

# Planning Commission Agenda

April 28, 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

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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 March 24, 2016 meeting

**April 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.	DP-2016-016	Kenneth Bullock	3372 Harrison Road	DP	1
2.	8809	Flowers & White Engineering	Long Acre	Plat	2
3.	RZ-2016-008	Goodwyn, Mills & Cawood	McGehee Road	Rezoning	3
4.	8813	“ “	East Trinity Boulevard	Plat	4
5.	8808	Gonzalez-Strength & Assoc.	Chantilly Parkway	Plat	5
6.	DP-2016-015	“ “	Chantilly Parkway	DP	6
7.	8811	Larry E. Speaks & Associates	Eastern Boulevard	Plat	7
8.	DP-2011-016	“ “	West Boulevard	DP	8
9.	8812	Pilgreen Engineering	Eastern Boulevard	Plat	9
10.	DP-2001-086	“ “	Chantilly Parkway	DP	10
11.	DP-2013-030	J. M. Garrett & Son	East South Boulevard	DP	11
12.	8810	“ “	EastChase Parkway	Plat	12
13.	DP-2005-085	“ “	EastChase Parkway	DP	13
14.	DP-1981-092	“ “	Selma Highway	DP	14

***The next Planning Commission meeting is on  
May 26, 2016***

1. DP-2016-016 **PRESENTED BY:** Kenneth Bullock

**REPRESENTING:** Garrett's Small Motors

**SUBJECT:** Public hearing for a development plan for two (2) new buildings to be located at 3372 Harrison Road in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to maintain a 20' x 30' building that was permitted in error without development plan approval, and a new 20' x 60' building. The main building (highlighted in blue) at the front of the property and these two additional buildings are the only structures that will be on the lot. The buildings that appear on the aerial maps behind the main building have been demolished. All applicable requirements will be met. There are no additional parking or accesses.

**COUNCIL DISTRICT:** 7

**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.

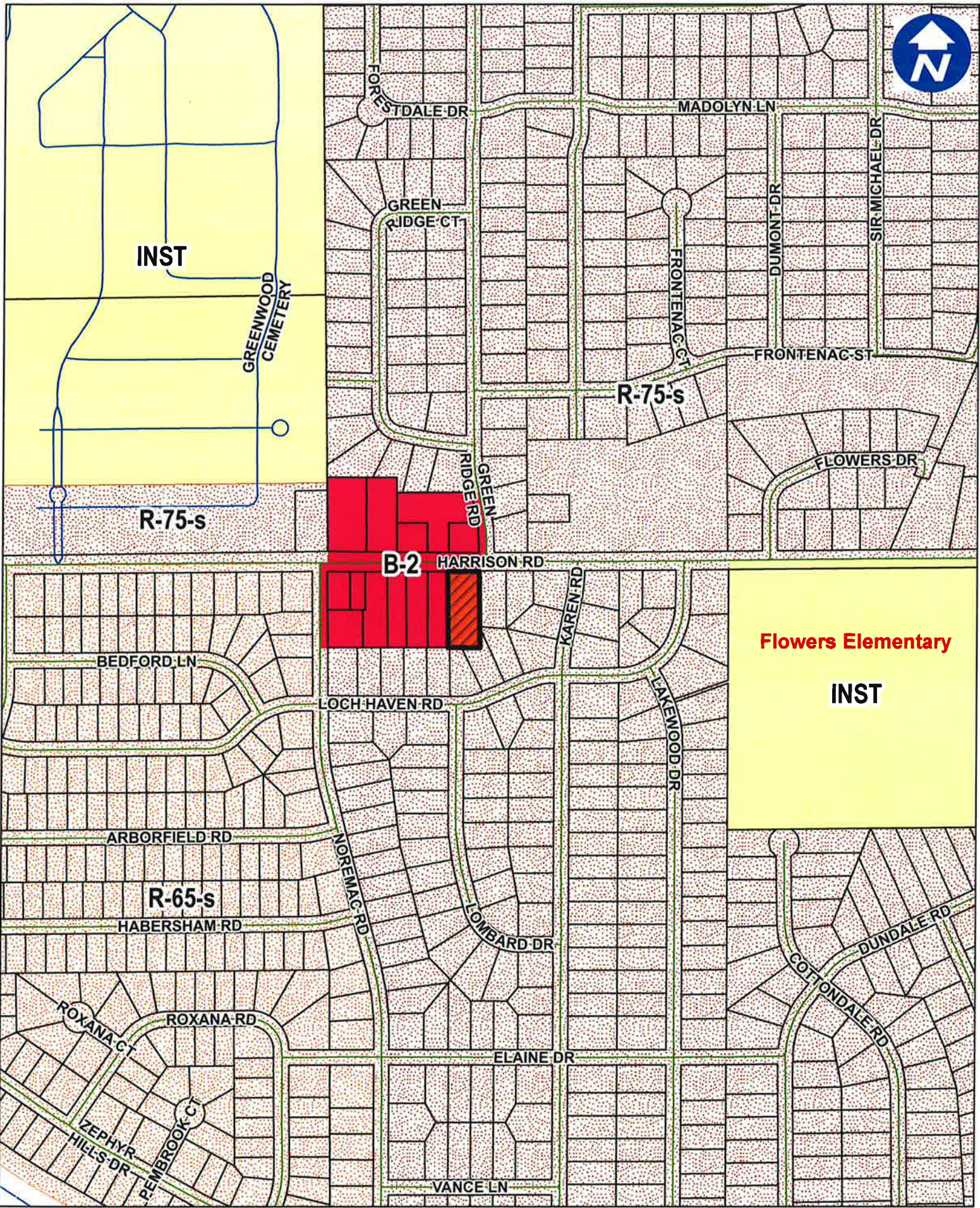
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



SITE 

1 inch = 400 feet

Item 1A



GREEN  
RIDGE RD

HARRISON RD



SITE 

1 inch = 40 feet

Item IB

2. 8809 **PRESENTED BY:** Flowers & White Engineering, LLC

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 22 located at the northeast corner of Long Acre and Lake Edge Road in a T4-R (General Urban Zone) Zoning District.

**REMARKS:** This plat creates one (1) lot for civic space. Lot A (1.71 acres) has 174.08 ft. of frontage along Long Acre and 415.70 ft. of frontage along Lake Edge Road. This plat is in compliance with the SmartCode 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:* \_\_\_\_\_



PUD

T4-R

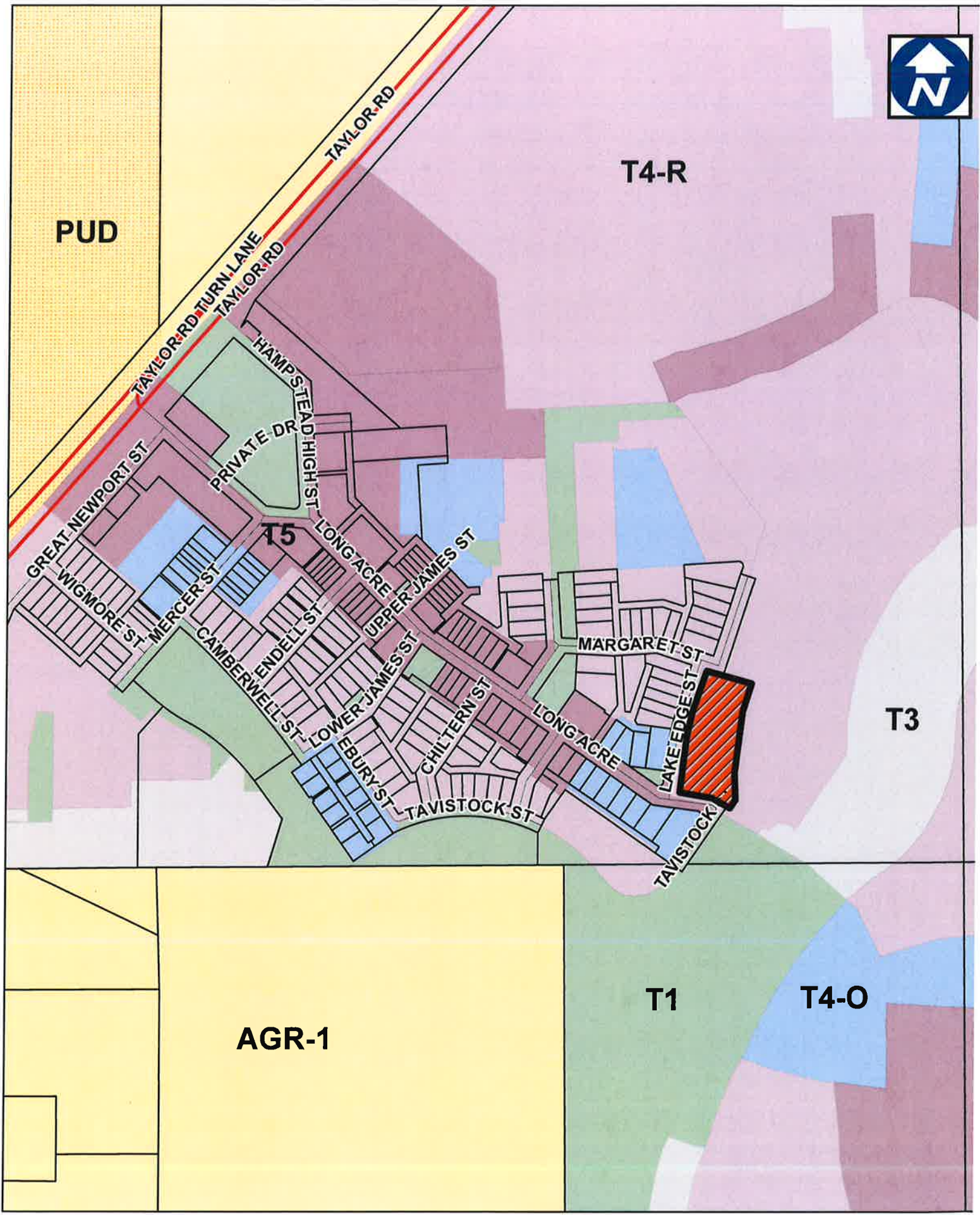
T3

T1

T4-O

AGR-1

15



**PLATS**

1 inch = 400 feet

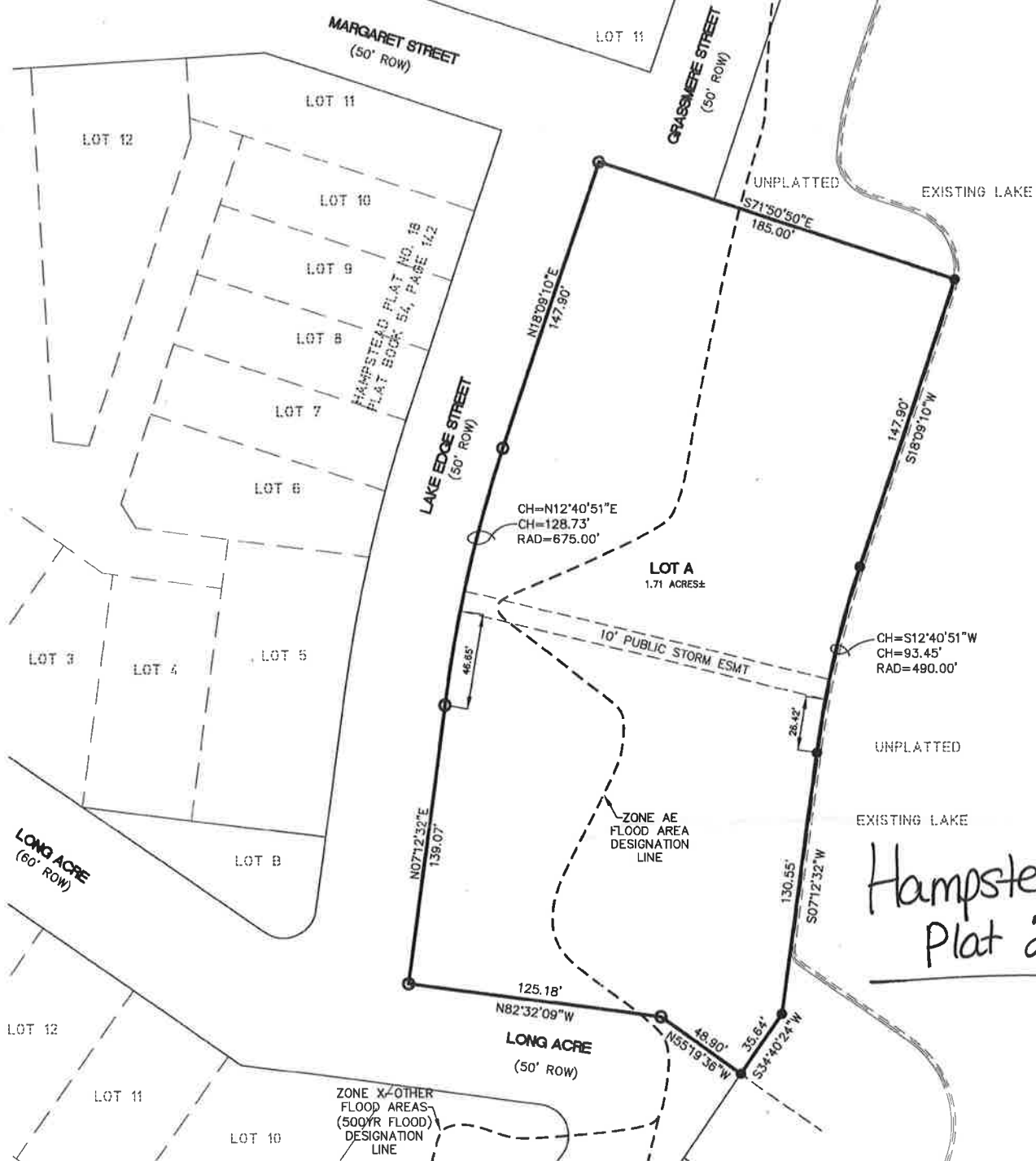
SUBJECT PROPERTY



ITEM NO.

2A

27



STATE OF ALABAMA)  
MONTGOMERY COUNTY)

OWNER  
FOREGOING  
THIS THE

THE UNDERSIGNED, RENASANT BANK, A BANKING CORPORATION, HOLDER OF THE MORTGAGE OF THE PROPERTY SHOWN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPTS AND APPROVES SAID PLAT ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2016.

\_\_\_\_\_  
BILL RENFROE, SENIOR VICE PRESIDENT

STATE OF ALABAMA)  
MONTGOMERY COUNTY)

DATE,  
PROPERTY  
PLAT AND  
BEING  
S SUCH  
THE DAY

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT BILL RENFROE, AS ITS SENIOR VICE PRESIDENT OF RENASANT BANK, A BANKING CORPORATION, HOLDER OF THE MORTGAGE OF THE PROPERTY SHOWN, IS SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND KNOWN TO ME, ACKNOWLEDGED BEFORE ME THIS DAY THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, AS SUCH OWNERS WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2016.

\_\_\_\_\_  
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 11-52-32.

BY: \_\_\_\_\_  
THOMAS M. TYSON, JR., 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: \_\_\_\_\_  
GEORGE C. SPEAKE  
MONTGOMERY COUNTY ENGINEER

DATE \_\_\_\_\_

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

2B





**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. RZ-2016-008 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Olde Towne Center, LLC

**SUBJECT:** Request to rezone one (1) parcel of land located on the north side of McGehee Road, approximately 150 ft. east of Carter Hill Road, from a B-4 (Commercial) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** The adjacent property has zoning R-75-m (Multi-Family Residential) zoning to the north, and B-4 (Commercial) zoning to the east, west and south. The intended use for this property if rezoned is for climate controlled storage facilities. The Land Use Plan recommends commercial use.

**COUNCIL DISTRICT: 5**

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

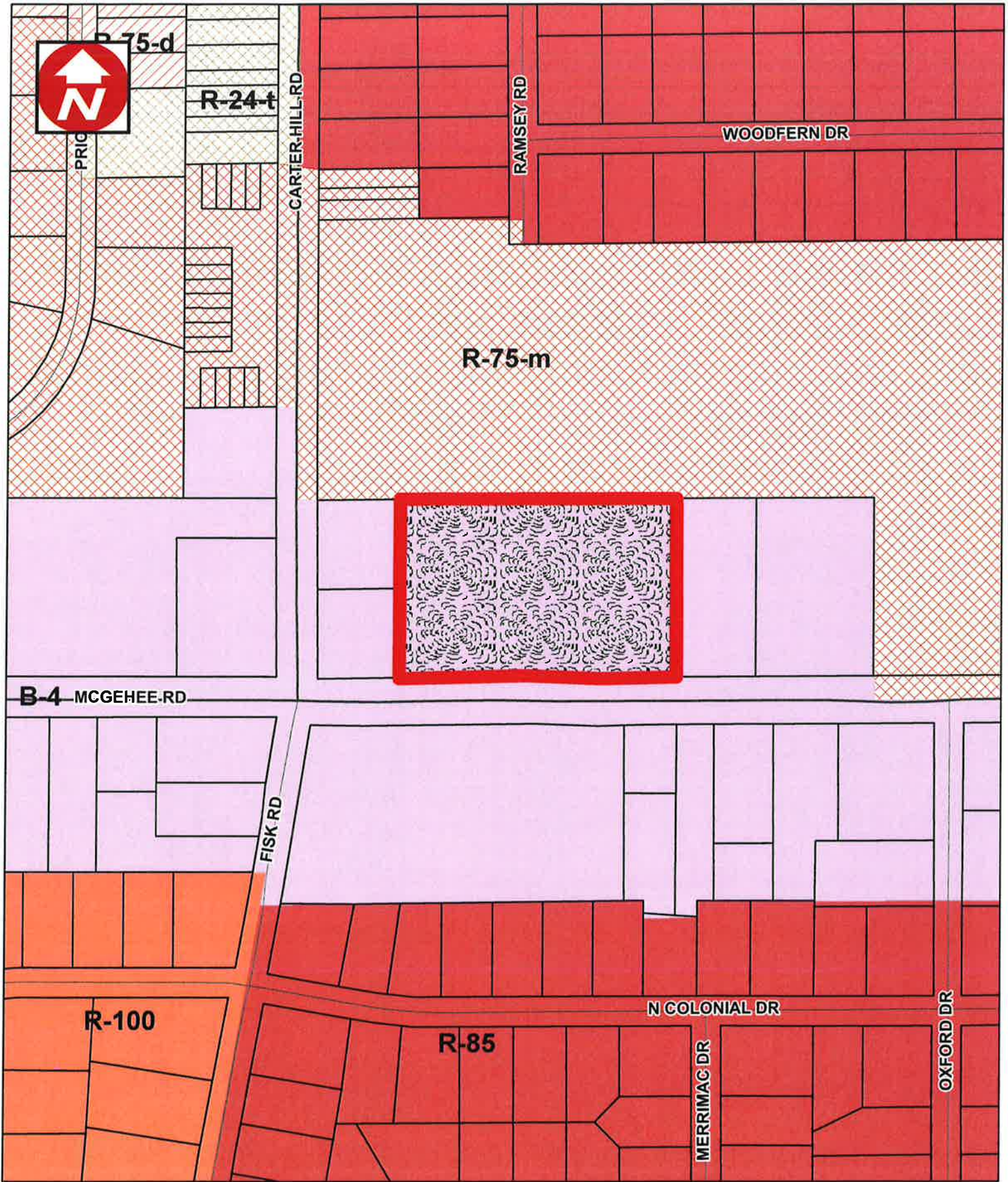
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**REZONING REQUEST**

SUBJECT PROPERTY



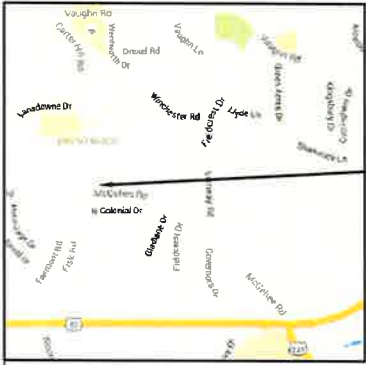
FILE NO. RZ-2016-008

1 inch = 200 feet

FROM B4 TO B2

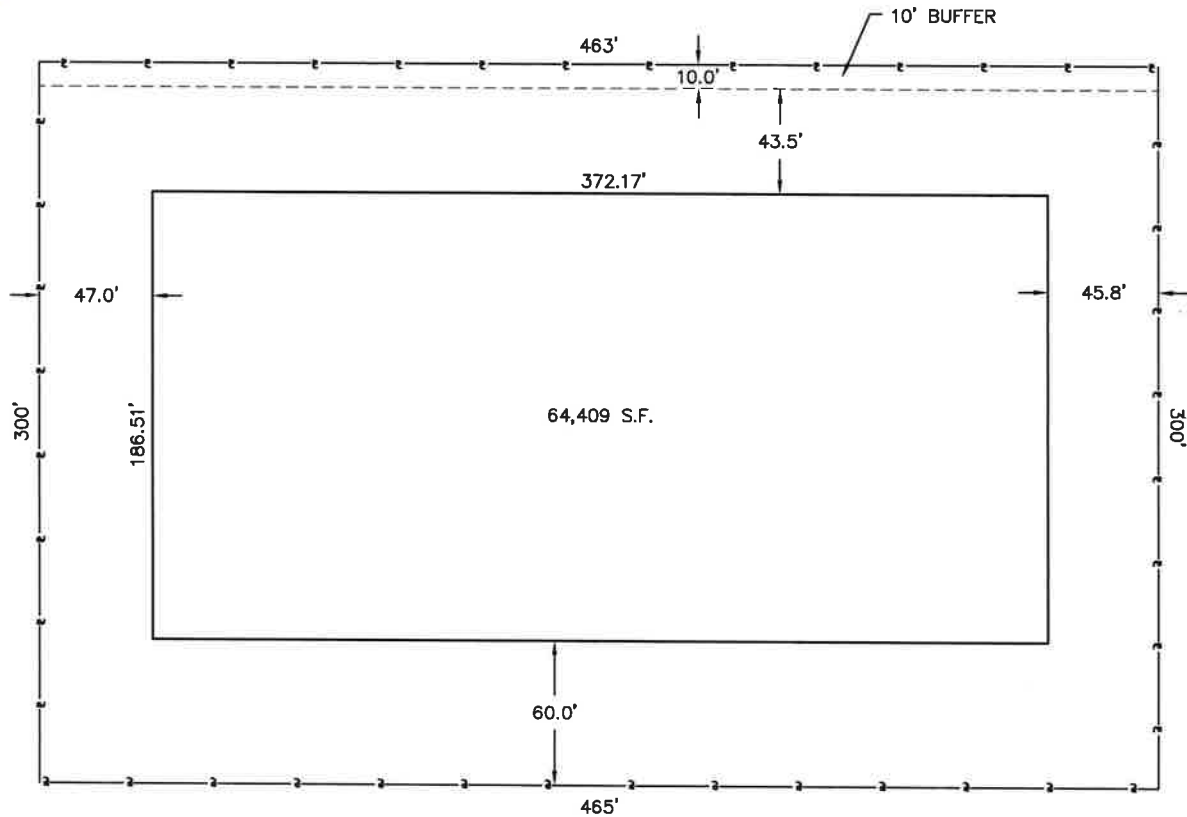
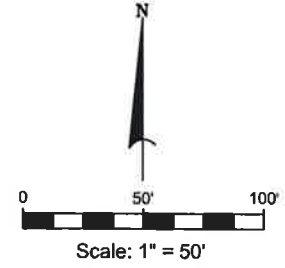
ITEM NO. 3A

3B



VICINITY MAP

PROJECT LOCATION



McGEHEE ROAD

REVISED:  
4-14-16

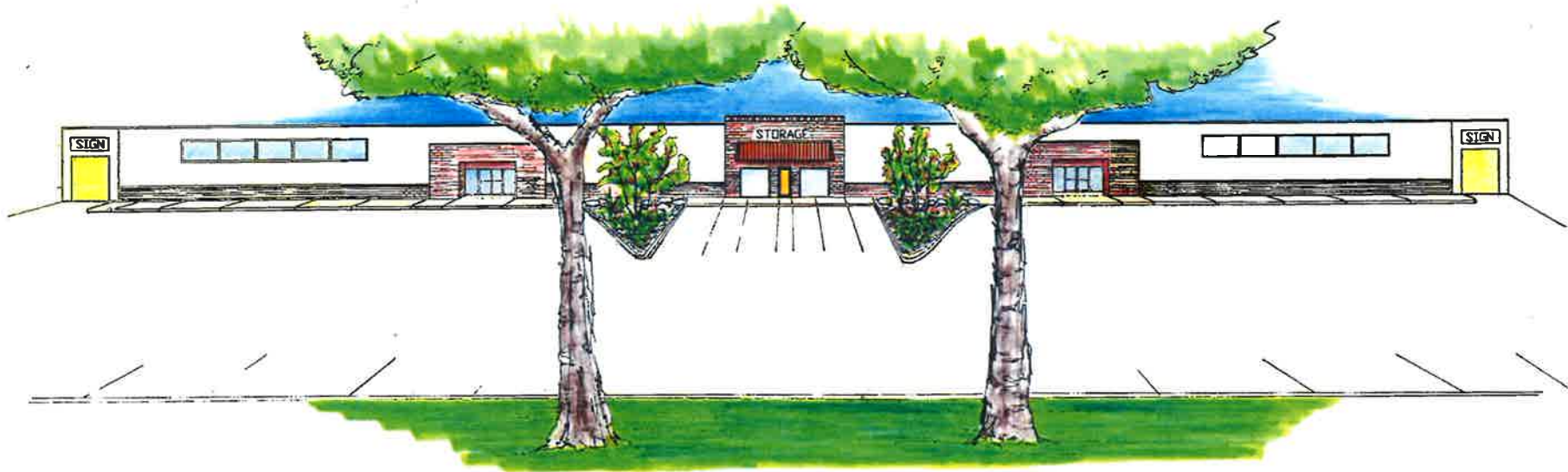
GOODWYN MILLS CAWOOD

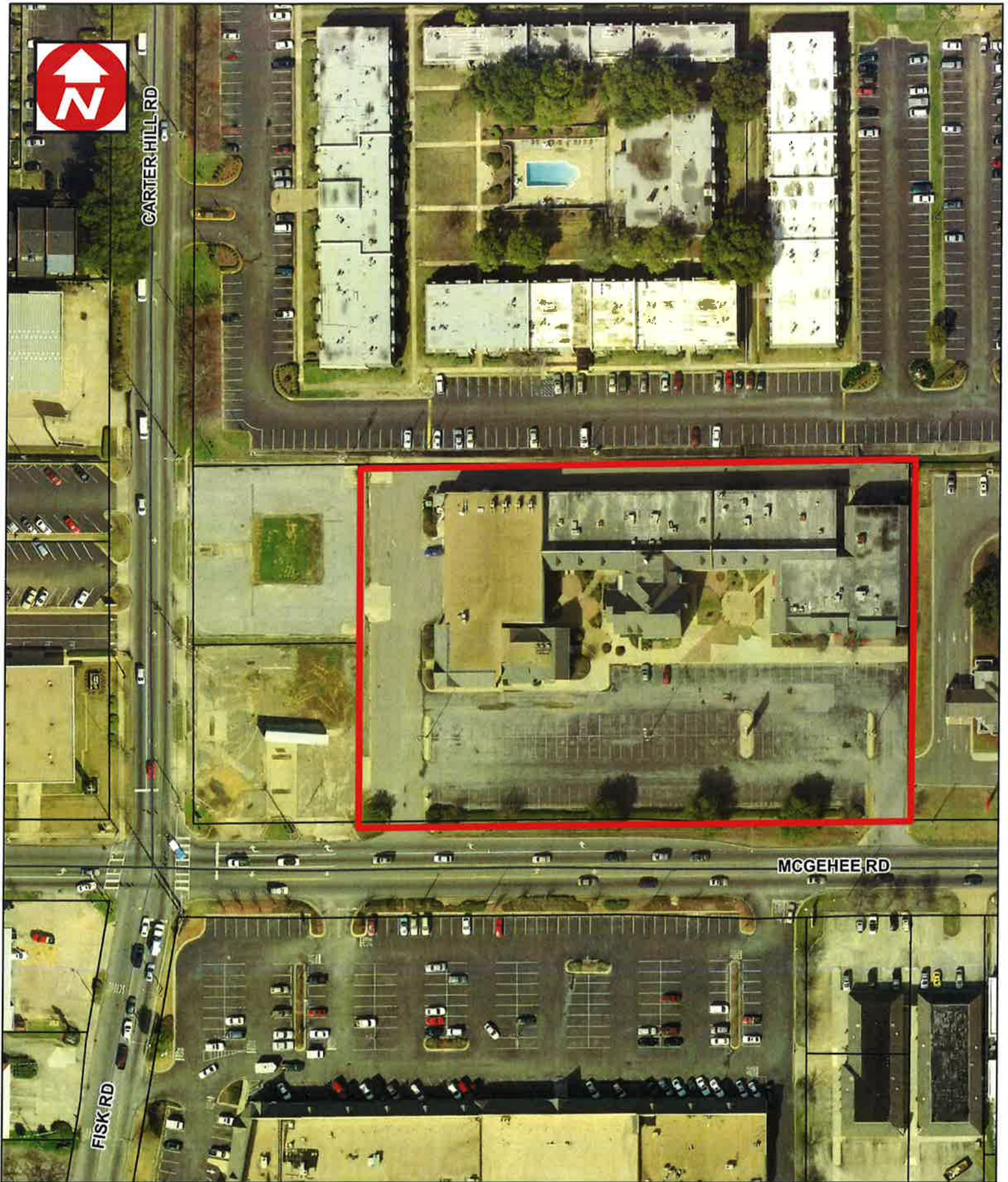
2600 East Chase Lane, Suite 200 | Montgomery, AL 36117  
TM 334273390 | GRCNETWORK.COM

SUPPLEMENTAL DRAWING  
GHC \* THGM 10008  
DATE: 04-09-2016  
DRAWN BY: JAF

REF SHEET:  
DESCRIPTION: REZONING FROM B-4 TO B-4  
REZONING FOR OLD  
TOWNE CENTER, LLC

31





REZONING REQUEST SUBJECT PROPERTY  FILE NO. R2-206-008

1 inch = 100 feet

FROM B4 TO B2

ITEM NO. 30

4. 8813 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Stephen S. Phelan, Sack D. Studstill and Allen H. Stern

**SUBJECT:** Request final approval of Stewart-Brown Plat No. 6A located on the southwest corner of Lomac Street and East Trinity Boulevard in an O-1 (Office) Zoning District.

**REMARKS:** This plat creates two (2) lots for office use. Lot 1-A (0.447 acres) has 174 ft. of frontage along Lomac Street and 111 ft. of frontage along East Trinity Boulevard. Lot 1-B (0.356 acres) has 88 ft. of frontage all East Trinity Boulevard and a depth of 174 ft. 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.

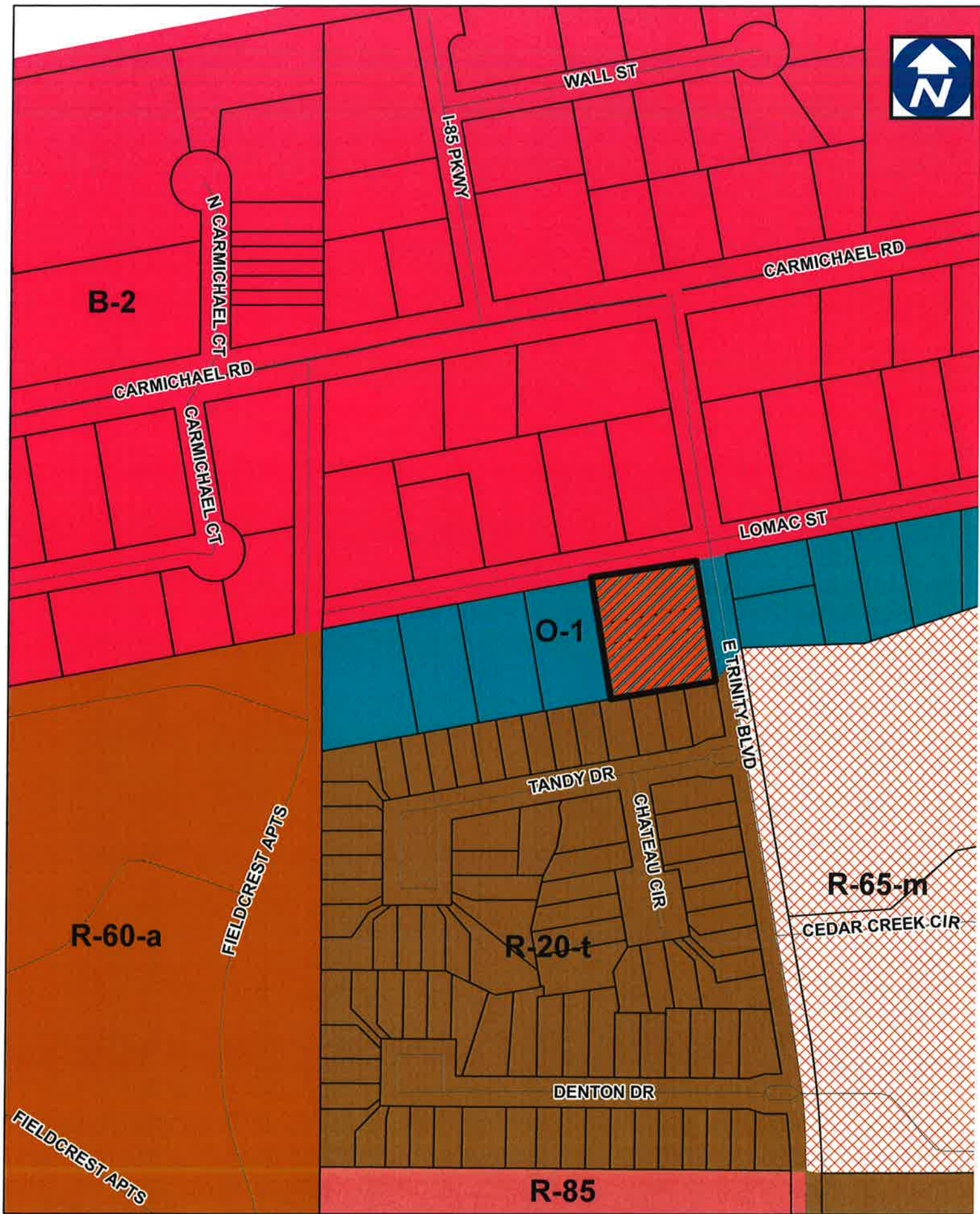
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 4A

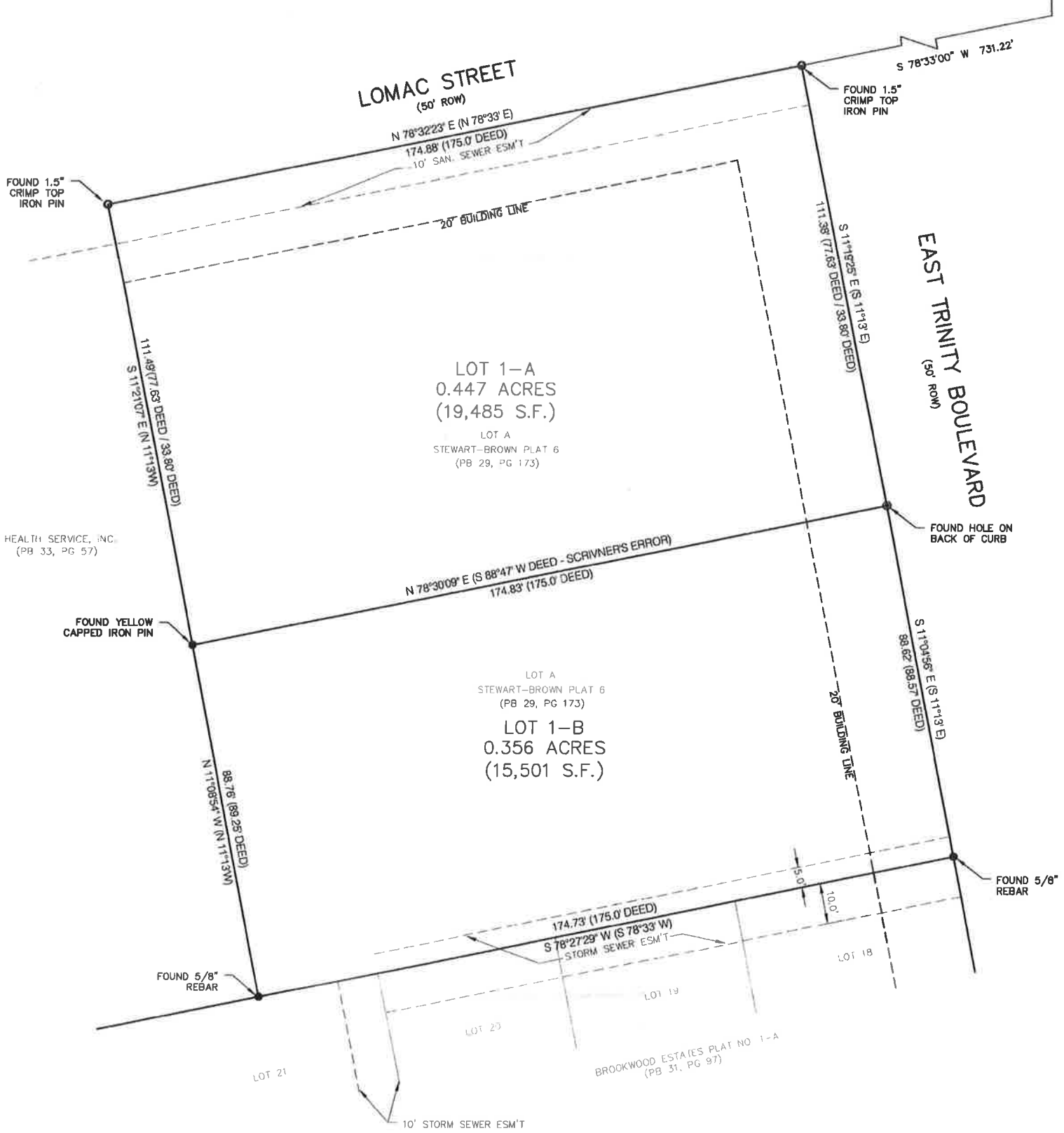


# Stewart-Brown 6A

VICINITY MAP  
NOT TO SCALE



S 013270C



4B



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. 8808 **PRESENTED BY:** Gonzalez-Strength & Associates

**REPRESENTING:** Krystal's

**SUBJECT:** Request final approval of Krystal Chantilly Plat No. 1 located on the east side of Chantilly Parkway, approximately 1,500 ft. south of EastChase Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 1 (0.76 acres) has 124.47 ft. of frontage along Chantilly Parkway and a depth of 264.82 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:* \_\_\_\_\_



FH

RYAN RD

M-1

B-2

CHANTILLY PKWY

AGR-1

CHANTILLY LN

CHANTILLY DR

CHANTILLY PKWY

R-65-n

PUD

RYAN RD

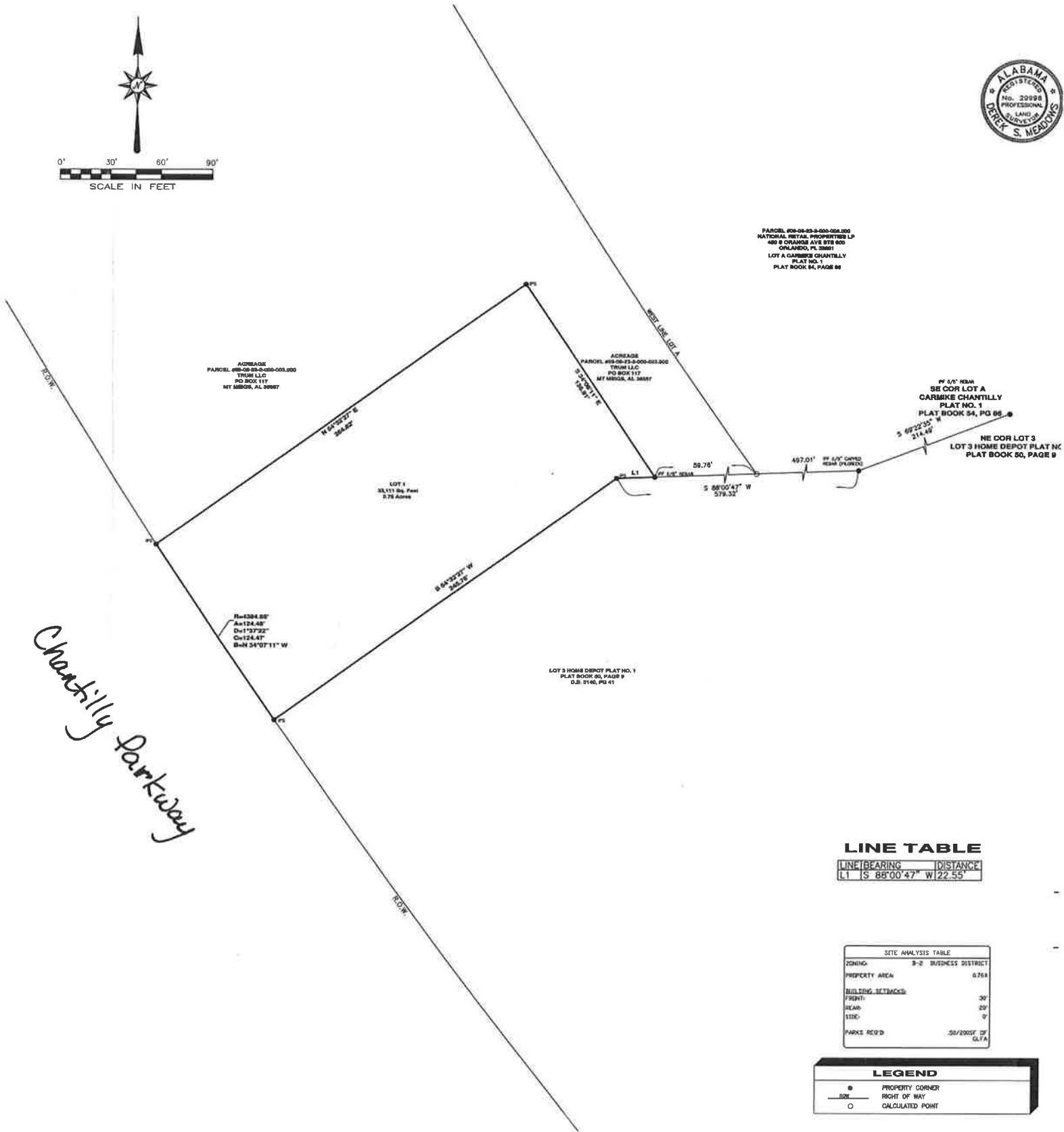
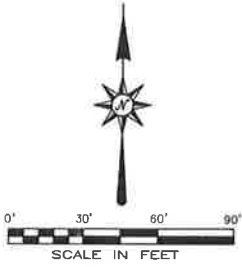
**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5A



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 88°00'47" W	22.55'

SITE ANALYSIS TABLE	
ZONING:	B-2 BUSINESS DISTRICT
PROPERTY AREA:	0.754
BUILDING SETBACKS:	
FRONT:	30'
REAR:	25'
SIDE:	0'
PARKS REQ'D:	50/2000' OF GLFA

LEGEND	
●	PROPERTY CORNER
—	RIGHT OF WAY
○	CALCULATED POINT



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5C

6. DP-2016-015 **PRESENTED BY:** Gonzalez-Strength & Associates

**REPRESENTING:** Krystal's

**SUBJECT:** Public hearing for a development plan for a building to be located on the east side of Chantilly Parkway, approximately 1,500 ft. south of EastChase Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 1,702 sq. ft. building. There are 26 paved parking spaces and one (1) access drive off a cross-access easement indicated on the site plan. 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.

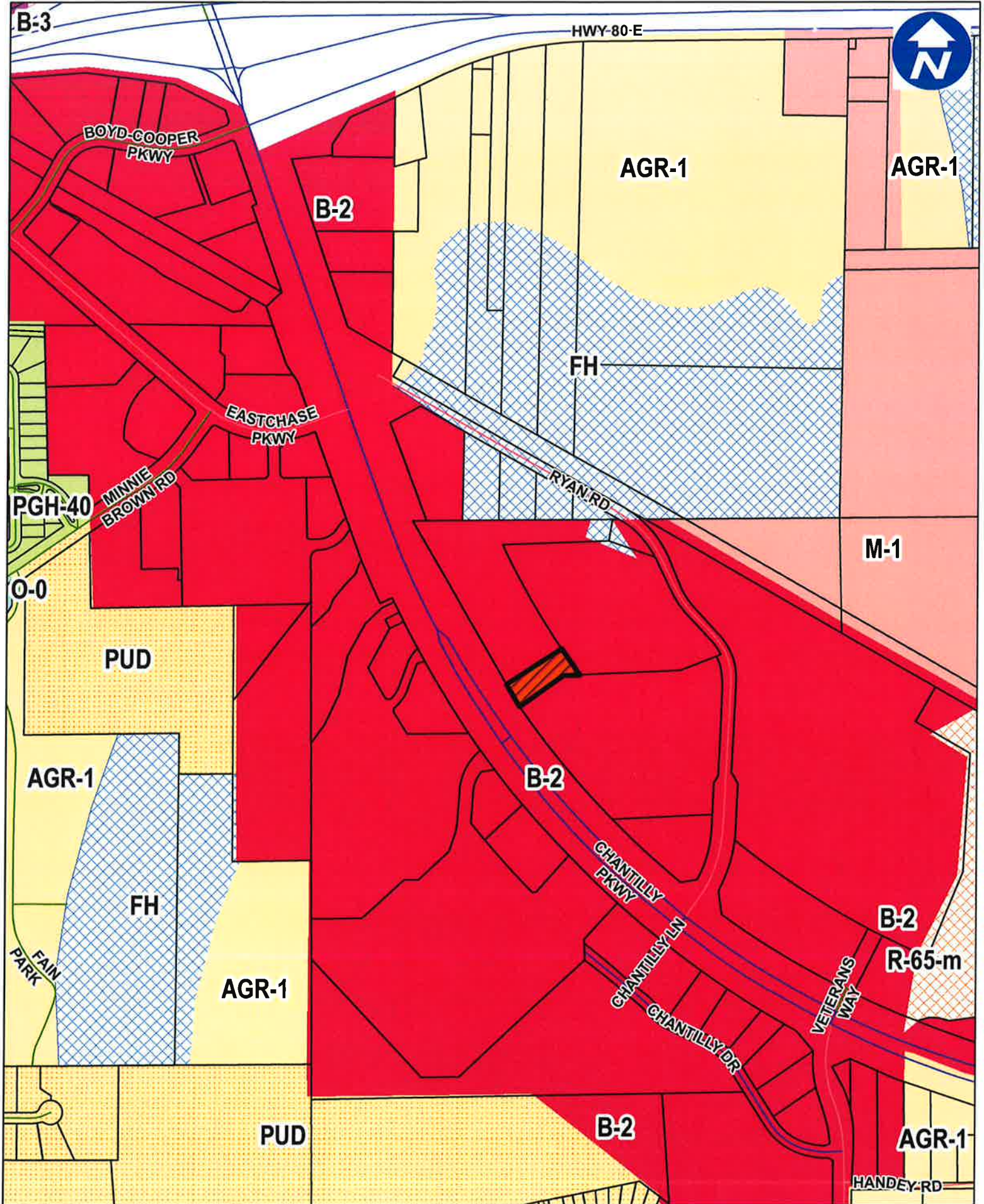
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE**

1 inch = 600 feet

SUBJECT PROPERTY



ITEM NO.

6A







**DEVELOPMENT SITE**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

6C

7. 8811 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Jack Ingram Motors, Inc.

**SUBJECT:** Request final approval of Ray Ingram Plat No. 3 located on the northeast corner of Eastern Boulevard and Eddins Road in a B-3 (Commercial) Zoning District.

**REMARKS:** This plat replats five (5) lots into two (2) lots for commercial use. Lot A (3.05 acres) has 234 ft. of frontage along the Eastern Boulevard (service road), 244 ft. of frontage along Gunn Road, and 548 ft. of frontage along Eddins Road. Lot B (1.82 acres) has 154 ft. of frontage along Eastern Boulevard (service road) and a depth of 321 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.

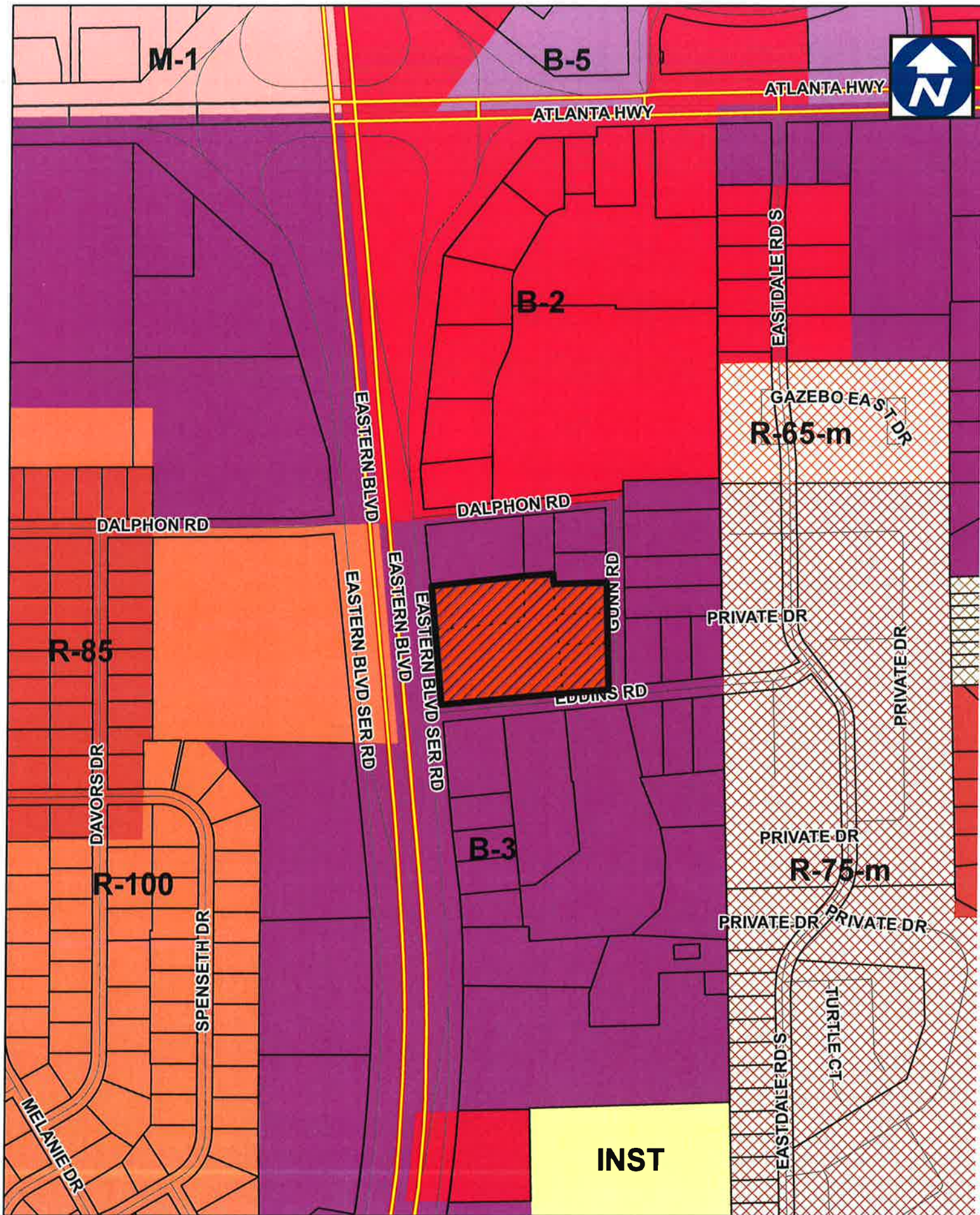
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



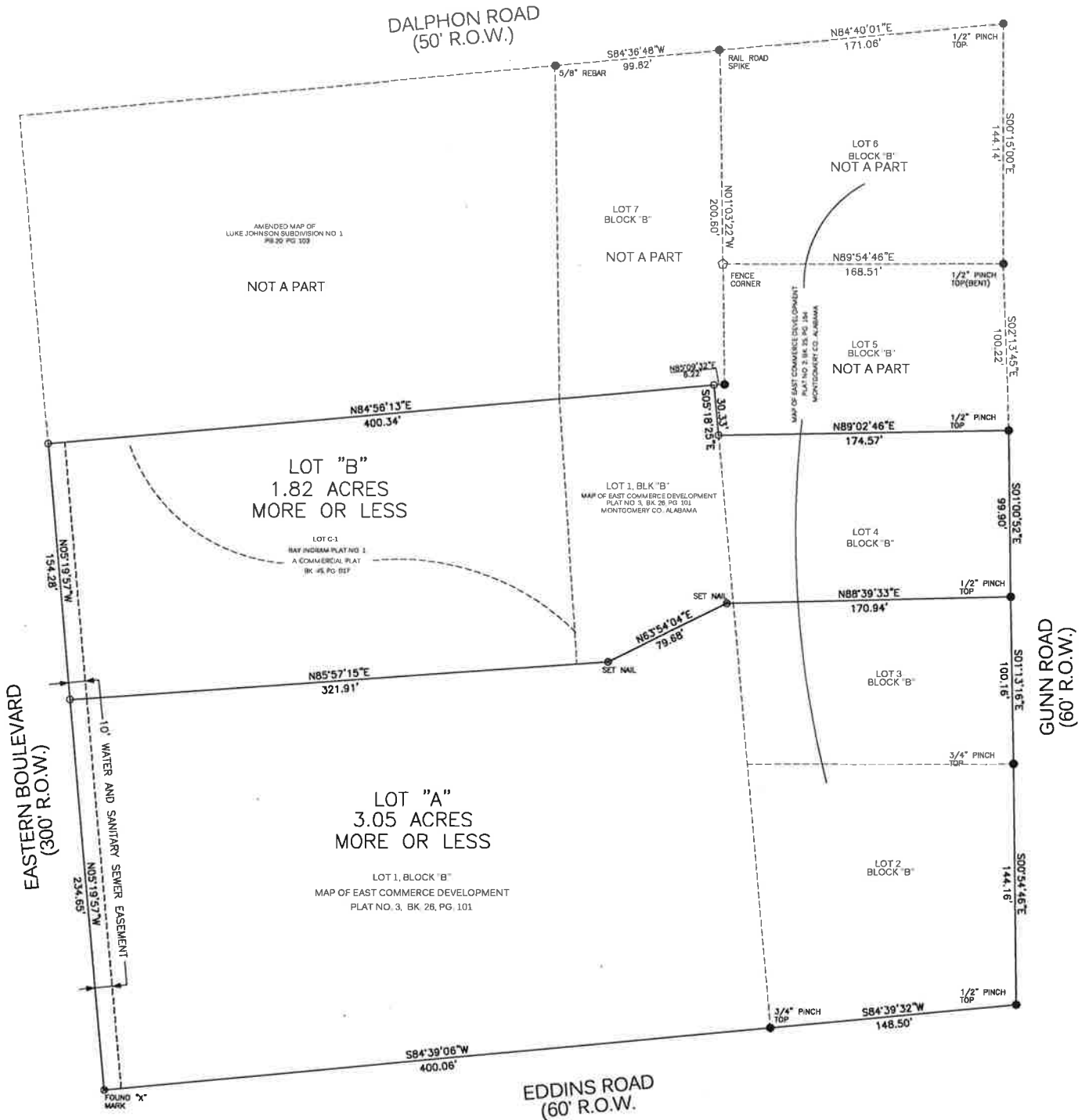
ITEM NO.

7A

# RAY INGRAM PLAT NO. 3



BEING A REPLAT OF LOT C-1, RAY INGRAM PLAT NO. 1, A COMMERCIAL PLAT, AS RECORDED IN PLAT BOOK 45, PAGE 14,  
 LOTS 2, 3 AND 4, BLOCK 'B', MAP OF EAST COMMERCE DEVELOPMENT PLAT NO. 2, AS RECORDED IN PLAT BOOK 25, PAGE 184,  
 LOT 1, BLOCK 'B', MAP OF EAST COMMERCE DEVELOPMENT PLAT NO. 3, AS RECORDED IN PLAT BOOK 26, PAGE 101,  
 ALL IN MONTGOMERY COUNTY, ALABAMA.  
 LYING IN THE SE 1/4 OF SECTION 12,  
 T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA



7B



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. DP-2011-016 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Koch Foods

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 3500 West Boulevard in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 132,087 sq. ft. addition. The Planning Commission heard this request at the March 24, 2016 meeting; however they have made some slight changes. Instead of building in two (2) phases, they are proposing to expand the loading dock to be able to construct the additions all at the same time. The original Phase 1 and Phase 2 will remain the same square footage and the loading dock has been increased to 5,358 sq. ft.

**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.

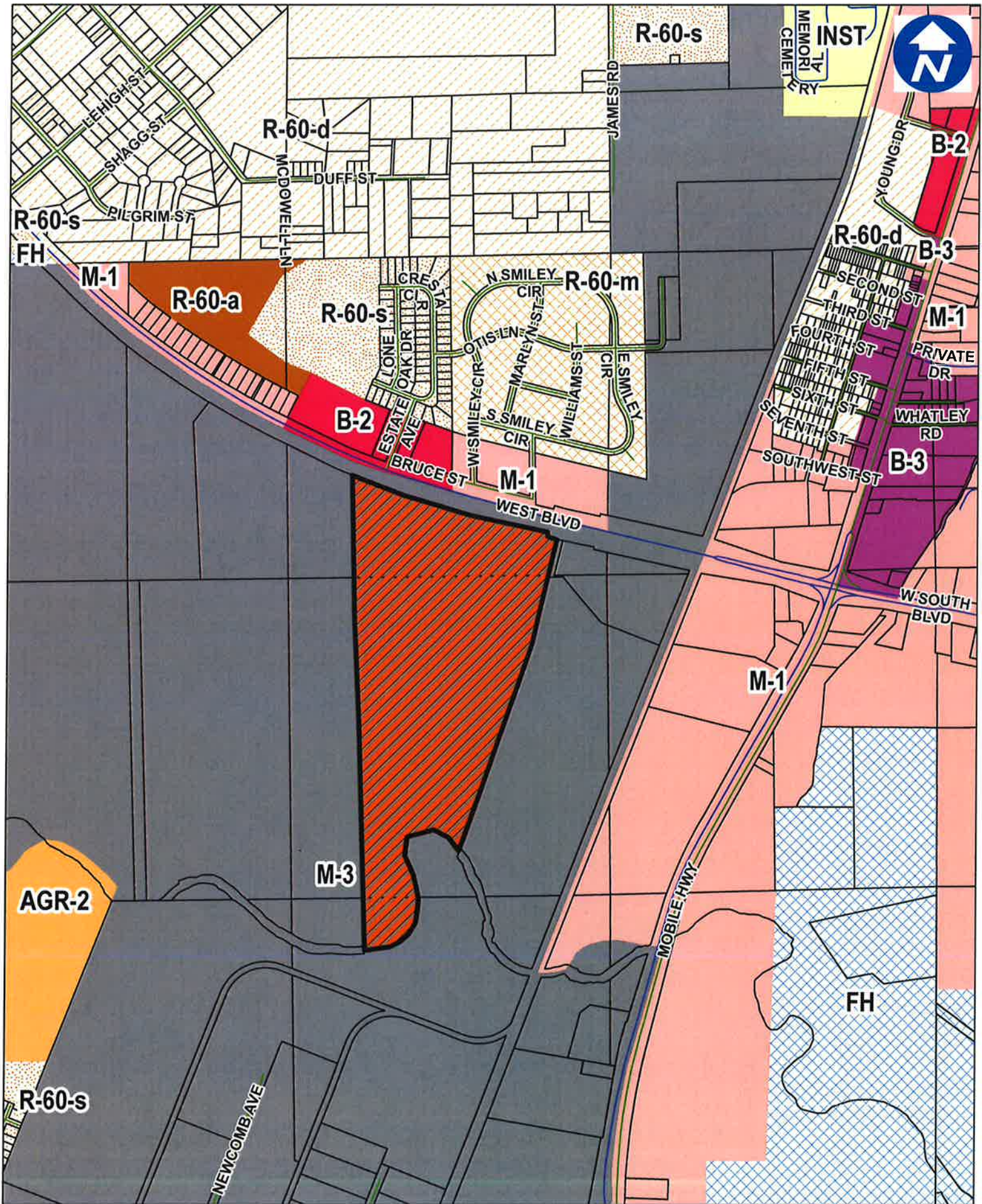
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE**

1 inch = 1,000 feet

SUBJECT PROPERTY



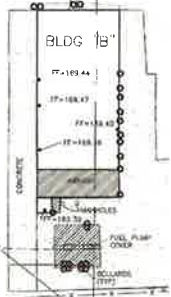
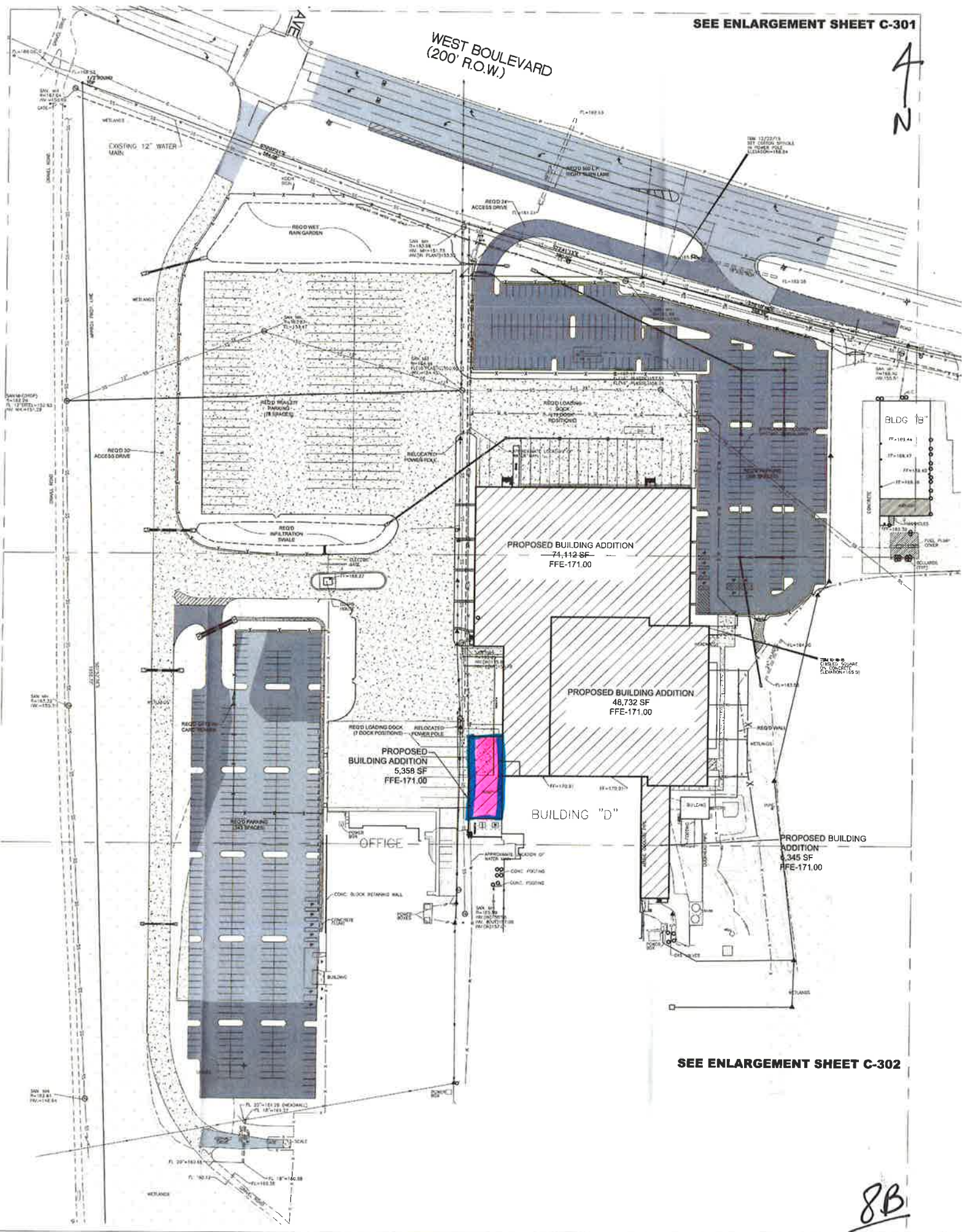
ITEM NO.

8A



WEST BOULEVARD  
(200' R.O.W.)

4  
N



TM 9-0-0  
CROSS SECTION  
FOR CONCRETE  
SEAWALL 165.91

8B



**DEVELOPMENT SITE** SUBJECT PROPERTY  
1 inch = 500 feet



ITEM NO. 8C

9. 8812 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Sims Investment, LLC

**SUBJECT:** Request final approval of Stratford Square Plat No. 3A located on the east side of Eastern Boulevard, approximately 500 ft. south of Woodmere Boulevard, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat creates two (2) lots for commercial use. Lot 1 (0.83 acres) has 19.50 ft. frontage along Eastern Boulevard and a depth of 300 ft. Lot 2 (0.52 acres) has 150 ft. of frontage all Eastern Boulevard and a depth of 150 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.

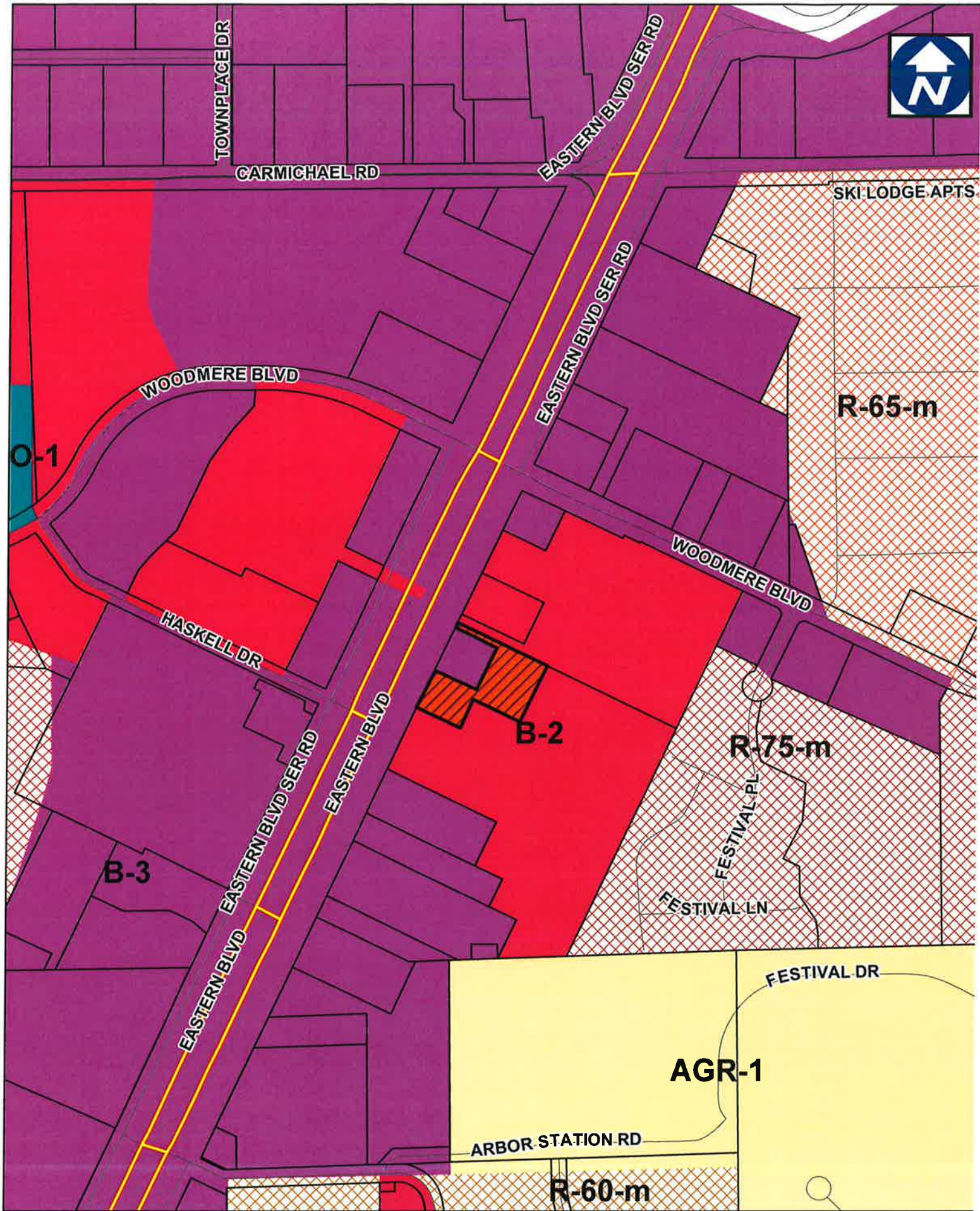
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9A

# Stratford Square 3A



Eastern Boulevard

N 23°45'00" E  
19.50'

N 23°45'00" E  
150.00'

N 23°45'00" E  
150.00'

150.00'  
S 66°15'00" E

LOT A  
STRATFORD SQUARE PLAT NO. 3  
PLAT BOOK 36 AT PAGE 210.

**LOT 2**  
0.52 Acres

S 66°15'00" E  
150.00'

LOT D  
STRATFORD SQUARE PLAT NO. 2  
PLAT BOOK 33 AT PAGE 108

N 66°15'00" W  
150.00'

LOT A-1  
STRATFORD SQUARE PLAT 1-A  
PLAT BOOK 55 AT PAGE 7

N 66°15'00" W  
300.00'

150.00'  
N 23°45'00" E

150.00'  
N 23°45'00" E

200.87'

150.00'  
N 66°15'00" W

LOT A  
STRATFORD SQUARE PLAT NO. 3  
PLAT BOOK 36 AT PAGE 210.

**LOT 1**  
0.83 Acres

219.85'  
N 23°45'00" E

STRATFORD  
PLAT BO.

15' Private Storm Sewer Easement

9B



WOODMERE BLVD

EASTERN BLVD SER RD

WOODMERE BLVD

EASTERN BLVD

HASKELL DR

EASTERN BLVD SER RD  
EASTERN BLVD

FESTIVAL LN

**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9C

10. DP-2001-086 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** JMS Realty LLC

**SUBJECT:** Public hearing for a development plan for a new building to be located at 10815 Chantilly Drive in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 6,000 sq. ft. retail building. There are 65 paved parking spaces indicated on the site plan. There is one (1) access drive to Chantilly Drive, and one (1) access drive to Chantilly Lane. All other 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.

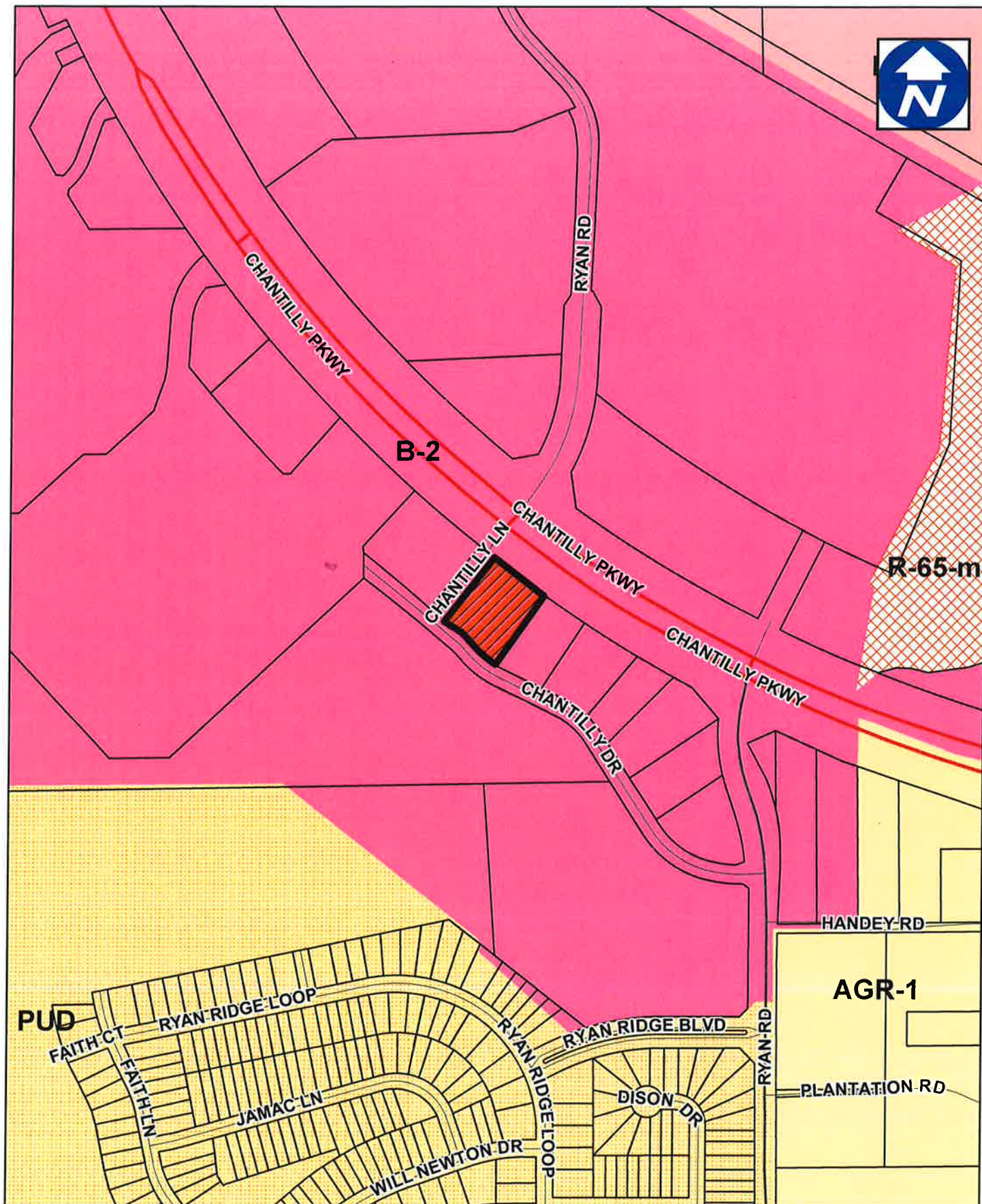
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



DEVELOPMENT SITE SUBJECT PROPERTY  ITEM NO. 10A

1 inch = 400 feet







**DEVELOPMENT SITE**    **SUBJECT PROPERTY**  **ITEM NO.** 100

1 inch = 200 feet

11. DP-2013-030 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Bojangles

**SUBJECT:** Public hearing for a development plan for a new building to be located at 2296 East South Boulevard in a B-4 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 3,836 sq. ft. restaurant. There are 44 paved parking spaces indicated on the site plan. There is one (1) access to East South Boulevard Service Road, and one (1) access to Woodley Road. All other applicable requirements will be met.

**COUNCIL DISTRICT:** 6

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.

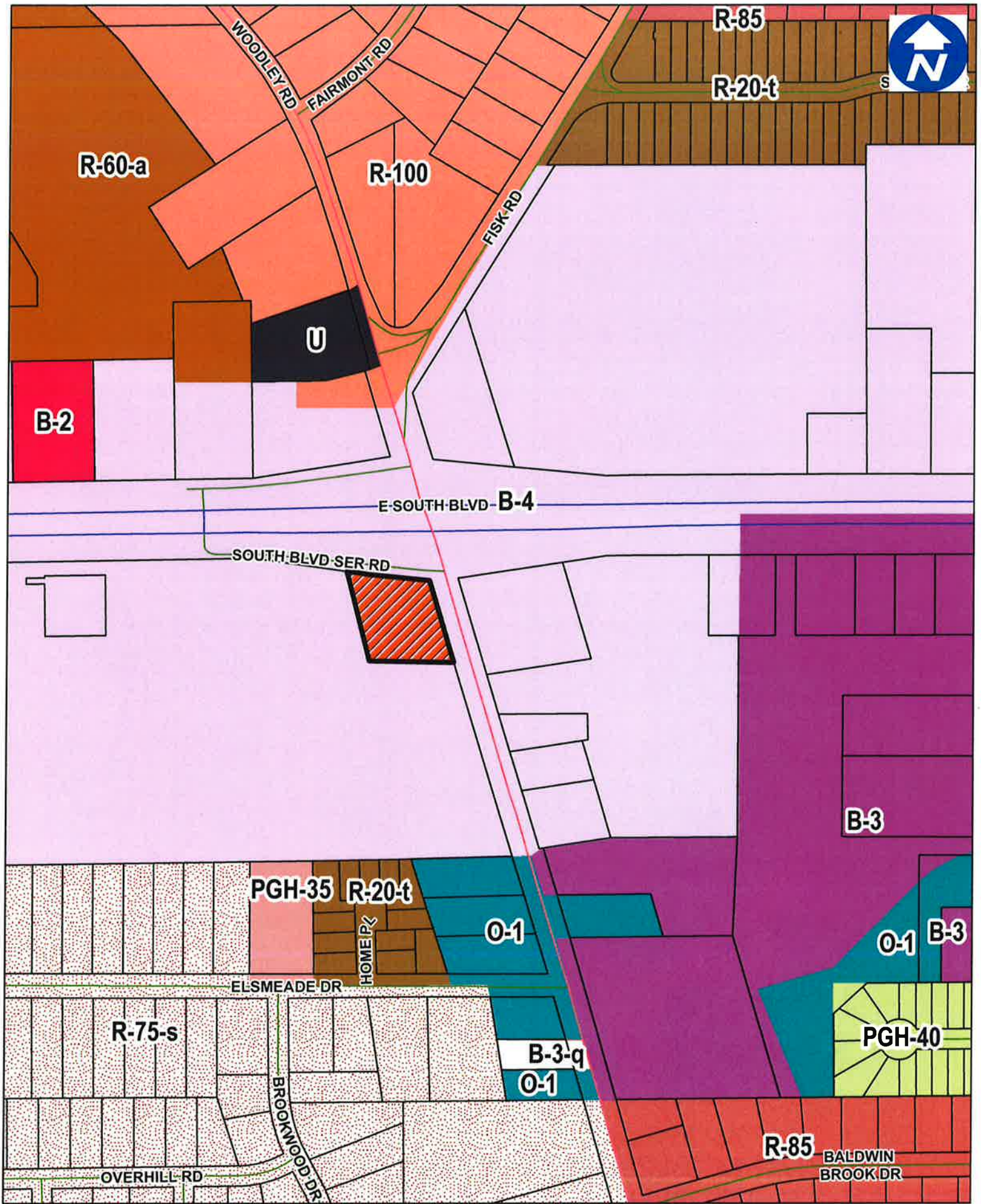
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE**

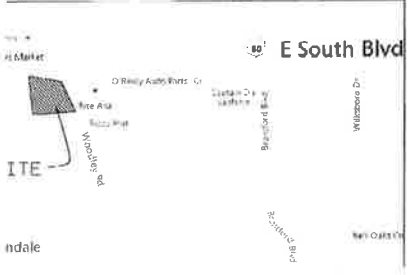
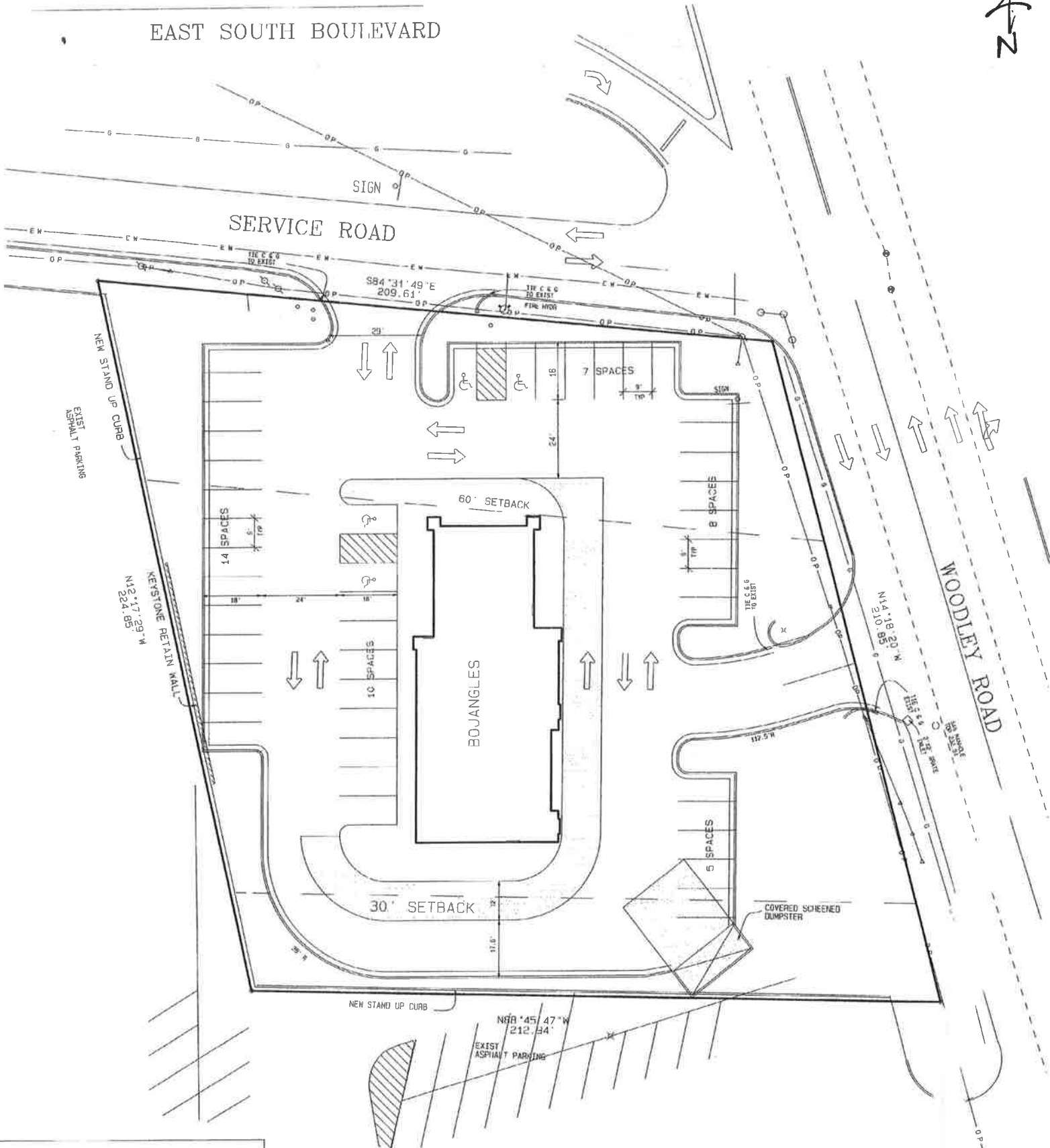
1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO. 11A

EAST SOUTH BOULEVARD



11B



**DEVELOPMENT SITE**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

11C

12. 8810 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** S.T.R. Partners, LLC

**SUBJECT:** Request final approval of Bojangles Plat No. 1 located on the southwest corner of EastChase Parkway and Minnie Brown Road in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat creates two (2) lots for commercial use. Lot 1A (1.054 acres) has 107 ft. of frontage along EastChase Parkway and 277 ft. of frontage along Minnie Brown Road. Lot 2A (0.974 acres) has 138 ft. of frontage along EastChase Parkway and a depth of 339 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.

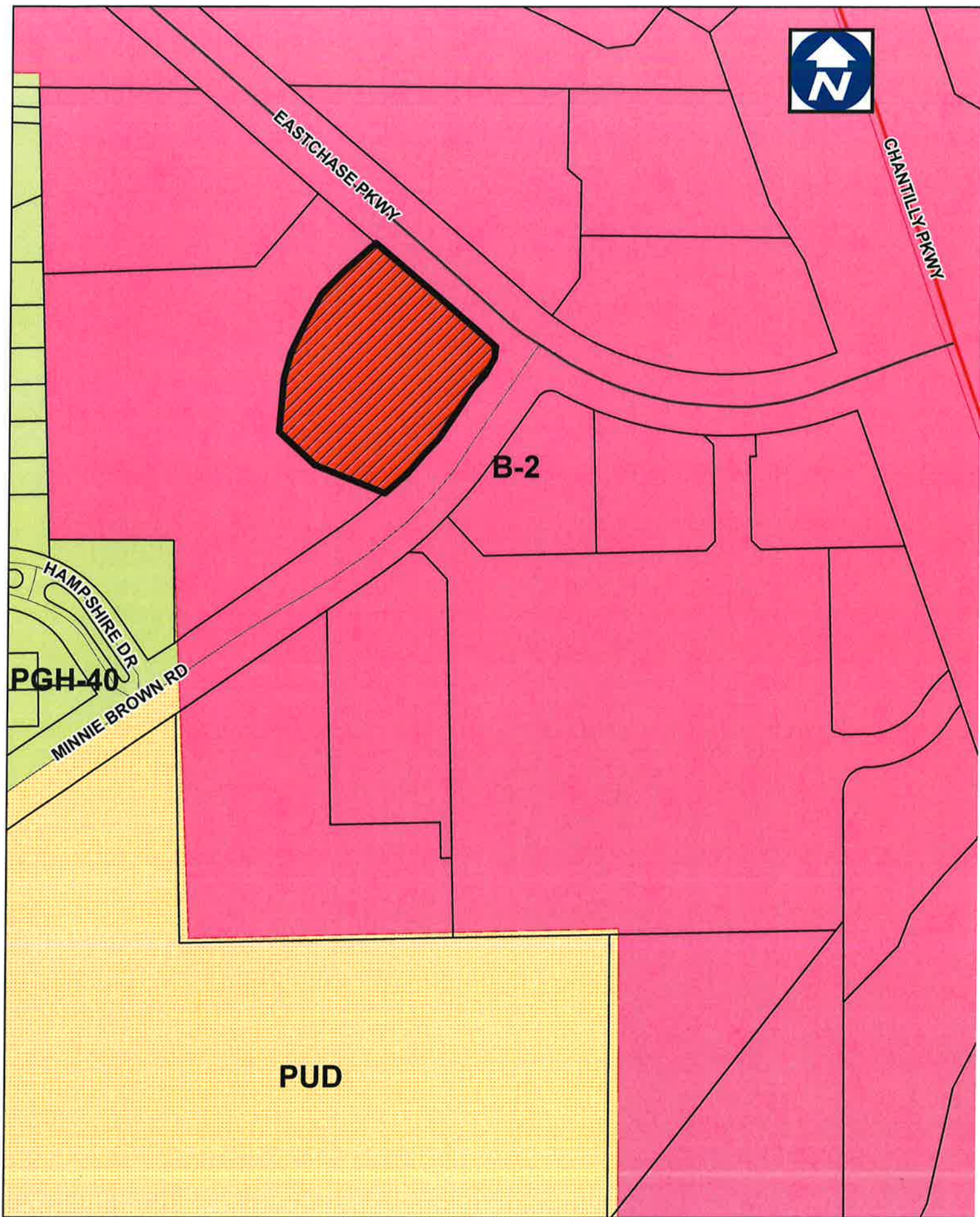
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** No objection.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

12A







**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

12C

13. DP-2005-085 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Bojangles

**SUBJECT:** Public hearing for a development plan for a new building to be located at 9066 EastChase Parkway in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 3,836 sq. ft. restaurant. There are 46 paved parking spaces indicated on the site plan. There is one (1) cross-over access to EastChase Parkway, and one (1) access to Minnie Brown Road. All other 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.

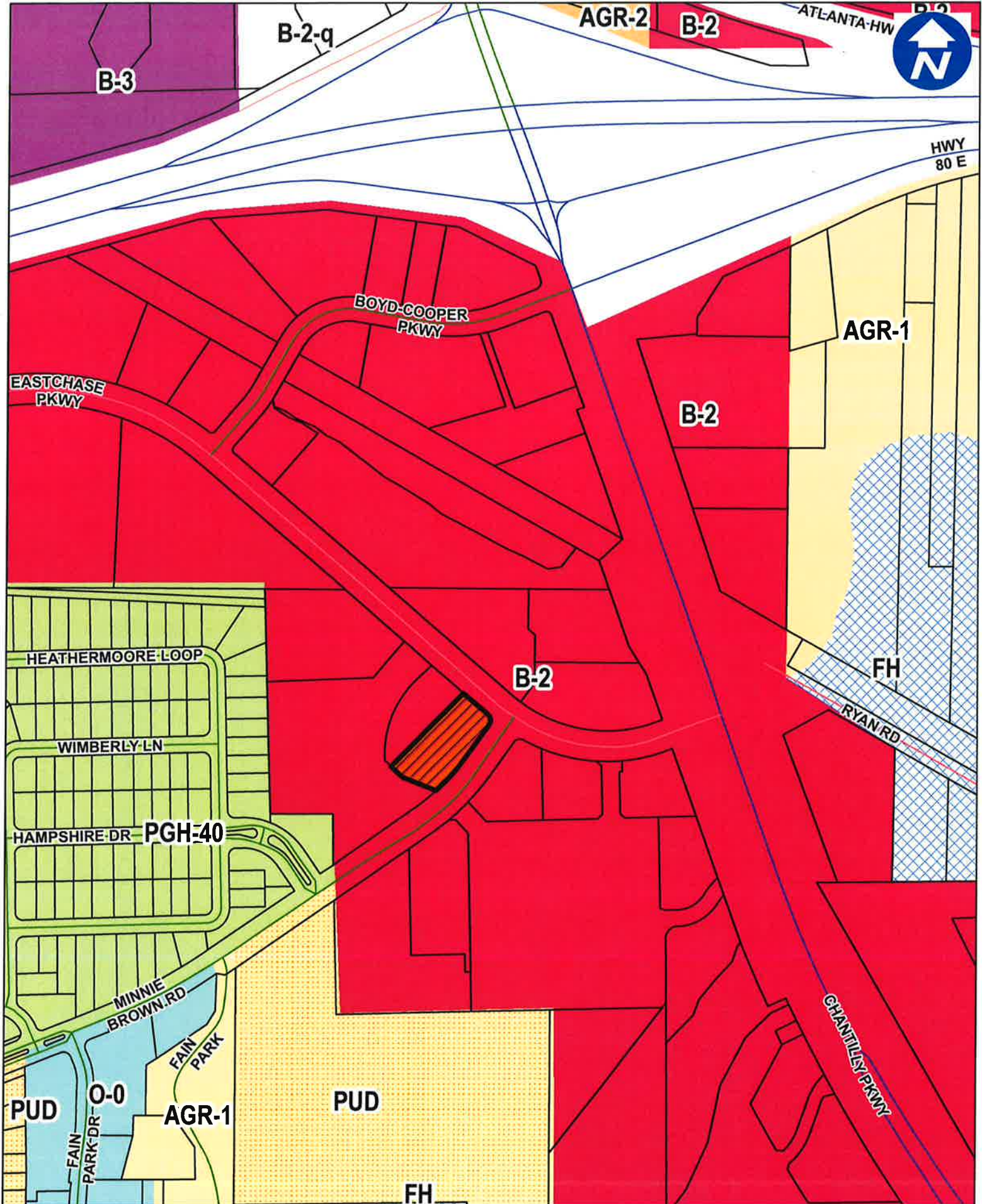
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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



**DEVELOPMENT SITE**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 13A





**DEVELOPMENT SITE**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

13C

14. DP-1981-092 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Dyvis International, Inc.

**SUBJECT:** Public hearing for a development plan for a new building to be located at 4204 Selma Highway in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 4,340 sq. ft. building. There are 8 paved parking spaces indicated on the site plan, and no changes to the existing access drives. All other applicable requirements will be met.

*A foundation only permit was issued for a foundation to be poured; however no additional permits for any construction will be issued until all approvals are received.*

**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.

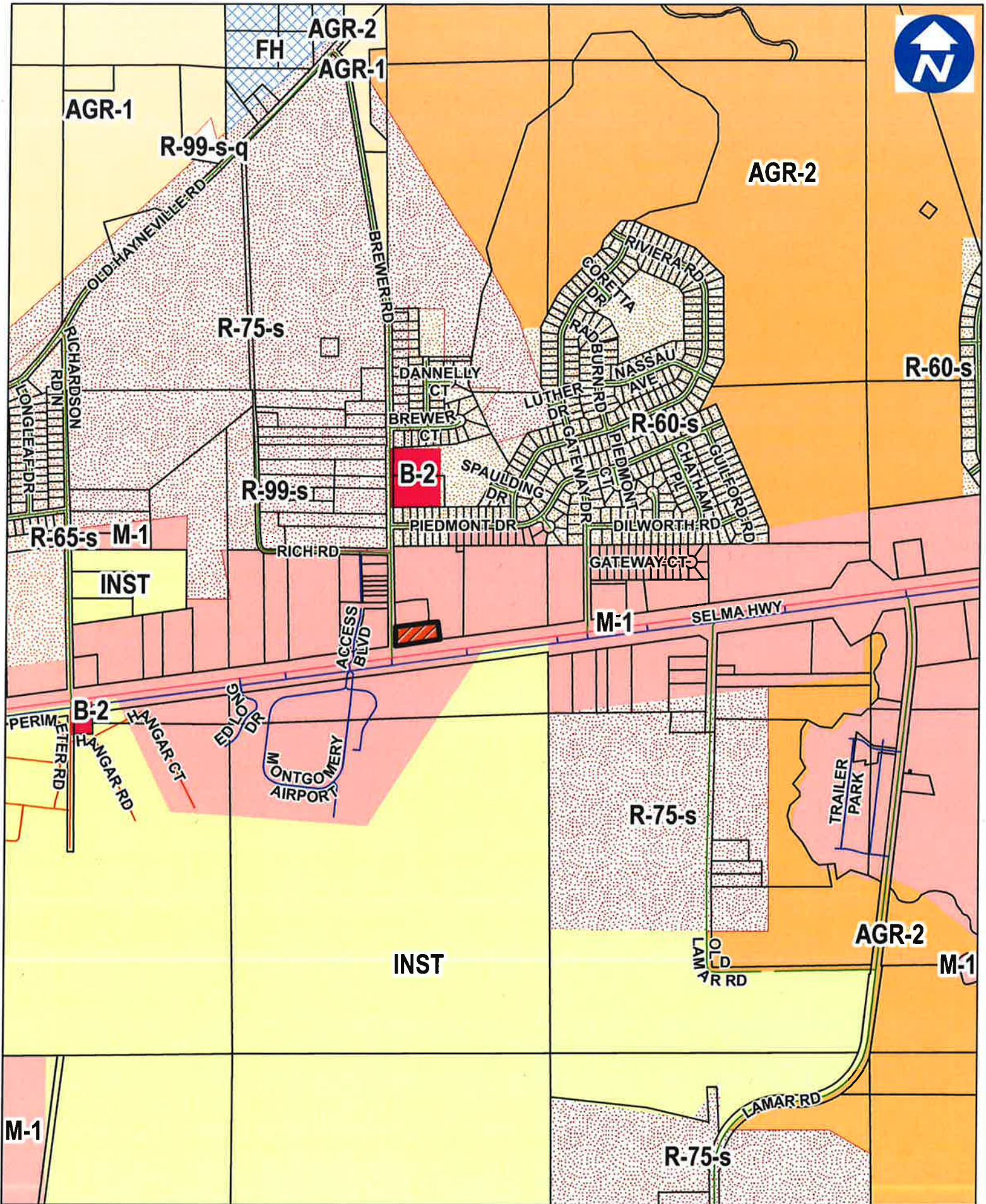
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** No objection.

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

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

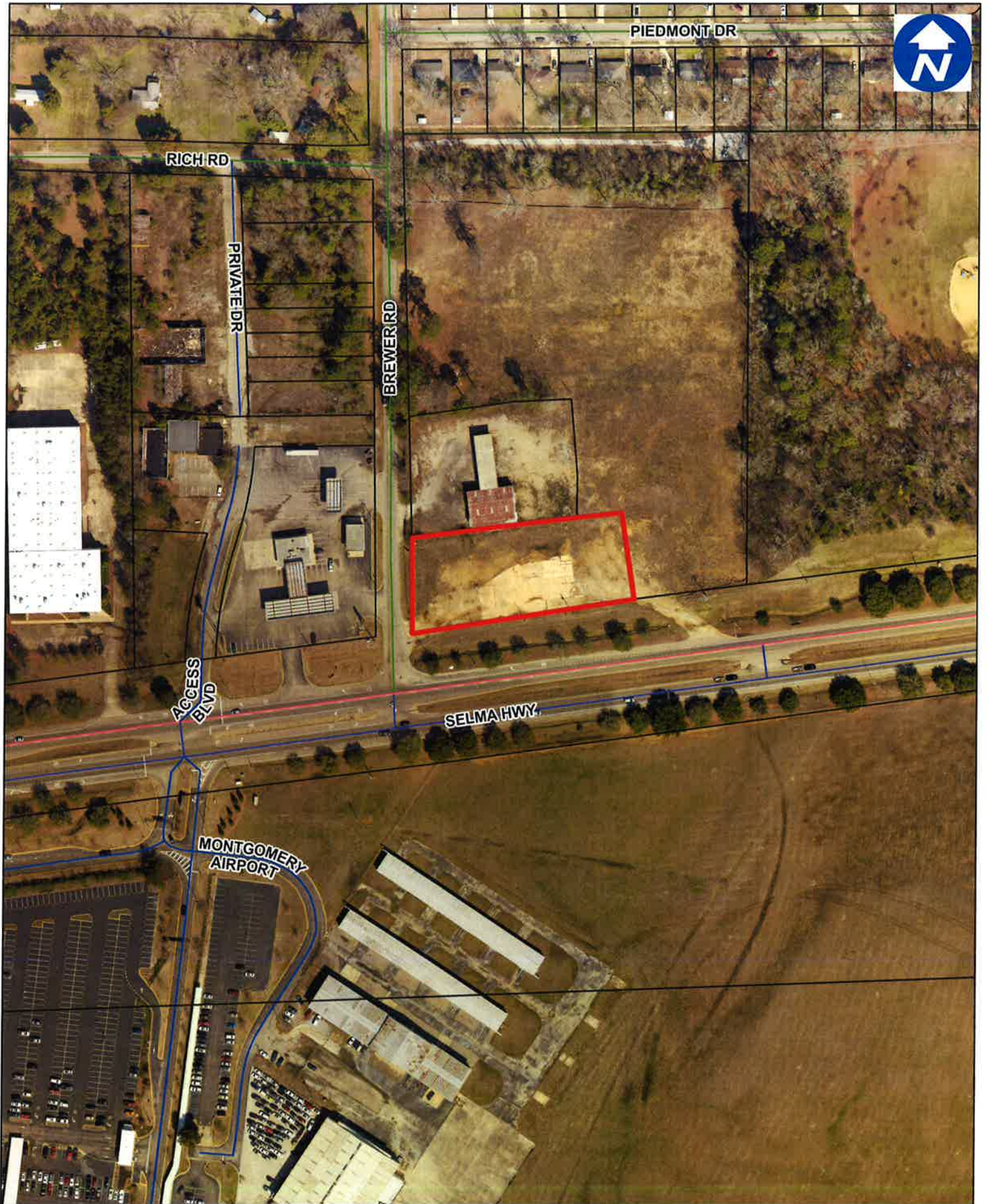


SITE 

1 inch = 1,000 feet  
Item 14A







SITE 

1 inch = 200 feet  
Item 14C