

Planning Commission Agenda

November 12, 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 October 22, 2015 meeting

November 12, 2015

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	8787	Larry E. Speaks & Assoc.	EastChase Parkway	Plat	1
2.	DP-2015-012	“ “	EastChase Parkway	DP	2
3.	8786	Pilgreen Engineering	Russborough Trace	Plat	3
4.	8730	Flowers & White Engineering	Mitylene Park Lane	Plat	4
5.	8784	Sanford-Bell & Associates	Perry Hill Road	Plat	5
6.	8785	Alabama Land Surveyors	Atlanta Highway	Plat	6
7.	RZ-2015-016	Jim Edwards	Hunter Loop Road	Rezoning	7
8.	RZ-2015-017	Goodwyn, Mills & Cawood	North Decatur Street	Rezoning	8

***The next Planning Commission meeting is on
December 10, 2015***

1. 8787 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Milo's Holdings, LLC

SUBJECT: Request final approval of Milo's Holdings Plat No. 1 located on the northwest corner of EastChase Parkway and Boyd-Cooper Parkway in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats one (1) lot into two (2) lots for commercial use. Lot A (1.18 acres) has 167 ft. of frontage along EastChase Parkway and 256 ft. of frontage along Boyd-Cooper Parkway. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 9

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.

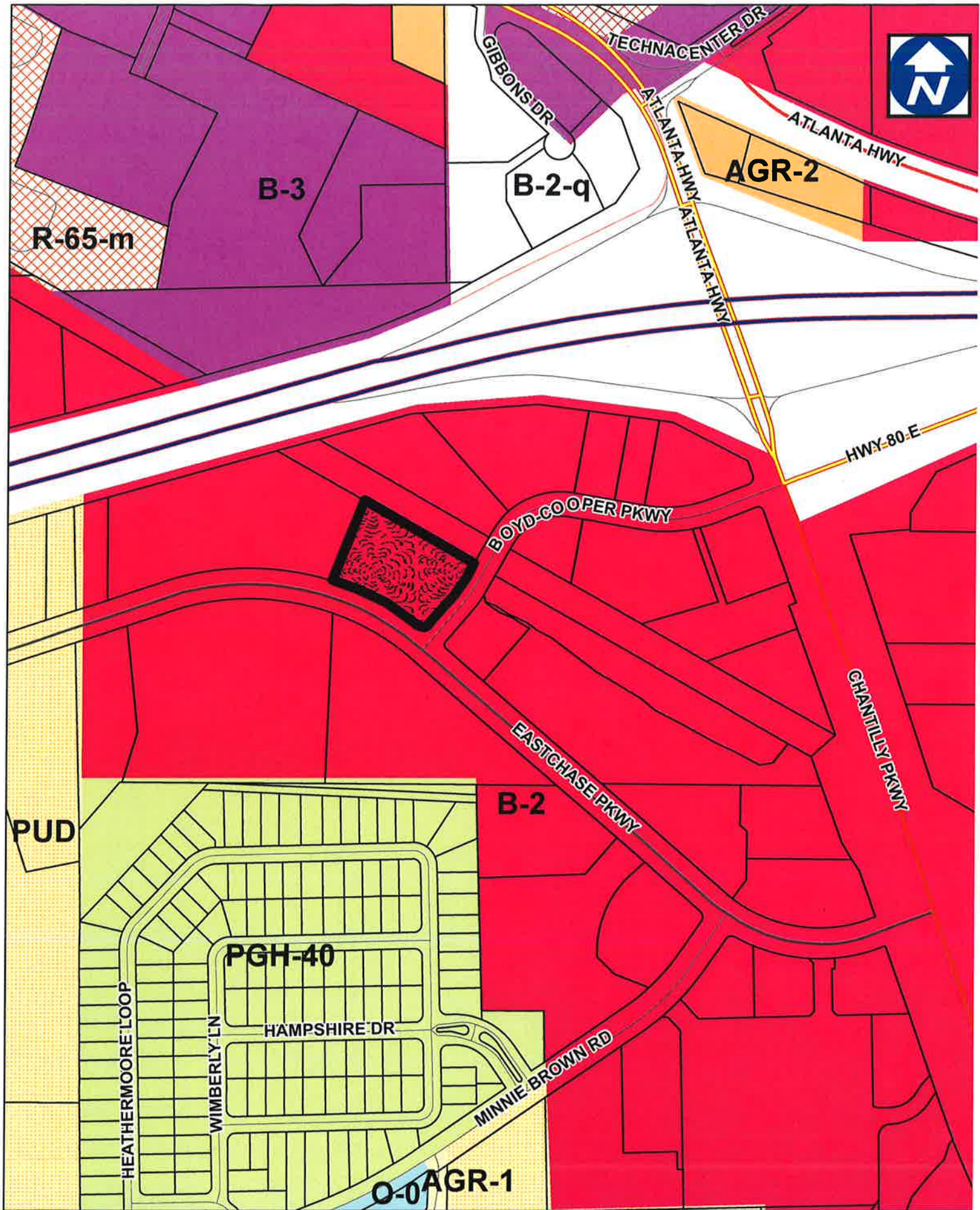
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

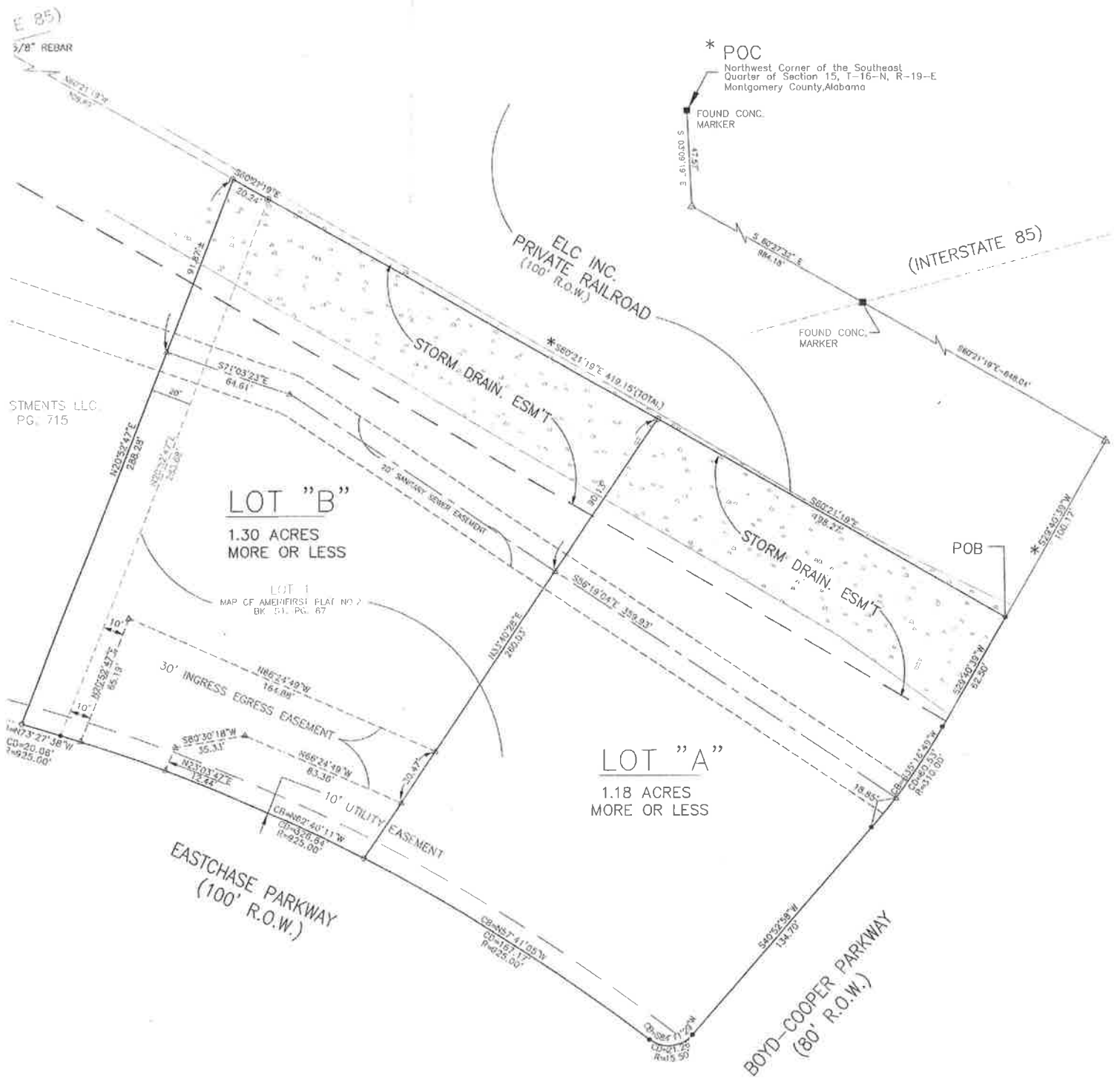
SUBJECT PROPERTY



ITEM NO. 1A

MILO'S HOLDINGS PLAT NO. 1

BEING A REPLAT OF LOT 1, MAP OF AMERIFIRST BANK PLAT NO. 2
AS RECORDED IN PLAT BOOK 51, PG. 67
AND UNPLATTED PROPERTY
LOCATED IN THE SE 1/4 OF SECTION 15
T-16-N, R-19-E
MONTGOMERY COUNTY, ALABAMA





HEATHERMOORE LOOP

BOYD-COOPER PKWY

EASTCHASE PKWY

PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 1C

2. DP-2015-012 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Milo's Burger Shop

SUBJECT: Public hearing for a development plan for a building to be located on the northwest corner of EastChase Parkway and Boyd-Cooper Parkway in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 3,450 sq. ft. building. There are 32 paved parking spaces indicated on the site plan. There is one (1) access drive to EastChase Parkway and one (1) access drive to Boyd-Cooper Parkway. All applicable requirements will be met.

COUNCIL DISTRICT: 9

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.

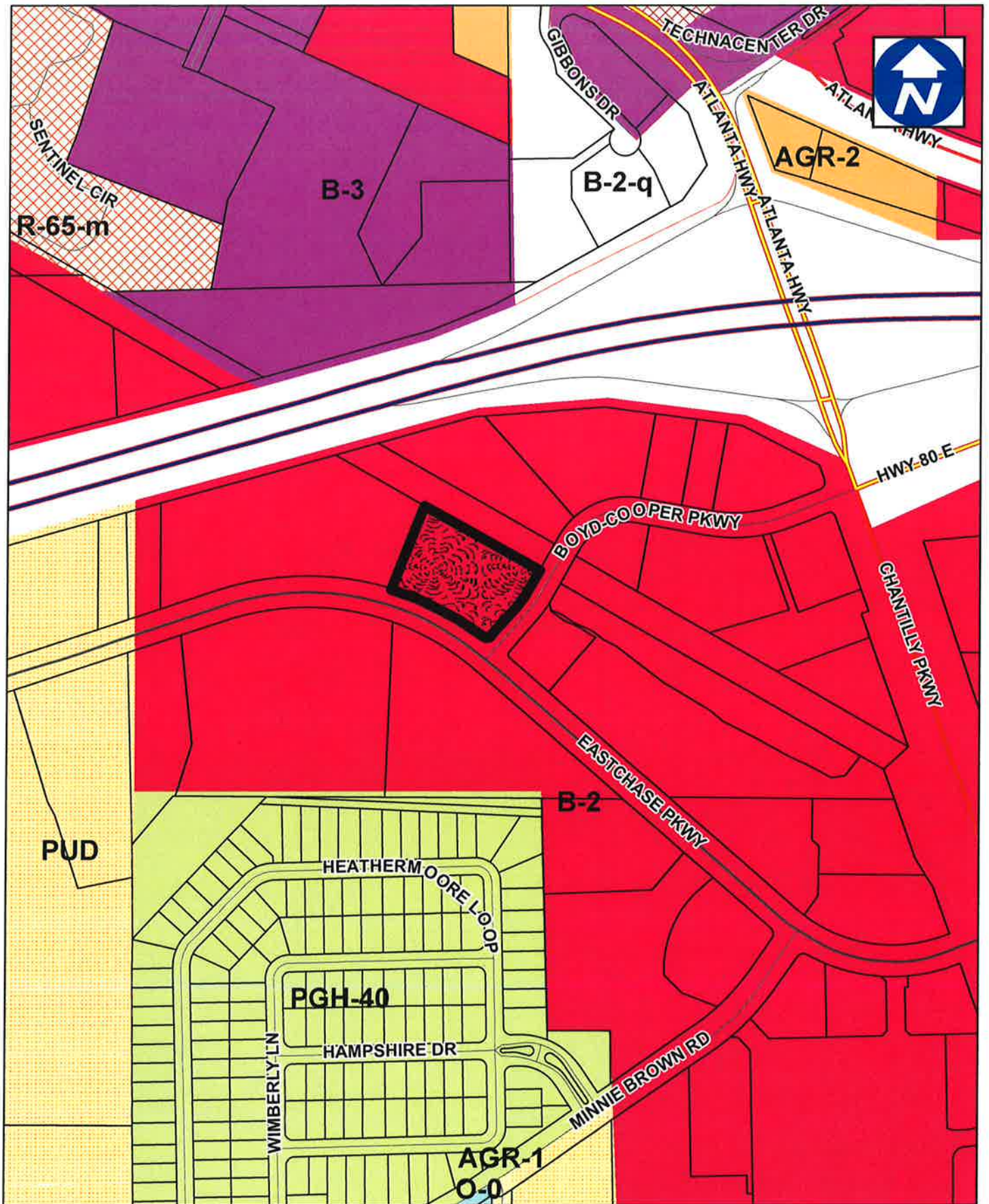
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet



ITEM NO. 2A



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 200 feet



ITEM NO. 2C

3. 8786 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Lowder New Homes

SUBJECT: Request final approval of Stoneybrooke Plat No. 8 located along Russborough Trace, approximately 106 ft. north of Treviso Place, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates 21 lots for residential use. The average lot width is 50 ft. and requires a 20 ft. front yard, 20 ft. rear yard, and 0 ft. side yards with 10 ft. between dwellings. Russborough Trace (48 ft. right-of-way) will be extended northwest approximately 250 ft. and a new 48 ft. right-of-way cul-de-sac will run north off Russborough Trace. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 1

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.

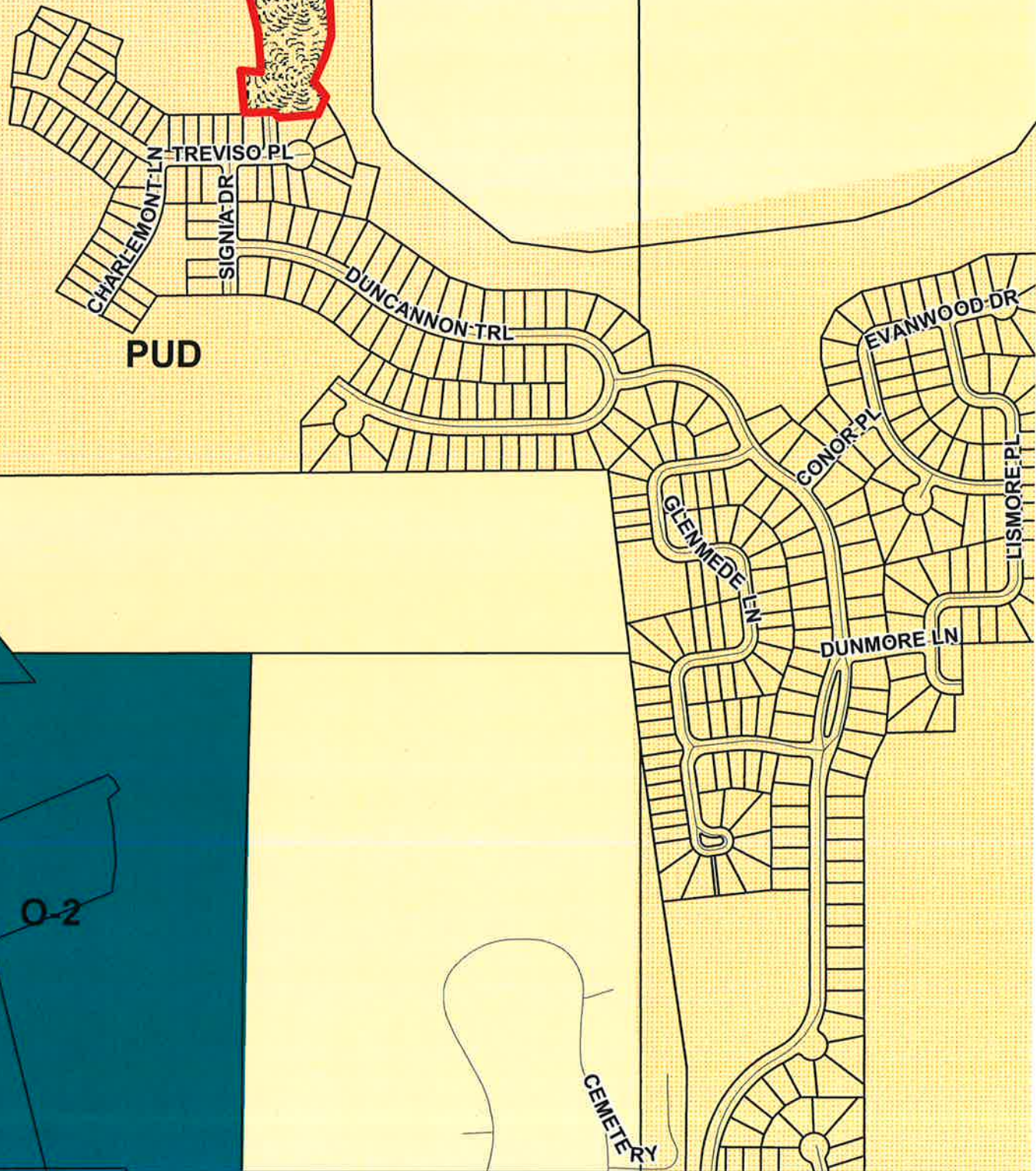
COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



AGR-1



PUD

R-100

O-2

CEMETERY

PLATS

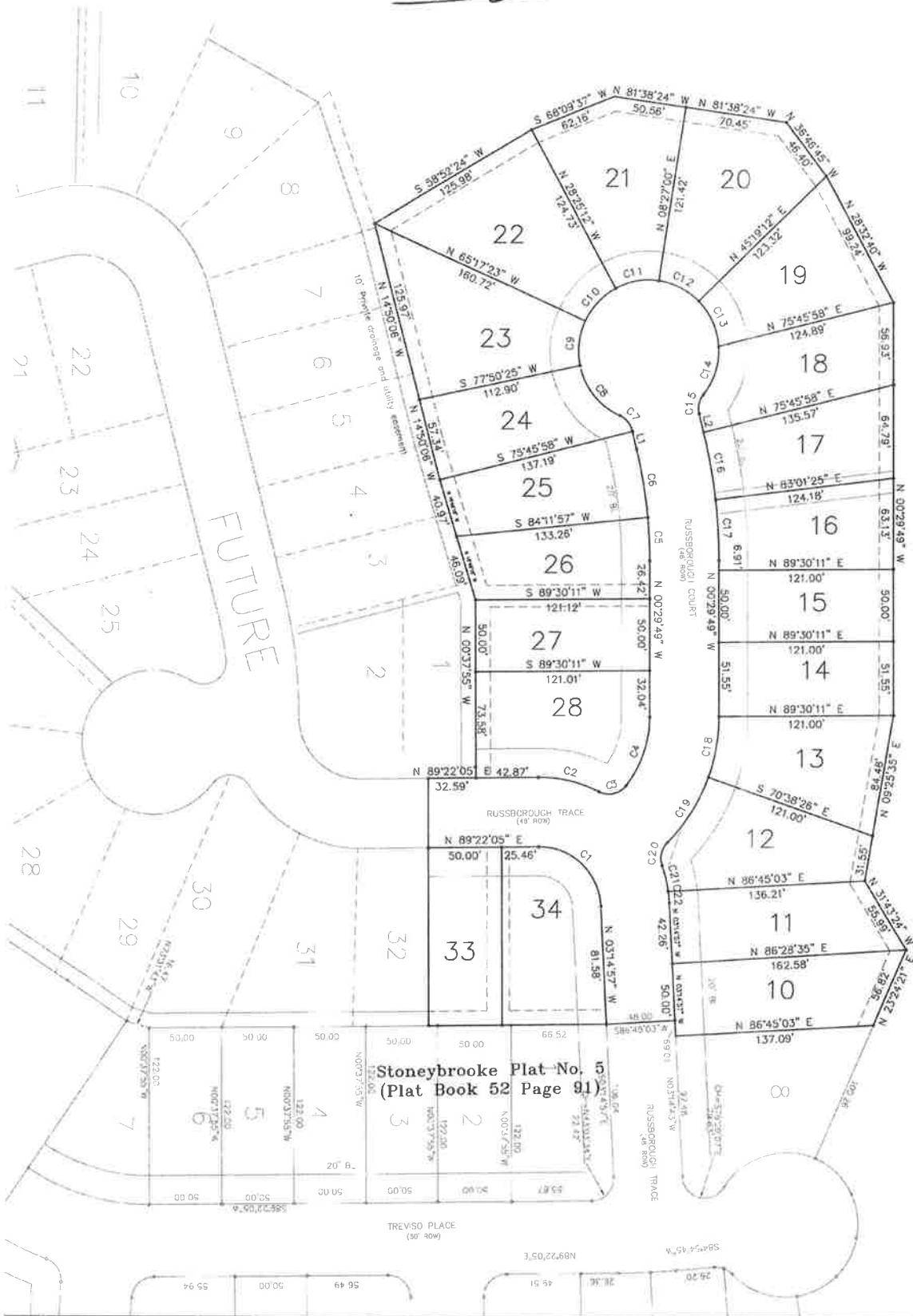
1 inch = 500 feet

SUBJECT PROPERTY



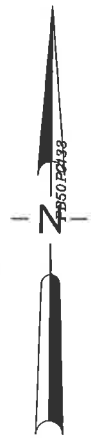
ITEM NO. 3A

Stoneybrooke 8



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.15	S147°4'02" E
L2	13.15	N147°4'02" W

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	88.34	43.50
C2	43.72	91.50
C3	21.25	15.50
C4	51.31	78.00
C5	30.17	328.00
C6	47.99	328.00
C7	14.13	15.50
C8	43.85	49.00
C9	31.54	49.00
C10	31.54	49.00
C11	31.54	49.00
C12	31.53	49.00
C13	34.93	49.00
C14	35.77	49.00
C15	14.13	15.50
C16	47.38	374.00
C17	42.29	374.00
C18	42.98	124.00
C19	53.51	124.00
C20	17.23	15.50
C21	18.37	91.50
C22	7.75	91.50



Stoneybrooke Plat No. 5
(Plat Book 52 Page 91)

3B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. 8730 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Mitylene Development

SUBJECT: Request final approval of Mitylene Office Park Plat No. 5B located on the north side of Mitylene Park Lane, approximately 300 ft. west of Taylor Road, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats three (3) lots into one (1) lot for commercial use. Lot A (1.29 acres) has 251 ft. of frontage along Mitylene Park Lane and a depth of 171 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 9

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.

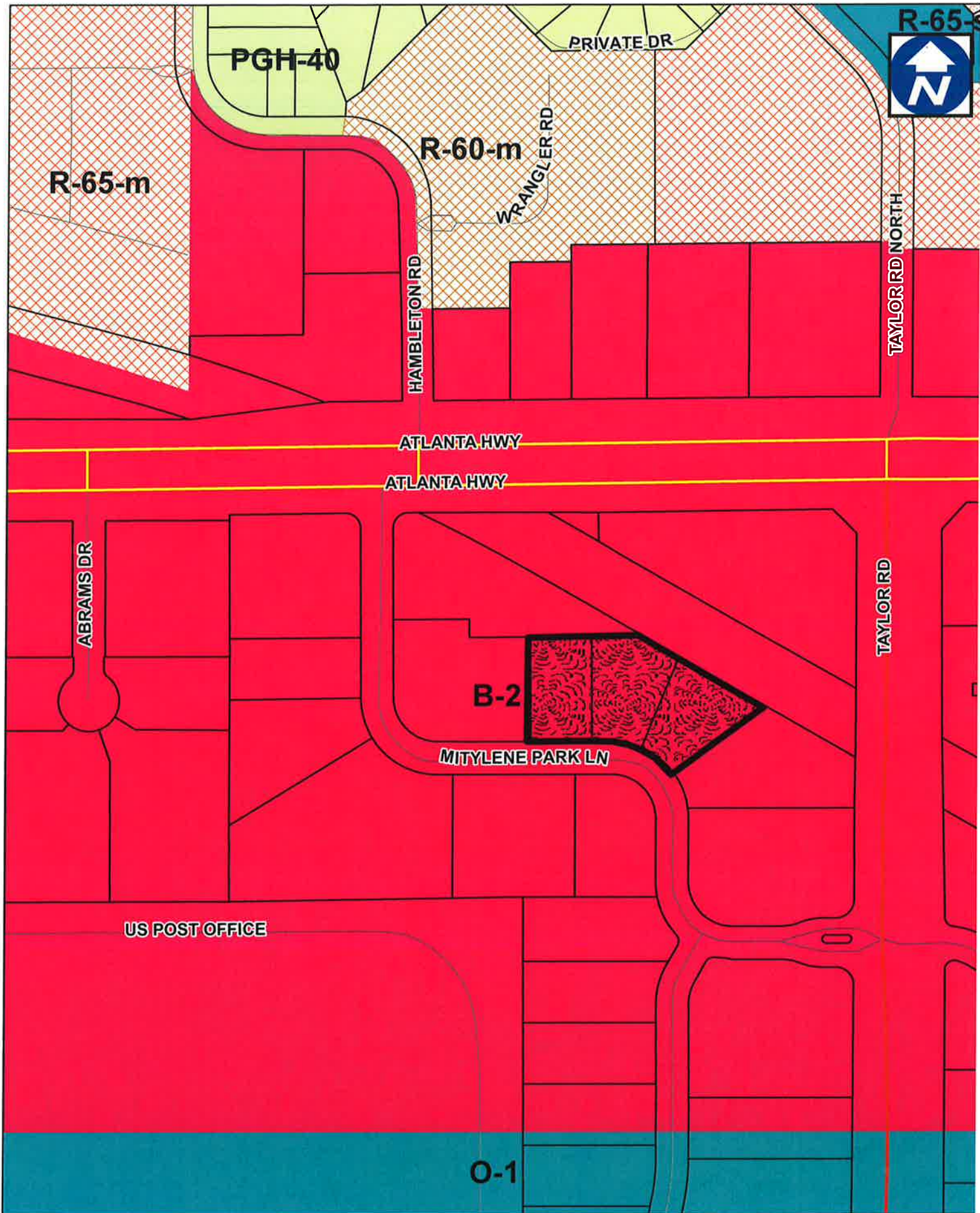
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

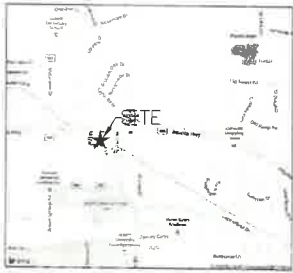
1 inch = 200 feet

SUBJECT PROPERTY

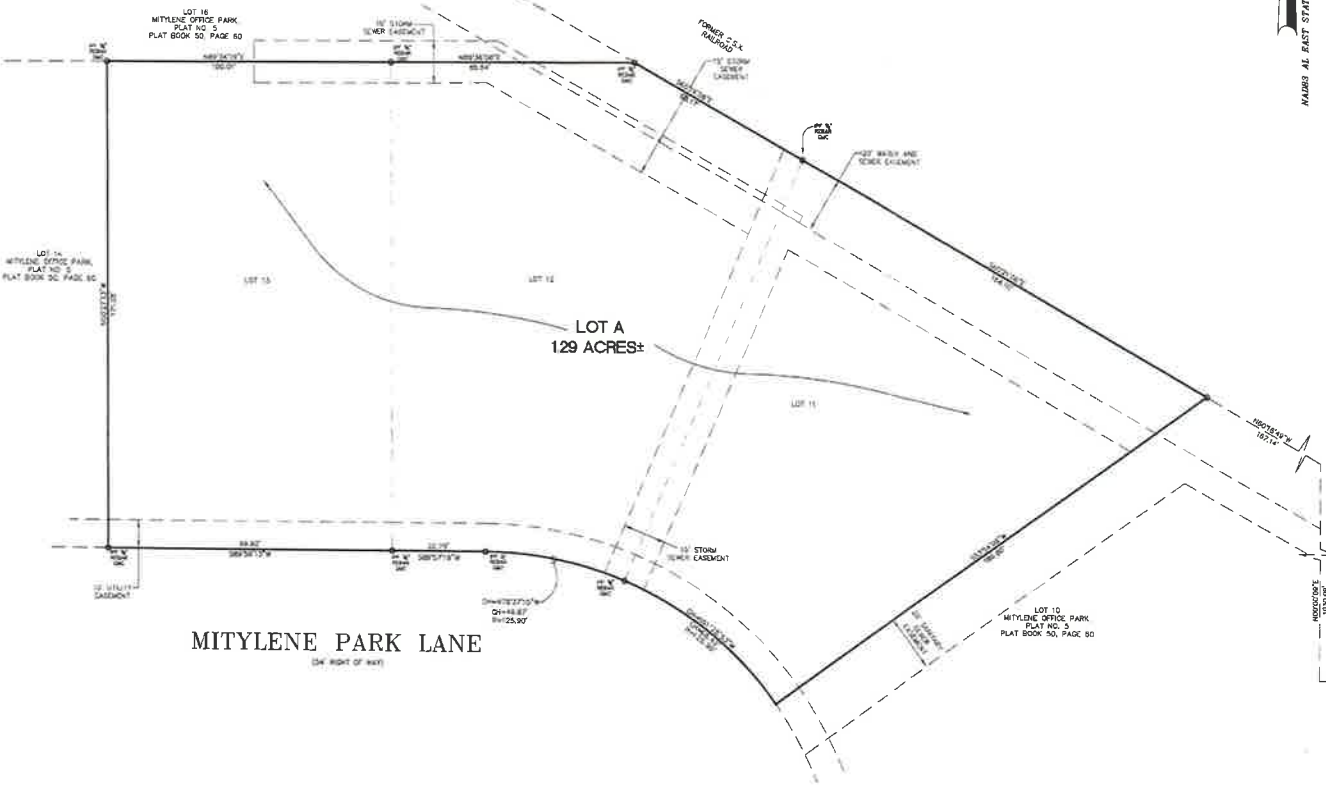


ITEM NO. 4A

4B



VICINITY MAP



MITYLENE OFFICE PARK PLAT NO. 5B

BEING A RE-PLAT OF LOTS 11, 12 AND 13 OF MITYLENE OFFICE PARK PLAT 5 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 50, AT PAGE 60, LYING IN THE SOUTHEAST QUARTER OF SECTION 8, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA.

STATE OF ALABAMA)
MONTGOMERY COUNTY)
THE UNDERSIGNED, _____ OWNER OF SAID PROPERTY SHOWN HEREBY JOINS IN AND SAYS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID MAP THIS THE ____ DAY OF FEBRUARY, 2015.

STATE OF ALABAMA)
MONTGOMERY COUNTY)
THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFY THAT I HAVE REVIEWED THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO ARE KNOWN TO ME, AND WHOSE NAMES ARE SHOWN THEREON ON THE COPIES OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE, GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS THE ____ DAY OF FEBRUARY, 2015.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

APPROVAL OF 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 11-55-32.

BY: _____
THOMAS M. FROON, AL, EXECUTIVE SECRETARY

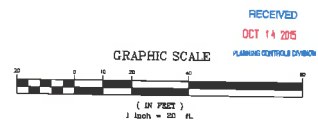
APPROVAL OF THE MONTGOMERY COUNTY ENGINEER
THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA.

BY: _____ DATE _____
GEORGE C. SPEARE
MONTGOMERY COUNTY ENGINEER

STATE OF ALABAMA)
MONTGOMERY COUNTY)
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 THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY THIS THE ____ DAY OF FEBRUARY, 2015.

BRADLEY W. FLOWERS, PLS
ALABAMA REG. NO. 31632

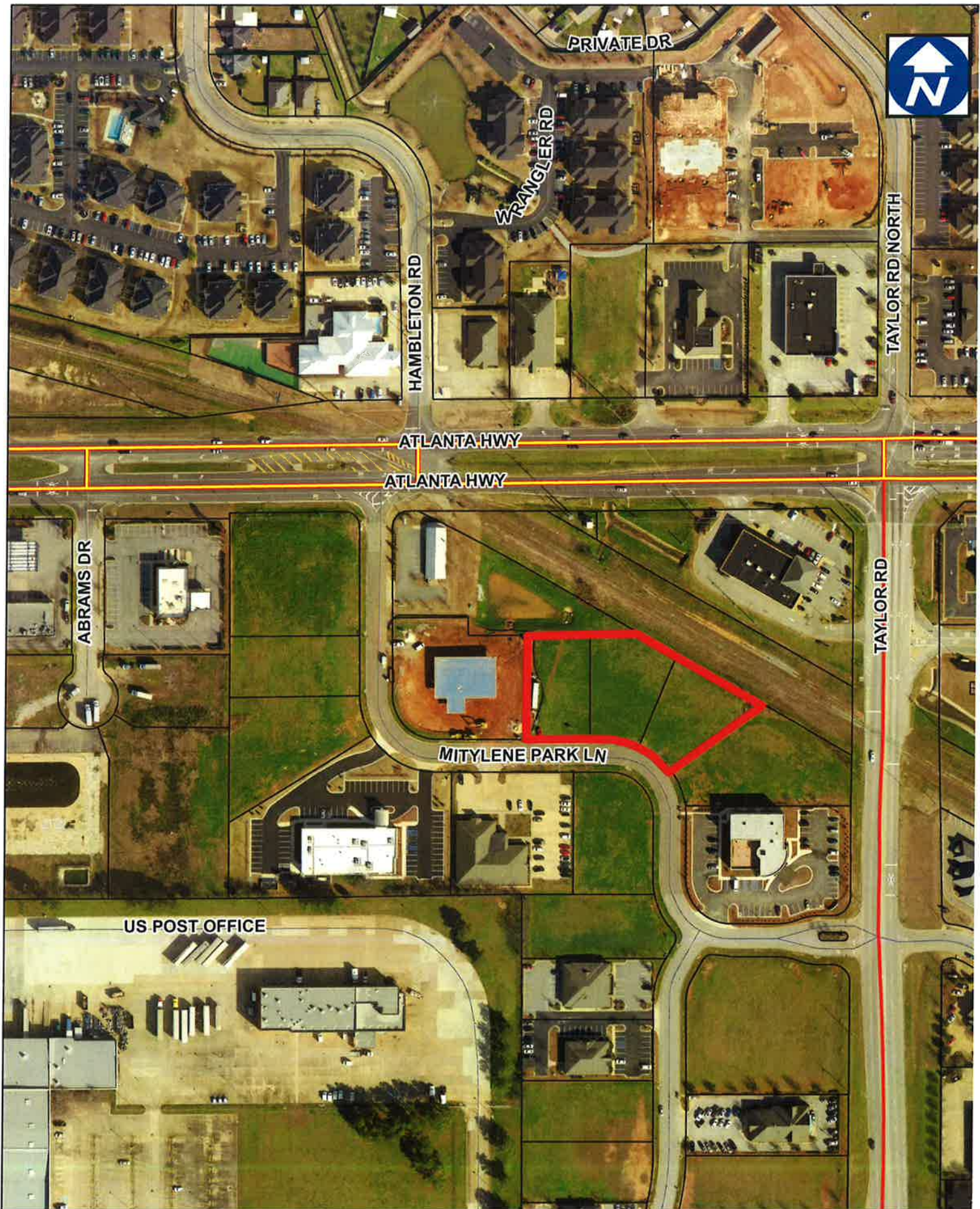


DRAWN BY: JWS F&W PROJ: 14-552
FLOWERS & WHITE
ENGINEERING, L.L.C.
PO BOX 231286 MONTGOMERY, AL 36123
PH. (334) 356-7600 Fax (334) 356-1211

- NOTES:
1. STREETS SHOWN HEREOF, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDED FOR PUBLIC USE.
 2. ALL EASEMENTS, EXCEPT UTILITY, PRIVATE EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN HEREOF ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHT OF WAY AND EGRESS BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON THE EASEMENTS SHOWN.
 3. EASEMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER MAINS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSIONS OR AGENTS FOR PURPOSE AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED ON ANY PART OF THESE EASEMENTS.
 4. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.

LEGEND

LOT LINE	_____
IRON PIN FOUND (AS NOTED)	o
PLAT BEARING AND DISTANCE	N00°52'30"E 77.86
ADJACENT PROPERTY LINE	-----



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. _____

4C

5. 8784 **PRESENTED BY:** Sanford-Bell & Associates

REPRESENTING: North Congregation Building Fund of Jehovah's Witnesses

SUBJECT: Request final approval of Perry Hill Road Kingdom Hall Plat No. 1 located on the east side of Perry Hill Road, between Vista Circle and Sunset Drive, in an R-75-s (Single-Family Residential) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for church use. Lot 10A (1.06 acres) has 165 ft. of frontage long Vista Circle, 211 ft. of frontage along Sunset Drive, and 460 ft. of frontage along Perry Hill Road. Portions of the lots along Perry Hill Road will be dedicated as right-of-way to the City. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 1

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.

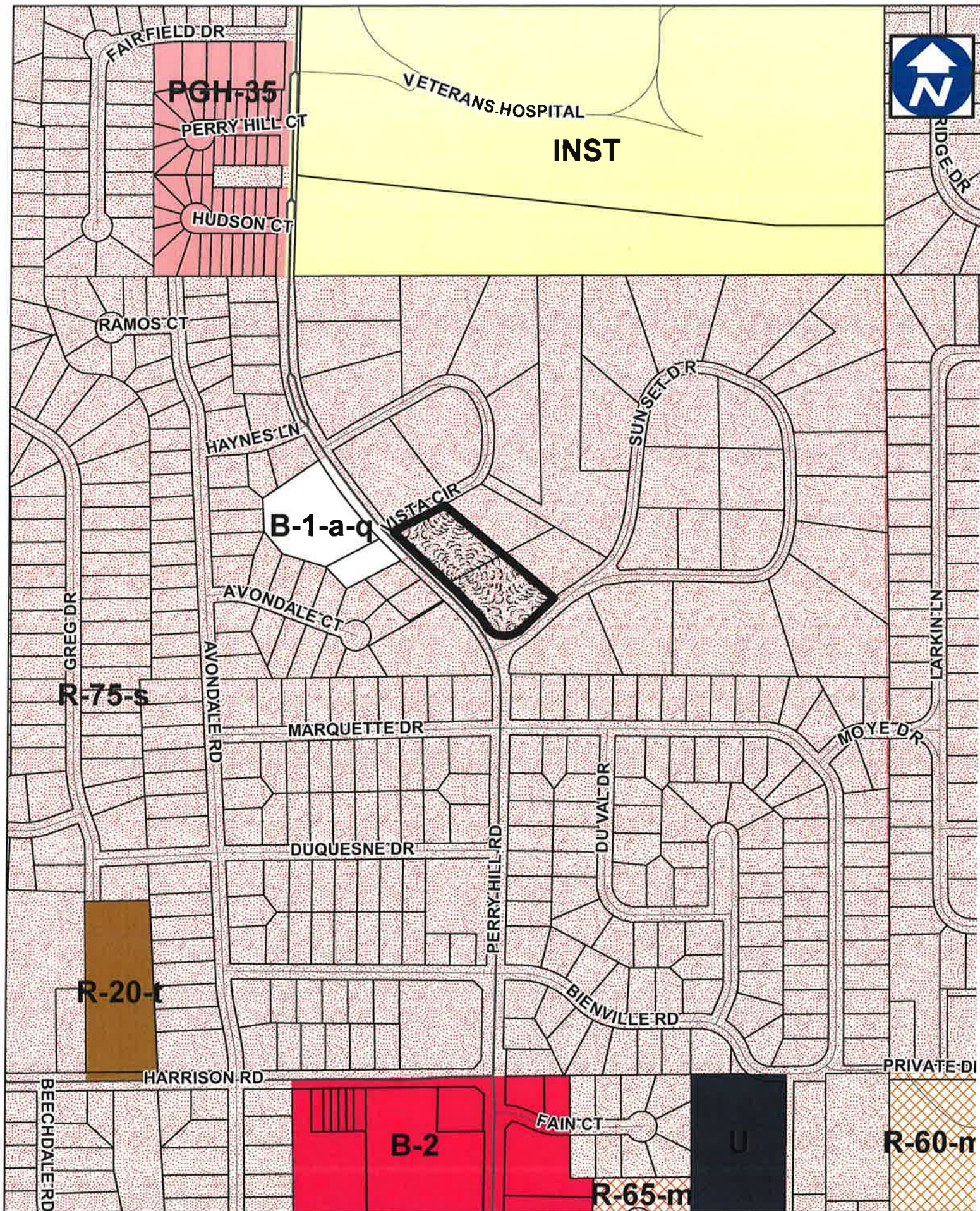
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

5A

5B

Perry Hill Road Kingdom Hall #1

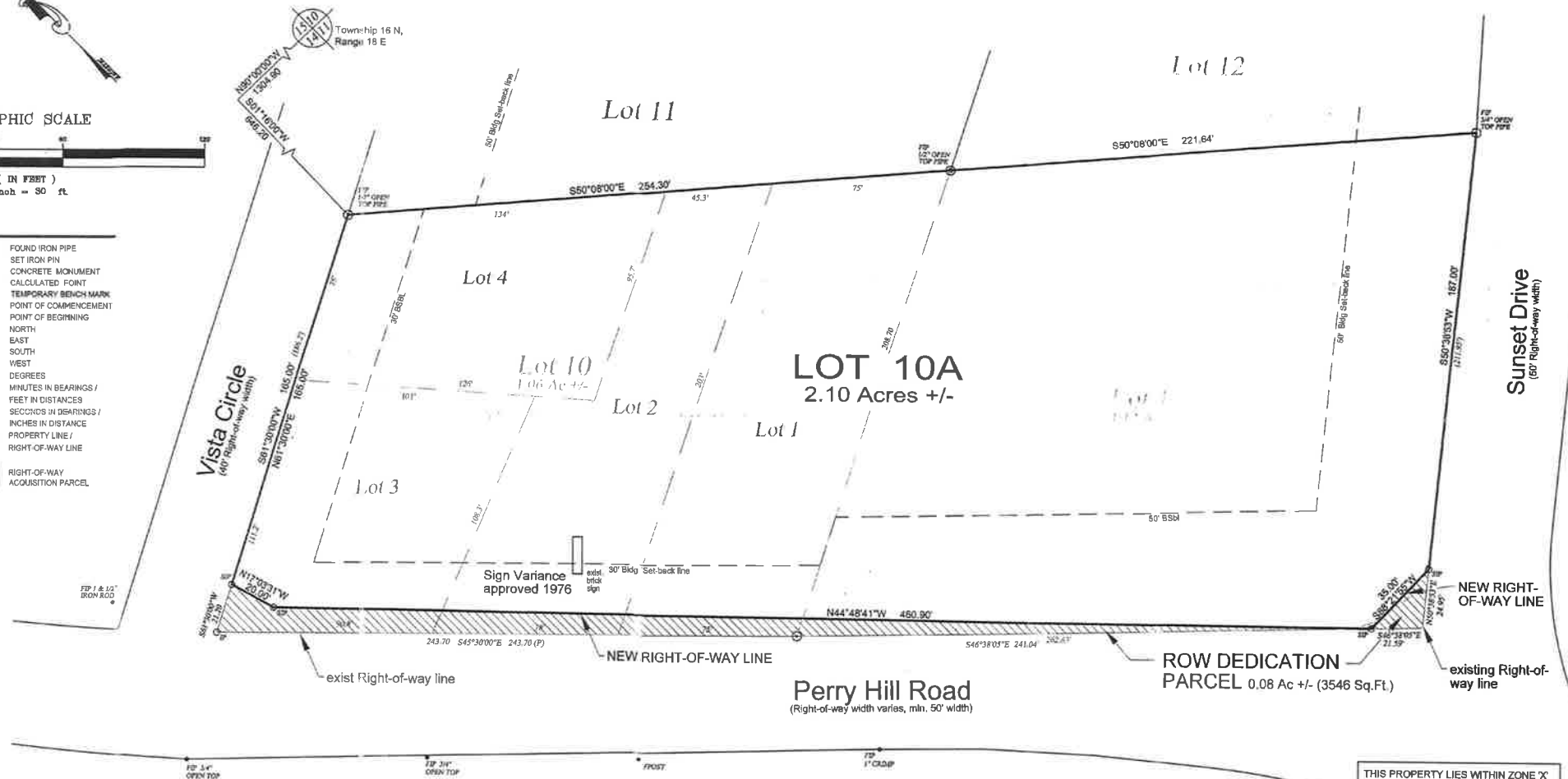


GRAPHIC SCALE

(IN FBST)
1 inch = 30 ft

LEGEND

- FIP FOUND IRON PIPE
- SIP SET IRON PIN
- CM CONCRETE MONUMENT
- △ C.P. CALCULATED POINT
- ⊕ TBM TEMPORARY BENCH MARK
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- N NORTH
- E EAST
- S SOUTH
- W WEST
- ° DEGREES
- ' MINUTES IN BEARINGS / FEET IN DISTANCES
- " SECONDS IN BEARINGS / INCHES IN DISTANCE
- PROPERTY LINE / RIGHT-OF-WAY LINE
- ▨ RIGHT-OF-WAY ACQUISITION PARCEL



THIS PROPERTY LIES WITHIN ZONE 'X'
(NO SHADING)
COMMUNITY PANEL NO.: 01101C0226 F
DATED: FEB 5, 2014



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. 8785 **PRESENTED BY:** Alabama Land Surveyors

REPRESENTING: Gulf States Conference Association of SDA

SUBJECT: Request final approval of First Seventh Day Adventist Church Plat No. 1 located on the north side of Atlanta Highway, approximately 500 ft. west of Hillside Road, in an R-100 (Single-Family Residential) Zoning District.

REMARKS: This plat replats three (3) lots into one (1) lot for church use. Lot 1A (4.80 acres) has 474 ft. of frontage along Atlanta Highway and a depth of 441 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 1

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.

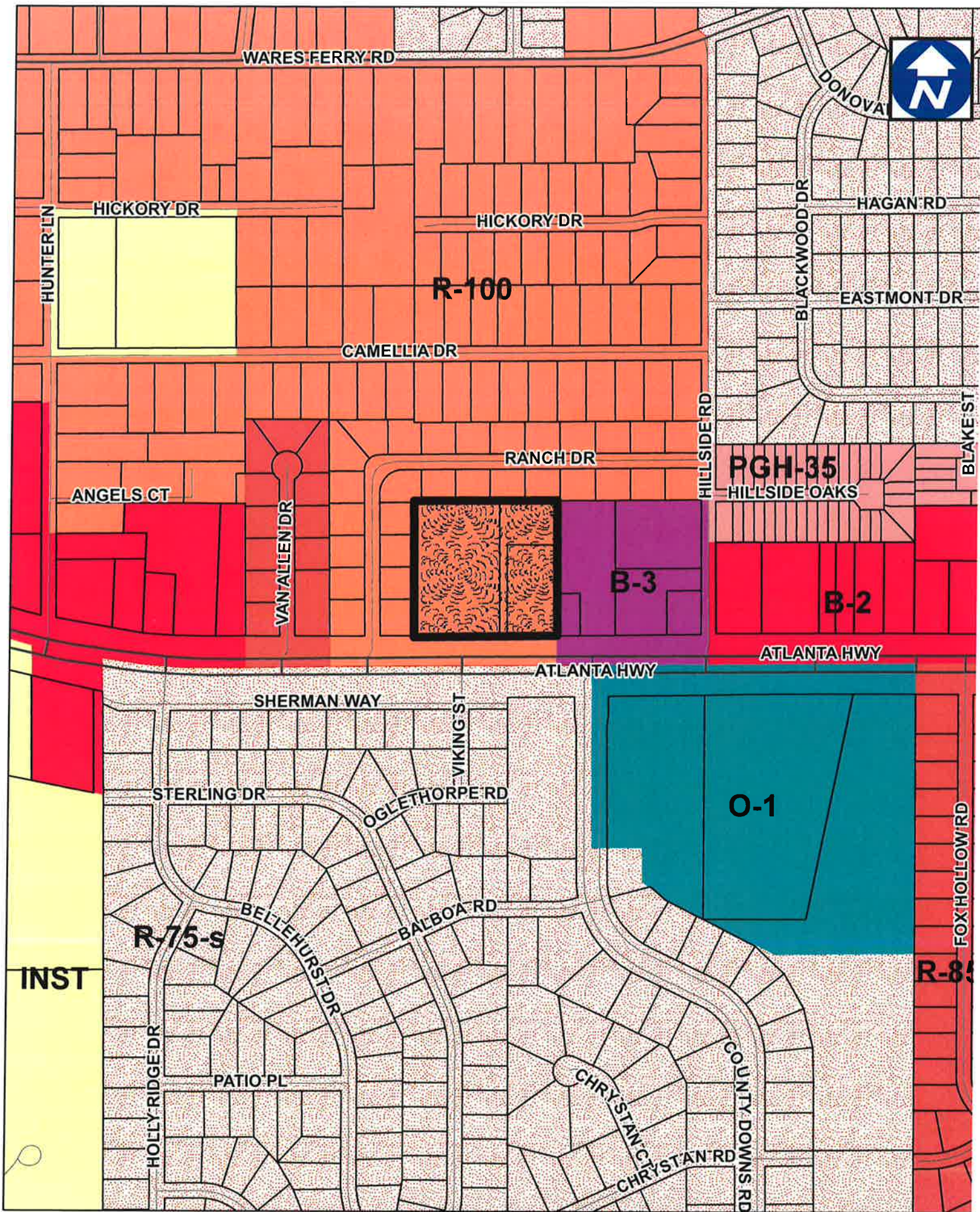
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 6A



CAMELLIA DR

HILLSIDE RD

RANCH DR

VAN ALLEN DR

ATLANTA HWY

ATLANTA HWY

SHERMAN WAY

VIKING ST

COUNTY DOWNS RD

STERLING DR

OGLETHORPE RD

PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 60

7. RZ-2015-016 **PRESENTED BY:** Jim Edwards

REPRESENTING: Epic Midstream, LLC

SUBJECT: Request to rezone property containing 17 acres located on the west side of Hunter Loop Road, approximately 2,000 ft. north of Well Road, from AGR-2 (General Agriculture) and FH (Flood Hazard) Zoning Districts to an M-3 (General Industrial) Zoning District.

REMARKS: The adjacent property has AGR-2 (General Agriculture) and FH (Flood Hazard) zoning to the north and south, R-99-p (Mobile Home Park) and M-3 (General Industrial) zoning to the east, and FH (Flood Hazard) zoning to the west. The intended use for this property if rezoned is to construct and operate a railroad spur for unloading headers with pumps and hoses and a pipeline which will service its existing ethanol storage facility located in close proximity. The Land Use Plan recommends heavy industrial and indicates Flood Plain area.

COUNCIL DISTRICT: 4

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

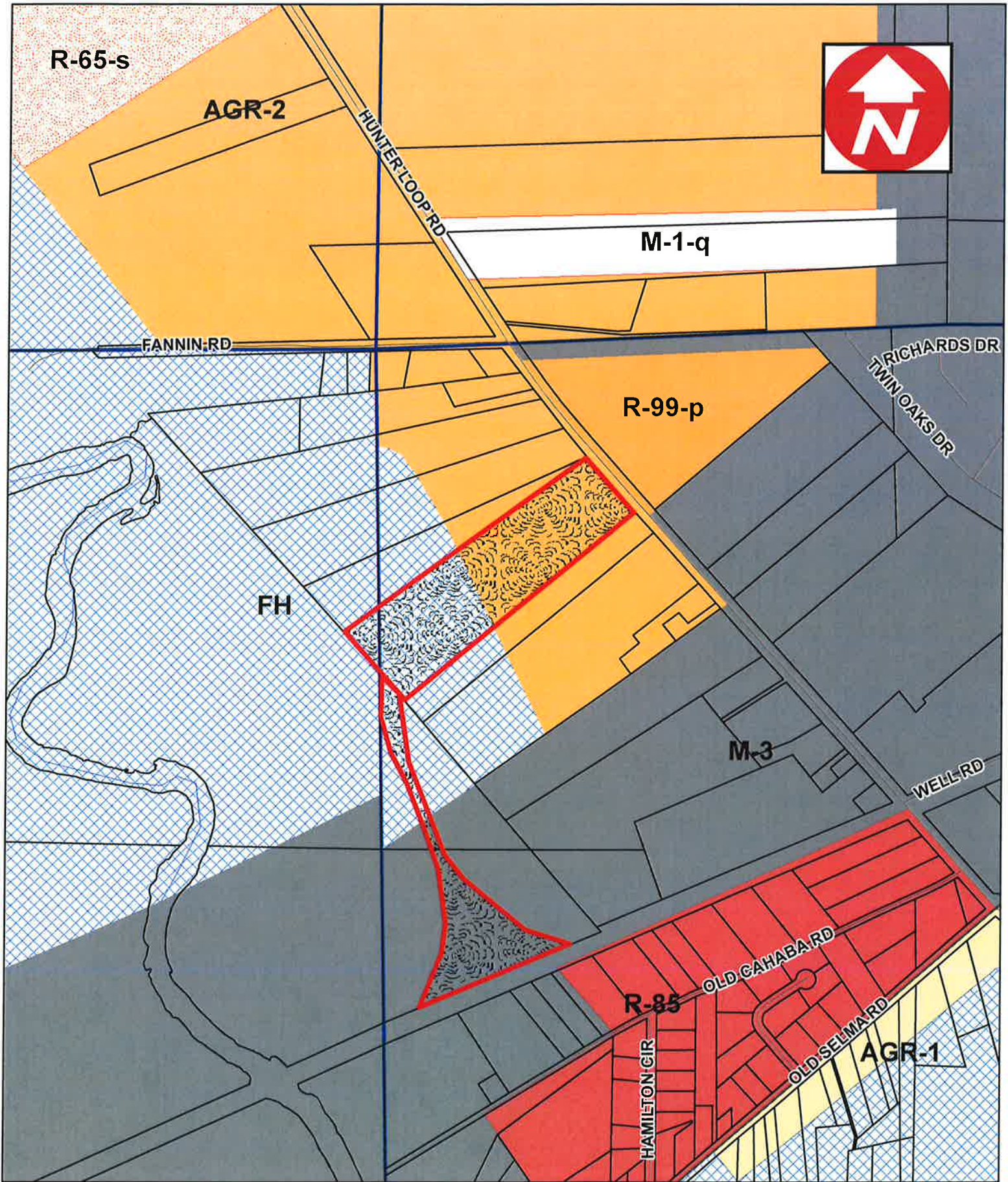
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

1 inch = 600 feet

SUBJECT PROPERTY

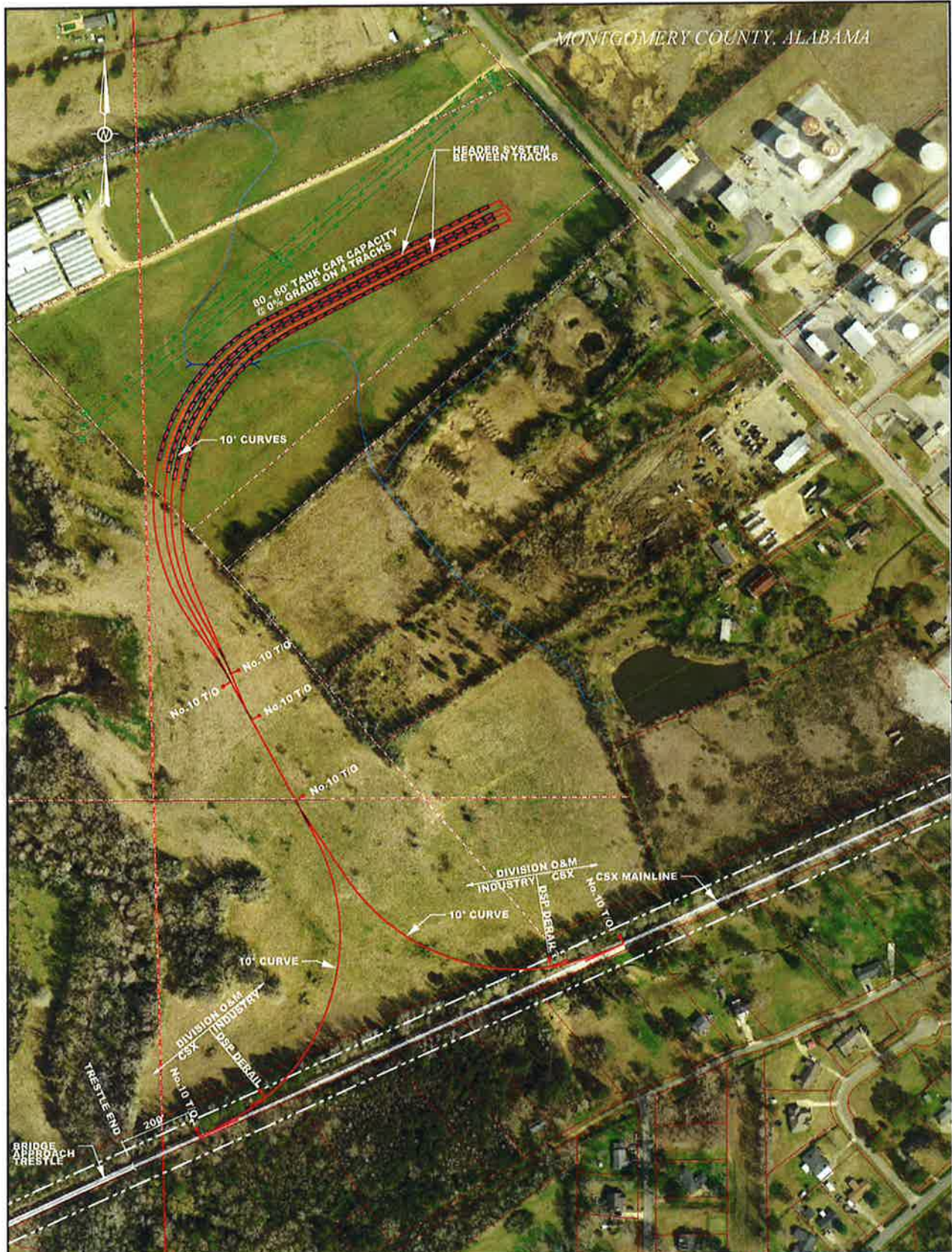
FROM AGR-2/FH TO M-3



FILE NO. RZ-2015-016

ITEM NO. 7A

Exhibit C



- NOTES:
1. THIS CONCEPTUAL PLAN IS BASED ON AVAILABLE INFORMATION AND SHOULD BE CONSIDERED FOR STUDY PURPOSES ONLY.
 2. THIS PLAN HAS NOT BEEN REVIEW OR APPROVED BY THE RAILROAD.
 3. ALL TRACK SHALL MEET CSX'S CLEARANCE REQUIREMENTS AND SHALL BE BONDED AND GROUNDED PER CSX STANDARDS.

CONCEPTUAL
FOR STUDY PURPOSES ONLY

CONCEPTUAL LAYOUT
OPTION #3

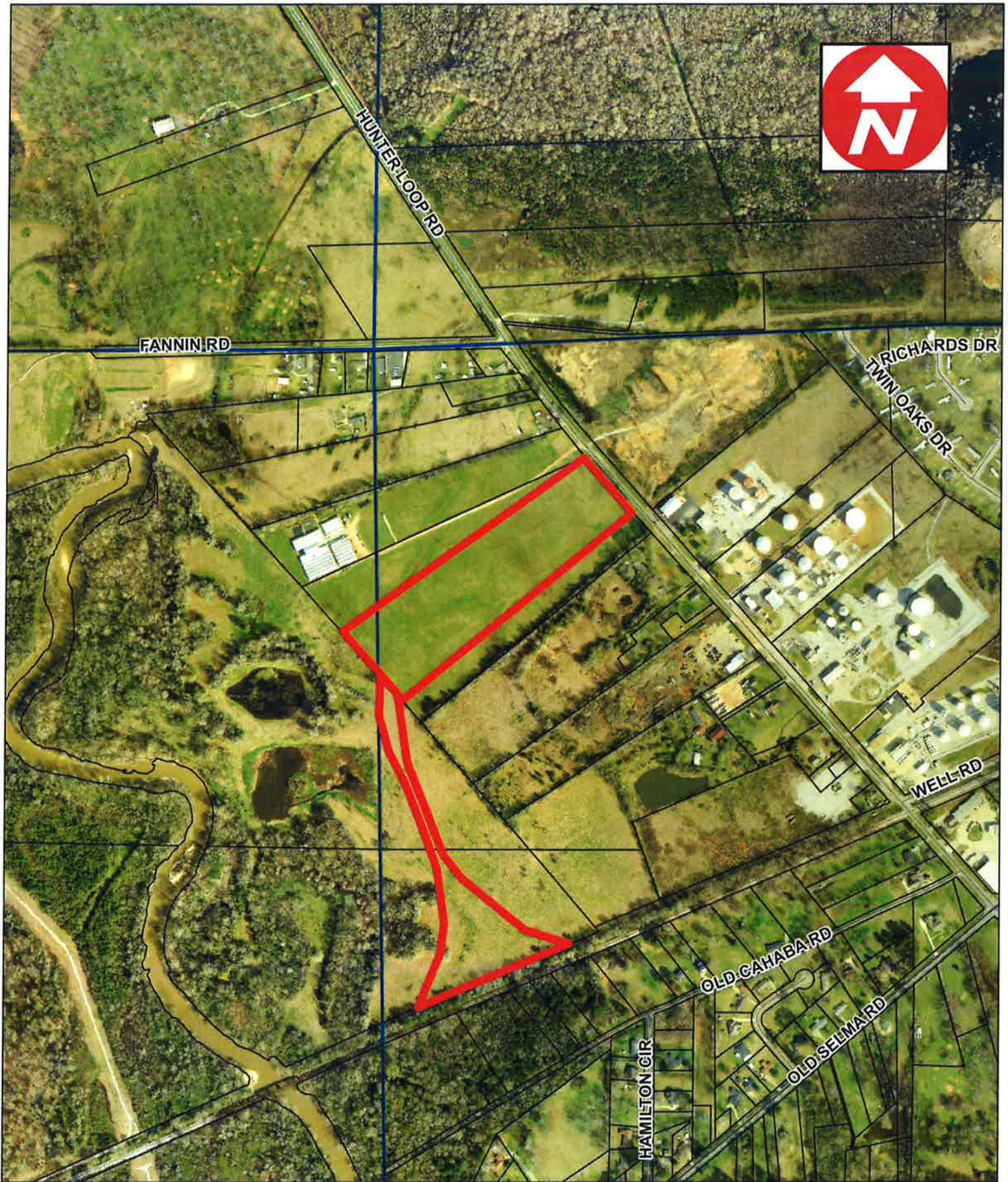


PROJECT #	REV 13 2015
R15204	10/06/15 BY CARLS
DESIGNED BY	
RJM	
CHECKED BY	
DRAWING DATE	
OCTOBER 6, 2015	

CIVIL SMITH LLC
P. O. BOX 8634, CHATTANOOGA, TN 37414 / (423) 255-7914 / civilsmithllc.com

CSX TRANSPORTATION
EPIC MIDSTREAM
PROPOSED TRACKS TO SERVE
MONTGOMERY, ALABAMA

7B



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2015-016

1 inch = 600 feet

FROM AGR-2/FH **TO** M-3

ITEM NO. 7C

8. RZ-2015-017 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: Burt Steel

SUBJECT: Request to rezone one (1) parcel of land located at 905 North Decatur Street from an R-60-d (Duplex Residential) Zoning District to an M-1 (Light Industrial) Zoning District.

REMARKS: The adjacent property has R-60-d (Duplex Residential) zoning to the north, M-1 (Light Industrial) and R-60-d (Duplex Residential) zoning to the south, M-1 (Light Industrial) and M-3 (General Industrial) zoning to the east, and B-2 (Commercial) zoning to the west. The intended use for this property if rezoned is to construct an additional building. This development is legal non-conforming and the rezoning will bring the development into compliance. The Land Use Plan recommends general industrial and indicates Flood Plain area.

COUNCIL DISTRICT: 3

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

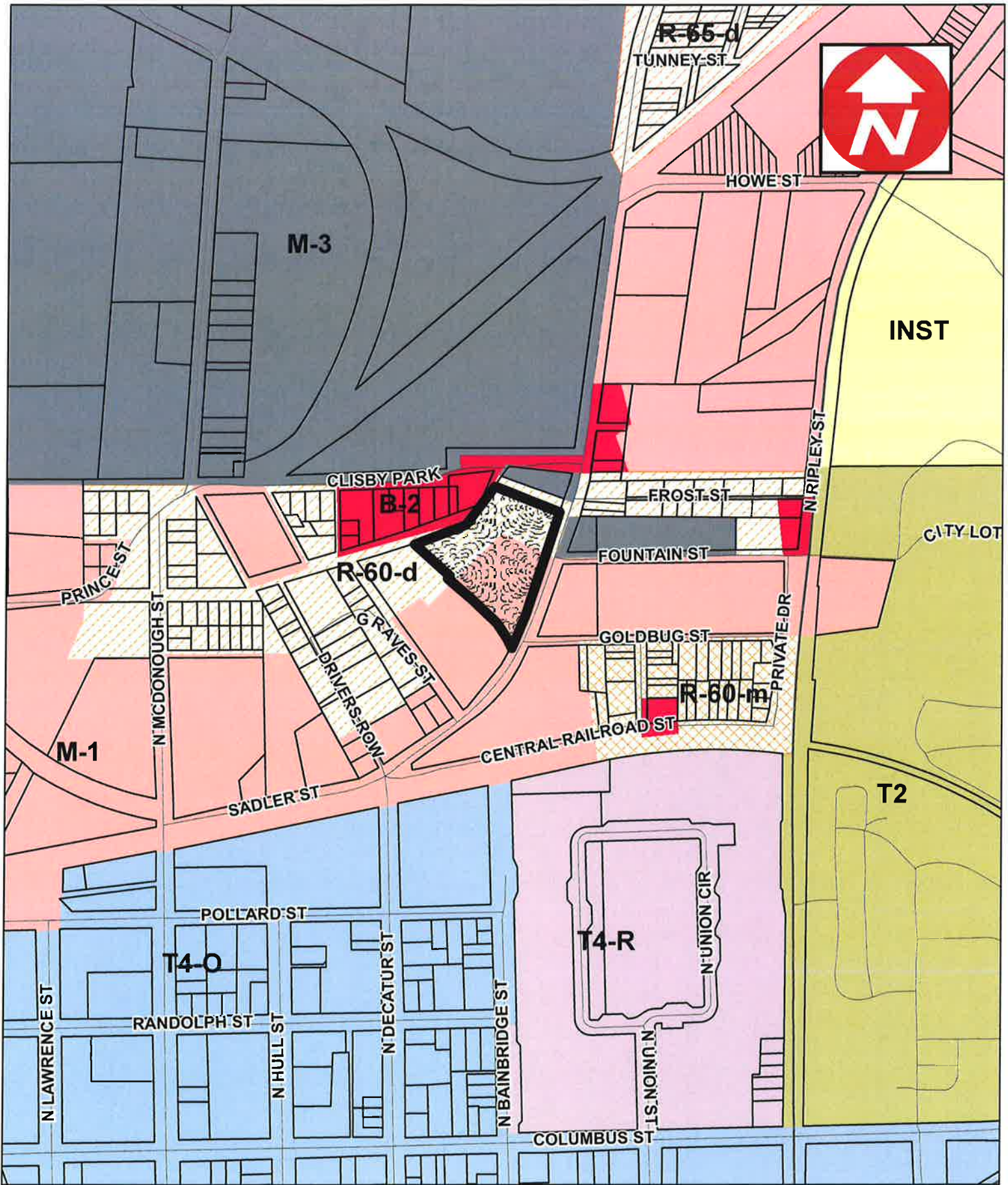
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. R2-2015-017

1 inch = 400 feet

FROM R-60-d TO M-1

ITEM NO. 8A



REZONING REQUEST

SUBJECT PROPERTY

~~450001010000~~

FILE NO. RZ-2015-017

1 inch = 200 feet

FROM R-60-d TO M-1

ITEM NO. 8B