

# Planning Commission Agenda

January 28, 2016

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

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

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the December 10, 2015 meeting
- IV. Election of Officers

**January 28, 2016**

<b><u>Item</u></b>	<b><u>File No.</u></b>	<b><u>Petitioner</u></b>	<b><u>Location</u></b>	<b><u>Request</u></b>	<b><u>Page</u></b>
1.	8793	Goodwyn, Mills & Cawood	EastChase Lane	Plat	1
2.	8794	Professional Engineering	Atlanta Highway	Plat	2
3.	DP-1978-037	Danny Clements Builder	Birmingham Highway	DP	3
4.	8792	The Broadway Group	Atlanta Highway	Plat	4
5.	DP-2016-003	“ “	Atlanta Highway	DP	5
6.	DP-2016-001	Flowers & White Engineering	Vaughn Road	DP	6
7.	DP-1988-080	“ “	Carmichael Road	DP	7
8.	DP-2016-002	“ “	Berry Chase Place	DP	8
9.	RZ-2008-020	Horatio R. Lee	Crane Street	Rezoning	9
10.	RZ-2007-004	Larry E. Speaks & Assoc.	Hunter Loop Road	Rezoning	10

*The next Planning Commission meeting is on  
February 25, 2016*

1. 8793 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** EastChase Land Company

**SUBJECT:** Request final approval of Towne Place Suite at EastChase Plat No. 1 located on the southwest corner of EastChase Lane and Selas Drive in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 1 (2.341 acres) has approximately 500 ft. of frontage along EastChase Lane and approximately 400 ft. of frontage along Selas Drive. 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:* \_\_\_\_\_



O-1



EASTCHASE-PKWAY

WYNLAKE BLVD

PUD

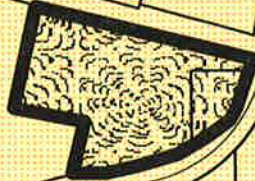
EASTCHASE LN

LILLIAN PL

LILLIAN LN

OLD SOUTHWICK PL

LAKERIDGE DR



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 1A



# Towne Place Suite at EastChase



LOT B  
EASTCHASE PLAT NO. 22  
(PB. 54, PG. 125)

LOT A  
EASTCHASE PLAT NO. 22  
(PB. 54, PG. 125)

**SELAS DRIVE**  
(ROW VARIES)

S 74°45'58" E  
152.00'

S 75°53'10" E  
20.54'

S 77°00'25" E  
231.72'

N 13°39' 10.23"

S 13°38'47" W  
24.64'

N 11°54'47" E  
274.00'

LOT 1

EASTCHASE LAND COMPANY, LLC  
(RLPY 2823, PG. 825)

N 78°01'44" W  
64.50'

20' SAN. SEWER ESM'T

N 11°54'47" E  
83.00'

128.33'(R=500.48')  
Ch.=S 83°09'38" W

ACCESS DRIVE AREA  
0.128 AC.±  
5,578 SF.±

**EASTCHASE LANE**  
(R.O.W. VARIES)

336.84'(R=270.76')  
Ch.=S 52°05'21" W

10' UTILITY ESM'T

20' PVT. STORM DRAIN ESM'T

15' STORM DRAIN ESM'T

2362.33'

N 0°00'00" W

S 90°00'00" E 1950.81'

NORTHEAST CORNER OF THE  
SOUTHWEST QUARTER OF SECTION 21  
T-16-N, R-19-E,  
MONTGOMERY COUNTY, ALABAMA

IB





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.   K



2. 8794 **PRESENTED BY:** Professional Engineering Consultants

**REPRESENTING:** A & Z Properties

**SUBJECT:** Request final approval of Atlanta Crossing Plat No. 3 located on the south side of Atlanta Highway, approximately 200 ft. east of Eastern Boulevard, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats two (2) lots for commercial use. The interior property line between Lot YY and VV will be moved by 67.71 ft. Lot YY (0.785 acres) will have 120 ft. of frontage along Atlanta Highway and a depth of 193.75 ft. The 50 ft. wide private access easement will be relocated south to Lot VV. Lot VV (5.13 acres) has 69 ft. of frontage long Atlanta Highway and a depth of 600 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.

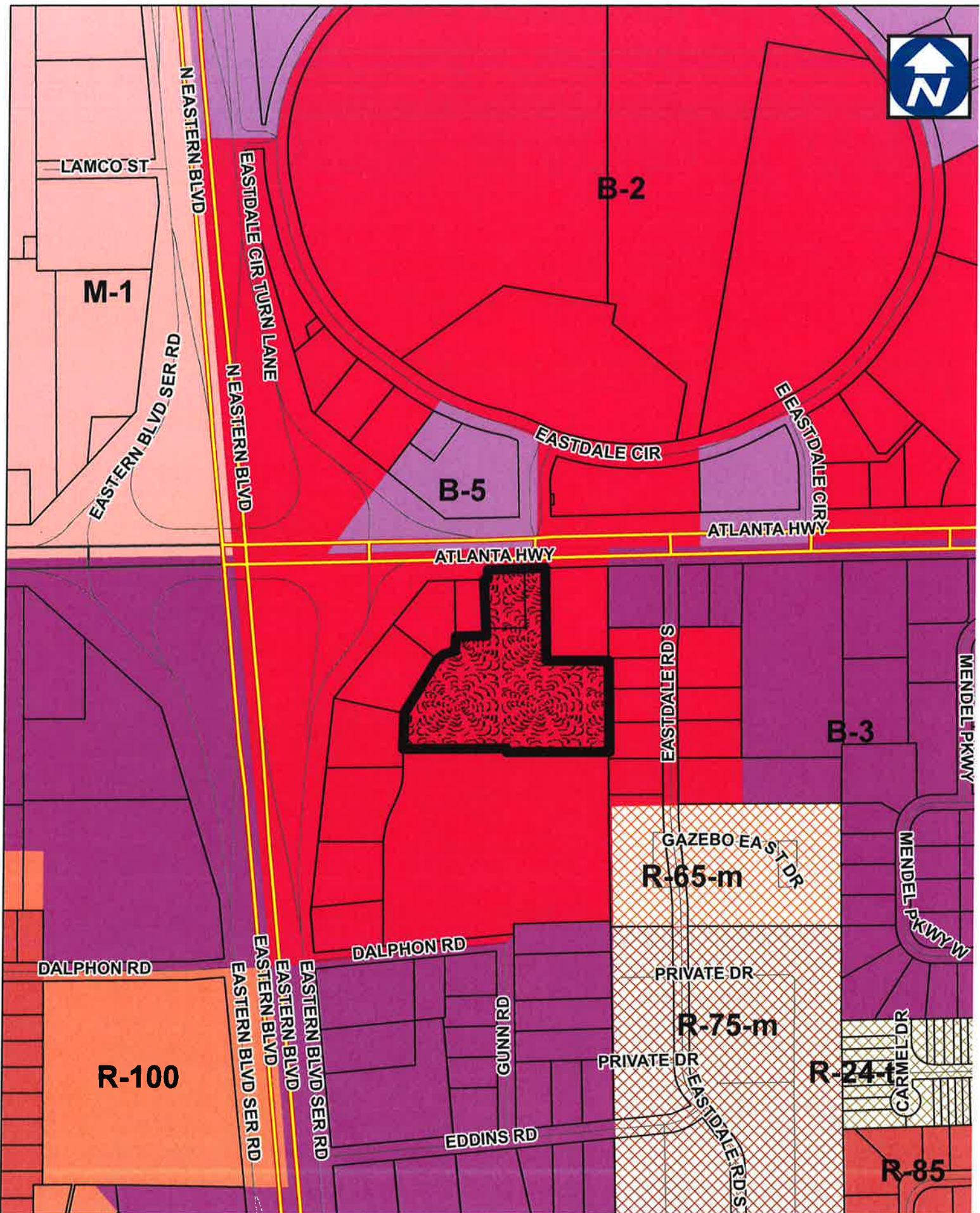
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 2A



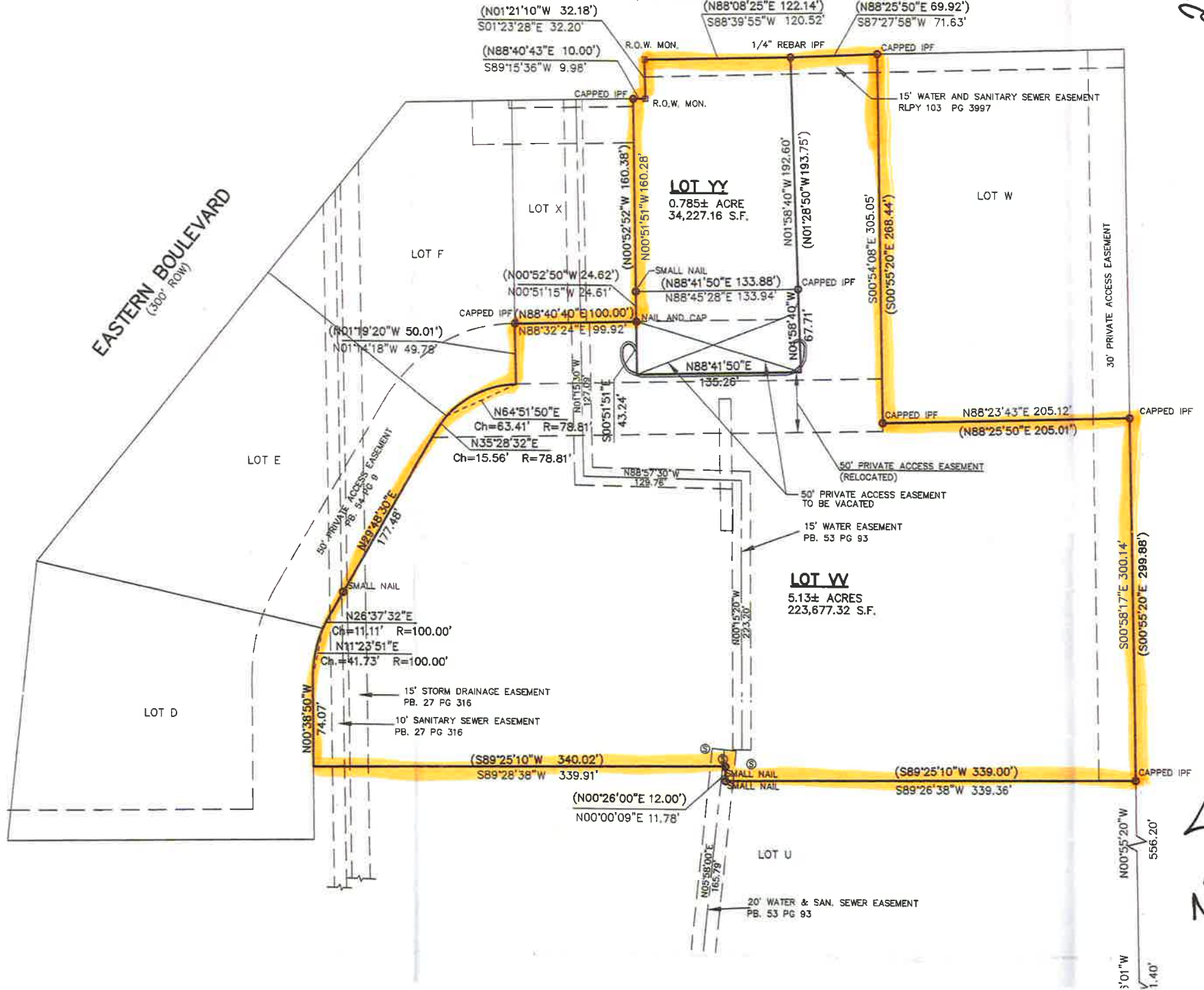
Atlanta Crossing #3

dB

EASTERN BOULEVARD  
(300' ROW)

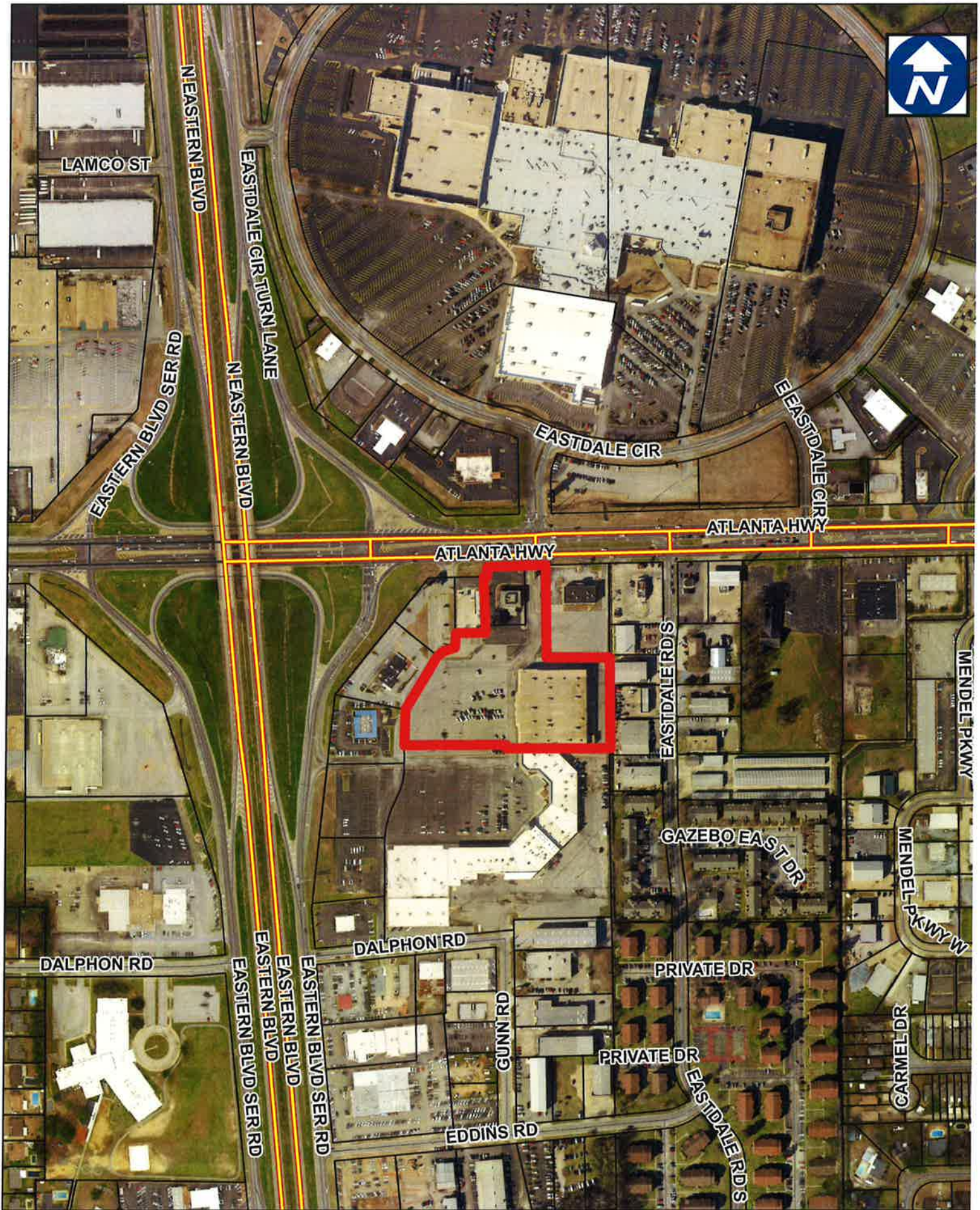
EASTERN BOULEVARD  
(300' ROW)

ATLANTA HIGHWAY  
(400' ROW)



4-2





**PLATS**  
1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 2C



3. DP-1978-037 **PRESENTED BY:** Danny Clements Builder

**REPRESENTING:** Gulf Coast Truck & Equipment

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 3440 Birmingham Highway in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 19,070 sq. ft. addition to an existing 14,730 sq. ft. building. The existing parking and access drive will remain the same. All applicable requirements will be met.

**COUNCIL DISTRICT:** 4

**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.

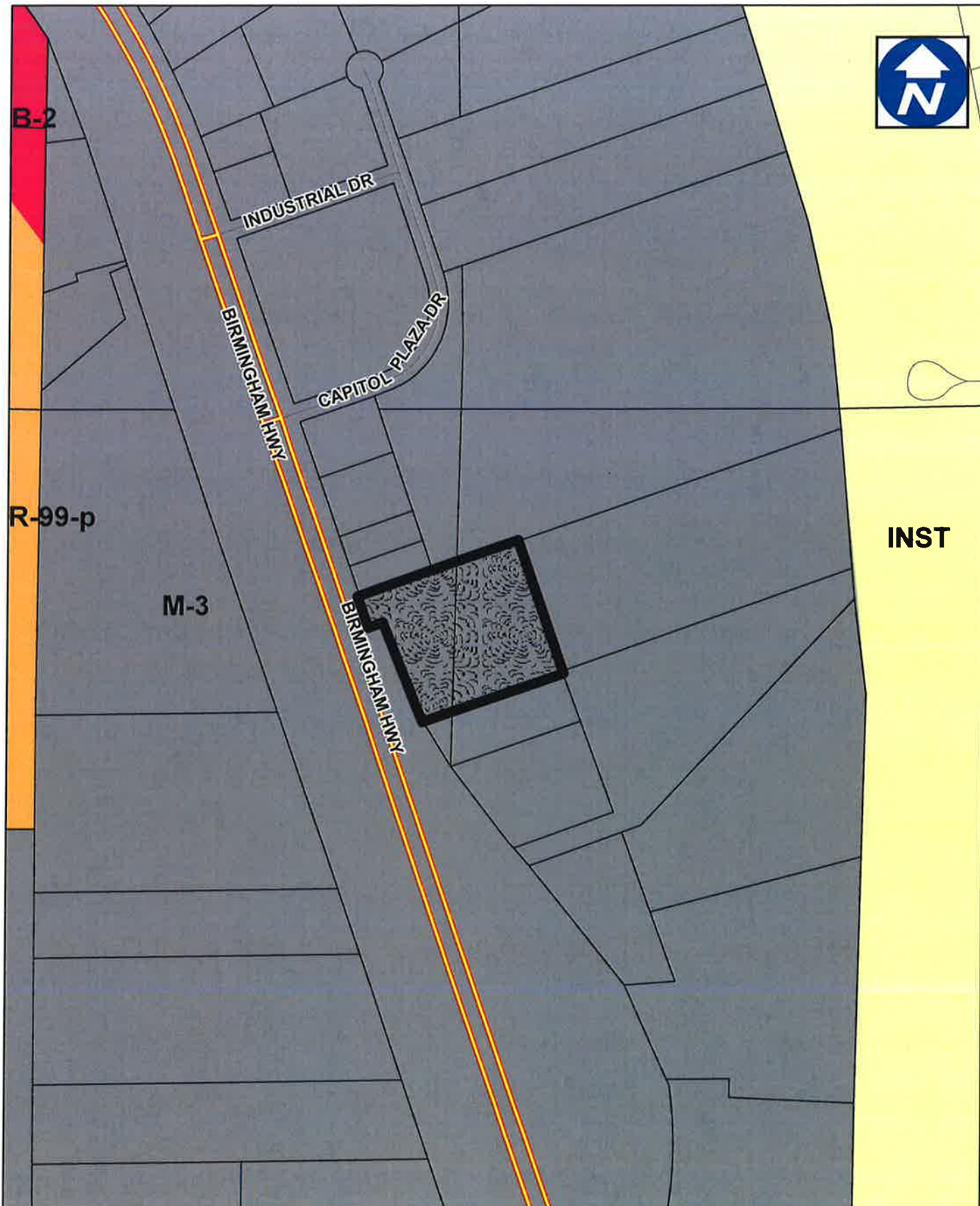
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**DEVELOPMENT SITE** **SUBJECT PROPERTY**  
1 inch = 400 feet



ITEM NO. 3A





**DEVELOPMENT – EXISTING/NEW SITE PLAN LAYOUT**

SCALE : 1" = 30'-0"



3B





**DEVELOPMENT SITE SUBJECT PROPERTY**  
1 inch = 200 feet



ITEM NO. 3C



4. 8792 **PRESENTED BY:** The Broadway Group

**REPRESENTING:** Cotton Field Place, LLC

**SUBJECT:** Request final approval of Broadway-South Arrowhead Drive Plat located on the southwest corner of Atlanta Highway and South Arrowhead Drive in a B-3 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 1 (1.49 acres) has 190 ft. of frontage along Atlanta Highway and approximately 300 ft. of frontage along South Arrowhead Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT:** 1 and 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.

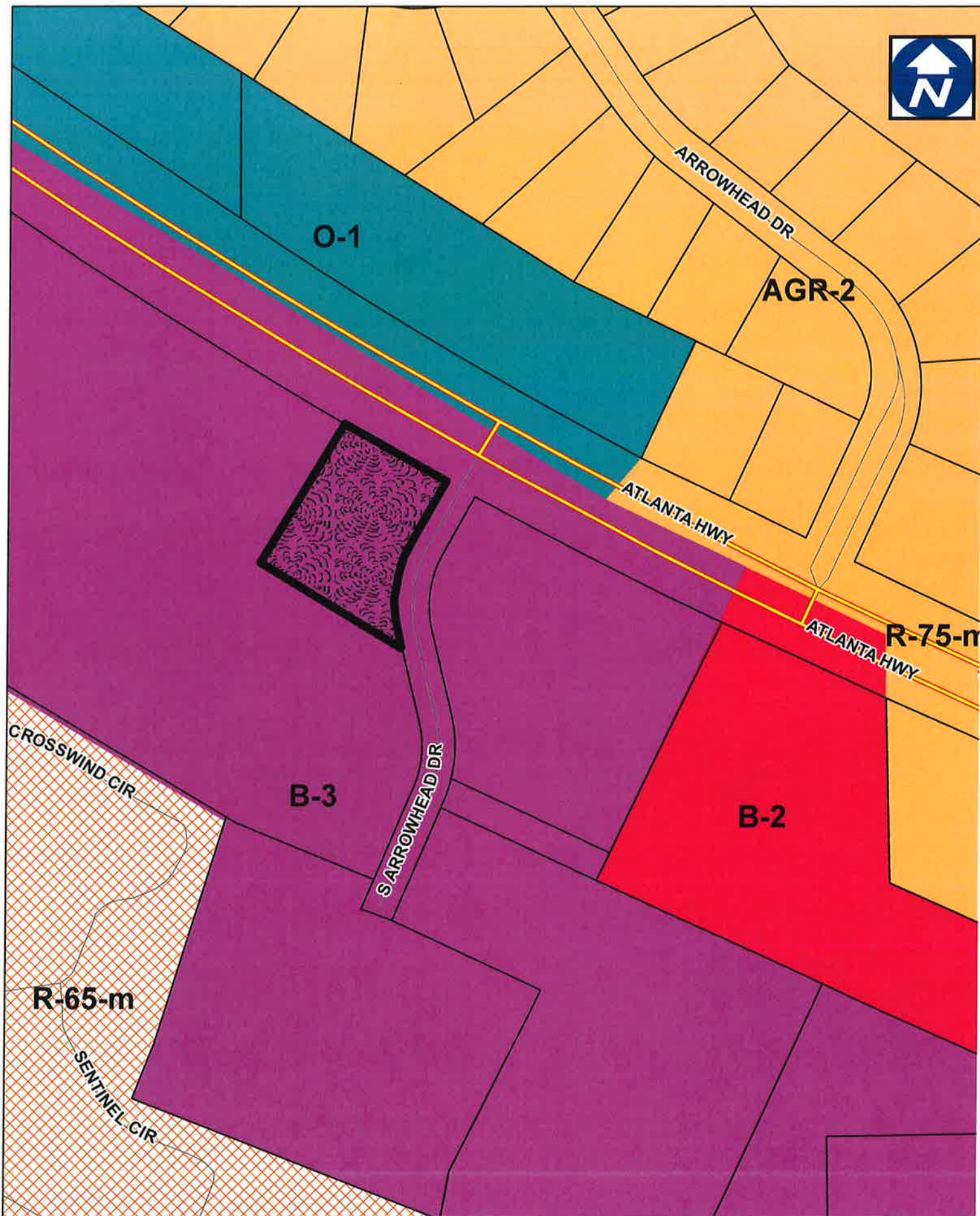
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

4A



ATLANTA HIGHWAY  
(U.S. HIGHWAY 80)  
PUBLIC R.O.W. VARIES



**CURVE DATA:**  
L=190.01', R=11459.20', Δ=0°57'00"  
CH=S 60°21'41" E 190.00'

N 68°17'8.91"  
E 559908.71'

10' UTILITY EASEMENT  
(PB 50 PG 84)

30' M.B.L.

15' WATER MAIN EASEMENT  
(PB 50 PG 84)

15.00'

53.96'

N 29°13'16" E 98.27'

S 29°14'58" W 98.11'

30' M.B.L.

SOUTH ARROWHEAD DR  
54' PUBLIC R.O.W.

**CURVE DATA:**  
L=128.75', R=172.84  
CH=N 7°56'05" E 125.1  
Δ=42°40'51"

**LOT 1**  
1.49 AC. ±  
65036 SQ. FT.

**CURVE DATA:**  
L=168.88', R=227.01', Δ=42°37'25"  
CH=S 07°56'51" W 165.01'

N 31°42'59" E 300.00'

(UNPLATTED LAND - NOT  
A PART OF THIS SUBDIVISION)

N 86°59'34" E 15.40'

SANITARY SEWER ESM'T

S 13°23'25" E  
60.18'

20' M.B.L.

N 3°00'26" W 7.54'

22.29'

N 61°11'14" W 303.63'

N. 580923.71  
E. 559751.00

Broadway - South Arrowhead Drive Plat

(UNPLATTED LAND - NOT  
A PART OF THIS SUBDIVISION)

4B





**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4C



5. DP-2016-003 **PRESENTED BY:** The Broadway Group

**REPRESENTING:** A Retail Store

**SUBJECT:** Public hearing for a development plan for a building to be located at the southwest corner of Atlanta Highway and South Arrowhead Drive in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 9,100 sq. ft. building. There is one access drive to South Arrowhead Drive. There are 44 paved parking spaces indicated on the site plan, whereas 57 are required. Additional landscaping will be provided to satisfy the parking requirements per the Landscape Ordinance. All other applicable requirements will be met.

**Note:** The applicant has committed to bricking the entire building.

**COUNCIL DISTRICT:** 1 and 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.

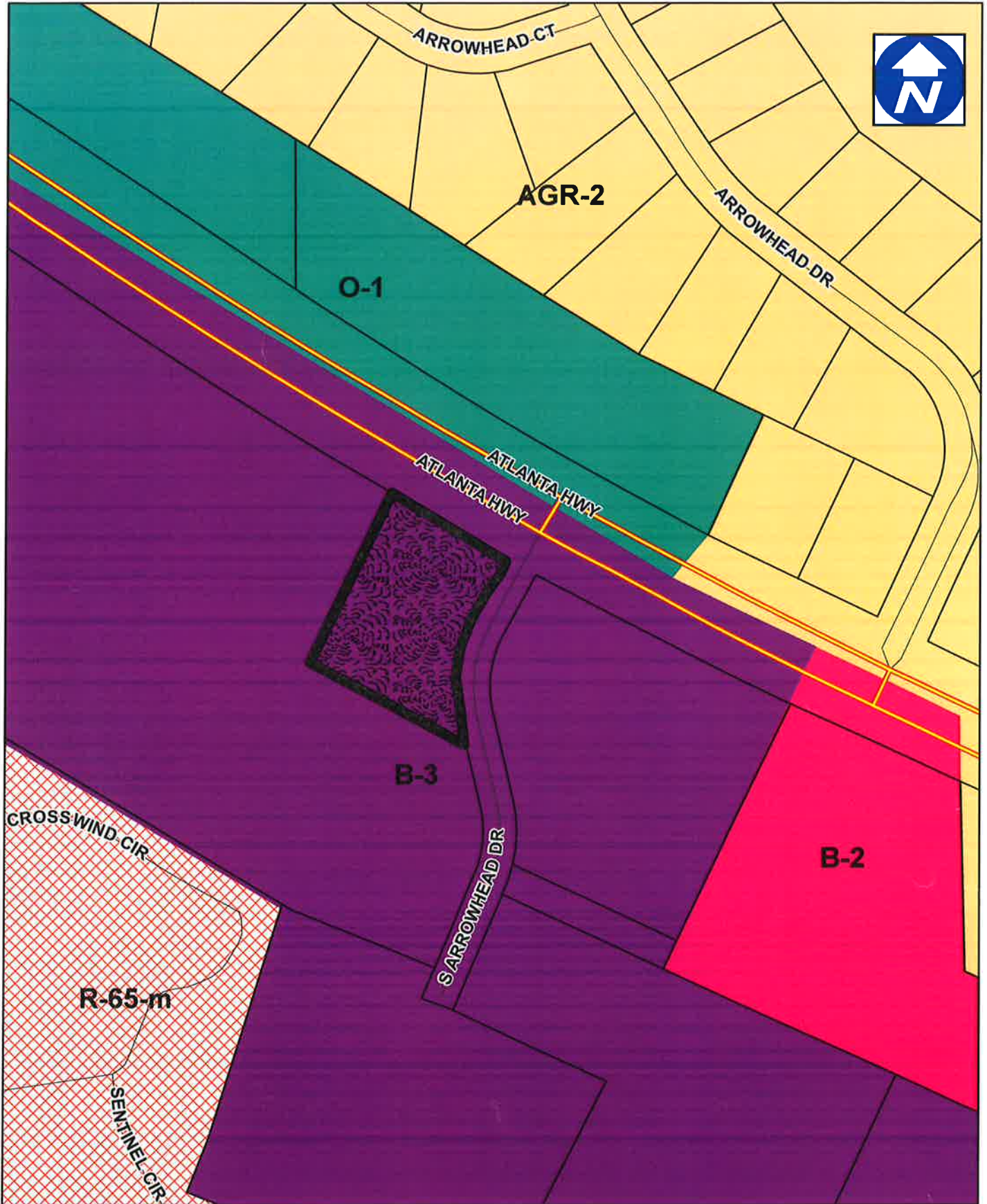
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 200 feet

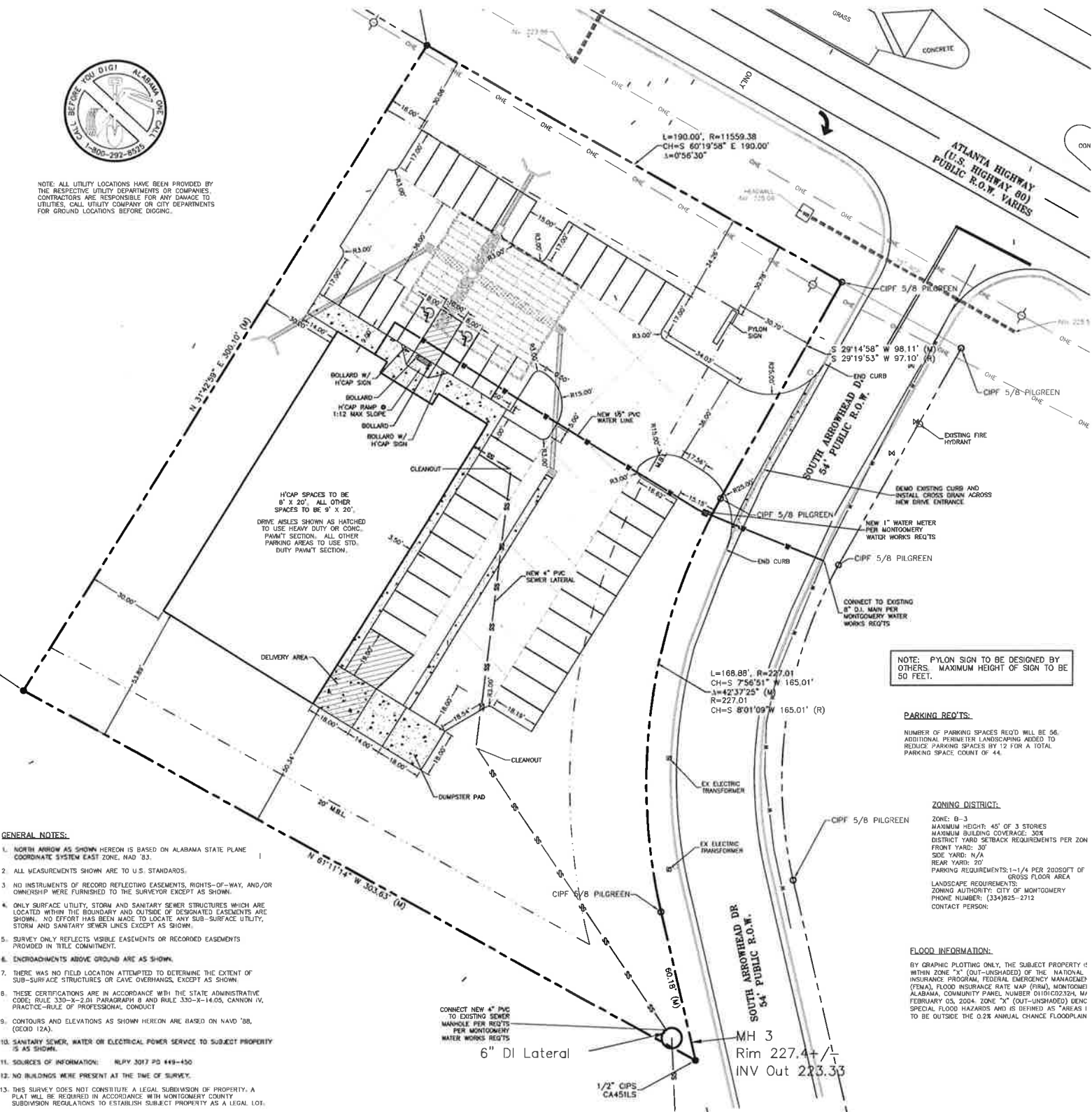


ITEM NO. 5A





NOTE: ALL UTILITY LOCATIONS HAVE BEEN PROVIDED BY THE RESPECTIVE UTILITY DEPARTMENTS OR COMPANIES. CONTRACTORS ARE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES. CALL UTILITY COMPANY OR CITY DEPARTMENTS FOR GROUND LOCATIONS BEFORE DIGGING.



**GENERAL NOTES:**

- NORTH ARROW AS SHOWN HEREON IS BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
- ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND OUTSIDE OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
- SURVEY ONLY REFLECTS VISIBLE EASEMENTS OR RECORDED EASEMENTS PROVIDED IN TITLE COMMITMENT.
- ENCROACHMENTS ABOVE GROUND ARE AS SHOWN.
- THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR CAVE OVERHANGS, EXCEPT AS SHOWN.
- THESE CERTIFICATIONS ARE IN ACCORDANCE WITH THE STATE ADMINISTRATIVE CODE: RULE 330-X-2.01 PARAGRAPH 8 AND RULE 330-X-14.05, CANNON IV, PRACTICE-RULE OF PROFESSIONAL CONDUCT.
- CONTOURS AND ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD 88, (GEOID 12A).
- SANITARY SEWER, WATER OR ELECTRICAL POWER SERVICE TO SUBJECT PROPERTY IS AS SHOWN.
- SOURCES OF INFORMATION: RULY 3017 PG 449-450
- NO BUILDINGS WERE PRESENT AT THE TIME OF SURVEY.
- THIS SURVEY DOES NOT CONSTITUTE A LEGAL SUBDIVISION OF PROPERTY. A PLAN WILL BE REQUIRED IN ACCORDANCE WITH MONTGOMERY COUNTY SUBDIVISION REGULATIONS TO ESTABLISH SUBJECT PROPERTY AS A LEGAL LOT.

NOTE: PYLON SIGN TO BE DESIGNED BY OTHERS. MAXIMUM HEIGHT OF SIGN TO BE 50 FEET.

**PARKING REQ'TS:**

NUMBER OF PARKING SPACES REQ'D WILL BE 56. ADDITIONAL PERIMETER LANDSCAPING ADDED TO REDUCE PARKING SPACES BY 12 FOR A TOTAL PARKING SPACE COUNT OF 44.

**ZONING DISTRICT:**

ZONE: B-3  
 MAXIMUM HEIGHT: 45' OF 3 STORES  
 MAXIMUM BUILDING COVERAGE: 30%  
 DISTRICT YARD SETBACK REQUIREMENTS PER ZON FRONT YARD: 30'  
 SIDE YARD: N/A  
 REAR YARD: 20'  
 PARKING REQUIREMENTS: 1-1/4 PER 200SQFT OF GROSS FLOOR AREA  
 LANDSCAPE REQUIREMENTS:  
 ZONING AUTHORITY: CITY OF MONTGOMERY  
 PHONE NUMBER: (334)825-2712  
 CONTACT PERSON:

**FLOOD INFORMATION:**

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS WITHIN ZONE "X" (OUT-UNSHADED) OF THE NATIONAL INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT (FEMA), FLOOD INSURANCE RATE MAP (FIRM), MONTGOMERY ALABAMA, COMMUNITY PANEL NUMBER 01101003224, 14 FEBRUARY 03, 2004. ZONE "X" (OUT-UNSHADED) DENOTES SPECIAL FLOOD HAZARDS AND IS DEFINED AS "AREAS 1 TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

5B



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 5C



6. DP-2016-001 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Ingram Construction

**SUBJECT:** Public hearing for a development plan for a building to be located at 8630 Vaughn Road in an O-1-Q (Office-Qualified) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a new 5,807 sq. ft. building. There is one (1) access drive to Vaughn Road. There is an existing 2,140 sq. ft. building. There are 32 paved and 8 gravel 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.

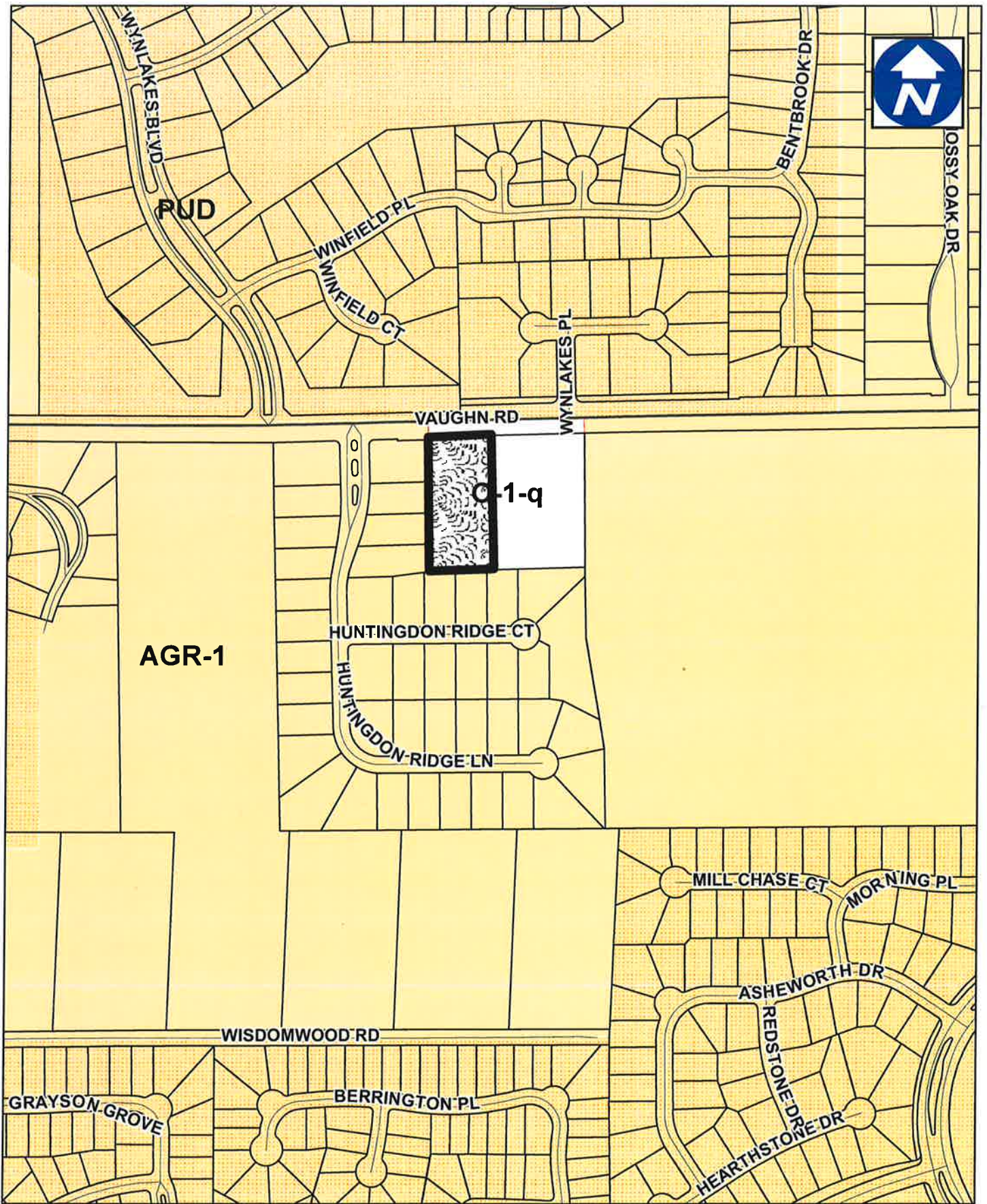
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_



**DEVELOPMENT SITE SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 6A

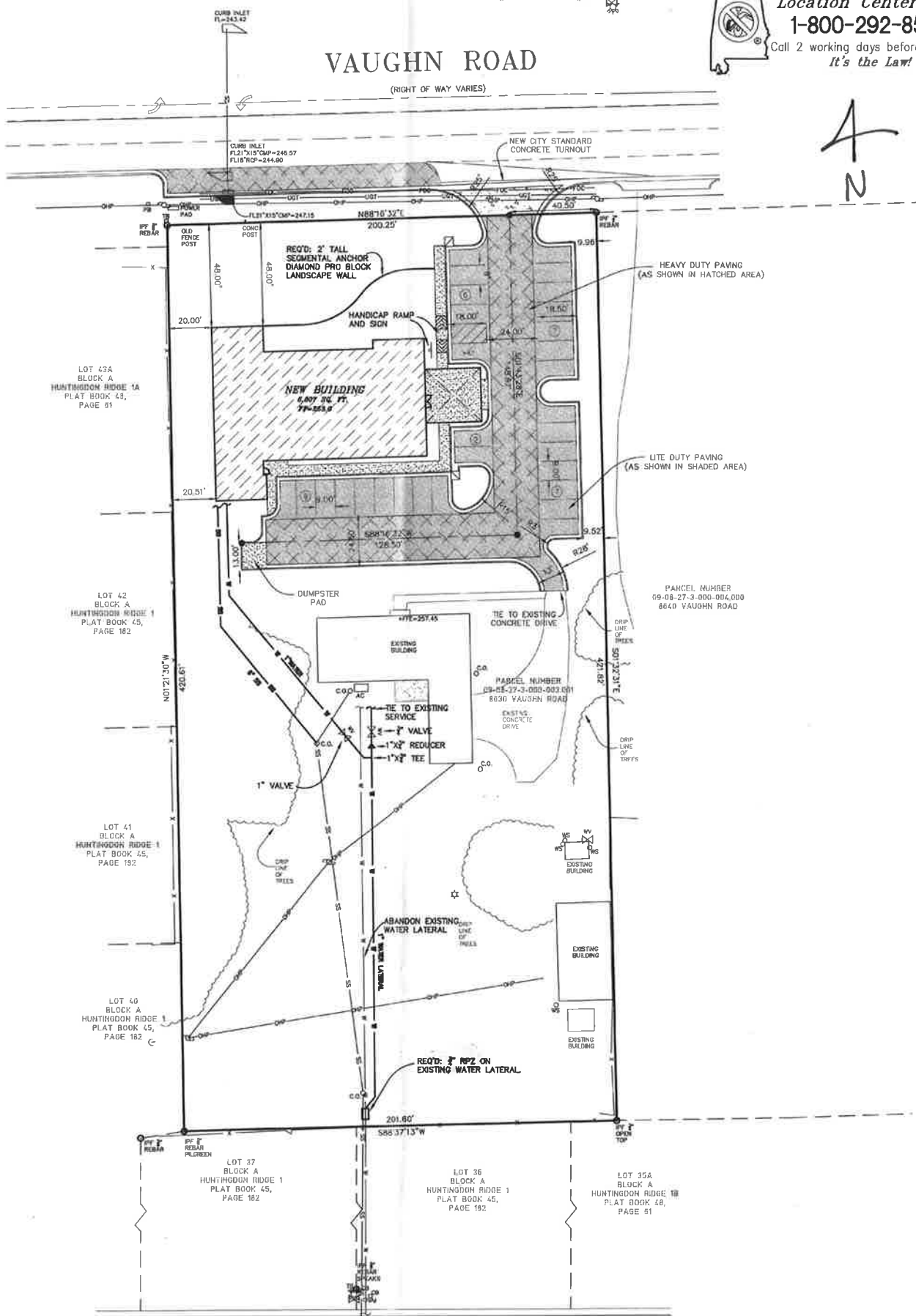




Alabama Lic  
Location Center  
1-800-292-81  
Call 2 working days before  
It's the Law!

# VAUGHN ROAD

(RIGHT OF WAY VARIES)



HUNTINGDON RIDGE CT.

6B





DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 200 feet



ITEM NO. 6C



7. DP-1988-080 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Holley Henley Builders

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 5665 Carmichael Road in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 9,700 sq. ft. addition to an existing 36,100 sq. ft. building. There are 156 paved parking spaces provided onsite, whereas 256 are required. A parking variance will be heard by the Board of Adjustment on January 21, 2016. There will be no changes to the existing access drive. 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.

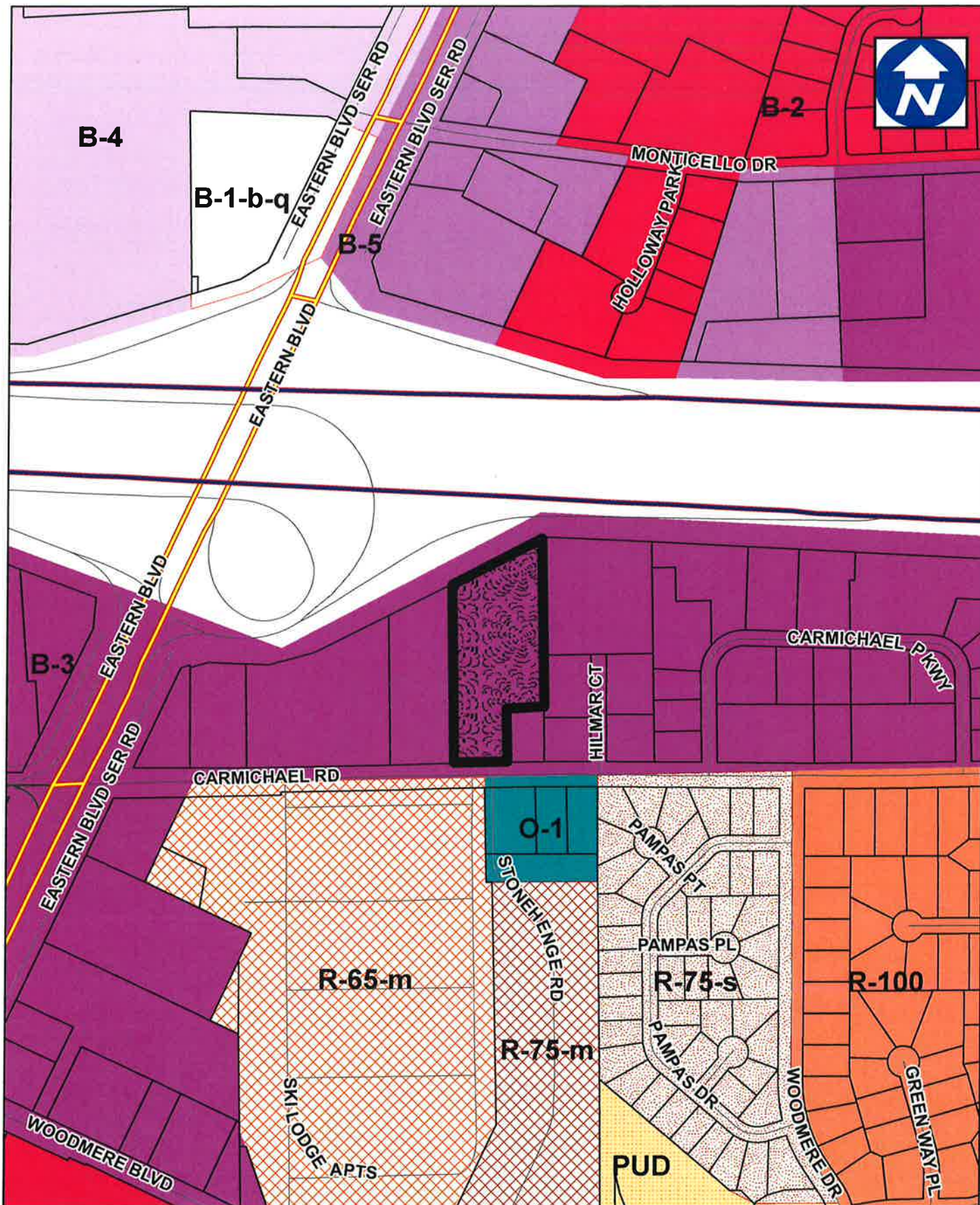
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 400 feet

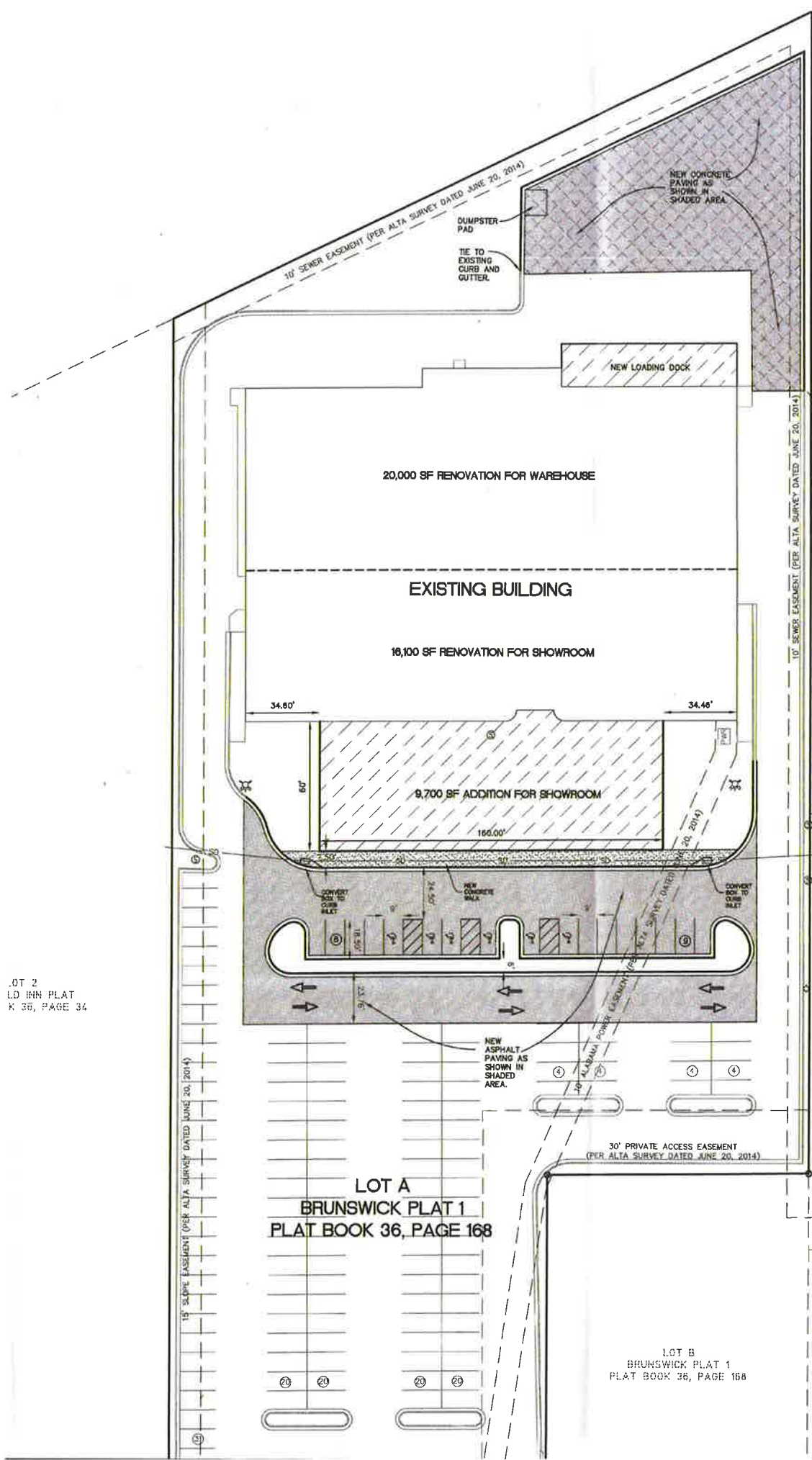


ITEM NO. 7A





TIE TO EXISTING CURB AND GUTTER.  
LOT 1  
RESIDENCE INN PLAT 1  
PLAT BOOK 37, P.



LOT 2  
LD INN PLAT  
K 36, PAGE 34

LOT A  
BRUNSWICK PLAT 1  
PLAT BOOK 36, PAGE 168

LOT B  
BRUNSWICK PLAT 1  
PLAT BOOK 36, PAGE 168

AROUND R  
PARCEL # 10-  
PROPER  
HILL  
MONTGOMERY

7B





DEVELOPMENT SITE SUBJECT PROPERTY  
1 inch = 200 feet



ITEM NO. 7C



8. DP-2016-002 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Holley Henley Builders

**SUBJECT:** Public hearing for a development plan for a building to be located at 2000 Berry Chase Place in an O-1 (Office) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 4,187 sq. ft. building with a 682 sq. ft. canopy. There are two (2) access drives to Berry Chase Place. There are 20 paved parking spaces indicated on the site plan, whereas 21 are required. Additional landscaping will be provided to satisfy the parking requirements per the Landscape Ordinance. All applicable requirements will be met.

**PLANNING CONTROLS COMMENT(S):** There is no signage or refuse container indicated or approved.

**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.

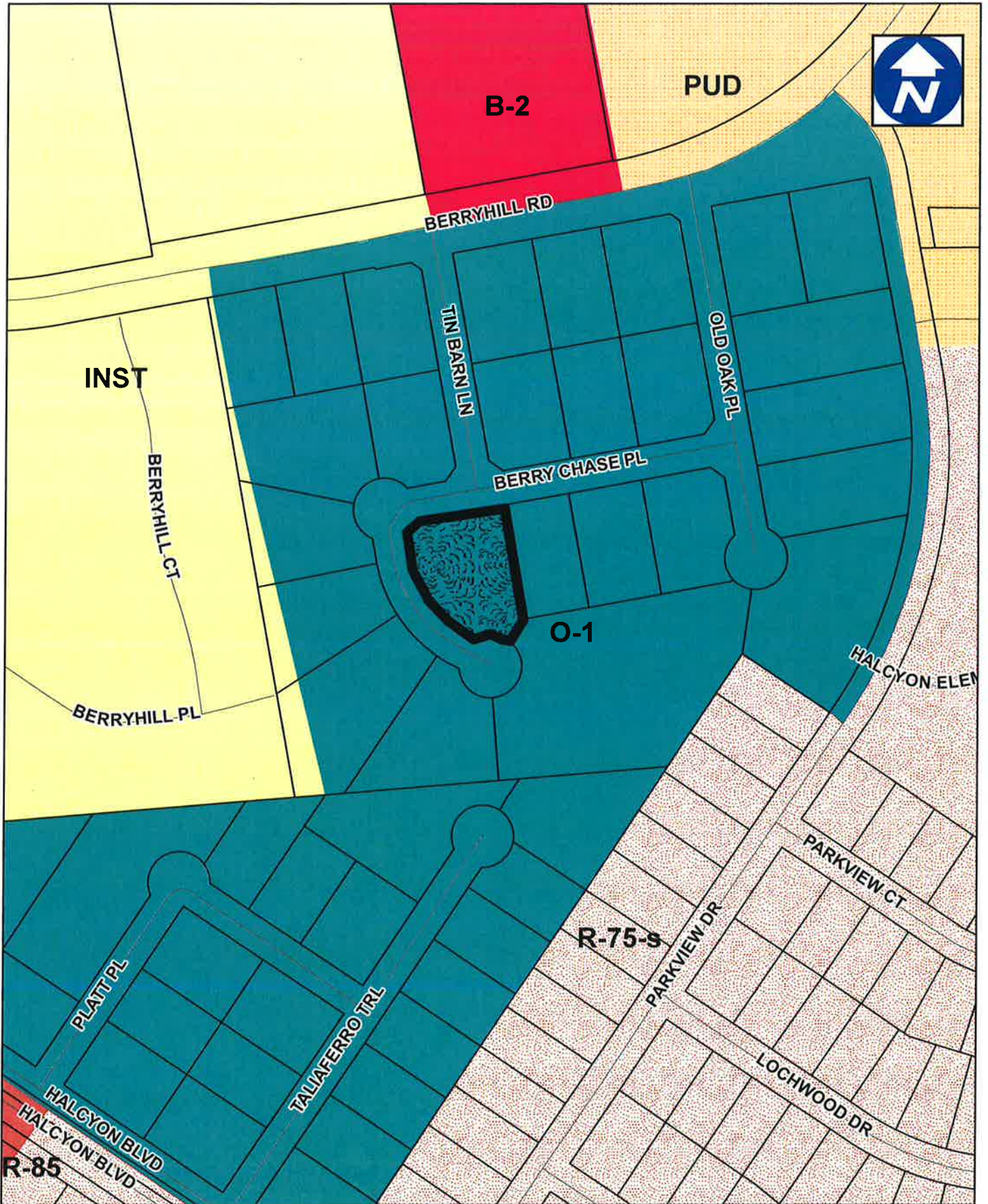
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_



DEVELOPMENT SITE SUBJECT PROPERTY

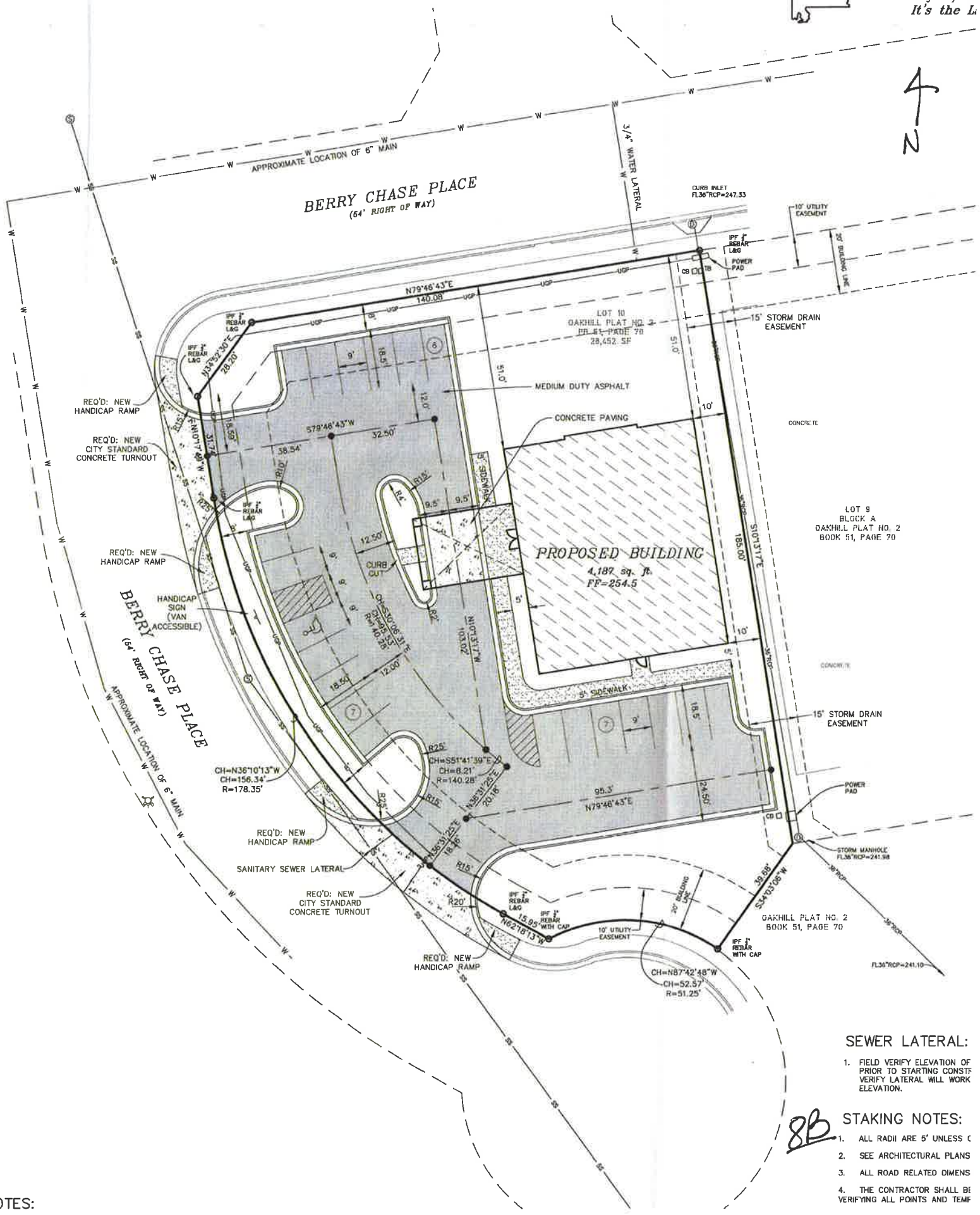
1 inch = 200 feet



ITEM NO. 8A



**BERRY CHASE PLACE**  
 (64' RIGHT OF WAY)



REQ'D: NEW  
 HANDICAP RAMP

REQ'D: NEW  
 CITY STANDARD  
 CONCRETE TURNOUT

REQ'D: NEW  
 HANDICAP RAMP

**BERRY CHASE PLACE**  
 (64' RIGHT OF WAY)

REQ'D: NEW  
 HANDICAP RAMP

REQ'D: NEW  
 CITY STANDARD  
 CONCRETE TURNOUT

REQ'D: NEW  
 HANDICAP RAMP

LOT 9  
 BLCK A  
 OAKHILL PLAT NO. 2  
 BOOK 51, PAGE 70

OAKHILL PLAT NO. 2  
 BOOK 51, PAGE 70

**SEWER LATERAL:**

1. FIELD VERIFY ELEVATION OF PRIOR TO STARTING CONST. VERIFY LATERAL WILL WORK ELEVATION.

**STAKING NOTES:**

1. ALL RADI ARE 5' UNLESS C
2. SEE ARCHITECTURAL PLANS
3. ALL ROAD RELATED DIMS
4. THE CONTRACTOR SHALL BE VERIFYING ALL POINTS AND TEMP

NOTES:

8B





DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 8C



9. RZ-2008-020 **PRESENTED BY:** Horatio R. Lee

**REPRESENTING:** Itnoa, LLC

**SUBJECT:** Request to rezone a 3.59 acre tract of land located on the west side of Crane Street, approximately 200 ft. south of Patrick Road, from an R-60-s (Single-Family Residential) Zoning District to R-60-d (Duplex Residential) and B-2 (Commercial) Zoning Districts.

**REMARKS:** This request pertains to a 3.59 acre tract of land. The adjacent property has R-60-d (Duplex Residential) zoning to the north and east, B-2 (Commercial) and R-65-s (Single-Family Residential) zoning to the south, and B-2 (Commercial) zoning to the west. Parcel 1 is proposed to be rezoned to B-2, and Parcel 2 is proposed to be rezoned to R-60-d (see zoning map). The intended use for this property if rezoned is for duplex residential and commercial use. The Land Use Plan recommends low and medium density residential use.

This property was rezoned from B-2 to R-60-s in 2008.

*This request was delayed at the December 10, 2015 meeting for the petitioner to meet with the neighborhood.*

**COUNCIL DISTRICT: 4**

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** No objection.

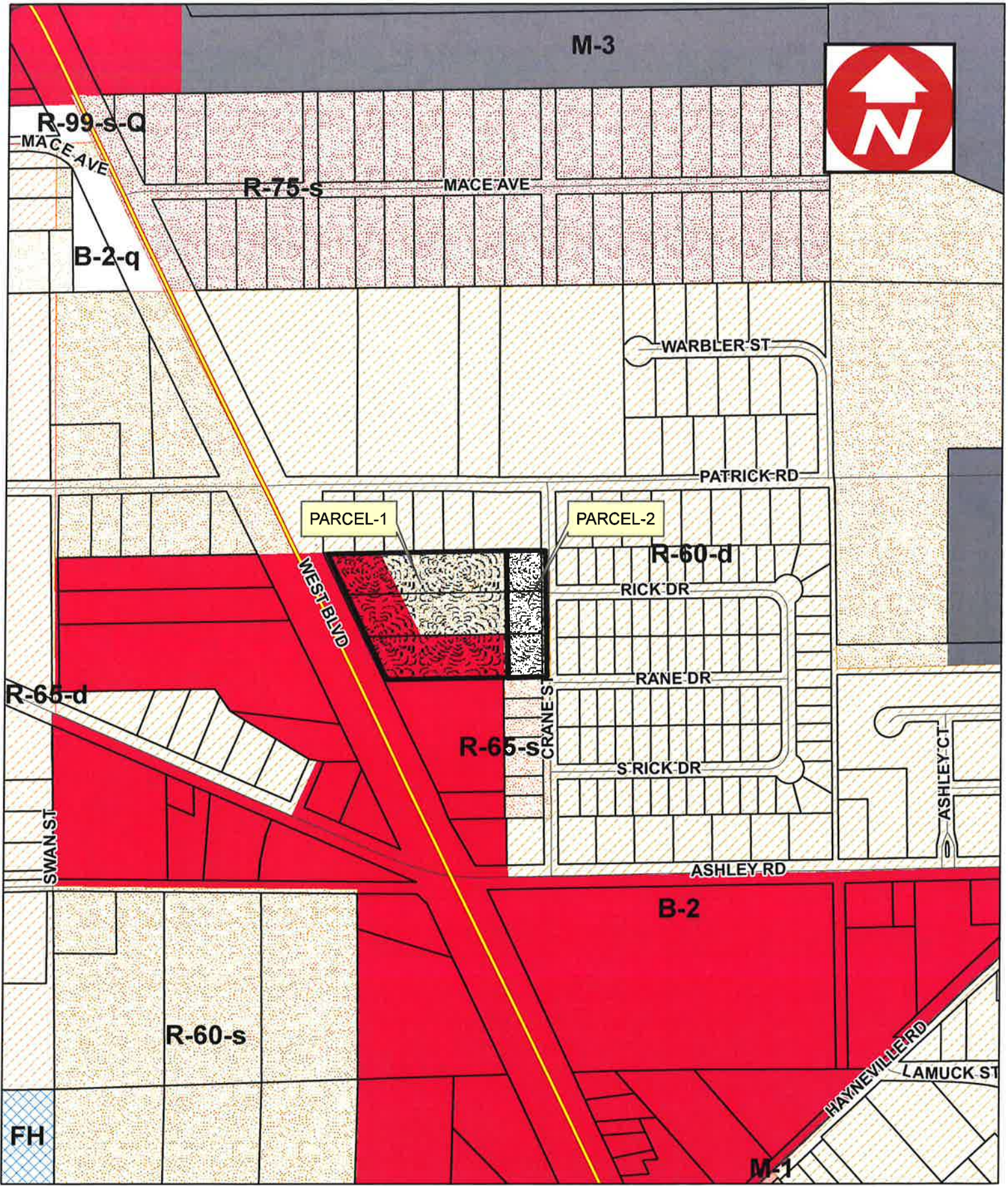
**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

**COMMENTS:** \_\_\_\_\_

**ACTION TAKEN:** \_\_\_\_\_





**REZONING REQUEST**

SUBJECT PROPERTY

~~R-60-s~~

FILE NO. RZ-2008-020

1 inch = 400 feet

FROM R-60-s TO R-60-d & B-2

ITEM NO. 9A





**REZONING REQUEST**

1 inch = 400 feet

SUBJECT PROPERTY

~~R-60-D~~

FROM R-60-s TO R-60-d!  
B-2

FILE NO. RZ-2008-020

ITEM NO. 9B



10. RZ-2007-004 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Midsouth Paving

**SUBJECT:** Request to rezone two (2) parcels of land containing 41.49 acres located on the east side of Hunter Loop Road, approximately 4,000 ft. north of Old Selma Road, from M-1-Q (Light Industrial-Qualified) and AGR-2 (General Agriculture) Zoning Districts to an M-3 (General Industrial) Zoning District.

**REMARKS:** This request pertains to two (2) parcels of land. The adjacent property has AGR-2 (General Agriculture) zoning to the north, west and south; and M-3 (General Industrial) zoning to the east. The intended use for this property if rezoned is for an asphalt plant. An asphalt plant is permitted on appeal to the Board of Adjustment in an M-3 (General Industrial) Zoning District; therefore if this request is approved, the petitioner will need to seek a special exception from the Board of Adjustment. **The Land Use Plan indicates this property as being in the 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.

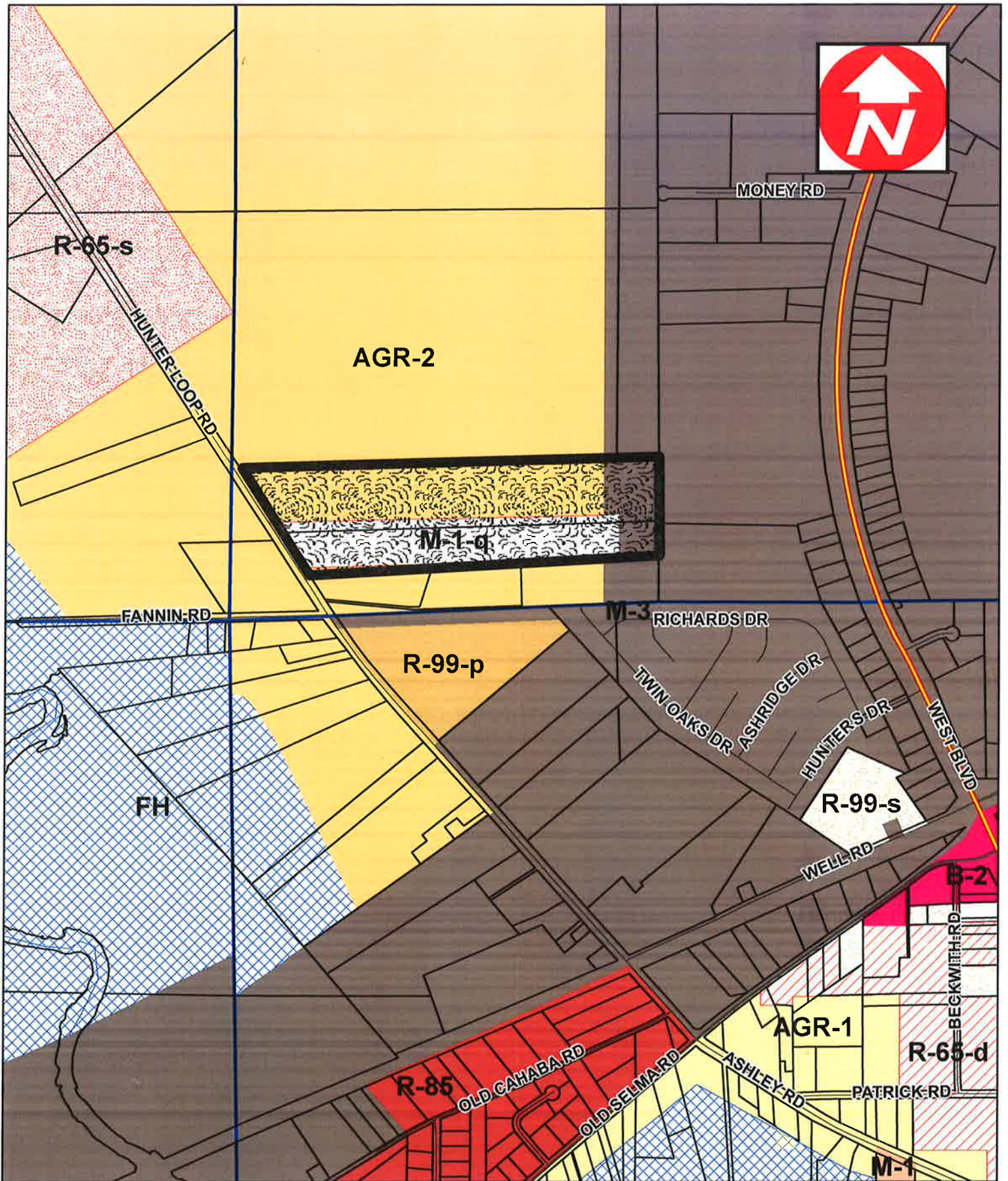
**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

*COMMENTS:* \_\_\_\_\_

*ACTION TAKEN:* \_\_\_\_\_





**REZONING REQUEST**

1 inch = 800 feet

SUBJECT PROPERTY



FILE NO. RZ-2007-004

FROM M-1-d  
AGR-2 TO M-3

ITEM NO. 10A

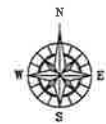
# PRELIMINARY SITE PLAN

FOR  
PROPOSED ASPHALT PLANT FOR MIDSOUTH PAVING, INC.  
LOCATED IN THE  
SW 1/4 OF SECTION 17  
T-16-N, R-17-E  
HUNTER LOOP ROAD, MONTGOMERY ALABAMA

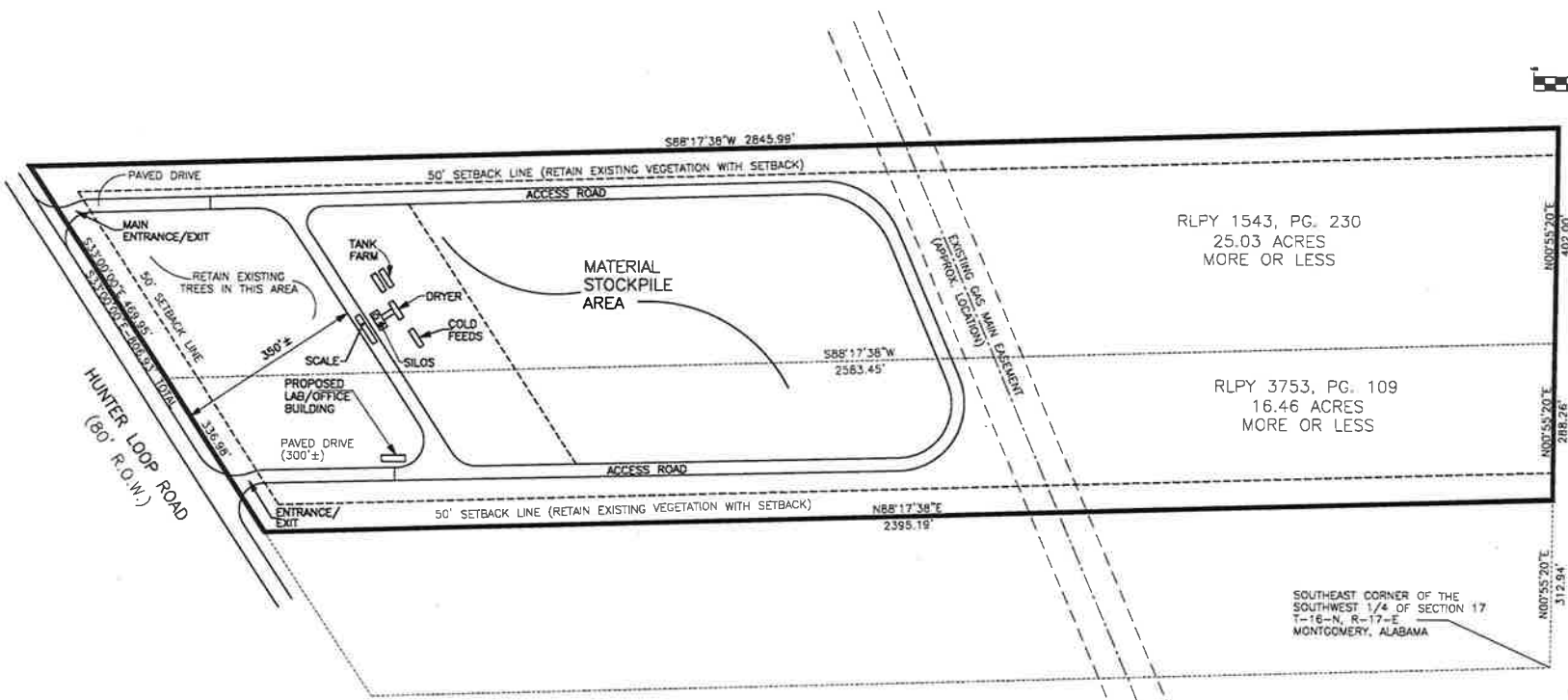


LOCATION MAP

NOTE: BEARINGS ROTATED TO AND TIE TAKEN FROM RLPY 3753, PAGE 109, MONTGOMERY CO., ALABAMA

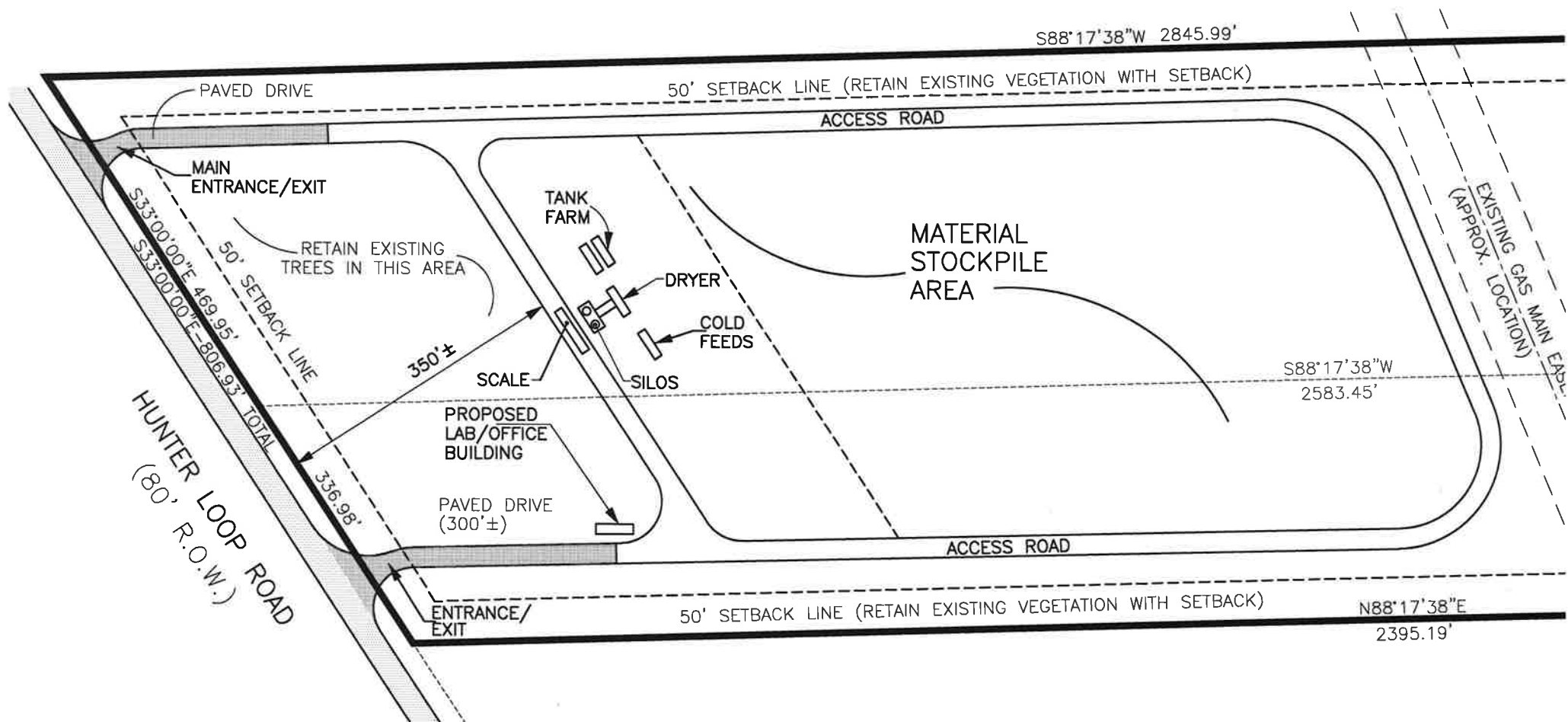


GRAPHIC SCALE

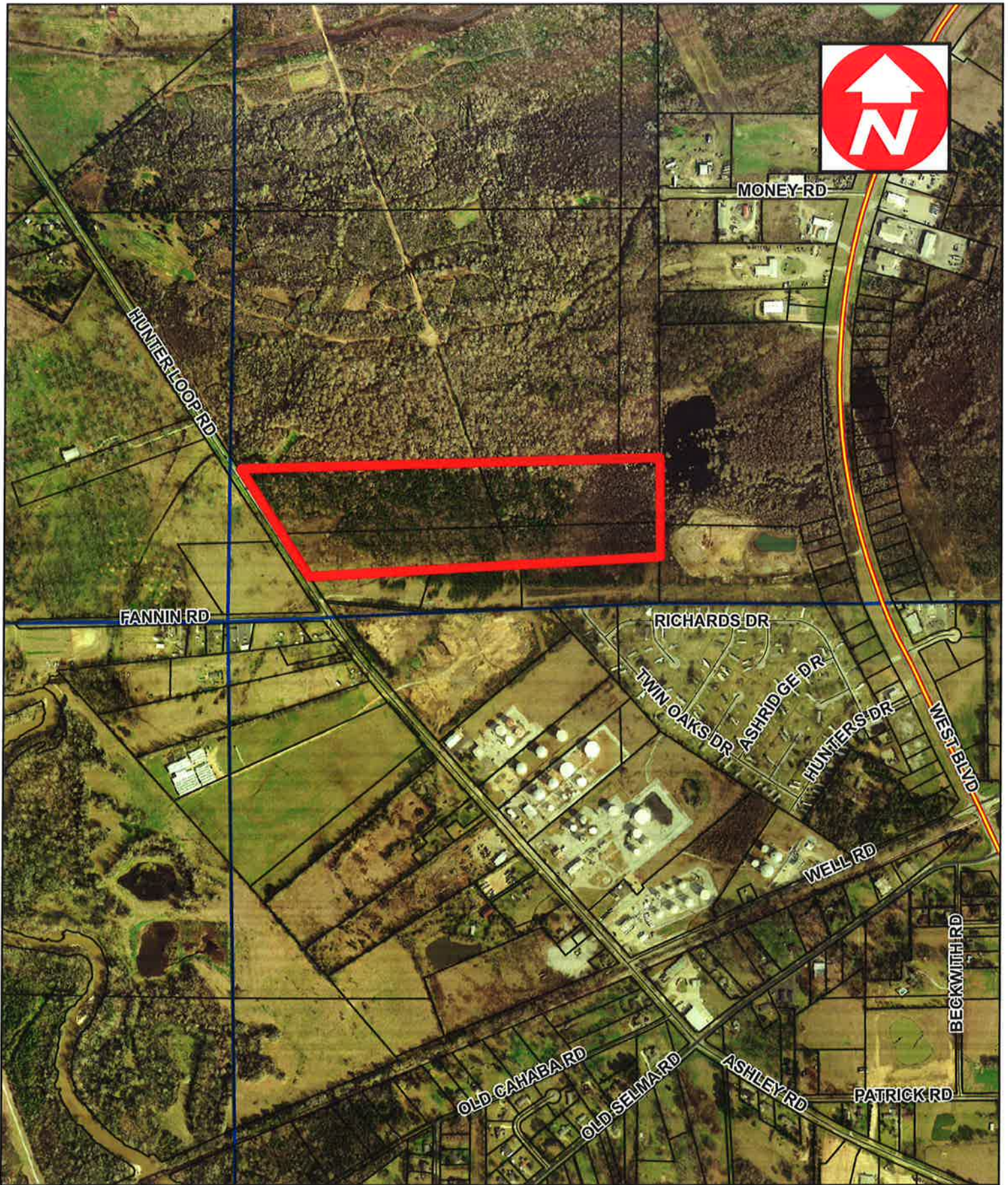


SITE: 02/05/15  
DARRY E. SPEARS  
ASSOCIATES, INC.  
CIVIL ENGINEER  
LICENSE NO. 10000  
500 HUNTER STREET  
MONTGOMERY, AL, 36104









**REZONING REQUEST**

**SUBJECT PROPERTY**



**FILE NO.** RZ-2007-004

1 inch = 800 feet

FROM M-1-D  
AGR-2 TO M-3

**ITEM NO.** 10D