

Planning Commission Agenda

February 25, 2016

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Frank Cook, Chairman

Kippy Tate, Vice-Chairman

Malcolm Calhoun

Ann Clemons

Buddy Hardwich

Patrick Moss

Crews Reaves

Pickett Reese

Stan Snyder

**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 January 28, 2016 meeting
- IV. Election of Officers

February 25, 2016

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	DP-2016-004	Stephen Bent	Chantilly Parkway	DP	1
2.	8795	Pilgreen Engineering	Columbus Street	Plat	2
3.	8796	Larry E. Speaks & Assoc.	Woodley Road	Plat	3
4.	8798	Flowers & White Engineering	Margaret Street	Plat	4
5.	8799	Goodwyn, Mills & Cawood	EastChase Parkway	Plat	5
6.	DP-2016-006	" "	EastChase Parkway	DP	6
7.	8797	Gonzalez-Strength & Assoc.	McGehee Place Dr N	Plat	7
8.	DP-2016-005	" "	McGehee Place Dr N	DP	8
9.	RZ-2016-002	Frank Potts	Wetumpka Highway	Rezoning	9
10.	RZ-2011-010	Ladon Dansby	Old Selma Road	Rezoning	10
11.	RZ-2016-003	DeForrest Ingram	Troy Highway	Rezoning	11
12.	RZ-2016-001	Jennette A. Vaughn	Argyle Road	Rezoning	12
13.	RZ-2016-004	Ella McCall	Crescent Road	Rezoning	13

***The next Planning Commission meeting is on
March 24, 2016***

1. DP-2016-004 **PRESENTED BY:** Stephen Bent

REPRESENTING: O'Reilly Auto Parts

SUBJECT: Public hearing for a development plan for a new building to be located at 10260 Chantilly Parkway in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 7,504 sq. ft. building. There are 42 paved parking spaces indicated on the site plan. There are two (2) access drives to the adjoining access drive/parking lot. All applicable requirements will be met.

COUNCIL DISTRICT: Police Jurisdiction

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: _____

AGR-1



FH

RYAN RD

EASTCHASE PKWY

MINNIE BROWN RD

GHANTILLY PKWY

B-2



PUD

DEVELOPMENT SITE SUBJECT PROPERTY

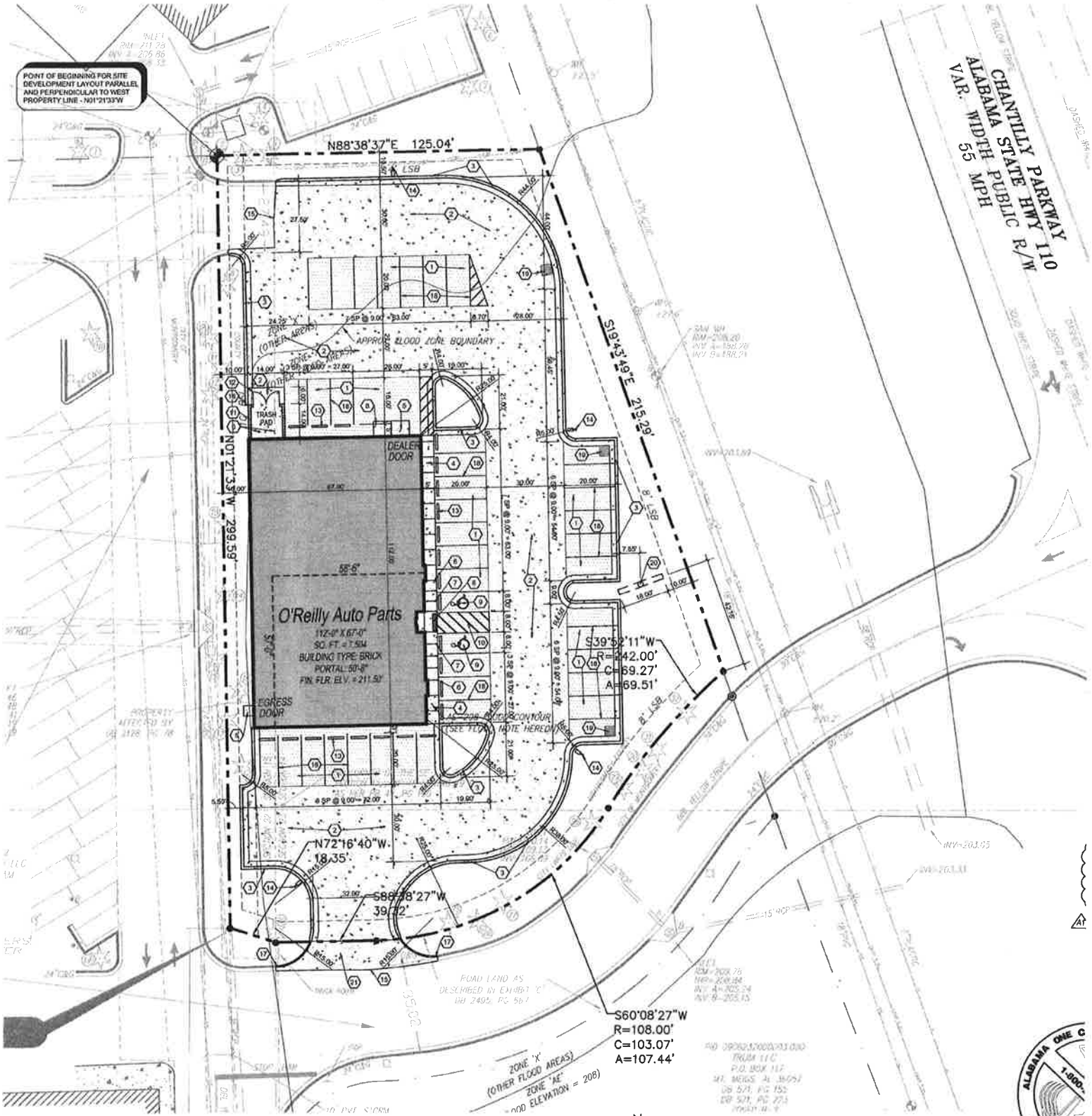
1 inch = 200 feet



ITEM NO. 1A

CHANTILLY PARKWAY 110
ALABAMA STATE PUBLIC R/W
VAR. WIDTH 55 MPH

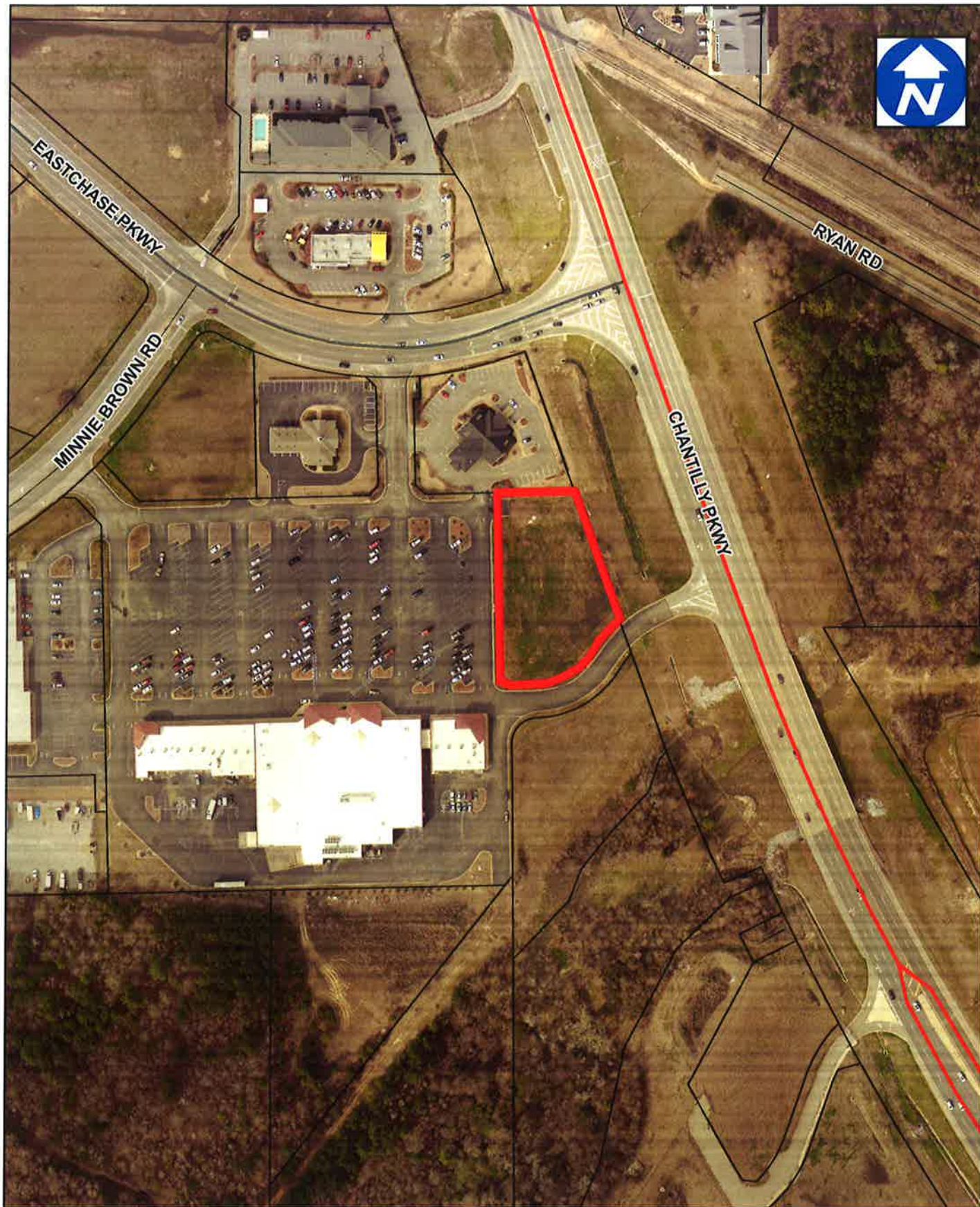
POINT OF BEGINNING FOR SITE DEVELOPMENT LAYOUT PARALLEL AND PERPENDICULAR TO WEST PROPERTY LINE - N01°21'33"W



1 SITE DEVELOPMENT PLAN
C2 SCALE: 1" = 20'



LB



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 200 feet



ITEM NO. 1C

2. 8795 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Montgomery Housing Authority

SUBJECT: Request final approval of Columbus Square Plat No. 1 located on the northeast corner of North Bainbridge Street and Columbus Street in a T4-R (General Urban Zone) Zoning District.

REMARKS: This plat creates one (1) lot for a housing project. Lot 1 (4.83 acres) has 413 ft. of frontage along Columbus Street and 507 ft. of frontage along North Bainbridge Street. This lot exceeds the allowed width of 150 ft.; however this is an apartment complex which requires a larger lot. A 58 ft. wide right-of-way street is proposed to run 413 ft. east off North Bainbridge Street and a 60 ft. right-of-way street (North Union Street) will be extended north off Columbus Street 568 ft. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width of the lot.

COUNCIL DISTRICT: 3

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.

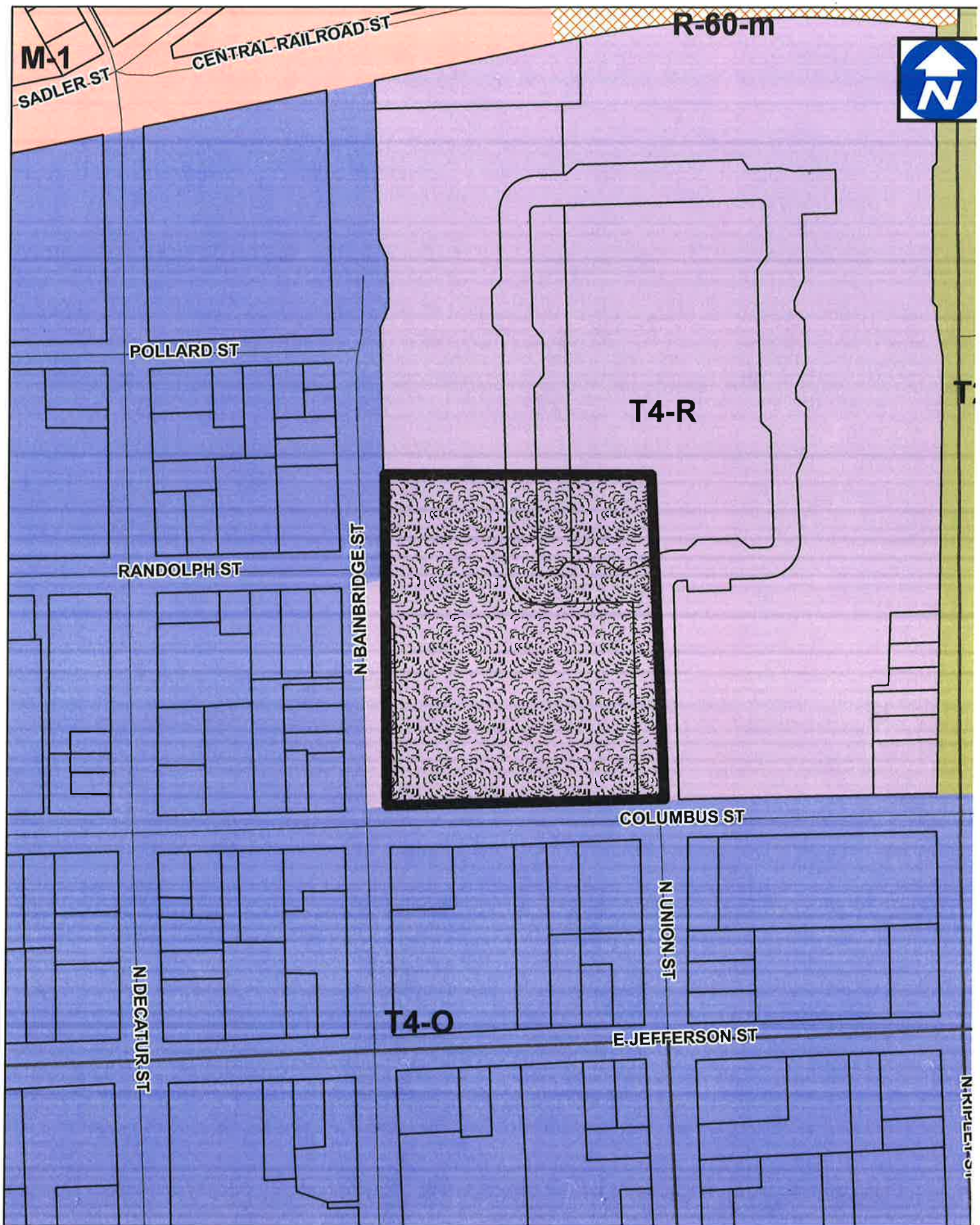
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

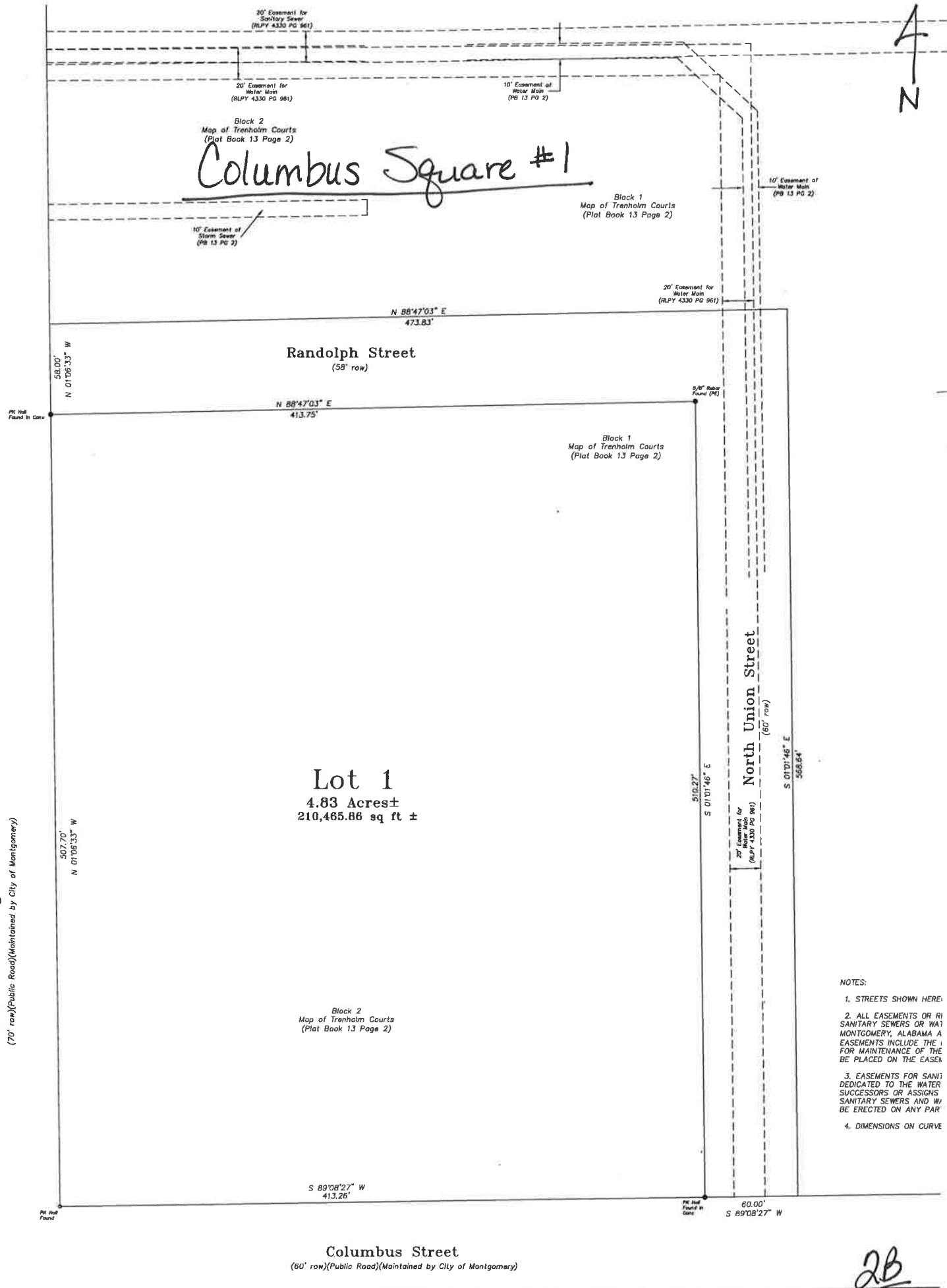
SUBJECT PROPERTY



ITEM NO. 2A



Columbus Square #1



Randolph Street
(58' row)

Lot 1
4.83 Acres±
210,465.88 sq ft ±

Columbus Street
(60' row)(Public Road)(Maintained by City of Montgomery)

North Bainbridge Street
(70' row)(Public Road)(Maintained by City of Montgomery)

North Union Street
(60' row)

- NOTES:
1. STREETS SHOWN HERE
 2. ALL EASEMENTS OR RI SANITARY SEWERS OR WA1 MONTGOMERY, ALABAMA A EASEMENTS INCLUDE THE 1 FOR MAINTENANCE OF THE BE PLACED ON THE EASEM
 3. EASEMENTS FOR SANI DEDICATED TO THE WATER SUCCESSORS OR ASSIONS SANITARY SEWERS AND WA BE ERCTED ON ANY PAR
 4. DIMENSIONS ON CURVE

2B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 2C

CORRECTED

3. 8796 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Soon Hee Lee

SUBJECT: Request final approval of Lee Property Plat No. 1 located on the north side of Woodley Road, approximately 300 ft. east of Virginia Loop Road, in R-75-s (Single-Family Residential), R-125 (Single-Family Residential) and B-2 (Commercial) Zoning Districts.

REMARKS: This plat creates two (2) lots for development. Lot A (8.10 acres) has access from Woodley Road thru a 25 ft. wide ingress/egress easement and is zoned R-75-s (Single-Family Residential) and R-125 (Single-Family Residential). The lot is 336 ft. wide and has a depth of 1,140 ft. Lot B (4.81 acres) has 372 ft. of frontage along Woodley Road and a depth of 682 ft. and is zoned B-2 (Commercial). This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 6

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.

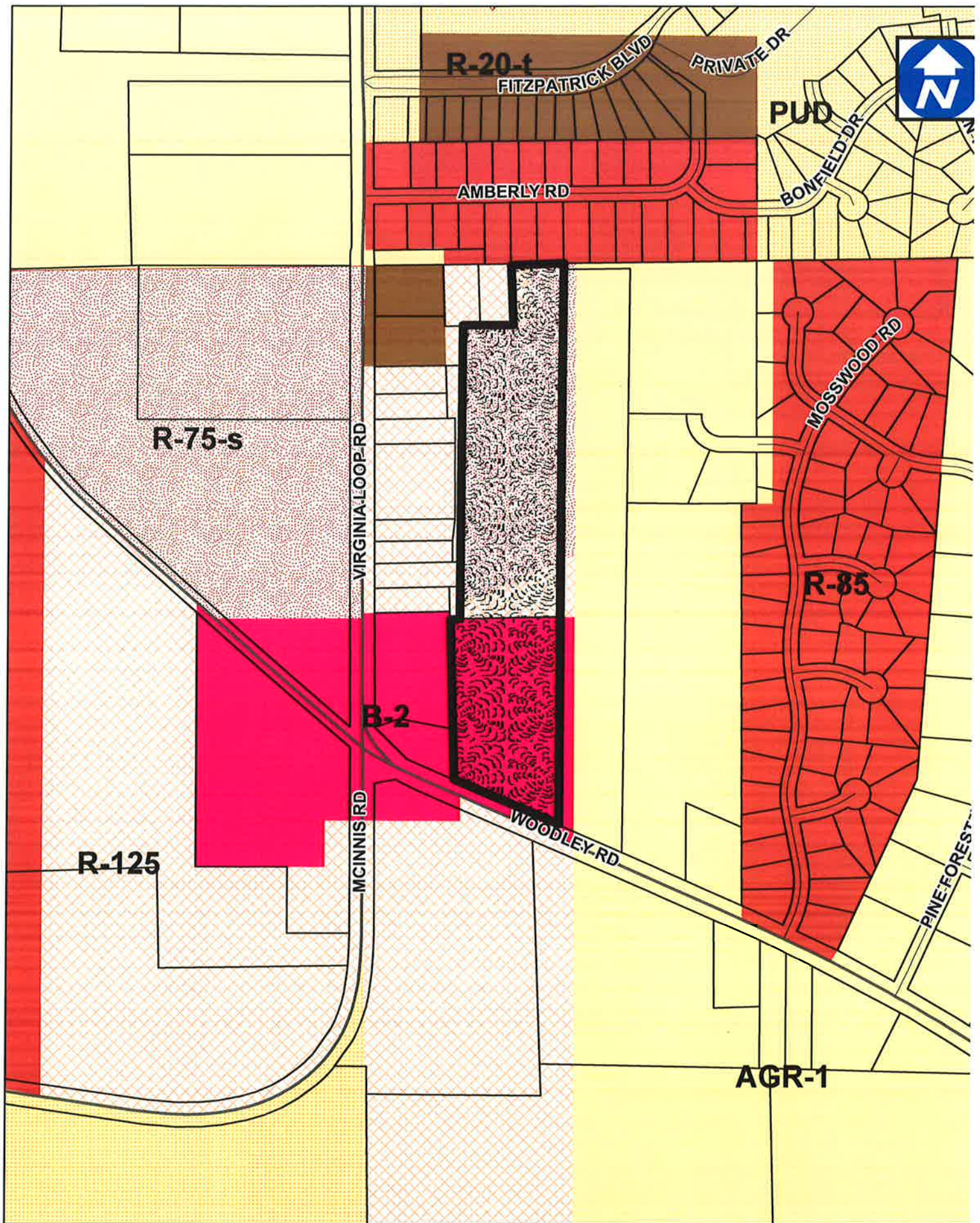
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



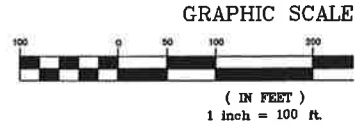
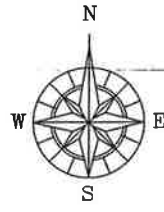
PLATS

1 inch = 400 feet

SUBJECT PROPERTY



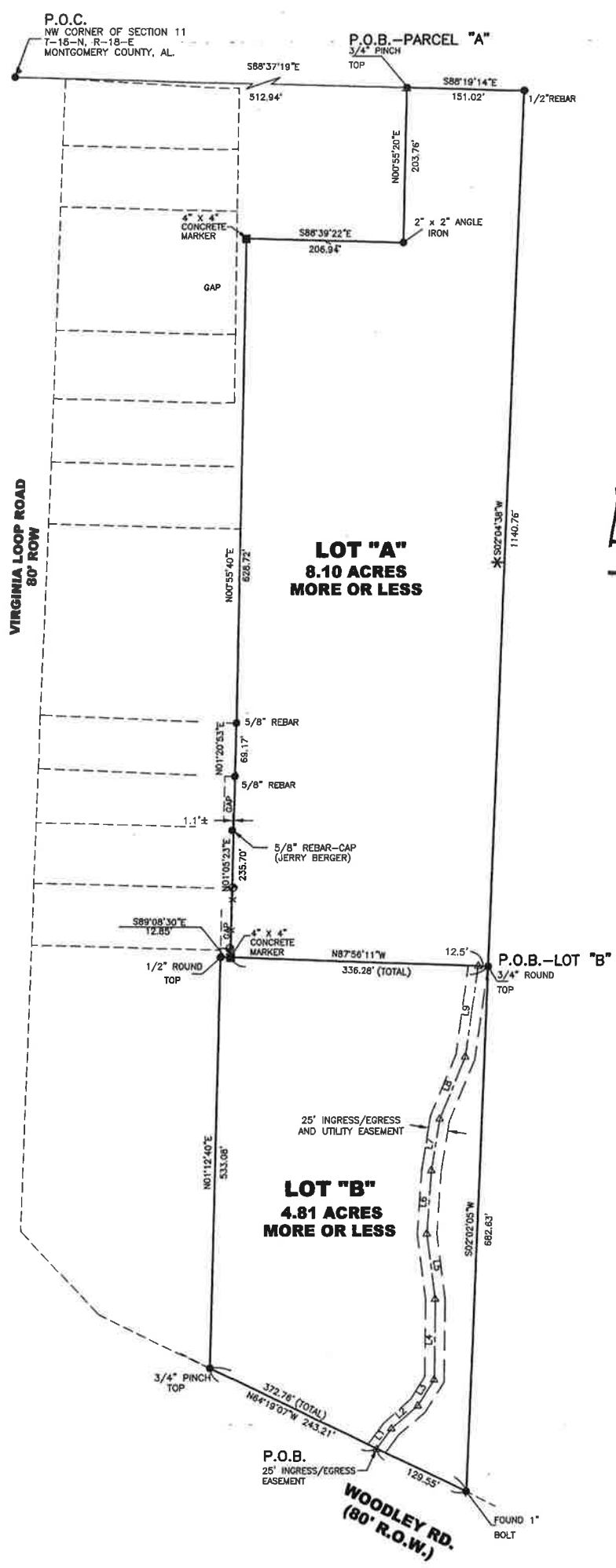
ITEM NO. 3A



- LEGEND:**
- FOUND IRON PIN
 - SET IRON PIN (5/8" REBAR CAPP W/# CA-00017-LS)
 - △ CALCULATED POINT
 - FOUND CONCRETE I

Lee Property #1

LINE	BEARING
L1	N36°14'22"E
L2	N48°53'00"E
L3	N31°50'13"E
L4	N00°22'18"E
L5	N07°30'42"W
L6	N03°45'41"E
L7	N08°54'37"E
L8	N22°01'42"E
L9	N07°37'56"E



LOT "A"
8.10 ACRES
MORE OR LESS

LOT "B"
4.81 ACRES
MORE OR LESS

WOODLEY RD.
(80' R.O.W.)

3B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. 8798 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: TTC Partners LLC

SUBJECT: Request final approval of Hampstead Plat No. 18B located on the south side of Margaret Street, approximately 40 ft. east of Clerkenwell Street, in a T4-R (General Urban Zone) Zoning District.

REMARKS: This plat replats two (2) lots into three (3) lots for residential use. Lot 13 A (0.13 acres) has 46 ft. of frontage along a private alley and 120 ft. of frontage along Margaret Street. Lot 14A (0.11 acres) has 38 ft. of frontage along a private alley and a depth of 129 ft. Lot 15A (0.24 acres) has 77 ft. of frontage along a private alley and a depth of 133 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 8

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.

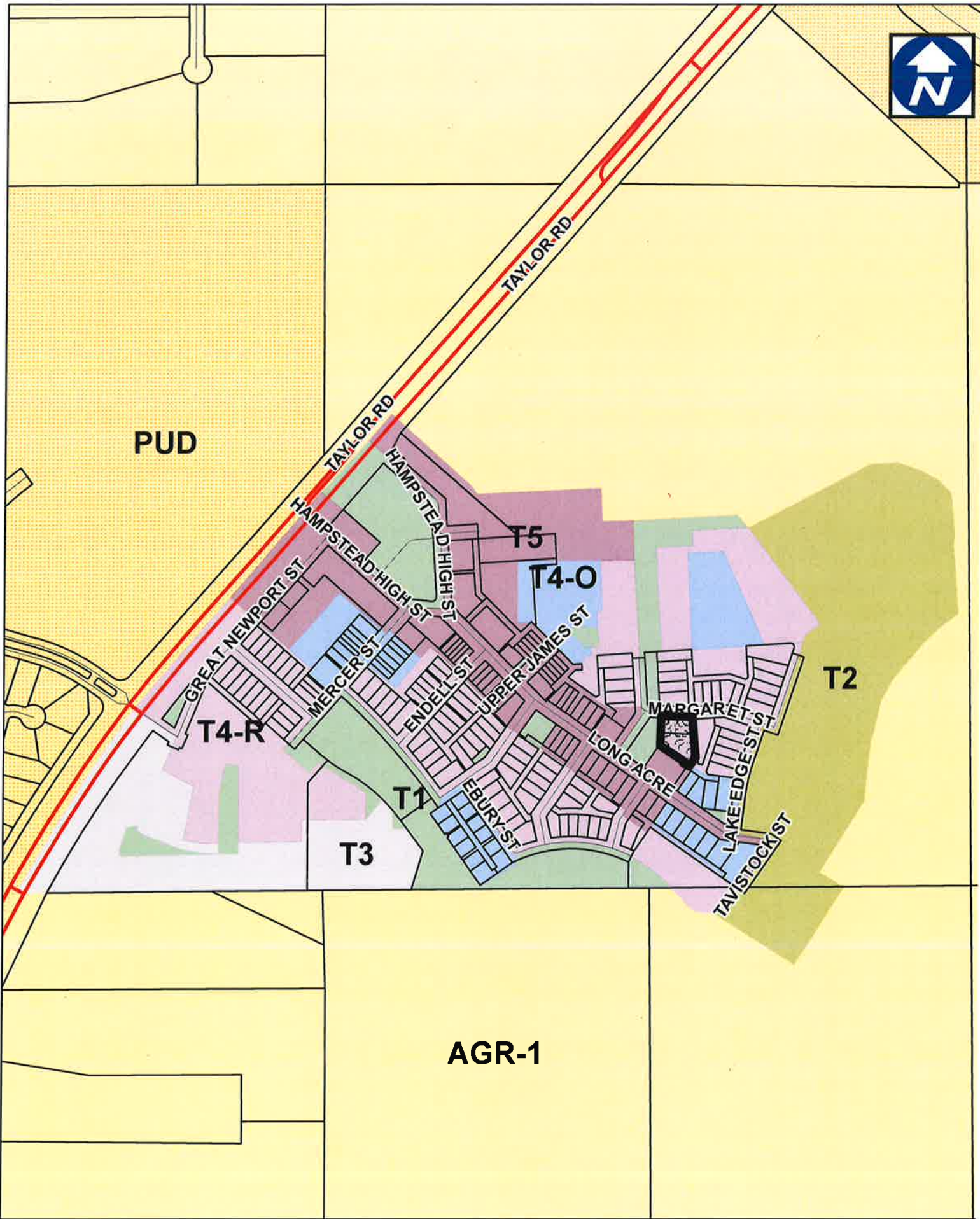
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

4A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. 8799 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: EastChase Land Company, LLC

SUBJECT: Request final approval of Hobby Lobby Plat No. 1 located on the north side of EastChase Parkway, approximately 1,600 ft. west of Boyd-Cooper Parkway, in a PUD (Planned Unit Development) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (6.76 acres) has approximately 800 ft. of frontage along EastChase Parkway and a depth of 454 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.

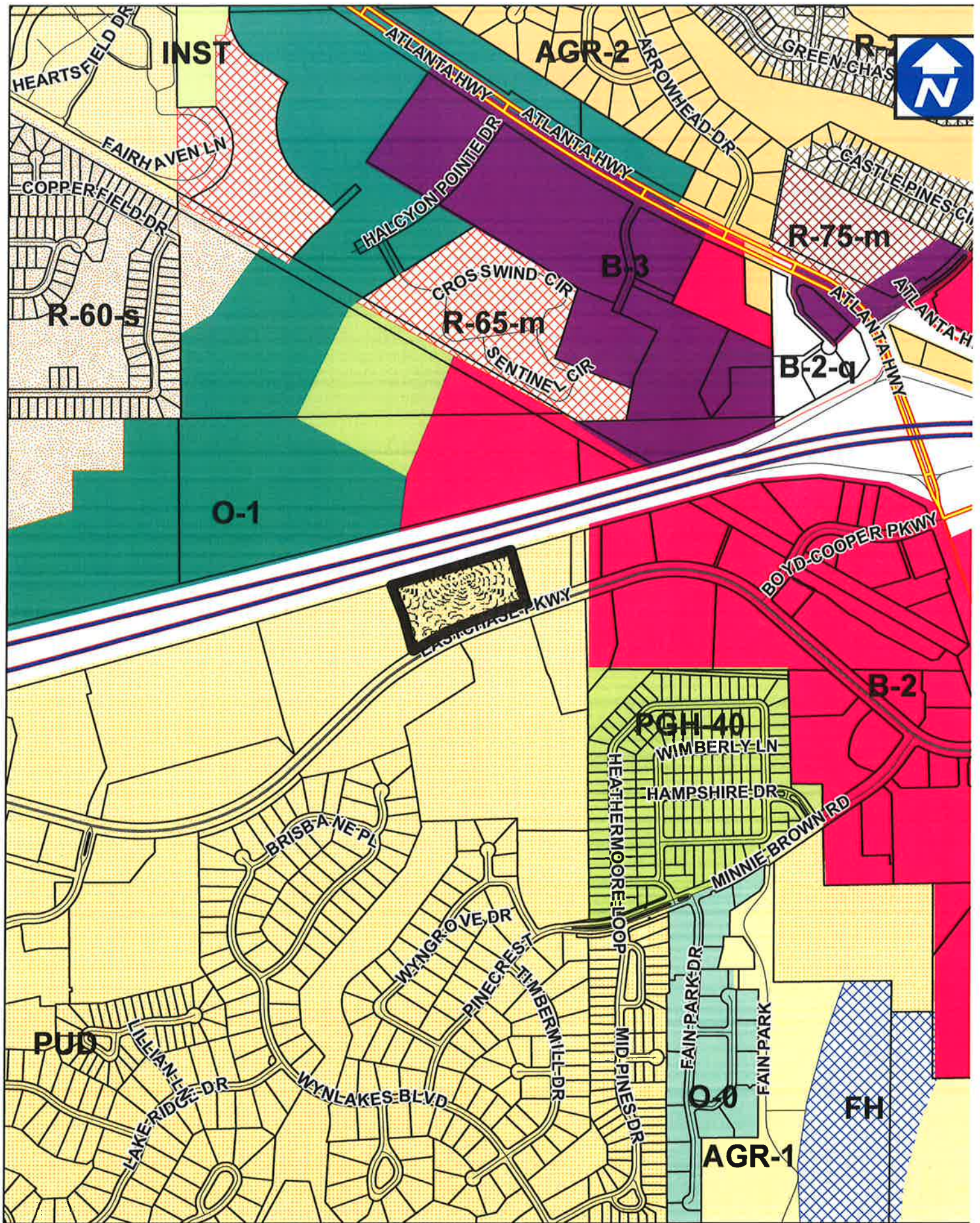
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS
1 inch = 800 feet

SUBJECT PROPERTY



ITEM NO. 5A

5B



REVISIONS TO INSTRUMENT
 INSTRUMENT PLAT NO. 9 - EASTCHASE LAKE STREET DEDICATION PLAT (PD 69, PG 44), EASTCHASE STREET DEDICATION PLAT NO. 1 (PD 47, PG 198).

MEASURING REPRESENTATION POINTS BASED ON ALABAMA PLATE PLANE COORDINATE SYSTEM, NAD 83 (NAD 83) POINT BELLING, PLAT 68 (SHEET 04), ALL COORDINATES AND DIMENSIONS IN U.S. SURVEY FEET.
 FROM MONTGOMERY DEDICATION - 8844; P.D. - 444948

Centerline Curve Data

Included angle = 28°30'30"
Station = 220.17
Radius = 224.17'
Chord length = 224.17'
Chord bearing = 129°24'
Central angle = 28°30'
Mid ordinate = 27.00'
Station of curve = 208.25-29

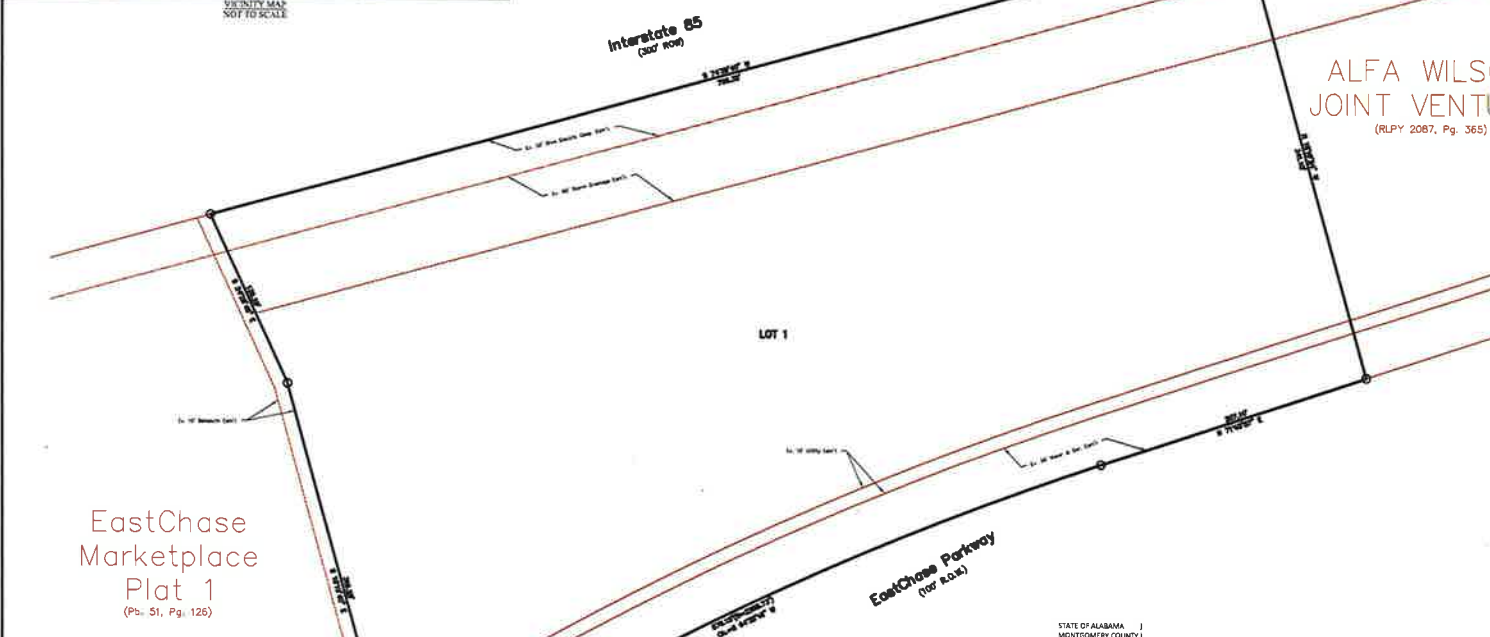
Map of
Hobby Lobby at EastChase Plat 1
 (RPLP 2067, Pg. 365)

Goodwyn, Mills & Cawood, Inc.
 Engineers - Architects - Planners - Surveyors

1011 West Gate
 Montgomery, Alabama 36111
 (205) 269-7100
 Fax: (205) 277-1586

DATE	BY	REVISION

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ALFA WILSON JOINT VENTURE
 (RPLP 2067, Pg. 365)

EastChase Marketplace
 Plat 1
 (Pb: 51, Pg. 126)

EASTCHASE STREET DEDICATION PLAT NO. 1
 (PB 47, PG 198)

1/2" = 100' Corner of the Northwest Corner of the Southwest Corner of Section 21, T-16-N, R-15-W, Montgomery County, Alabama

Alfa Wilson Joint Venture (ALF) hereby certifies that the information provided in this instrument is true and correct to the best of its knowledge and belief. ALF warrants that the information provided in this instrument is true and correct to the best of its knowledge and belief.

All utility and private access easements shown hereon, if any, are for the use of any utility which may require them. These easements include the rights of ingress and egress for maintenance of the property, facilities and apparatus included therein.

All private drainage easements shown hereon, if any, are for surface drainage as needed and are to be maintained on each lot by the lot's property owner. No lot owner shall file, divert or otherwise impede the flow in these easements, and the responsibility of the City or County of Montgomery, Alabama.

All easements or rights of way, except utility, private drainage and similar access easements, shown on this plat, if any, are hereby dedicated to the City and/or County of Montgomery, Alabama, for public use. These dedicated easements or rights of way include the rights of ingress and egress by City and/or County employees for maintenance of the property included within the easements or right of way. All permanent structures may be placed or erected on any part of these easements or right of way.

Easements for sanitary sewer and water mains shown hereon, if any, or if not previously dedicated, are hereby dedicated to the Mayor, Board of Sanitary Sewer Board of the City of Montgomery, Alabama, its successors and assigns, for ingress and egress in the installation and maintenance of sanitary sewer lines and water lines and their appurtenances. No permanent structures may be placed or erected on any part of these easements.

Shrubs shown hereon, if not previously established, are hereby intended for dedication to public use.

The undersigned, EastChase Land Company, LLC, an Alabama limited liability company, owner of the property shown hereon, hereby signs, executes and signs the foregoing surveyor's certificate, plat and map, and accepts and approves said instrument on this the _____ day of _____ 2016.

EastChase Land Company, LLC,
 an Alabama Limited Liability Company
 By its Manager:

James W. Wilson, II, Manager
 and
 Alfa Properties, Inc., an Alabama Corporation
 Kevin L. Keeler, President

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that James W. Wilson, II, whose name as Manager of Wynette, LLC, an Alabama limited liability company, General Partner for EastChase Land Company, LLC, an Alabama limited liability company, is signed in the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Manager and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal on this _____ day of _____ 2016.

NOTARY PUBLIC
 My Commission Expires: _____

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Kevin L. Keeler, whose name as President of Alfa Properties, Inc., an Alabama corporation, acting as Manager for EastChase Land Company, LLC, an Alabama limited liability company, is signed in the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on this _____ day of _____ 2016.

NOTARY PUBLIC
 My Commission Expires: _____

STATE OF GEORGIA)
 MORGAN COUNTY)

The undersigned, CBAI, a division of Synovus Bank, a Georgia banking corporation, mortgagee of the property shown hereon, hereby signs, executes and signs the foregoing surveyor's certificate, plat and map, and accepts and approves said instrument on this the _____ day of _____ 2016.

CBAI, a division of Synovus Bank,
 a Georgia banking corporation

J. Mark Sneed, Vice President

STATE OF GEORGIA)
 MORGAN COUNTY)

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that J. Mark Sneed, whose name as Vice President of CBAI, a division of Synovus Bank, a Georgia banking corporation, is signed in the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal on this _____ day of _____ 2016.

NOTARY PUBLIC
 My Commission Expires: _____

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

I, Rick Clay, a registered Land Surveyor of Montgomery, Alabama, hereby state that all parts of the 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.

Rick Clay, PLS REG. 25001 Date: _____

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on January 28, 2016, and is approved according to the Code of Alabama 1-1-52-32.

Thomas M. Tyson, Jr.,
 Executive Secretary

STATE OF ALABAMA)
 MONTGOMERY COUNTY)

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.

George C. Sparks, PE
 Montgomery County Engineer

George C. Sparks, PE
 Montgomery County Engineer



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 50

6. DP-2016-006 **PRESENTED BY:** Goodwyn, Mills and Cawood

REPRESENTING: Hobby Lobby

SUBJECT: Public hearing for a development plan for a new building to be located on the north side of EastChase Parkway, approximately 1,600 ft. west of Boyd-Cooper Parkway, in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 55,000 sq. ft. building. There are 278 paved parking spaces indicated on the site plan. There are three (3) access drives to EastChase 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.

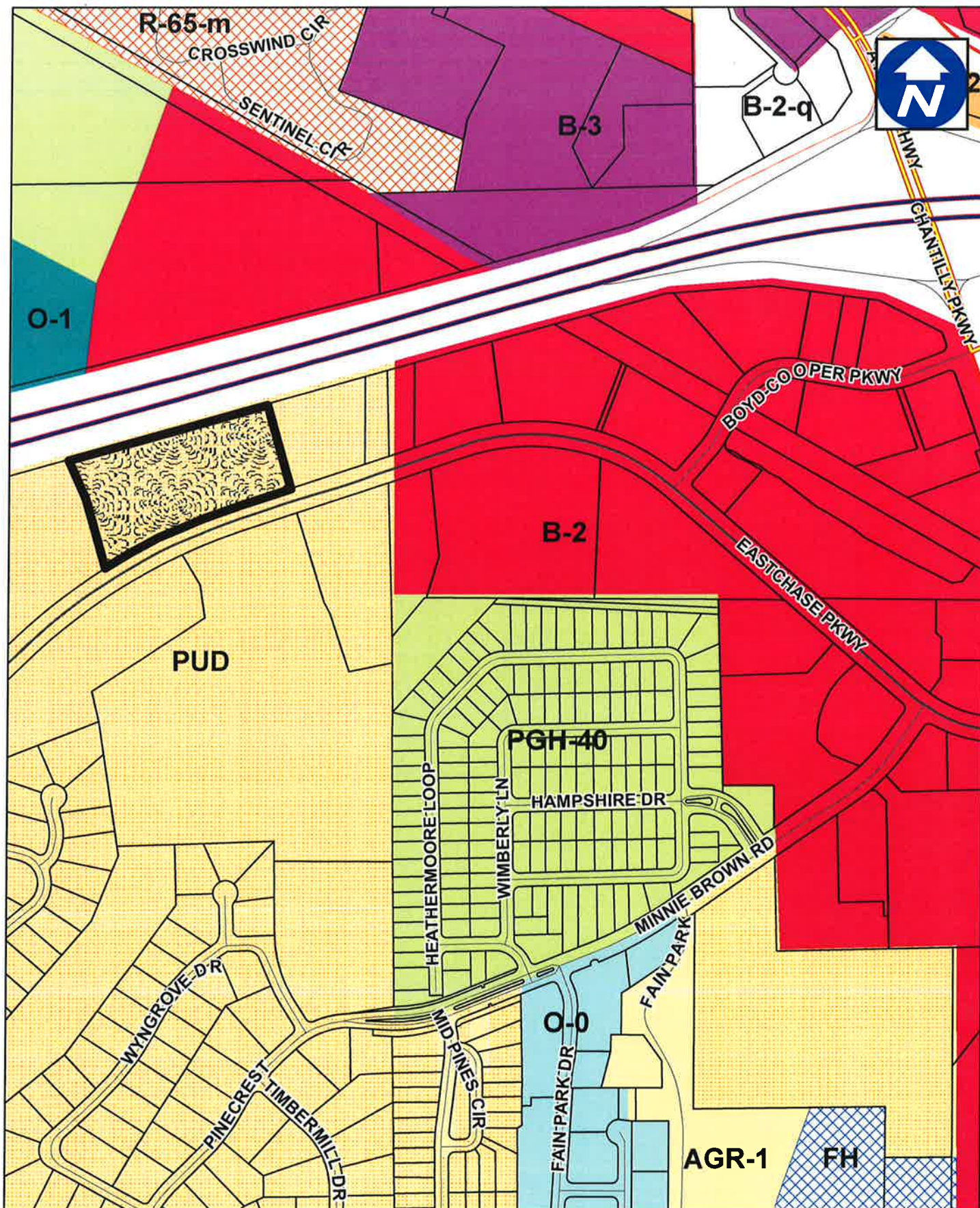
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 500 feet



ITEM NO. 6A



DEVELOPMENT SITE **SUBJECT PROPERTY**

1 inch = 500 feet



ITEM NO. 6C

7. 8797 **PRESENTED BY:** Gonzalez-Strength & Associates

REPRESENTING: YB Montgomery, LLC

SUBJECT: Request final approval of Montgomery Dialysis Center Plat No. 1 located on the east side of McGehee Place Drive North, approximately 250 ft. north of McGehee Road, in B-3 (Commercial) and R-85 (Single-Family Residential) Zoning Districts.

REMARKS: This plat creates one (1) lot for commercial use. Lot 1 (2.87 acres) has approximately 400 ft. of frontage along McGehee Place Drive North and a depth of approximately 360 ft. There is a 45 ft. wide strip of land along the right-of-way which is zoned R-85, and will be the parking and access drives of the proposed development. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 5

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.

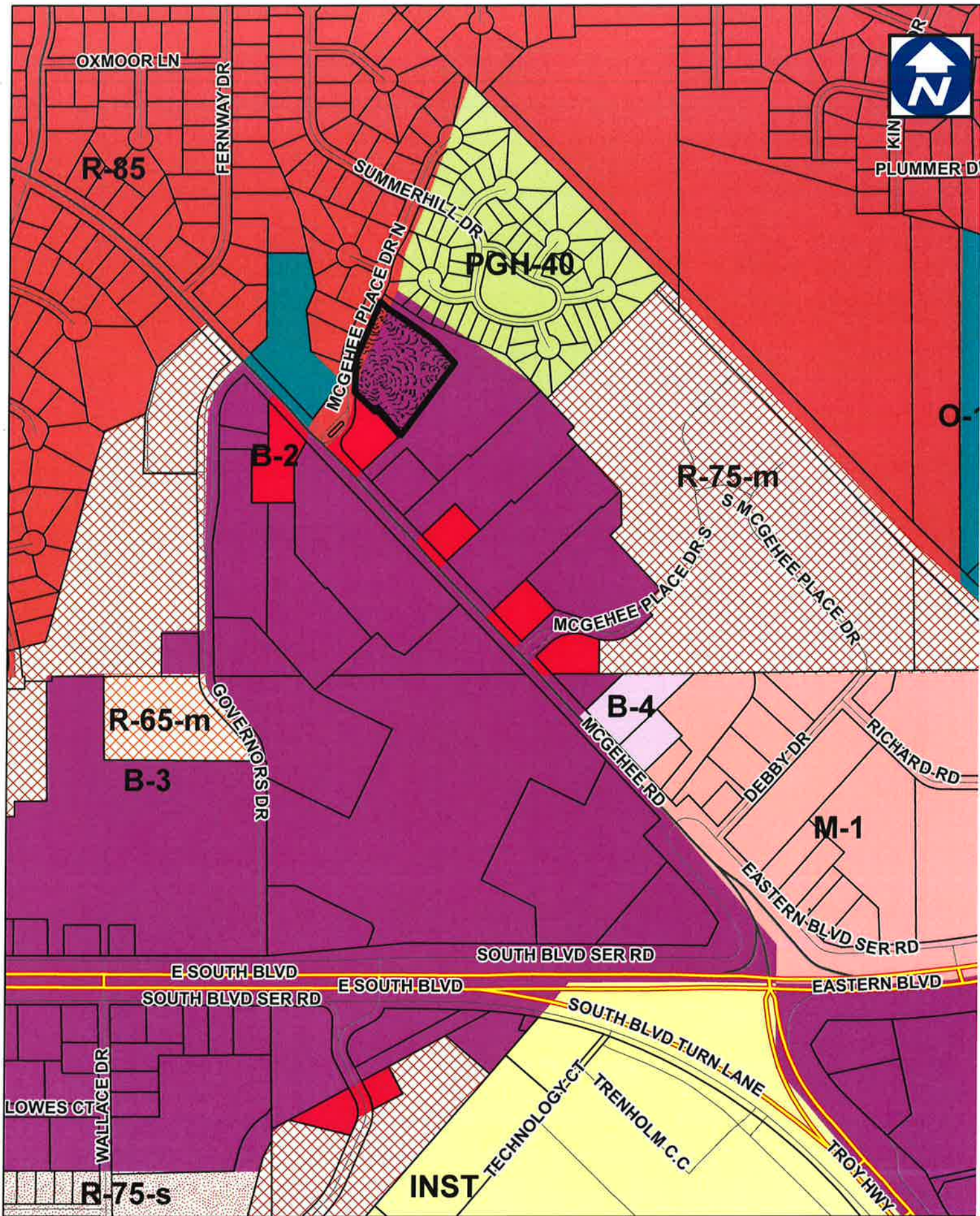
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 7A



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. DP-2016-005 **PRESENTED BY:** Gonzalez-Strength & Associates

REPRESENTING: Medical Office for YB Development, LLC

SUBJECT: Public hearing for a development plan for a new building to be located on the east side of McGehee Place Drive North, approximately 250 ft. north of McGehee Road, in B-3 (Commercial) and R-85 (Single-Family Residential) Zoning Districts.

REMARKS: The petitioner has submitted plans to construct a 10,893 sq. ft. building with a 640 sq. ft. canopy. There are two (2) access drives to McGehee Place Drive North. There are 68 paved parking spaces indicated on the site plan.

COUNCIL DISTRICT: 5

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.

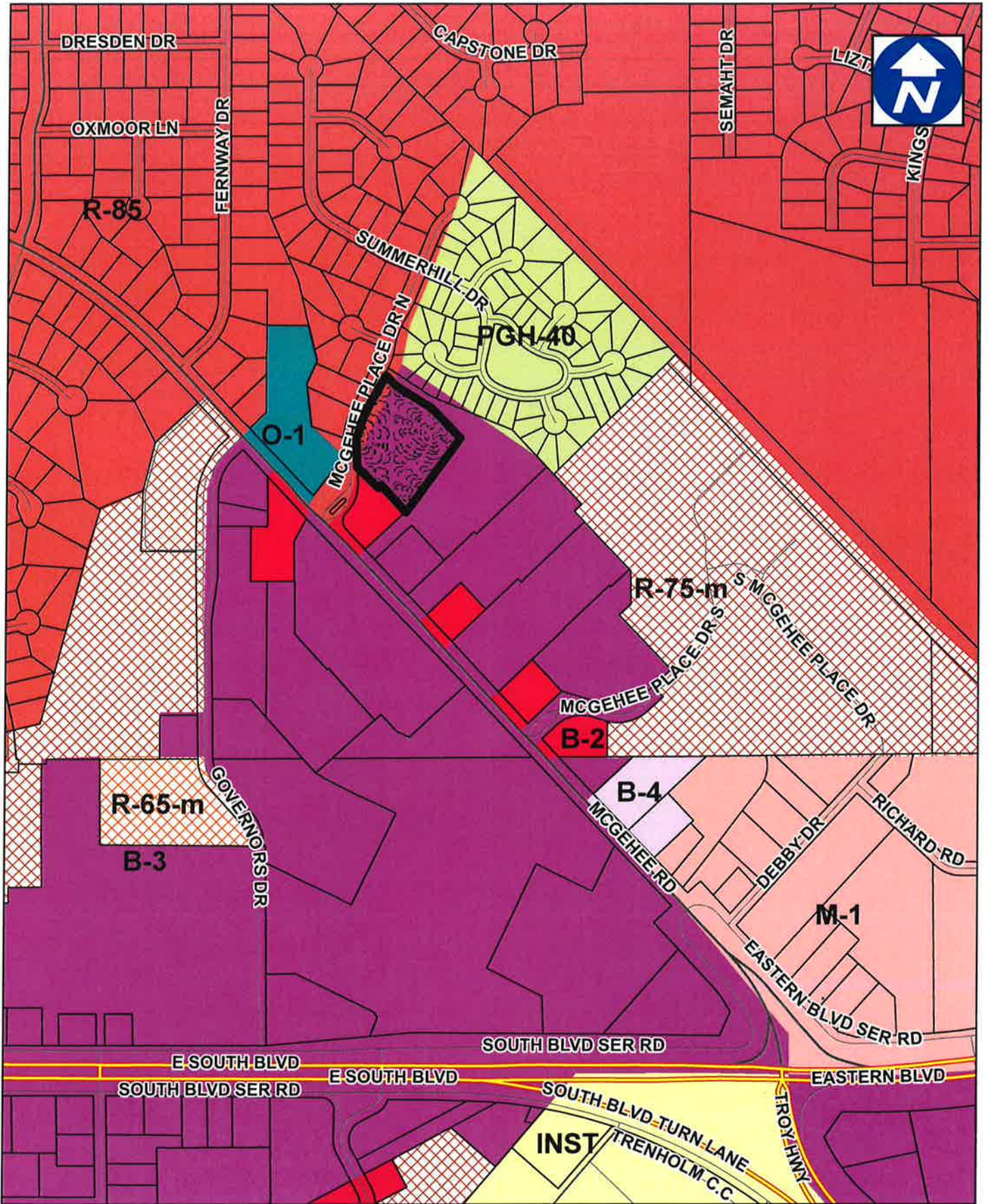
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

URBAN FORESTRY: No objection.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE SUBJECT PROPERTY

1 inch = 500 feet



ITEM NO. 8A

PROJECT DATA

PROJECT NAME: PROPOSED MEDICAL OFFICE
Address: McGehee Place Drive N. - 1

SITE DATA

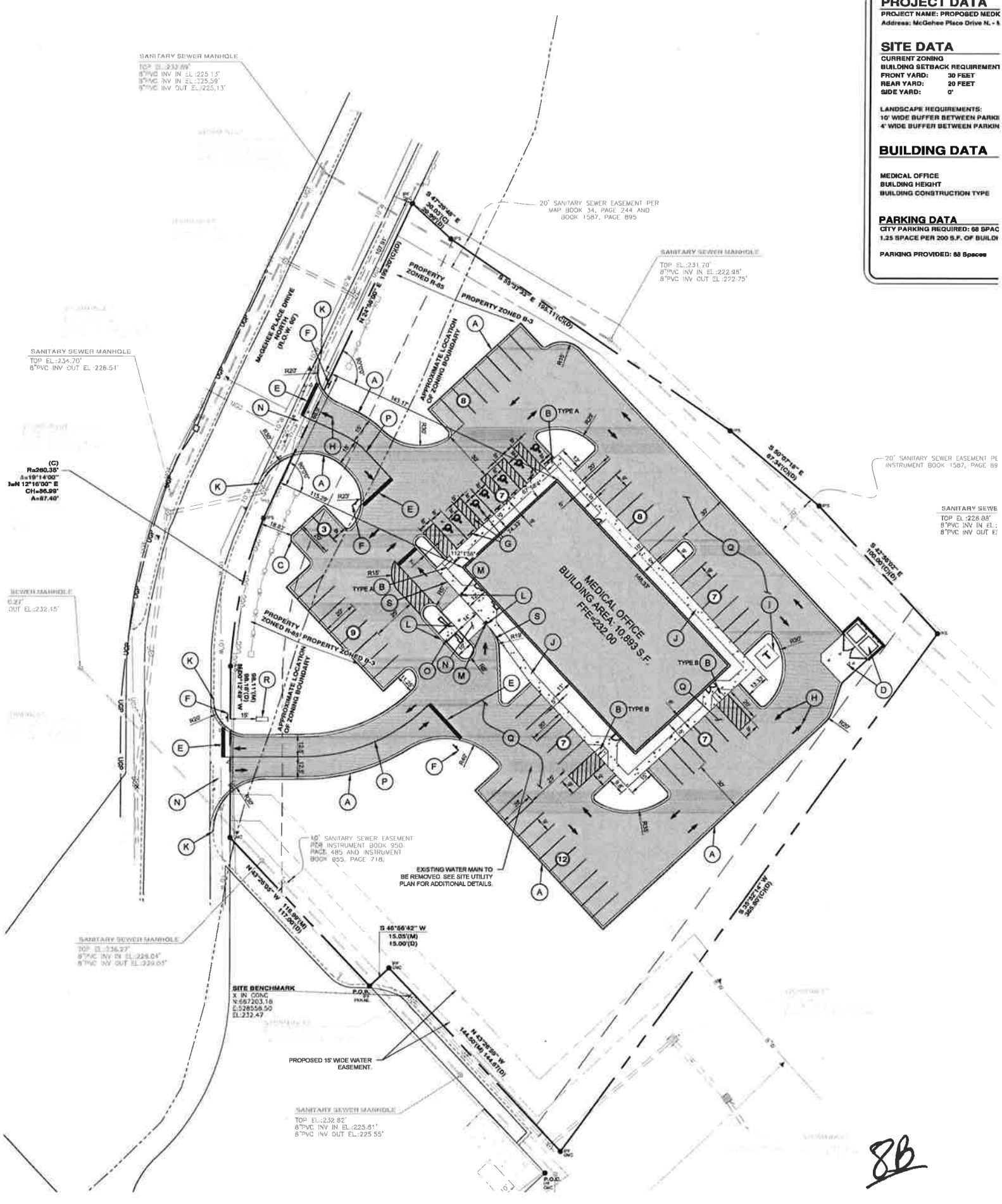
CURRENT ZONING: R-3
BUILDING SETBACK REQUIREMENT:
FRONT YARD: 30 FEET
REAR YARD: 20 FEET
SIDE YARD: 0'
LANDSCAPE REQUIREMENTS:
10' WIDE BUFFER BETWEEN PARKING AND DRIVE
4' WIDE BUFFER BETWEEN PARKING AND DRIVE

BUILDING DATA

MEDICAL OFFICE
BUILDING HEIGHT:
BUILDING CONSTRUCTION TYPE

PARKING DATA

CITY PARKING REQUIRED: 68 SPACES
1.25 SPACE PER 200 S.F. OF BUILDING
PARKING PROVIDED: 68 Spaces



SANITARY SEWER MANHOLE
TOP EL: 233.89'
8" PVC INV IN EL: 225.13'
8" PVC INV OUT EL: 225.59'
8" PVC INV OUT EL: 225.13'

20' SANITARY SEWER EASEMENT PER
MAP BOOK 34, PAGE 244 AND
BOOK 1587, PAGE 895

SANITARY SEWER MANHOLE
TOP EL: 231.70'
8" PVC INV IN EL: 222.98'
8" PVC INV OUT EL: 222.75'

SANITARY SEWER MANHOLE
TOP EL: 234.70'
8" PVC INV OUT EL: 226.51'

(C)
R=260.05'
Δ=19°14'00" E
3+Δ=12°16'00" E
CH=94.99'
A=87.40'

SEWER MANHOLE
C=21'
OUT EL: 232.45'

20' SANITARY SEWER EASEMENT PER
INSTRUMENT BOOK 1587, PAGE 89

SANITARY SEWER
TOP EL: 228.88'
8" PVC INV IN EL:
8" PVC INV OUT EL:

10' SANITARY SEWER EASEMENT
PER INSTRUMENT BOOK 950
PAGE 495 AND INSTRUMENT
BOOK 955, PAGE 718.

EXISTING WATER MAIN TO
BE REMOVED. SEE SITE UTILITY
PLAN FOR ADDITIONAL DETAILS.

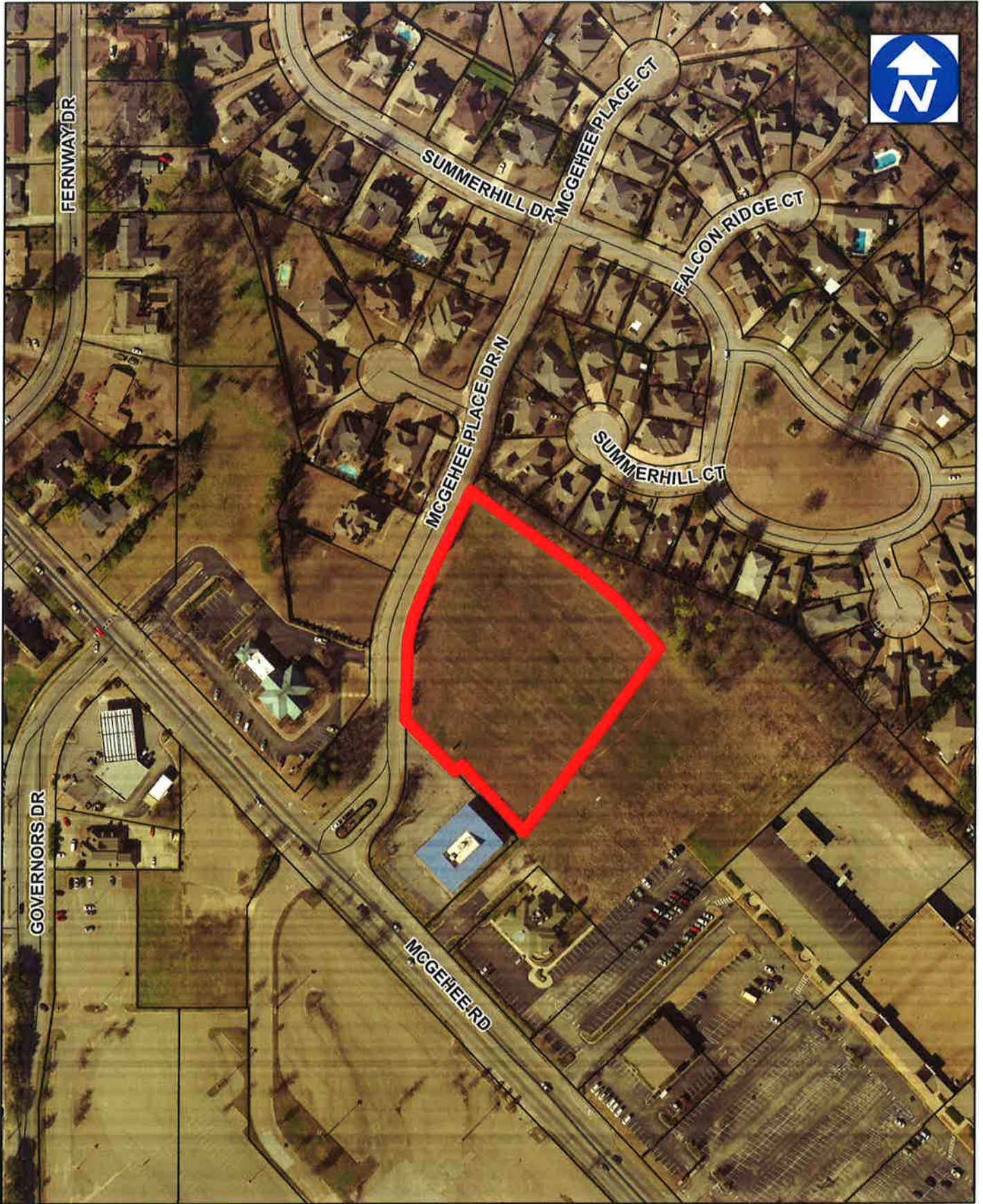
SANITARY SEWER MANHOLE
TOP EL: 236.77'
8" PVC INV IN EL: 228.04'
8" PVC INV OUT EL: 229.05'

SITE BENCHMARK
R IN CONC
N: 667203.18
E: 528556.50
EL: 232.47'

PROPOSED 15' WIDE WATER
EASEMENT.

SANITARY SEWER MANHOLE
TOP EL: 232.82'
8" PVC INV IN EL: 225.81'
8" PVC INV OUT EL: 225.55'

8B



DEVELOPMENT SITE SUBJECT PROPERTY
1 inch = 200 feet



ITEM NO. 8C

9. RZ-2016-002 **PRESENTED BY:** Frank Potts

REPRESENTING: Gerald Duncan

SUBJECT: Request to rezone three (3) lots located at 4160, 4162 and 4164 Wetumpka Highway from an AGR-2 (General Agriculture) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has AGR-2 (General Agriculture) zoning to the north and east, and B-2 (Commercial) zoning to the south and west. The intended use for this property if rezoned is for a car lot. This property has been commercial use in the past; however the commercial use has been vacated for more than one (1) year. The Land Use Plan recommends commercial and medium residential use.

COUNCIL DISTRICT: Police Jurisdiction

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

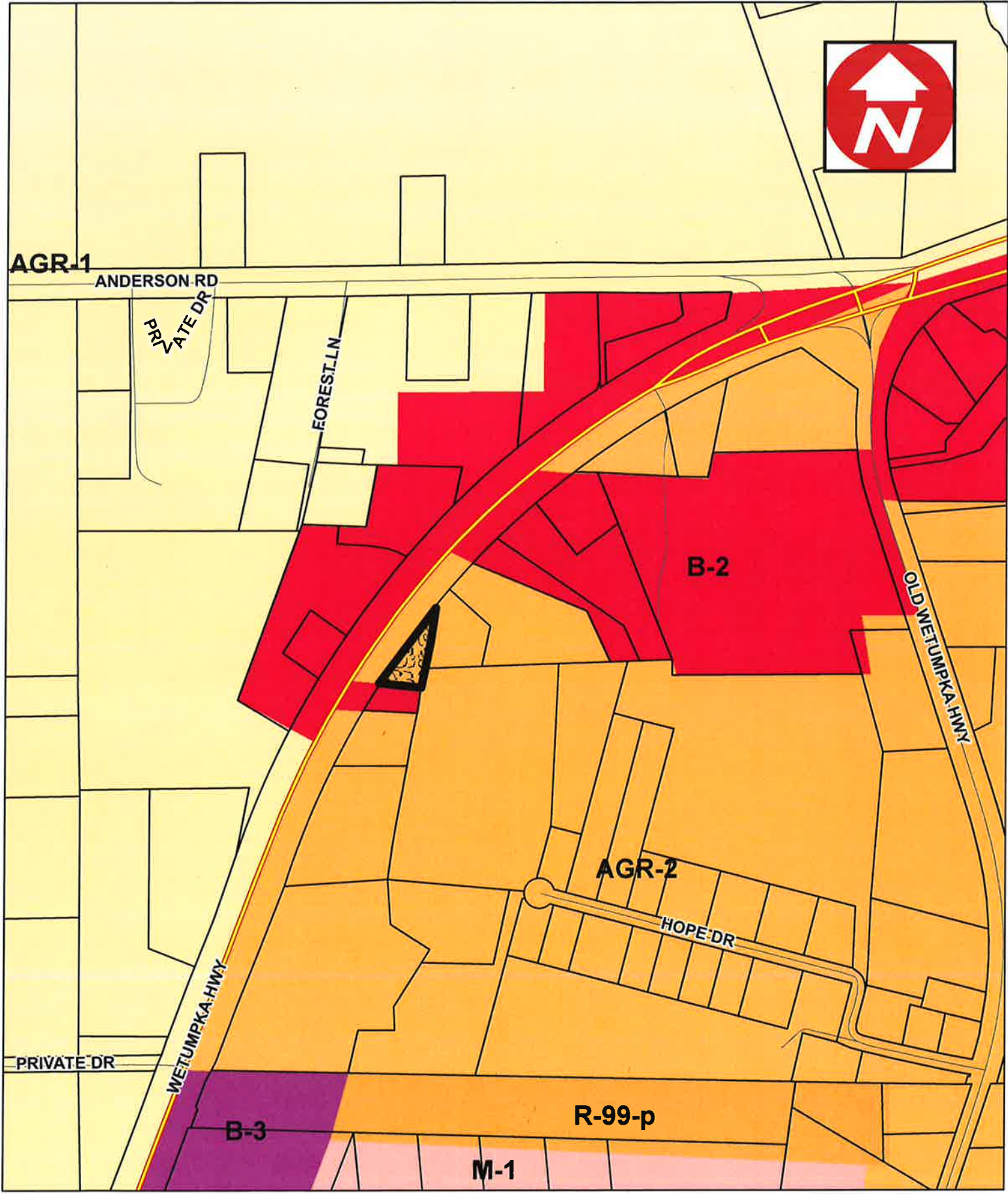
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

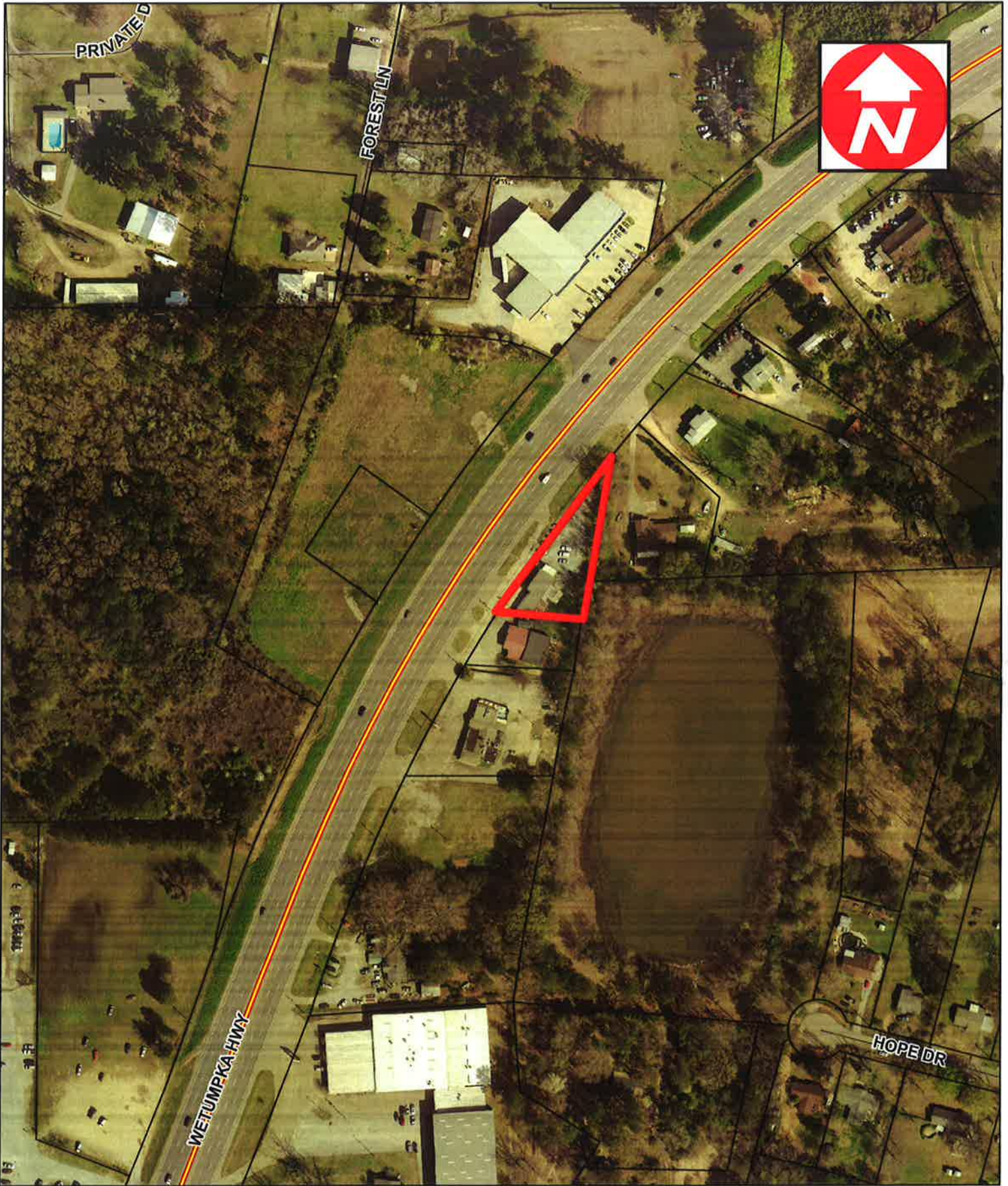
SUBJECT PROPERTY 

FILE NO. RZ-2016-002

1 inch = 400 feet

FROM AGR-2 **TO** B-2

ITEM NO. 9A



REZONING REQUEST

SUBJECT PROPERTY [REDACTED]

FILE NO. RZ-2016-002

1 inch = 200 feet

FROM AGR-2 **TO** B-2

ITEM NO. 9B

10. RZ-2011-010 **PRESENTED BY:** Ladon Dansby

REPRESENTING: Same

SUBJECT: Request to rezone one (1) parcel of land containing 5 acres located approximately 2,200 ft. north of Old Selma Road and approximately 7,000 ft. west of Booth Road from an M-3 (General Industrial) Zoning District to an R-99-s (Mobile Home Subdivision) Zoning District.

REMARKS: The adjacent property has M-3 (General Industrial) zoning to the north, south and west, and AGR-1 (Residential Agriculture) zoning to the east. The intended use for this property if rezoned is for a mobile home. The Land Use Plan recommends agricultural use.

COUNCIL DISTRICT: Police Jurisdiction

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

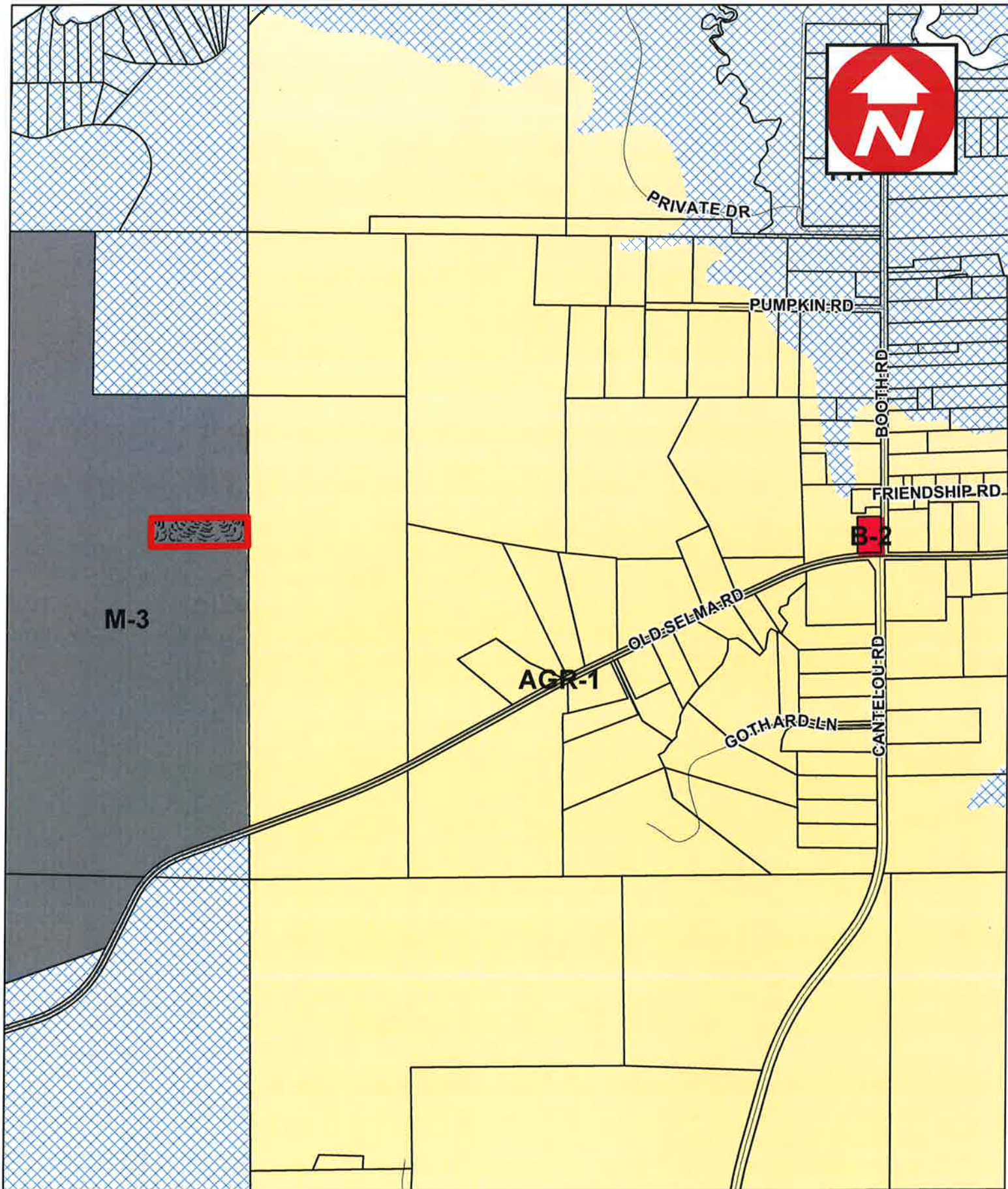
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

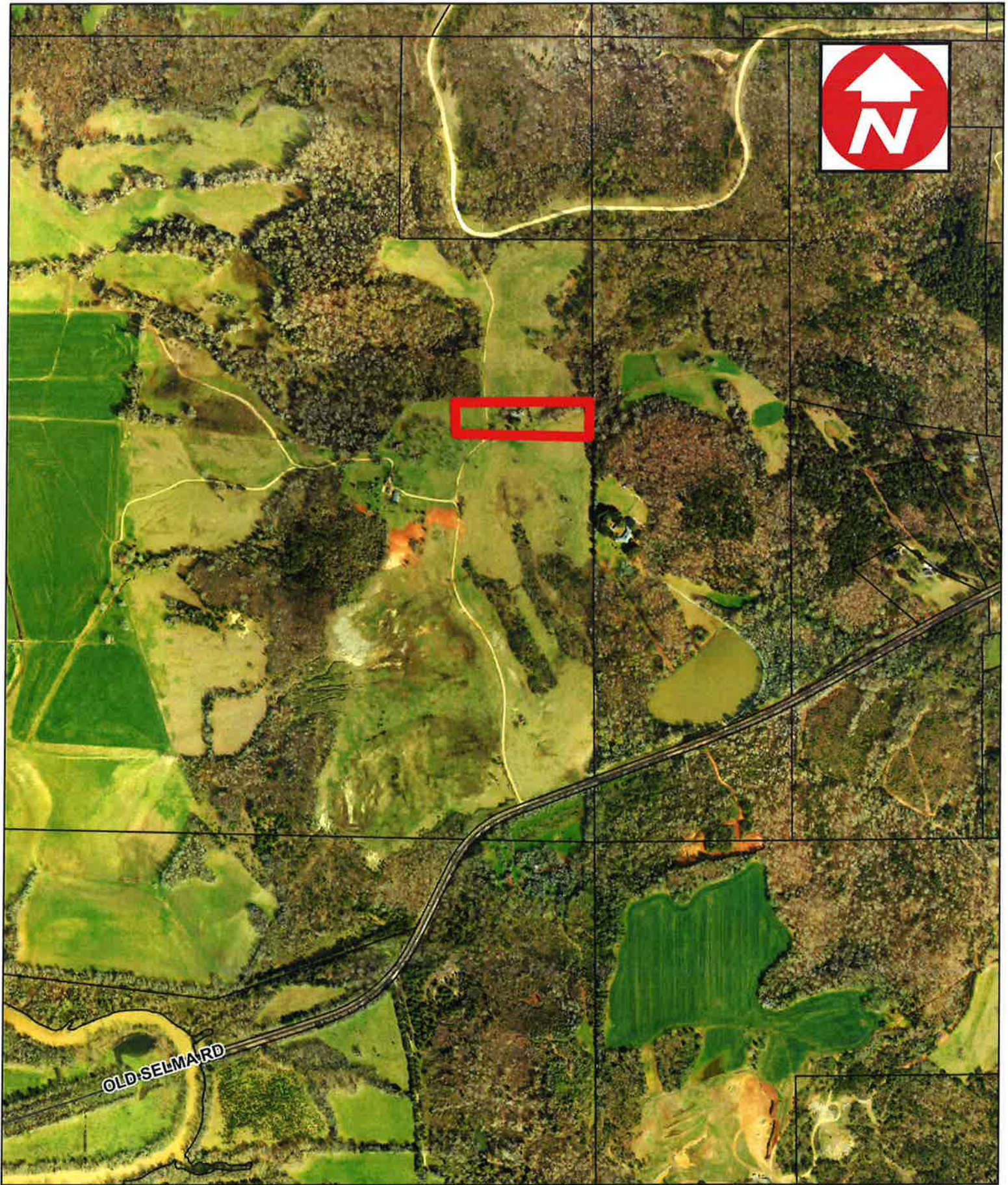
SUBJECT PROPERTY 

FILE NO. R2-2011-010

1 inch = 1,000 feet

FROM M-3 **TO** R-99-s

ITEM NO. 10A



REZONING REQUEST

SUBJECT PROPERTY

~~XXXXXXXXXX~~

FILE NO. RZ-2011-010

1 inch = 800 feet

FROM M-3 **TO** R-99-s

ITEM NO. 10B

11. RZ-2016-003 **PRESENTED BY:** DeForrest Ingram

REPRESENTING: Same

SUBJECT: Request to rezone two (2) parcels of land located on the southwest side of Troy Highway, approximately 4,500 ft. south of Taylor Road, from an AGR-1 (Residential Agriculture) Zoning District to a B-3 (Commercial) Zoning District.

REMARKS: The adjacent property has B-3 (Commercial) zoning to the north, east and west, and FH (Flood Hazard) to the south. The intended use for this property if rezoned is for a car lot. This rezoning consists of two (2) parcels which will be platted into one (1) lot. The Land Use Plan recommends low density residential and agricultural use.

COUNCIL DISTRICT: 6

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

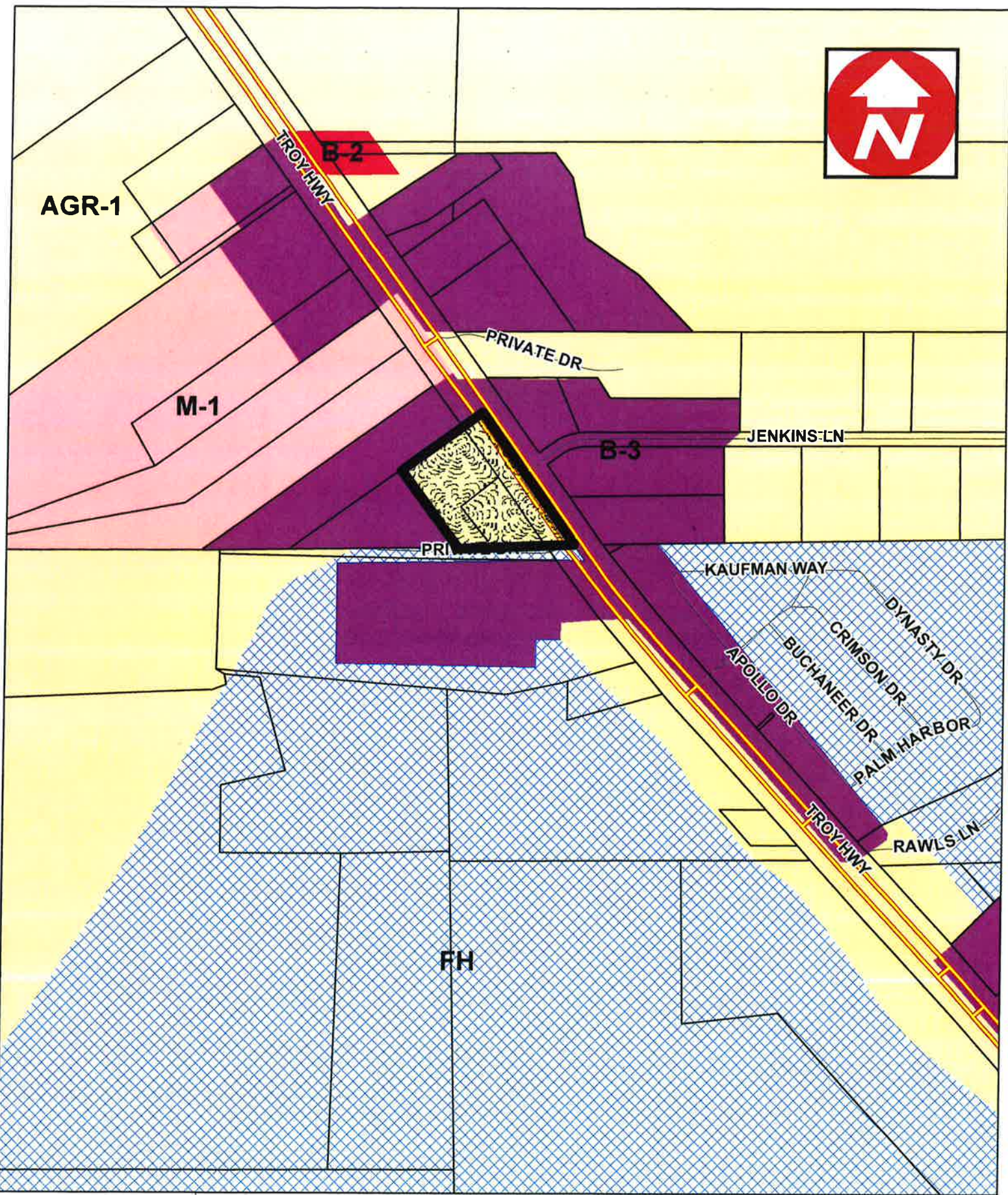
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

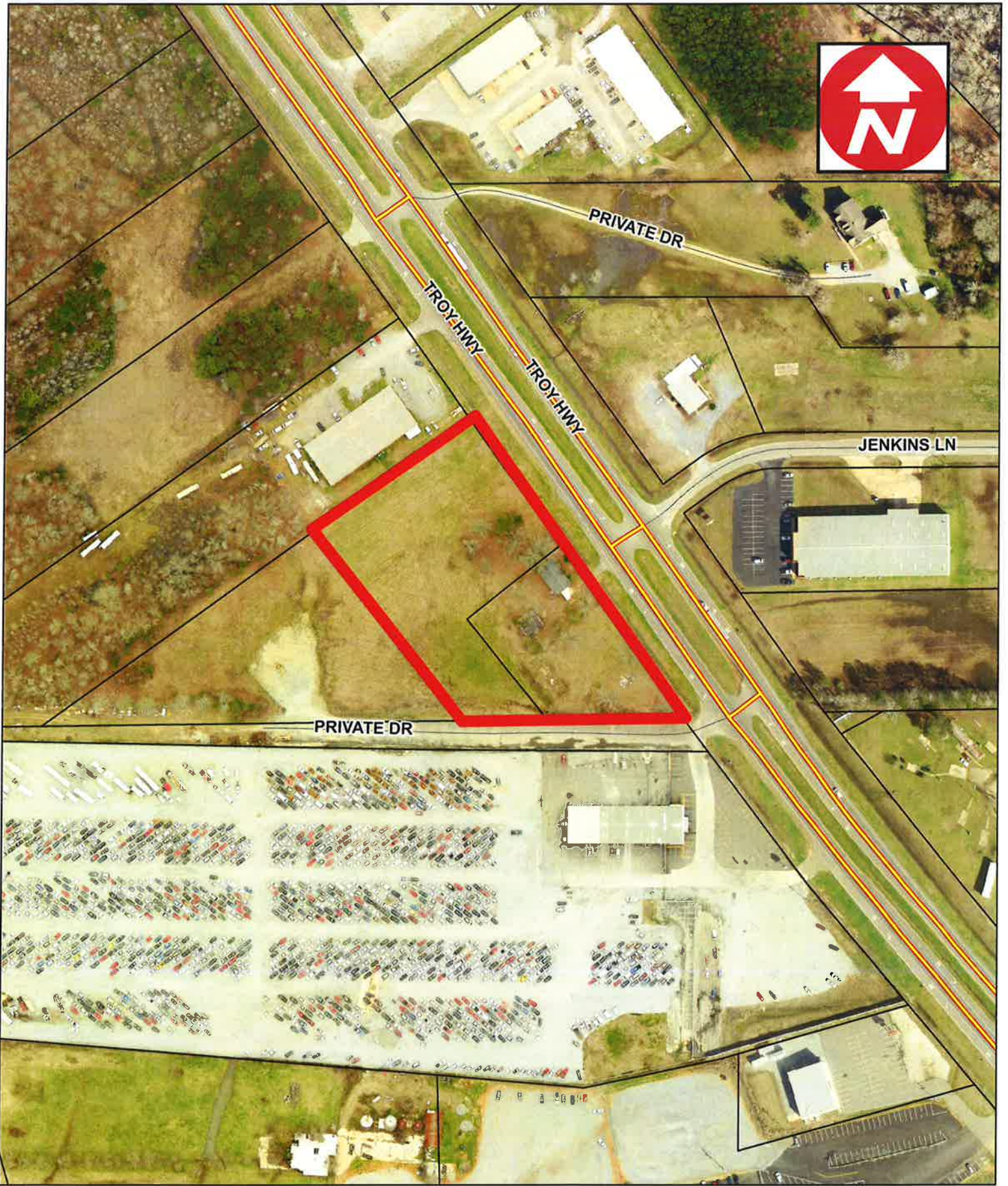
SUBJECT PROPERTY 

FILE NO. RZ-2016-003

1 inch = 500 feet

FROM AGR-1 TO B-3

ITEM NO. 11A



REZONING REQUEST

SUBJECT PROPERTY

~~AGR-1~~

FILE NO. RZ-2016-003

1 inch = 200 feet

FROM AGR-1 **TO** B-3

ITEM NO. 11B

12. RZ-2016-001 **PRESENTED BY:** Jennette A. Vaughn

REPRESENTING: Same

SUBJECT: Request to rezone 2601 Argyle Road from an R-85 (Single-Family Residential) Zoning District to a B-1-b (Central Business) Zoning District.

REMARKS: The adjacent property has R-85 (Single-Family Residential) zoning to the north, south and east, and R-75-s (Single-Family Residential) zoning to the west. The intended use for this property if rezoned is for accounting and tax service and residential use. The Land Use Plan recommends low density residential use.

COUNCIL DISTRICT: 6

Long Range Planning: No objection if “Q” to be professional home office with one client at a time. In the “Draft South Montgomery Plan”, Woodley Road was mentioned as being a good location for B-1-b.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

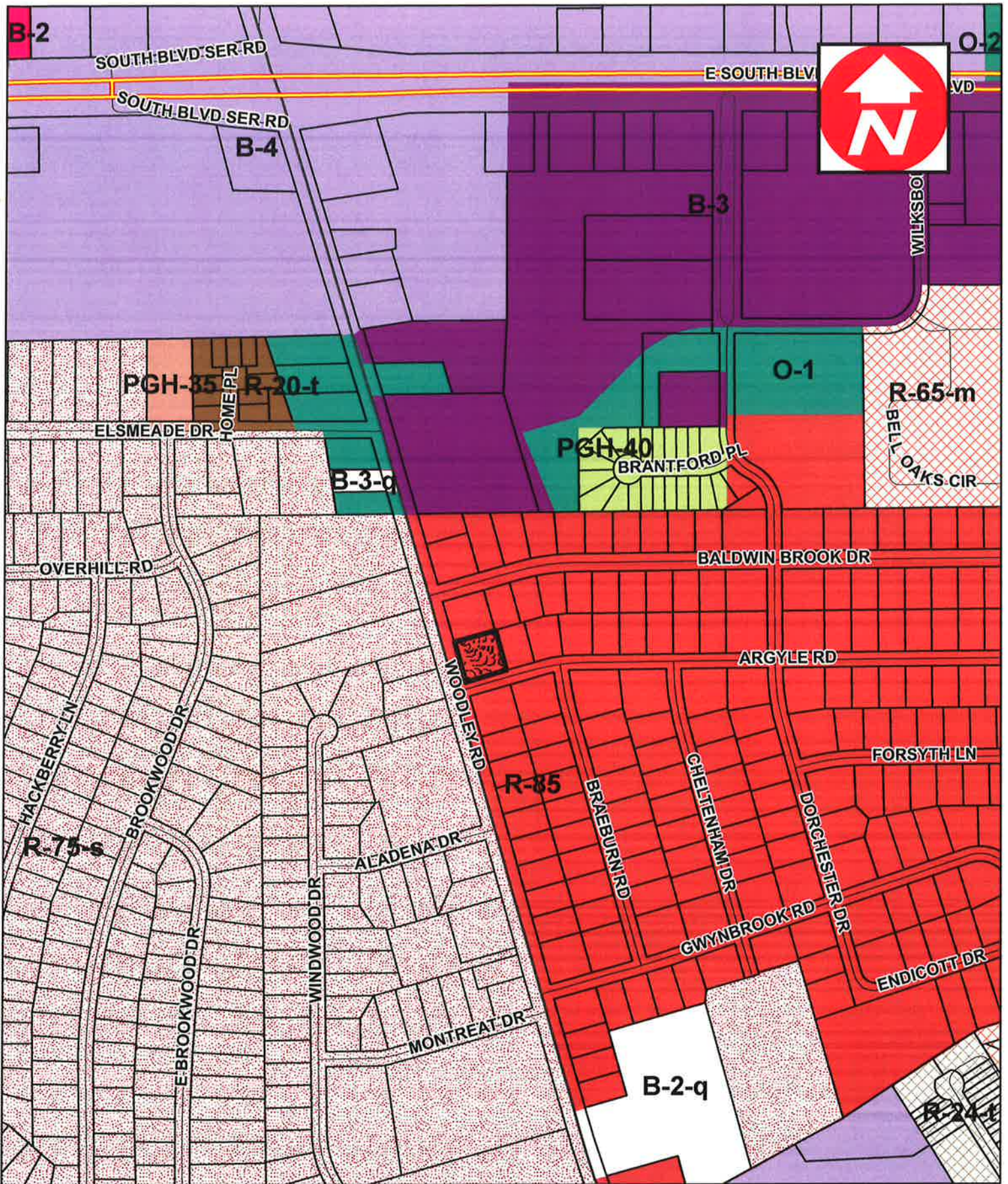
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY [REDACTED]

FILE NO. R2-2016-001

1 inch = 400 feet

FROM R-85 **TO** B-1-b

ITEM NO. 12A



REZONING REQUEST

SUBJECT PROPERTY [REDACTED]

FILE NO. RZ-2016-001

1 inch = 100 feet

FROM R-85 **TO** B-1-b

ITEM NO. 12B

13. RZ-2016-004 **PRESENTED BY:** Ella McCall

REPRESENTING: Same

SUBJECT: Request to rezone one (1) lot located at 3481 Crescent Road from an R-65-d (Duplex Residential) Zoning District to a B-2 (Commercial) Zoning District.

REMARKS: The adjacent property has R-75-m (Multi-Family Residential) zoning to the north, and R-65-d (Duplex Residential) zoning to the south, east and west. The intended use for this property if rezoned is for Mimi's Ministry In Motion which will serve as Child Enrichment and Single Mom's Mentoring Center. The Land Use Plan recommends low density residential use.

COUNCIL DISTRICT: 7

Long Range Planning: The business described by Ms. McCall is too large to place in the middle of this, or any, neighborhood. It would be too disruptive for residents.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

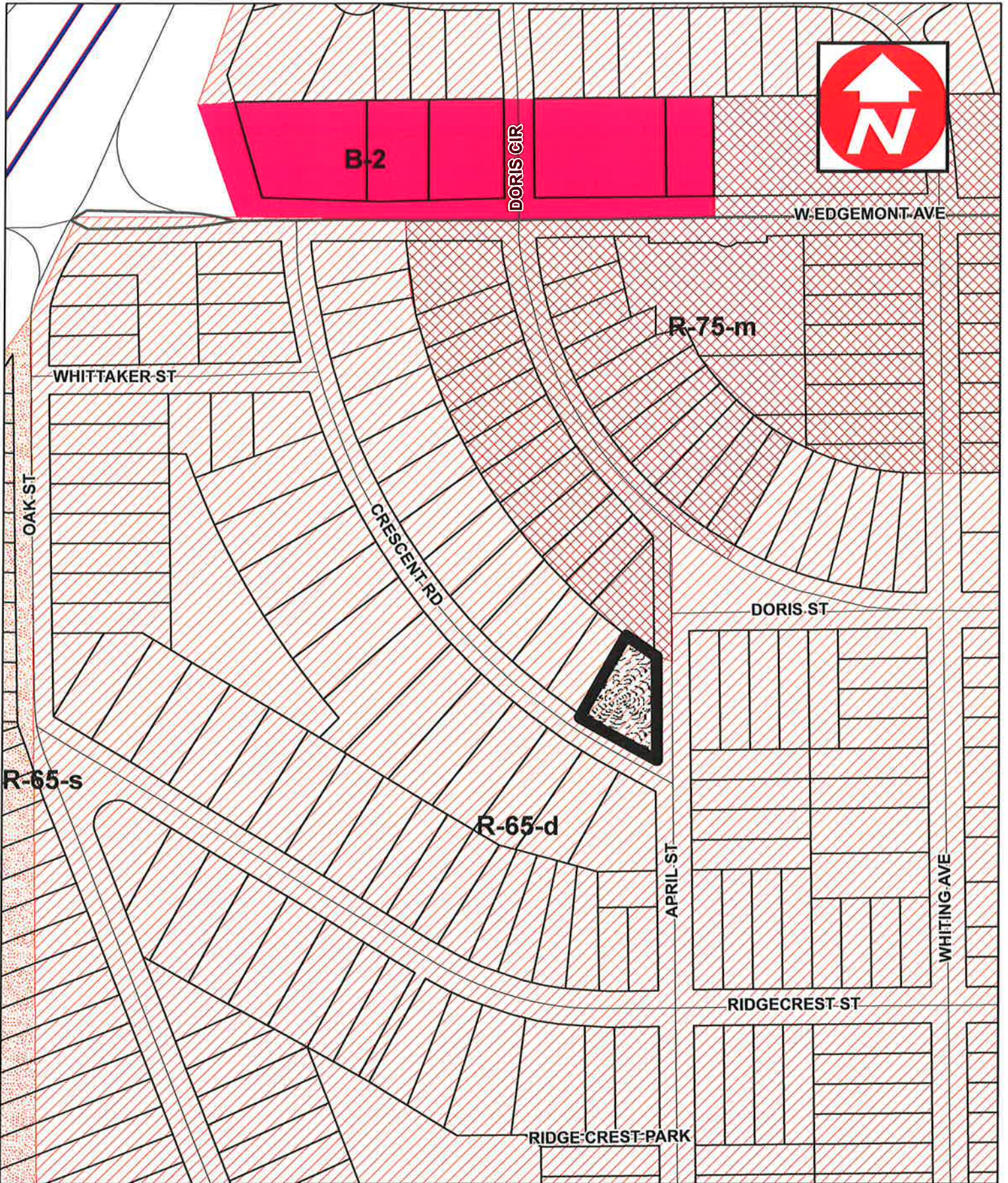
FIRE DEPARTMENT: No objection.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: No objection.

COMMENTS: _____

ACTION TAKEN: _____



REZONING REQUEST

SUBJECT PROPERTY 

FILE NO. RZ-2016-004

1 inch = 200 feet

FROM R-65-d **TO** B-2

ITEM NO. 13A



REZONING REQUEST

SUBJECT PROPERTY **APRIL ST**

FILE NO. RZ-2016-004

1 inch = 100 feet

FROM R-65-d TO B-2

ITEM NO. 13B