (1/2" PIN WITH PLASTIC 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
- () - DEED OR PLAT CALL
- O.T. - OPEN TOP
- C.T. - CRIMP TOP

SCALE: 1" = 50'



ROBERT C. HAM ROAD
 (AKA COUNTY NO. 403)
 40' R.O.W.
 PUBLIC PAVED ROAD

LOT A
 3.03 Ac±

LOT 3
 SHAWNETTA COLLINS PLAT NO. 1
 P.B. 51, PAGE 2

STATE OF ALABAMA
 COUNTY OF MONTGOMERY

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN EXAMINED AND FOUND TO CONFORM 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 HEREOF.

THIS THE 15th DAY OF MARCH, 2024.

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

I, RAFAEL K. MICKLE, 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 _____, 2024.

RAFAEL K. MICKLE, OWNER

THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF LARGE HEREBY CERTIFY THAT RAFAEL K. MICKLE, 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 HE IS THE OWNER OF THE INTERESTS OF SAID CERTIFICATE AND PLAT, AS SUCH OWNER AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC
 MY COMMISSION
 EXPIRES: _____

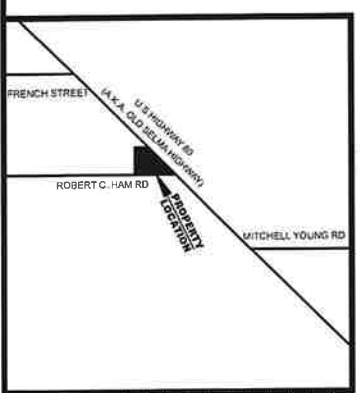
CERTIFICATE OF APPROVAL BY THE MONTGOMERY CITY PLANNING COMMISSION:
 This plat was submitted to the City Planning Commission on _____, 2024, and is approved according to the Code of Alabama 11-52-32.

By: Warren Adams, Executive Secretary

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

By: George C. Spriake
 Montgomery County, Engineer

VICINITY MAP
 N.T.S.



FIELD DATE: (JM) 02/21/2024
PROJECT NAME: MICKLE
DRAWING NAME: 24-17-MICKLE-PLAT106
TOPCON FILE: N/A
DRAWN BY: BSW/SH
CHECKED BY: GCL
SCALE: 1" = 50'
DATE: 03/19/2024
REV: 4/1/24



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SITE 

1 inch = 400 feet

Item 20

3. 9288 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Hampstead, LLC

SUBJECT: Request final approval of Hampstead Plat No. 29 located on the northwest corner of Conduit Street and Broadwick Street in a CS-T5 (Civic Space-Urban Center Zone) Zoning District.

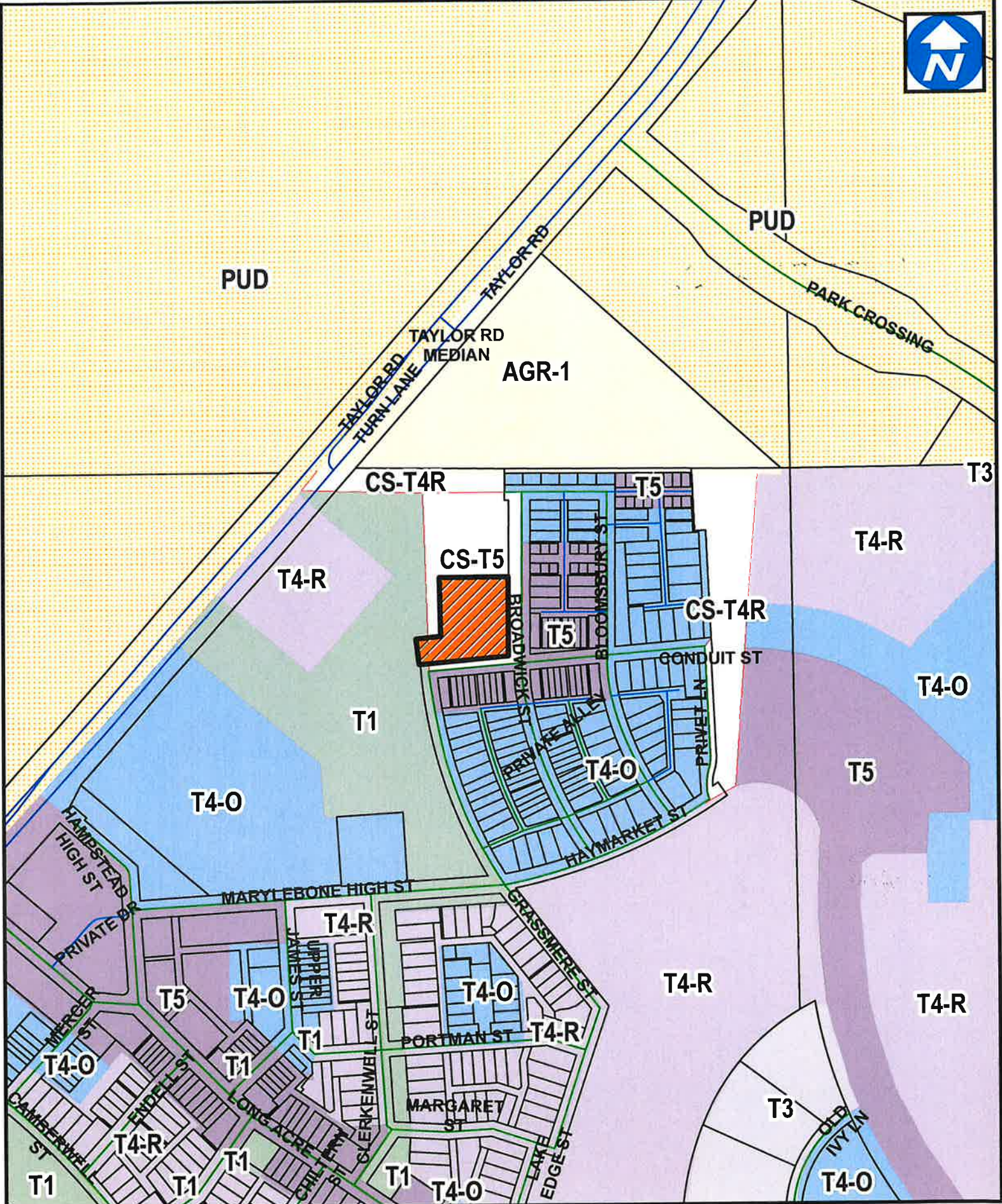
REMARKS: This plat creates one (1) lot. Lot 1 (1.48 acres) has 286.72 ft. of frontage along Conduit Street and 253.38 ft. of frontage along Broadwick Street. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district; however, the CRC approved a warrant for the lot width to be 253.38 ft.

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.



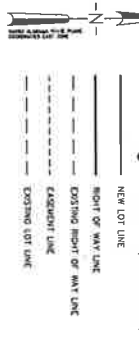
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 NOT SURVEY GRADE

SITE 

1 inch = 400 feet

Item 3A

LEGEND



THIS PROPERTY OR THIS PLAT SHALL IN SUBJECT TO THE FOLLOWING:

1. THAT CERTAIN RIGHTS TO CONVEYANCE OR EASEMENTS ARE RESERVED TO THE CITY AND COUNTY OF MONTGOMERY, ALABAMA, AND SUPPLEMENTED FROM TIME TO TIME.
2. EITHER THE CITY OR COUNTY OF MONTGOMERY, ALABAMA, MAY AT ANY TIME AND FROM TIME TO TIME, BY RESOLUTION OF THE BOARD OF ALDERMEN OR THE BOARD OF COMMISSIONERS, AS THE CASE MAY BE, REVOKE OR MODIFY ANY OF THE FOREGOING OR TO AMEND OR SUPPLEMENT THE FOREGOING IN ANY MANNER, AND ANY SUCH REVOCATION, AMENDMENT, OR SUPPLEMENT SHALL BE BINDING ON THE CITY AND COUNTY OF MONTGOMERY, ALABAMA, AND THE PROPERTY HEREIN SHOWN.
3. OTHER DOCUMENTS AND AGREEMENTS RELATING TO ANY OF THE FOREGOING OR TO THE HAMPSTEAD DEVELOPMENT, INCLUDING BUT NOT LIMITED TO ANY DEEDS, CONTRACTS, AGREEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, OR OTHER INSTRUMENTS, SHALL BE CONSIDERED AS PART OF THIS PLAT AND SHALL BE BINDING ON THE CITY AND COUNTY OF MONTGOMERY, ALABAMA, AND THE PROPERTY HEREIN SHOWN.

NOTES:

1. STREETS SHOWN HEREON ARE NOT PROPOSED.
2. ALL UTILITIES, EXCEPT UTILITIES SERVING THE HAMPSTEAD DEVELOPMENT, ARE TO BE LOCATED TO THE WEST AND SOUTH OF THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO THE CITY AND COUNTY OF MONTGOMERY, ALABAMA, PUBLIC USE. BY THE CITY AND COUNTY DEPARTMENT FOR MAINTENANCE OF UTILITIES, UTILITIES SHALL BE LOCATED ON THE PROPERTY IN ACCORDANCE WITH THE STANDARDS SHOWN.
3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, ELECTRICITY, GAS, AND TELEPHONE, AND OTHER UTILITIES, ARE TO BE LOCATED TO THE WEST AND SOUTH OF THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO THE CITY AND COUNTY DEPARTMENT FOR MAINTENANCE OF UTILITIES, UTILITIES SHALL BE LOCATED ON THE PROPERTY IN ACCORDANCE WITH THE STANDARDS SHOWN.
4. DIMENSIONS OF CURVES ARE GIVEN IN PARAGRAPHS 1 THROUGH 4 OF THESE NOTES.

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, HAMPSTEAD, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT I HAVE READ AND APPROVE SAID PLAT ON THIS THE ____ DAY OF _____, 2014.

HAMPSTEAD, LLC
AN ALABAMA LIMITED LIABILITY COMPANY
BY: ANNA KAMBERG
ITS MANAGER

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT ANNA KAMBERG, WHOSE NAMED LIABILITY COMPANY IS SHOWN TO THE FOREGOING INSTRUMENT, AND THAT BEING REQUIRED BY THE CODE OF SAID STATE IN ARTICLE 1, CHAPTER 1, SECTION 17-1-1, TO SIGN AND APPROVE SAID PLAT ON THE DATE OF THIS NOTARY ACTION IN MY CAPACITY AS MANAGER OF SAID COMPANY ON THE DATE OF THIS NOTARY ACTION.

GIVEN UNDER MY HAND AND THE SEAL OF THIS NOTARY MONTGOMERY COUNTY, ALABAMA, ON THIS THE ____ DAY OF _____, 2014.

STATE OF ALABAMA
MONTGOMERY COUNTY

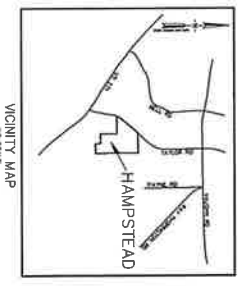
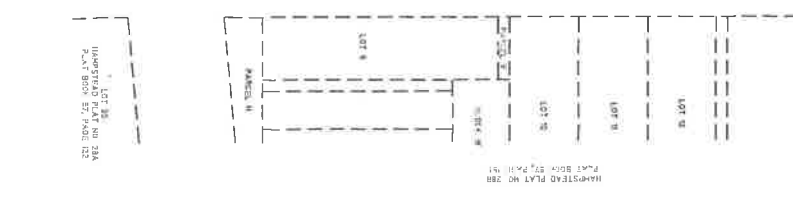
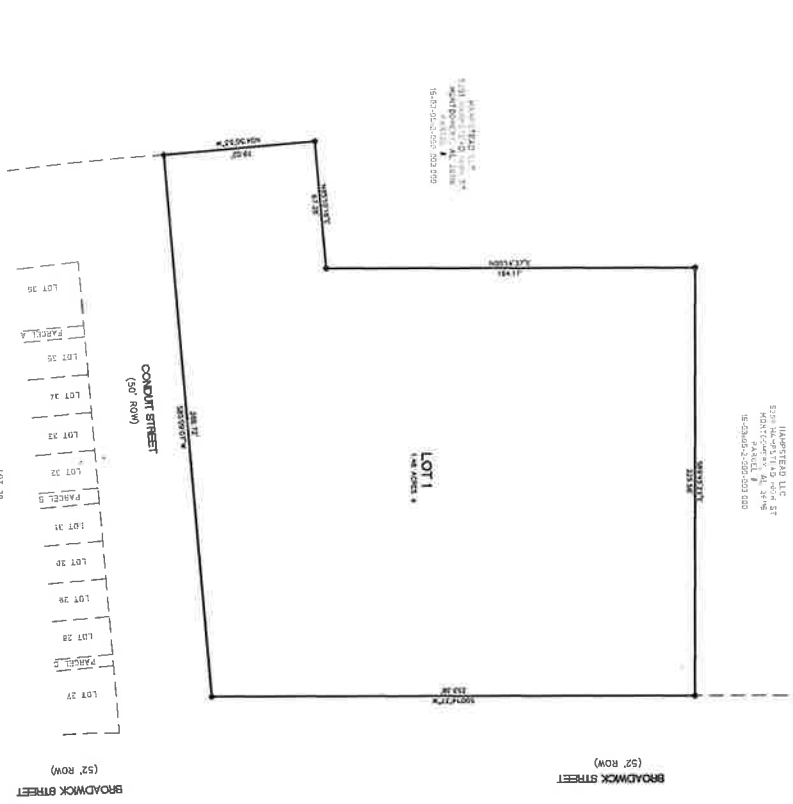
THE UNDERSIGNED, HAMPSTEAD, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT I HAVE READ AND APPROVE SAID PLAT ON THIS THE ____ DAY OF _____, 2014.

HAMPSTEAD, LLC
AN ALABAMA LIMITED LIABILITY COMPANY
BY: ANNA KAMBERG
ITS MANAGER

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT ANNA KAMBERG, WHOSE NAMED LIABILITY COMPANY IS SHOWN TO THE FOREGOING INSTRUMENT, AND THAT BEING REQUIRED BY THE CODE OF SAID STATE IN ARTICLE 1, CHAPTER 1, SECTION 17-1-1, TO SIGN AND APPROVE SAID PLAT ON THE DATE OF THIS NOTARY ACTION IN MY CAPACITY AS MANAGER OF SAID COMPANY ON THE DATE OF THIS NOTARY ACTION.

GIVEN UNDER MY HAND AND THE SEAL OF THIS NOTARY MONTGOMERY COUNTY, ALABAMA, ON THIS THE ____ DAY OF _____, 2014.



**HAMPSTEAD
PLAT NO. 29**
SHOWS A PLAT OF UNPLATTED LANDS
LOCATED IN THE NORTHWEST QUARTER, OF SECTION 5,
T-19-N, R-19-E, MONTGOMERY COUNTY, ALABAMA.

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, HAMPSTEAD, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT I HAVE READ AND APPROVE SAID PLAT ON THIS THE ____ DAY OF _____, 2014.

HAMPSTEAD, LLC
AN ALABAMA LIMITED LIABILITY COMPANY
BY: ANNA KAMBERG
ITS MANAGER

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT ANNA KAMBERG, WHOSE NAMED LIABILITY COMPANY IS SHOWN TO THE FOREGOING INSTRUMENT, AND THAT BEING REQUIRED BY THE CODE OF SAID STATE IN ARTICLE 1, CHAPTER 1, SECTION 17-1-1, TO SIGN AND APPROVE SAID PLAT ON THE DATE OF THIS NOTARY ACTION IN MY CAPACITY AS MANAGER OF SAID COMPANY ON THE DATE OF THIS NOTARY ACTION.

GIVEN UNDER MY HAND AND THE SEAL OF THIS NOTARY MONTGOMERY COUNTY, ALABAMA, ON THIS THE ____ DAY OF _____, 2014.

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, HAMPSTEAD, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, OWNERS OF THE PROPERTY SHOWN HEREON, HEREBY CERTIFY THAT I HAVE READ AND APPROVE SAID PLAT ON THIS THE ____ DAY OF _____, 2014.

HAMPSTEAD, LLC
AN ALABAMA LIMITED LIABILITY COMPANY
BY: ANNA KAMBERG
ITS MANAGER

STATE OF ALABAMA
MONTGOMERY COUNTY

THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT ANNA KAMBERG, WHOSE NAMED LIABILITY COMPANY IS SHOWN TO THE FOREGOING INSTRUMENT, AND THAT BEING REQUIRED BY THE CODE OF SAID STATE IN ARTICLE 1, CHAPTER 1, SECTION 17-1-1, TO SIGN AND APPROVE SAID PLAT ON THE DATE OF THIS NOTARY ACTION IN MY CAPACITY AS MANAGER OF SAID COMPANY ON THE DATE OF THIS NOTARY ACTION.

GIVEN UNDER MY HAND AND THE SEAL OF THIS NOTARY MONTGOMERY COUNTY, ALABAMA, ON THIS THE ____ DAY OF _____, 2014.

FLOWERS & WHITE
ENGINEERING, L.L.C.
#05032146 MONTGOMERY AL 1101
PH 334.744.4600 FAX 334.744.1511



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

SITE 

1 inch = 300 feet

Item 30

4. 9200 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Thomas Crews

SUBJECT: Request final approval of Northchase Plat No. 7 located on the south side of Northchase Boulevard, approximately 350 ft. east of Contractors Drive, in an M-1 (Light Industrial) Zoning District.

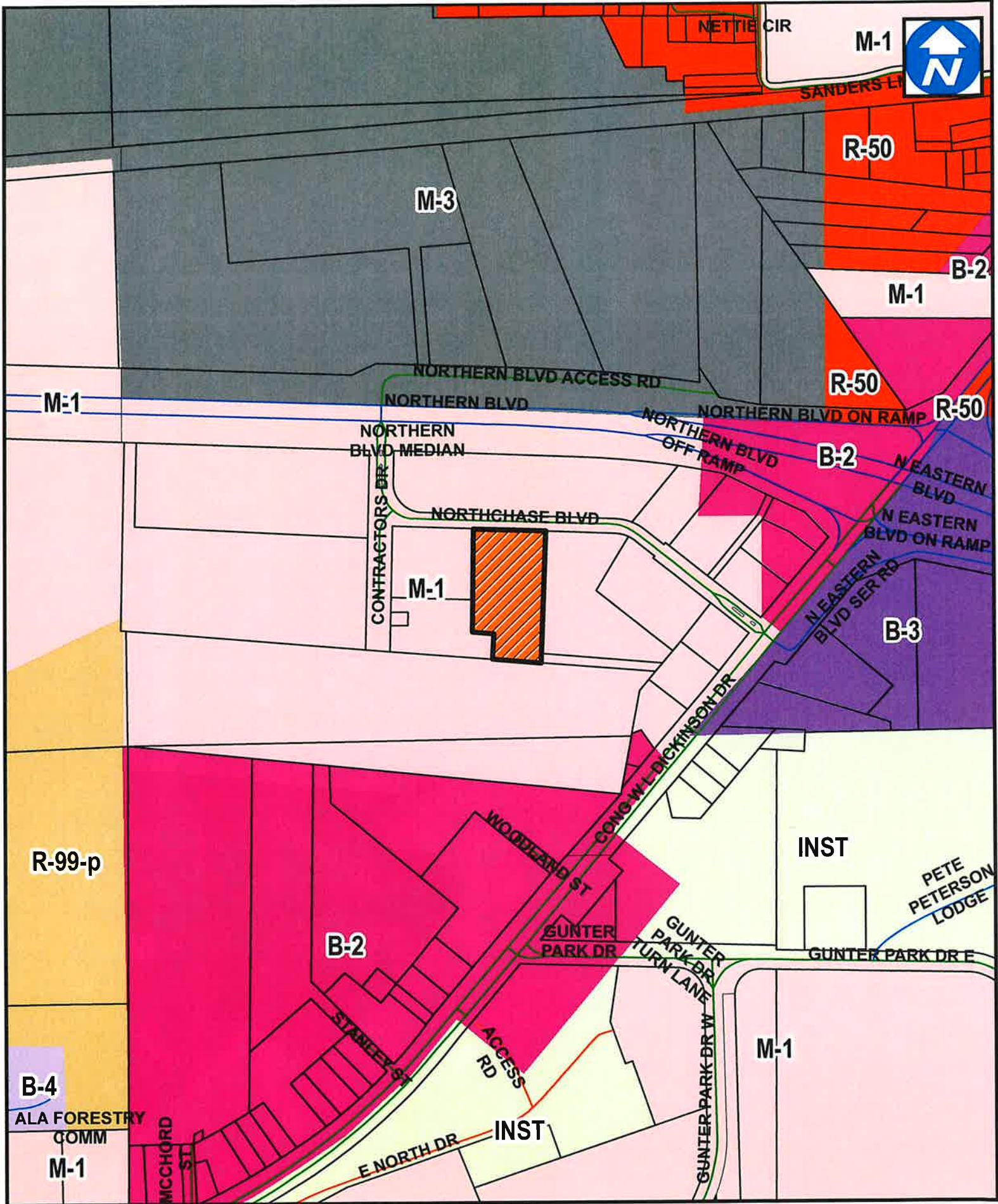
REMARKS: This plat creates one (1) lot. Lot 3 (3.31 acres) has 282.76 ft. of frontage along Northchase Boulevard, and a depth of 564.19 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

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.



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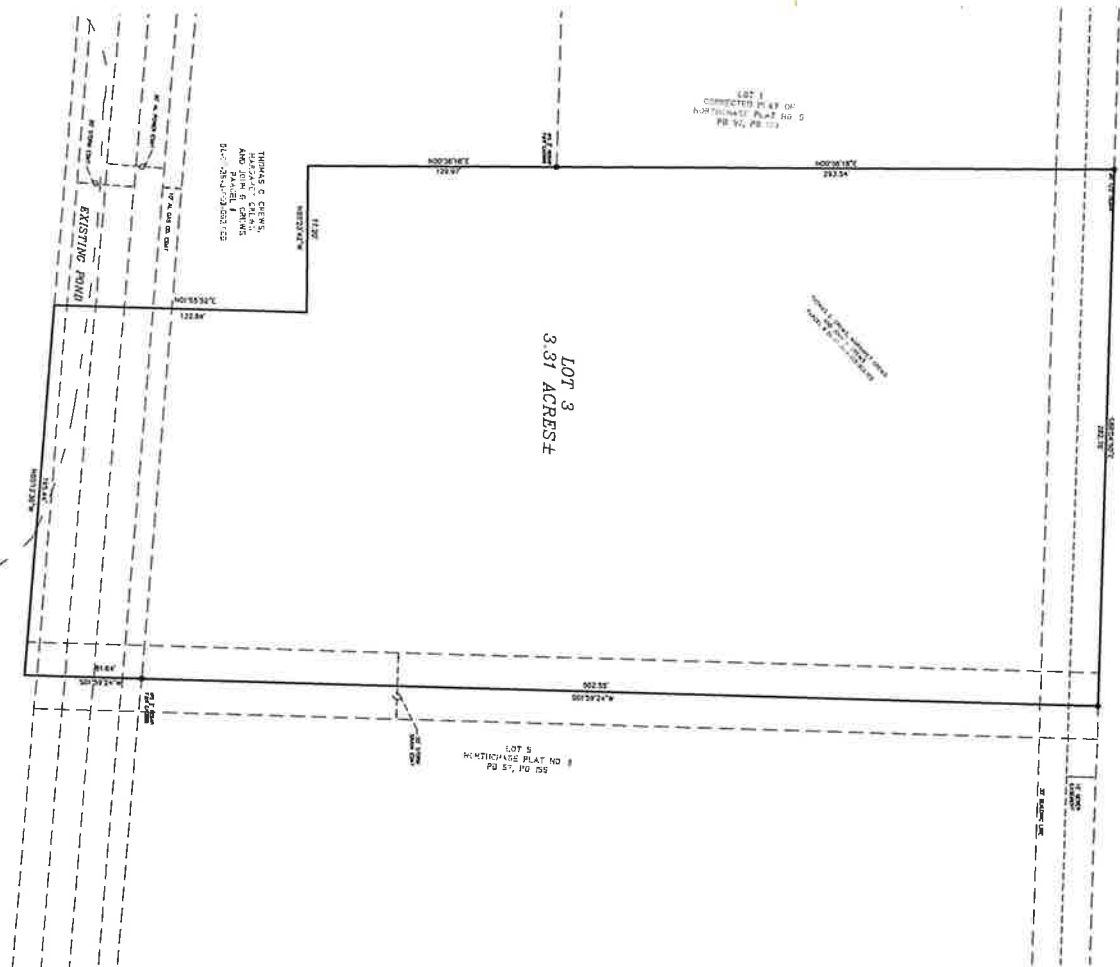
SITE 

1 inch = 500 feet

Item 4A

PROFESSIONAL PROFESSIONAL, INC.
 2200 W. UNIVERSITY BLVD., SUITE 200
 HOUSTON, TEXAS 77057-2000

NORTHCCHASE BOULEVARD



LEGEND

--- 66' 00" BOUNDARY / DISTANCE
 --- PROPERTY LINE
 --- ADJACENT PROPERTY LINE
 --- PROPERTY CORNER SETTING MARKERS

NORTHCCHASE PLAT NO. 7

BEING A PLAT OF UNPLATTED LANDS LYING IN THE SOUTHWEST QUARTER OF SECTION 26, T-17-N, R-18-E, MONROE COUNTY, ALABAMA



NAD 83 ALABAMA STATE PLANE EAST ZONE

- NOTES:**
1. ALL EXISTING DIMENSIONS ARE AS SHOWN UNLESS OTHERWISE NOTED.
 2. ALL EXISTING DIMENSIONS ON RIGHTS-OF-WAY, EXCEPT UTILITIES, SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL EXISTING DIMENSIONS ON RIGHTS-OF-WAY, EXCEPT UTILITIES, SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 4. ALL EXISTING DIMENSIONS ON RIGHTS-OF-WAY, EXCEPT UTILITIES, SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 5. ALL LOTS HAVE BEEN RECONSIDERED AND CORRECTED.

OWNER'S CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the above described land and that I have read and understand the contents of the plat and the conditions and covenants hereon contained, and that I agree to be bound by the same and to comply with the same as if they were a part of the original plat.

STATE OF ALABAMA
 COUNTY OF MONROE
 I, _____, do hereby certify that I am the owner of the above described land and that I have read and understand the contents of the plat and the conditions and covenants hereon contained, and that I agree to be bound by the same and to comply with the same as if they were a part of the original plat.

DATE: _____

OWNER'S CERTIFICATE

I, the undersigned, hereby certify that I am the owner of the above described land and that I have read and understand the contents of the plat and the conditions and covenants hereon contained, and that I agree to be bound by the same and to comply with the same as if they were a part of the original plat.

STATE OF ALABAMA
 COUNTY OF MONROE
 I, _____, do hereby certify that I am the owner of the above described land and that I have read and understand the contents of the plat and the conditions and covenants hereon contained, and that I agree to be bound by the same and to comply with the same as if they were a part of the original plat.

DATE: _____

FLOWERS & WHITE
 ENGINEERS & ARCHITECTS
 1000 PINE STREET, SUITE 100
 HOUSTON, TEXAS 77002



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NOT A LEGAL DOCUMENT.
MEASUREMENTS ARE APPROXIMATE,
NOT SURVEY GRADE

SITE 

1 inch = 199 feet

Item 4C

5. 9283 **PRESENTED BY:** Mike Brown and Josh Blades

REPRESENTING: Scannell Properties, LLC

SUBJECT: Request a waiver to the Subdivision Regulations and final approval of Westport Industrial Park Plat No. 3 located at the southeast end of Westport Boulevard in an M-1 (Light Industrial) Zoning District.

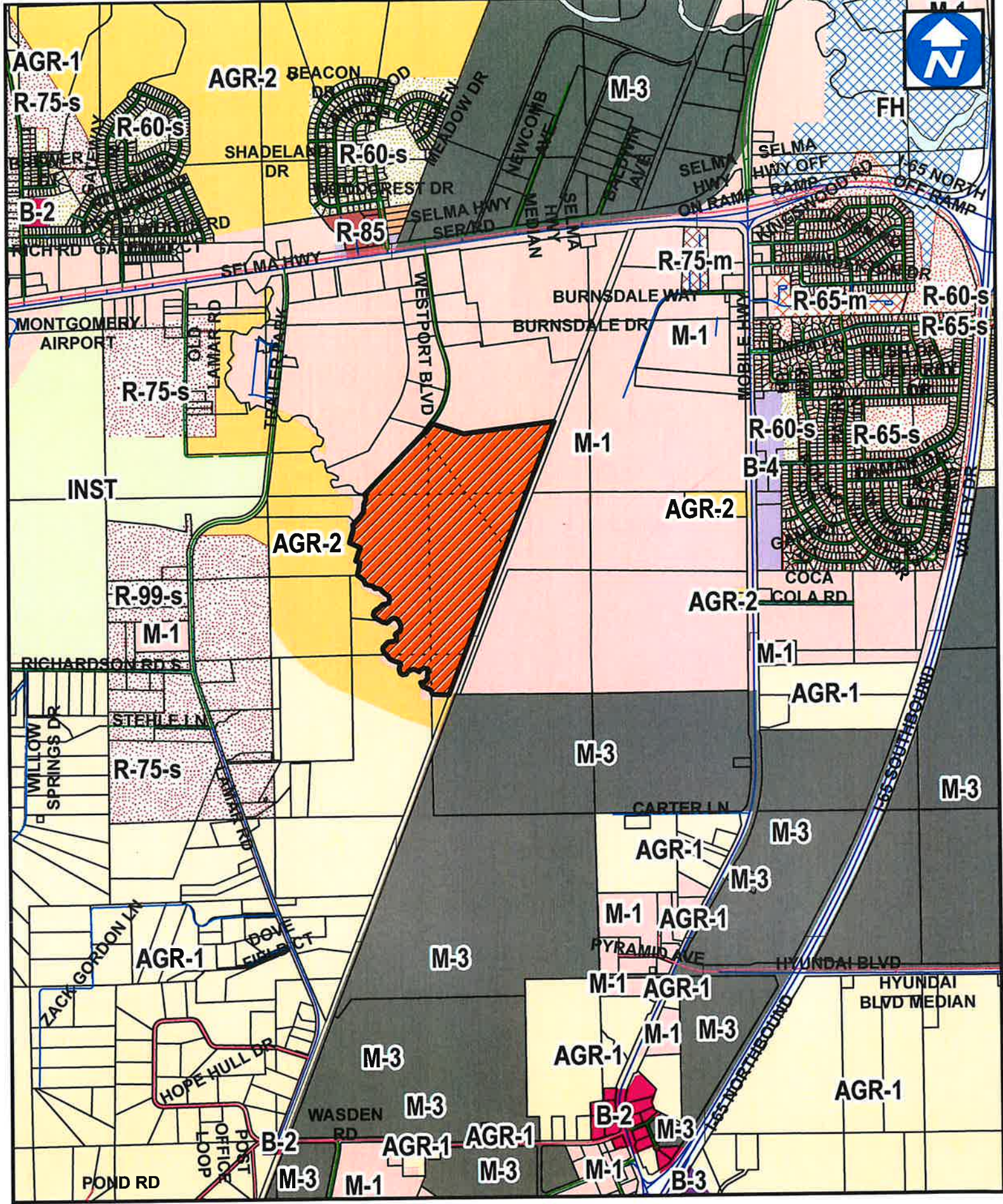
REMARKS: Request a waiver to allow the plat to be drawn at a scale of 1 in. = 200 ft., whereas, no more than 1 in. = 100 is allowed. This plat creates one (1) lot. Lot 1 (193.67 acres) has 178.26 of frontage on Westport Boulevard and a 2,030.23 ft. This plat is in compliance with the Zoning Ordinance 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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SITE 

1 inch = 2,000 feet

Item 5A



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

SITE

1 inch = 2,000 feet

Item 5C

6. 9289 **PRESENTED BY:** Haskell Architects & Engineers

REPRESENTING: Manna Beverages and Diageo

SUBJECT: Request final approval of Facility One & Facility Two Plat No. 2 located on the north side of Wasden Road, approximately 1,400 ft. west of Mobile Highway, in an M-3 (General Industrial) Zoning District.

REMARKS: This plat replats two (2) lots into three (3) lots and dedicates a 225 ft. wide right-of-way for the Industrial Access Road on Projects Tide & South. Lot 1 (246.637 acres) has approximately 200 ft. of frontage along the proposed right-of-way. Lot 2A (171.016 acres) has 2,795.33 ft. of frontage along Wasden Road and a depth of 2,300 ft. Lot 2B (1.583 acres) has 200 ft. of frontage along Wasden Road and a depth of 325.56 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

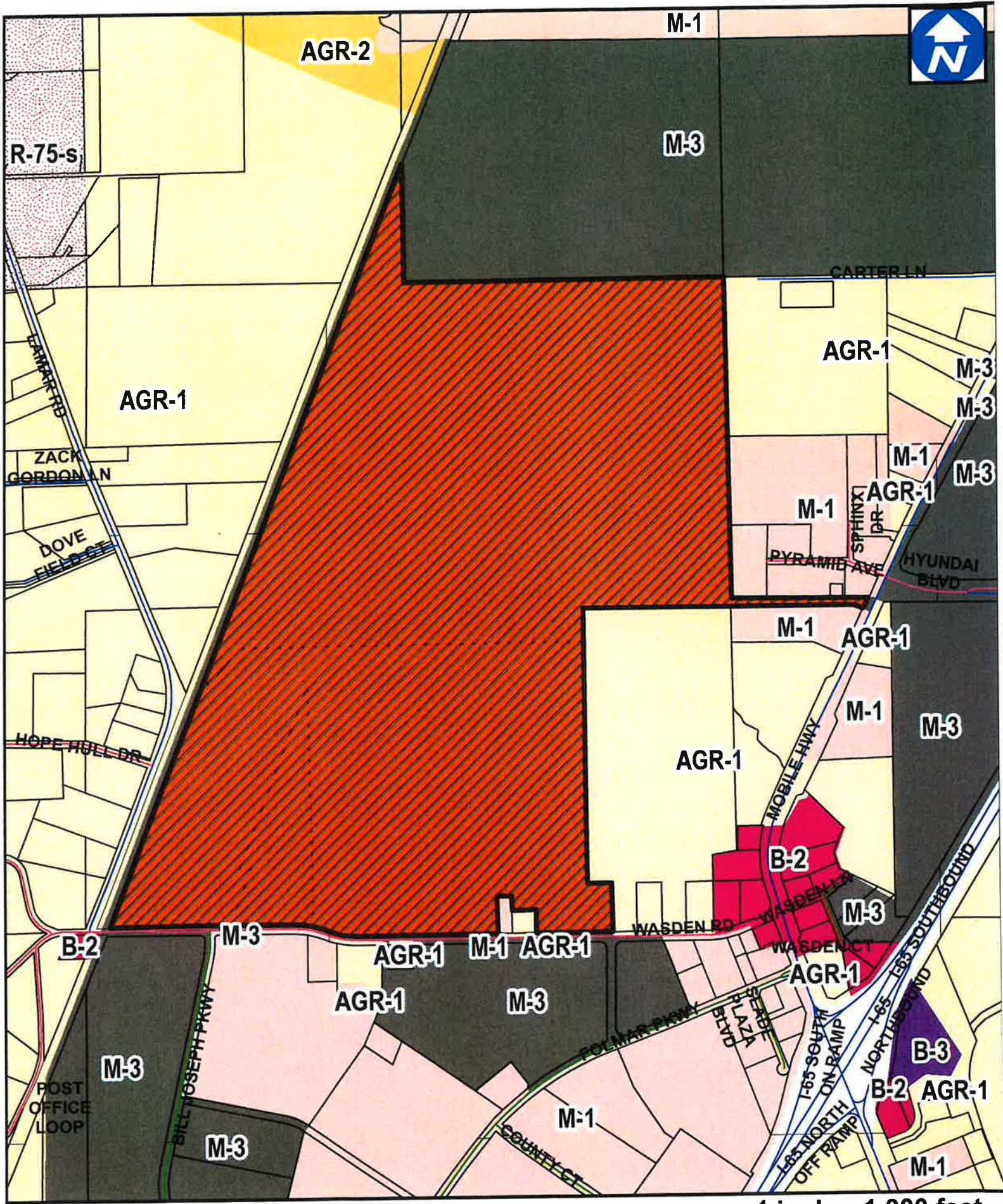
CITY COUNCIL DISTRICT: 4 & Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

PLEASE NOTE:

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

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

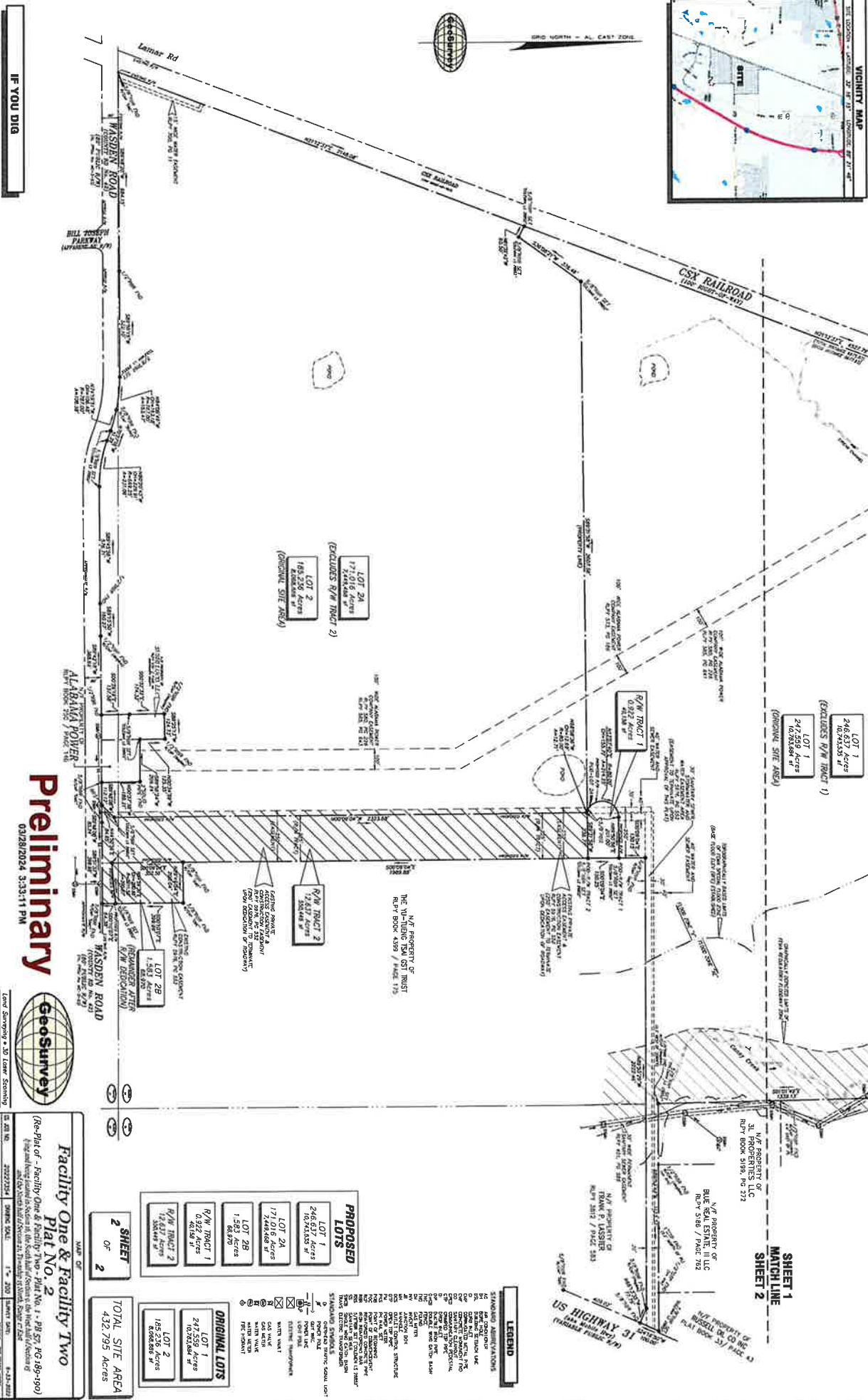


Site 

1 inch = 1,000 feet
Item let



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 Know what's Below.
 Call before you dig.
 Dial 811
 Or Call 800-292-8325



Preliminary
 03/28/2024 3:33:11 PM

GRAPHIC SCALE
 0 100 200 300 400 500 600 700 800 900 1000



Low Surveying & SD Low Surveying
 1880 BORER MILL ROAD
 MOBILE, AL 36688
 Phone: (770) 735-8800
 Fax: (770) 735-8880
 Email: info@lowsurvey.com

Facility One & Facility Two
 Plat No. 2
 (Re-plat of - Facility One & Facility Two - Plat No. 1 - PG 57, PG 189-190)
 (Final Review issued in accordance with the Subdivision System of Alabama, Section 6 of Article 10, Chapter 22, Title 42, Code of Alabama 1975, as amended.)

DATE	BY	DESCRIPTION
03/28/24	DN: KAY/DOUGLAS	INITIAL DESIGN
03/28/24	DN: KAY/DOUGLAS	REVISION 1
03/28/24	DN: KAY/DOUGLAS	REVISION 2
03/28/24	DN: KAY/DOUGLAS	REVISION 3
03/28/24	DN: KAY/DOUGLAS	REVISION 4
03/28/24	DN: KAY/DOUGLAS	REVISION 5
03/28/24	DN: KAY/DOUGLAS	REVISION 6
03/28/24	DN: KAY/DOUGLAS	REVISION 7
03/28/24	DN: KAY/DOUGLAS	REVISION 8
03/28/24	DN: KAY/DOUGLAS	REVISION 9
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03/28/24	DN: KAY/DOUGLAS	REVISION 15
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03/28/24	DN: KAY/DOUGLAS	REVISION 27
03/28/24	DN: KAY/DOUGLAS	REVISION 28
03/28/24	DN: KAY/DOUGLAS	REVISION 29
03/28/24	DN: KAY/DOUGLAS	REVISION 30

PROPOSED LOTS	ORIGINAL LOTS
LOT 1 246.637 Acres 10,742,648 sq ft 100% PER TRACT 1	LOT 1 247,559 Acres 10,742,648 sq ft 100% PER TRACT 1
LOT 2A 171,016 Acres 7,448,468 sq ft 100% PER TRACT 2	LOT 2 165.151 Acres 7,208,866 sq ft 100% PER TRACT 2
LOT 2B 1,168.975 Acres 50,800,000 sq ft 100% PER TRACT 2	LOT 2 145.151 Acres 6,368,066 sq ft 100% PER TRACT 2
TOTAL SITE AREA 432,795 Acres	

- LEGEND**
- STANDARD ABREVIATIONS
 - PROPOSED LOTS
 - ORIGINAL LOTS
 - EXISTING IMPROVEMENTS
 - UTILITY LINES
 - WATER MAIN
 - SEWER MAIN
 - STREET LIGHTS
 - PER TRACT
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DEFINITIONS

STATE OF ALABAMA

PROPOSED - A preliminary plan of subdivision of land, showing the proposed lots, easements, and other interests, which are subject to the approval of the City of Montgomery and the State of Alabama.

ORIGINAL LOTS - The original lots as shown on the plat of subdivision recorded in the public records of the State of Alabama.

PROPOSED LOTS - The proposed lots as shown on this preliminary plan of subdivision.

LOT 1 - 246,537.6 Acres

LOT 2 - 185,236.6 Acres

LOT 24 - 171,016.6 Acres

R/W TRACT 1 - 247,559.9 Acres

R/W TRACT 2 - 128,837.4 Acres

TOTAL SITE AREA - 432,795 Acres

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GeoSurvey

1860 Burham Lane, Suite 200
Montgomery, AL 36117
Phone: (205) 715-8880
Fax: (205) 715-8880
www.geosurvey.com

Facility One & Facility Two
Plat No. 2

1" = 200'

LEGEND

STANDARD DIMENSIONS

1" = 200'

GRAPHIC SCALE

0 200 400 600 800 1000

1 SHEET OF 2

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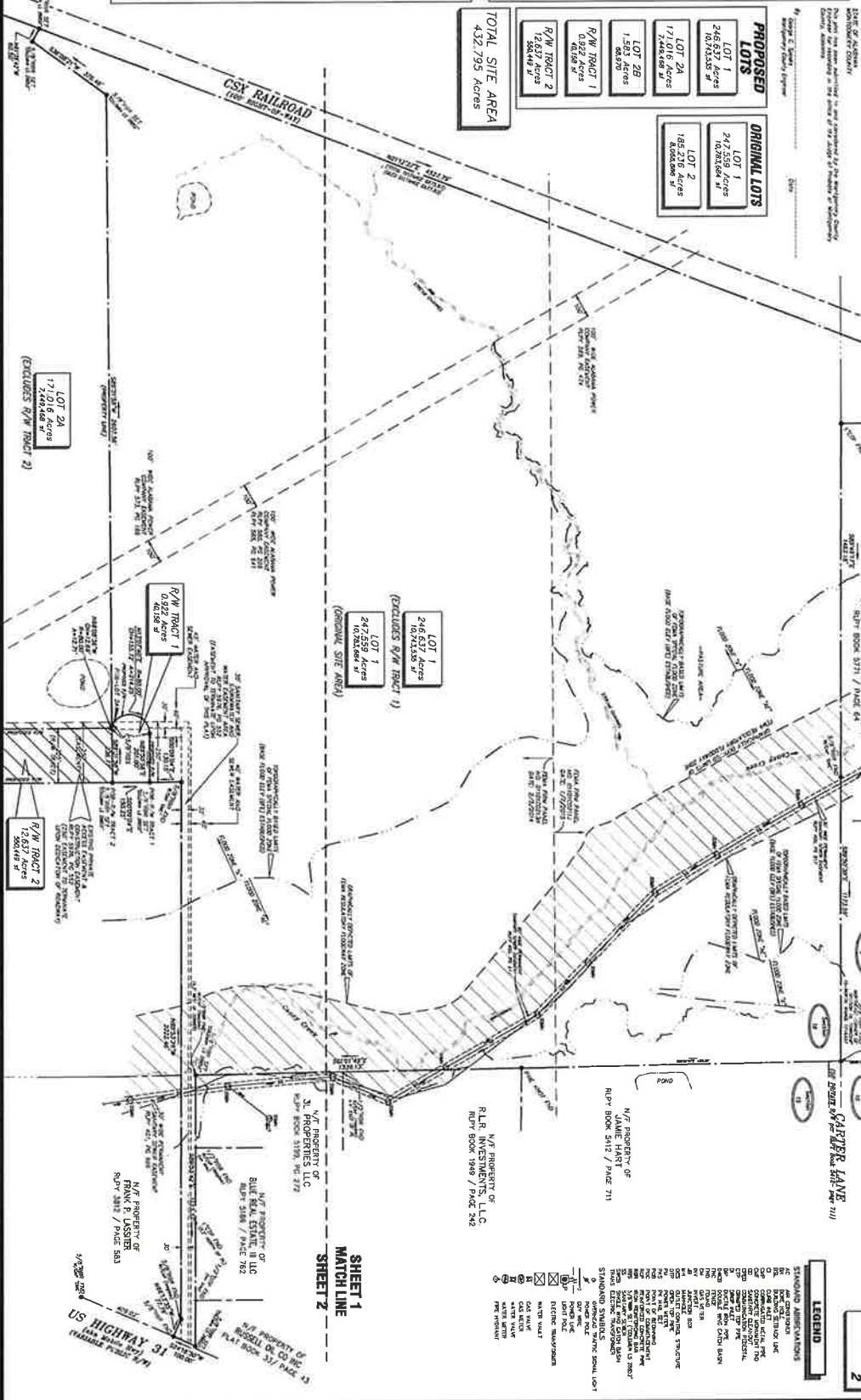
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IF YOU DIG

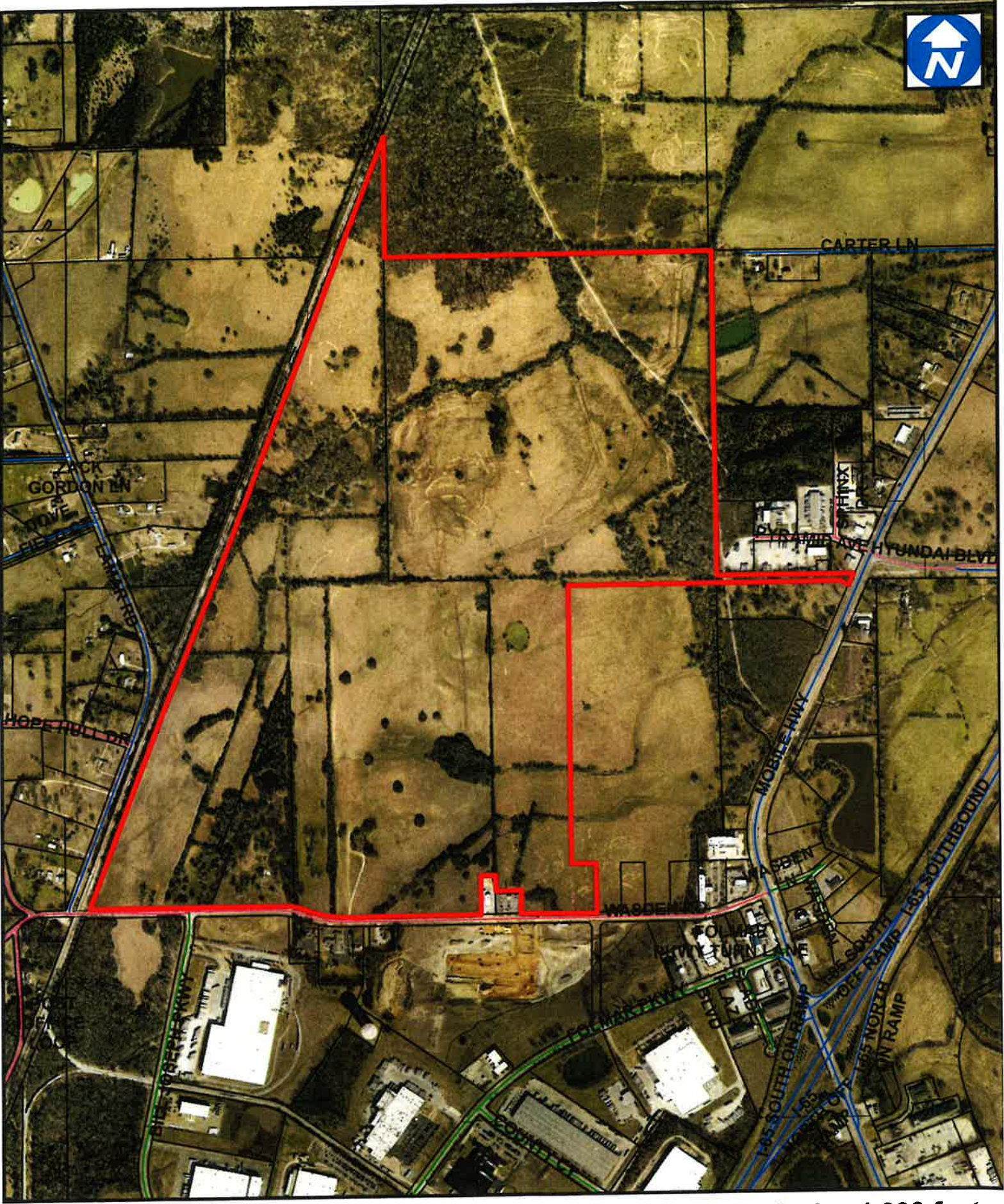
Know what's below.

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Or call 800-292-8585

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Site 

1 inch = 1,000 feet

Item 6D

7. RZ-2022-010 **PRESENTED BY:** William Boyd

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located on the southeast corner of Mooreland Road and Edgar D. Nixon Avenue (aka 367 Mooreland Road) from an R-65-m (Multi-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is a used auto dealership. The adjacent property has R-65-m (Multi-Family Residential) to the north and east; and B-2 (Commercial) to the south and west.

The Envision Montgomery 2040 Comprehensive Plan recommends Traditional Neighborhood.

Department of Planning Comment(s): The Planning Department objects to the proposed rezoning request. The subject lot is in a residential neighborhood. The proposed rezoning request is not consistent with the Envision Montgomery 2040 Comprehensive Plan.

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.

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

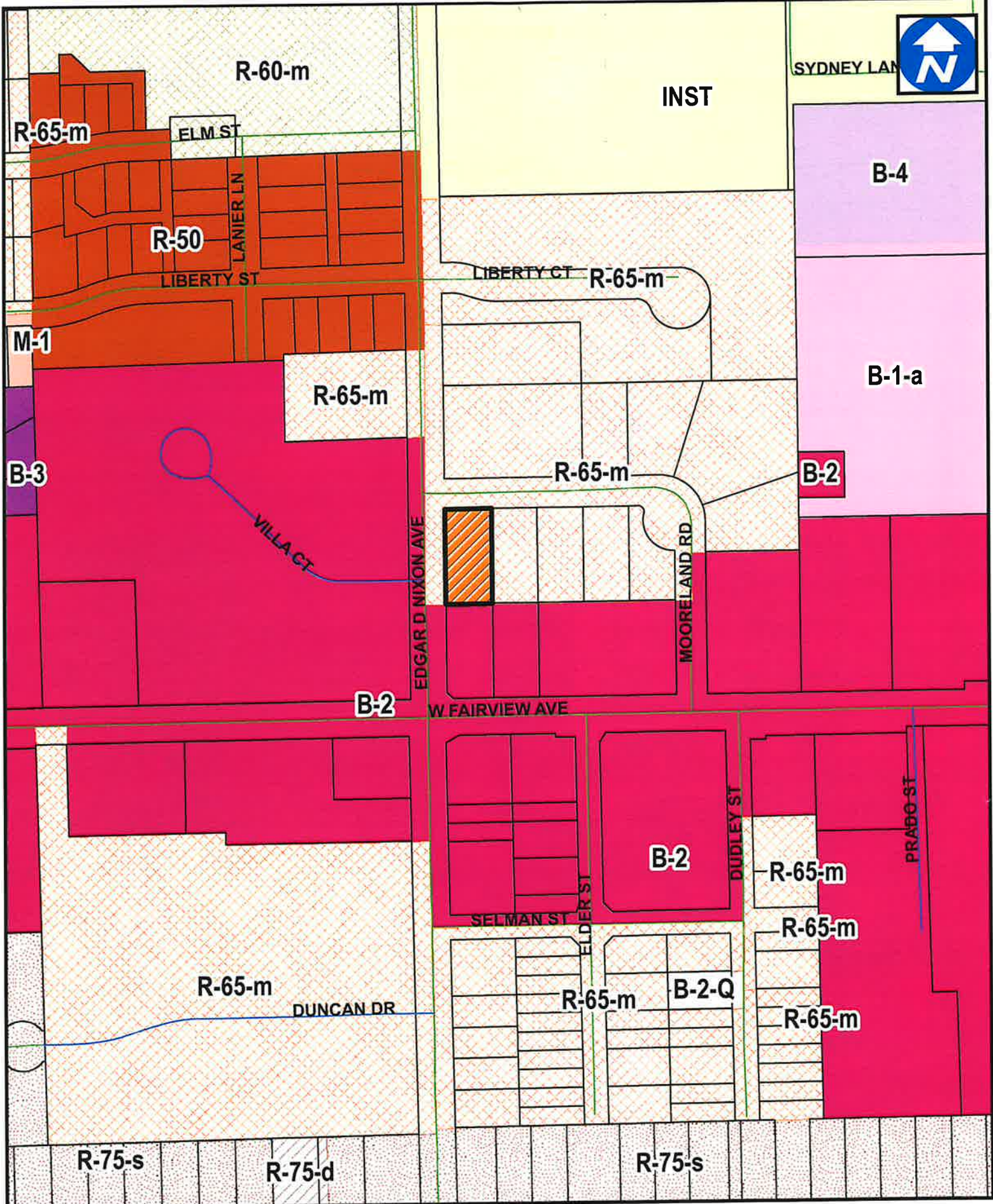
SECONDARY USES

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



BUILDING BLOCKS

Height Range	1 - 2.5 stories	Transportation	Walking, biking, transit, automobile
Building Form	Variety of building types and sizes attached and freestanding	Parking	On-street and private off-street (both alley-loaded and front-loaded driveways / garages)
Building Setback	10 - 30 feet (generally consistent within a block)	Open Spaces	Pocket parks within neighborhoods, connections to schools and community parks
Streets	Small, grid like blocks with a high degree of street connectivity		

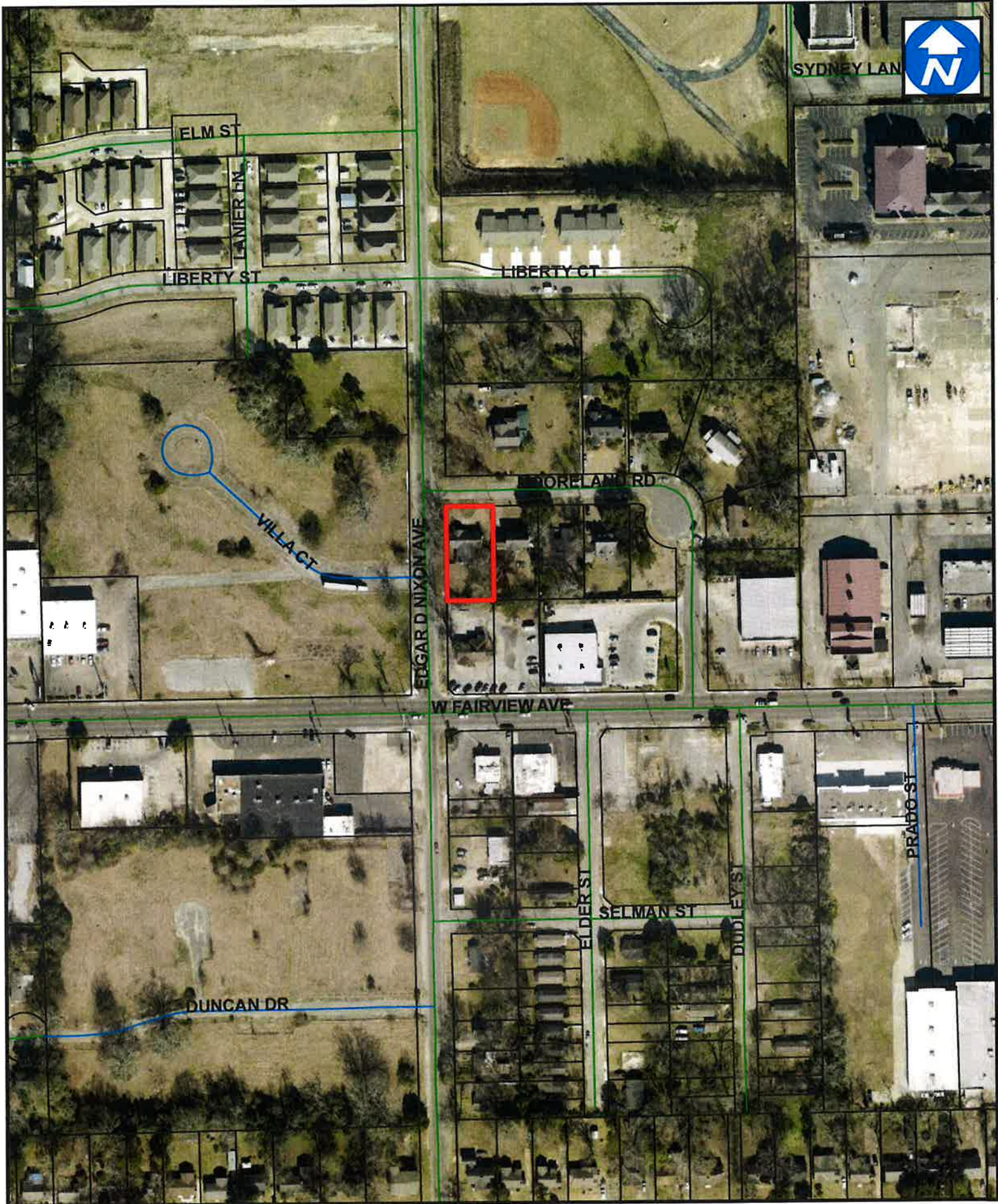


MAP FOR REFERENCE ONLY.
 NOT A LEGAL DOCUMENT.
 MEASUREMENTS ARE APPROXIMATE,
 NOT SURVEY GRADE

SITE 

1 inch = 200 feet

Item 7A



MAP FOR REFERENCE ONLY.
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NOT SURVEY GRADE

SITE 

1 inch = 200 feet

Item 7B

8. Text Amendment **PRESENTED BY:** Land Use Division

REPRESENTING: City of Montgomery

SUBJECT: Request recommendation for approval of a text amendment to the Zoning Ordinance, Section 10.14.2 (SmartCode), Article 5, Section 5.6.2(a).

REMARKS: Amend the following:

Article 5, Section 5.6.2(a): Building heights shall be as described in Table 8, and allocated in Table 14I. A structure over 10 stories in height within the Urban Center Zone (T5) that existed prior to the adoption of SmartCode, may be rebuilt or restored with existing non-conformities if it is destroyed by accidental fire, an Act of God, or other unforeseen causes.