

Planning Commission Agenda

October 22, 2015

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Crews Reaves, Chairperson

Malcolm Calhoun

Ann Clemons

Frank Cook

Buddy Hardwich

Patrick Moss

Pickett Reese

Stan Snyder

Kippy Tate

**Planning Controls Division
25 Washington Ave., 4th Floor
Montgomery, AL 36104
(334)625-2722**

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the September 24, 2015 meeting

October 22, 2015

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	8729	Larry E. Speaks & Associates	Anderson Road	Plat	1
2.	8783	Donaldson, Garrett & Assoc.	Chantilly Parkway	Plat	2
3.	RZ-2015-015	Sheldon Curry	Duncan Drive	Rezoning	3
4.	RZ-2014-006	Goodwyn, Mills & Cawood	Taylor Road	Rezoning	4
5.	DP-2015-034	" "	Taylor Road	DP	5
6.	DP-2015-035	Pilgreen Engineering	Atlanta Highway	DP	6
7.	RZ-2014-009	" "	Atlanta Highway	Rezoning	7
8.	DP-2015-036	" "	Atlanta Highway	DP	8
9.	RZ-2015-014	JRS Development	Northbelt Drive	Rezoning	9

*The next Planning Commission meeting is on
November 12, 2015*

1. 8729 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: AMA, LLC

SUBJECT: Request final approval of Alexander Paving Plat No. 1 located on the north side of Anderson Road, approximately 3,000 ft. east of Brooks Road, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat creates one (1) lot for industrial use. Lot A (25.01 acres) has approximately 1,000 ft. of frontage along Anderson Road and a depth of 1,000 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: Police Jurisdiction

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: Property does not have sewer. Kill all unused water laterals. No other objections.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

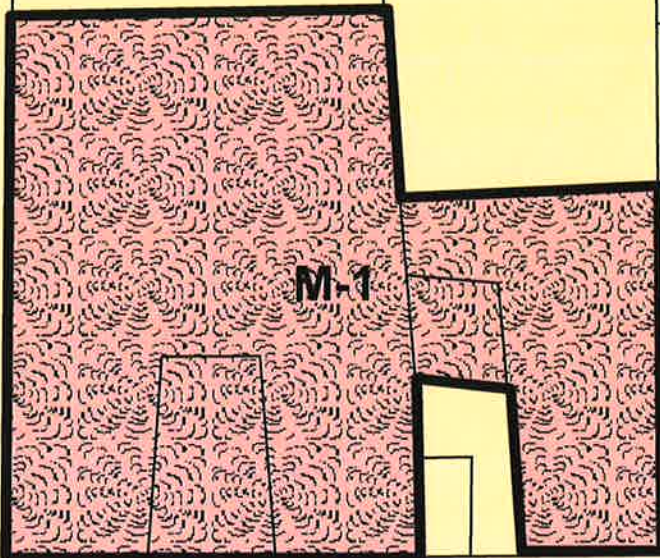
COMMENTS: _____

ACTION TAKEN: _____

FH



AGR-1



M-1

ANDERSON RD

BUTLER RD

PLATS

1 inch = 400 feet

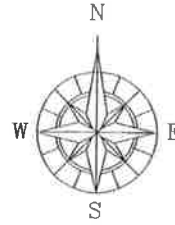
SUBJECT PROPERTY



ITEM NO. 1A

ALEXANDER PAVING PLAT NO. 1
LOCATED IN THE SE 1/4 OF THE NE 1/4
OF SECTION 14
T-17-N, R-18-E
MONTGOMERY COUNTY, ALABAMA

P.O.C.
 1/2" ROUND TOP
 ALSO KNOWN AS THE NORTHWEST CORNER
 OF THE EAST 1/2 OF THE NE 1/4
 OF SECTION 14, T-17-N, R-18-E
 MONTGOMERY COUNTY, ALABAMA



GRAPHIC SCALE

(IN FEET)
 1 inch = 100 ft.



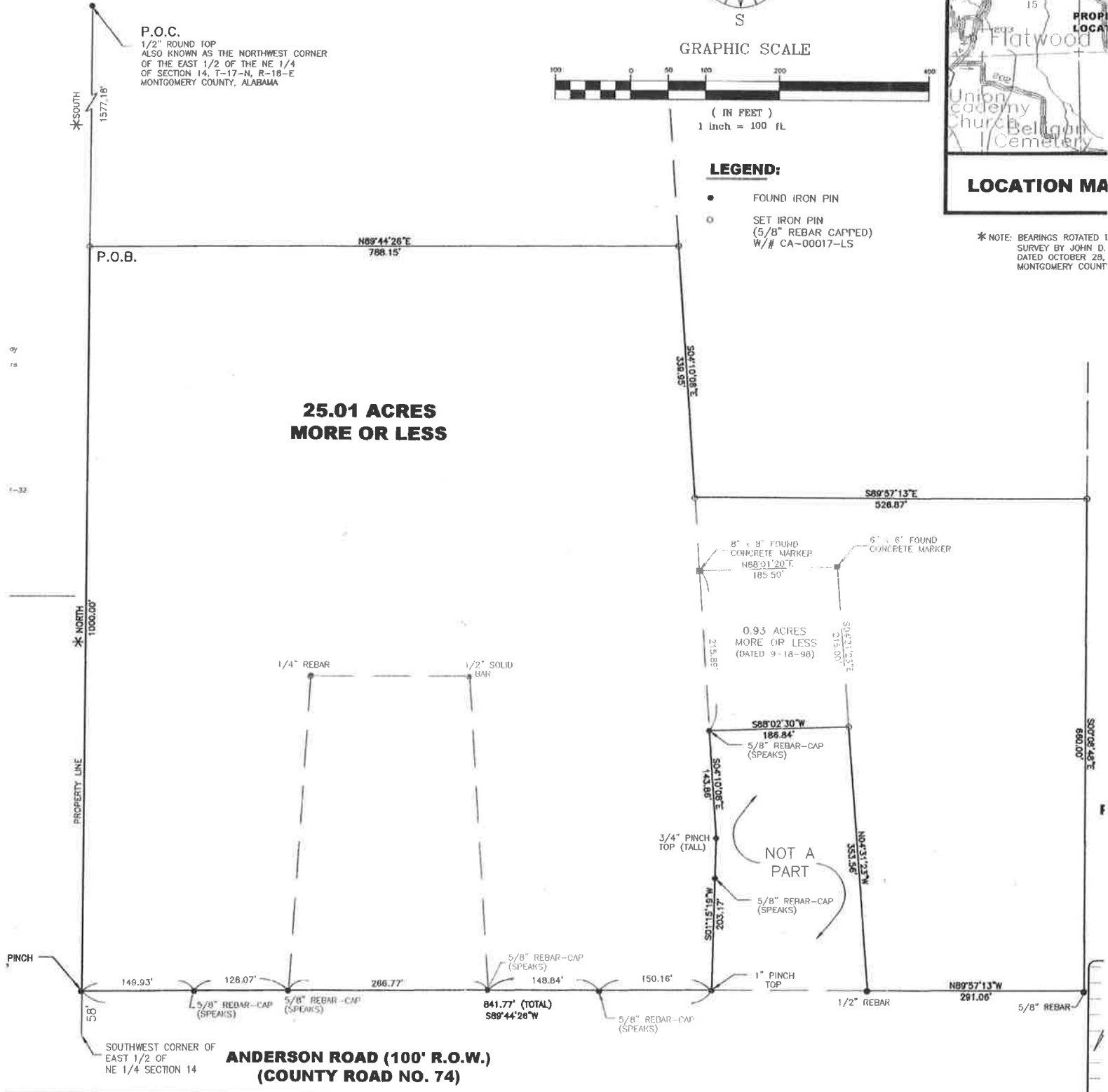
LOCATION MA

* NOTE: BEARINGS ROTATED 1
 SURVEY BY JOHN D.
 DATED OCTOBER 28,
 MONTGOMERY COUNT

LEGEND:

- FOUND IRON PIN
- SET IRON PIN
 (5/8" REBAR CAPPED)
 W/# CA-00017-LS

25.01 ACRES
MORE OR LESS



1B



ANDERSON RD

BUTLER RD

PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. 8783 **PRESENTED BY:** Donaldson, Garrett & Associates, Inc.

REPRESENTING: Mitylene Properties, LLC

SUBJECT: Request final approval of O'Reilly Auto Parts Chantilly Corners Plat No. 1 located on the west side of Chantilly Parkway, approximately 250 ft. south of EastChase Parkway, in a B-2 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (1.081 acres) has 215 ft. of frontage along Chantilly Parkway and approximately 235 ft. of frontage along a private access on the south side of the lot which intersects Chantilly Parkway. There is no proposed access to Chantilly Parkway. There will be access on the north side of the lot and the south side of the lot to private access drives. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: Police Jurisdiction

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, and applicable departmental approvals.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

EAST CHASE PARKWAY
100' PUBLIC R/W

O'Reilly Auto Parts
Chantilly Corners #1

AL EAST NAD83



COMMUNITY BANK & TRUST
LOT 2
PB 48, PG 190

CITY LIMITS LINE

S19°43'49"E 235.97'

N88°38'37"E 125.04'

21.81'

103.23'

1/2" REBAR & CAP
"PILGREEN CA0558"

CITY OF MONTGOMERY
MONTGOMERY COUNTY

ZONE 'X'
(OTHER AREAS)

APPROXIMATE FLOOD ZONE BOUNDARY PER
FEMA FLOOD INSURANCE RATE MAPS,
COMMUNITY PANEL NO. 01101C0232H,
EFFECTIVE DATE: FEBRUARY 5, 2014.

ZONE 'X'
(OTHER FLOOD AREAS)

WEST RIGHT OF WAY LINE

S19°43'49"E 215.29'

CHANTILLY PARKWAY 110
ALABAMA STATE HIGHWAY
VARIABLE WIDTH PUBLIC R/W

Y CERTIFIES
L.C. IS
S KNOWN TO
MENTS OF
C. AND
BEARS
OF THE

CHANTILLY PROPERTIES I LLC
LOT 1
PB 48, PG 190

2015.

CERTIFIES
OF CHEVY
RUST, A
S
ME ON
ND PLAT,
MITLENE
ON THE
MPANY, AS

LOT 1
47,096 SQUARE FEET
OR 1.081 ACRES

N01°21'33"W 299.59'

N00°28'37"W 254.21'

CB=S39°52'11"W
R=242.00'
C=69.27'
A=69.51'

SOUTHEAST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 15,
TOWNSHIP 16 NORTH, RANGE 19 EAST
PER PLAT BOOK 48, PAGE 190
(NO MONUMENT FOUND)

CB=S60°08'27"W
R=108.00'
C=103.07'
A=107.44'

SECTION 15
SECTION 14
SECTION 22
SECTION 23

N00°44'28"W
51.41'

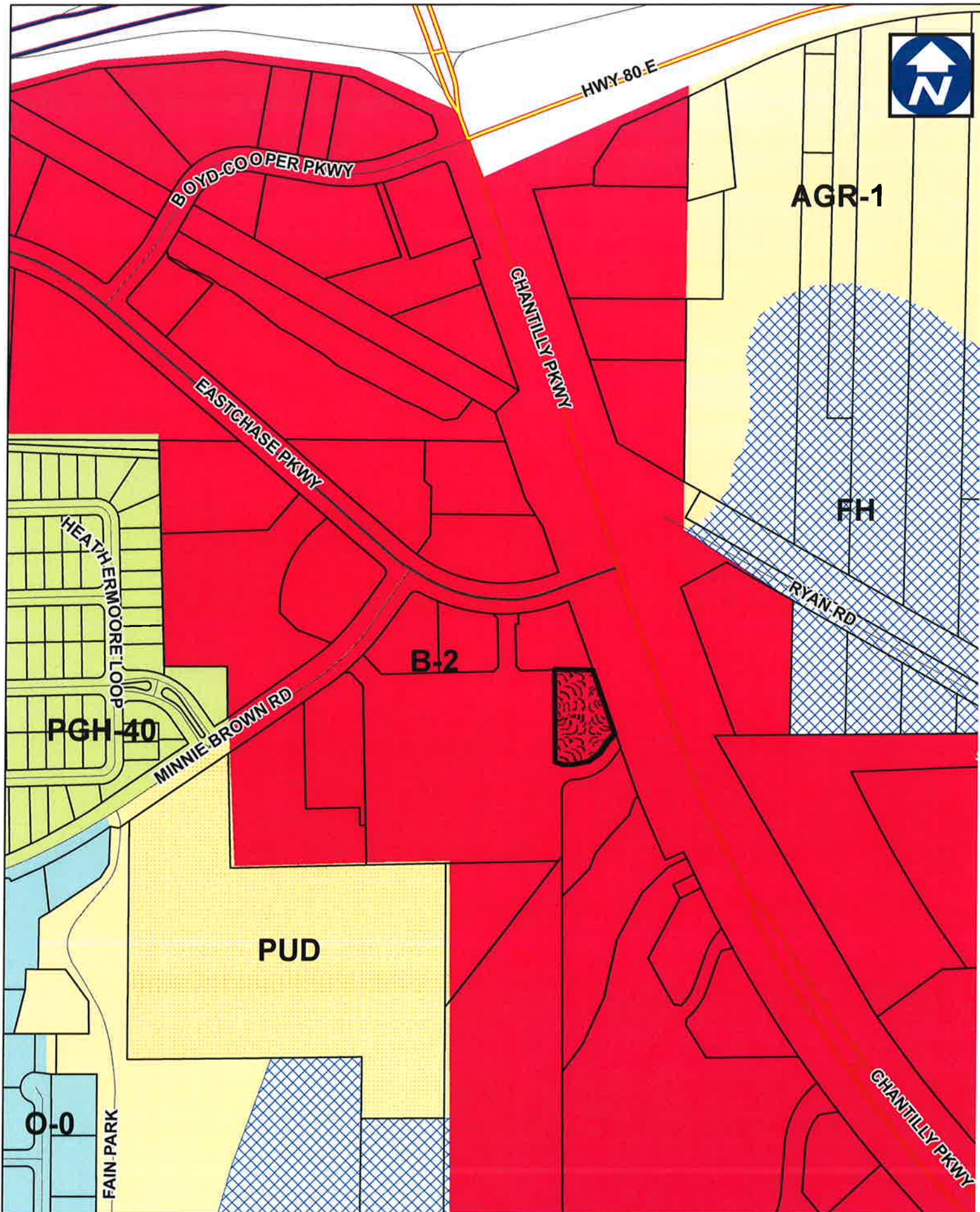
S88°38'27"W
39.32'

N72°16'40"W
18.35'

MONTGOMERY COUNTY
CITY OF MONTGOMERY

PRIVATE ROAD
PART OF LOT 1
PB 48, PG 190

ZONE 'X' (OTHER FLOOD AREAS)
ZONE 'AE' (FLOOD ELEVATION=208)



PLATS
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A

3. RZ-2015-015 **PRESENTED BY:** Sheldon Curry

REPRESENTING: McEphraim Properties

SUBJECT: Request to rezone one (1) lot located at 191 Duncan Drive from an R-75-s (Single-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has R-75-s (Single-Family Residential) zoning to the north, south and east, and O-1 (Office) zoning to the west. The intended use for this property if rezoned is for a daycare facility. The Land Use Plan recommends low density residential use.

COUNCIL DISTRICT: 7

Long Range Planning: No objections to a daycare only.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

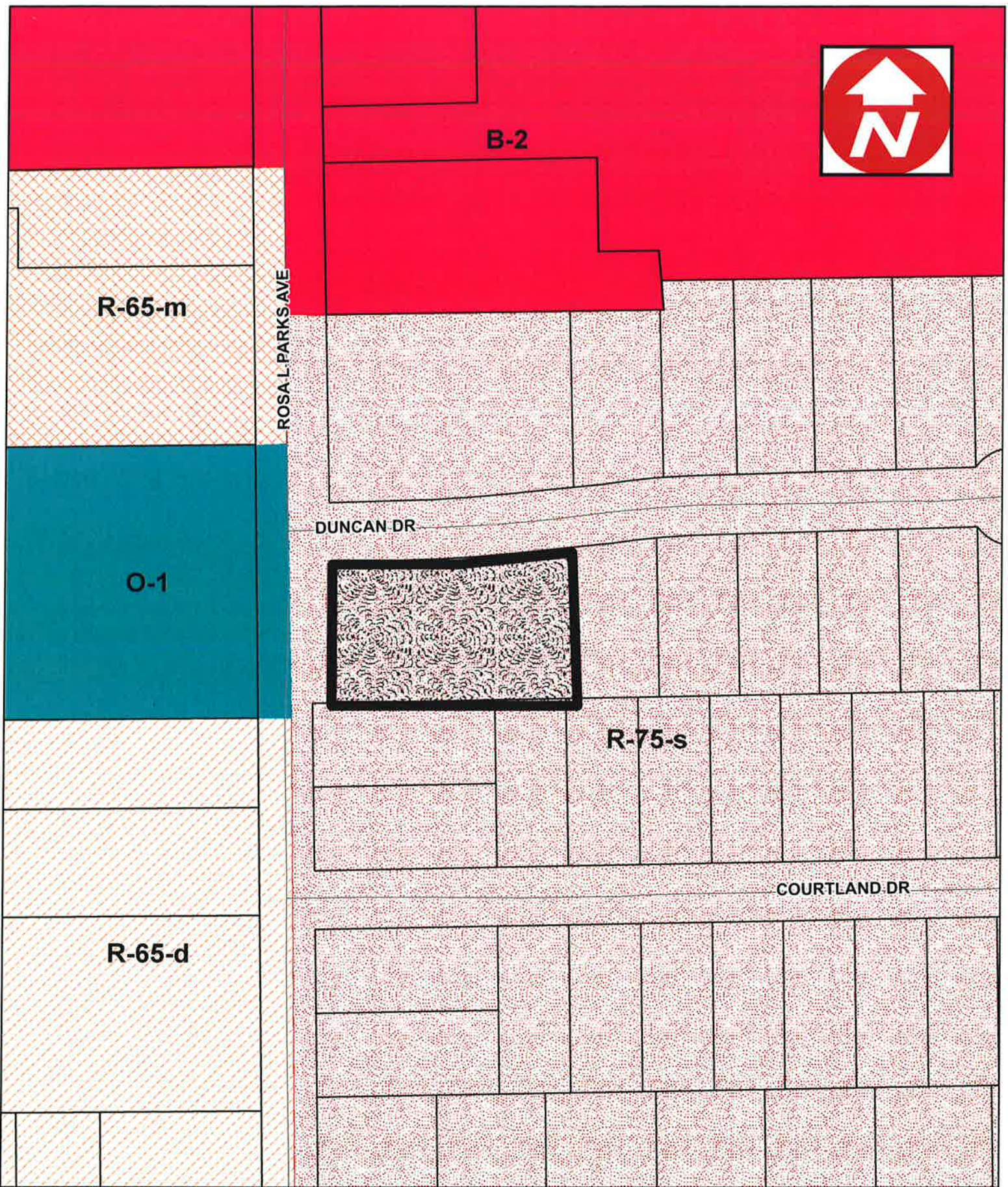
SUBJECT PROPERTY **APR 2015**

FILE NO. RZ-2015-015

1 inch = 50 feet

FROM R-75-s **TO** B-2

ITEM NO. 3B



REZONING REQUEST

1 inch = 100 feet

SUBJECT PROPERTY **5502 DUNCAN**

FROM R-75-s TO B-2

FILE NO. RZ-2015-015

ITEM NO. 3A

4. RZ-2014-006 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Alfa Properties

SUBJECT: Request to rezone one (1) parcel of land containing 2.55 acres located on the southeast corner of Taylor Road and Plantation Crossing from INST (Institutional) and R-85 (Single-Family Residential) Zoning Districts to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has B-3 (Commercial) zoning to the north, R-85 (Single-Family Residential) zoning to the south and east, and PUD (Planned Unit Development) zoning to the west. The intended use for this property if rezoned is for an Ace Hardware store. The Land Use Plan recommends public community facilities.

COUNCIL DISTRICT: 8

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection to rezoning.

TRAFFIC ENGINEERING: No objection.

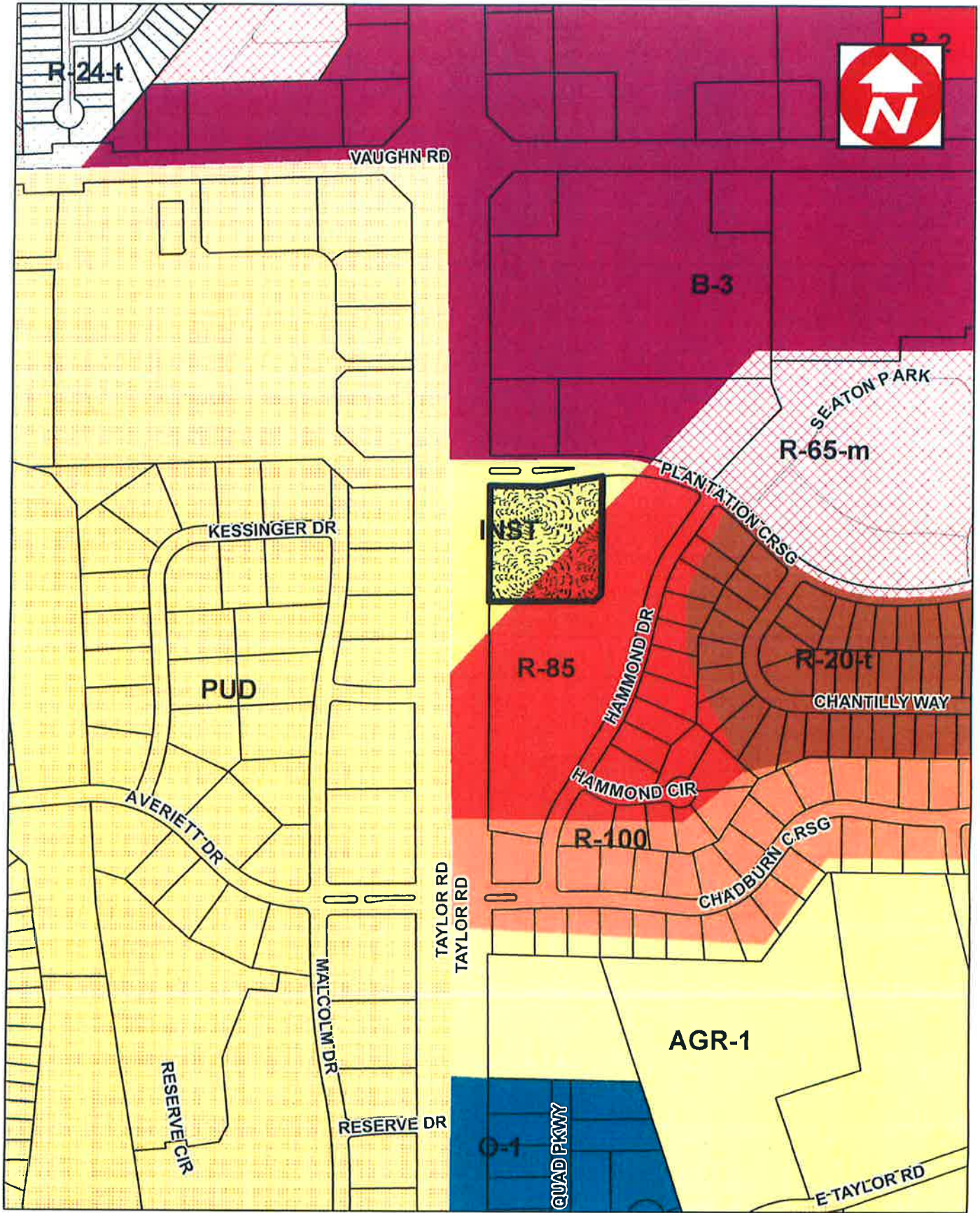
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections to rezoning.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

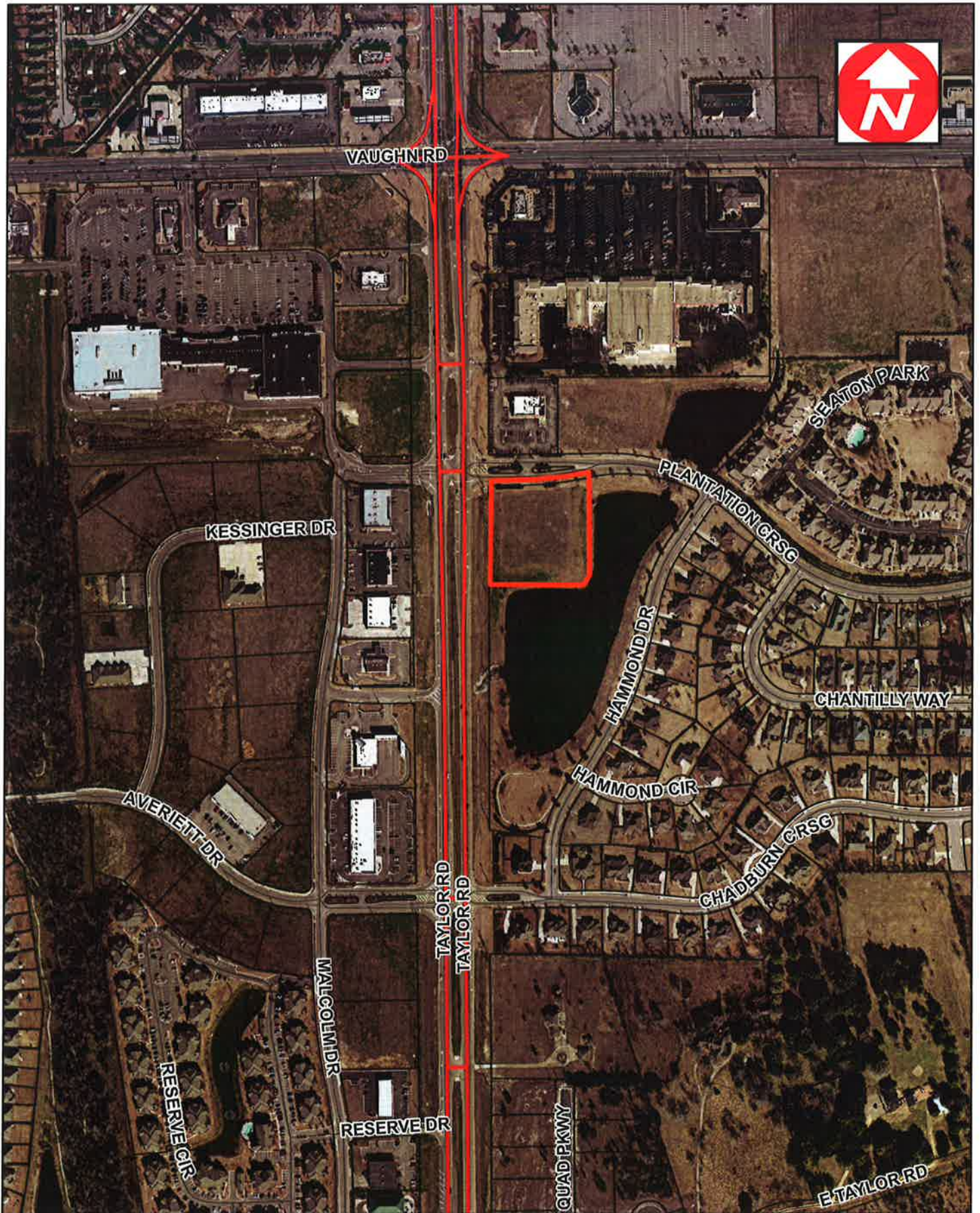
1 inch = 400 feet

SUBJECT PROPERTY

FROM INST R-85 TO B-2

FILE NO. R2-2014-006

ITEM NO. AA

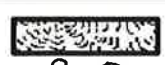


REZONING REQUEST

1 inch = 400 feet

SUBJECT PROPERTY

FROM INST 1 R-85 TO B-2



FILE NO. RZ-2014-006

ITEM NO. 4B

5. DP-2015-034 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Ace Hardware

SUBJECT: Public hearing for a development plan for a new building to be located at the southeast corner of Taylor Road and Plantation Crossing in INST (Institutional) and R-85 (Single-Family Residential) Zoning Districts. (Proposed B-2 (Commercial) Zoning District)

REMARKS: The petitioner has submitted plans to construct a 15,313 sq. ft. building with 6,625 sq. ft. of canopies and covered walks. There is one (1) access drive to Plantation Crossing. There are 65 paved parking spaces indicated on the site plan. All applicable requirements will be met.

COUNCIL DISTRICT: 8

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

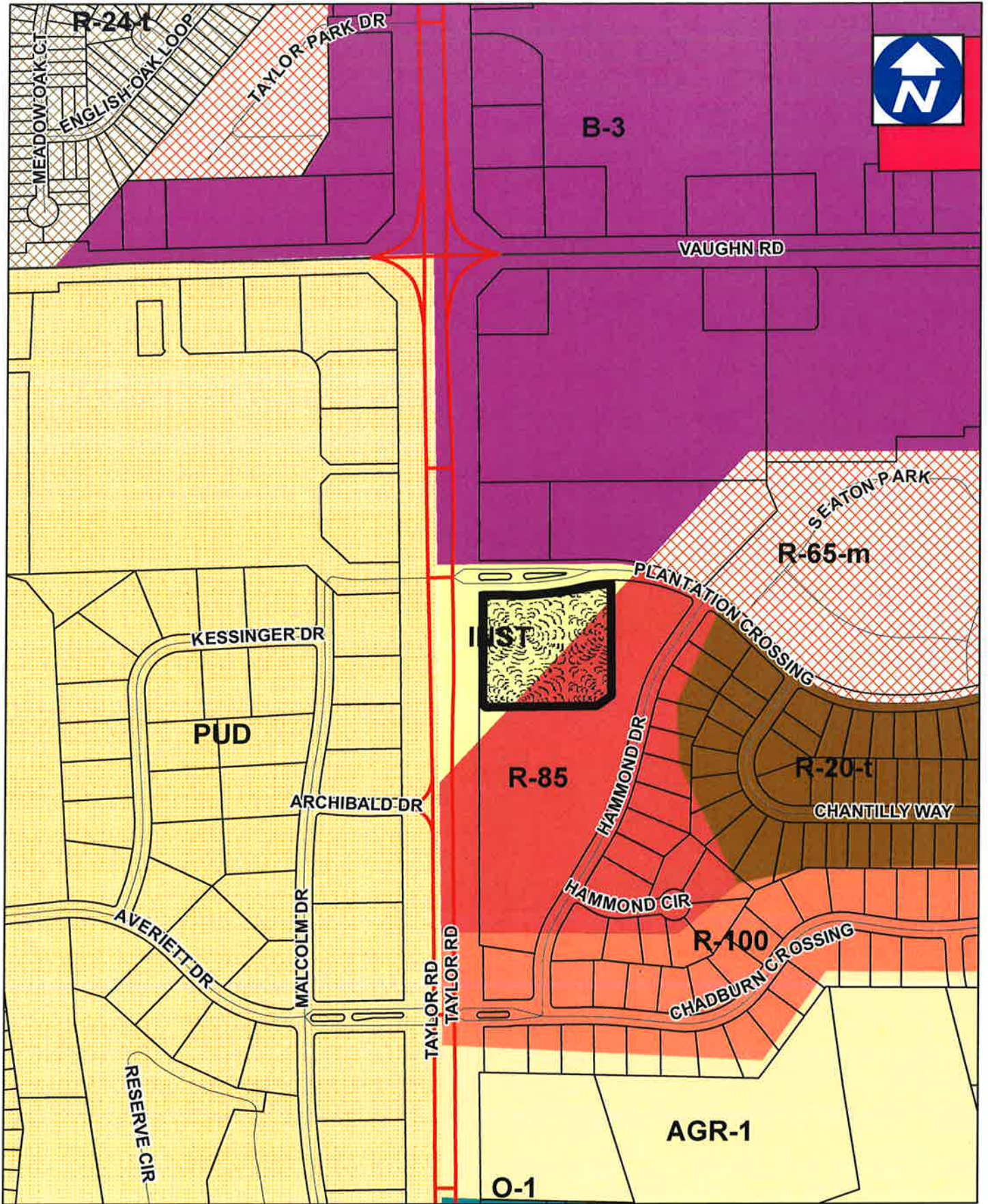
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____

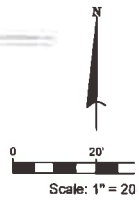


DEVELOPMENT SITE SUBJECT PROPERTY

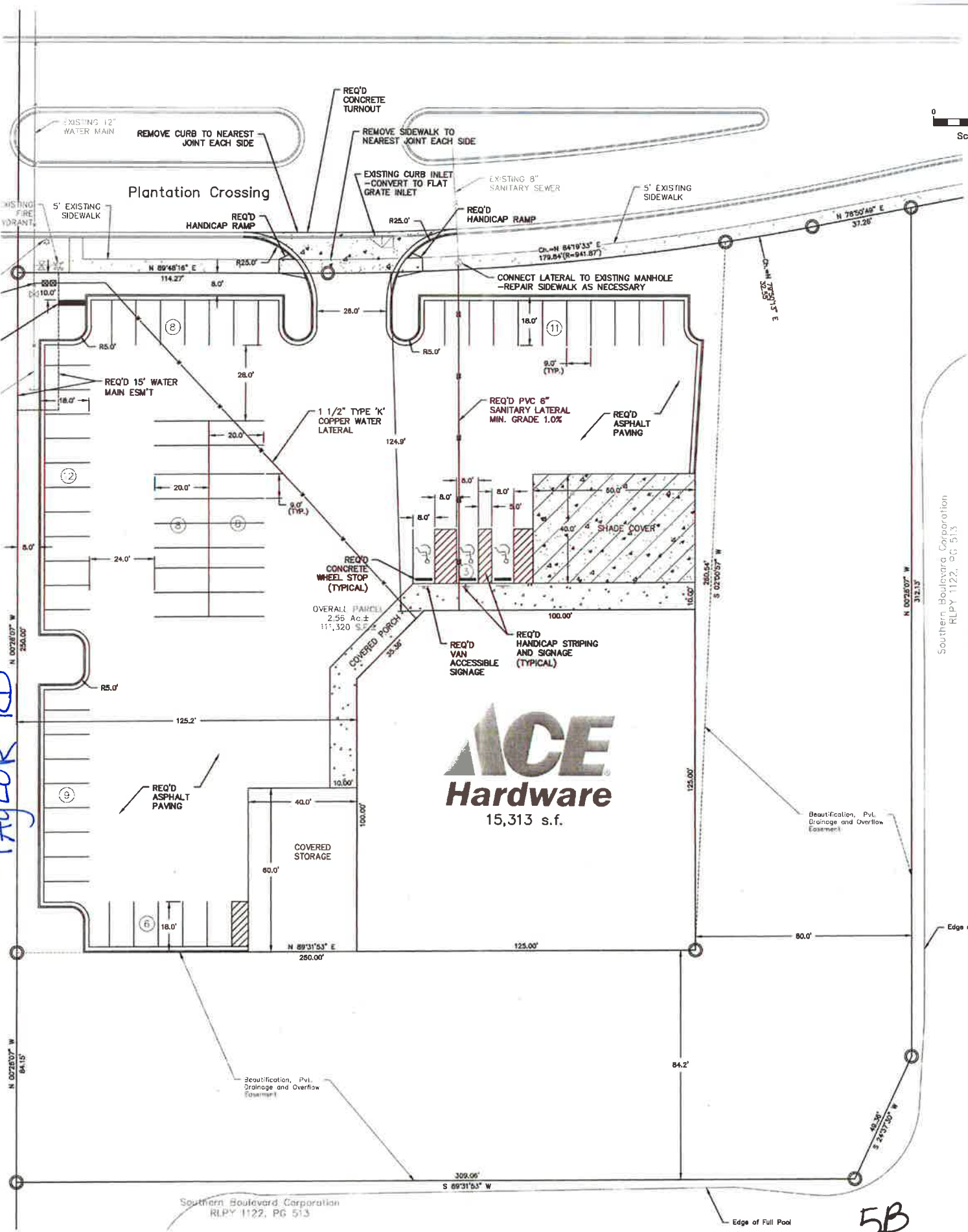
1 inch = 400 feet



ITEM NO. 5A



TAYLOR RD



Southern Boulevard Corporation
RLPY 1122, PG 513

1" IRMAA
50-42

Camp

Co

Southern Boulevard Corporation
RLPY 1122, PG 513

5B



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 5C

6. DP-2015-035 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Harris Restaurant Group

SUBJECT: Public hearing for a development plan for a new building to be located at 6611 Atlanta Highway in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,500 sq. ft. building. There is one (1) access drive to Atlanta Highway and an access drive to an existing access drive. There are 35 paved parking spaces indicated on the site plan. All applicable requirements will be met.

COUNCIL DISTRICT: 1

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

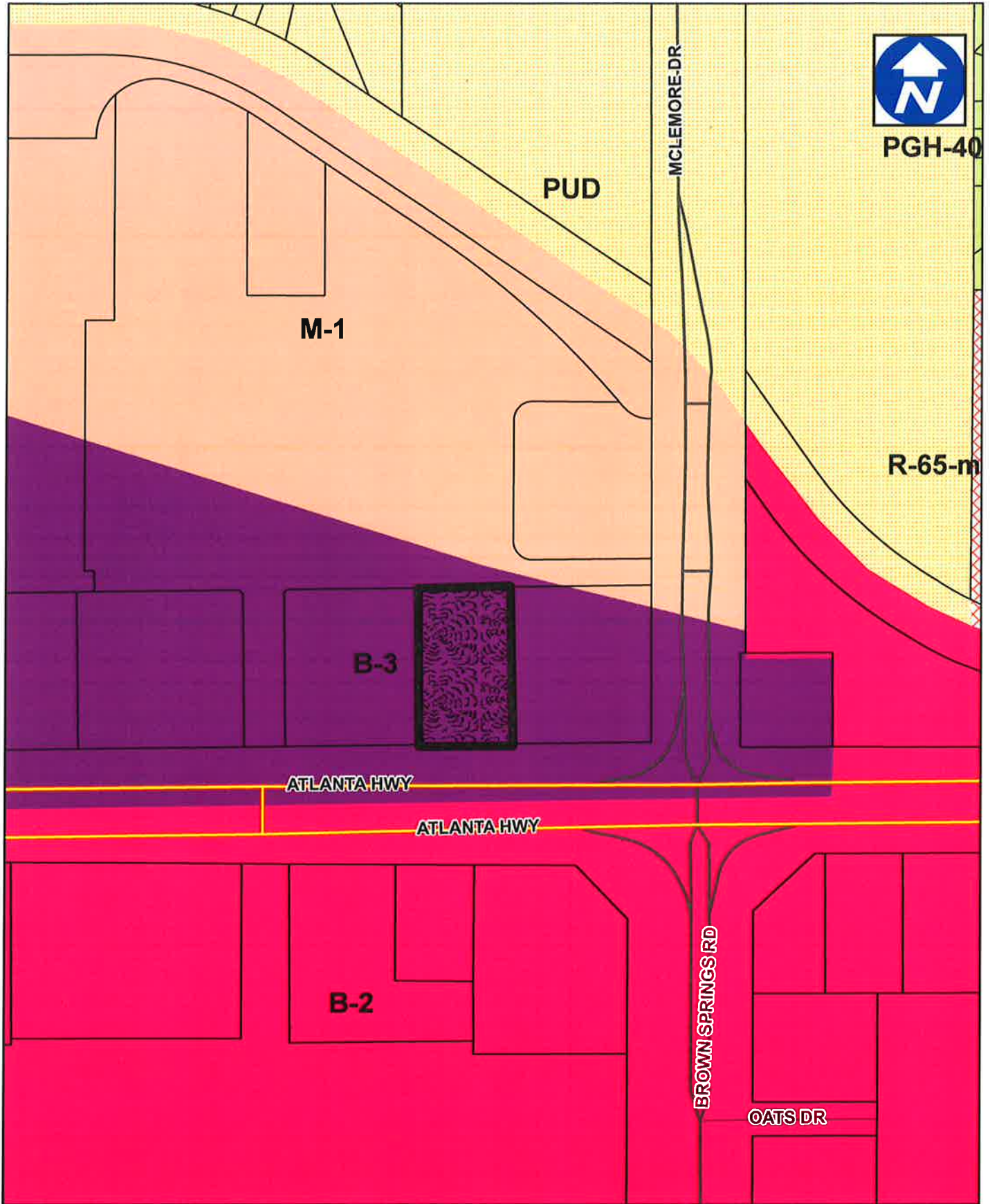
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PGH-40

PUD

M-1

R-65-m

B-3

ATLANTA HWY

ATLANTA HWY

B-2

BROWN SPRINGS RD

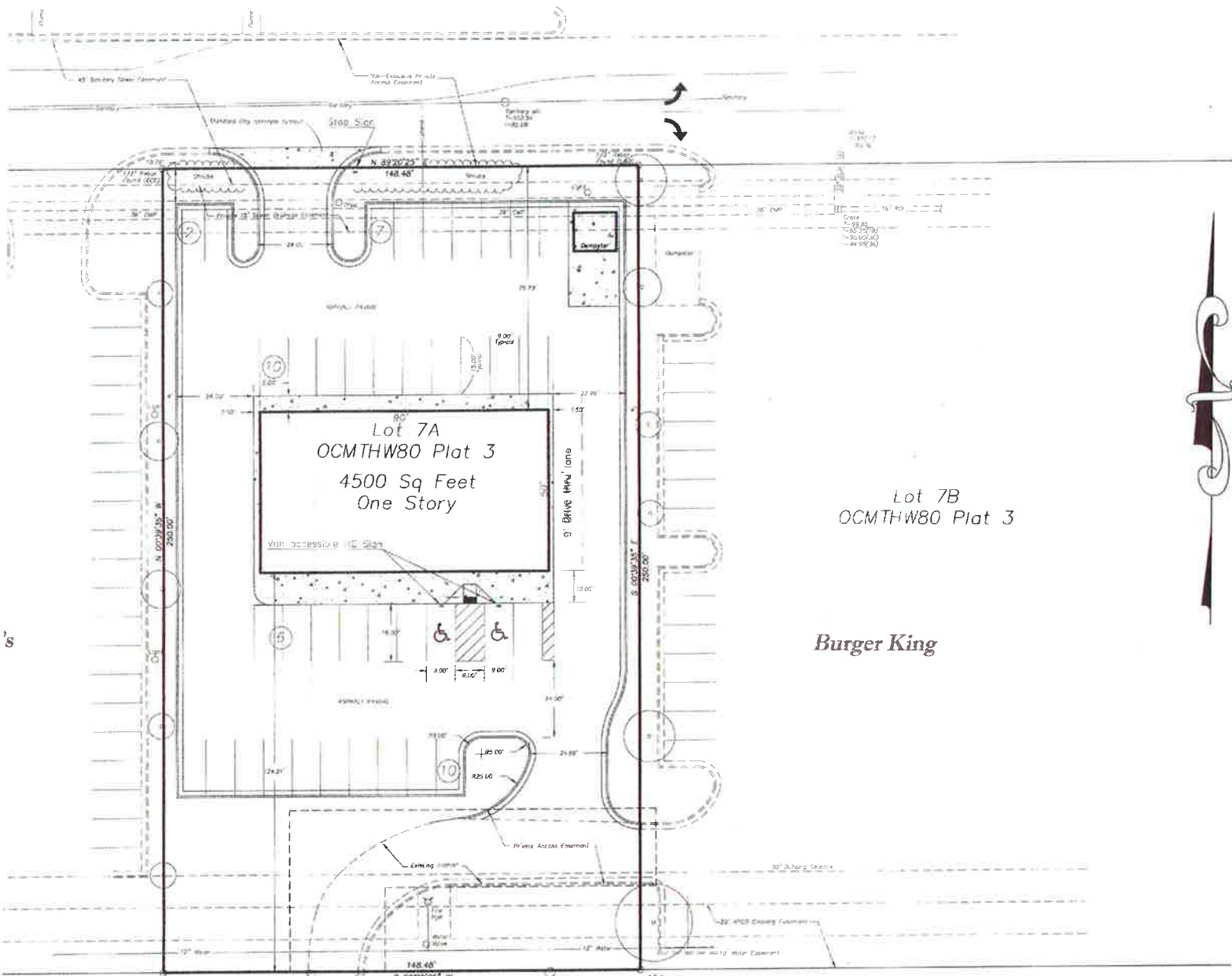
OATS DR

DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 6A



ITEM	LEGEND	
	EXISTING	NEW
CURB & GUTTER		
RIGHT OF WAY/PL		
EDGE OF PAVEMENT		
STORM DRAIN LINE		
CURB INLET		
GRATE INLET		
CLEANOUT		
SANITARY SEWER		
SANITARY MANHOLE		
WATER LINE		
FIRE HYDRANT		
VALVES		
GRADE CONTOUR		
SPOT ELEVATION		
GAS		
UNDERGROUND ELECTRIC		

6B



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 6C

REVISED

7. RZ-2014-009 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: McClinton Commercial Real Estate

SUBJECT: Request to modify the qualified restrictions for property located on the south side of the Atlanta Highway, approximately 500 ft. east of Perry Hill Road (3950 Atlanta Highway), in a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The restrictions placed on this property when it was rezoned to B-2-Q were: no bars, clubs, lounges, smoking lounges, package stores or ABC stores. **The modification is to allow ABC stores.**

COUNCIL DISTRICT: 8

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection to rezoning.

TRAFFIC ENGINEERING: No objection.

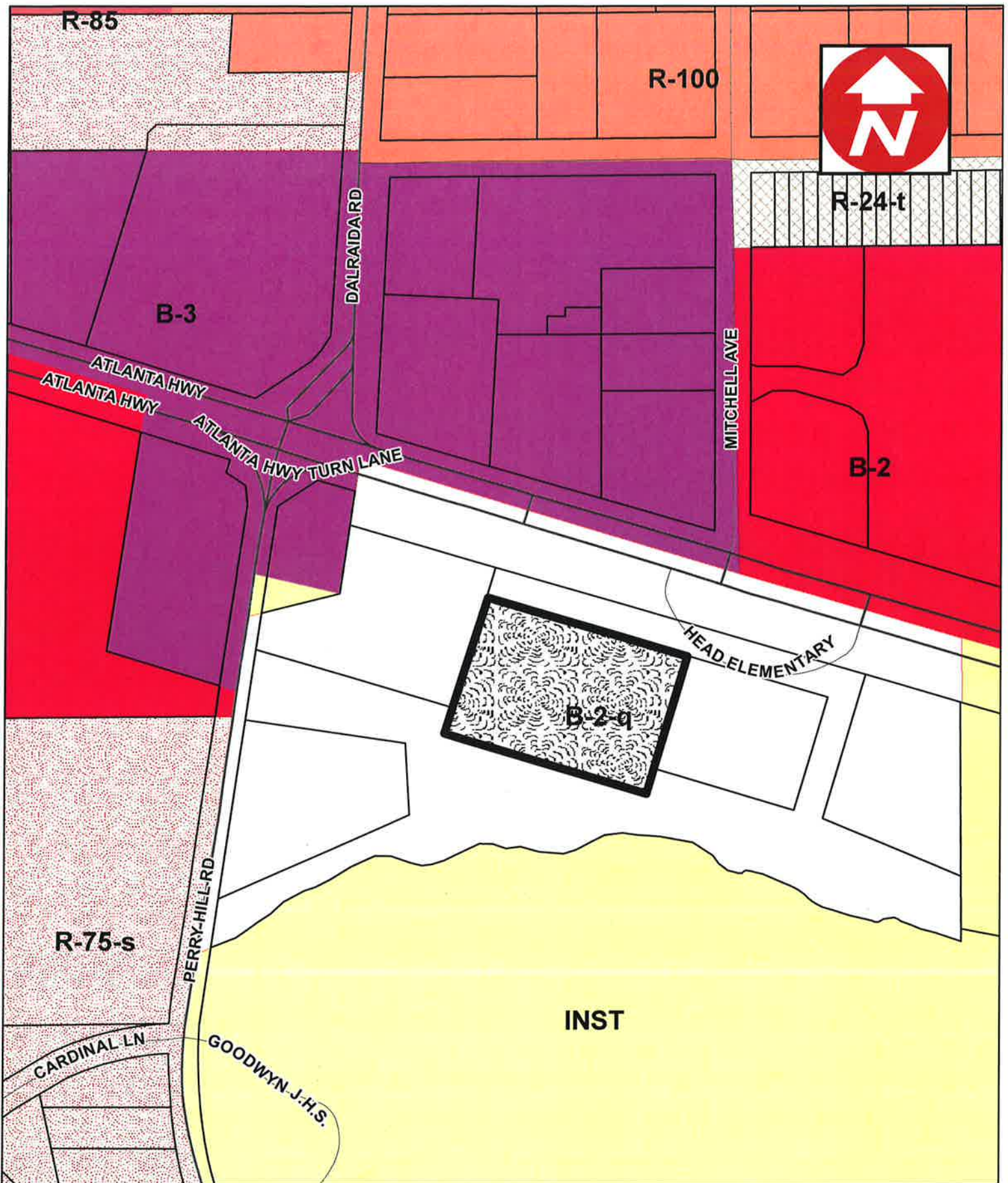
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections to rezoning.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY [REDACTED]

FILE NO. RZ-2014-009

1 inch = 200 feet

FROM B2Q TO B2Q
 modify qualified restrictions

ITEM NO. 7A



REZONING REQUEST

SUBJECT PROPERTY **50002123510**

FILE NO. RZ-2014-009

1 inch = 200 feet

FROM B20 TO B20
modify qualified restrictions

ITEM NO. 7B

8. DP-2015-036 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Perry Hill Crossing Shops

SUBJECT: Public hearing for a development plan for a new multi-tenant building to be located at 3950 Atlanta Highway in a B-2-Q (Commercial-Qualified) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 20,410 sq. ft. building. There are access drives to the adjoining access and parking lots. All applicable requirements will be met.

COUNCIL DISTRICT: 1

All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.

DEPARTMENT COMMENTS

PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

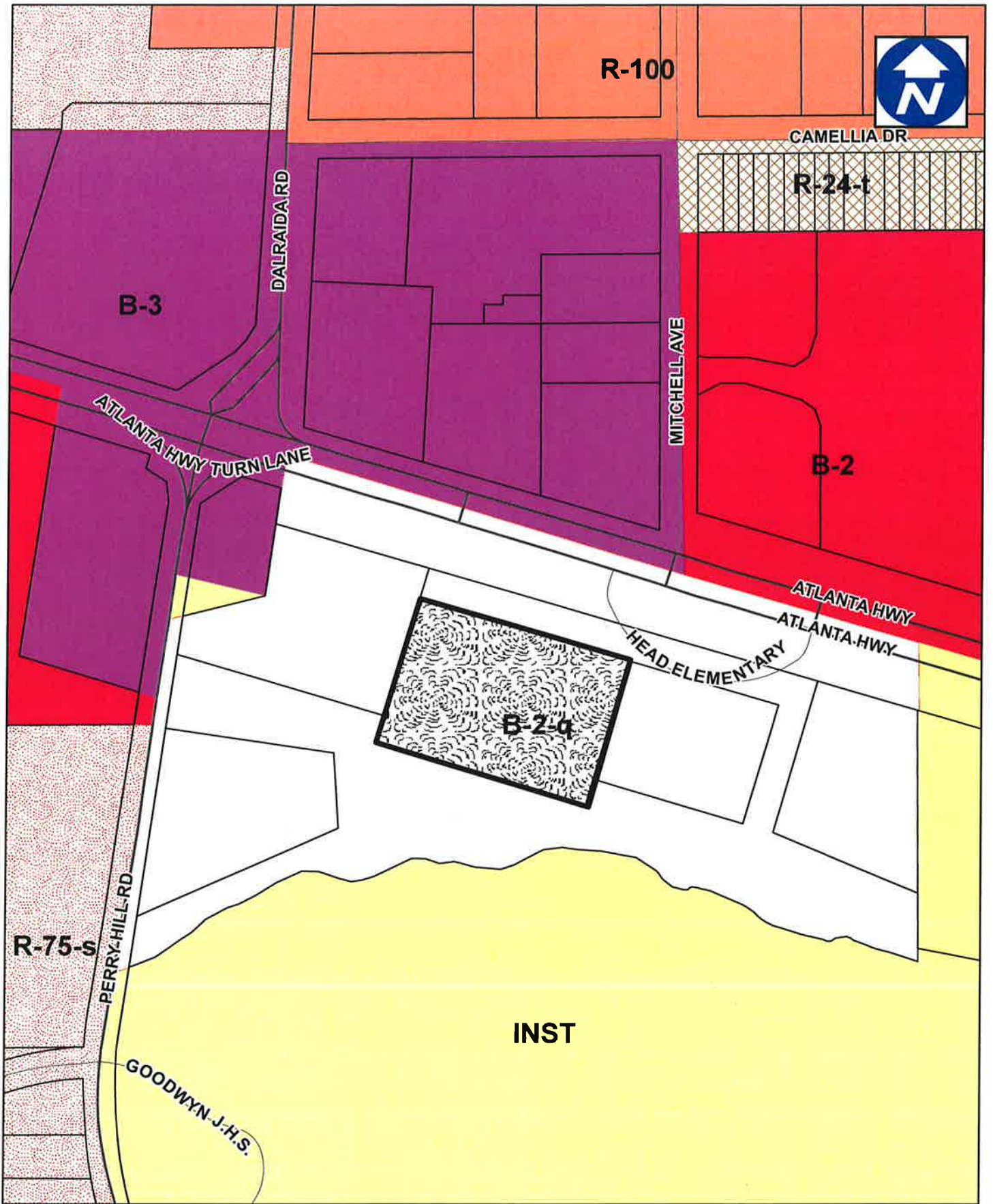
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 8A

Mitchell Av

Atlanta Highway
row varies

SIGN

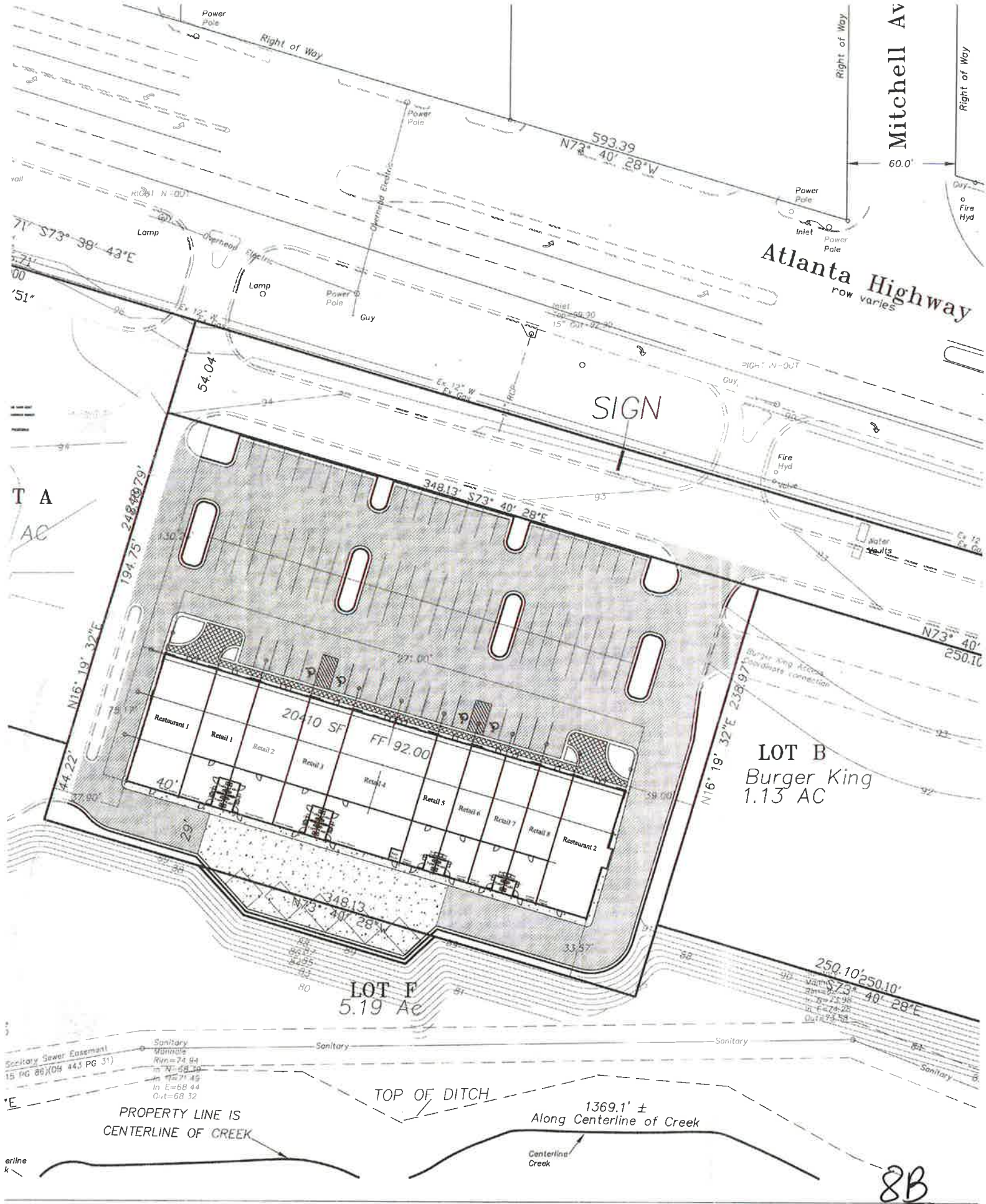
LOT B
Burger King
1.13 AC

LOT F
5.19 Ae

PROPERTY LINE IS
CENTERLINE OF CREEK

1369.1' ±
Along Centerline of Creek

8B





CAMELLIA DR

DALRAIDA RD

MITCHELL AVE

ATLANTA HWY TURN LANE

ATLANTA HWY
ATLANTA HWY

HEAD ELEMENTARY

PERRY HILL RD

GOODWYN J.H.S.

DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 8C

9. RZ-2015-014 **PRESENTED BY:** JRS Development

REPRESENTING: Same

SUBJECT: Request to rezone land containing 358 acres located on the east side of Northbelt Drive, approximately 1,500 ft. north of Northern Boulevard, from M-3 (General Industrial) and FH (Flood Hazard) Zoning Districts to a PUD (Planned Unit Development) Zoning District.

REMARKS: The adjacent property has FH (Flood Hazard) zoning to the north, M-1 (Light Industrial) zoning to the south and M-3 (General Industrial) zoning to the east and west. The intended use for this property if rezoned is for a motorsports park. This facility will surround the existing drag strip. There is an area for 1/2 mile round paved track, 3/8 mile round dirt track, and two (2) Go Kart tracks. There will be concession stands with restroom facilities and parking throughout the park. At the front entrance there will be a building for daily drive-up souvenir sales & museum, a building for advance tickets sales & office, and a two-story plantation style office building. Also proposed is future commercial along the frontage of the property. The Land Use Plan recommends agricultural use and flood plain area.

COUNCIL DISTRICT: 2 and Police Jurisdiction

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

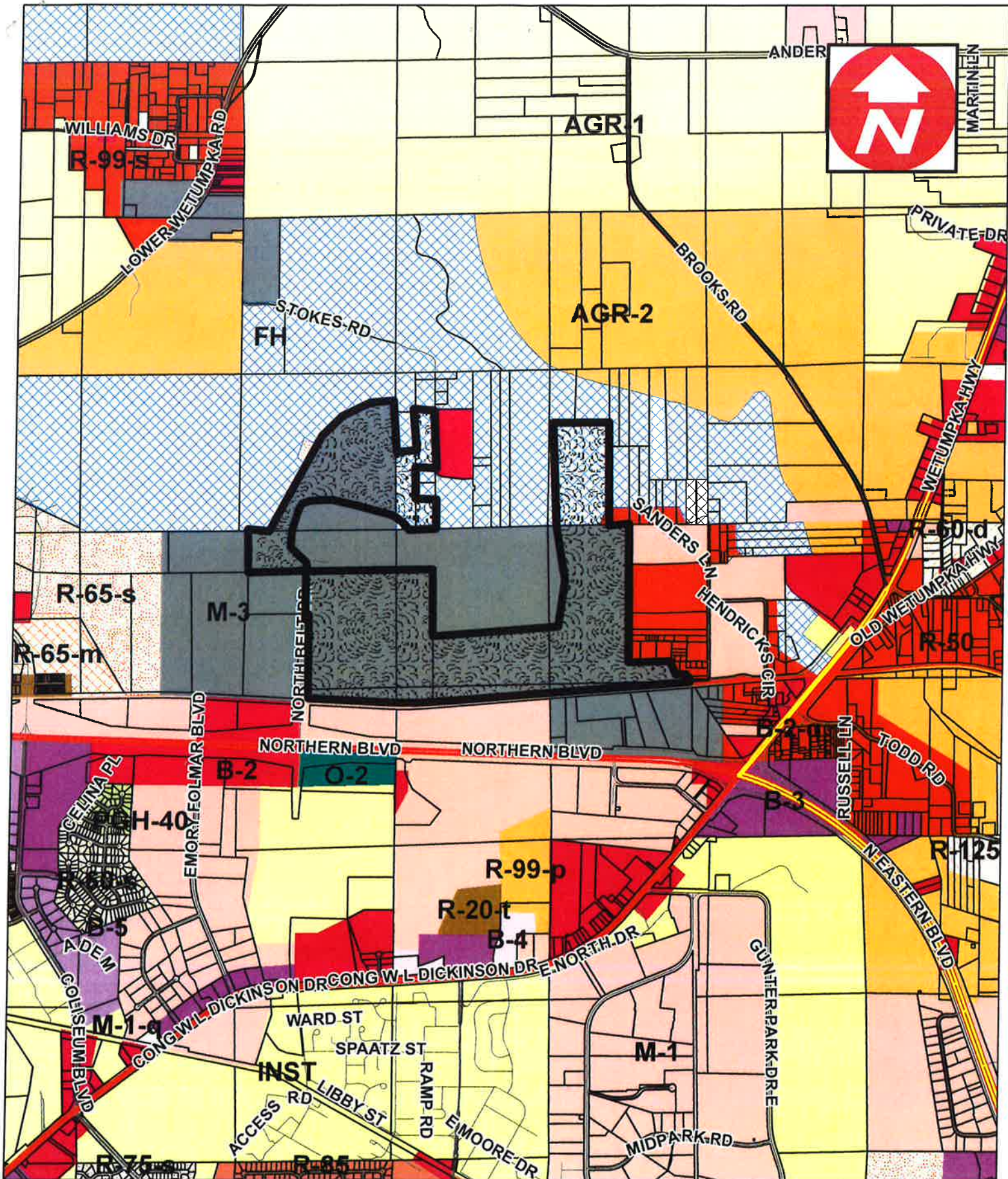
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY [REDACTED]

FILE NO. R2-2015-014

1 inch = 2,000 feet

FROM M3 & FH TO PUD

ITEM NO. 9A

JB

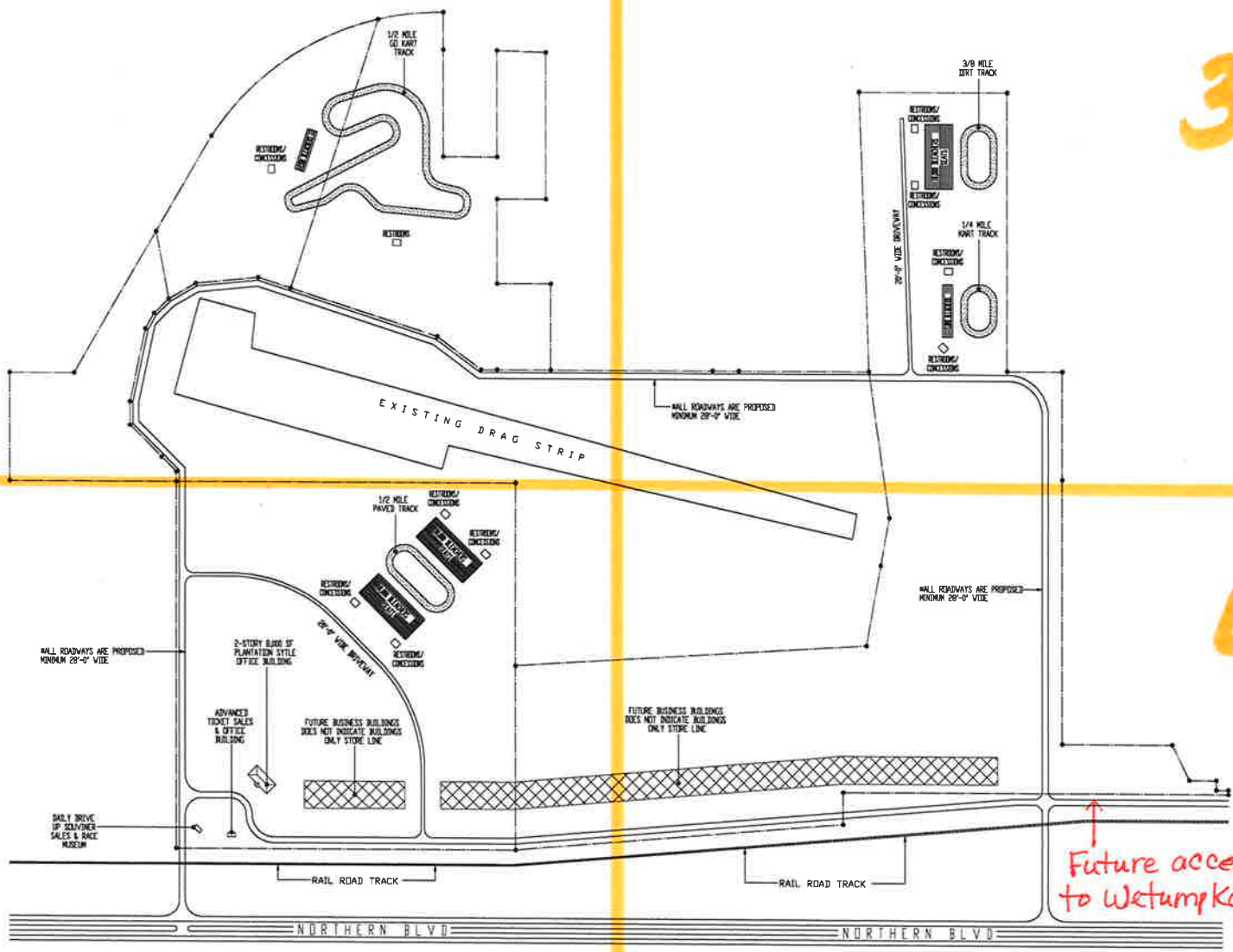
JRS
DEVELOPMENT
COMPANY

PLANTATION PARK
MONTGOMERY ALABAMA

2

3

4



Future access road to Wetumpka Hwy.

SITE PLAN
SCALE: 1" = 300'-0"

SHEET TITLE	
SITE PLAN	
PROJECT NUMBER	RICK
FILE NUMBER	SITE
DATE	SEPT 13, 2015
REVISION	
SHEET NUMBER	
X1.0	

90/1

*ALL ROADWAYS ARE PROPOSED
MINIMUM 28'-0" WIDE

DAILY DRIVE
UP SOUVINER
SALES & RACE
MUSEUM

ADVANCED
TICKET SALES
& OFFICE
BUILDING

2-STORY 8,000 SF
PLANTATION SYTLE
OFFICE BUILDING

FUTURE BUSINESS BUILDINGS
DOES NOT INDICATE BUILDINGS
ONLY STORE LINE

RAIL ROAD TRACK

NORTHERN BLVD

RESTROOMS/
CONCESSIONS

1/2 MILE
PAVED TRACK

RESTROOMS/
CONCESSIONS

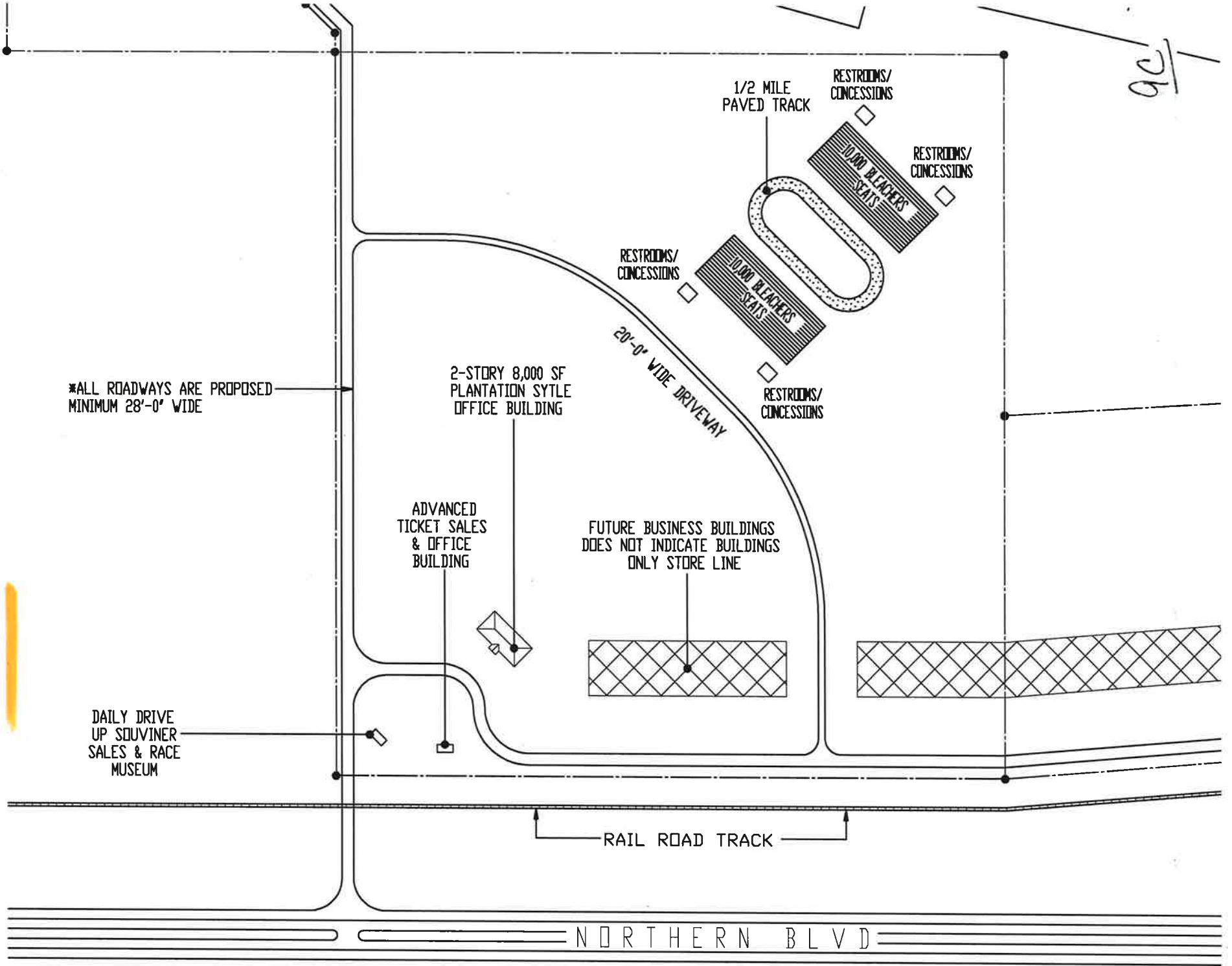
10,000 BLEACHERS
SEATS

RESTROOMS/
CONCESSIONS

10,000 BLEACHERS
SEATS

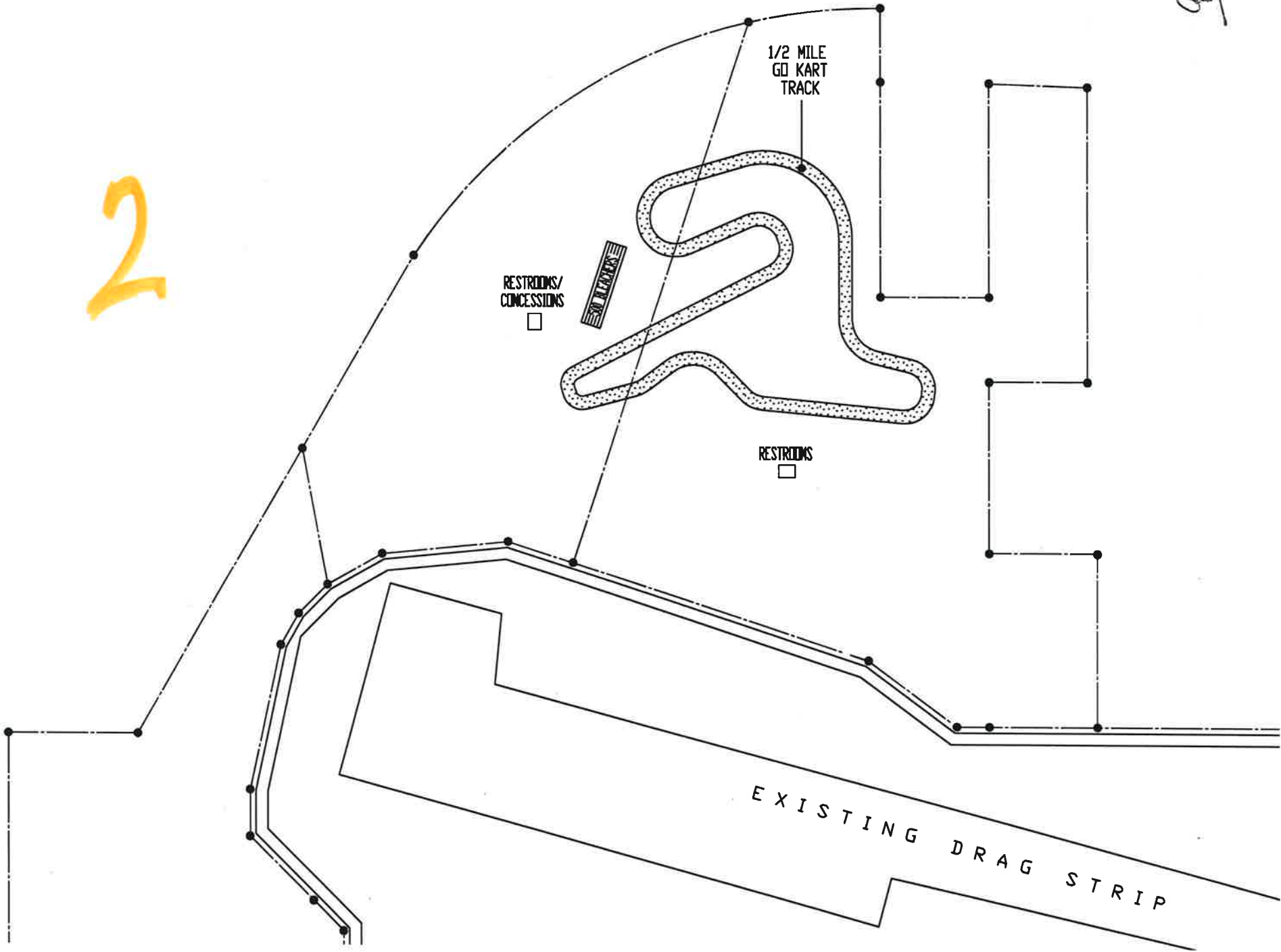
RESTROOMS/
CONCESSIONS

20'-0" WIDE DRIVEWAY



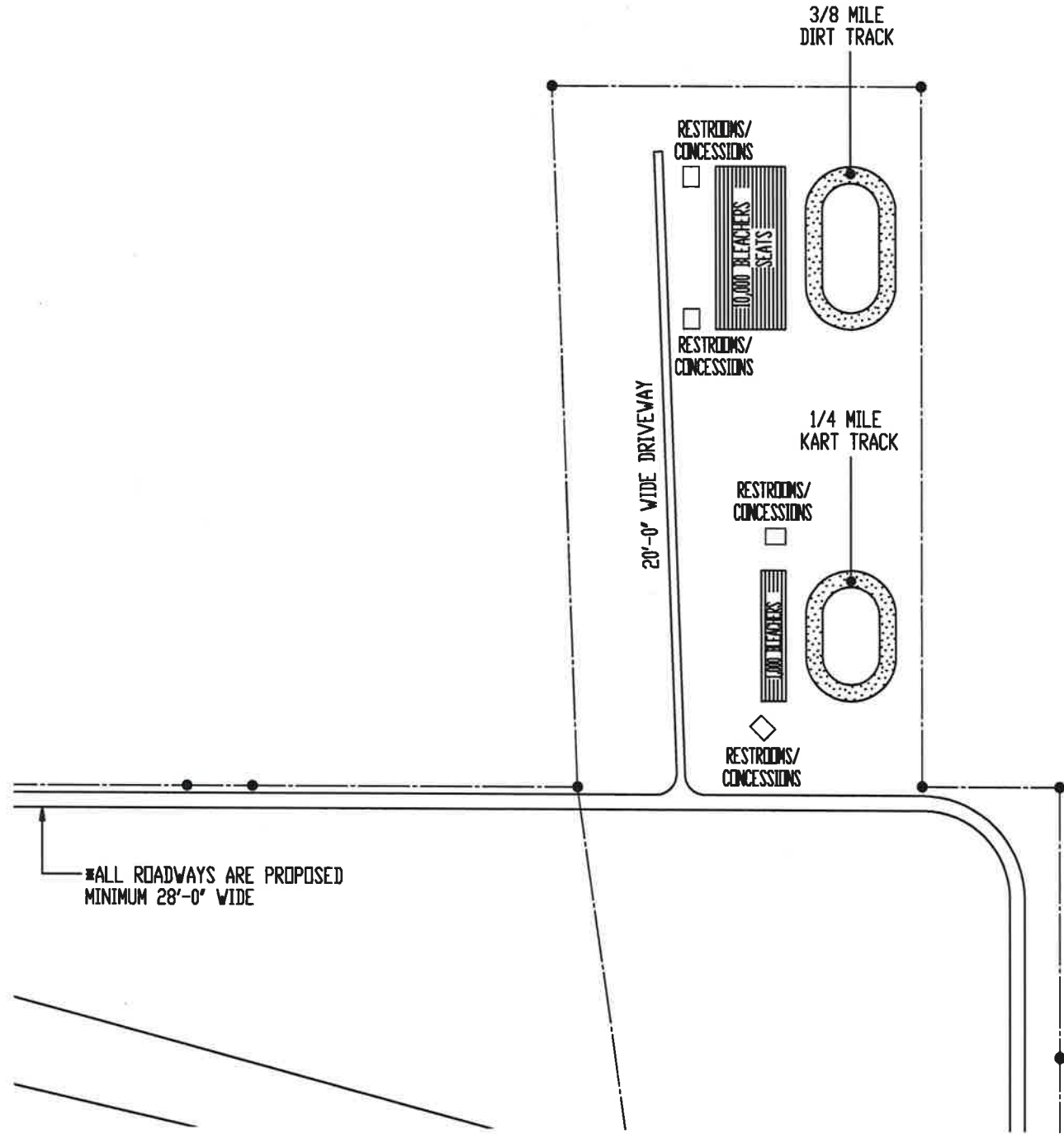
AD

2



9E

3

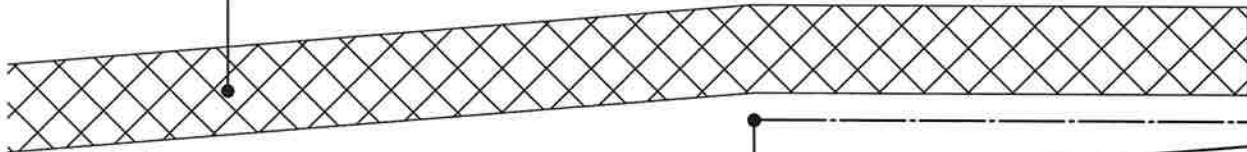


9/1

4

*ALL ROADWAYS ARE PROPOSED
MINIMUM 28'-0" WIDE

FUTURE BUSINESS BUILDINGS
DOES NOT INDICATE BUILDINGS
ONLY STORE LINE



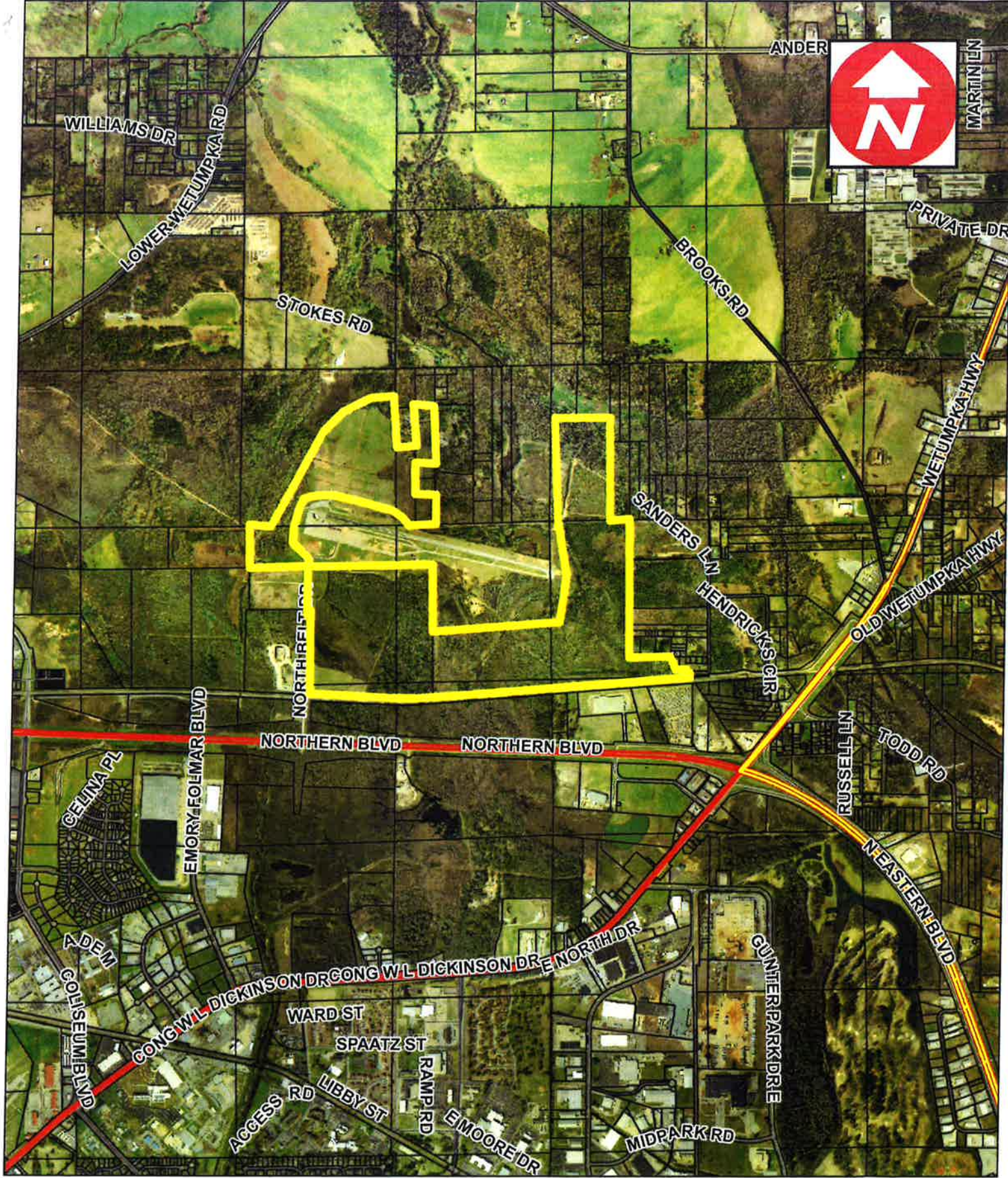
RAIL ROAD TRACK



NORTHERN BLVD

Future access road
to Wetumpka Hwy.





REZONING REQUEST

SUBJECT PROPERTY 44003031000000

FILE NO. RZ-2015-014

1 inch = 2,000 feet

FROM M31FH TO PUD

ITEM NO. 9G