

PLANNING COMMISSION MEETING AGENDA

May 23, 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 April 25, 2024 meeting

May 23, 2024

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	DP-1973-147	David Slocum, P.E.	150 Hyundai Blvd.	DP	1
2.	9295	Jeffcoat Engineers & Surveyors	Wares Ferry Road	Plat	2
3.	9296	“ “	Wares Ferry Road	Plat	3
4.	9294	Flowers & White Engineering	Felder Road	Plat	4
5.	9298	“ “	EastChase Lane	Plat	5
6.	MP-2022-004	“ “	Taylor Road	Revised Master Plan	6
7.	RZ-2024-008	Rodney Glenn	North Maryland Street	Rezoning	7
8.	RZ-2024-009	J.M. Garrett & Son	Lower Wetumpka Rd. & E. Vandiver Blvd.	Rezoning	8
9.	9297	“ “	Lower Wetumpka Rd. & E. Vandiver Blvd.	Plat	9

***The next Planning Commission meeting is on
June 27, 2024***

1. DP-1973-147 **PRESENTED BY:** David Slocum, P.E.

REPRESENTING: CIRG Recycling

SUBJECT: Public hearing for a development plan for a new building to be located at 150 Hyundai Boulevard in an M-3 (General Industrial) Zoning District.

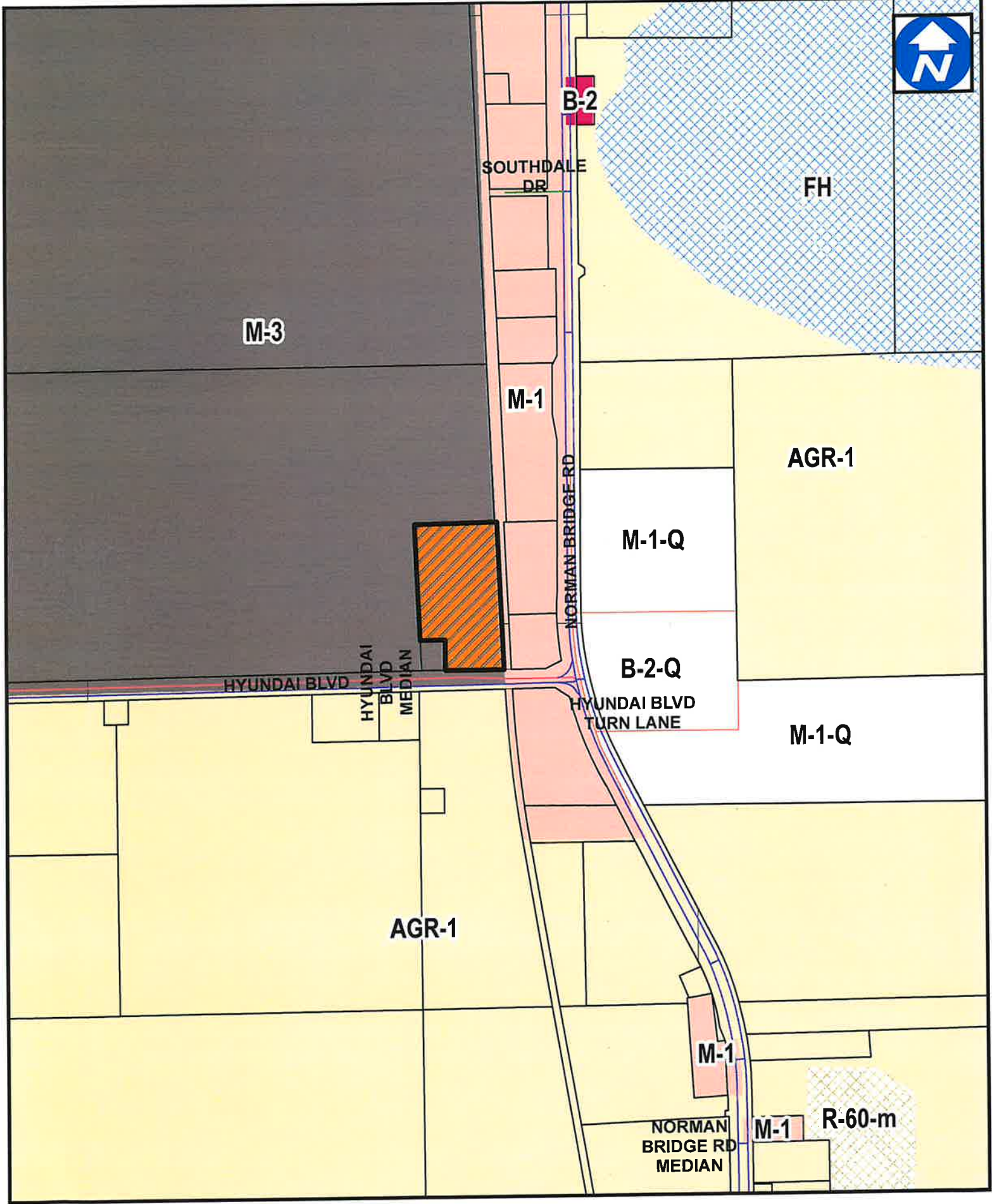
REMARKS: The petitioner has submitted plans to construct a new 99,000 sq. ft. warehouse building. There are 31 parking spaces, including two (2) handicap spaces, indicated on the site plan. Access to the new building will be through a private ingress/egress easement from Hyundai Boulevard. There is an existing 21,800 sq. ft. building at the southeast corner of this property. Between the two (2) buildings there is existing and new gravel trailer parking.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

PLEASE NOTE:

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.

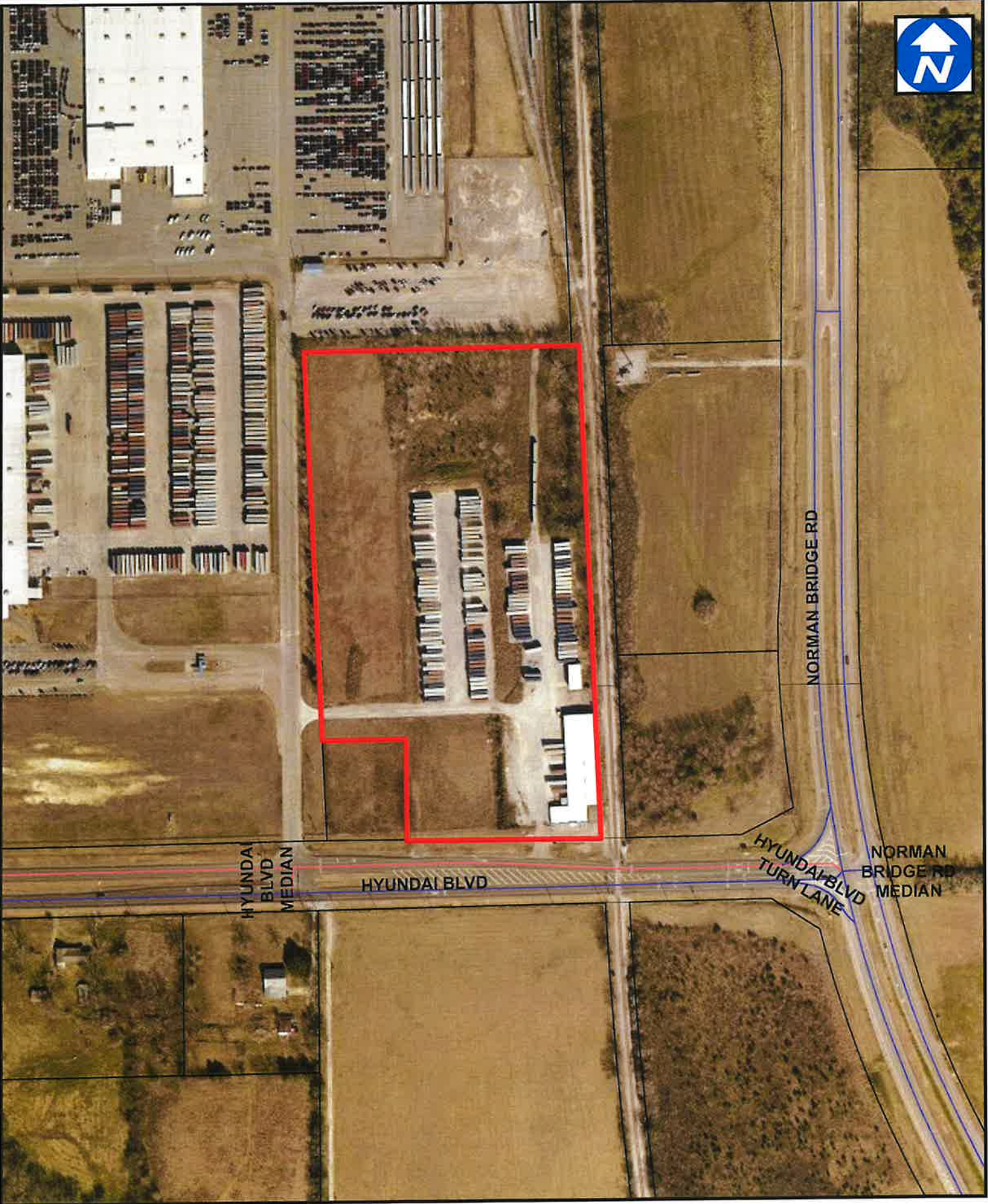


MAP FOR REFERENCE ONLY.
 NOT A LEGAL DOCUMENT.
 MEASUREMENTS ARE APPROXIMATE,
 NOT SURVEY GRADE

SITE 

1 inch = 1,000 feet

Item IA



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SITE 

1 inch = 300 feet

Item 10

2. 9295 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Joseph Mitchell & Mary Lou Grant

SUBJECT: Request final approval of Mary Grant Plat No. 1 located on the south side of Wares Ferry Road, approximately 450 ft. west of Charlie Brassell Place, and on the west side of Charlie Brassell Place, approximately 500 ft. south of Wares Ferry Road, in an AGR-2 (General Agriculture) Zoning District.

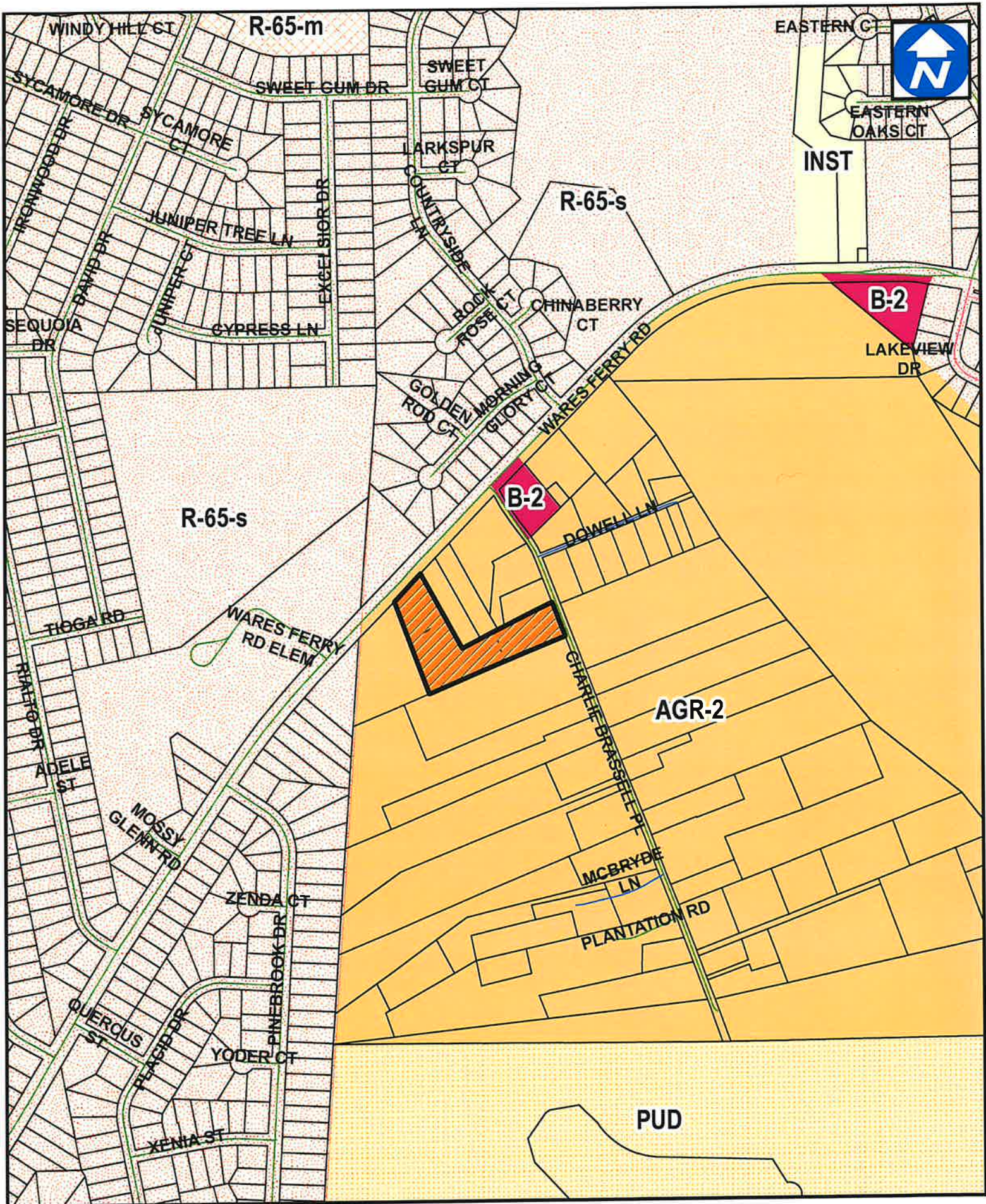
REMARKS: This plat creates three (3) lots. Lot A (0.58 acres) has 128.72 ft. of frontage along Wares Ferry Road and a depth of 155.28 ft. Lot B (1.41 acres) is accessed by a 30 ft. wide private access and utility easement from Wares Ferry Road. Lot C (0.76 acres) has 147.92 ft. of frontage along Charlie Brassell Place and a depth of 256.69 ft. This plat is in not in compliance with the Zoning Ordinance and Subdivision Regulations for this district. AGR-2 requires a minimum of 5 acres.

CITY COUNCIL DISTRICT: 1

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SITE 

1 inch = 500 feet

Item 2A



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SITE 

1 inch = 200 feet

Item *2*

3. 9296 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Gregory Wells

SUBJECT: Request final approval of Gregory Wells Plat No. 1 located on the east side of Wares Ferry Road, approximately 950 ft. south of Edna Brake Lucas Drive, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1) lot. Lot A (0.64 acres) has 110.97 ft. of frontage along Wares Ferry Road, and a depth of 245.98 ft. This plat is in not in compliance with the Zoning Ordinance and Subdivision Regulations for this district. AGR-1 requires a minimum of 1 ½ acres.

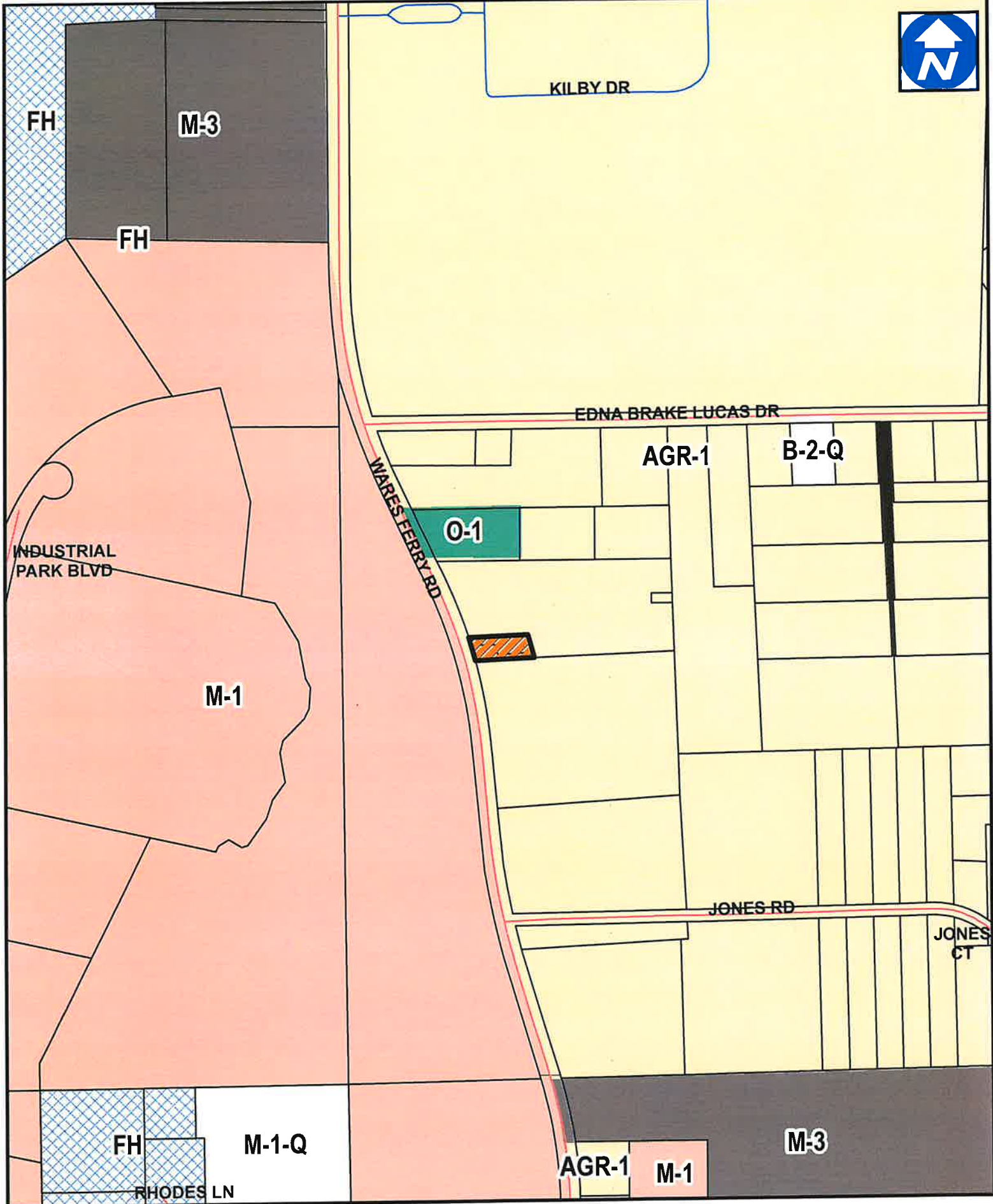
CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 4

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SITE 

1 inch = 500 feet

Item 3A

GREGORY WELLS PLAT NO. 1

SAID PARCEL OF LAND LYING IN THE NW 1/4 OF THE SW 1/4 OF SECTION 7, T-16-N, R-20-E, MONTGOMERY COUNTY, ALABAMA.

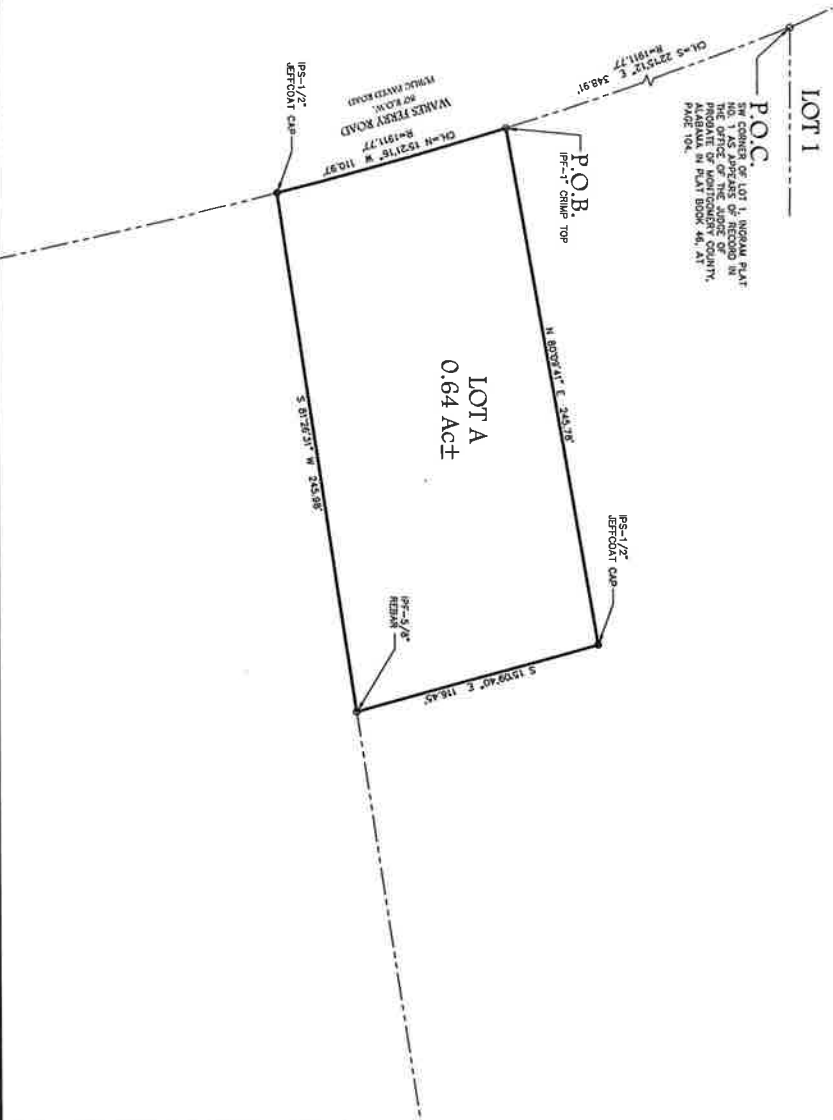


- LEGEND:**
- CON. MON. - SET CONCRETE MONUMENT
 - CON. MON. - FOUND CONCRETE MONUMENT
 - P.S. - IRON PIVOT POINT WITH CAST IRON PLATE
 - P.F. - IRON PIN FOUND
 - P.F. - COPPER NAIL FOUND
 - X—X— - FENCE LINE POINT
 - A—A— - CALCULATED POINT
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - R.O.W. - RIGHT OF WAY
 - (Ch) - CHAIN
 - OPEN OR PLAT CALL
 - T. - OPEN TOP
 - CT - CRAMP TOP

THIS SURVEY HAS BEEN ROTATED TO MATCH THE EAST LINE OF THE PROPERTY OWNED BY ELLAM MITCHELL 664 IN THE PROBATE OFFICE OF MONTGOMERY COUNTY, ALA.

SOURCE OF INFORMATION

INGRAM PLAT NO. 1
PLAT BOOK 46, PAGE 104
RUPY BOOK 5995, PAGE 400
DATED: 08/05/2023
RUPY BOOK 5995, PAGE 405
DATED: 06/05/2023



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, THIS SURVEY BEING THIS THE 24th DAY OF APRIL, 2024.



G. GUTHRIE JEFFCOAT, JR., P.E. & S.
AL REG. #587

I, GREGORY WELLS, OWNER SHOWN ON THIS PLAT, DO HEREBY JOIN IN AND SIGN THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOP THIS PLAT AS MY OWN SURVEY, THIS ____ DAY OF _____, 2024.

GREGORY WELLS _____

THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF ALABAMA, HEREBY CERTIFY THAT GREGORY WELLS WHOSE NAME IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE AND PLAT HAS BEEN PERSONALLY KNOWN BY ME ON THE DAY THAT BEING INQUIRED OF THE CONTENTS OF SAID CERTIFICATE AND PLAT HE, AS SUCH CO OWNER AND WITH FULL AUTHORITY, GAVE UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF _____, 2024.

NOTARY PUBLIC
STATE OF ALABAMA
COMMISSION EXPIRES _____

CERTIFICATE OF JEFFCOAT, JR. BY THE MONTGOMERY COUNTY PLANNING COMMISSION. This plat was submitted to the City Planning Commission of Montgomery, Alabama, on 11/15/23 and is approved according to the code of Alabama.

By: Warren Adams, Executive Secretary

STORMWATER NOTES:

ANY STORMWATER FEATURE BE IT A WATER CONTROL DEVICE, DETENTION OR STORAGE BASIN, OR OTHER STRUCTURE, LOCATED WITHIN THE SAID BOUNDARY SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND IS NOT THE RESPONSIBILITY OF THE CITY OF MONTGOMERY.

THE PROPERTY OWNER WILL BE RESPONSIBLE FOR AN ANNUAL INSPECTION OF THE FEATURE BY A LICENSED ENGINEER OR QUALIFIED PROFESSIONAL ENGINEER TO DETERMINE IF THE FEATURE IS MAINTAINED AND OPERATING PROPERLY. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE COST OF SUCH INSPECTION ALONG WITH ANY CLEANING AND MAINTENANCE OF THE FEATURE SHOULD BE REPORTED TO THE CITY OF MONTGOMERY ENGINEERING DEPARTMENT ON THE PROPER FORM EACH YEAR.

THE MAINTENANCE OF THE STORMWATER FEATURE SHOULD BE PERFORMED BASED ON THE RECOMMENDATION OF THE QUALIFIED PROFESSIONAL ENGINEER. THE MAINTENANCE OF THE FEATURE SHOULD BE PERFORMED AT LEAST ANNUALLY. MAINTENANCE MAY BE REQUIRED MULTIPLE TIMES PER YEAR TO KEEP THE STORMWATER FEATURE FUNCTIONING PROPERLY.

VICINITY MAP
N.T.S.

EDNA BRAME LUCAS DRIVE
JONES ROAD
MAKES FERRY ROAD
PROJECT LOCATION

FIELD DATE:	04/24/2024
PROJECT NAME:	WELLS
PROJECT NO.:	24-156
DRAWING NAME:	24-156-WELLS-PLAT100
DRAWN BY:	BGW
CHECKED BY:	OGJ
SCALE:	1" = 40'
DATE:	04/24/2024
RESERVED FOR COURTHOUSE RECORDING	

38



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NOT SURVEY GRADE

SITE 

1 inch = 100 feet

Item 3C

4. 9294 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: James Smith

SUBJECT: Request final approval of Dalton Plat No. 1 located on the west side of Felder Road, approximately 1,200 ft. north of Sugarberry Lake Road, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1) lot. Lot 1 (15.0 acres +/-) has 400 ft. of frontage along Felder Road and a depth of approximately 1,800 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

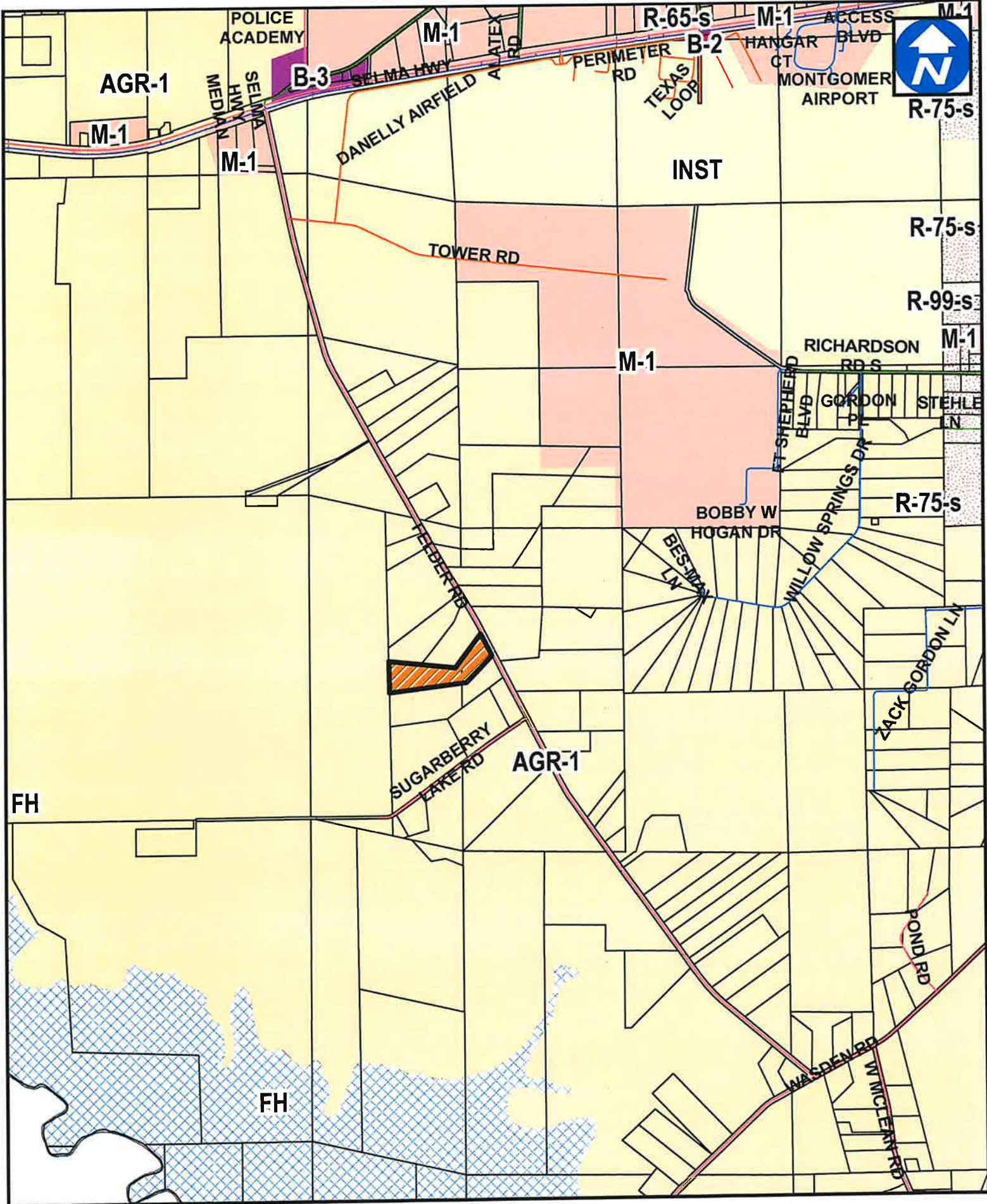
CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: 2

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SITE 

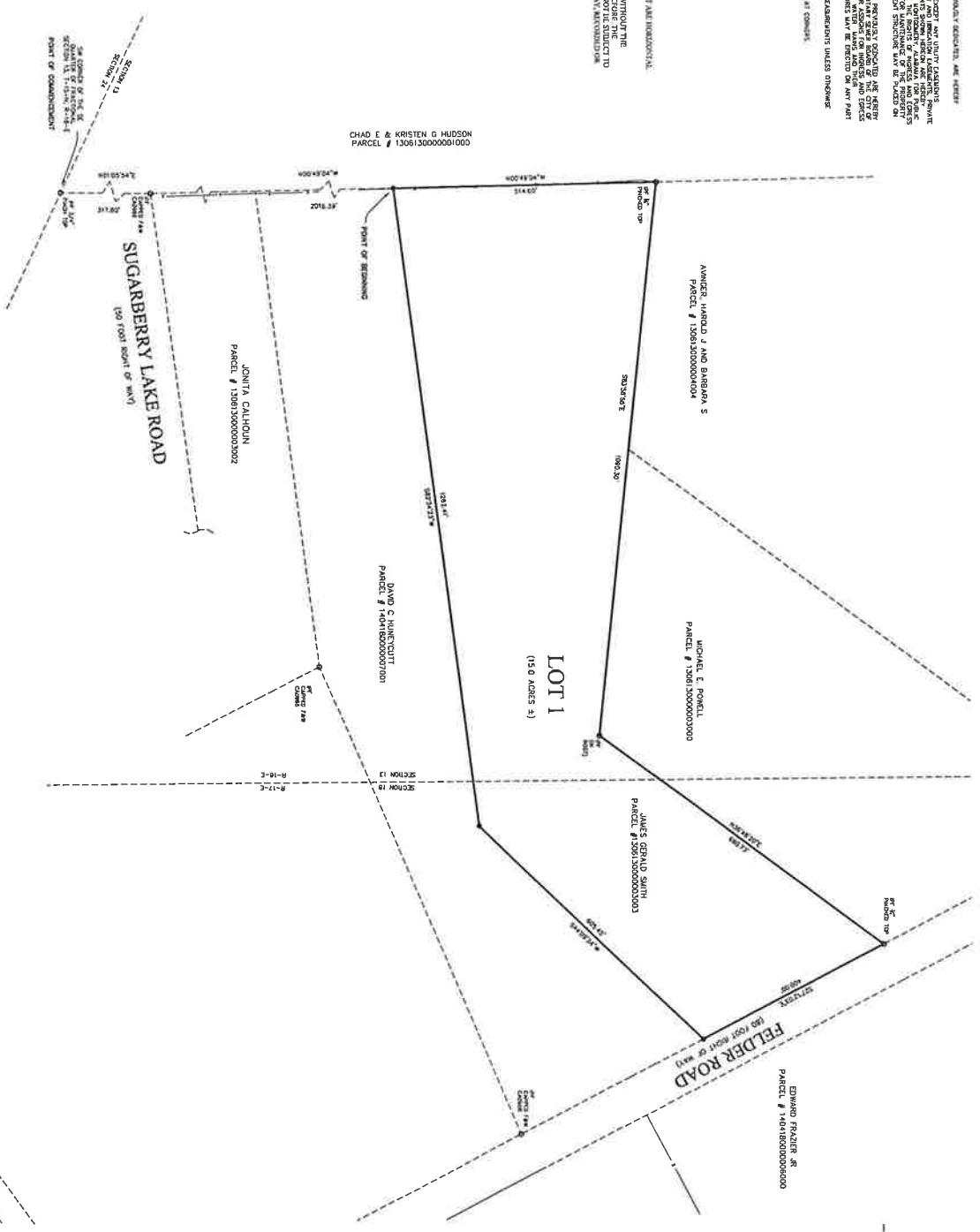
1 inch = 2,000 feet

Item 4A

- NOTES:
1. THIS SURVEY IS A REVISION OF A PREVIOUS SURVEY AND THE BOUNDARIES SHOWN ARE THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY AND NOT THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY.
 2. ALL CALCULATIONS OF DISTANCES, BEARINGS, AND ANGLES WERE MADE BY MEANS OF THE TRIANGULAR METHOD AND THE RESULTS WERE CHECKED BY MEANS OF THE TRIANGULAR METHOD.
 3. THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THIS SURVEY ARE THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY AND NOT THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY.
 4. THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THIS SURVEY ARE THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY AND NOT THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY.
 5. ALL LINES HAVE BEEN MEASURED BY MEANS OF THE TRIANGULAR METHOD.

- SURVEY NOTES:**
1. THIS SURVEY IS A REVISION OF A PREVIOUS SURVEY AND THE BOUNDARIES SHOWN ARE THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY AND NOT THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE ASSISTANCE OF A PROFESSIONAL SURVEYOR AND THE RESULTS WERE CHECKED BY MEANS OF THE TRIANGULAR METHOD.
 3. THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THIS SURVEY ARE THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY AND NOT THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY.
 4. THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THIS SURVEY ARE THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY AND NOT THE BOUNDARIES OF THE PROPERTY AS SHOWN ON THE PREVIOUS SURVEY.
 5. ALL LINES HAVE BEEN MEASURED BY MEANS OF THE TRIANGULAR METHOD.

- LEGEND**
- ACTUAL BEARING / DISTANCE
 - ADJOINING PROPERTY LINE / ADJACENT
 - PROPERTY LINE
 - BOUNDARY LINE
 - ADJOINING PROPERTY LINE / ADJACENT
 - PROPERTY LINE
 - BOUNDARY LINE



DALTON, ALABAMA
PLAT NO. 1

LYING IN THE SE QUARTER OF THE FRACTIONAL SECTION 13, T-15-N, R-6-E, AND THE WESTERN HALF OF SECTION 18, T-15-N, R-7-E, MONTEGOMERY COUNTY, ALABAMA.

4B

MONTEGOMERY CITY PLANNING COMMISSION

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTEGOMERY, ALABAMA, ON ALABAMA FORM 113-231 AND IS APPROVED AND ASSUMES TO THE CITY OF MONTEGOMERY, ALABAMA.

BY: **KAREN WALKER, PLANNING DEPARTMENT**

FLOWERS & WHITE
ENGINEERING, L.L.C.
400 SOUTH MONTEGOMERY AVENUE
MONTGOMERY, ALABAMA 36102

GRAPHIC SCALE

1" = 100' L.

1" = 200' L.

1" = 400' L.

SURVEYOR'S CERTIFICATE

STATE OF ALABAMA
MONTGOMERY COUNTY

I, **DAVID C. HUNSCUTT**, Surveyor for the State of Alabama, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor for the State of Alabama.

WITNESSED my hand and the seal of my office this **15th** day of **April**, 2024.

DAVID C. HUNSCUTT
ALABAMA LICENSE NO. 31824

OWNER'S CERTIFICATE

STATE OF ALABAMA

I, **DAVID C. HUNSCUTT**, Surveyor for the State of Alabama, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor for the State of Alabama.

WITNESSED my hand and the seal of my office this **15th** day of **April**, 2024.

DAVID C. HUNSCUTT
ALABAMA LICENSE NO. 31824

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STATE OF ALABAMA

I, **DAVID C. HUNSCUTT**, Surveyor for the State of Alabama, do hereby certify that the above plat was prepared by me or under my direct supervision and that I am a duly licensed Surveyor for the State of Alabama.

WITNESSED my hand and the seal of my office this **15th** day of **April**, 2024.

DAVID C. HUNSCUTT
ALABAMA LICENSE NO. 31824



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SITE 

1 inch = 400 feet

Item HC

5. 9298 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Grantham Development Company LLC

SUBJECT: Request final approval of Grantham Street Dedication Plat No. 1 located on the south side of EastChase Lane, approximately 1,000 ft. east of Berryhill Road, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat dedicates the existing portions of Grantham Drive, Witham Way, Guildhall Street, and Mews Cross Street as public rights-of-way.

CITY COUNCIL DISTRICT: 9

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Item 5A

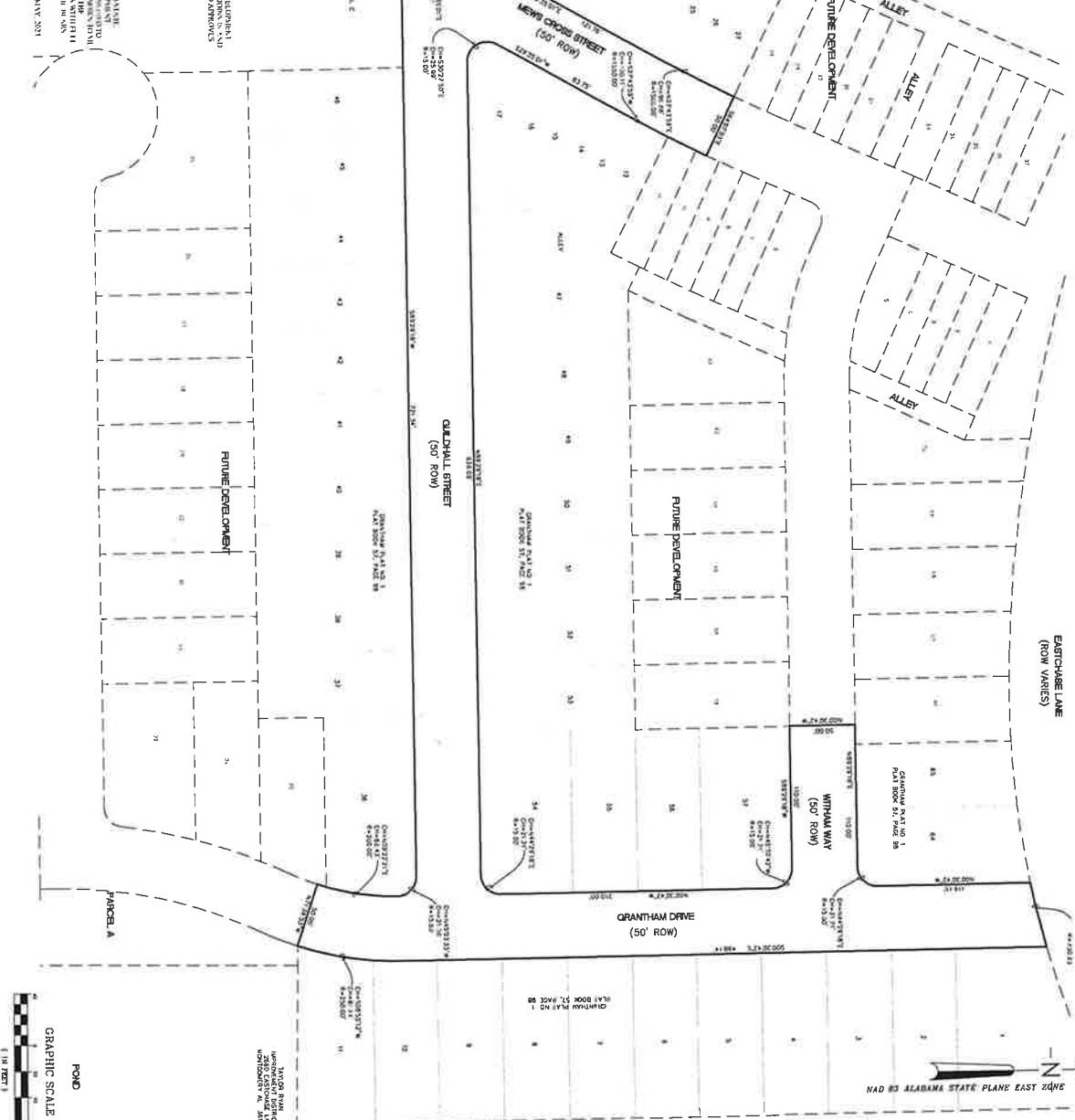
STATE OF ALABAMA
 HONORABLE COUNTY CLERK
 THE COURTS
 COUNTY OF MONTGOMERY
 DIVISION OF RECORDS

GRANTHAM STREET DEDICATION PLAT NO. 1

LIVING IN THE NORTH HALF OF SECTION 21, 1-18-N,
 R-19-E, MONTGOMERY COUNTY, ALABAMA

STATE OF ALABAMA
 HONORABLE COUNTY CLERK
 THE COURTS
 COUNTY OF MONTGOMERY
 DIVISION OF RECORDS

STATE OF ALABAMA
 HONORABLE COUNTY CLERK
 THE COURTS
 COUNTY OF MONTGOMERY
 DIVISION OF RECORDS



- NOTES
1. STREETS SHOWN IN RED IN NOT BEING NEW.
 2. DIMENSIONS OF CURBS AND CROSSLINKS ARE SHOWN IN GREEN.
 3. DIMENSIONS OF CURBS AND CROSSLINKS ARE SHOWN IN GREEN.



FLOWERS & WHITE
 ENGINEERS
 ARCHITECTS
 SURVEYORS
 1000 W. UNIVERSITY BLVD.
 SUITE 100
 MONTGOMERY, AL 36102
 (205) 263-1111
 WWW.FLOWERSANDWHITE.COM

STATE OF ALABAMA
 HONORABLE COUNTY CLERK
 THE COURTS
 COUNTY OF MONTGOMERY
 DIVISION OF RECORDS

5B



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SITE 

1 inch = 200 feet

Item 50

6. MP-2022-004 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Shirley Jones

SUBJECT: Request approval of a revised master plan for property located on the west side of Taylor Road, at the intersection of Park Crossing, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The entire development is single-family residential. The applicant is requesting to amend the lot sizes and setbacks as follows:

Brentwood Square

	<u>Approved 9-22-2022</u>	<u>Proposed Amendments</u>	
	356 lots	133 lots	422 lots
Lot size:	75 ft. minimum	40 ft. minimum	50 ft. minimum
Setbacks:			
<i>Front:</i>	20 ft.	15 ft.	20 ft.
<i>Rear:</i>	15 ft.	15 ft.	15 ft.
<i>Sides:</i>	5 ft. (each)	5 ft.	5 ft.
<i>Street Side (corner):</i>	10 ft.	10 ft.	10 ft.
Parking:	2 spaces per lot	2 spaces per lot	2 spaces per lot

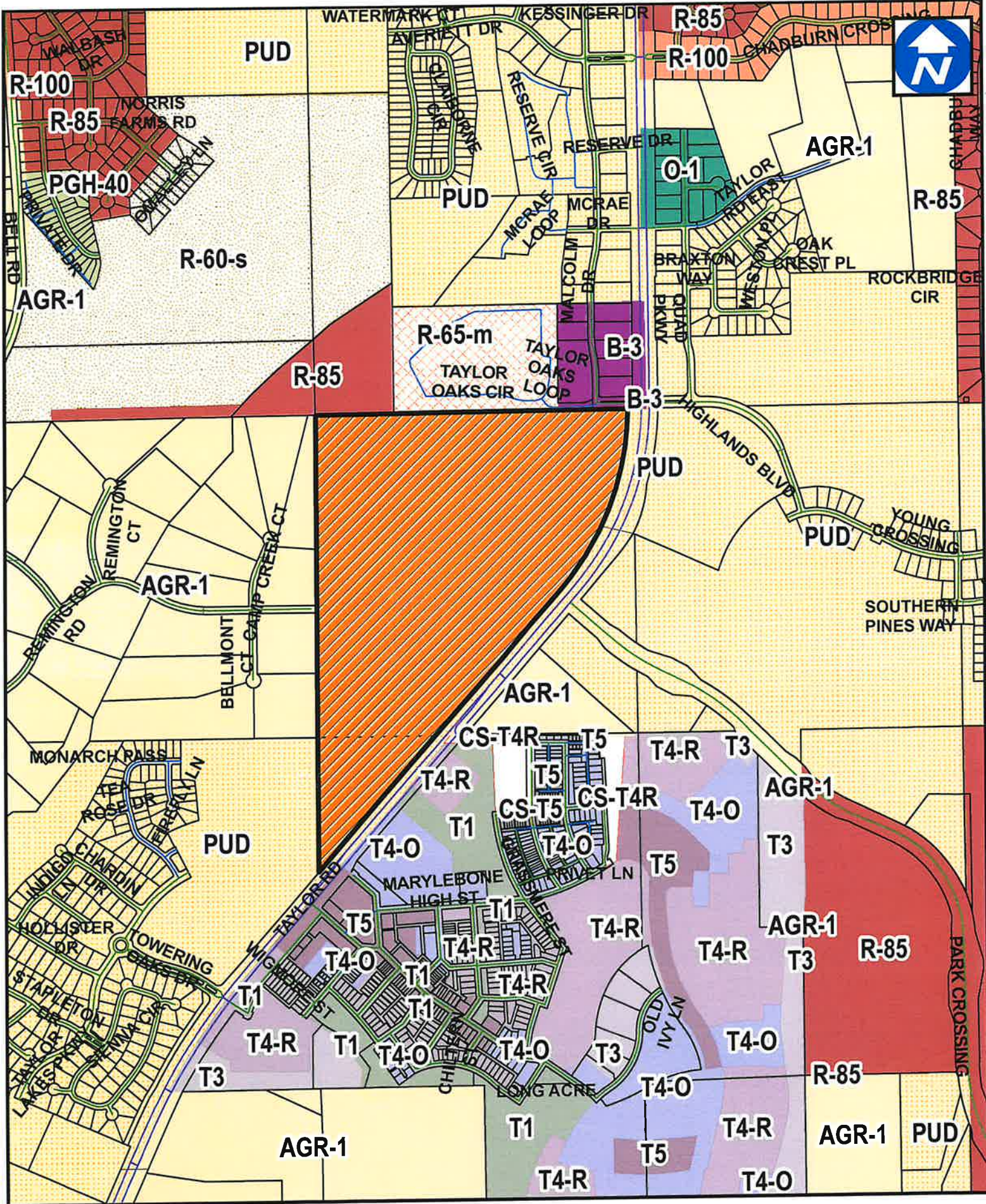
There is one (1) access from Taylor Road, and connections to Malcolm Drive to the north and Taylor Lakes Parkway (future) to the south. There is a 50 ft. beautification parcel running along the entire length of Taylor Road with denied access to Taylor Road for the double-fronting lots. There is one (1) access to Taylor Road that lines up with Park Crossing.

CITY COUNCIL DISTRICT: 8

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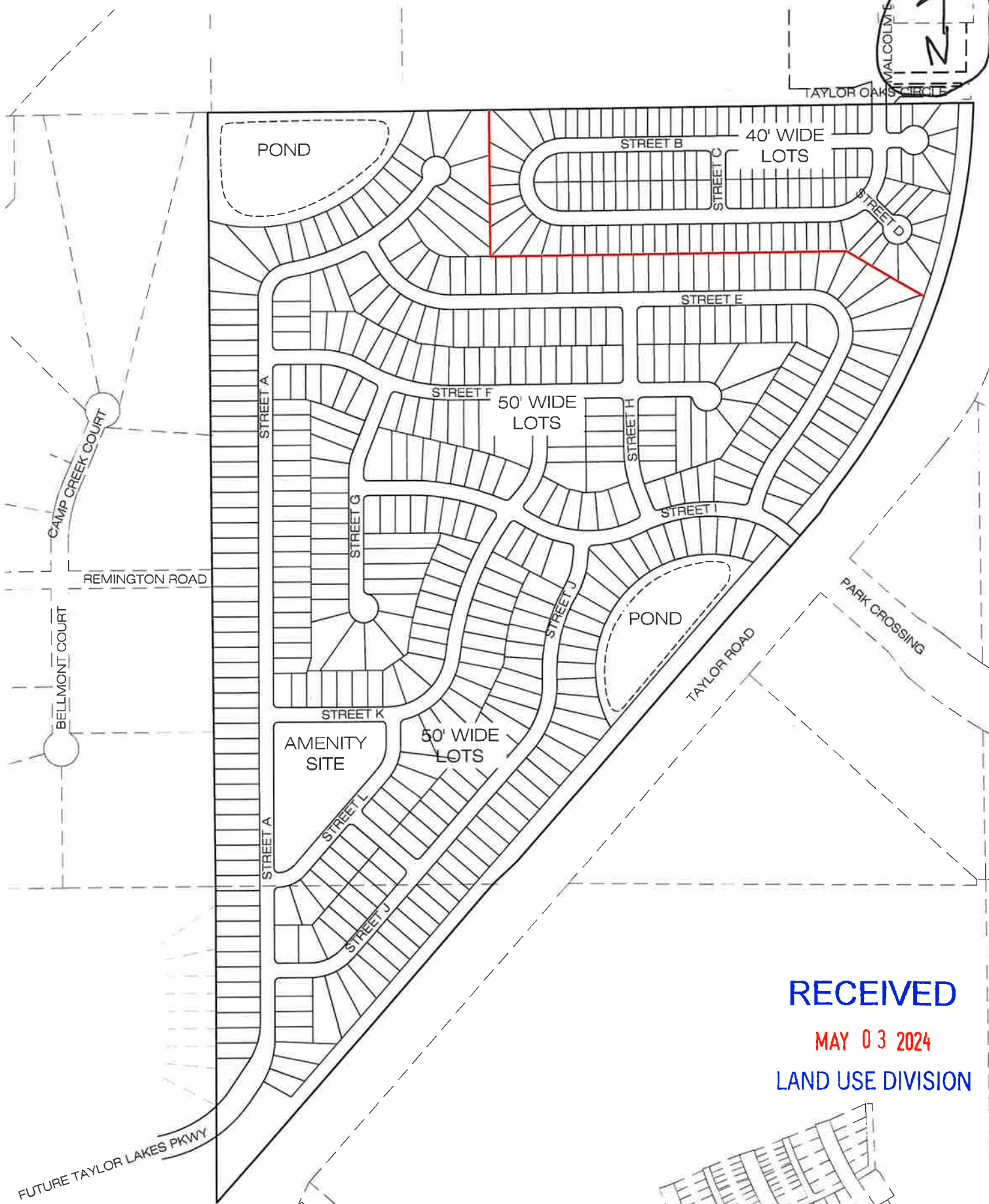


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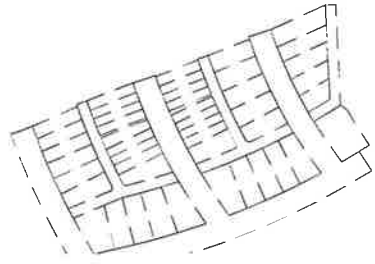
SITE 

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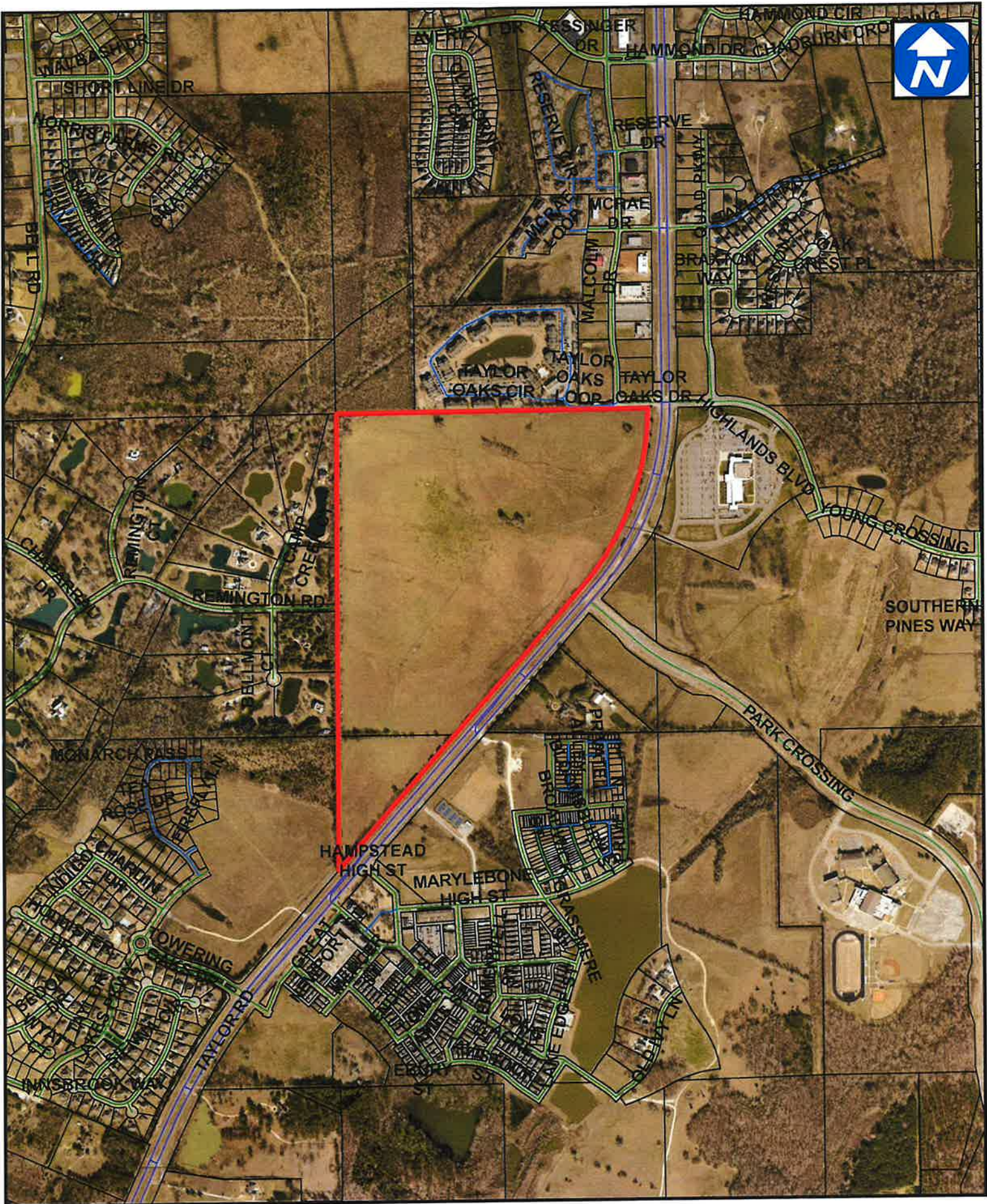
Item 6A



RECEIVED
MAY 03 2024
LAND USE DIVISION



LB



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SITE 

1 inch = 1,000 feet

Item bc

7. RZ-2024-008 **PRESENTED BY:** Rodney Glenn

REPRESENTING: Ideal Roadside, LLC

SUBJECT: Request to rezone one (1) lot located on the west side of North Maryland Street, approximately 50 ft. north of Windsor Avenue, from a B-2 (Commercial) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: The intended use for this property is for towing and storing vehicles. The adjacent property has B-2 (Commercial) zoning to the north; and R-60-s (Single-Family Residential) zoning to the east, south and west.

The Envision Montgomery 2040 Comprehensive Plan recommends Traditional Neighborhood.

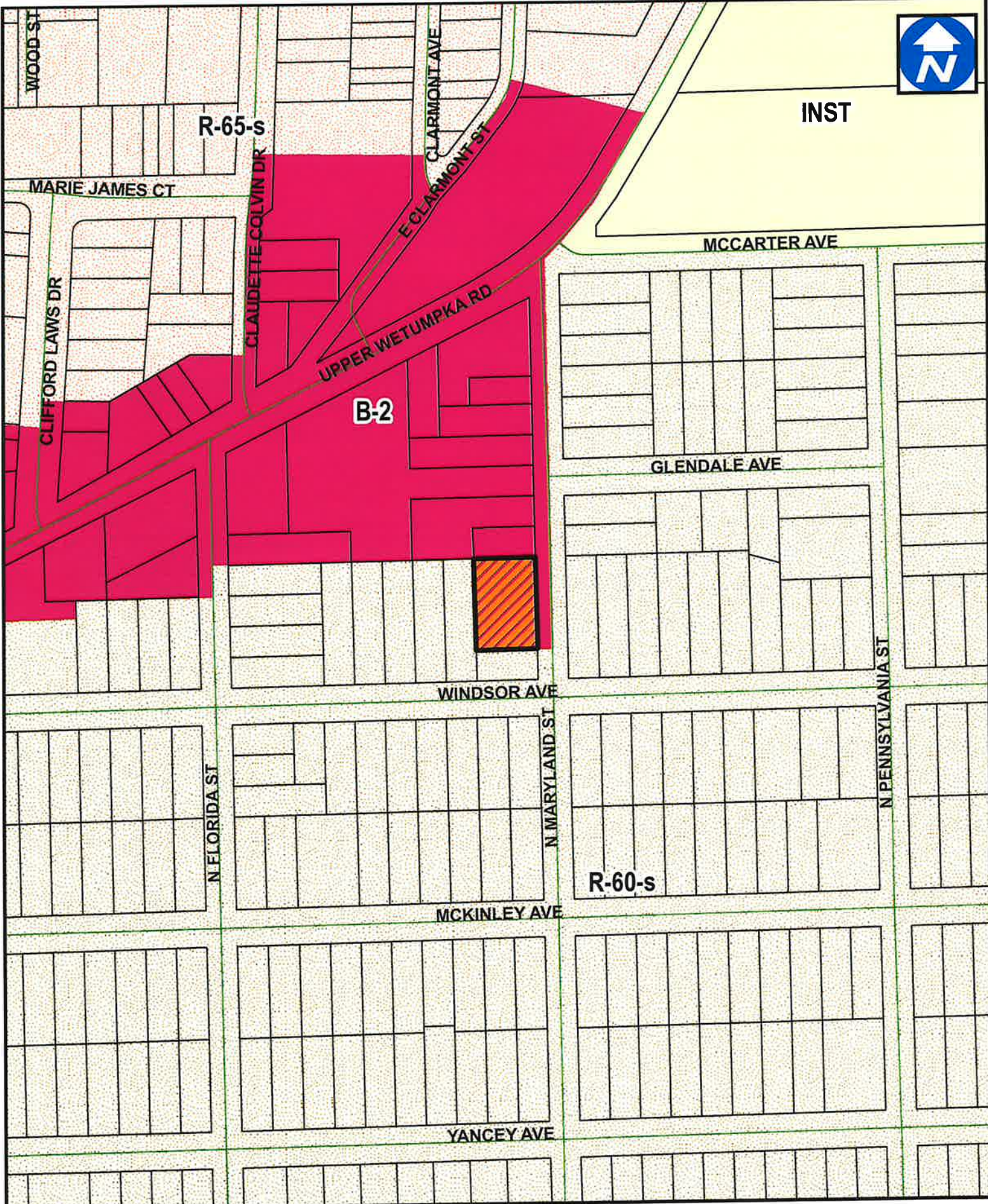
Department of Planning Comment(s): Under review.

CITY COUNCIL DISTRICT: 3

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Item 7A



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SITE 

1 inch = 100 feet

Item 7B

8. RZ-2024-009 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Jeff Phommaxaysy

SUBJECT: Request to rezone three (3) parcels of land on the southeast corner of Lower Wetumpka Road and East Vandiver Boulevard from B-2 (Commercial) and R-65-d (Duplex Residential) Zoning Districts to a B-2 (Commercial) Zoning District.

REMARKS: The intended use for this property is to continue the commercial use for the entire property. The adjacent property has B-2 (Commercial) and R-65-d (Duplex Residential) zoning to the north and south; O-1 (Office) and R-65-d (Duplex Residential) zoning to the east; and B-2 (Commercial) to the west.

The Envision Montgomery 2040 Comprehensive Plan recommends Traditional Neighborhood.

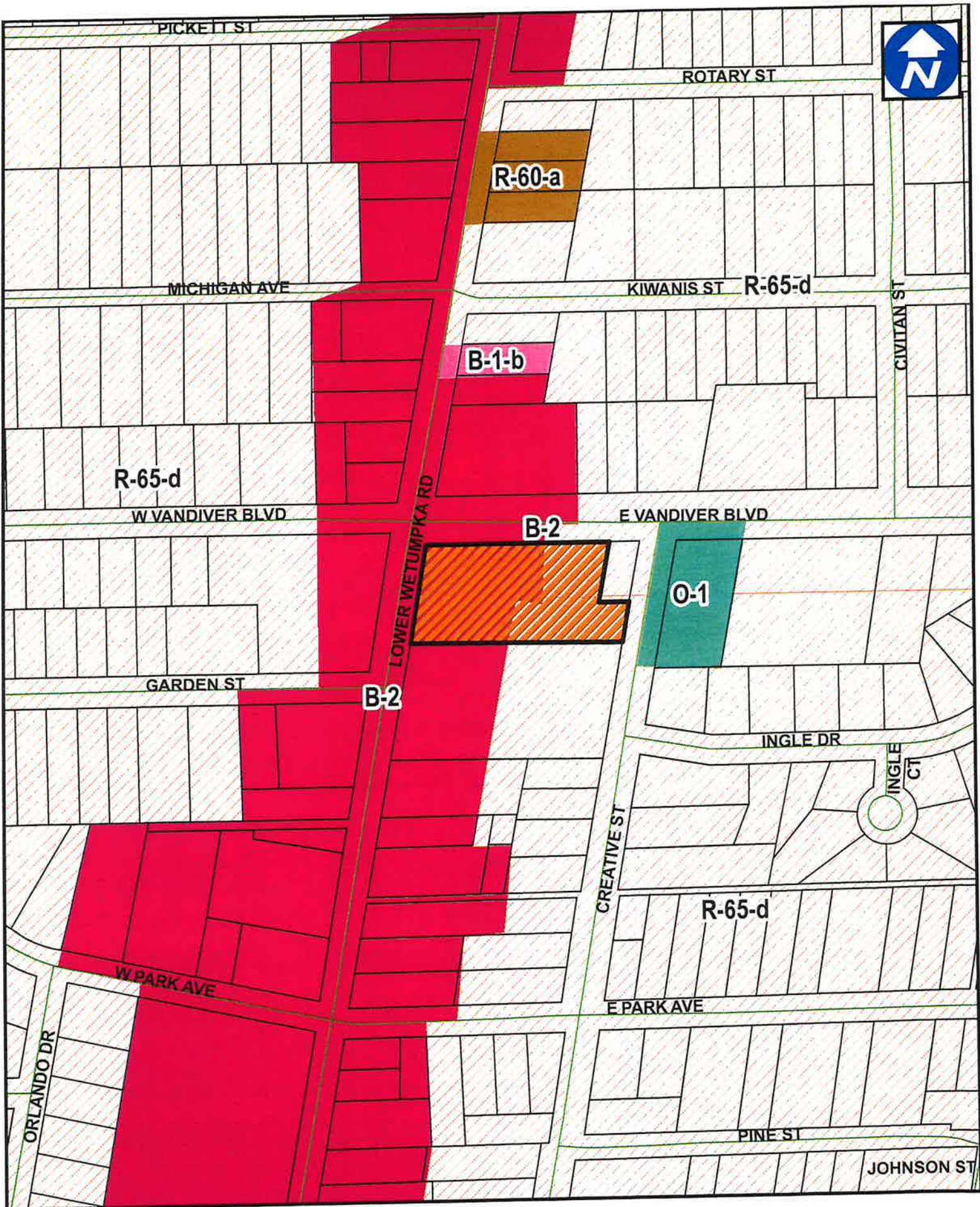
Department of Planning Comment(s): Under review.

CITY COUNCIL DISTRICT: 3

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SITE 

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Item 8A



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SITE 

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Item 8B

9. 9297 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: Jeff Phommaxaysy

SUBJECT: Request final approval of Jeff Phommaxaysy Plat No. 1 located on the southeast corner of Lower Wetumpka Road and East Vandiver Boulevard in B-2 (Commercial) and R-65-d (Duplex Residential) Zoning Districts (proposed B-2 (Commercial)).

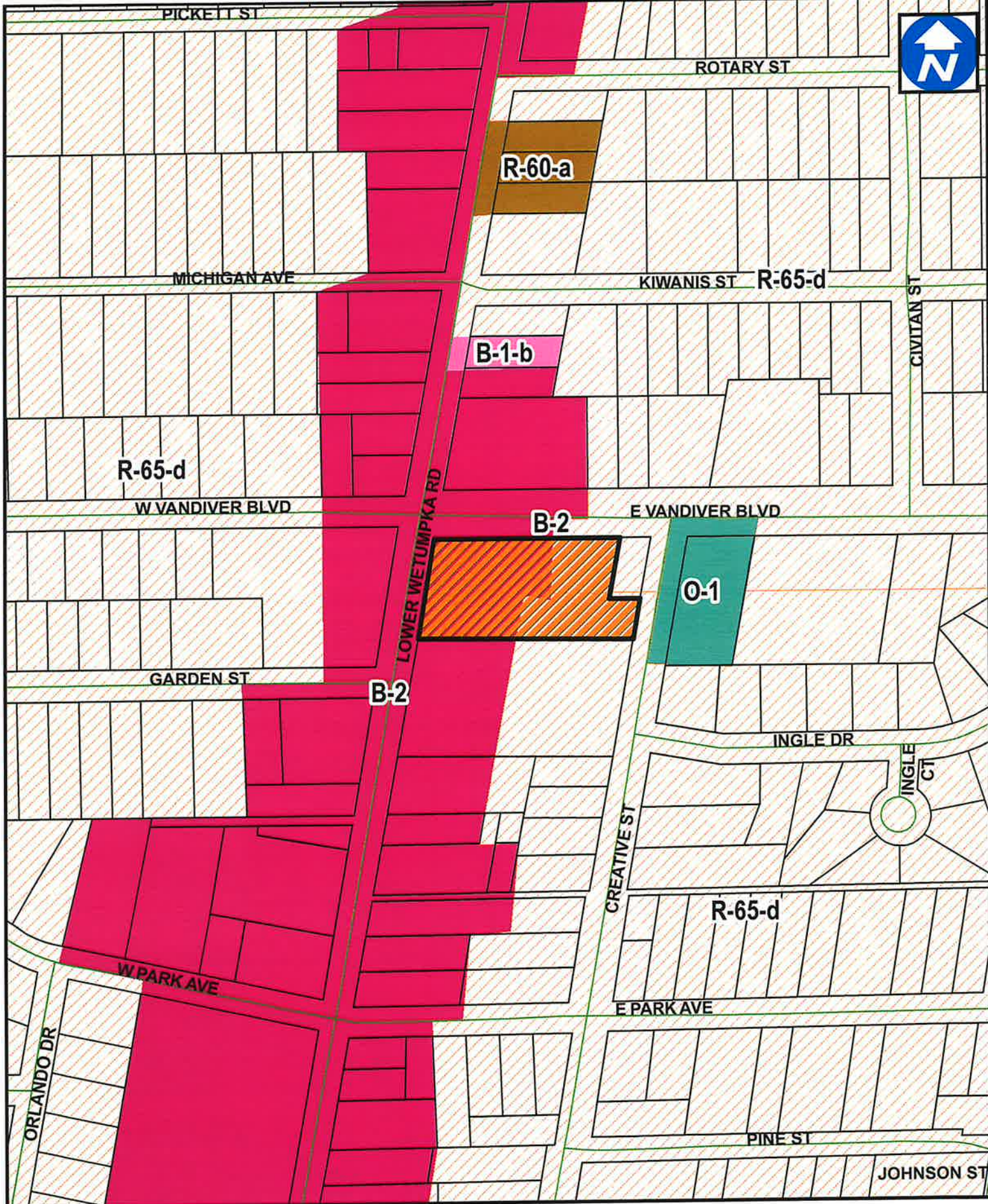
REMARKS: This plat creates three (3) lots. Lot 4A (0.43 acres) has 105.28 ft. of frontage along East Vandiver Boulevard and 160 ft. of frontage along Lower Wetumpka Road. Lot 4B (0.36 acres) has 86.19 ft. of frontage along East Vandiver Boulevard and a depth of 159.66 ft. Lot 4C (0.37 acres) has 105.46 ft. of frontage along East Vandiver Boulevard and 59.17 ft. of frontage along Creative Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: 3

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 MEASUREMENTS ARE APPROXIMATE,
 NOT SURVEY GRADE

SITE 

1 inch = 200 feet

Item 9A

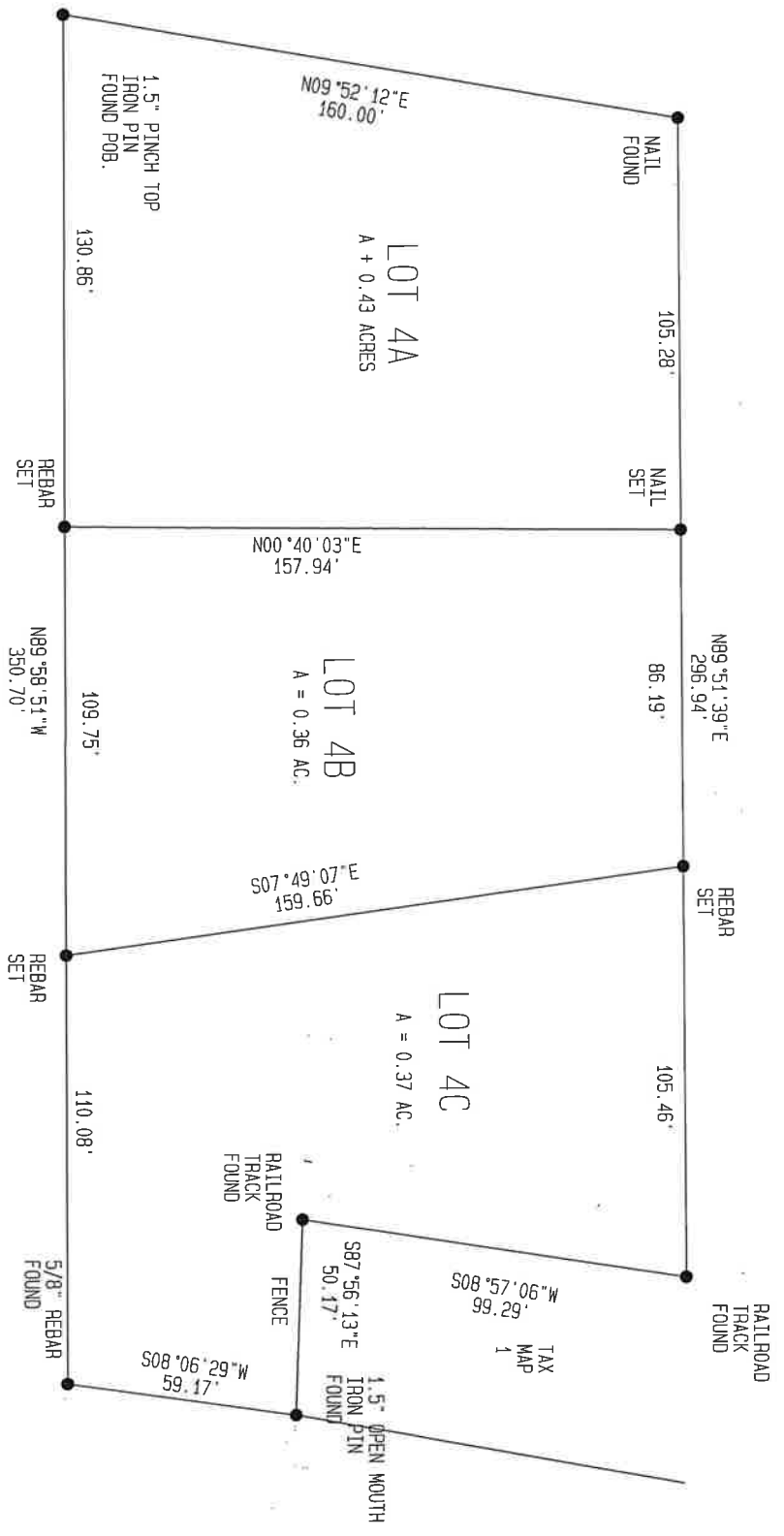
Jeff Phommavasy

9B

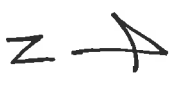
EAST VANDIVER BOULEVARD
80' ROW.

LOWER WETUMPKA ROAD
60' ROW.

CREATIVE STREET
60' ROW.



BLOCK 2
CHISHOLM BAPTIST CHURCH





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

SITE 

1 inch = 100 feet

Item 9C