

# Planning Commission Agenda

February 23, 2017

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Kippy Tate, *Chairman*

Buddy Hardwich, *Vice-Chairman*

Malcolm Calhoun

Ann Clemons

Frank Cook

Patrick Moss

Crews Reaves

Pickett Reese

James Reid

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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 January 26, 2017 meeting

**February 23, 2017**

<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.	RZ-2017-003	Bobby Rudder	Highland Avenue	Rezoning	1
2.	8868	Glen Tanner Land Surveying	Lower Wetumpka Rd	Plat	2
3.	DP-2017-014	Commercial Site Design	EastChase Parkway	DP	3
4.	DP-2006-053	Lat32, Inc.	Crenshaw Close Court	DP	4
5.	8869	Lat 32, Inc.	Crenshaw Close Court	Plat	5
6.	DP-1973-185	Flowers & White Engineering	Terminal Road	DP	6
7.	8876	“ “	Mercer Street	Plat	7
8.	8875	“ “	Upper James Street	Plat	8
9.	8867	Pilgreen Engineering	Dexter Avenue	Plat	9
10.	DP-2017-012	“ “	Chantilly Parkway	DP	10
11.	DP-2017-013	“ “	Prince Street	DP	11
12.	8863	“ “	Prince Street	Plat	12
13.	8870	J. M. Garrett & Son	Mulberry Street	Plat	13
14.	DP-2017-011	“ “	Berryhill Road	DP	14
15.	8866	“ “	Berryhill Road	Plat	15
16.	8874	Goodwyn, Mills & Cawood	Roy Hodges Boulevard	Plat	16
17.	8871	“ “	Barret Park Way	Plat	17
18.	8872	“ “	Barret Park Way	Plat	18
19.	8873	“ “	Barret Park Way	Plat	19

***The next Planning Commission meeting is on  
March 23, 2017***

1. RZ-2017-003 **PRESENTED BY:** Bobby Rudder

**REPRESENTING:** Steve & Jan Steele, and Bobby Rudder

**SUBJECT:** Request to rezone two (2) lots located at 2628 and 2634 Highland Avenue from an R-60-s (Single-Family Residential) Zoning District to a B-2 (Commercial) Zoning District.

**REMARKS:** The adjacent property has O-1 (Office) zoning to the north, R-60-s (Single-Family Residential) zoning to the south and west, and B-2 (Commercial) zoning to the east. The intended use for this property if rezoned is for commercial use. The Land Use Plan recommends commercial use.

**CITY COUNCIL DISTRICT: 3**

**Long Range Planning:**

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

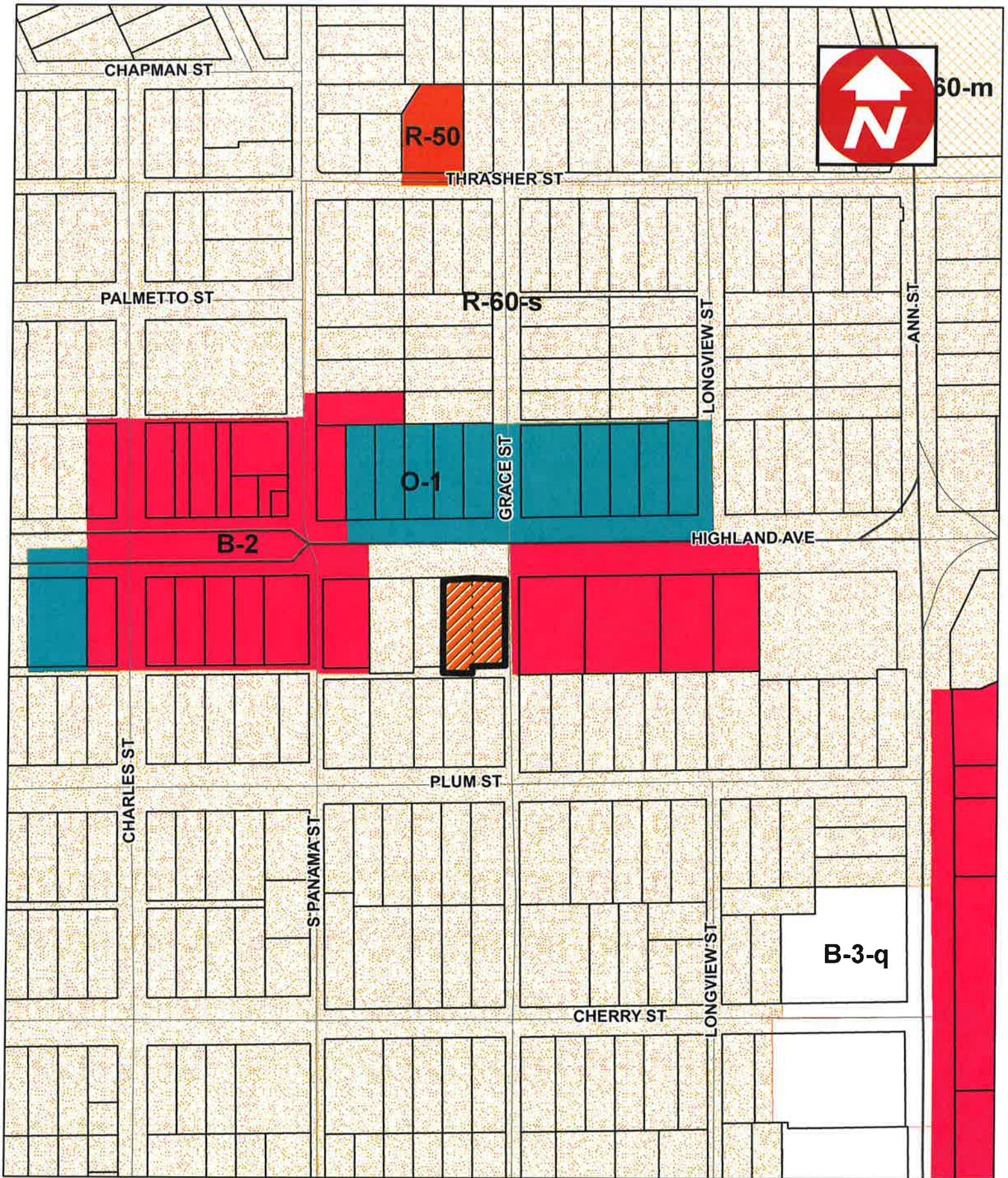
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2017-003

1 inch = 200 feet

FROM R-60-s TO B-2

ITEM NO. 1A



**REZONING REQUEST**

1 inch = 50 feet

**SUBJECT PROPERTY**



FROM R-60-s TO B-2

FILE NO. R2-2017-003

ITEM NO. 1B

2. 8868 **PRESENTED BY:** Glen Tanner Land Surveying

**REPRESENTING:** Tracy Minifield

**SUBJECT:** Request final approval of Minifield Plat No. 1 located on the west side of Lower Wetumpka Road, approximately 140 ft. north of Michigan Avenue, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 1 has 63 ft. of frontage along Lower Wetumpka Road and a depth of 177 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

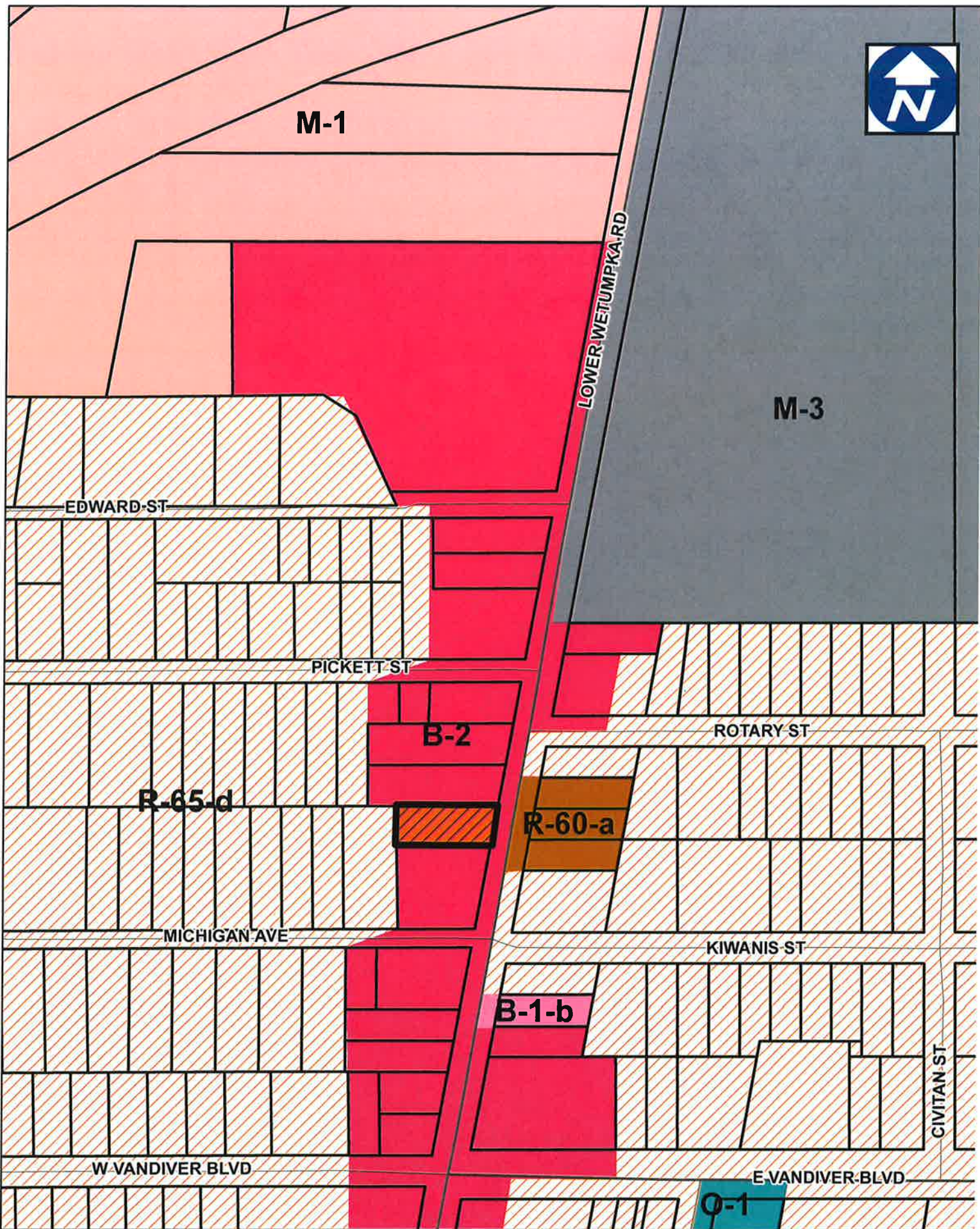
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



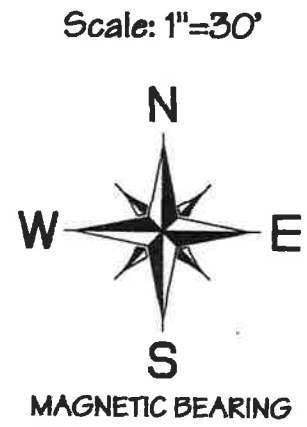
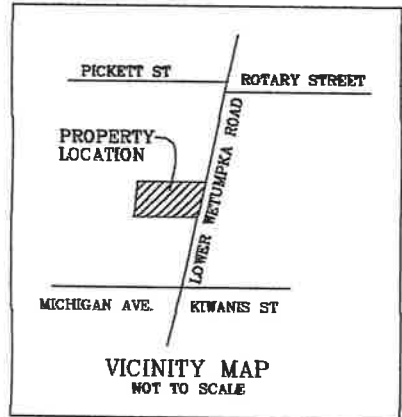
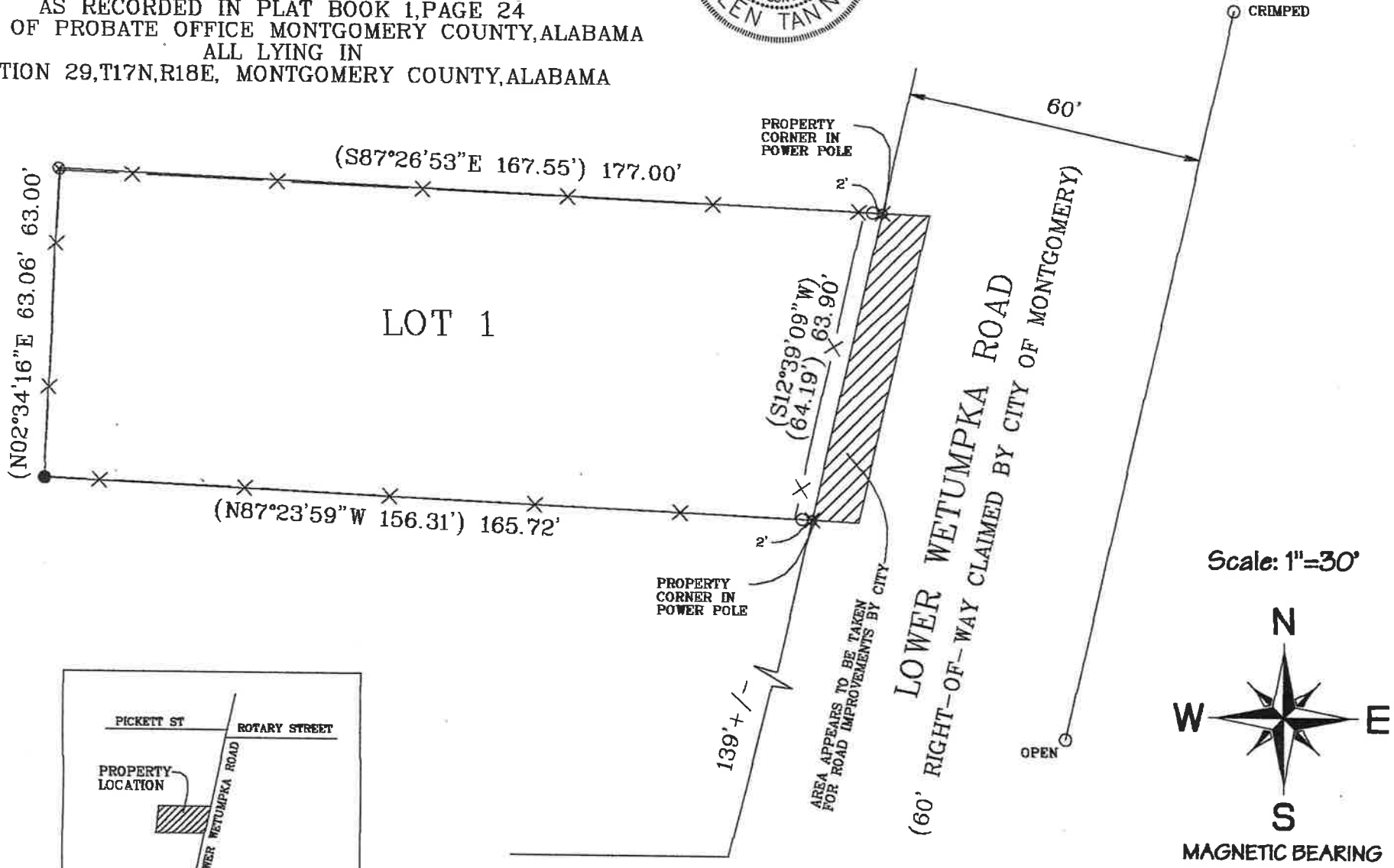
ITEM NO.

2A

22

# MAP OF MINIFIELD PLAT NO.1

AN UNPLATTED PARCEL OF LAND BEING A  
PORTION OF LOT 35 PICKETT PLAT  
AS RECORDED IN PLAT BOOK 1, PAGE 24  
JUDGE OF PROBATE OFFICE MONTGOMERY COUNTY, ALABAMA  
ALL LYING IN  
SECTION 29, T17N, R18E, MONTGOMERY COUNTY, ALABAMA



### LEGEND

- POWER BOX
- POWER POLE
- SET #5 REBAR (REFERENCE IRON)
-





PICKETT ST

ROTARY ST

MICHIGAN AVE

KIWANIS ST

LOWER WETUMPKA RD

**PLATS**  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

20

3. DP-2017-014 **PRESENTED BY:** Commercial Site Design

**REPRESENTING:** Cook Out Restaurant

**SUBJECT:** Public hearing for a development plan for a new building to be located on the northeast side of EastChase Parkway, approximately 175 feet southwest of Boyd-Cooper Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 2,852 sq. ft. building. There are 45 paved parking spaces indicated on the site plan. There is one (1) full access drive to EastChase Parkway. There is an ID sign indicated which complies with setbacks. All applicable requirements will be met.

**Planning Controls Comment(s):** The dumpster will be required to be of an aesthetic material.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

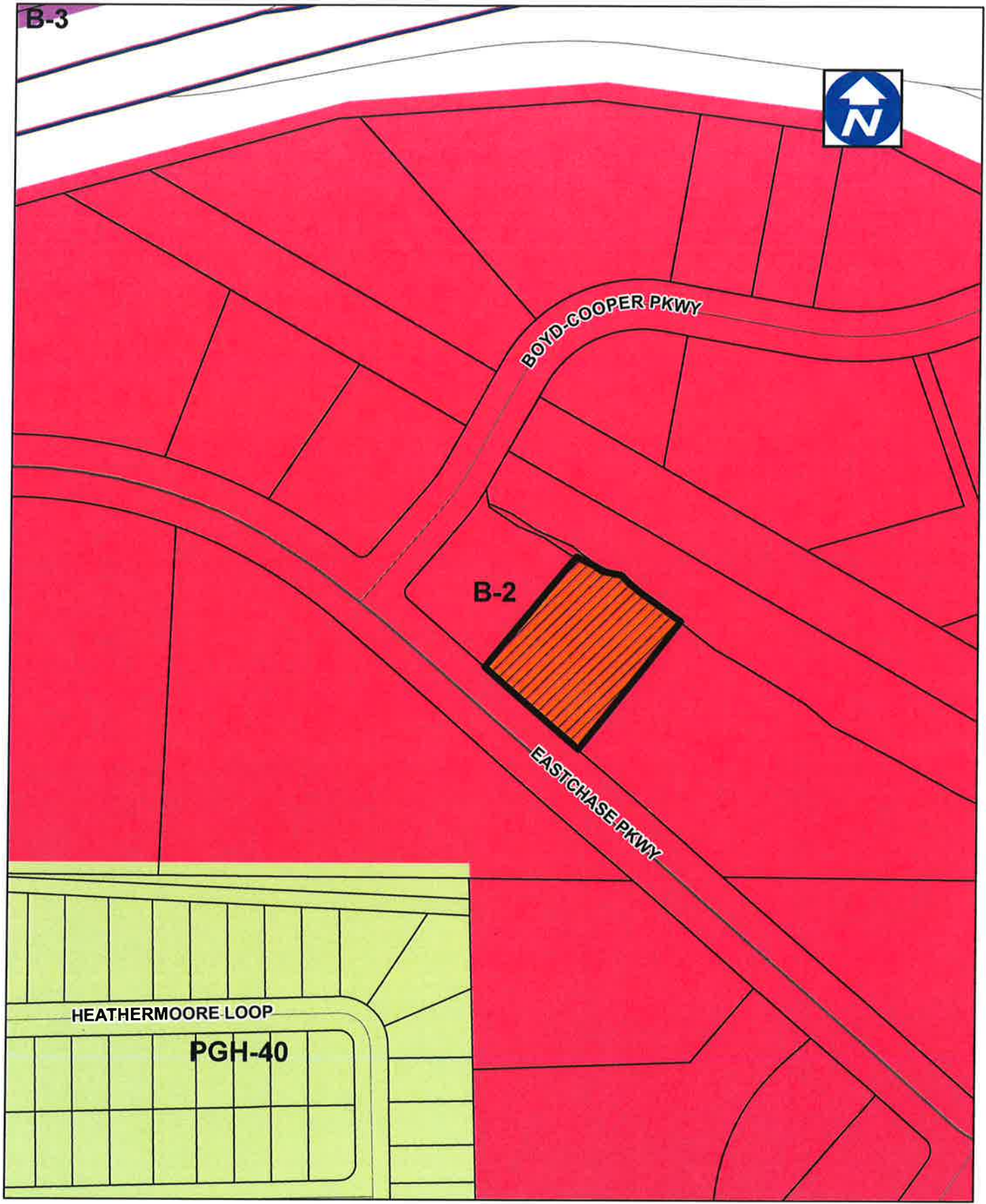
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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

B-3



**DEVELOPMENT SITE**

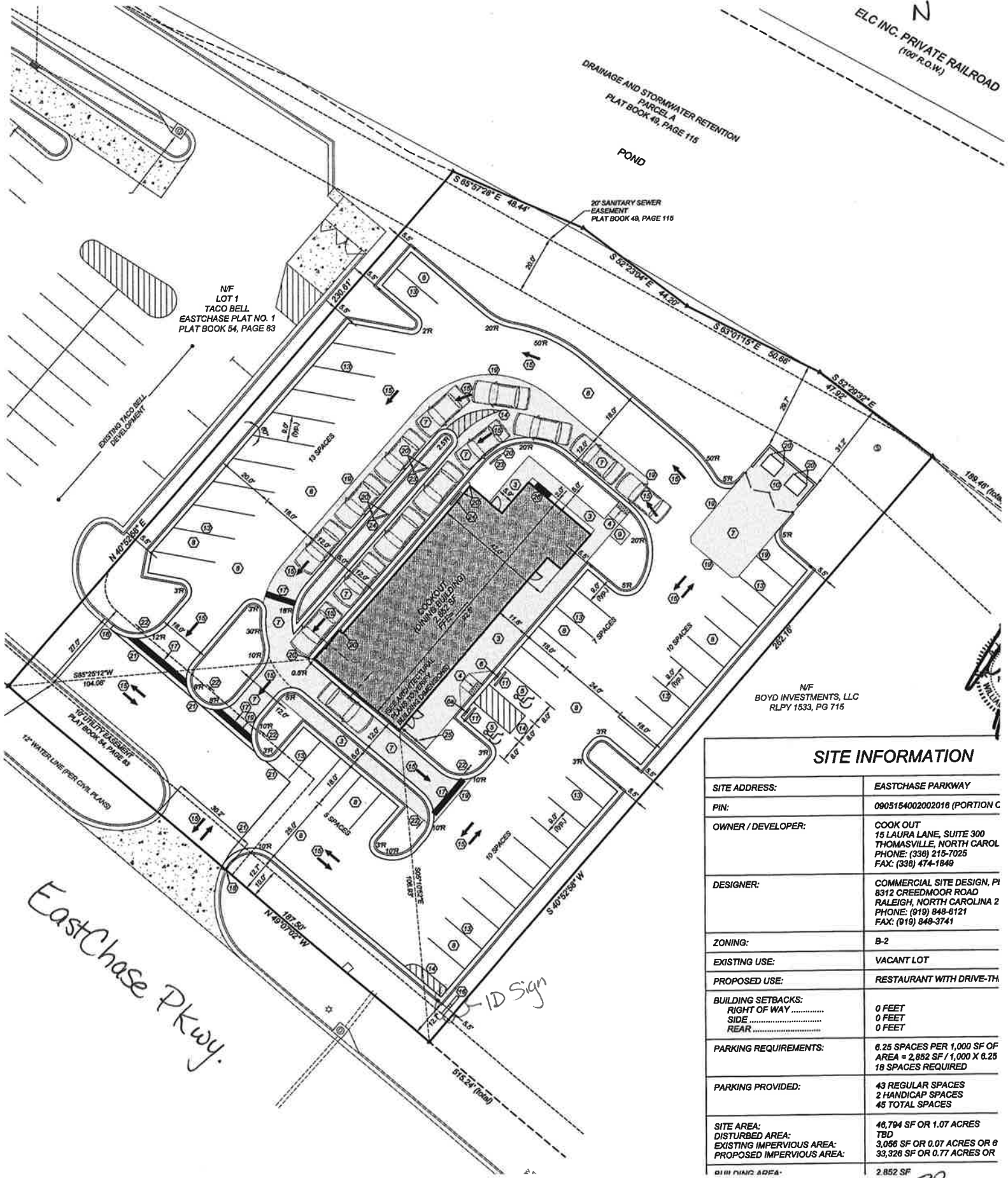
**SUBJECT PROPERTY**



**ITEM NO.** 3A

1 inch = 200 feet

ELC INC. PRIVATE RAILROAD  
(100' R.O.W.)



**SITE INFORMATION**

SITE ADDRESS:	EASTCHASE PARKWAY
PIN:	0905164002002016 (PORTION C)
OWNER / DEVELOPER:	COOK OUT 15 LAURA LANE, SUITE 300 THOMASVILLE, NORTH CAROL PHONE: (336) 215-7025 FAX: (336) 474-1849
DESIGNER:	COMMERCIAL SITE DESIGN, PI 8312 CREEDMOOR ROAD RALEIGH, NORTH CAROLINA 2 PHONE: (919) 848-6121 FAX: (919) 848-3741
ZONING:	B-2
EXISTING USE:	VACANT LOT
PROPOSED USE:	RESTAURANT WITH DRIVE-THRU
BUILDING SETBACKS:	
RIGHT OF WAY	0 FEET
SIDE	0 FEET
REAR	0 FEET
PARKING REQUIREMENTS:	6.25 SPACES PER 1,000 SF OF AREA = 2,852 SF / 1,000 X 0.25 18 SPACES REQUIRED
PARKING PROVIDED:	43 REGULAR SPACES 2 HANDICAP SPACES 45 TOTAL SPACES
SITE AREA:	46,704 SF OR 1.07 ACRES
DISTURBED AREA:	TBD
EXISTING IMPERVIOUS AREA:	3,086 SF OR 0.07 ACRES OR 0
PROPOSED IMPERVIOUS AREA:	33,326 SF OR 0.77 ACRES OR
BUILDING AREA:	2,852 SF

3B



DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 30

1 inch = 200 feet

4. DP-2006-053 **PRESENTED BY:** Lat32, Inc.

**REPRESENTING:** G & J Holdings, LLC

**SUBJECT:** Public hearing for a development plan for a patio-garden home development located on both sides of Crenshaw Close Court in an R-24-t (Townhouse) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct eight (8) patio-garden homes on Crenshaw Close Court. These lots were proposed to be developed under PGH-35 guidelines with the exception of the approved variances. A variance was granted by the Board of Adjustment at the January 19, 2017 to have 15 ft. front yards on five (5) of the lots. The Board of Adjustment at the December 21, 2006 meeting approved to develop the lots with 15 ft. rear yards and 3 ft. and 5 ft. side yards, with a minimum of 8 ft. between structures.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

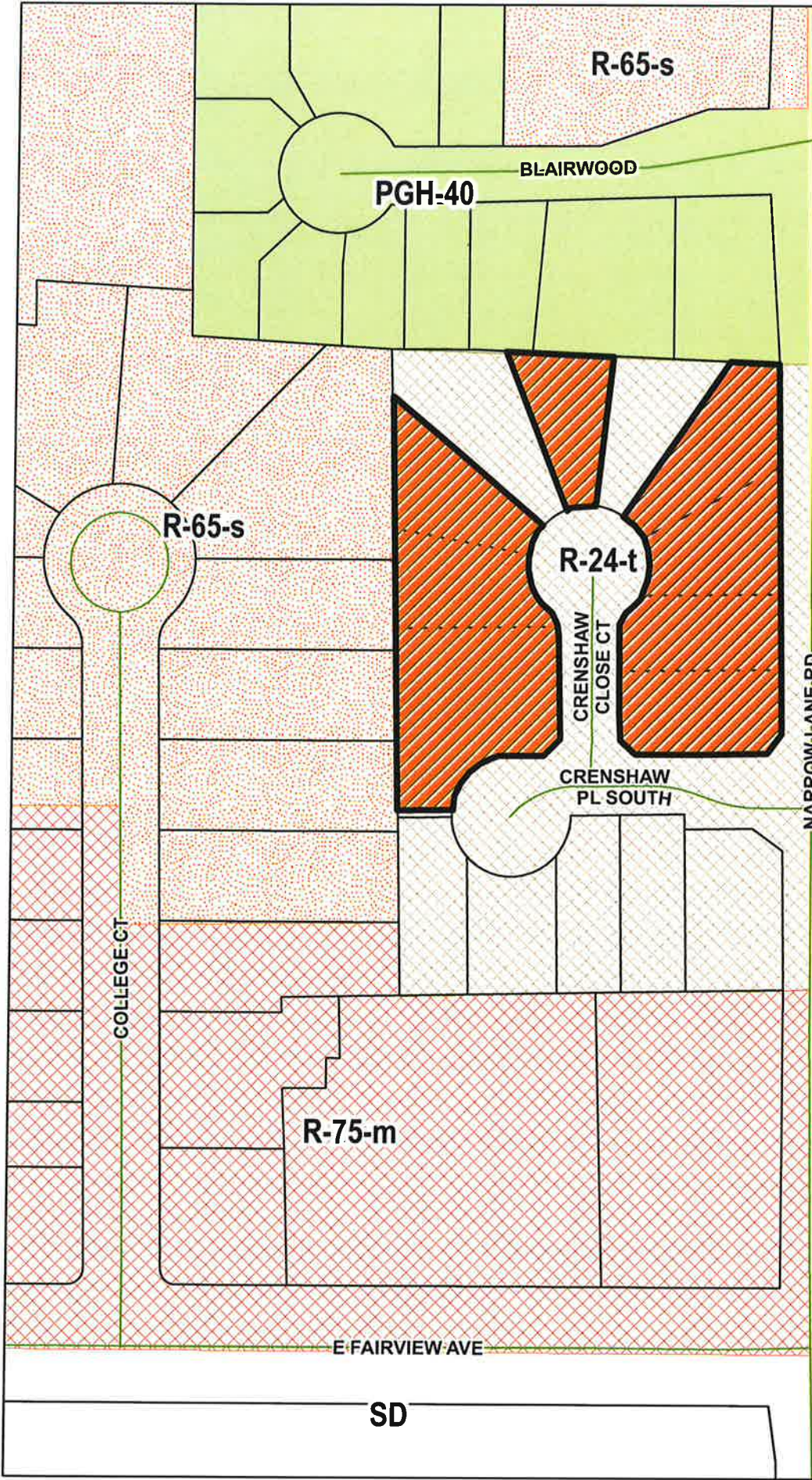
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



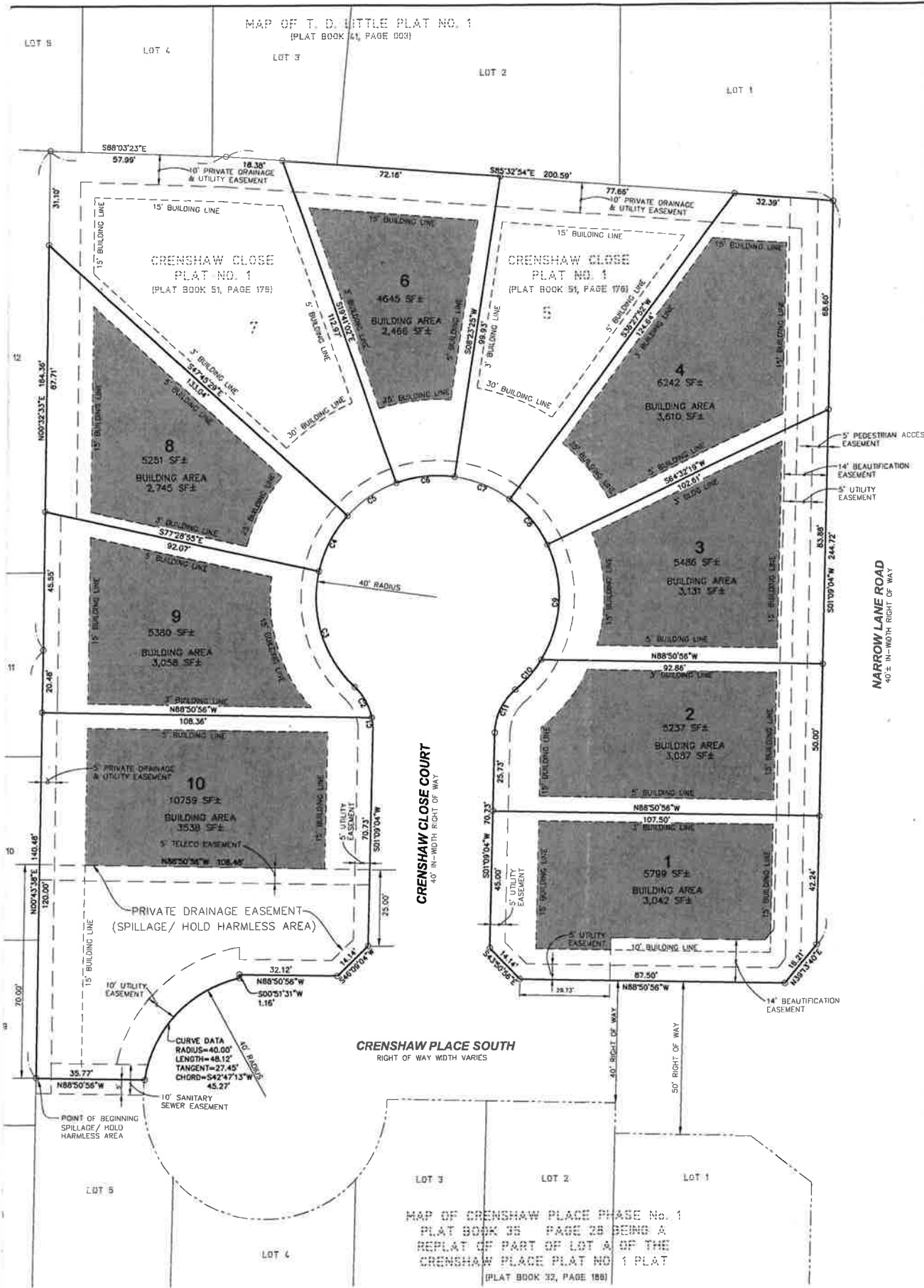
INST

Site 

1 inch = 100 feet

Item 4A

4  
N



MAP OF T. D. LITTLE PLAT NO. 1  
(PLAT BOOK 44, PAGE 003)

CRENSHAW CLOSE  
PLAT NO. 1  
(PLAT BOOK 51, PAGE 178)

CRENSHAW CLOSE  
PLAT NO. 1  
(PLAT BOOK 51, PAGE 178)

CRENSHAW CLOSE COURT  
40' IN-WIDTH RIGHT OF WAY

CRENSHAW PLACE SOUTH  
RIGHT OF WAY WIDTH VARIES

MAP OF CRENSHAW PLACE PHASE No. 1  
PLAT BOOK 35 PAGE 28 BEING A  
REPLAT OF PART OF LOT A OF THE  
CRENSHAW PLACE PLAT NO. 1 PLAT  
(PLAT BOOK 32, PAGE 188)

NARROW LANE ROAD  
40' ± IN-WIDTH RIGHT OF WAY

BASIS OF BEARING:  
THE EAST LINE (S01°09'04"W) OF THE MAP OF CRENSHAW CLOSE PLAT NO. 1, PLAT BOOK 51  
AT PAGE 178, BEING A REPLAT OF PART OF LOT A OF CRENSHAW PLACE PLAT NO. 1, PLAT  
BOOK 32 AT PAGE 188 AND THE MAP OF REPLAT NO. 2 OF A PART OF CRENSHAW PLACE PLAT  
NO. 1, PLAT BOOK 36 AT PAGE 123

4B





Site 

1 inch = 50 feet

Item 4C

5. 8869 **PRESENTED BY:** Lat32, Inc

**REPRESENTING:** G & J Holdings, LLC;

**SUBJECT:** Request final approval of Crenshaw Close Plat No. 1A located on both sides of Crenshaw Close Court in an R-24-t (Townhouse) Zoning District.

**REMARKS:** This plat creates eight (8) lots for patio garden homes. The lots range from 35 ft. to 80 ft. in width. These lots were proposed to be developed under PGH-35 guidelines with the exception of the approved variances. A variance was granted by the Board of Adjustment at the January 19, 2017 to have 15 ft. front yards on five (5) of the lots. The Board of Adjustment at the December 21, 2006 meeting approved to develop the lots with 15 ft. rear yards and 3 ft. and 5 ft. side yards, with a minimum of 8 ft. between structures. There is a 14 ft. wide beautification easement along the west side of Narrow Lane Road and the north side of Crenshaw Place South. There is also a 5 ft. wide pedestrian access easement along the west side of Narrow Lane Road to provide a sidewalk along Narrow Lane Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 7

**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 objections.

**TRAFFIC ENGINEERING:** No objections.

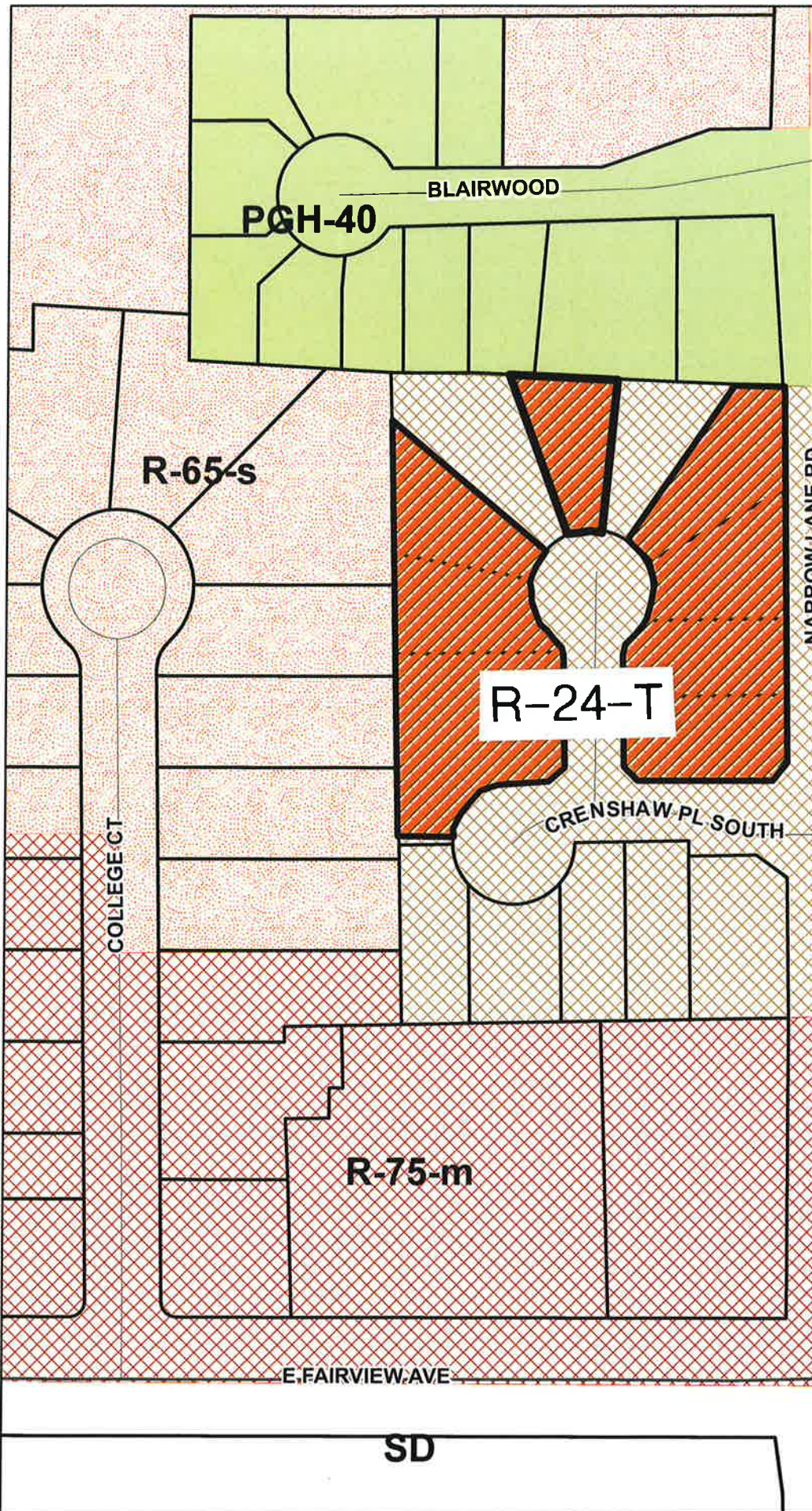
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



INST

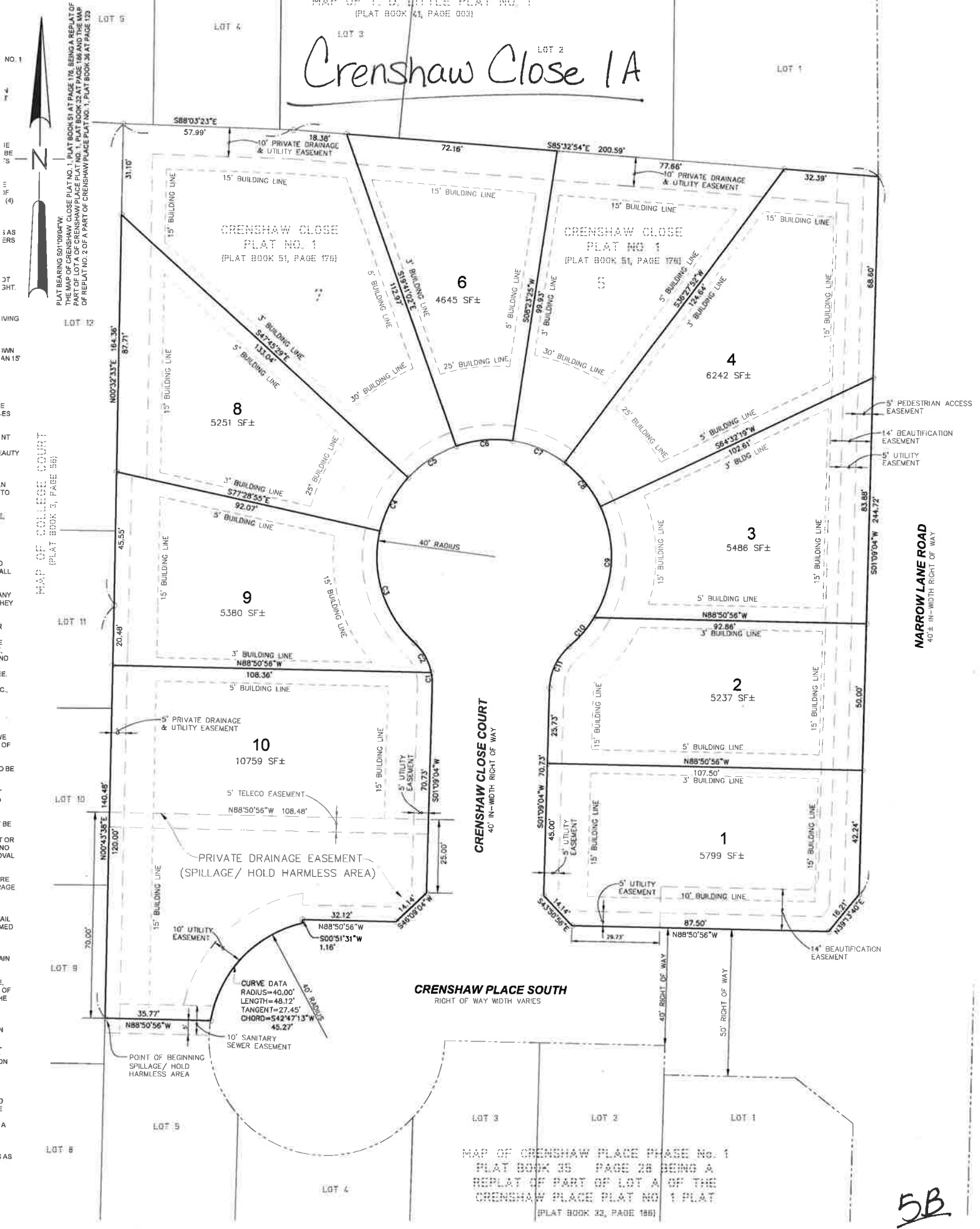
**PLATS**  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. 5A

# Crenshaw Close 1A



**CRENSHAW CLOSE COURT**  
40' IN-WIDTH RIGHT OF WAY

**CRENSHAW PLACE SOUTH**  
RIGHT OF WAY WIDTH VARIES

**NARROW LANE ROAD**  
40' IN-WIDTH RIGHT OF WAY

MAP OF CRENSHAW PLACE PHASE No. 1  
PLAT BOOK 35 PAGE 28 BEING A  
REPLAT OF PART OF LOT A OF THE  
CRENSHAW PLACE PLAT NO. 1 PLAT  
(PLAT BOOK 32, PAGE 186)

**5B**

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PLAT BEARING S01°08'00"W  
THE MAP OF CRENSHAW CLOSE PLAT NO. 1, PLAT BOOK 31, PAGE 178, BEING A REPLAT OF  
PART OF LOT A OF CRENSHAW PLACE PLAT NO. 1, PLAT BOOK 32, AT PAGE 186, AND THE MAP  
OF REPLAT NO. 2 OF A PART OF CRENSHAW PLACE PLAT NO. 1, PLAT BOOK 38, AT PAGE 123

MAP OF COLLEGE COURT  
(PLAT BOOK 3, PAGE 56)





**PLATS**  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

5C

6. DP-1973-185 **PRESENTED BY:** Flowers and White Engineering

**REPRESENTING:** Montgomery County Sheriff's Department

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1800 Terminal Road in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an 11,862 sq. ft. building. There are 17 paved and 44 gravel parking spaces indicated on the site plan. There is one (1) access drive to Terminal Road. All applicable requirements will be met.

**Planning Controls Comment(s):** There is no signage or refuse container indicted or approved.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

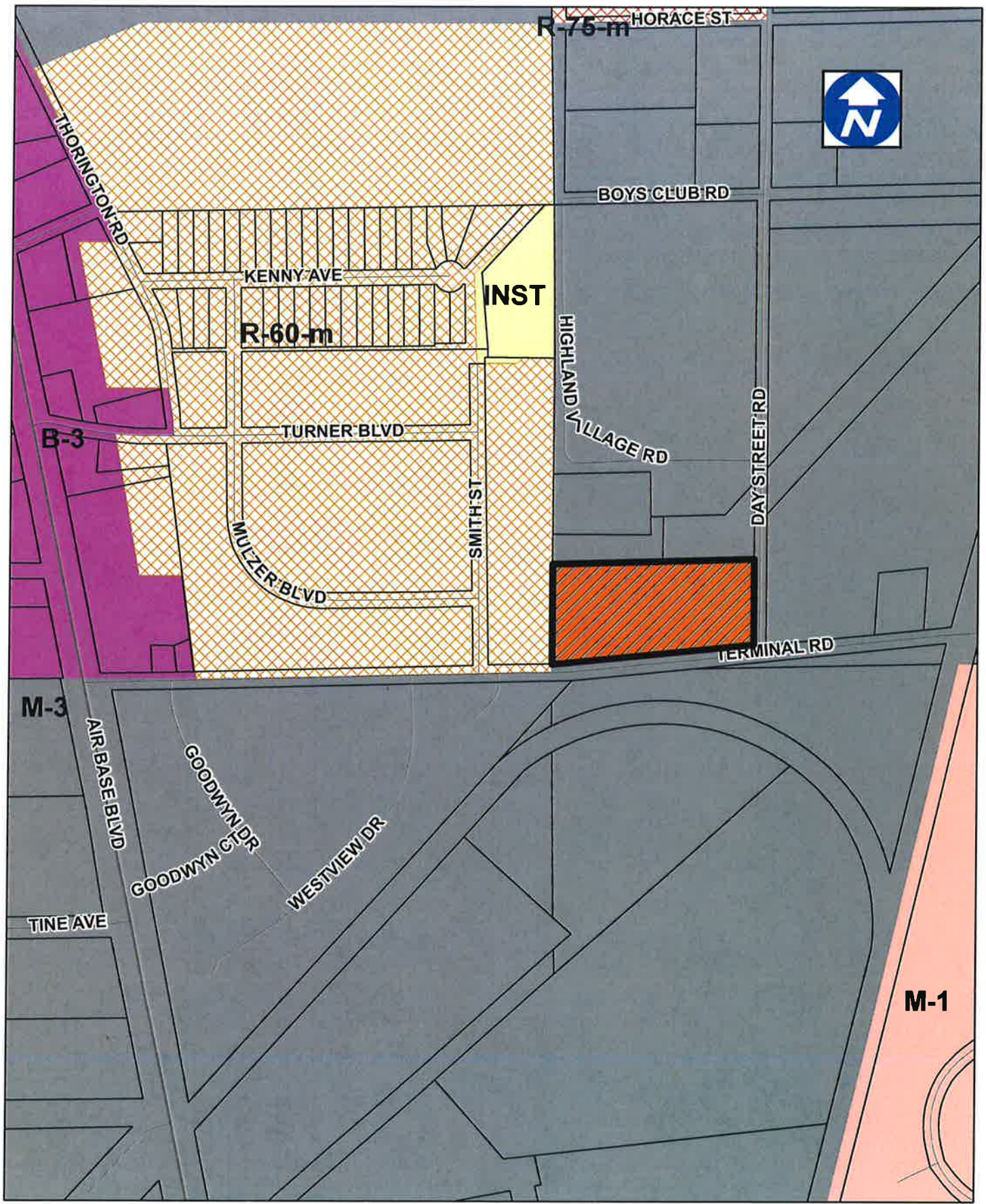
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



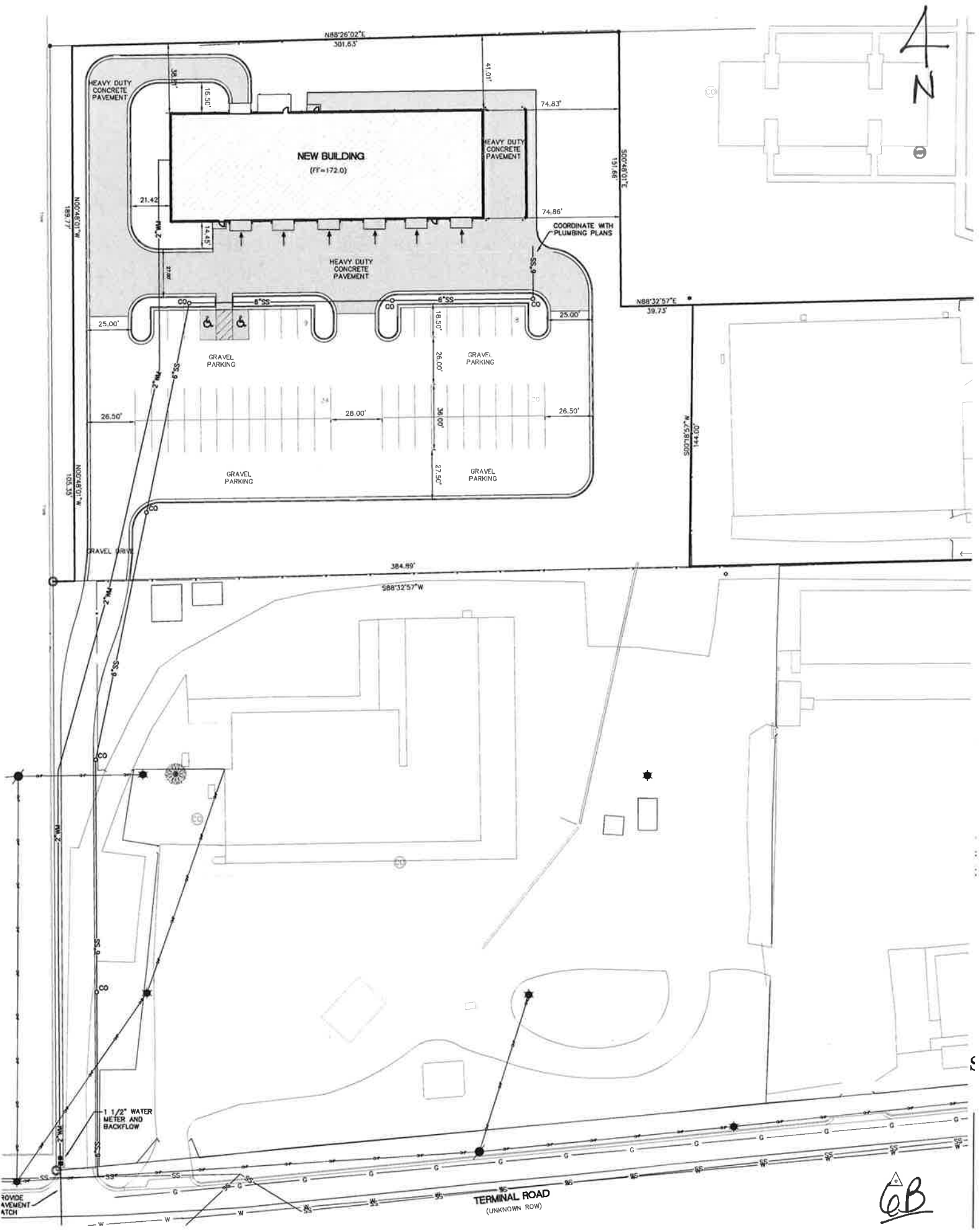
**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 6A

1 inch = 400 feet



CB





DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 6C

1 inch = 200 feet

7. 8876 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 8B located on the northwest side of Mercer Street, 42 ft. south of Wigmore Street, in a T4-R (General Urban Zone-Restricted) Zoning District.

**REMARKS:** This plat replats two (2) lots for residential use. This replat includes approximately 9 ft. of unplatted property on the south side and adjust the interior property line approximately 3 ft. to the south between Lot 9 and Lot 10. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

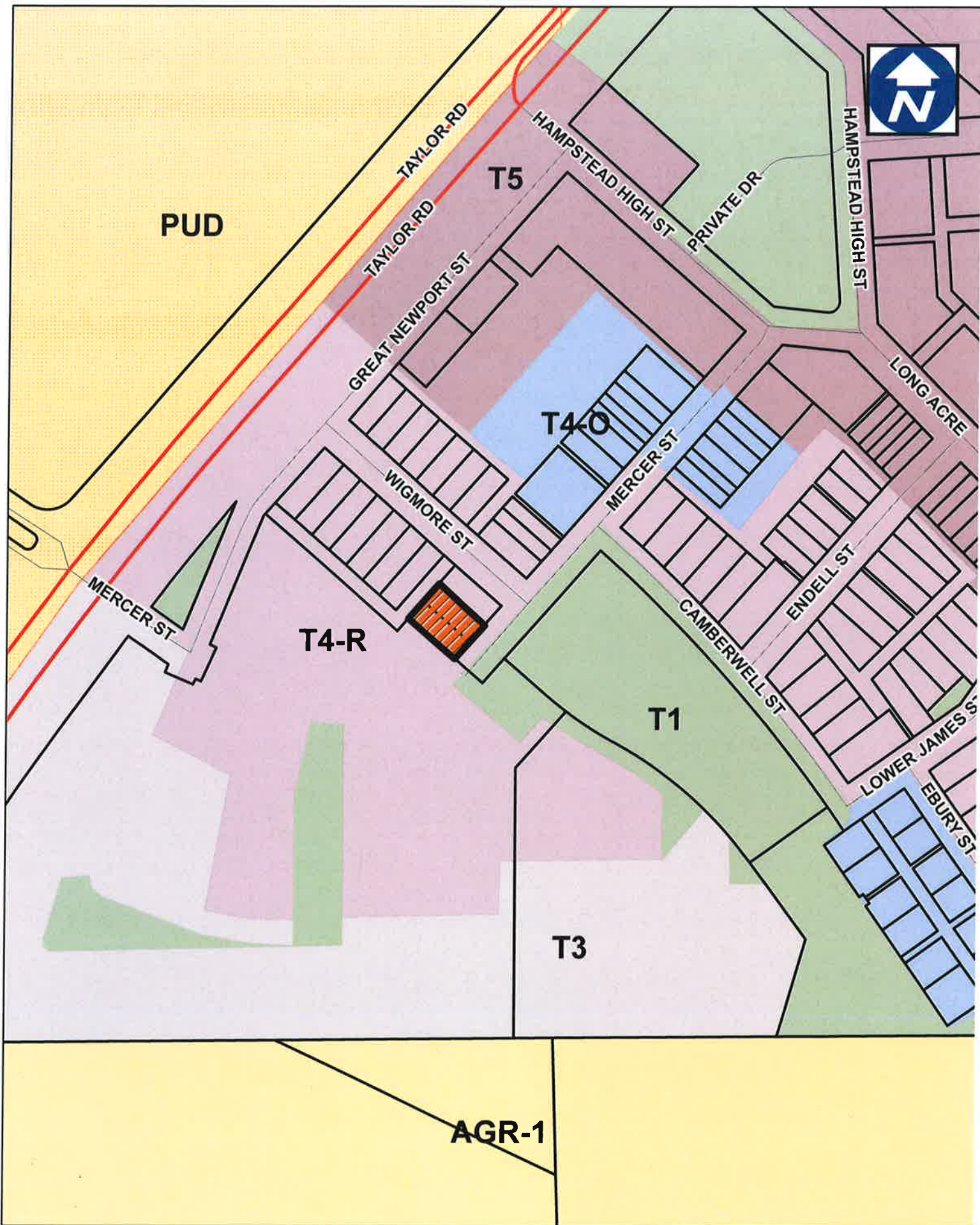
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



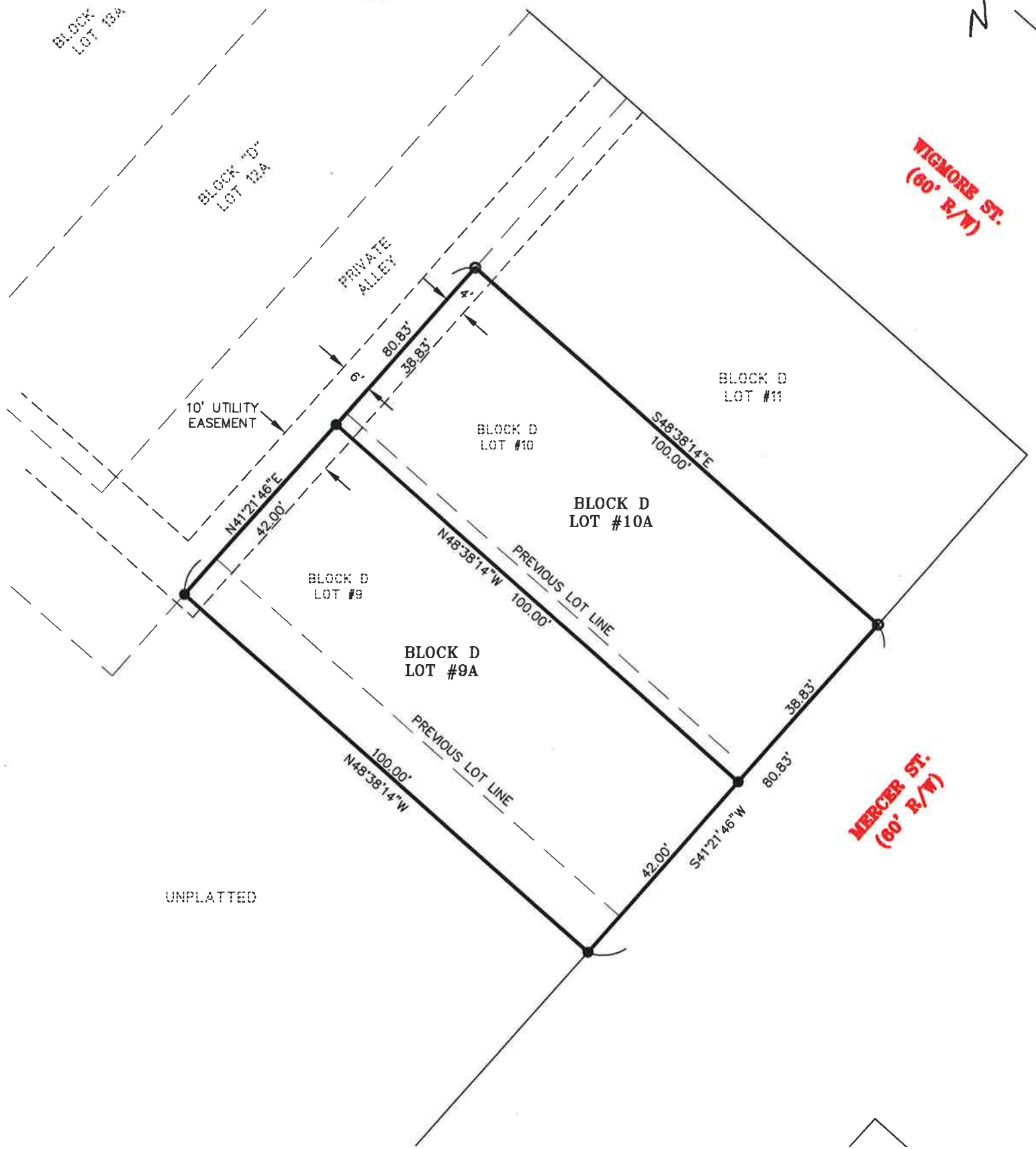
**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7A

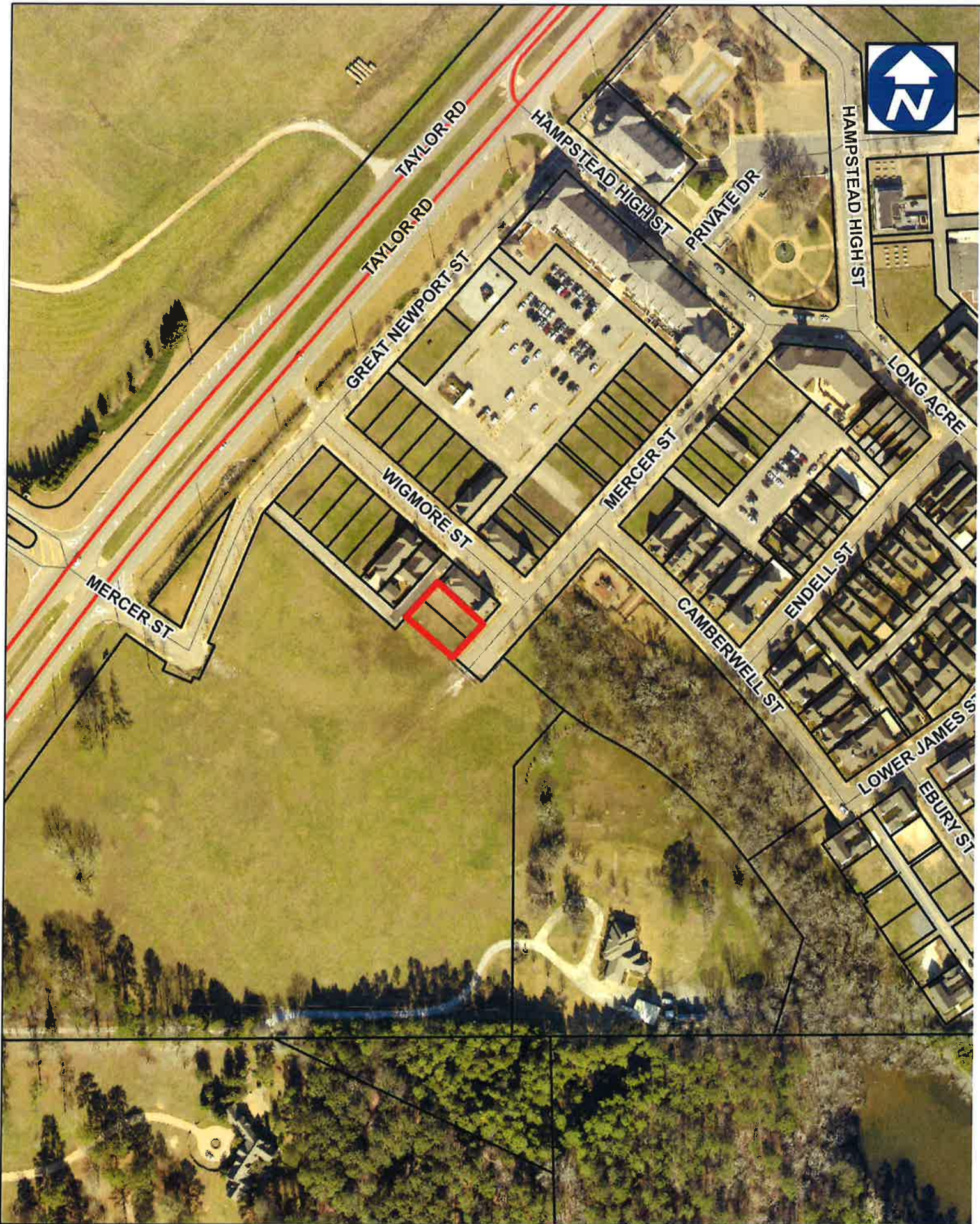
# Hampstead 8B



**MERCER ST.  
(60' R/W)**

**WIGMORE ST.  
(60' R/W)**

UNPLATTED



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

7C

8. 8875 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Hampstead, LLC

**SUBJECT:** Request final approval of Hampstead Plat No. 25 located at the north end of Upper James Street, the north end of Clerkenwell Street, and the west side of Grassmere Street in T4-O (General Urban Zone-Open) and T4-R (General Urban Zone-Restricted) and T1 (Natural Zone) Zoning Districts.

**REMARKS:** This plat creates 57 lots for residential use. There are 4 parcels (I don't know what they are for). Upper James Street (50 ft. ROW) will be extended north approximately 280 ft. Clerkenwell Street (50 ft. ROW) will be extended north approximately 170 ft. Grassmere Street (50 ft. ROW) will be extended 189 ft. north and 412 ft. northwest. A new 50 ft. ROW (Portman Street) will be constructed east off Upper James Street and run east and intersect with Grassmere Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

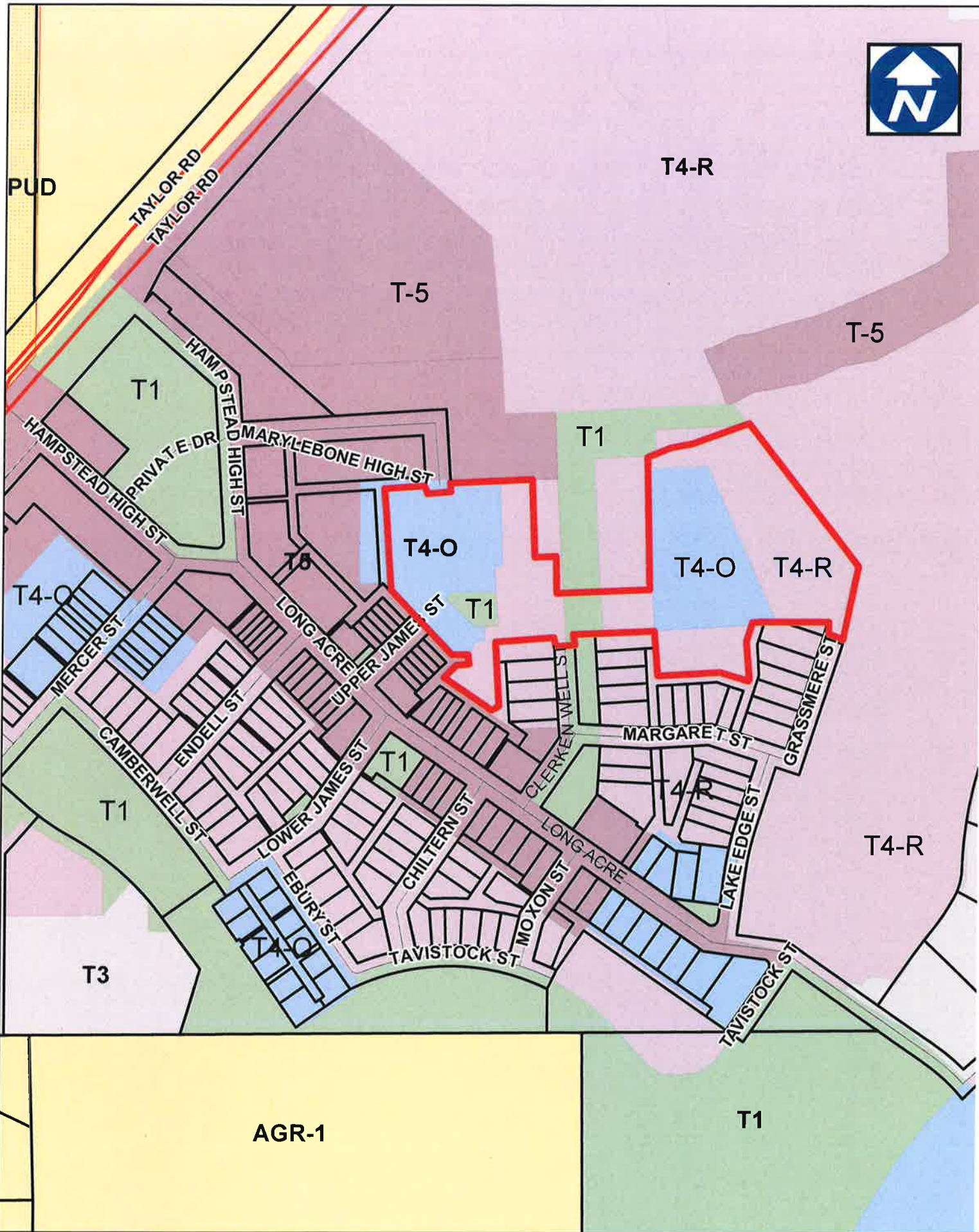
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 300 feet

SUBJECT PROPERTY

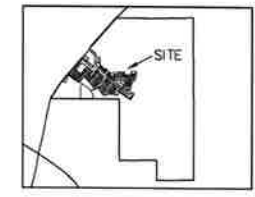
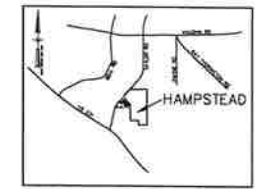
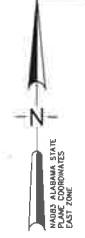


ITEM NO.

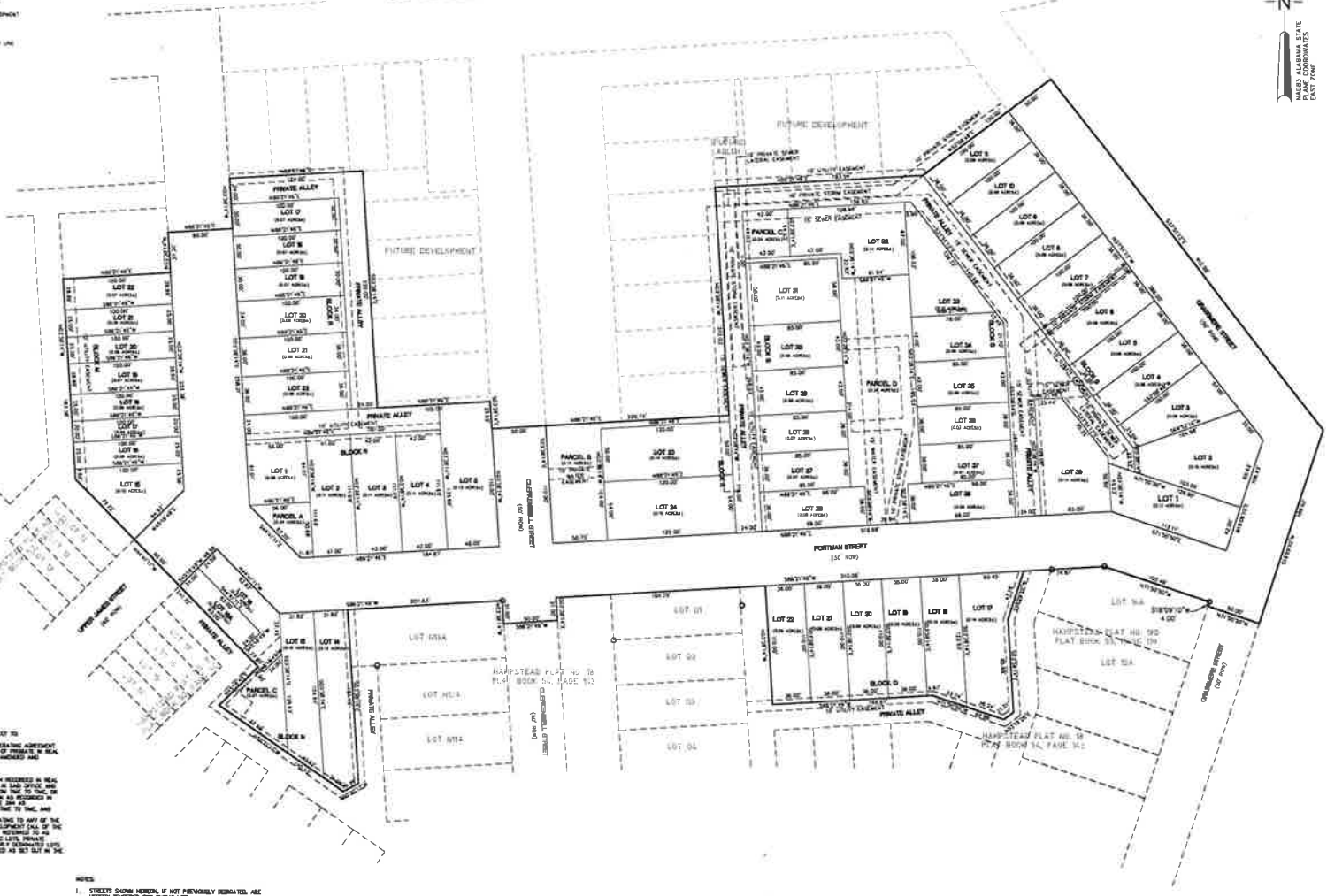
8A

# HAMPSTEAD PLAT NO. 25

LYING IN THE NORTHWEST QUARTER OF SECTION 5, T-15-N, R-10-W, MONTGOMERY COUNTY, ALABAMA



- LEGEND**
- ROW (IN SET BACKS CODES)
  - ROW (IN FLOOD (ZONED WITH STAIR PLATE ZONED))
  - NEW LOT LINE
  - RIGHT OF WAY LINE
  - EXISTING RIGHT OF WAY LINE
  - EASEMENT LINE
  - FUTURE DEVELOPMENT
  - LAKE EDGE
  - FLOOD HAZARD LINE



**RELEASE AND HOLD WHOLESALE AGREEMENT**

HAMPSTEAD, LLC HEREBY AGREES TO HOLD WHOLESALE THE CITY OF MONTGOMERY, ALABAMA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS FROM ANY CLAIM OR DAMAGES, COMPENSATION OR OTHER IDE ON THE PART OF ANY ONE, INCLUDING CITY OR ALABAMA, FROM NEARBY TO A PROBLEM OCCURRING AS A RESULT OF PUBLIC SURFACE WATER DISCHARGE, SPILLING, DRAINING OR DRAINING ONTO AND ACROSS THE LANDS OF THE OWNER(S) BY THE IMPROVED/MENTIONED CITIES AND TO REIMBURSE OR MAKE GOOD ANY LOSS, DAMAGE OR COSTS THAT THE SAID CITIES INCURRED IN ALABAMA, A MUNICIPAL CORPORATION, SAY THAT E PAY IF ANY LOT/LOT LINE AREH FROM SAID INJURIES.

THE UNDERSIGNED PLAN HEREIN TO PROTECT THE SAID CITY OF MONTGOMERY, ALABAMA, A MUNICIPAL CORPORATION, ITS SUCCESSORS AND ASSIGNS AGAINST ANY CLAIM OR DAMAGES, COMPENSATION OR OTHER IDE ON THE PART OF ANY ONE, INCLUDING CITY OR ALABAMA, FROM NEARBY TO A PROBLEM OCCURRING AS A RESULT OF PUBLIC SURFACE WATER DISCHARGE, SPILLING, DRAINING OR DRAINING ONTO AND ACROSS THE LANDS OF THE OWNER(S) BY THE IMPROVED/MENTIONED CITIES AND TO REIMBURSE OR MAKE GOOD ANY LOSS, DAMAGE OR COSTS THAT THE SAID CITIES INCURRED IN ALABAMA, A MUNICIPAL CORPORATION, SAY THAT E PAY IF ANY LOT/LOT LINE AREH FROM SAID INJURIES.

THE UNDERSIGNED DOES HERBY AGREE AND UNDERSHED THAT THE AGREEMENT HEREIN IS AND SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON IT, ITS SUCCESSORS AND ASSIGNS.

THIS PROPERTY ON THIS PLAT SHALL BE SUBJECT TO:

1. THAT CERTAIN HAMPSTEAD WHOLESALE OPERATING AGREEMENT RECORDED IN THE OFFICE OF THE CLERK OF PROBATE IN REAL PROPERTY BOOK 263, AT PAGE 44, AS RECORDED AND SUPERSEDED FROM THE 15, 2014.
2. OTHER THE
3. UNRECORDED RESIDENTIAL OCCUPATION LICENSES IN REAL PROPERTY BOOK 263, AT PAGE 47, AS RECORDED, AND ALL INSTRUMENTS AND AGREEMENTS FROM THE 15, 2014, AS SUPERSEDED FROM THE 15, 2014.
4. OTHER DOCUMENTS AND AGREEMENTS RELATING TO ANY OF THE PARCELS SHOWN ON THIS PLAT, AS SUPERSEDED FROM THE 15, 2014.

- NOTES**
1. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DESIGNATED, ARE HEREBY DEDICATED FOR PUBLIC USE.
  2. ALL EASEMENTS, EGRESS RIGHTS, PRIVATE EASEMENTS OR EASEMENTS FOR UTILITY SERVICES OR WATER MAINS SHOWN HEREON ARE HEREBY DEDICATED TO THE SUBURBANITY OF MONTGOMERY, ALABAMA AND/OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE. LICENSES TO INCLUDE THE RIGHT OF EGRESS AND UTILITIES TO THE CITY AND/OR COUNTY FOR MAINTENANCE OF THE UTILITY SERVICES EMPLOYED HEREAFTER, NO FUTURE INSTRUCTIONS MAY BE PLACED ON THE GARMENTS SHOWN.
  3. EASEMENTS FOR UTILITY SERVICES AND WATER MAINS, IF NOT PREVIOUSLY DESIGNATED ARE HEREBY DEDICATED TO THE SUBURBANITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR UTILITY SERVICES AND WATER MAINS AND SUCH EASEMENTS, EGRESS RIGHTS AND UTILITY SERVICES SHALL BE MAINTAINED AND ENJOINED UNLESS OTHERWISE NOTED.
  4. EASEMENTS ON LINES ARE SHOWN UNLESS OTHERWISE NOTED.
  5. A CONVEYANCE LETTER OF A SAID PARCEL HAS BEEN SUBMITTED TO FURNISH AS OF THE RECORDING DATE OF THIS PLAT, AND ALL INSTRUMENTS AND AGREEMENTS FROM THE 15, 2014, AS SUPERSEDED FROM THE 15, 2014, AS SUPERSEDED FROM THE 15, 2014.
  6. PARCELS, ALLEYS AND ALL PRIVATE ALLEYS ARE GRANT AND MAINTAINED BY HAMPSTEAD, LLC. THE CITY OF MONTGOMERY HAS NO MAINTENANCE RESPONSIBILITY.
  7. THE OWNER WILL MAINTAIN THE SCHEDULES AT THE END OF THE PARCEL FROM EXISTING, THE CITY OF MONTGOMERY WILL NOT MAINTAIN THESE SCHEDULES.

**APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION**

THIS PLAT HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, AND IS APPROVED AS SHOWN ON THE 15, 2014.

BY: THOMAS A. THOMAS, JR., CLERK SECRETARY

**APPROVAL OF THE MONTGOMERY COUNTY ENGINEER**

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

BY: JOSEPH E. SPENCER DATE: \_\_\_\_\_

MONTGOMERY COUNTY ENGINEER

STATE OF ALABAMA  
MONTGOMERY COUNTY

THE UNDERSIGNED, RETNA E. TUCKER, MANAGER OF HAMPSTEAD, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY AGREE AND CONSENT TO THE FOREGOING SCHEDULES, EGRESS RIGHTS AND UTILITY SERVICES SAID PLAT ON THE 15, 2014.

RETNA E. TUCKER - MANAGER

STATE OF ALABAMA  
MONTGOMERY COUNTY

THE UNDERSIGNED, RETNA E. TUCKER, MANAGER OF HAMPSTEAD, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY AGREE AND CONSENT TO THE FOREGOING SCHEDULES, EGRESS RIGHTS AND UTILITY SERVICES SAID PLAT ON THE 15, 2014.

RETNA E. TUCKER - MANAGER

STATE OF ALABAMA  
MONTGOMERY COUNTY

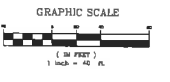
THE UNDERSIGNED, RETNA E. TUCKER, MANAGER OF HAMPSTEAD, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY AGREE AND CONSENT TO THE FOREGOING SCHEDULES, EGRESS RIGHTS AND UTILITY SERVICES SAID PLAT ON THE 15, 2014.

RETNA E. TUCKER - MANAGER

STATE OF ALABAMA  
MONTGOMERY COUNTY

THE UNDERSIGNED, RETNA E. TUCKER, MANAGER OF HAMPSTEAD, LLC, OWNER OF THE PROPERTY SHOWN HEREON, HEREBY AGREE AND CONSENT TO THE FOREGOING SCHEDULES, EGRESS RIGHTS AND UTILITY SERVICES SAID PLAT ON THE 15, 2014.

RETNA E. TUCKER - MANAGER

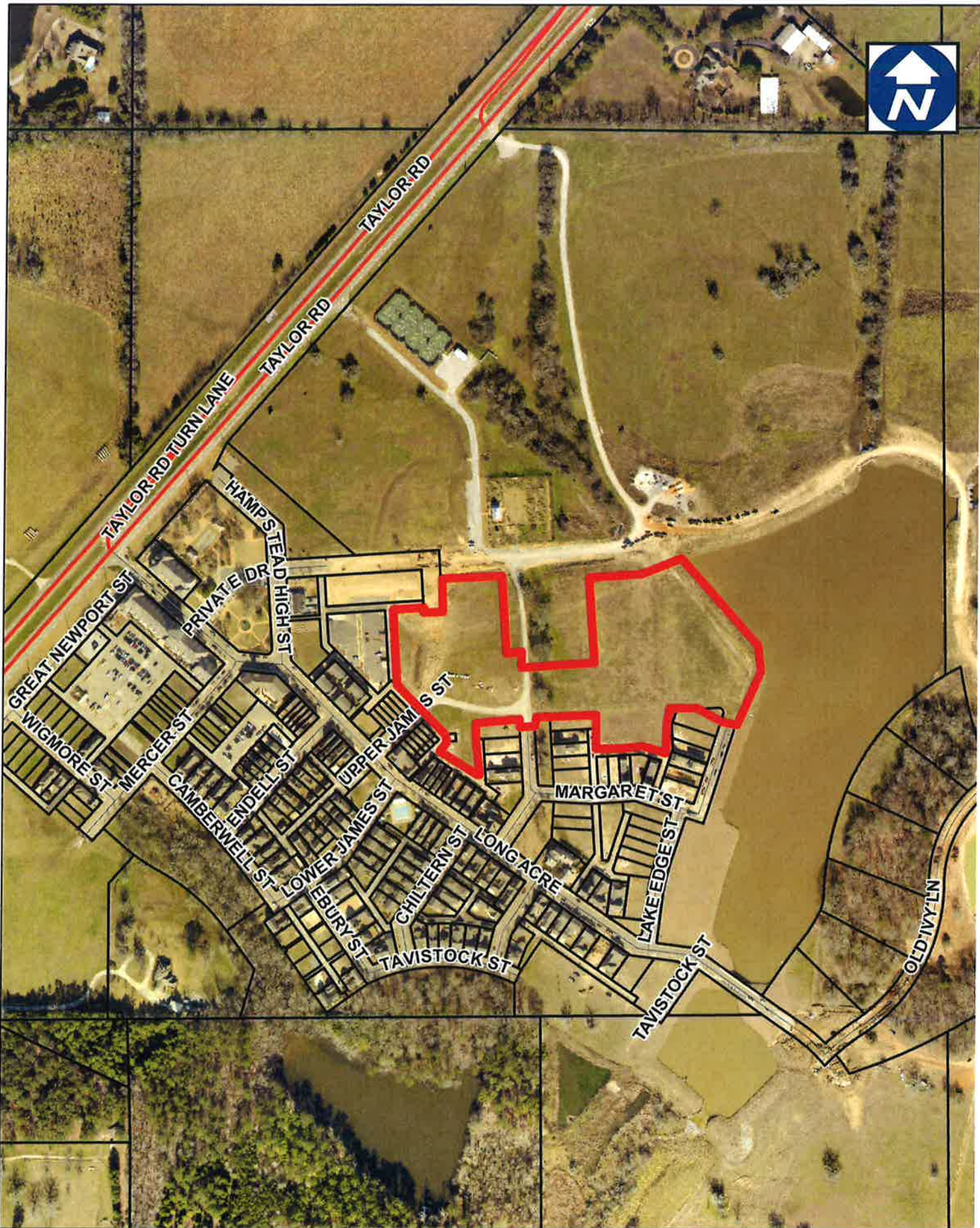


944 PDS 10-10

**FLOWERS & WHITE**  
ENGINEERS, ARCHITECTS, P.L.L.C.

1000 W. UNIVERSITY BLVD., SUITE 1000  
MONTGOMERY, ALABAMA 36102





**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

80

9. 8867 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** ELSAJA Court Square, LLC

**SUBJECT:** Request final approval of 100 Dexter Plat No. 1 located on the southeast corner of Dexter Avenue and South Perry Street in a T5 (Urban Center Zone) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for commercial and residential use. Lot 1 (0.285 acres) has 100.97 ft. of frontage along Dexter Avenue and 119.70 ft. of frontage along South Perry Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



T5

**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY

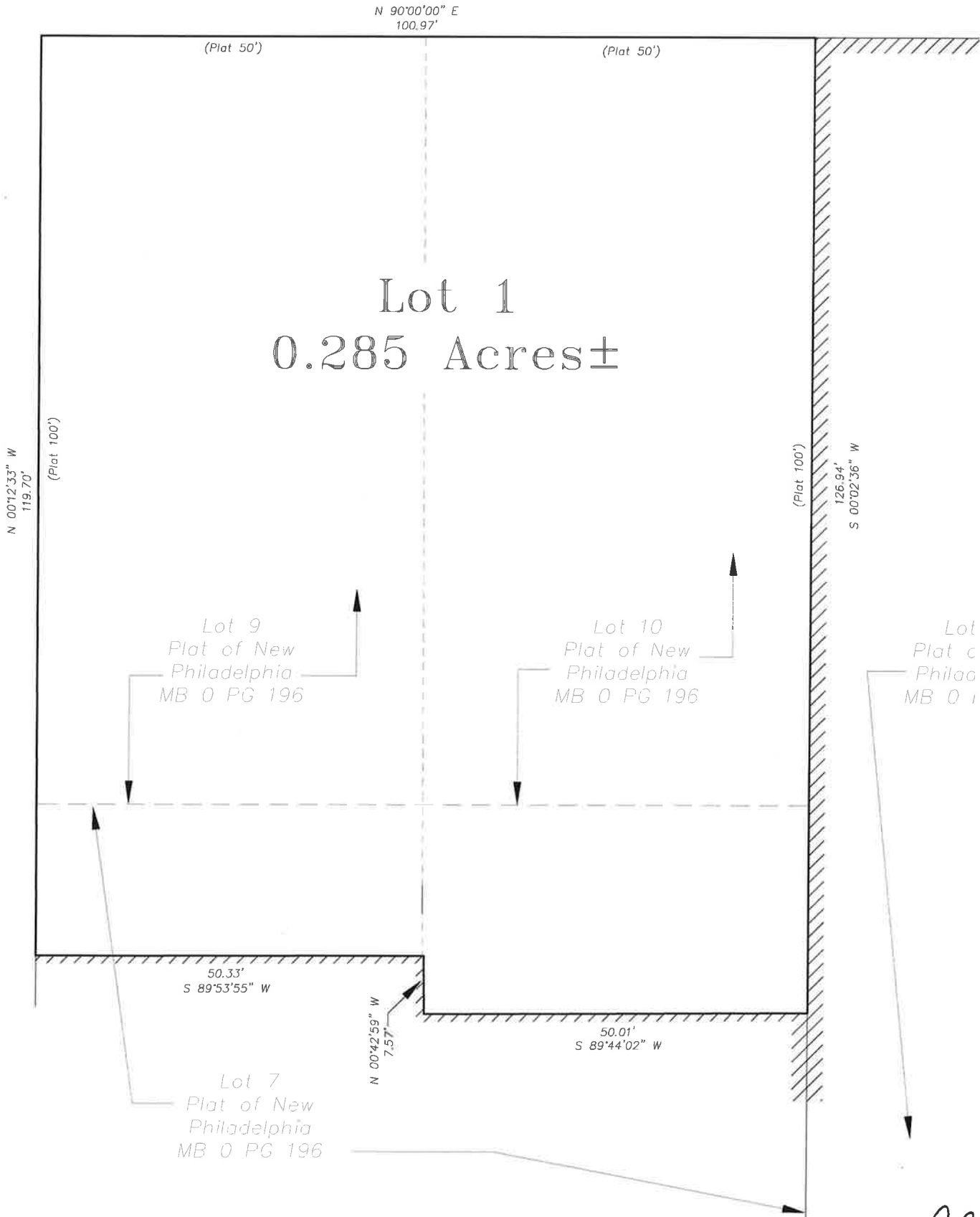


ITEM NO. 9A

# 100 Dexter 1

## Dexter Avenue

ROW Varies



QB



N LAWRENCE ST

N PERRY ST

DEXTER AVE

S LAWRENCE ST

S PERRY ST

WASHINGTON AVE



**PLATS**  
1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO. ac

10. DP-2017-012 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Waffle House

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

**REMARKS:** The petitioner has submitted plans to construct a 2,725 sq. ft. building for a restaurant. There are 37 paved parking spaces indicated on the site plan. There is one (1) access to an adjoining access drive. All applicable requirements will be met.

**Planning Controls Comment(s):** There is no signage indicated or approved. The dumpster enclosure will be required to be of an aesthetic material.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

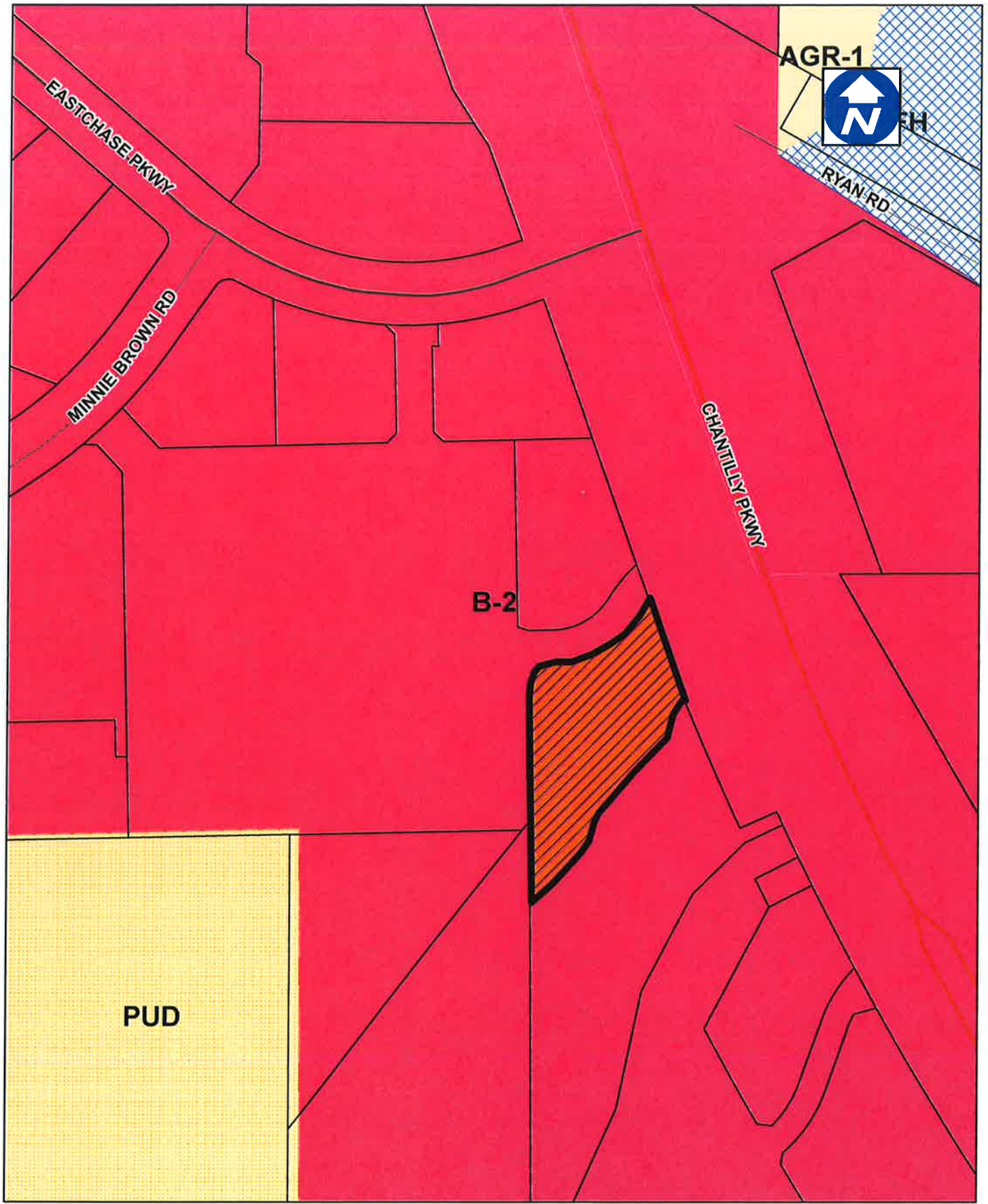
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 10A

1 inch = 200 feet

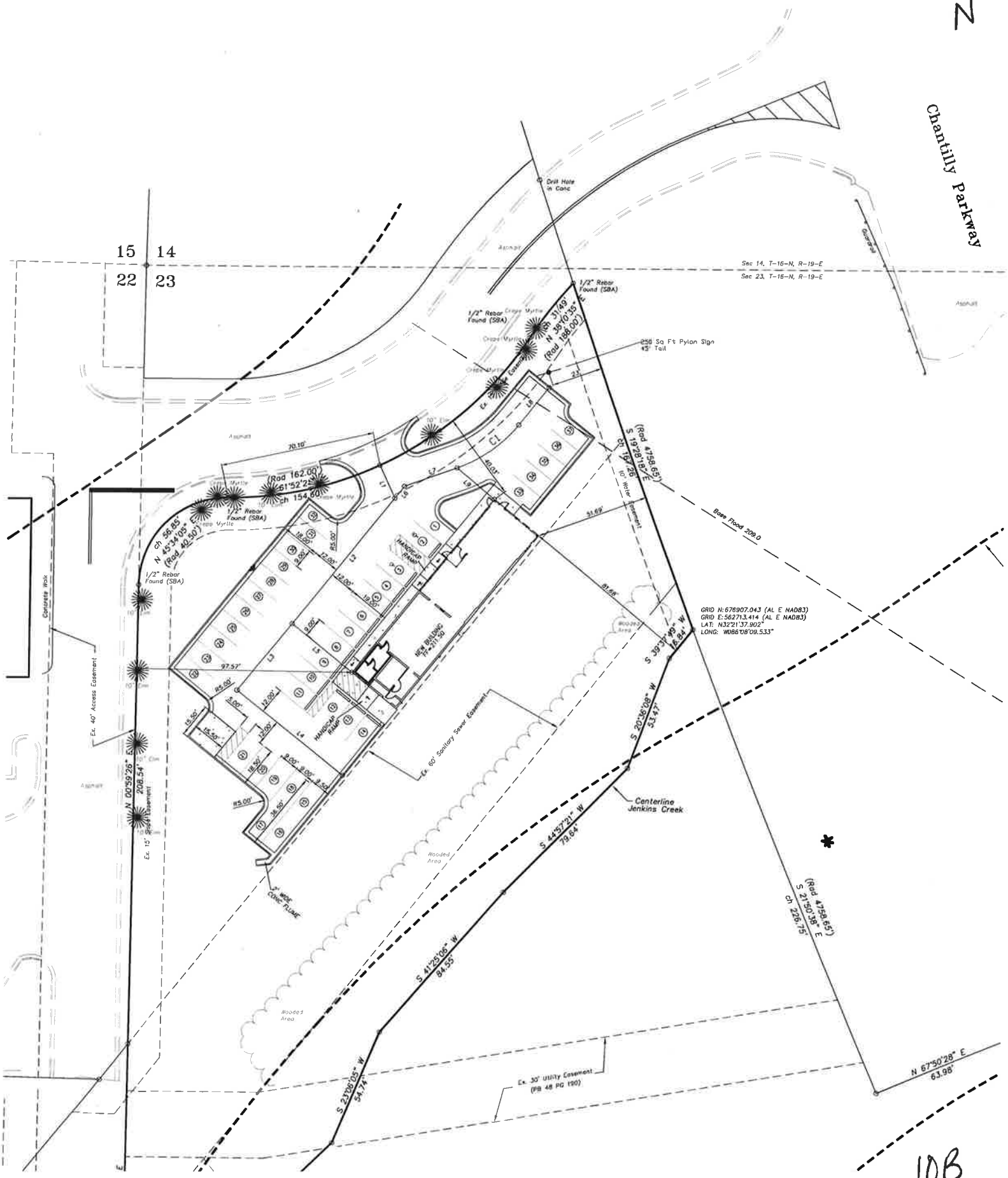
AN

Chantilly Parkway

15 14  
22 23

Sec 14, T-16-N, R-19-E  
Sec 23, T-16-N, R-19-E

GRID N: 678907.043 (AL E NAD83)  
GRID E: 562713.414 (AL E NAD83)  
LAT: N32°21'37.902"  
LONG: W086°08'09.533"



10B





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 10C

1 inch = 200 feet

11. DP-2017-013 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** The Yards at Western Rail

**SUBJECT:** Public hearing for a development plan for an entertainment venue to be located on the north side of Prince Street and west of North McDonough Street, in R-60-d (Duplex Residential) and M-1 (Light Industrial) Zoning Districts (proposed M-3 (General Industrial) Zoning District).

**REMARKS:** The petitioner has submitted plans to construct approximately 1,200 feet of all-weather access road that will access five (5) existing buildings that total 43,592 sq. ft. The buildings and other structures will be used in conjunction with a concert and event venue. There is one (1) access drive to Prince Street. Parking will be provided along and adjacent to the access roads. All applicable requirements will be met.

**Planning Controls Comment(s):** There is no signage or refuse container indicated or approved,

**CITY COUNCIL DISTRICT:** 3

**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 objections.

**TRAFFIC ENGINEERING:** No objections.

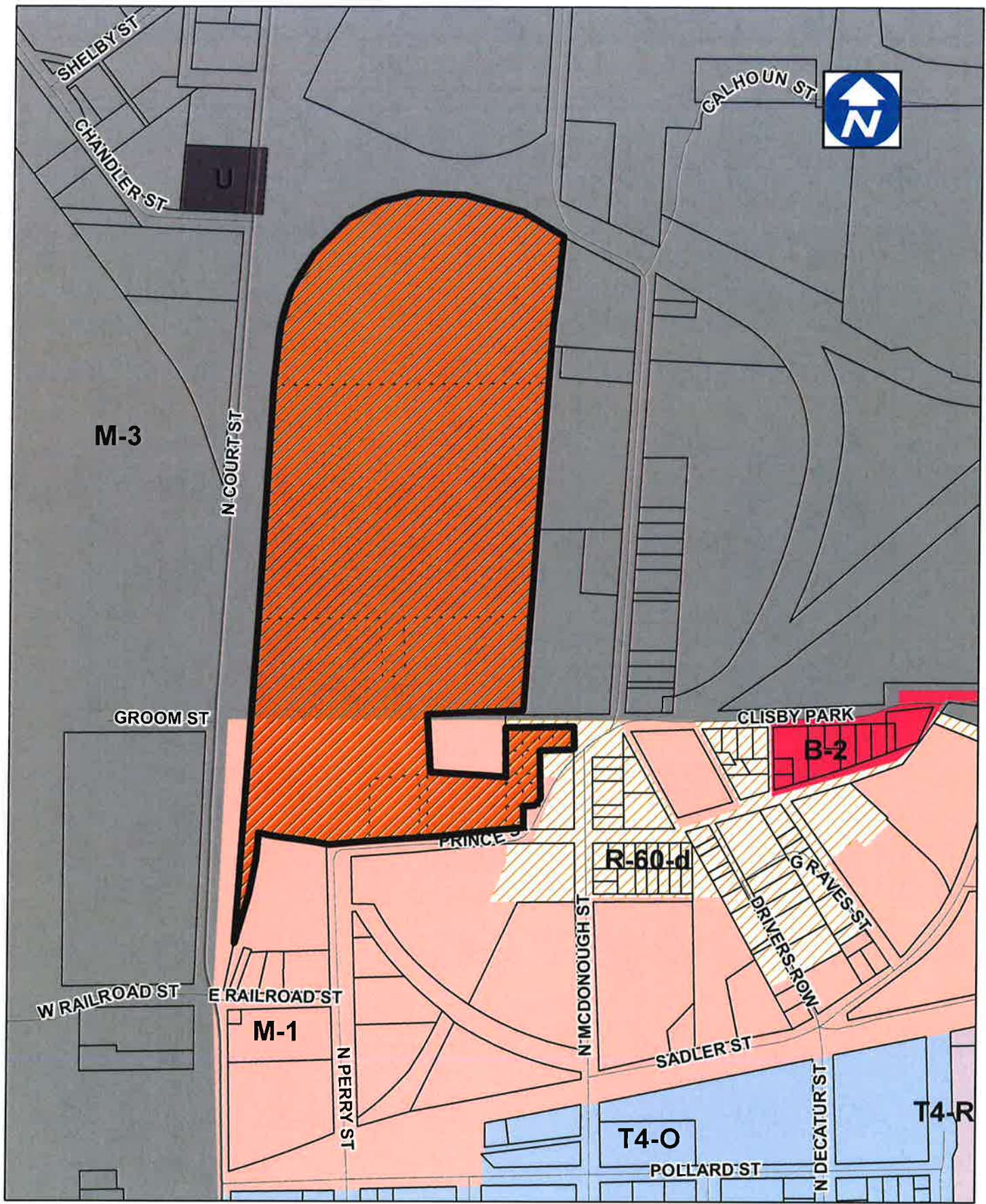
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 11A

1 inch = 400 feet





DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 11C

1 inch = 400 feet

12. 8863 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** ELSAJA Court Square, LLC

**SUBJECT:** Request final approval of The Yards at Western Rail Plat No. 1 located on the north side of Prince Street and west of North McDonough Street, in R-60-d (Duplex Residential) and M-1 (Light Industrial) Zoning Districts (proposed M-3 (General Industrial) Zoning District).

**REMARKS:** This plat replats several lots into one (1) lot for industrial use. Lot 1 (40.45 acres) has approximately 800 ft. of frontage along Prince Street and 64 ft. of frontage along North McDonough Street. This property lies between the railroad property and North McDonough Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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

R-60-m

SHELBY ST  
CHANDLER ST  
HEARN ST

GALHOUN ST



M-3

N COURT ST

GROOM ST

CLISBY PARK

B-2

PRINCE ST

R-60-m

W RAILROAD ST

E RAILROAD ST

M-1

N PERRY ST

N MCDONOUGH ST

GRAVES ST  
DRIVERS ROW

SADLER ST

T2

T4-0

POLLARD ST

N DECATUR ST

T5

# PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

12A

# The Yards at Western Rail Plat No. 1

Being a replat of  
Lots 1-8, Block 2 and Lots 1-8, Block 3  
Mass Brothers Subdivision of Scott's Plat of Montgomery  
Plat Book 1 Page 34  
&  
Other unplatted property

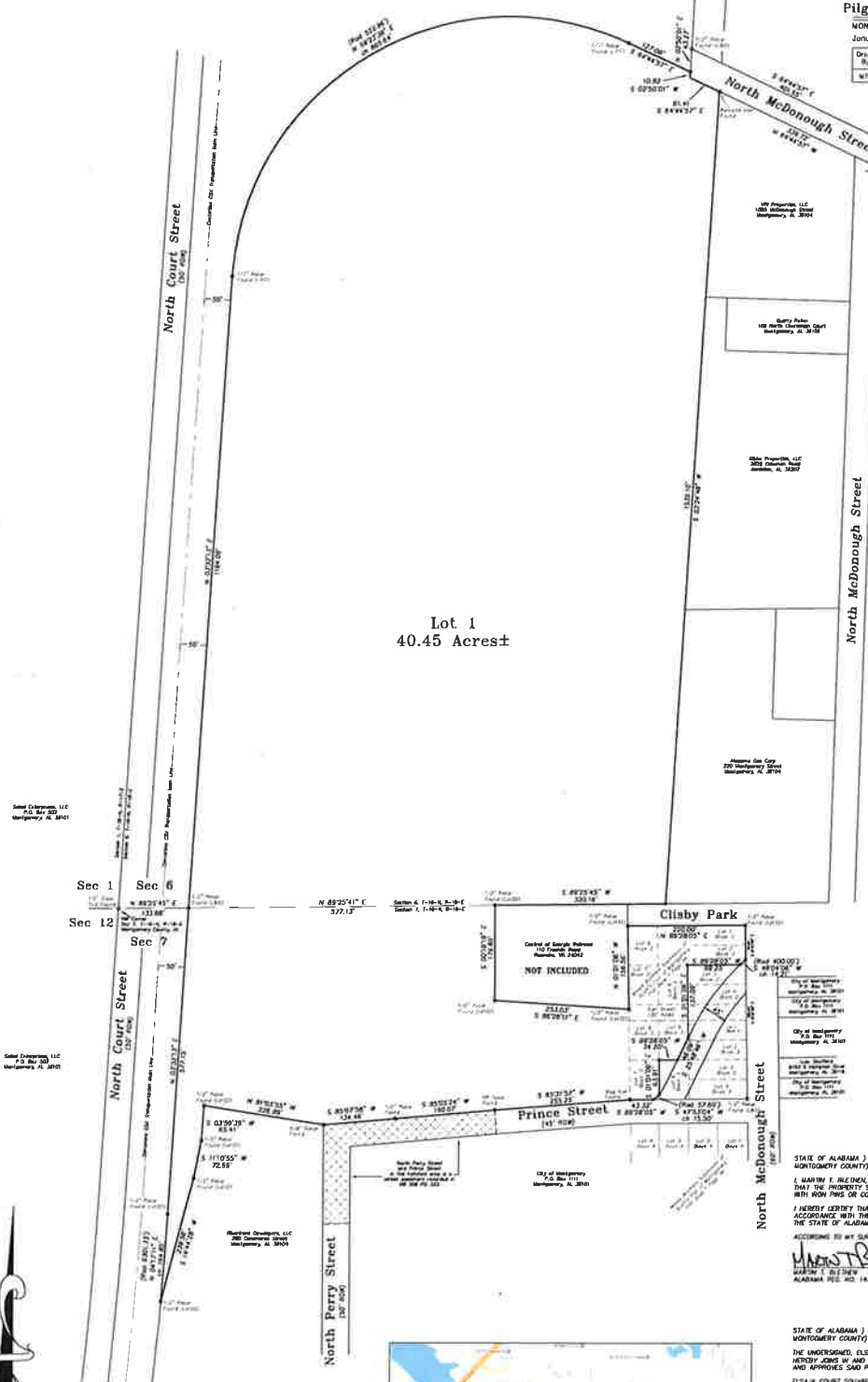
Located in  
SW 1/4 of Section 6, NW 1/4 of Section 7  
Township 16 North, Range 18 East  
Montgomery County, Alabama  
Containing 1,762,039.66 sq ft (40.45 AC±)

Pilgreen Engineering, Inc.

MONTGOMERY		ALABAMA	
January 2017			
Drawn	Office	Field	Book
By	Drawn	Sketch	Job
1018	1018	M.C.A.	M.C.A.
			18-153

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

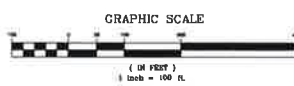
County of Morgan National  
100 Front Street  
Montgomery, AL 36102



Lot 1  
40.45 Acres±

Small City, LLC  
100 North 20th  
Montgomery, AL 36101

Small City, LLC  
100 North 20th  
Montgomery, AL 36101



Vicinity Map NTS

THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON \_\_\_\_\_ AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-57-32.

BY: THOMAS M. LYON, JR.  
EXCISE SECRETARY

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, MARTIN F. BLEIDEN, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.  
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 IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.  
ACCORDING TO MY SURVEY THIS THE 25th DAY OF JANUARY, 2017.



STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
THE UNDERSIGNED, ELSAAR COURT SQUARE, LLC, OWNER OF THE PROPERTY COMPRISING THIS PLAT, HEREBY JOINS IN AND JOINS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
ELSAAR COURT SQUARE, LLC

BY: \_\_\_\_\_  
AS ITS MEMBER

STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF ALABAMA, HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME AS MEMBER OF ELSAAR COURT SQUARE, LLC AN ALABAMA LIMITED LIABILITY COMPANY, IS SHOWN TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHOSE IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.  
NOTARY PUBLIC \_\_\_\_\_ BY COMMISSION EXPIRES \_\_\_\_\_

LB





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY

ITEM NO. 120

13. 8870 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Albert Cantrell

**SUBJECT:** Request final approval of Al's Flowers Plat No. 2 located on the west side of Mulberry Street, approximately 450 ft. north of Carter Hill Road, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats three (3) lots into one (1) lot for commercial use. Lot 4A (0.48 acres) has 150 ft. of frontage along Mulberry Street and a depth of 140 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

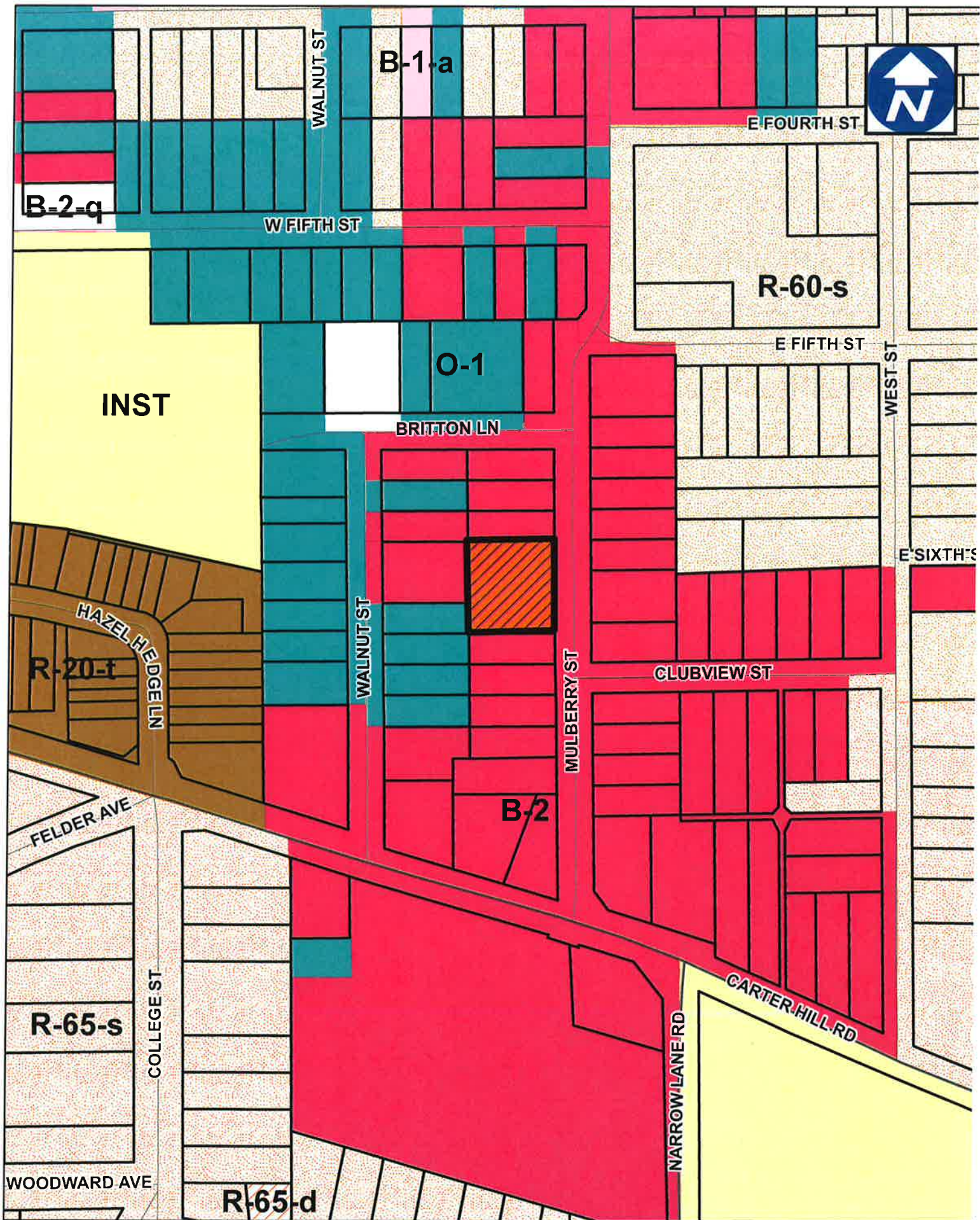
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

13A



SAC ARTISTRY LLC  
2217 HEARTHWOOD CIRCLE  
BIRMINGHAM, AL. 35242.

LOT 24

LOT 3

RIGHT FOUNDATION

AL. 36106

N89°41'30"E  
140.00'

LOT 23

LOT 4

LING  
HILL PLACE  
AL/ 36117.

C

LOT 22

LOT 5

N00°18'30"W  
150.00'

*LOT 4A*

S00°18'30"E  
150.00'

LUMNI CHAPTER OF  
PSI. INC

AL. 36117.

B

LOT 6

LOT 21

S89°41'30"W  
140.00'

[ ENTERPRISES OF  
INC.

AL. 36117.

LOT 7

LOT 20

JACKIE BYRANT  
2002 MULBERRY ST.  
MONTGOMERY, AL. 36106.

443.60' TO  
CARTER HILL ROAD

MULBERRY STREET

60' RIGHT-OF-WAY



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 130

14. DP-2017-011 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** KMB Alley, LLC

**SUBJECT:** Public hearing for a development plan for a new building to be located at 2040 Berryhill Road in an O-1 (Office) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 9,000 sq. ft. building for office use. There are 48 paved parking spaces indicated on the site plan. There is one (1) access drive to Berryhill Road and one (1) access drive to Old Oak Place. All requirements will be met.

**Planning Controls Comment(s):** There is no refuse container indicated or approved.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

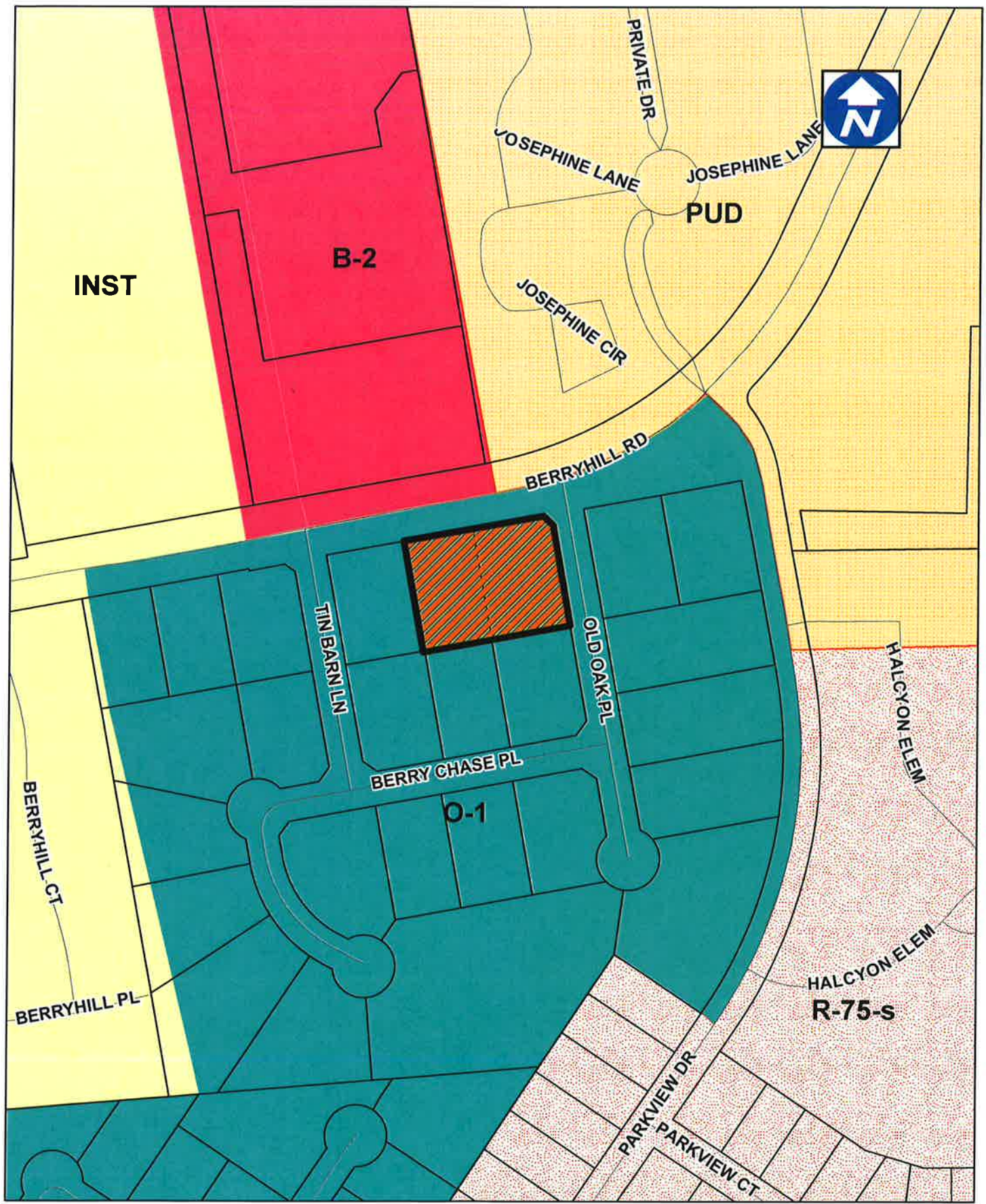
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

**SUBJECT PROPERTY**



**ITEM NO.** 14A

1 inch = 200 feet







DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 14C

1 inch = 200 feet

15. 8866 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Jerry Kyser

**SUBJECT:** Request final approval of Oakhill Plat No. 1A located on the southwest corner of Berryhill Road and Old Oak Place in an O-1 (Office) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for office use. Lot A will have 162 ft. of frontage along Old Oak Place and 220 ft. of frontage along Berryhill Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

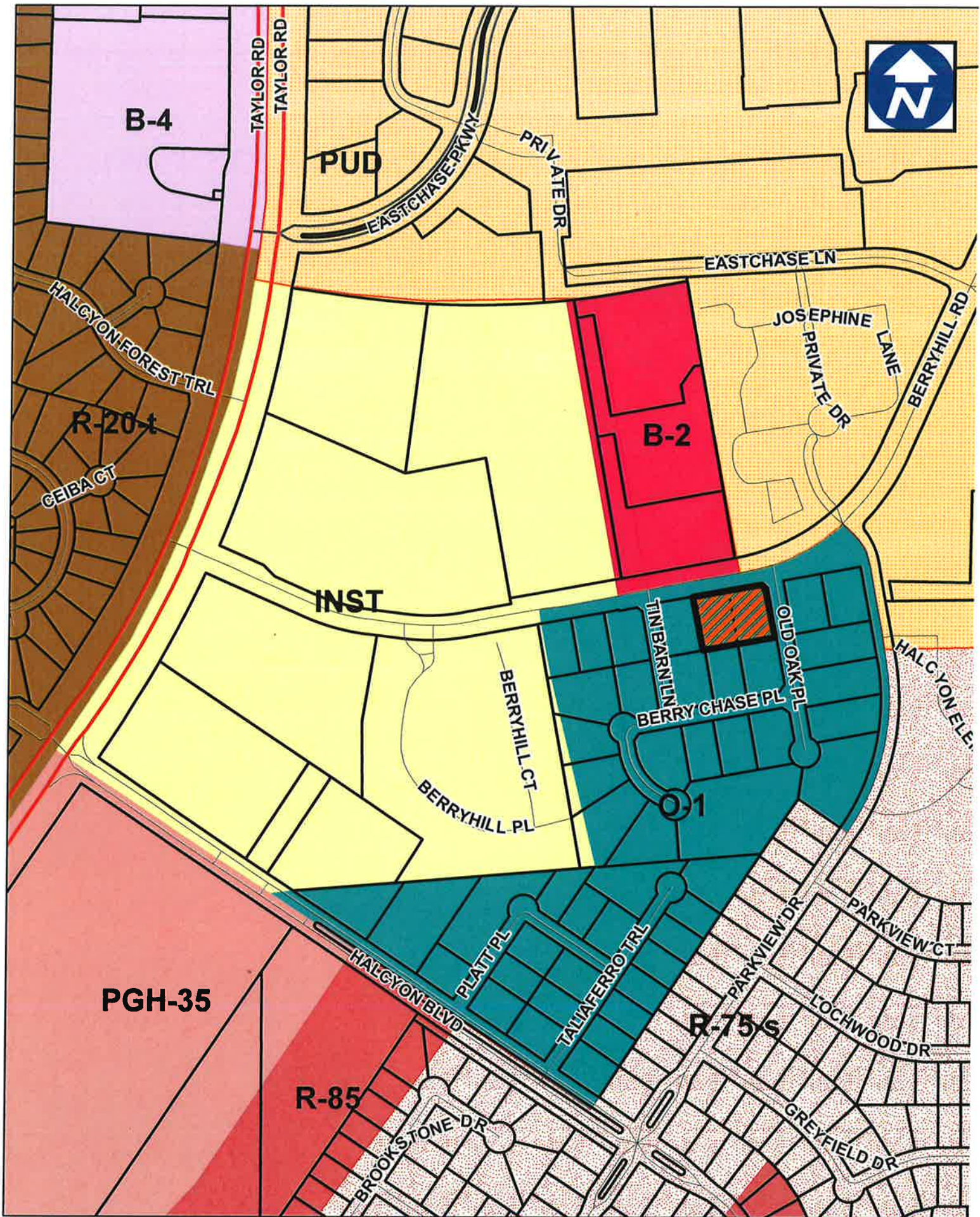
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY

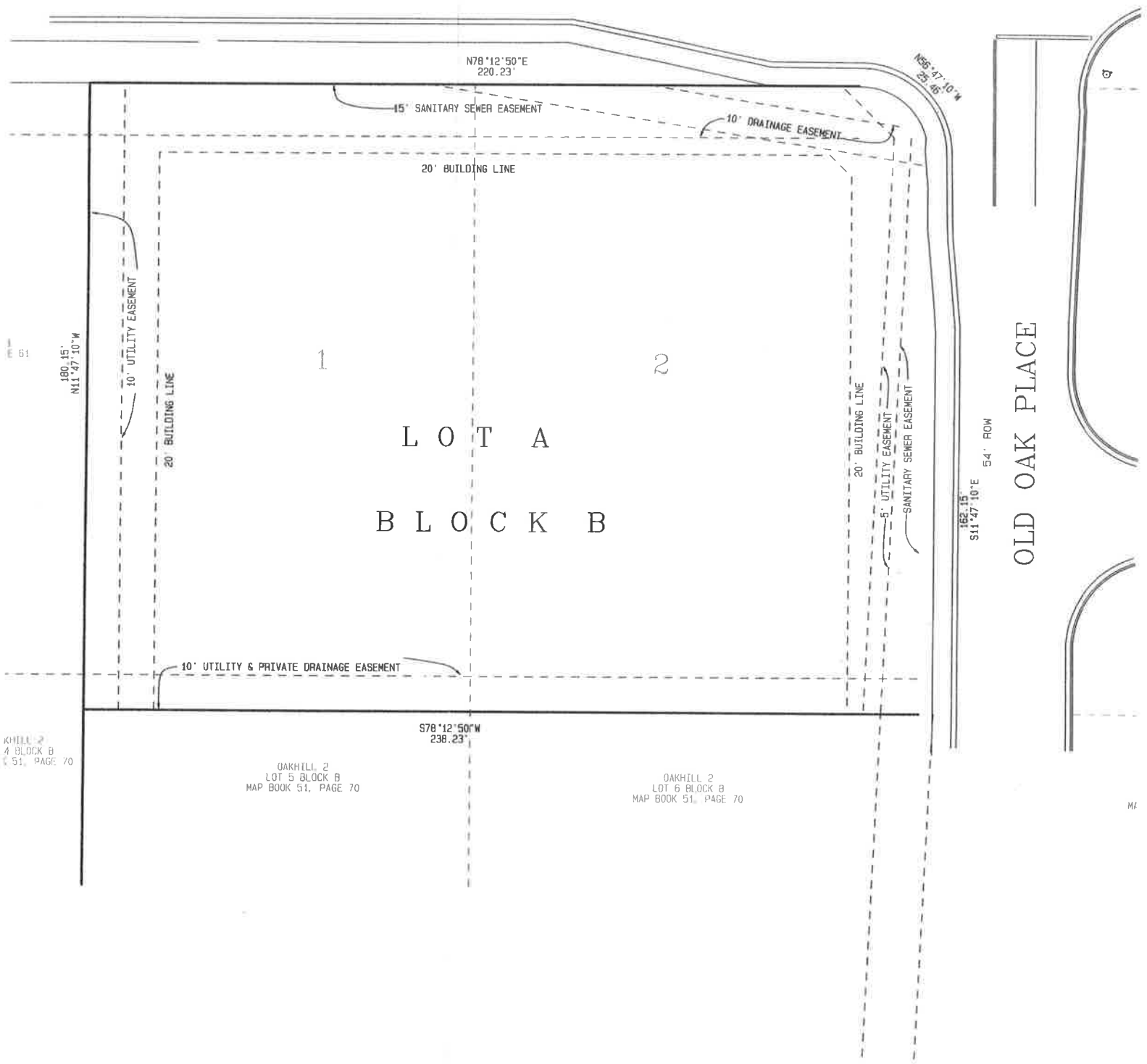


ITEM NO. 15A



# BERRYHILL ROAD

RIGHT OF WAY VARIES





**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 15C

16. 8874 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Montgomery East Inc.

**SUBJECT:** Request final approval of Alabama Public Health Care Authority Plat No. 2 located approximately 200 ft. north of Roy Hodges Boulevard and approximately 600 ft. east of North Eastern Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat creates one (1) lot for industrial use. Todd Road (a 60 ft. proposed right-of-way) runs north off Roy Hodges Boulevard approximately 1,500 ft. and connects with the existing dedicated right-of-way of Todd Road. Lot 1 (22 acres) will have approximately 1,264 ft. frontage along Todd Road and a depth of 431 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 2

**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 objections.

**TRAFFIC ENGINEERING:** No objections.

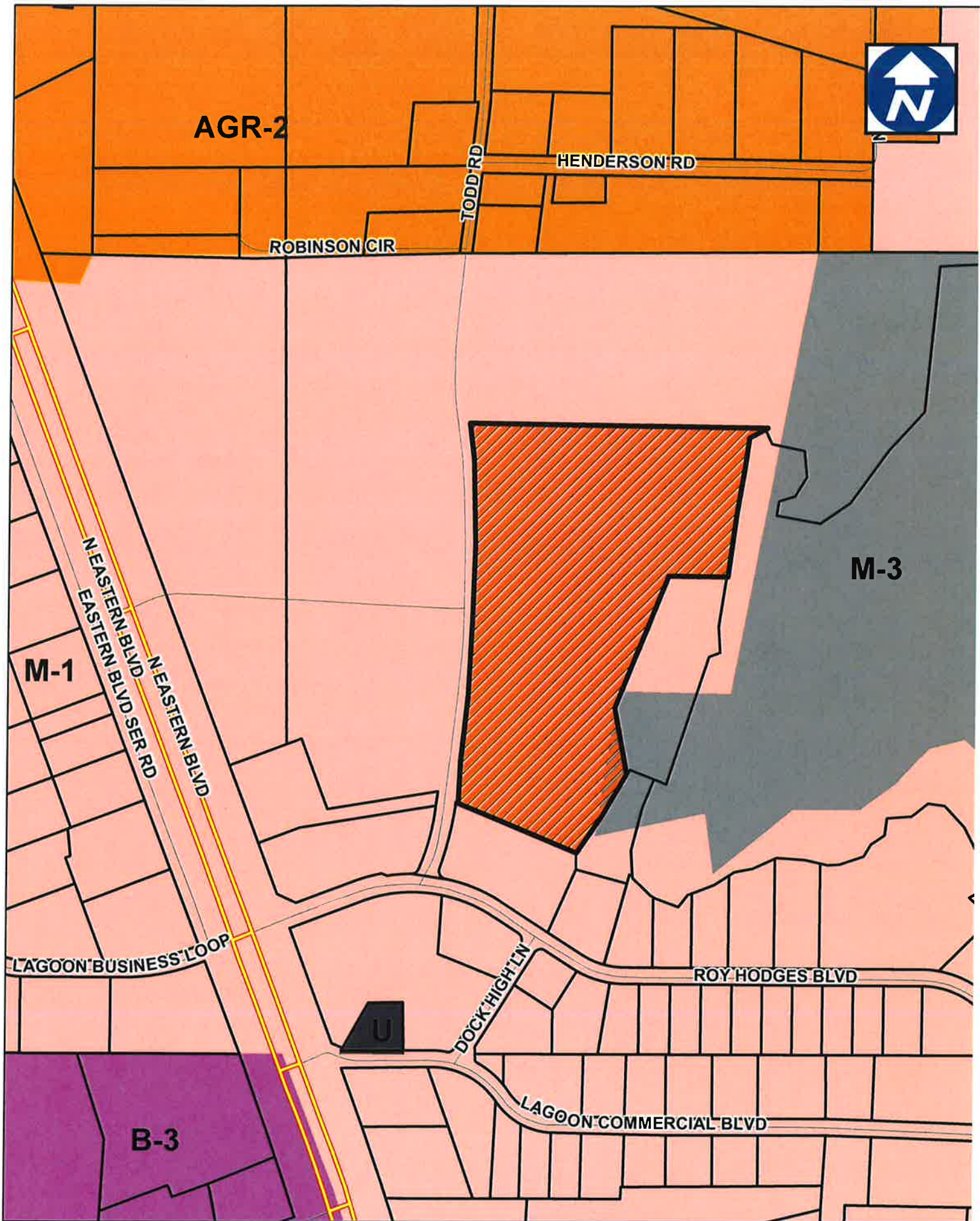
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 400 feet

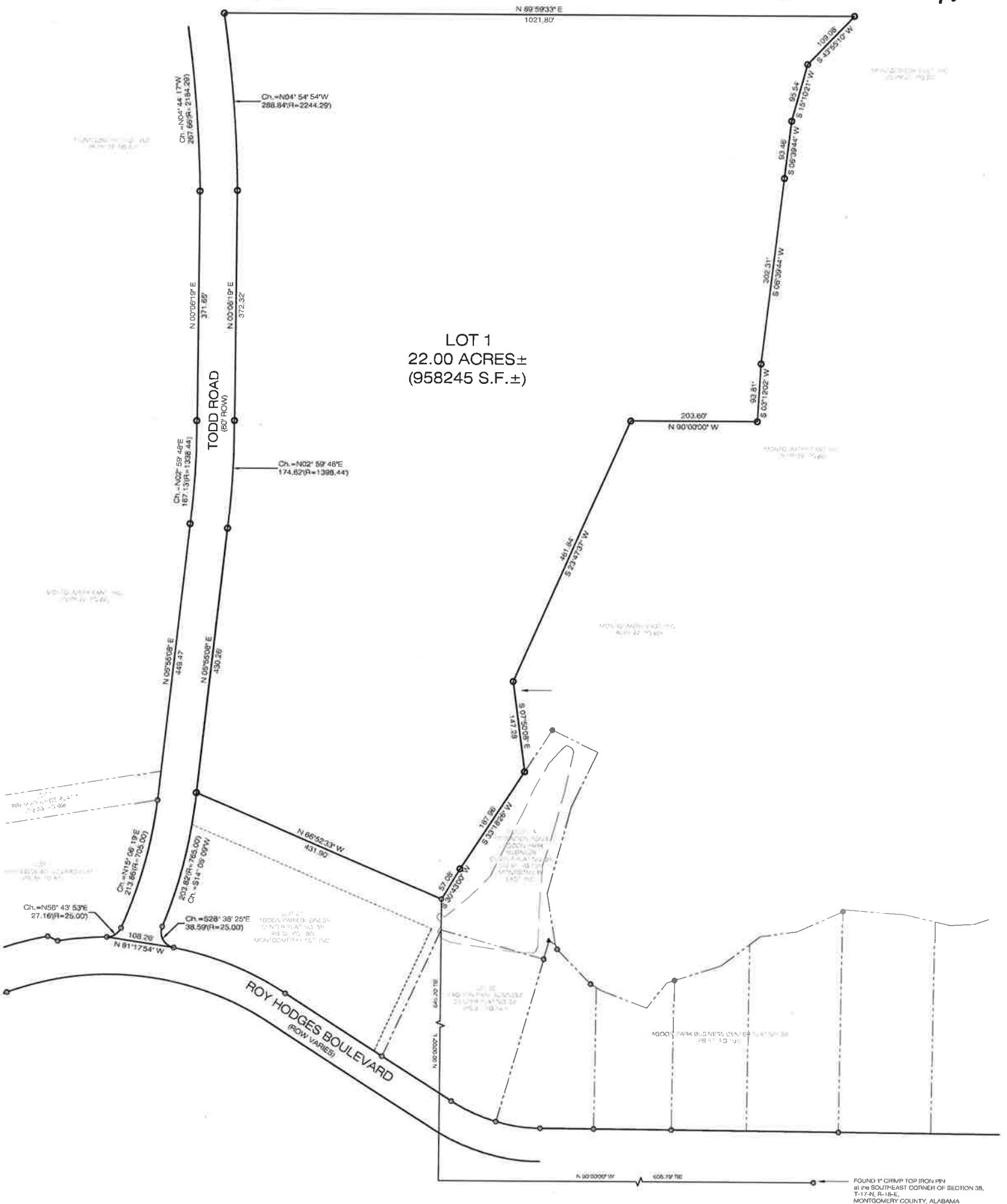
SUBJECT PROPERTY



ITEM NO. 16A

# Alabama Public Health Care Authority 2

4  
N



16B





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 16C

17. 8871 **PRESENTED BY:** Goodwyn. Mills & Cawood

**REPRESENTING:** New Park Development Company, LLC

**SUBJECT:** Request final approval of New Park Plat No. 6 located on the south end of Barret Park Way and the south end of Chastain Park Way in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 34 lots for residential use. The typical lot will be 65 ft. wide with 25 ft. front yard, 15 ft. rear yard, and 6 ft. side yards. Barret Park Way (54 ft. ROW) will be extended 420 ft. to the south and intersect with the extension of Chastain Park Drive (54 ft. ROW). This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

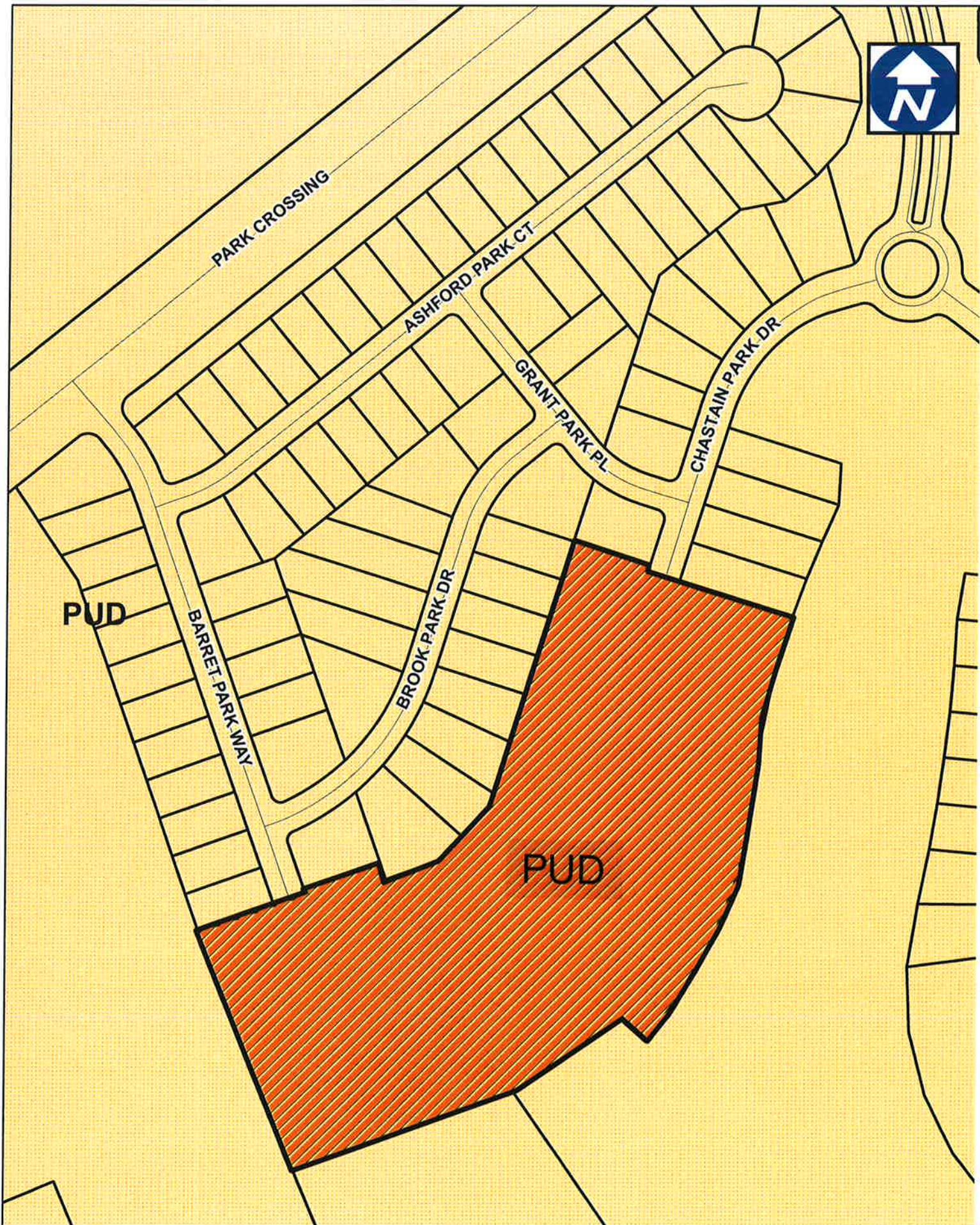
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY

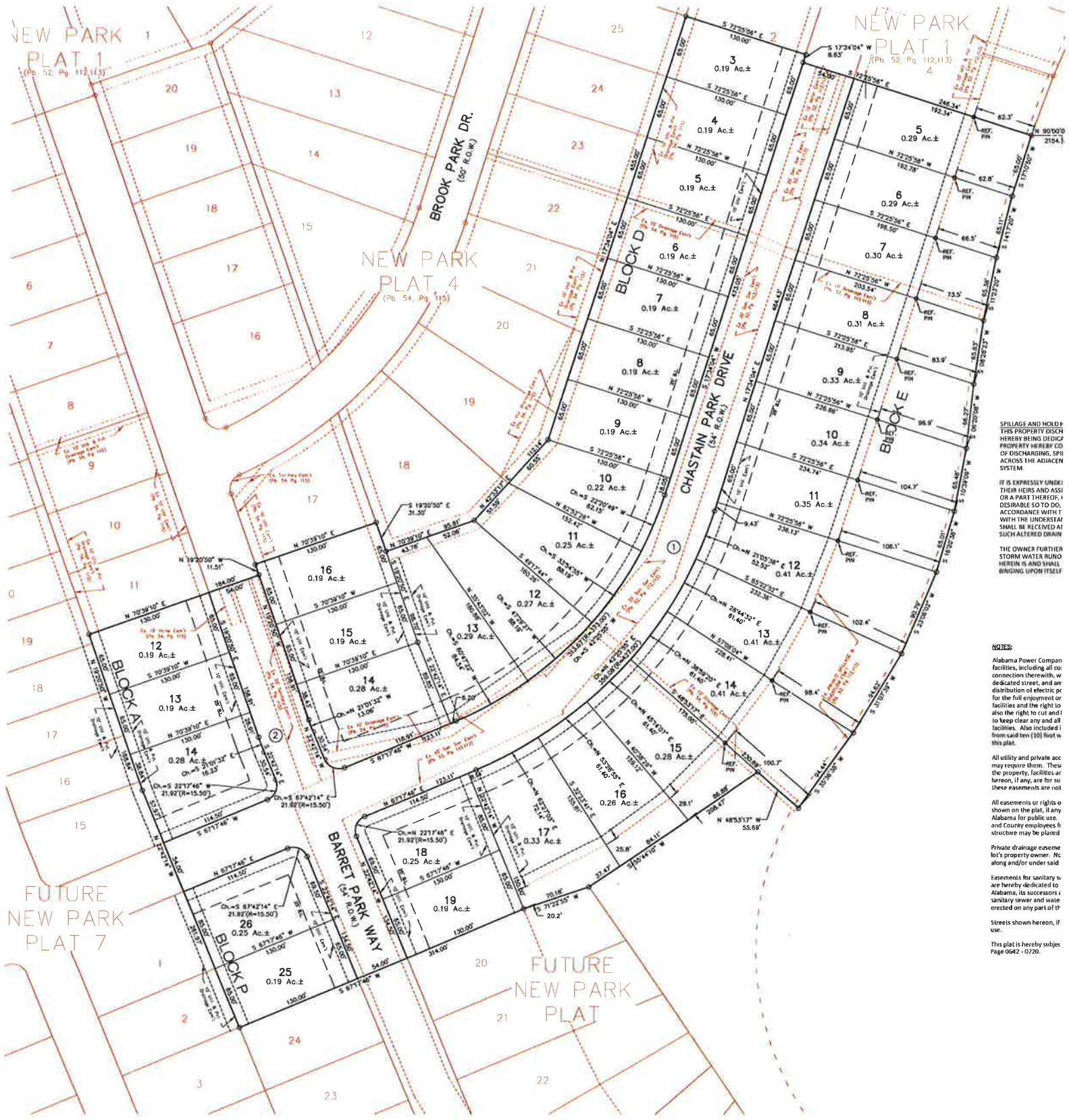


ITEM NO.

17A

# New Park 6

4  
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along and/or under said

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are hereby dedicated to  
Alabama, its successors,  
sanitary sewer and wate  
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Streets shown hereon, if  
use.

This plat is hereby subj  
Page 0642 - 0720.

17B



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

17C

18. 8872 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** New Park Development Company, LLC

**SUBJECT:** Request final approval of New Park Plat No. 7 located 114 ft. southwest of Barret Park Way, approximately 100 ft. south of Park Crossing, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 31 lots for residential use. The typical lot will be 50 ft. wide with 20 ft. front yard, 15 ft. rear yard, and 5 ft. side yards. Chastain Park Drive (54 ft. ROW) will be extended south approximately 300 ft. and a new 50 ft. ROW will run north off Chastain Park Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

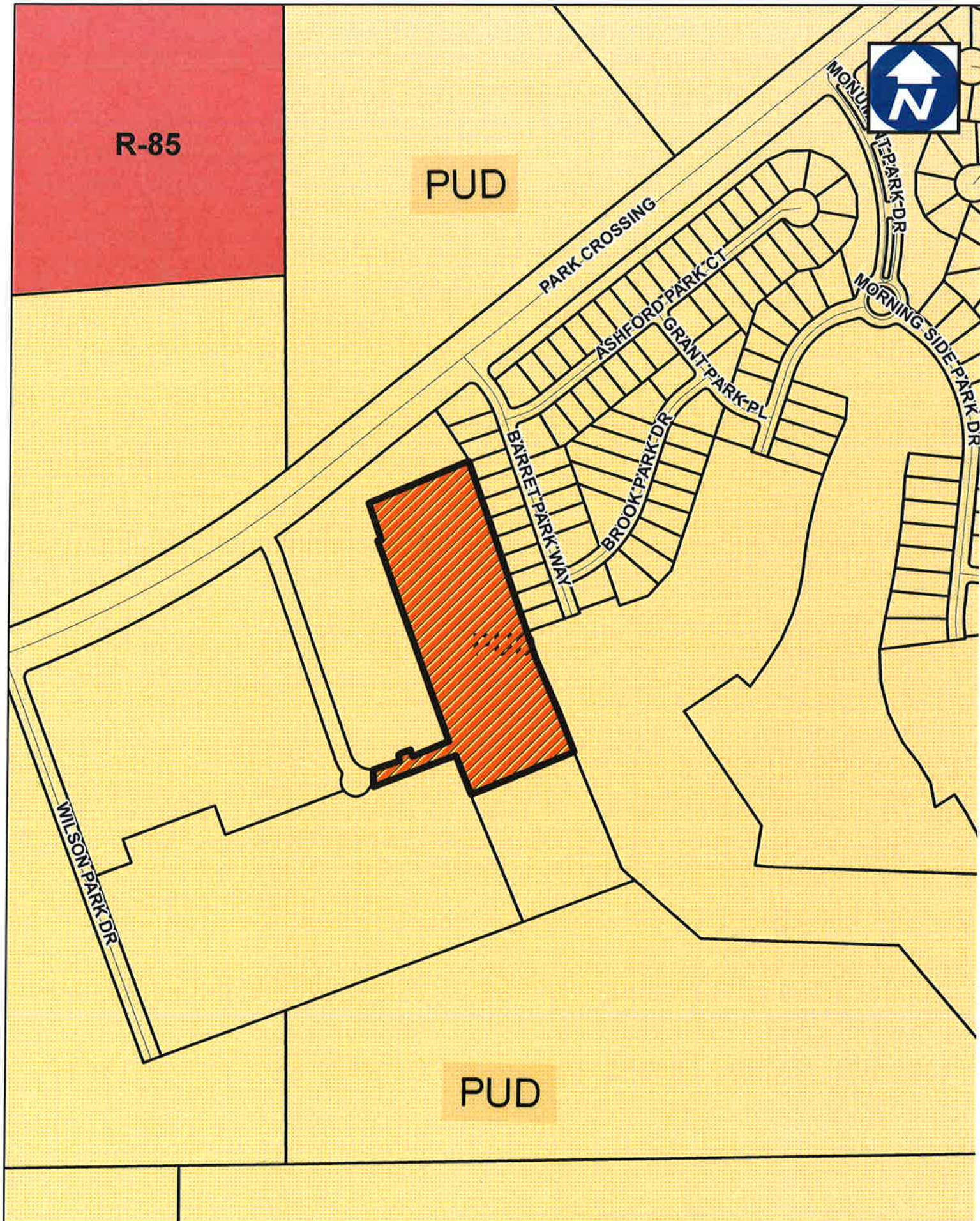
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



R-85

PUD

PUD



**PLATS**

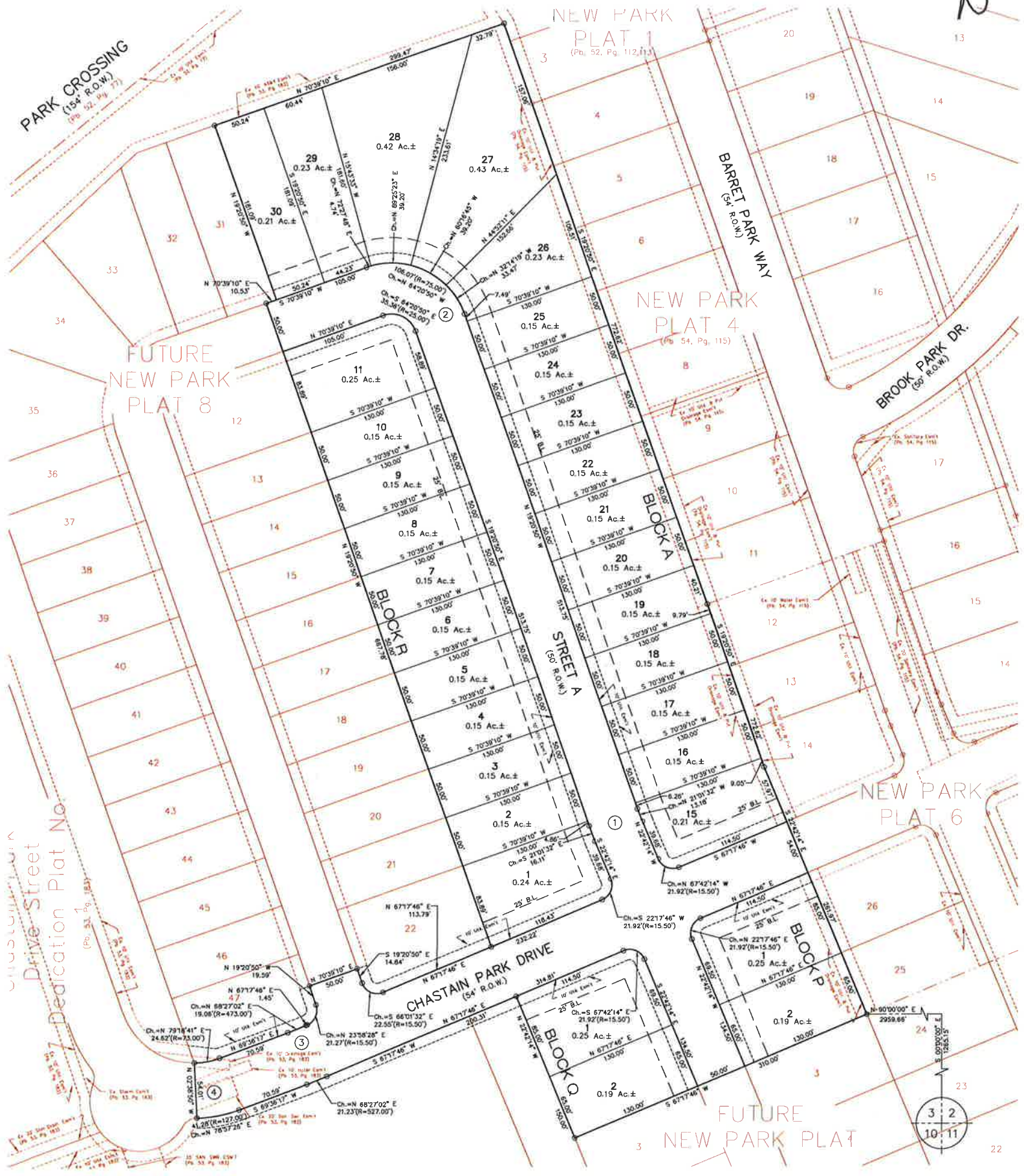
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 18A

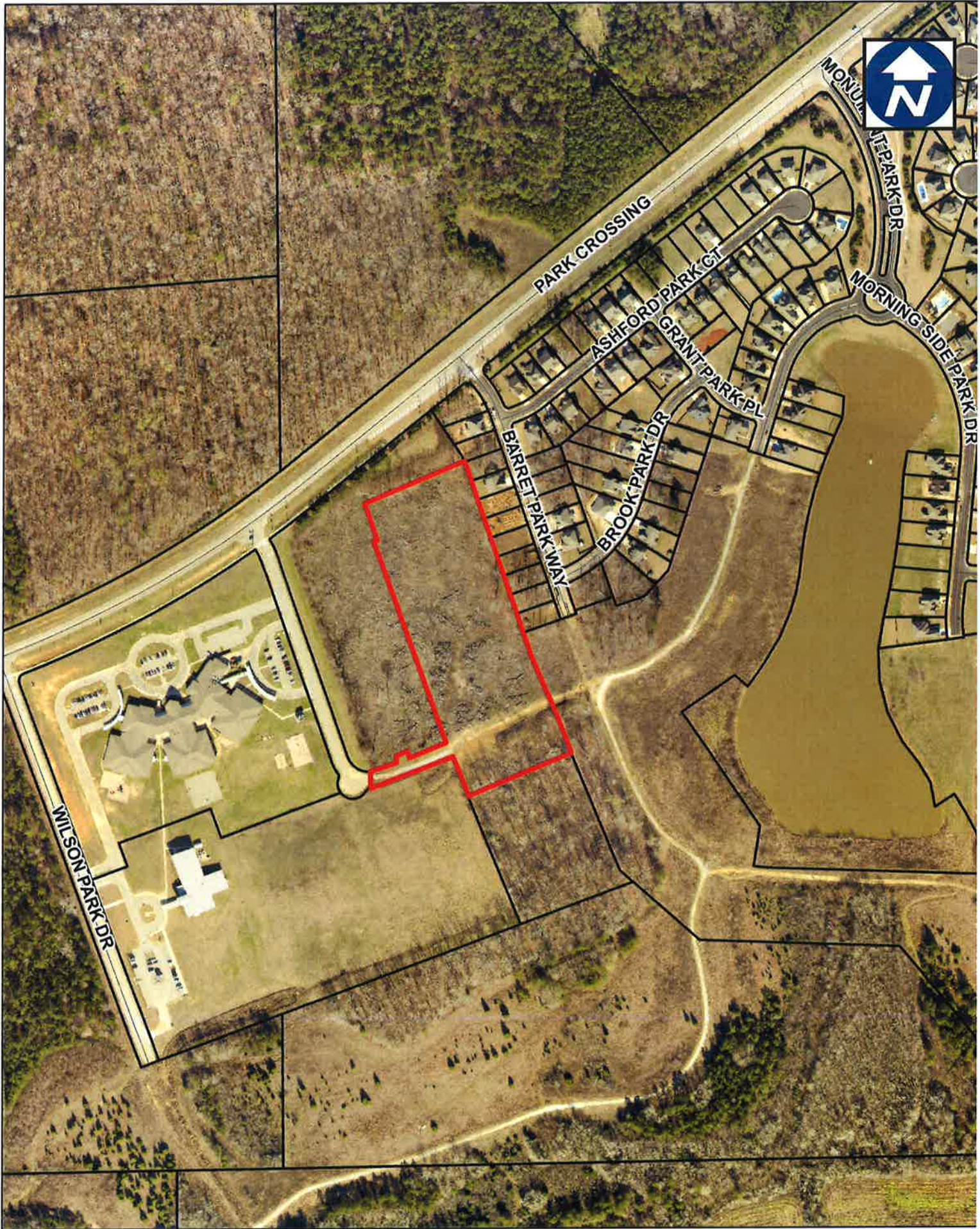
# New Park 7



18B







**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

180

19. 8873 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** New Park Development Company, LLC

**SUBJECT:** Request final approval of New Park Plat No. 8 located 400 ft. southwest of Barret Park Way, approximately 100 ft. south of Park Crossing, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This plat creates 28 lots for residential use. The typical lot will be 50 ft. wide with 20 ft. front yard, 15 ft. rear yard, and 5 ft. side yards. Chastain Park Drive (54 ft. ROW) will be extended south approximately 300 ft. and a new 50 ft. ROW will run north off Chastain Park Drive. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY 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 objections.

**TRAFFIC ENGINEERING:** No objections.

**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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

R-85



PARK CROSSING

ASHFORD PARK CT

GRANT PARK PL

MORNING-SIDE PARK DR

BARRET PARK WAY

BROOK PARK DR

PUD

WILSON PARK DR



**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY

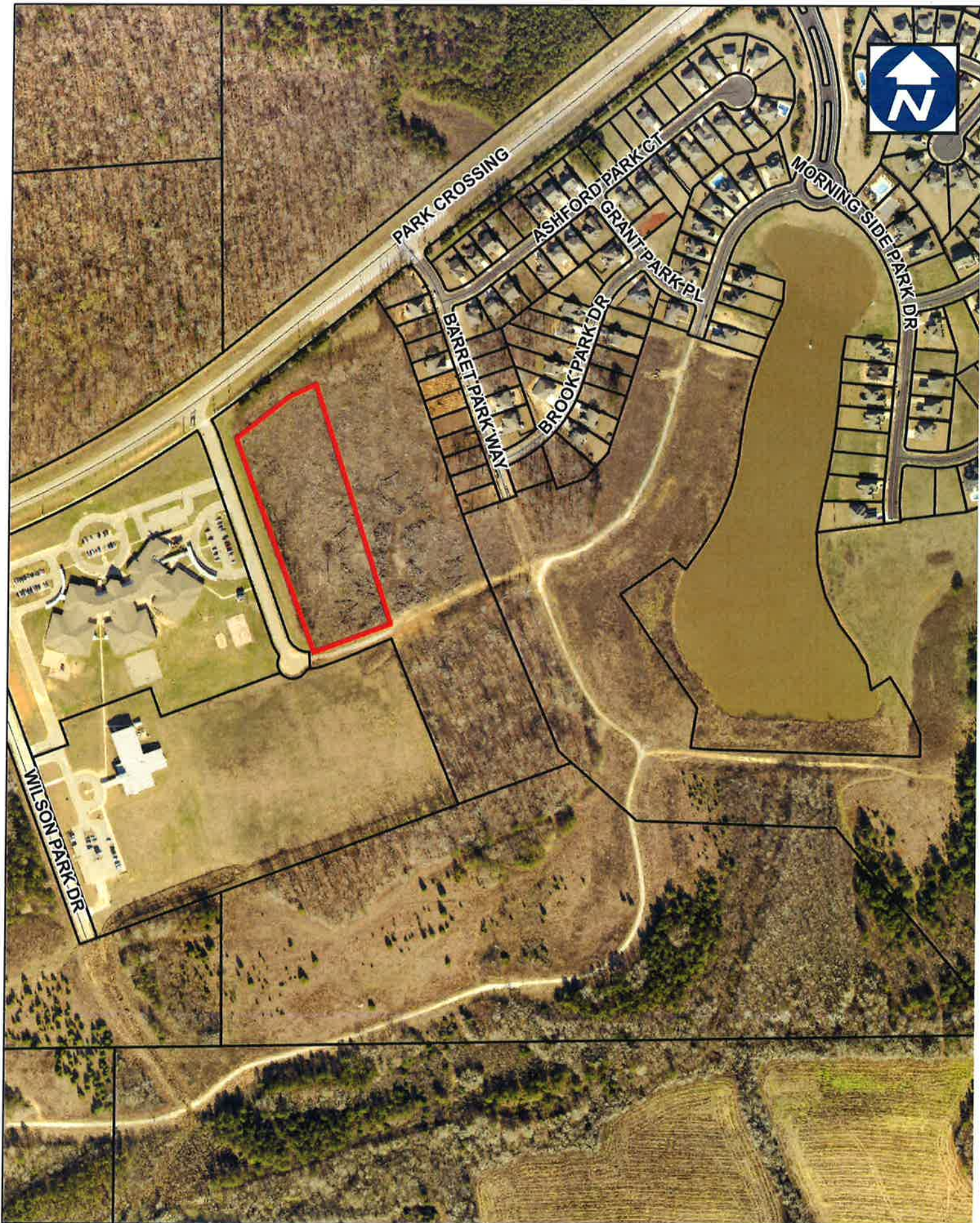


ITEM NO. 19A

# New Park 8



19B



**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 19C