

# Planning Commission Agenda

July 27, 2017

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

Kippy Tate, *Chairman*

Buddy Hardwich, *Vice-Chairman*

Ann Clemons

Frank Cook

Jerome Moore

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 June 22, 2017 meeting

**July 27, 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.	DP-2017-031	New South Media Group	Troy Highway	DP	1
2.	8909	Jeffcoat Engineers	Sanders Lane	Plat	2
3.	8888	Donaldson, Garrett & Assoc.	Mobile Highway	Plat	3
4.	DP-2001-038	Goodwyn, Mills & Cawood	Oak Grove Way*	DP	4
5.	RZ-2005-035	J. M. Garrett & Son	Taylor Road East	Rezoning	5
6.	RZ-2017-015	James Wilson, Jr.	Fuller Road	Rezoning	6
7.	RZ-1975-057	Mary L. Hartson	Vaughn Road	Rezoning	7
8.	DP-1974-059	Commercial Site Design	Eastern Boulevard	DP	8
9.	DP-2017-030	“ “	Zelda Road	DP	9
10.	8910	“ “	Zelda Road	Plat	10
11.	DP-1990-060	Flowers & White Engineering	Birmingham Highway	DP	11
12.	DP-2017-029	“ “	Decker Lane	DP	12
13.	DP-2017-028	“ “	Fain Park Drive	Revised Master Plan	13
14.	RZ-2004-043	“ “	Troy Highway	Rezoning	14
15.	8908	Larry E. Speaks & Associates	Woodley Road	Plat	15
16.	8911	“ “	June Street	Plat	16
17.	DP-2004-016	“ “	St. Lukes Drive	DP	17
18.	8907	“ “	St. Lukes Drive	Plat	18
19.	RZ-2017-006	“ “	Shady Street	Rezoning	19
20.	Text Amendment	Planning Controls Division			20-23

***\*Private Street***

***The next Planning Commission meeting is on  
August 24, 2017***

1. DP-2017-031 **PRESENTED BY:** New South Media Group

**REPRESENTING:** McNeill Family Partnership

**SUBJECT:** Public hearing for a development plan for a new billboard to be located on the northwest corner of Troy Highway and Taylor Road in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a doubled faced billboard on a unipole that will be 360 sq. ft. per side (720 sq. ft. total) and 45 ft. in height. The proposed billboard will be placed on a vacant lot. All applicable requirements will be met.

**CITY COUNCIL DISTRICT:** 8

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.**

**DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

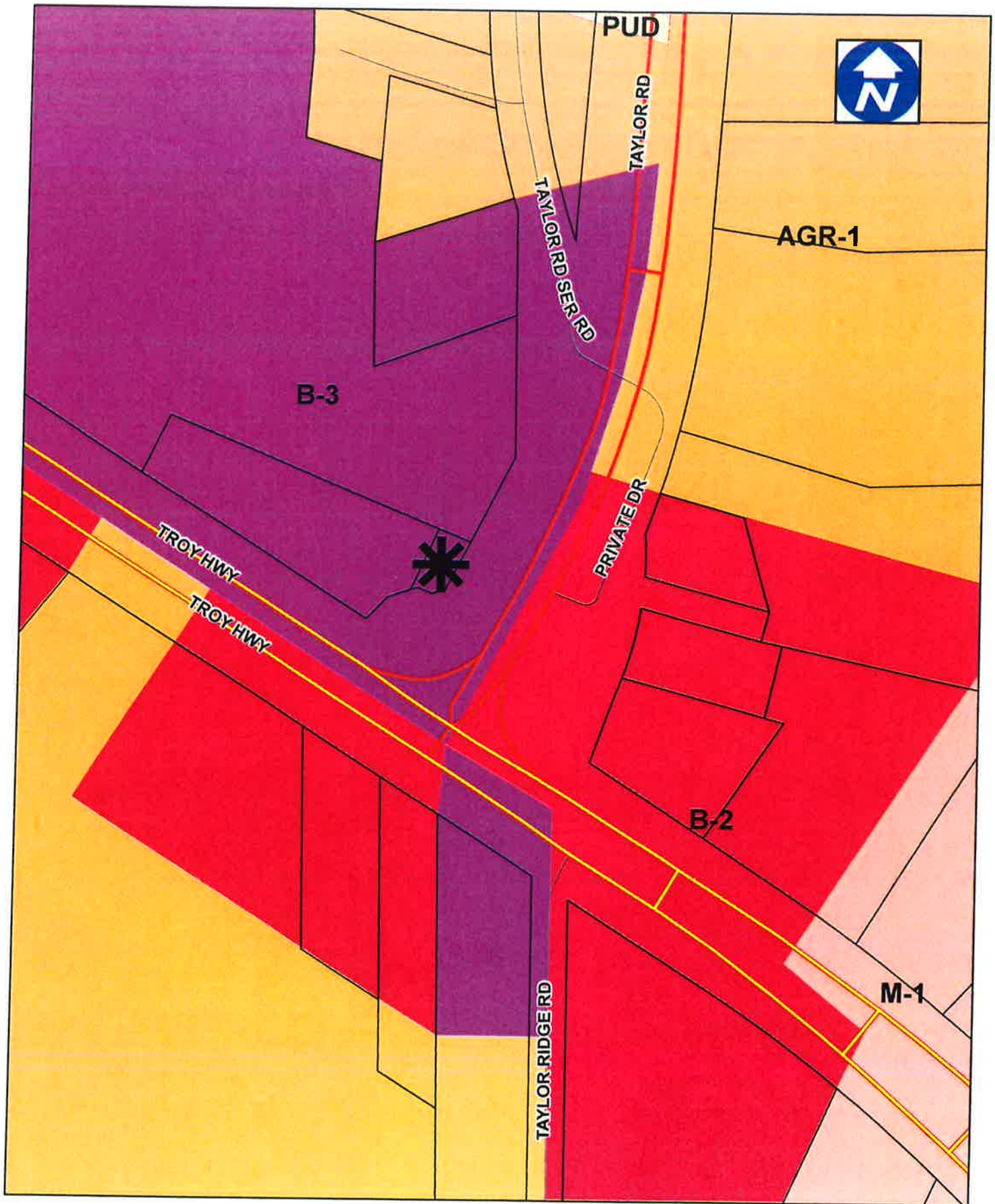
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**  
1 inch = 200 feet

**SUBJECT PROPERTY**



ITEM NO. 1A



**DEVELOPMENT SITE**  
1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO.** 1B

2. 8909 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

**REPRESENTING:** Charlie J. Baldwin

**SUBJECT:** Request final approval of Charlie J. Baldwin Plat No. 1 located on the north side of Sanders Lane in a FH (Flood Hazard) Zoning District.

**REMARKS:** This plat creates one (1) lot for residential use. Lot 1 (1.00 acres) is accessed by a 30 ft. wide access easement which runs approximately 112 ft. off Sanders Lane. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** Police Jurisdiction

**COUNTY COMMISSION DISTRICT:** 4

**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.

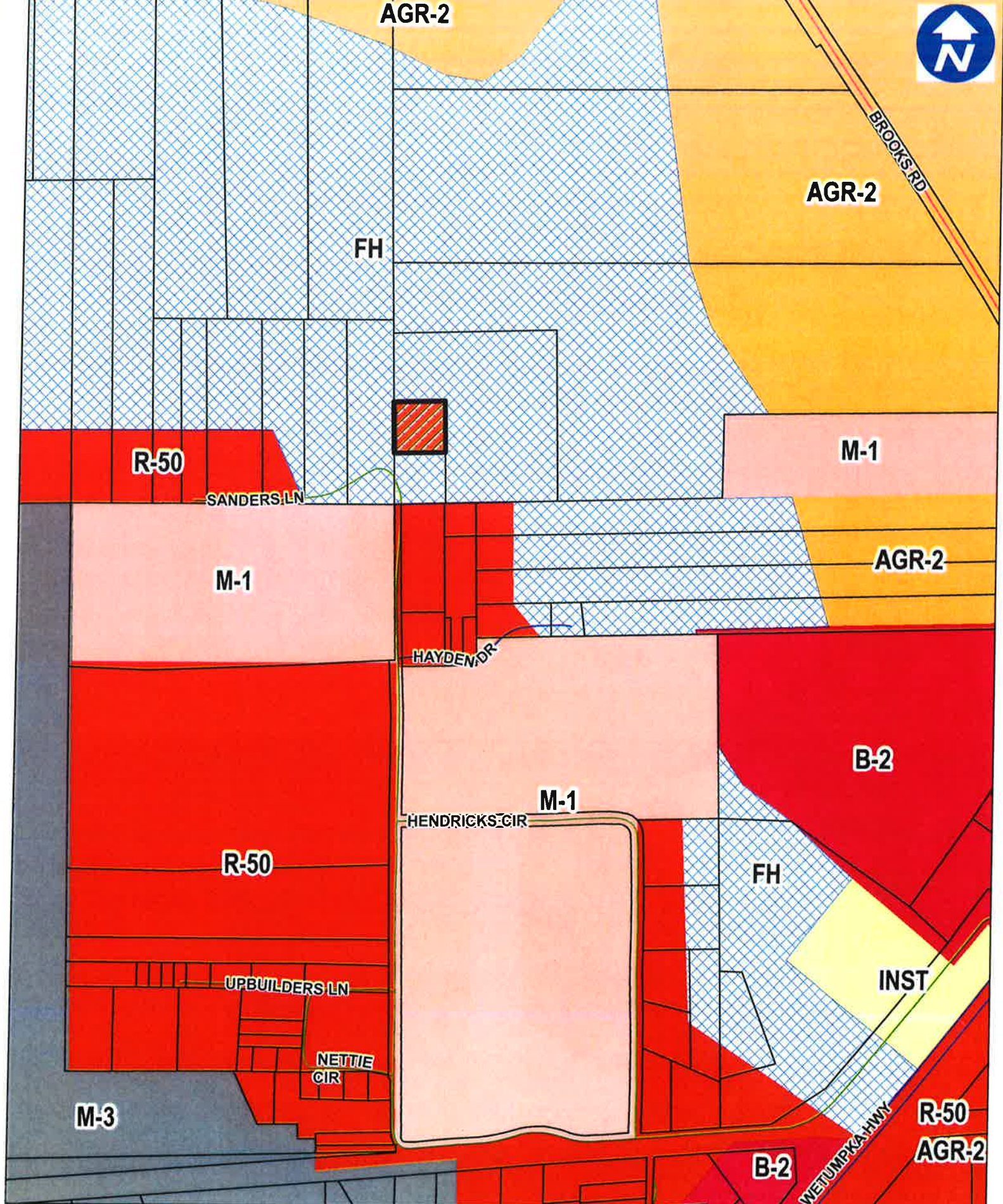
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 500 feet

SUBJECT PROPERTY

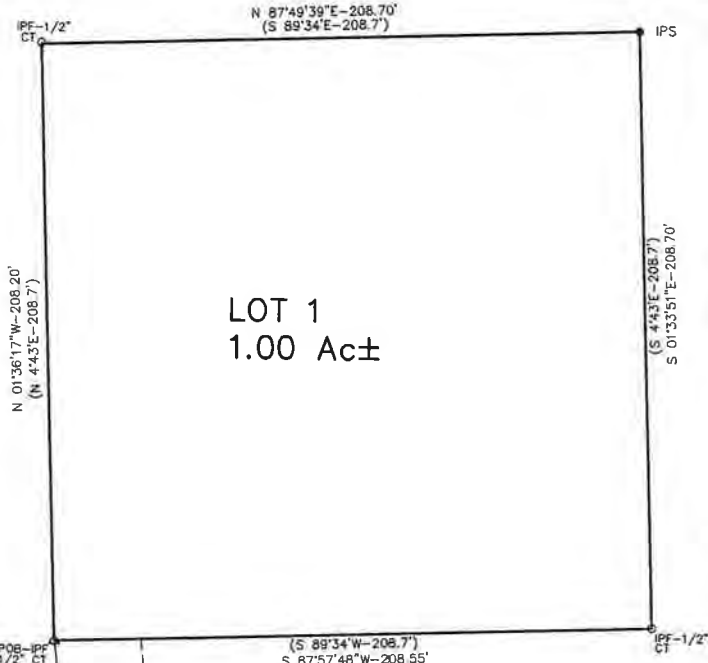


ITEM NO. 2A

SOURCE OF INFORMATION:  
 - RLPY 249, PAGE 964  
 - FEMA FIRM COMMUNITY  
 PANEL NUMBER 01101C0111J  
 DATED 01/07/15  
 -GPS/GNSS RTK OBSERVATIONS  
 -4/6/17

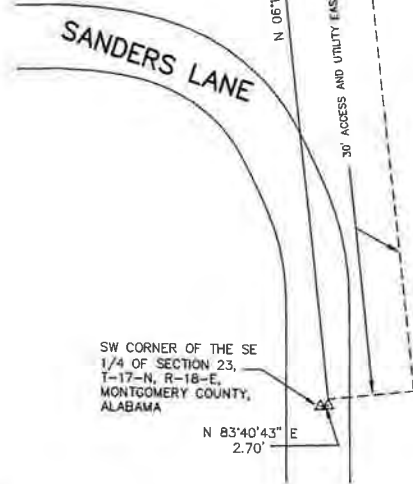
BASIS OF BEARING:  
 THIS SURVEY HAS  
 BEEN ROTATED TO  
 MATCH THE STATE  
 PLANE COORDINATE  
 SYSTEM (ALABAMA  
 EAST REGION);  
 VERTICAL DATUM  
 NAVD 1988

SCALE: 1" = 30'



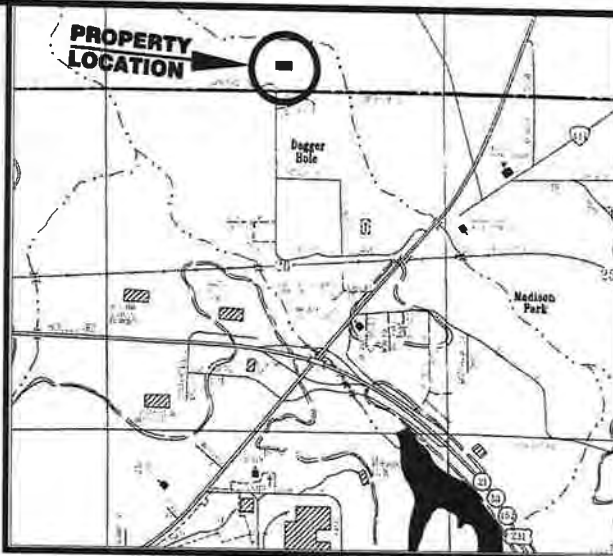
LOT 1  
 1.00 Ac±

- LEGEND:
- IPS - IRON PIN SET (1/2" IRON W/ PLASTIC ID CAP READING "JEFFCOAT 9587")
  - IPF - IRON PIN FOUND
  - X—X— FENCE LINE
  - ∨ CALCULATED POINT
  - ∟ P.O.B. - POINT OF BEGINNING
  - ∟ P.O.C. - POINT OF COMMENCEMENT
  - R.O.W. - RIGHT OF WAY
  - ( ) - CHORD
  - ( ) - PLAT OR DEED CALL
  - C.T. - CRIMP TOP PIPE
  - O.T. - OPEN TOP PIPE



SW CORNER OF THE SE 1/4 OF SECTION 23, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

N 83°40'43" E  
 2.70'



VICINITY MAP  
 SCALE: NTS



STATE OF ALABAMA  
 COUNTY OF MONTGOMERY

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

This the 11th day of May, 2017

D. GUTHRIE JEFFCOAT, JR., P. E. & L. S.  
 AL. REG. 9587

APPROVAL OF THE CITY PLANNING COMMISSION OF MONTGOMERY

State of Alabama  
 Montgomery County

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

SPECIAL NOTES:

1. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
2. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
3. THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" AND THE FLOODWAY ACCORDING TO THE FEMA FLOOD MAP 01101C0111J, DATED 1/7/15. BASE FLOOD ELEVATION IS 166.0 FEET (NAVD 1988). ANY NEW STRUCTURE SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 168.00 FEET (NAVD 1988)

**CHARLIE J. BALDWIN**  
**PLAT NO. 1**

LOCATED IN THE SW 1/4 OF THE SW 1/4 OF SECTION 23,  
 T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

RESERVED FOR COURTHOUSE RECORDING  
 PREPARED BY:

JEFFCOAT ENGINEERS &  
 SURVEYORS, L.L.C.

928 S. HULL ST.  
 MONTGOMERY, AL. 36104  
 PHONE: 255-1246  
 FAX: 255-1268  
 CLANTON:  
 PHONE: 755-3677  
 TROY:  
 PHONE: 566-0030

FIELD SURVEY: 4/7/17 (JB)  
 PROJECT NAME: BALDWIN  
 PROJECT NO.: 17-89  
 DWG NAME: 1789PLAT.DWG  
 COGO NAME: 1789 ASC  
 DRAWN BY: SH  
 DWG PROOFED BY: GJ

State of Alabama  
 Montgomery County

I, Charlie J. Baldwin, as owner, shown on this plat, do hereby join in and sign the foregoing Surveyor's Certificate and adopt this Plat as true and correct, this the \_\_\_ day of \_\_\_, 2017.

Charlie J. Baldwin, owner

State of Alabama  
 County of Montgomery

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for the said State of Large hereby certify that Charlie J. Baldwin, whose name is signed to the foregoing Surveyor's Certificate and Plat and who is known to me, acknowledged before me on this day that being informed of the contents of said Certificate and Plat he, as owner and with full authority, executed the same voluntarily.

Given under my hand and official seal this the \_\_\_ day of \_\_\_, 2017.

NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

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.

George C. Speaks Date  
 MONTGOMERY COUNTY ENGINEER

SPACE RESERVED FOR COURTHOUSE RECORDING





SANDERS LN

HAYDEN DR

SANDERS LN

**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

2C

3. 8888 **PRESENTED BY:** Donaldson, Garrett & Associates

**REPRESENTING:** ALFA Properties, Inc. & John C. Parker

**SUBJECT:** Request final approval of O'Reilly Auto Parts Westport Plat No. 1 located on the west side of Mobile Highway, approximately 200 ft. south of Burnsdale Drive, in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat creates one (1) lot for industrial use. Lot 1 (1.395 acres) has 243 ft. of frontage along Mobile Highway and a depth of 250 ft. There is a 60 ft. wide private access easement that will run off Mobile Highway on the south side of the proposed lot to serve the property due west of this lot. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**CITY COUNCIL DISTRICT:** 4

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.

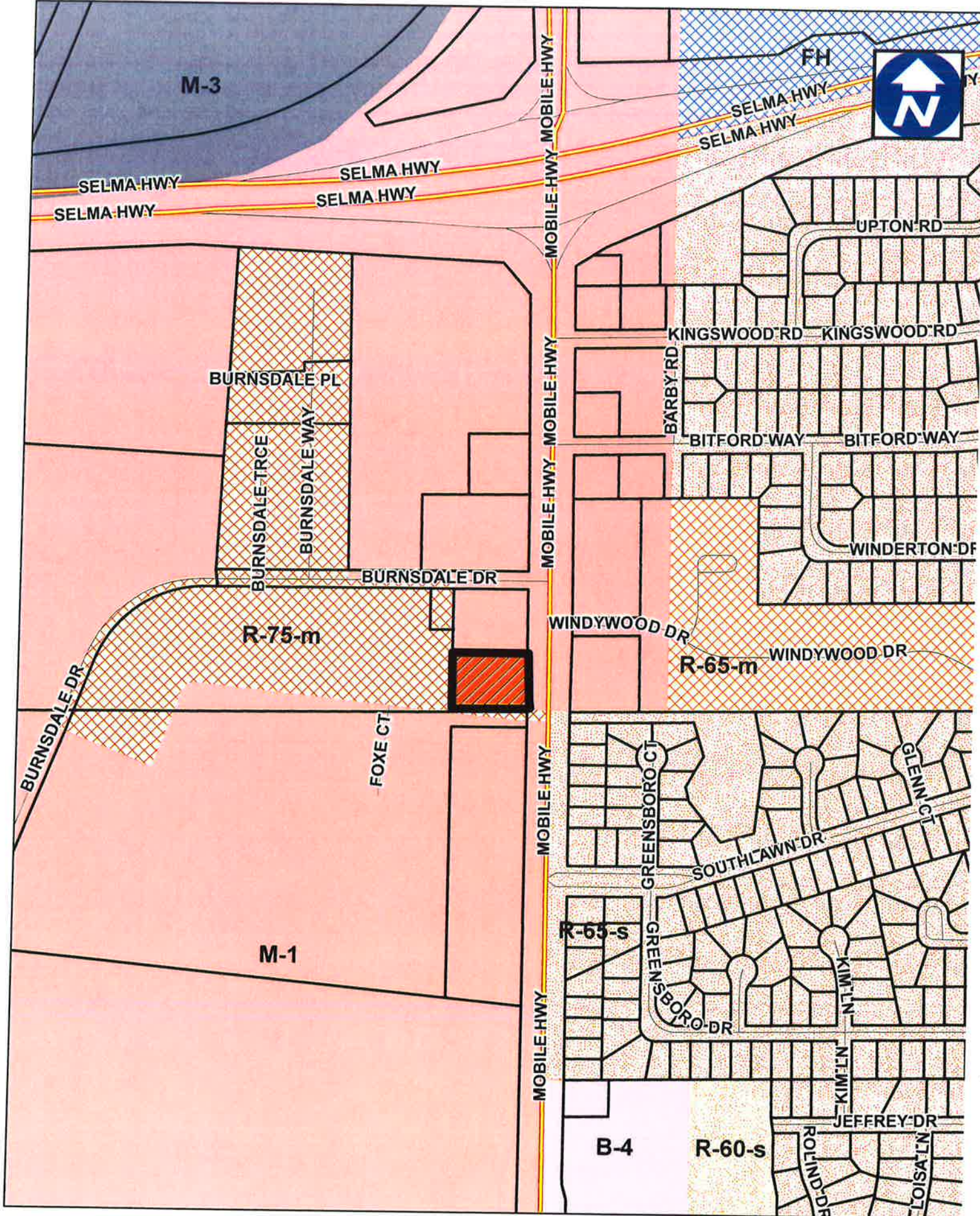
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 400 feet

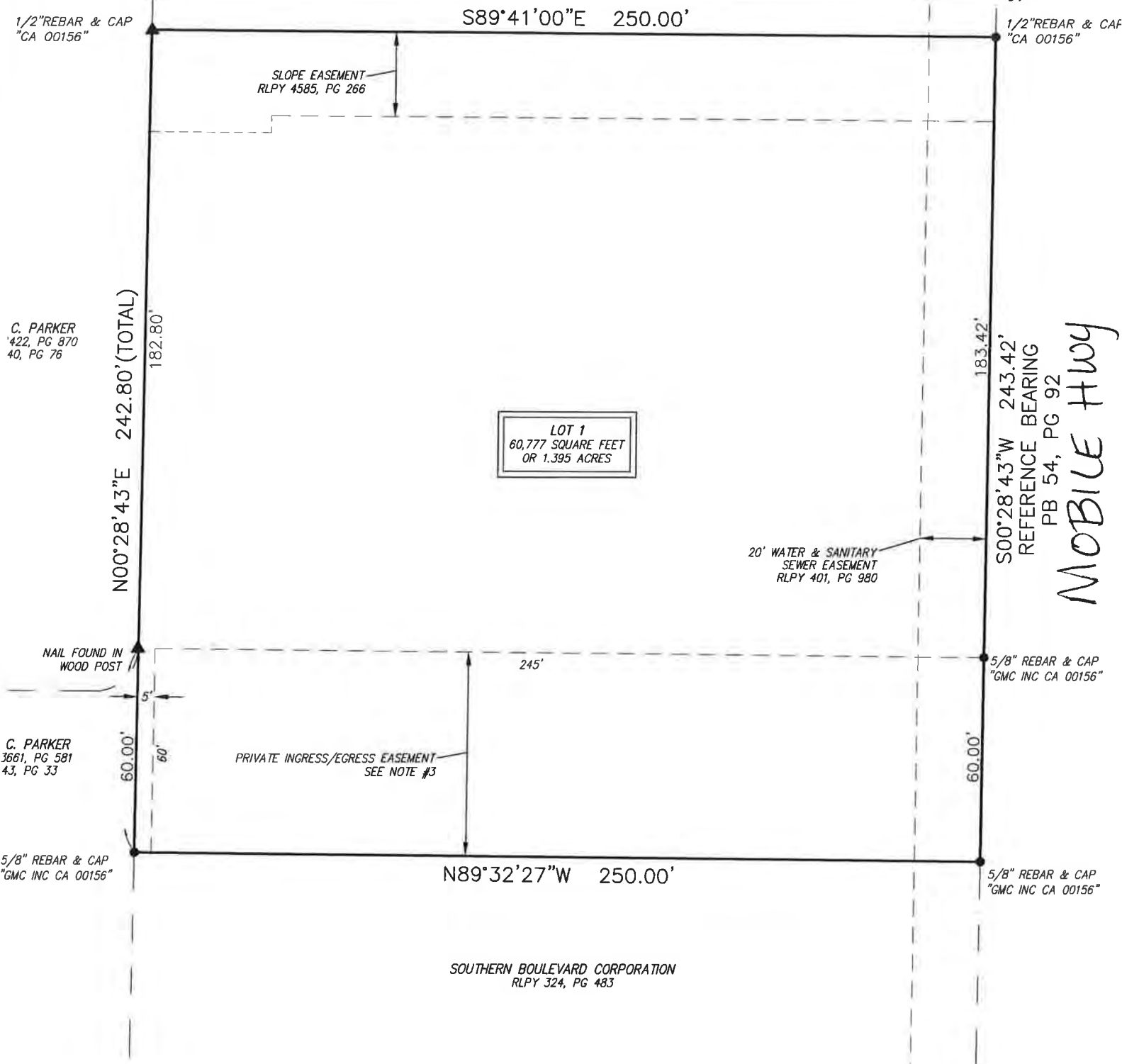
SUBJECT PROPERTY



ITEM NO. 3A

# O'Reilly Auto Parts Westport 1

DOLLAR PROPERTIES, LLC  
LOT 1  
WESTPORT FAMILY DOLLAR  
PLAT NO. 1  
RLPY 4760, PG 766  
PB 54, PG 92



1/2" REBAR & CAP  
"CA 00156"

1/2" REBAR & CAP  
"CA 00156"

SLOPE EASEMENT  
RLPY 4585, PG 266

C. PARKER  
'422, PG 870  
40, PG 76

LOT 1  
60,777 SQUARE FEET  
OR 1.395 ACRES

20' WATER & SANITARY  
SEWER EASEMENT  
RLPY 401, PG 980

183.42'  
S00°28'43"W 243.42'  
REFERENCE BEARING  
PB 54, PG 92

MOBILE HWY

NAIL FOUND IN  
WOOD POST

C. PARKER  
3661, PG 581  
43, PG 33

PRIVATE INGRESS/EGRESS EASEMENT  
SEE NOTE #3

5/8" REBAR & CAP  
"GMC INC CA 00156"

5/8" REBAR & CAP  
"GMC INC CA 00156"

5/8" REBAR & CAP  
"GMC INC CA 00156"

SOUTHERN BOULEVARD CORPORATION  
RLPY 324, PG 483



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

30

4. DP-2001-038 **PRESENTED BY:** Goodwyn, Mills & Cawood

**REPRESENTING:** Oak Grove Inn, LLC

**SUBJECT:** Public hearing for a development plan for a new building to be located on the east side of Oak Grove Way\*, approximately 400 ft. south of Oak Grove Drive\*, in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 43,637 sq. ft. “Skilled Care Assisted Living Facility”. There are 57 paved parking spaces indicated on the site plan. There is one (1) access drive to Oak Grove Way\* and two (2) access drives to a future private drive that will be gated and connect to Young Meadows Road. All applicable requirements will be met.

*\*Private street*

**Planning Controls Comment(s):** A plat will be required.

**CITY COUNCIL DISTRICT:** 8

**All requests are subject to Zoning Ordinance and/or Subdivision Regulations, applicable departmental approvals and Planning Commission recommendations.**

### **DEPARTMENT COMMENTS**

**PLEASE NOTE: ALL DEPARTMENTAL COMMENTS WILL BE COMPLIED WITH PRIOR TO BEING RELEASED FOR PERMITTING.**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

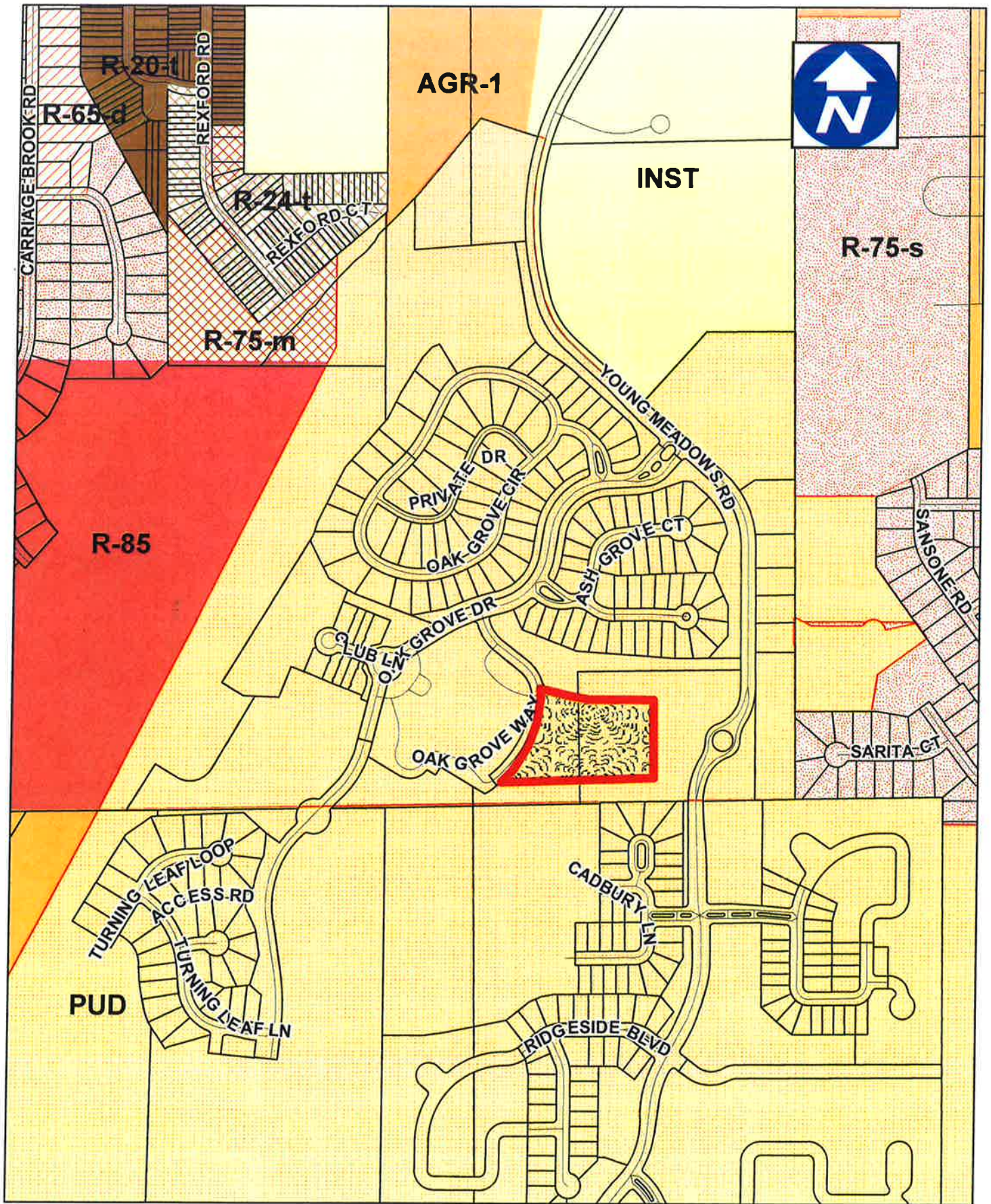
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



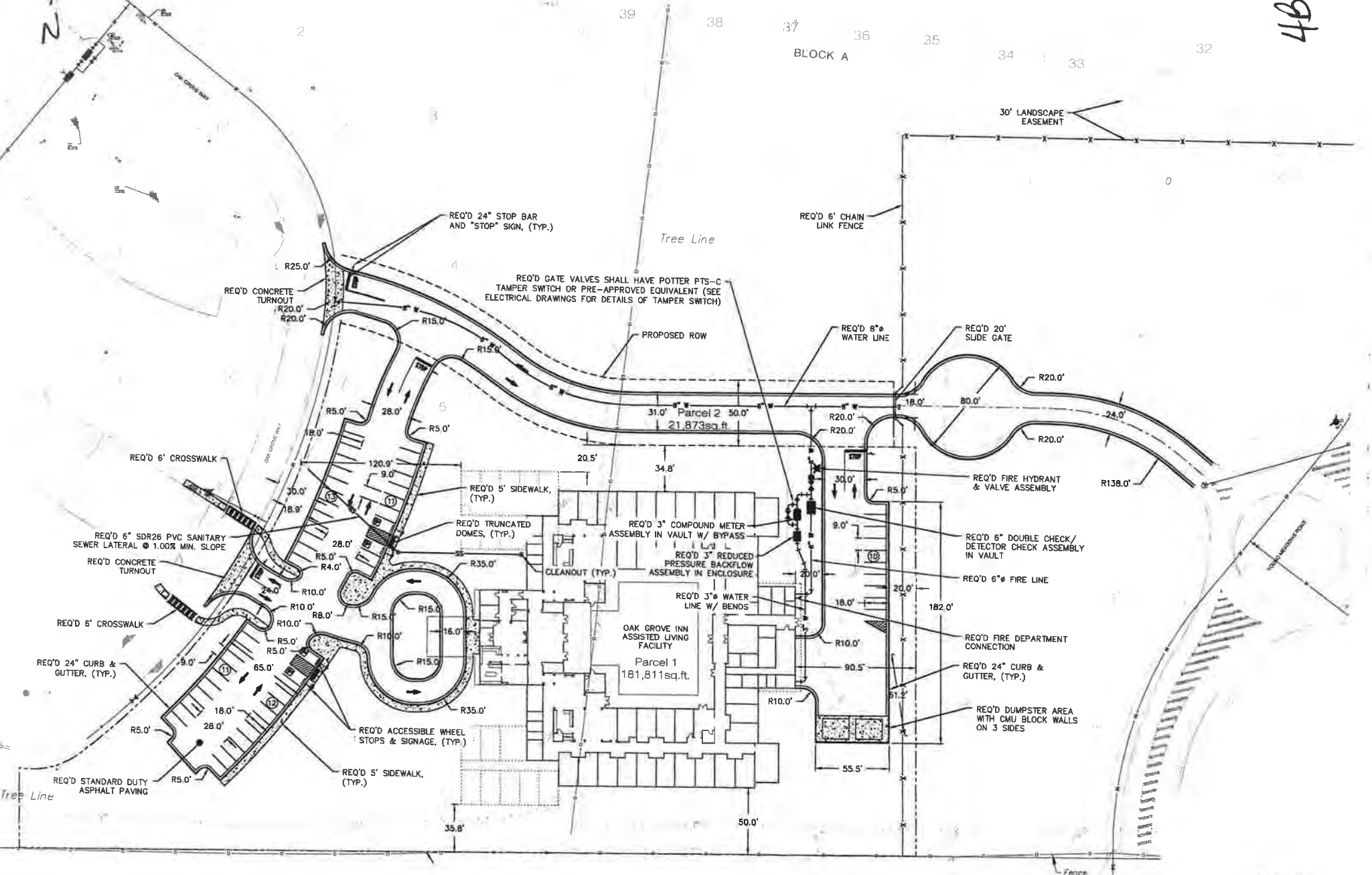
**DEVELOPMENT SITE**  
1 inch = 500 feet

**SUBJECT PROPERTY**



**ITEM NO.** 4A

BLOCK A



REQ'D 24" STOP BAR AND "STOP" SIGN, (TYP.)

REQ'D GATE VALVES SHALL HAVE POTTER PTS-C TAMPER SWITCH OR PRE-APPROVED EQUIVALENT (SEE ELECTRICAL DRAWINGS FOR DETAILS OF TAMPER SWITCH)

REQ'D 6' CHAIN LINK FENCE

30' LANDSCAPE EASEMENT

REQ'D CONCRETE TURNOUT

PROPOSED ROW

REQ'D 8" WATER LINE

REQ'D 20' SLIDE GATE

Tree Line

31.0' Parcel 2 50.0' 21,873sq.ft.

REQ'D FIRE HYDRANT & VALVE ASSEMBLY

REQ'D 6' CROSSWALK

REQ'D 5' SIDEWALK, (TYP.)

REQ'D 3" COMPOUND METER ASSEMBLY IN VAULT W/ BYPASS

REQ'D 6" DOUBLE CHECK/ DETECTOR CHECK ASSEMBLY IN VAULT

REQ'D 6" SDR26 PVC SANITARY SEWER LATERAL @ 1.00% MIN. SLOPE

REQ'D TRUNCATED DOMES, (TYP.)

REQ'D 3" REDUCED PRESSURE BACKFLOW ASSEMBLY IN ENCLOSURE

REQ'D 6" FIRE LINE

REQ'D CONCRETE TURNOUT

CLEANOUT (TYP.)

REQ'D 3" WATER LINE W/ BENDS

REQ'D FIRE DEPARTMENT CONNECTION

REQ'D 6' CROSSWALK

OAK GROVE INN ASSISTED LIVING FACILITY Parcel 1 181,811sq.ft.

REQ'D 24" CURB & GUTTER, (TYP.)

REQ'D 24" CURB & GUTTER, (TYP.)

REQ'D ACCESSIBLE WHEEL STOPS & SIGNAGE, (TYP.)

REQ'D DUMPSTER AREA WITH CMU BLOCK WALLS ON 3 SIDES

REQ'D STANDARD DUTY ASPHALT PAVING

REQ'D 5' SIDEWALK, (TYP.)

Tree Line

Fence





**DEVELOPMENT SITE**  
1 inch = 400 feet

**SUBJECT PROPERTY**



ITEM NO. 4C

5. RZ-2005-035 **PRESENTED BY:** J. M. Garrett & Son

**REPRESENTING:** Capitol Farmers Market, Inc.

**SUBJECT:** Request to rezone one (1) parcel of land containing 12.5 acres located on the north side of Taylor Road East\*, approximately 700 ft. east of Taylor Road, from an AGR-1 (Residential Agriculture) Zoning District to a PGH-40 (Patio-Garden Home) Zoning District.

**REMARKS:** The adjacent property has R-100 (Single-Family Residential) zoning to the north, PUD (Planned Unit Development) zoning to the south (with 75 ft. wide single-family residential lots), AGR-1 (Residential Agriculture) zoning to the east, and O-1 (Office) zoning to the west. The intended use for this property if rezoned is for patio garden homes. The Land Use Plan recommends agricultural use.

**CITY COUNCIL DISTRICT:** 8

**Long Range Planning:** No objection.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

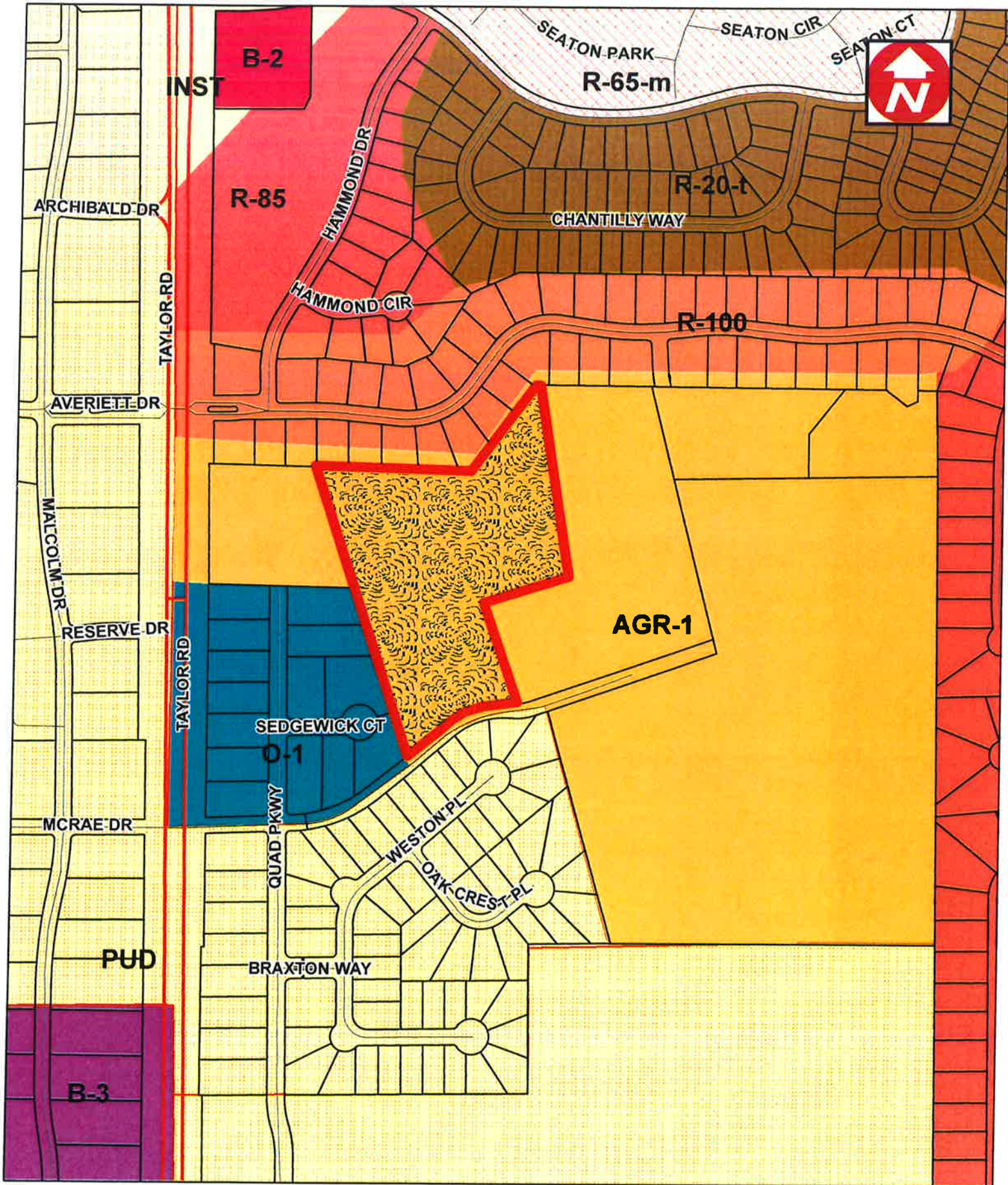
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2005-035

1 inch = 400 feet

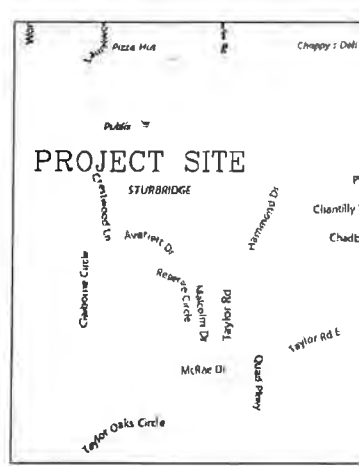
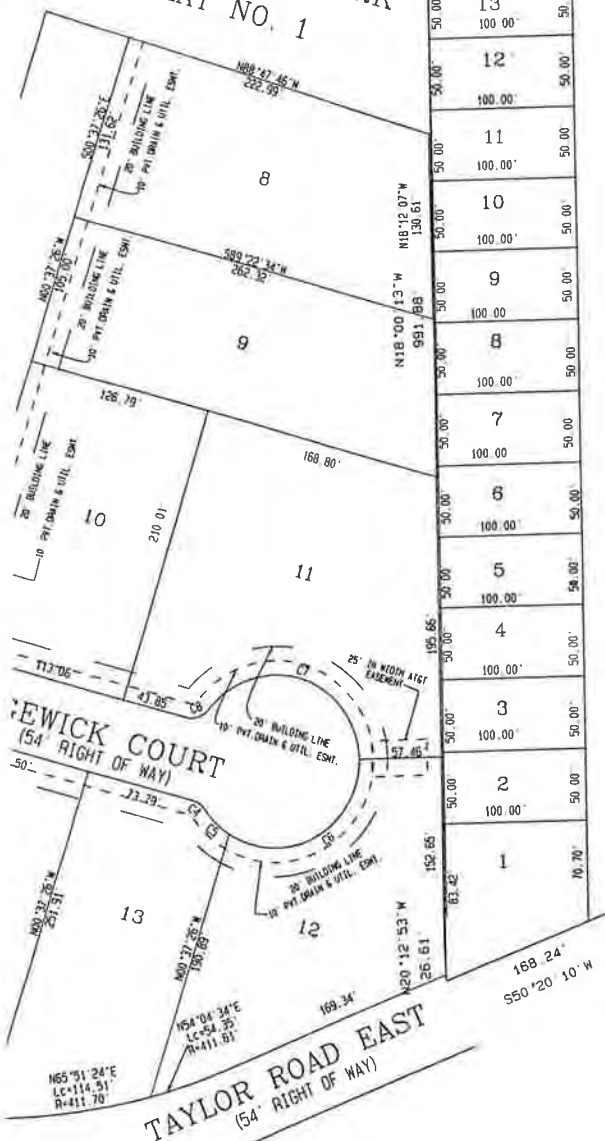
FROM AGR-1 TO PGH-40

ITEM NO. 5A

# STRUBRIDGE PLAT NO. 18



## G-M OFFICE PARK PLAT NO. 1



SITE LAYOUT

5B

VICINITY MA



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2005-035

1 inch = 400 feet

FROM AGR-1 TO PGH-40

ITEM NO. 5C

6. RZ-2017-015 **PRESENTED BY:** James Wilson, Jr.

**REPRESENTING:** Rhenardo Whetstone

**SUBJECT:** Request to rezone one (1) parcel of land containing 1 acre located on the northwest corner of Fuller Road and Moore Street\* from an R-50 (Single-Family Residential) Zoning District to an R-99-s (Mobile Home Subdivision) Zoning District.

**REMARKS:** This property is surrounded by R-50 (Single-Family Residential) zoning. The intended use for this property if rezoned is for a mobile home. The Land Use Plan recommends low density residential use.

\* *Private Street*

**CITY COUNCIL DISTRICT: 2**

**Long Range Planning:** No objection.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

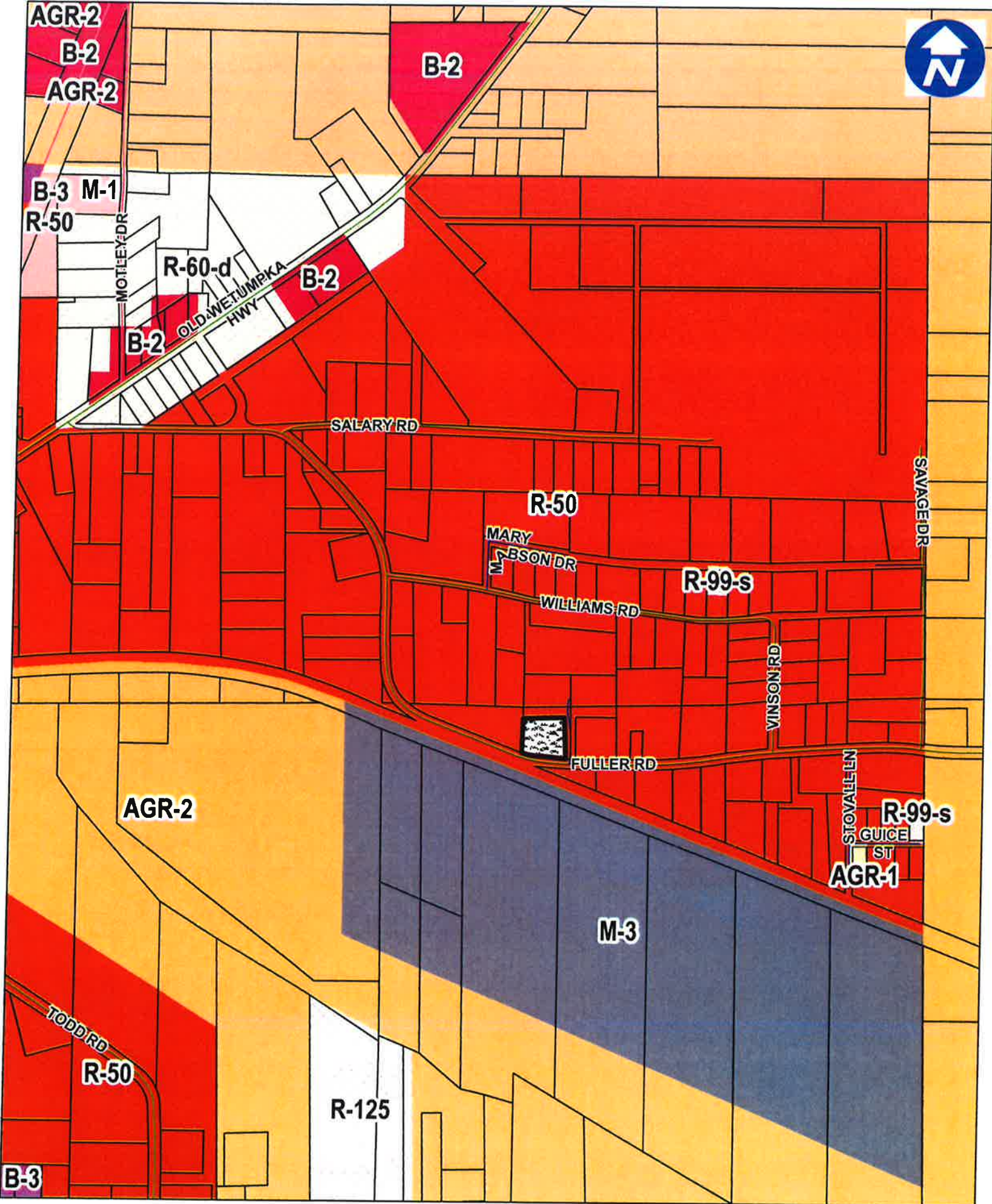
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

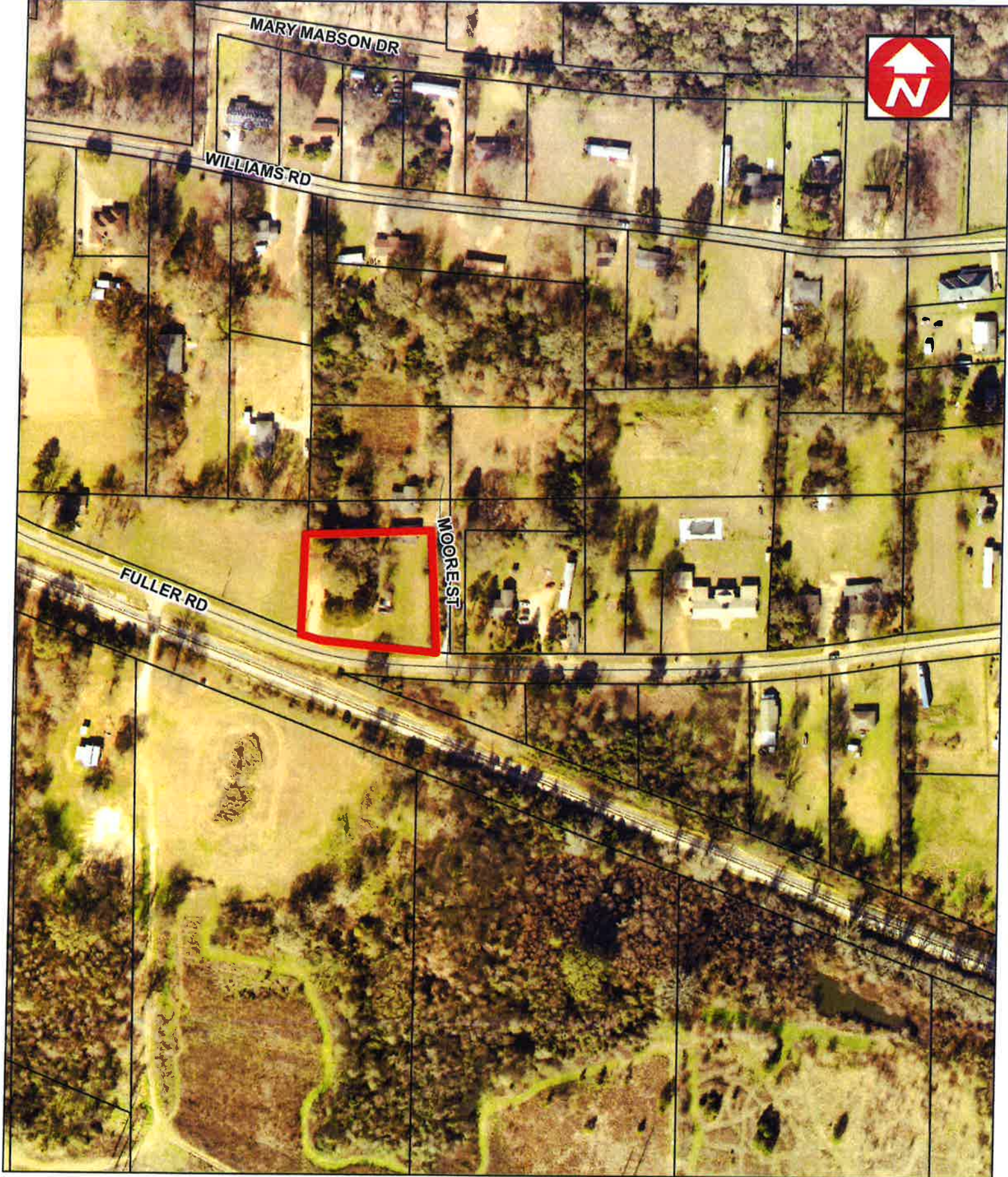
SUBJECT PROPERTY 

FILE NO. R2-2017-015

1 inch = 600 feet

FROM R-50 TO R-99-s

ITEM NO. 6A



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2017-015

1 inch = 200 feet

FROM R-50 TO R-99-S

ITEM NO. 6B



7. RZ-1975-057 **PRESENTED BY:** Mary L. Hartson

**REPRESENTING:** Energy Wise Builders LLC

**SUBJECT:** Request to modify the qualified restrictions for the property located on the northwest corner of Vaughn Road and Central Parkway (4695 Vaughn Road) in a B-3-Q (Commercial-Qualified) Zoning District.

**REMARKS:** The restrictions placed on this property in 2004, were for Class A use only.

**“A”** Stores selling food, general merchandise, apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations; barber and beauty shops; shoe repair; offices, banks, post offices, and similar services.

The modification is to allow Class C use, specifically to allow the owner to host weddings at this location, which is a place of “amusement and assembly”.

**“C”** Any retail business or service not specifically restricted herein, places of amusement and assembly, hotels, and outdoor advertising structures.

**CITY COUNCIL DISTRICT: 5**

**Long Range Planning:** No objection.

### **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:** \_\_\_\_\_

**3. Business Areas** (continued)  
(Ord. No. 31-73)

Individual Stores B-2  
Highway Commercial B-3

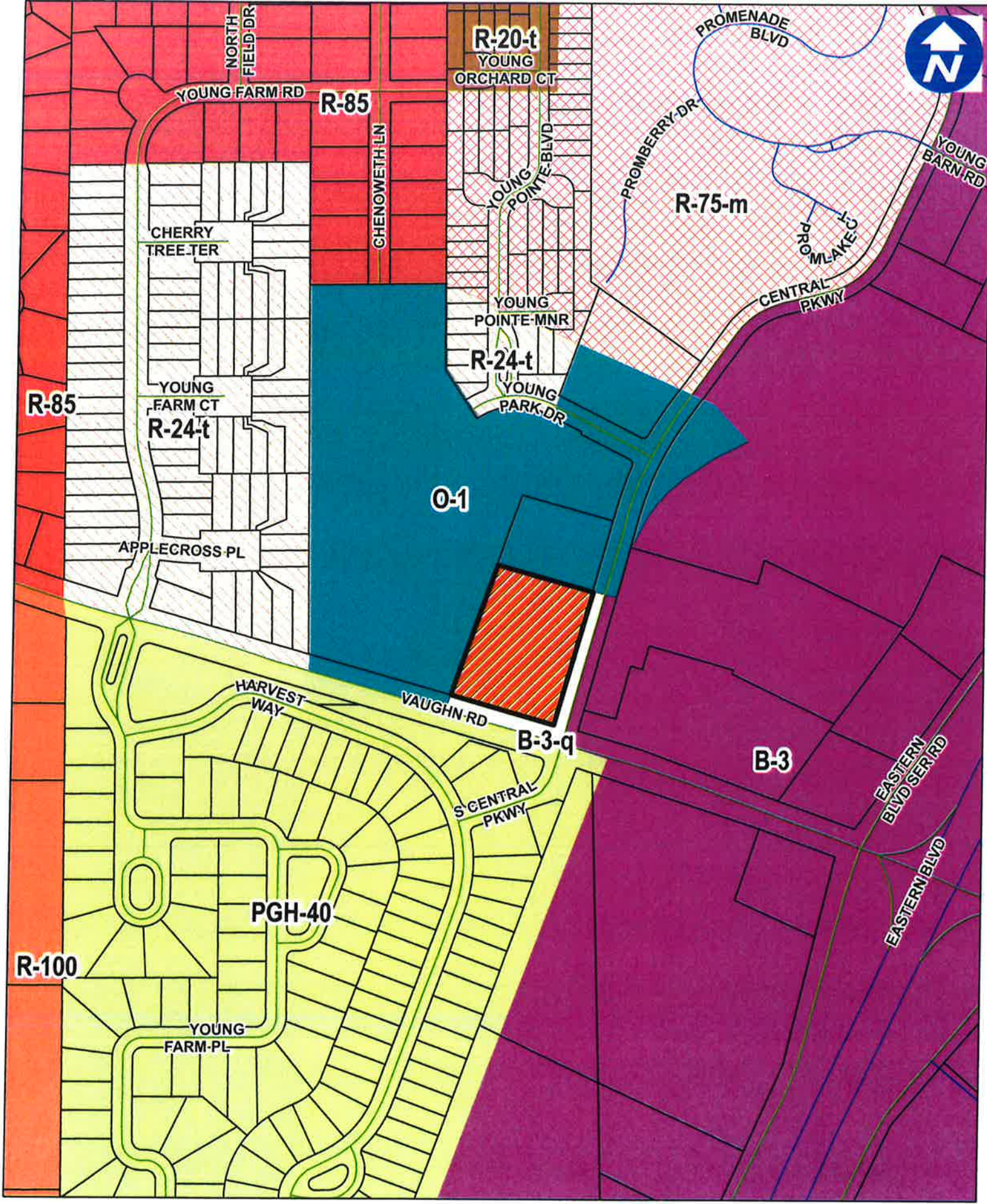
<u>ITEM</u>	<u>DISTRICT</u>	
	B-2	B-3
Classes of business or services permitted	A, B & C	A, B & C
Classes of business or services permitted on appeal	D & G	D & G
Classes of business or services restricted	E & F	E & F
Minimum yard size:		
Front yard, in ft.	--*	30*
Rear yard, in ft.	--*	20
Maximum height:		
Feet	45	45
Stories	3	3
Maximum width of sidewalk, in feet	7	--
Maximum building area, percent of gross lot area	50%	30%
Off-street loading	(See Article VI-5)	
Off-street parking requirements:		
Parking spaces per each 200 sq. ft. of gross floor area	½	1 ¼
Prior approval of development plan	Required	Required

**CLASS:**

- “A” Stores selling food, general merchandise, apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations; barber and beauty shops; shoe repair; offices, banks, post offices, and similar services.
- “B” Automobile filling stations\*, drive-in eating places, motels, automobile repair.
- “C” Any retail business or service not specifically restricted herein, places of amusement and assembly, hotels, and outdoor advertising structures.
- “D” Large dry cleaners and laundries; manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically restricted herein; animal clinics, hospitals or kennels.
- “E” Coal yards, rag storing and baling.
- “F” Any industrial use not specifically permitted.
- “G” Travel trailer parks.

\* Set-back requirements for pump islands at service stations located in B-2 Districts shall be at least 10 ft. from all property lines, and in the B-3 District they shall be at least 20 ft. from all property lines. No part of any sign or canopy shall be closer to the street property lines than 10 ft.

**NOTE:** Buildings housing clubs, lounges, taverns, dance halls, musical entertainment facilities and other similar places of assembly, which serve alcoholic beverages on premise (excluding restaurants) as defined in Chapter 3, Section 3-1 of the Code of Ordinances of the City of Montgomery, Alabama, the minimum setback for structures shall be 250 ft. from any residential district boundary or planned unit development residential boundary (based on approved master plan). The distance for setback shall be measured from the closest door of the building, or closest door of a tenant space in a multi-tenant building, to any residential or PUD residential district line. Facilities operating prior to the adoption of this ordinance shall be considered legal non-conforming.



**REZONING REQUEST**

SUBJECT PROPERTY 

FILE NO. RZ-1975-057

1 inch = 300 feet

FROM B3Q TO B3Q

ITEM NO. 7B



**REZONING REQUEST**

SUBJECT PROPERTY

FILE NO. RZ-1975-057

1 inch = 200 feet

FROM B30 TO B30

ITEM NO. 7C

8. DP-1974-059 **PRESENTED BY:** Commercial Site Design

**REPRESENTING:** Cook Out Restaurant

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1355 Eastern Boulevard in a B-3 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 1,421 sq. ft. building with dual drive thru lanes. There are 31 paved parking spaces indicated on the site plan. There is one (1) access drive to Eastern Boulevard Service Road and one (1) access drive to an adjoining parking lot. All applicable requirements will be met.

**Note:** A public hearing was held at the December 10, 2015 Planning Commission meeting for this location. The building has since been relocated on the lot and reduced in size, as well as a change to the access drives.

**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.

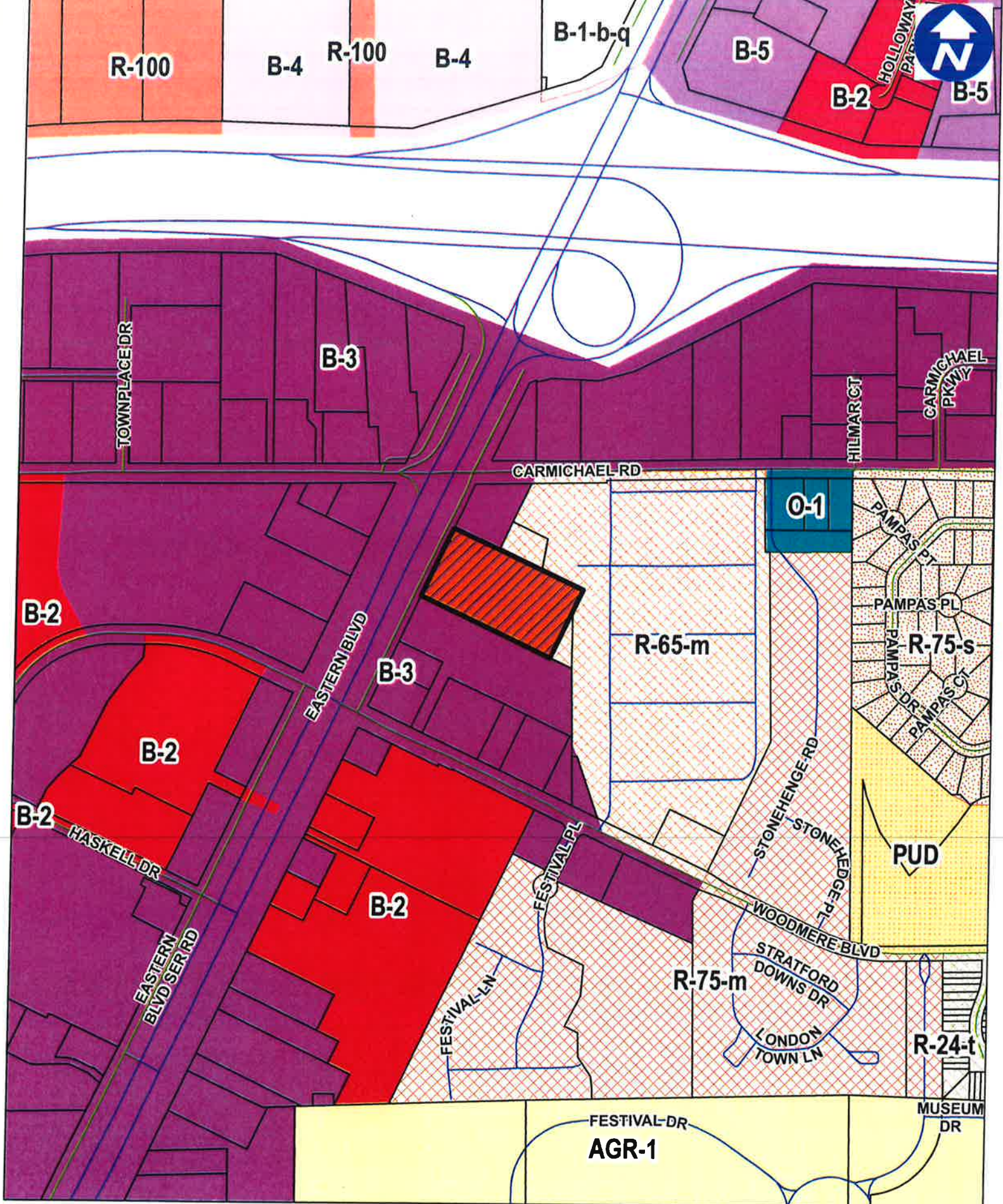
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

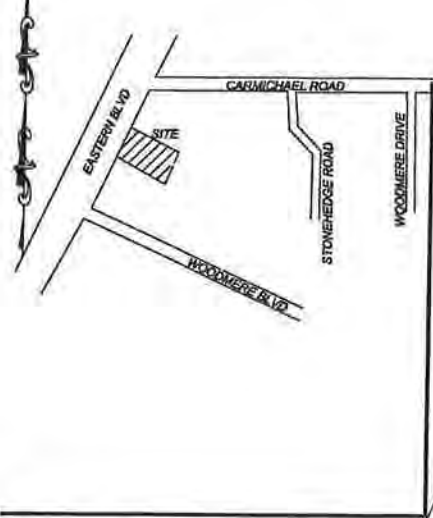
1 inch = 500 feet

SUBJECT PROPERTY

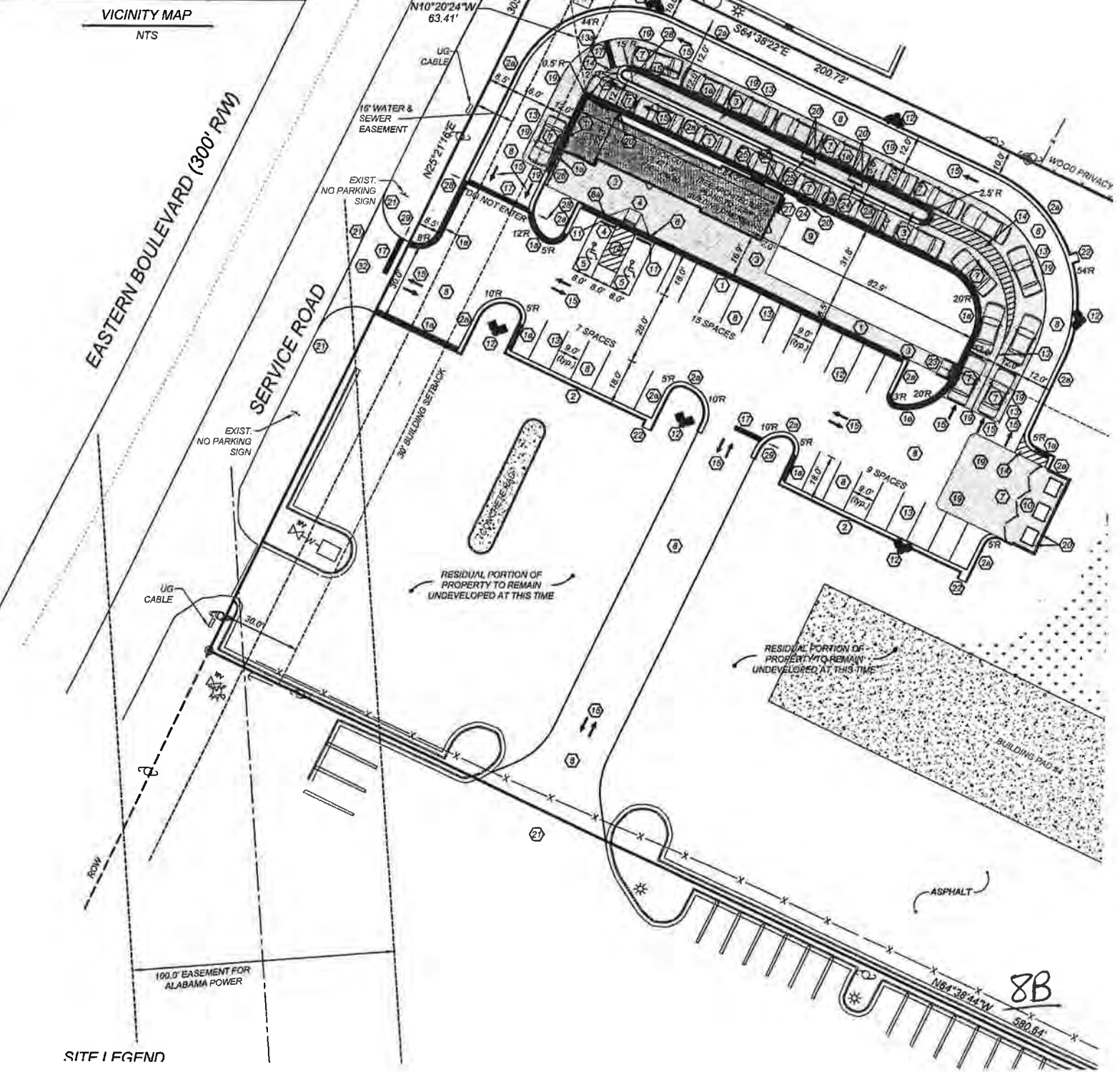


ITEM NO.

8A



- 1) CONSTRUCT 2.0' STANDARD CONCRETE SPILLING CURB AND GUTTER PER DETAIL SHEET
- 1a) CONSTRUCT 2.0' ROLLED CONCRETE SPILLING CURB AND GUTTER PER DETAIL SHEET
- 2) CONSTRUCT 2.0' STANDARD CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
- 2a) CONSTRUCT 2.0' ROLLED CONCRETE CATCHING CURB AND GUTTER PER DETAIL SHEET
- 3) CONSTRUCT CONCRETE SIDEWALK PER DETAIL SHEET, CONTRACTOR SHALL COORDINATE STAMPING PATTERN AND COLOR OF BUILDING ISLAND SIDEWALK WITH OWNER
- 4) CONSTRUCT CONCRETE HANDICAP RAMP PER DETAIL SHEET
- 5) HANDICAP PARKING STALL
- 6) INSTALL HANDICAP PARKING SIGN PER DETAIL SHEET
- 6a) INSTALL "VAN ACCESSIBLE" HANDICAP PARKING SIGN PER DETAIL SHEET
- 7) CONCRETE PAVEMENT PER DETAIL SHEET
- 8) ASPHALT PAVEMENT PER DETAIL SHEET
- 9) TRANSFORMER PAD BY GENERAL CONTRACTOR, PER ELECTRIC COMPANY SPECIFICATIONS, (COORDINATE SIZE & LOCATION WITH UTILITY COMPANY)
- 10) CONSTRUCT DUMPSTER PAD, MINIMUM 6" CONCRETE WITH 4" ABC BASE, AND TRASH ENCLOSURE WITH GATES, SEE ARCHITECTURAL SHEETS FOR DETAIL, MATERIALS TO MATCH BUILDING
- 11) CONCRETE WHEEL STOP PER DETAIL SHEET



SITE LEGEND



**DEVELOPMENT SITE**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 80



9. DP-2017-030 **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 southeast corner of Zelda Road and Ann Street in a B-4 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 1,421 sq. ft. building with dual drive thru lanes. There are 30 paved parking spaces indicated on the site plan. There is one (1) access drive to Zelda Road and one (1) access drive to East Third Street. All applicable requirements will be met.

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

B-2



SPRUCE ST

B-4

B-2

ZELDA RD

B-4

R-60-s

M-1

ANN ST

F SCOTT DR

E THIRD ST

B-2

R-60-s

R-75-m

GATSBY DR

REX ST

E ANN ST

R-75-s

R-65-s

JEAN ST

E FIFTH ST

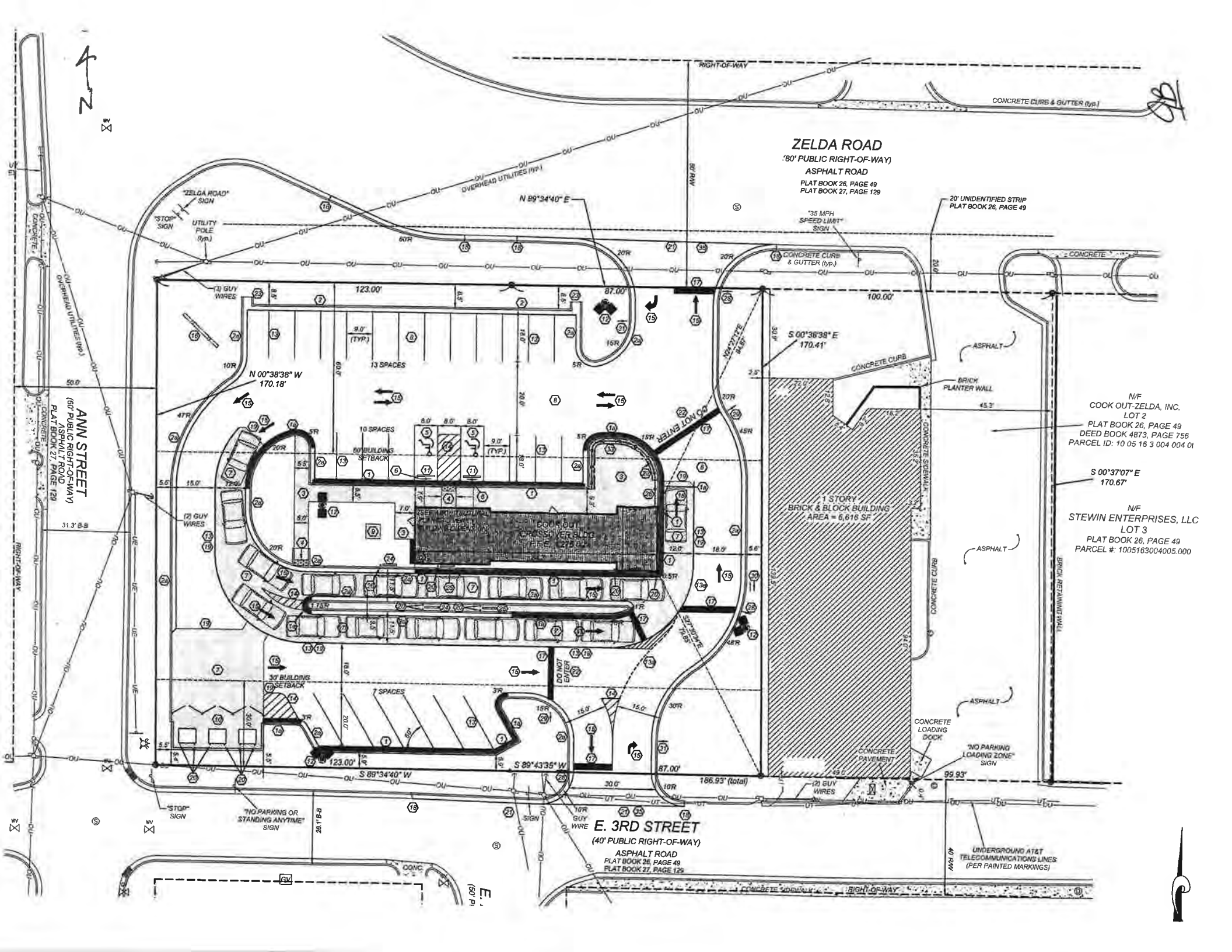
### DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 9A



**ZELDA ROAD**  
 (80' PUBLIC RIGHT-OF-WAY)  
 ASPHALT ROAD  
 PLAT BOOK 26, PAGE 49  
 PLAT BOOK 27, PAGE 129

N/F  
 COOK OUT-ZELDA, INC.  
 LOT 2  
 PLAT BOOK 26, PAGE 49  
 DEED BOOK 4873, PAGE 756  
 PARCEL ID: 10 05 16 3 004 004 01

S 00°37'07" E  
 170.67'  
 N/F  
 STEWIN ENTERPRISES, LLC  
 LOT 3  
 PLAT BOOK 26, PAGE 49  
 PARCEL #: 1005163004005.000

**E. 3RD STREET**  
 (40' PUBLIC RIGHT-OF-WAY)  
 ASPHALT ROAD  
 PLAT BOOK 26, PAGE 49  
 PLAT BOOK 27, PAGE 129

"ZELDA ROAD" SIGN  
 "STOP" SIGN  
 UTILITY POLE (TYP.)

"35 MPH SPEED LIMIT" SIGN

20' UNIDENTIFIED STRIP  
 PLAT BOOK 26, PAGE 49

S 00°38'38" E  
 170.41'

N 00°38'38" W  
 170.18'

S 00°37'07" E  
 170.67'

1 STORY  
 BRICK & BLOCK BUILDING  
 AREA = 6,618 SF

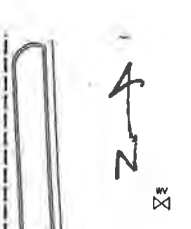
BOOK OUT  
 CROSSOVER SLIP  
 REFERENCE  
 2215 04

**ANN STREET**  
 (80' PUBLIC RIGHT-OF-WAY)  
 ASPHALT ROAD  
 PLAT BOOK 27, PAGE 129

"NO PARKING OR  
 STANDING ANYTIME"  
 SIGN

"NO PARKING  
 LOADING ZONE"  
 SIGN

UNDERGROUND AT&T  
 TELECOMMUNICATIONS LINES  
 (PER PAINTED MARKINGS)



SPRUCE ST



ANN ST

ZELDA RD



E THIRD ST

E ANN ST

**DEVELOPMENT SITE**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

9C

10. 8910 **PRESENTED BY:** Commercial Site Design

**REPRESENTING:** Cook Out-Zelda, Inc.

**SUBJECT:** Request final approval of Cook Out-Zelda, Inc Plat No. 1 located on the southeast corner of Zelda Road and Ann Street in a B-4 (Commercial) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for commercial use. Lot 1 (0.82 acres) has 170 ft. of frontage along Ann Street and 210 ft. of frontage along Zelda 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.

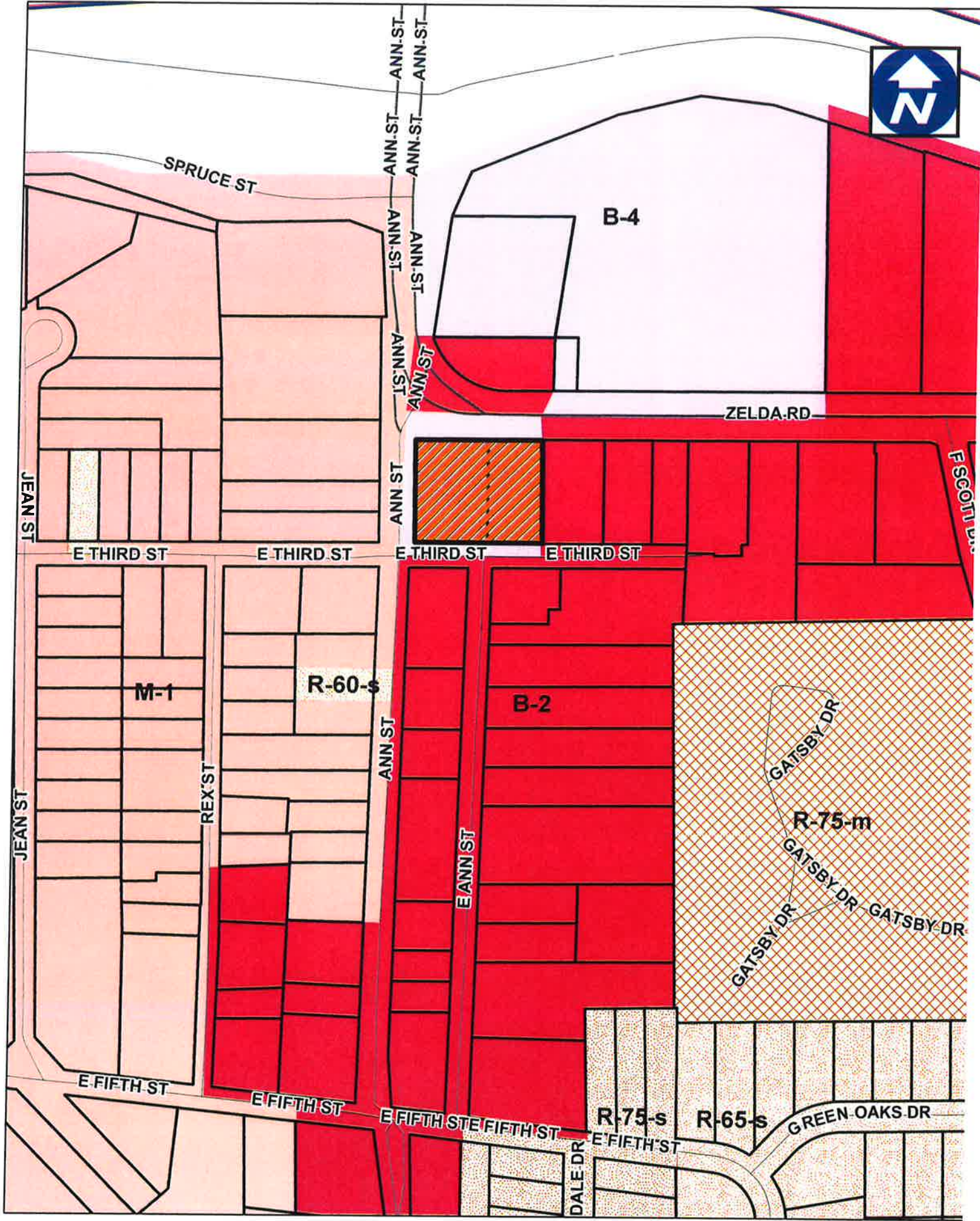
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10A



STATE OF ALABAMA  
MONTGOMERY COUNTY

I, \_\_\_\_\_ THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFIES THAT JEREMY A REAVES, WHOSE NAME AS MANAGING MEMBER OF COOK OUT-ZELDA, INC., AN ALABAMA CORPORATION, IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF SAID INSTRUMENT, THEY AS SUCH OFFICERS AND WITH FULL AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID COOK OUT-ZELDA, INC., AN ALABAMA CORPORATION, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_ 2017.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**ZELDA ROAD**  
(80' PUBLIC RIGHT-OF-WAY)  
ASPHALT ROAD

STATE OF ALABAMA  
MONTGOMERY COUNTY

THE UNDERSIGNED, COOK OUT-ZELDA, INC., AN ALABAMA CORPORATION, OWNER OF THE PROPERTY SHOWN, HEREBY JOINS IN, EXECUTES AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID INSTRUMENT ON THIS \_\_\_\_ DAY OF \_\_\_\_ 2017.

COOK OUT-ZELDA, INC.  
AN ALABAMA LIMITED LIABILITY COMPANY

BY: JEREMY A REAVES

ITS: PRESIDENT

10B

**COMMERCIAL  
SITE DESIGN**



(919) 846-4021, FAX: (919) 848-3741  
WWW.CSDESIGN.COM

879 CREEDMOOR ROAD  
RALEIGH, NORTH CAROLINA 27613

**ANN STREET**  
(60' PUBLIC RIGHT-OF-WAY)  
ASPHALT ROAD

LOT 1  
TOTAL AREA  
35,748 SF OR 0.82 ACRES

STATE OF ALABAMA  
MONTGOMERY COUNTY

I, W. BRIAN BURCHETT, HEREBY STATE 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.

W. BRIAN BURCHETT PLS 25034

DATE

LOT 2  
COOK OUT-ZELDA, INC.  
FLAT BOOK 26, PAGE 49  
DEED BOOK 4873, PAGE 756

STATE OF ALABAMA  
MONTGOMERY COUNTY

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.

THOMAS M. TYSON JR.  
EXECUTIVE SECRETARY

DATE

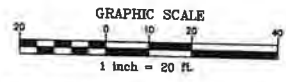
CONTROL CORNER  
EXISTING 2" PIPE FOUND

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.

GEORGE C. SPEAKE  
MONTGOMERY COUNTY ENGINEER

DATE



**SPECIAL NOTES:**

1. THIS PLAT IS SUBJECT TO ANY RESTRICTION, COVENANTS, OR OTHER REQUIREMENTS OF THE ORIGINAL RECORDED PLAT.
2. KILL ALL UNUSED WATER LATERALS AT WATER MAIN PER MWWSSB REGULATIONS.
3. KILL ALL UNUSED SANITARY SEWER LATERALS AT CURB PER MWWSSB REGULATIONS.
4. SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY HUD F.I.R.M. COMMUNITY PANEL NUMBER 01101G0207H, WITH AN EFFECTIVE DATE OF FEBRUARY 5, 2015.

NO.	DATE	REVISIONS	DESCRIPTION	BY

PROPERTY OF:  
COOK OUT-ZELDA, INC. PLAT NUMBER 1  
SOUTHWEST QUARTER OF SECTION 16, T-16-N, R-18-E  
BEING A REPLAT OF LOTS A & B OF ELAR PLAT (PB 27, PG 129  
2610 & 2620 ZELDA ROAD  
MONTGOMERY, MONTGOMERY CO., ALABAMA

**RECOMBINATION PLAT**

PROJECT NO:	OUT-1630
FILENAME:	OUT1630-RCP
DRAWN BY:	RCN
SCALE:	1" = 20'
DATE:	6/14/2017
SHEET NO:	1 of 1



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C



11. DP-1990-060 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Trailer Services

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 3050 Birmingham Highway in an M-3 (General Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 1,665 sq. ft. addition. There will be no changes to the parking or existing access drives. All applicable requirements will be met.

**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.

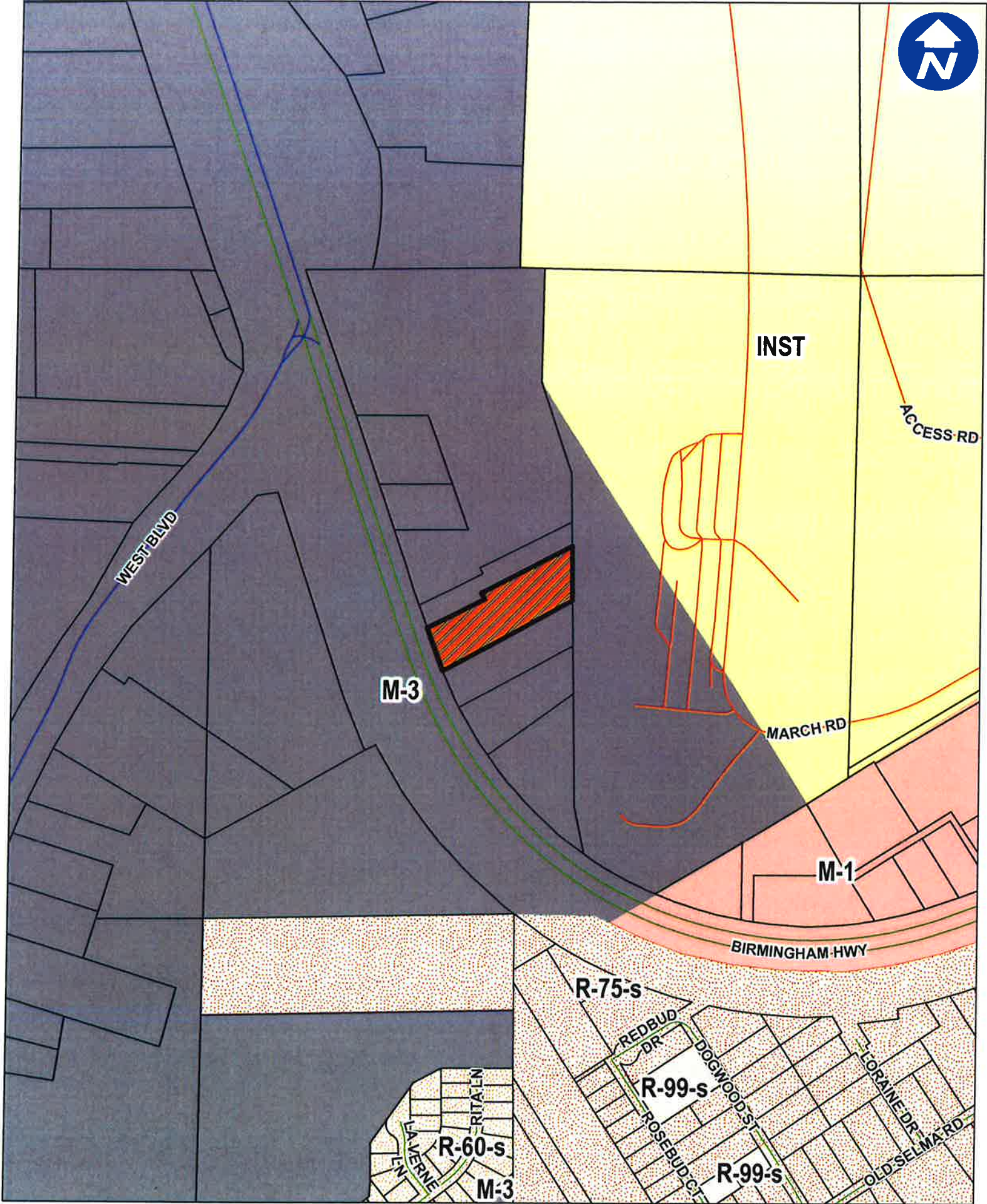
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



**DEVELOPMENT SITE**

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 11A

ATE

3 /

3

N  
4ED

0'

T  
PIPE

4  
N



118



**DEVELOPMENT SITE**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

11C

12. DP-2017-029 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Sapphire Community Dialysis

**SUBJECT:** Public hearing for a development plan for a new building to be located at 8149 Decker Lane in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct 7,460 sq. ft. building with a 521 sq. ft. canopy. There are 34 paved parking spaces indicated on the site plan. There is one (1) access drive to Earnest Drive and one (1) access drive to Decker Lane. All applicable requirements will be met.

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

**CITY COUNCIL DISTRICT:** 1

**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.

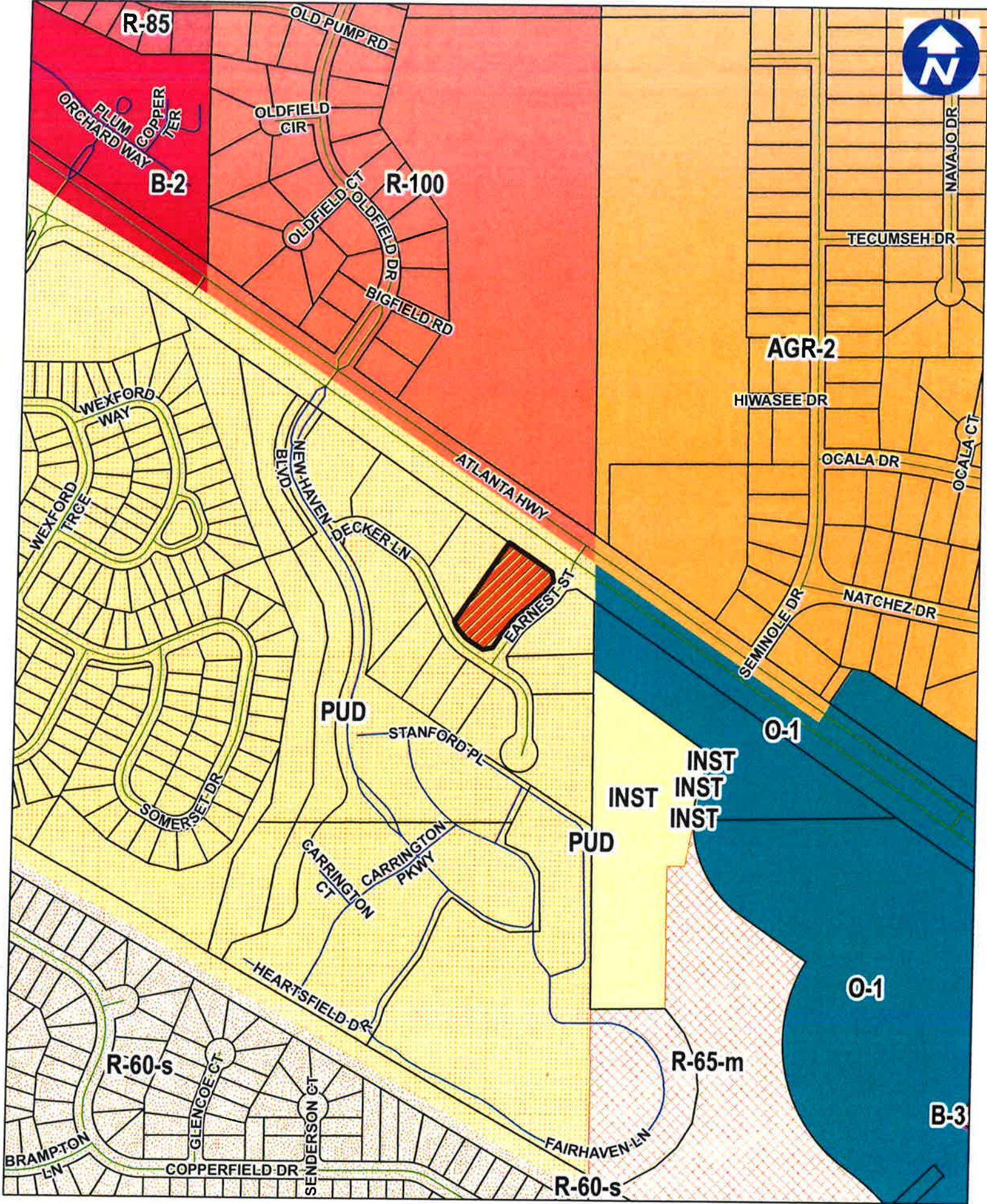
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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



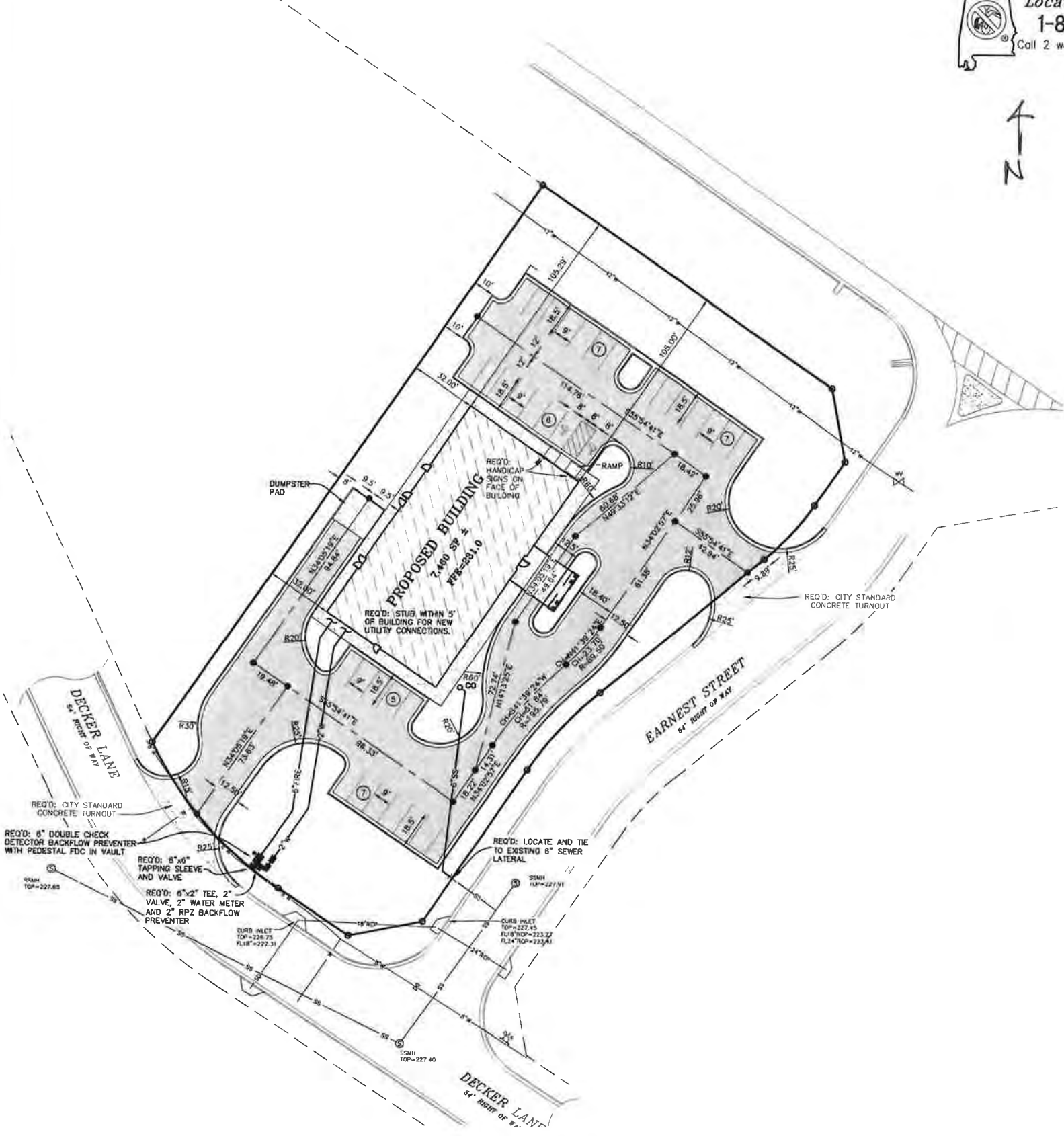
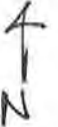
**DEVELOPMENT SITE**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 12A



**GENERAL NOTES.**

RADII ARE 5' UNLESS OTHERWISE NOTED

ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING

ROAD RELATED DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIMENSIONAL LAYOUT SURVEYING AND SETTING ALL POINTS AND TEMPORARY BENCH MARKS (TBM).

ALL DISABILITY PARKING SIGNS AT EACH DISABILITY PARKING SPACE AS PER ADA REQUIREMENTS.

PAVING LOT STRIPING SHALL BE WHITE WITH BLUE STRIPING FOR HANDICAP SPACES PER REQUIREMENTS.

**HC RAMP NOTE.**

- 1 ALL HANDICAP RAMPS SHALL CONFORM TO ADA STANDARDS, CITY OF MONTGOMERY STANDARDS AND ALL STATE AND FEDERAL STANDARDS FOR ACCESSIBLE RAMPS.
- 2 EACH HANDICAP SPACE SHALL HAVE A HANDICAP SIGN DESIGNATING THE SPACE. VAN ACCESSIBLE SPACES SHALL HAVE A SIGN INDICATING THOSE SPECIFIC SPACES.

12B



**DEVELOPMENT SITE**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 12C



13. DP-2017-028 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Park Place Center, LLC

**SUBJECT:** Request approval for a revised master plan for the property along Fain Park Drive and Fain Park Loop in a PUD (Planned Unit Development) Zoning District.

**REMARKS:** This request is to allow 0 ft. front setbacks for the 30 ft. and 50 ft. lots along Fain Park Drive and Fain Park Loop, whereas 20 ft. was approved with the master plan. There are utility easements and sanitary sewer easements along the undeveloped property along Fain Park Drive and Fain Park Loop that will have to be relocated or vacated when a plat is submitted to replat the 30 ft. and 50 ft. lots.

**CITY COUNCIL DISTRICT: 9 and Police Jurisdiction**

**COUNTY COMMISSION DISTRICT: 5**

**Long Range Planning:** No objection.

**DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

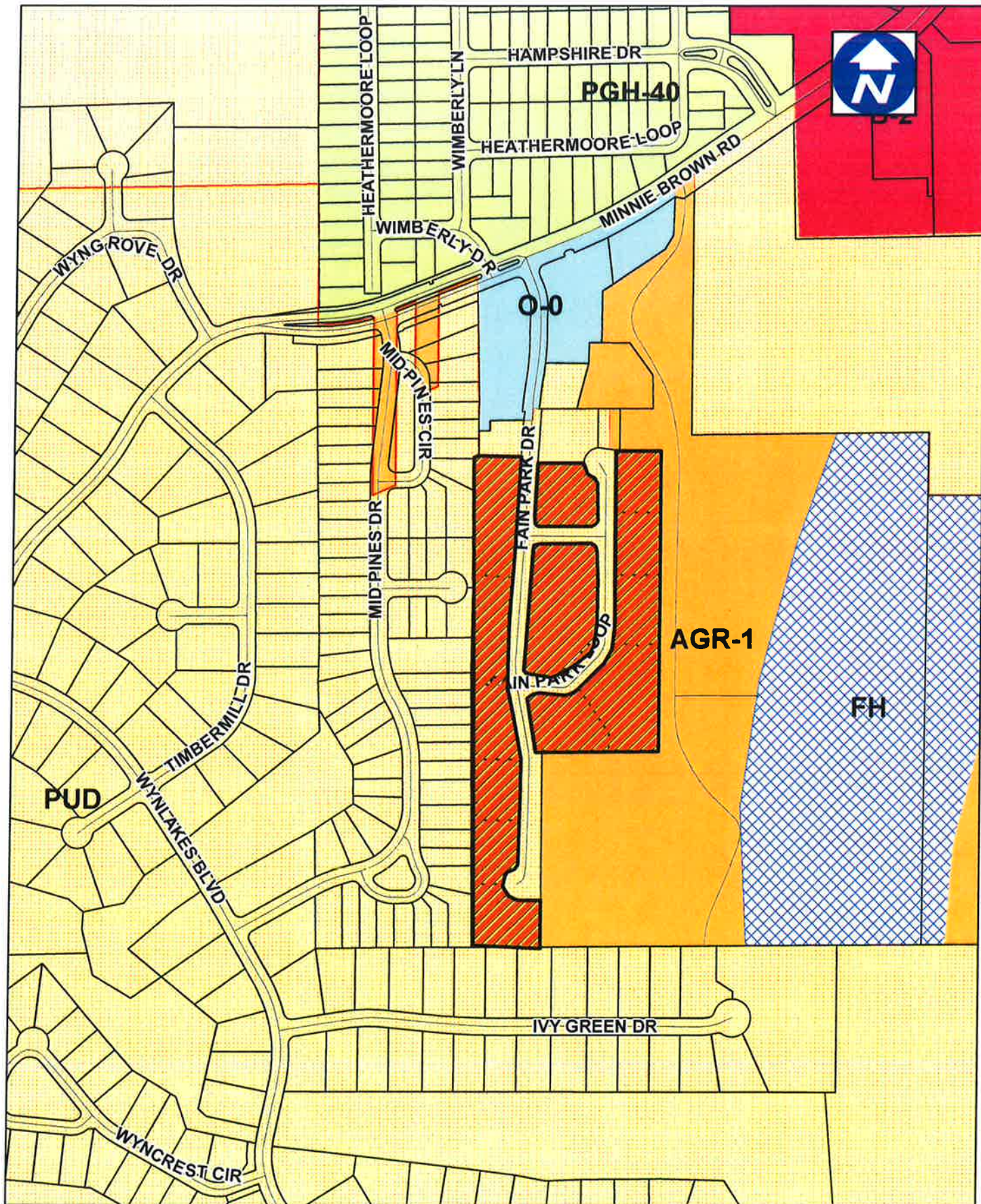
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**DEVELOPMENT SITE**

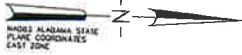
1 inch = 400 feet

**SUBJECT PROPERTY**

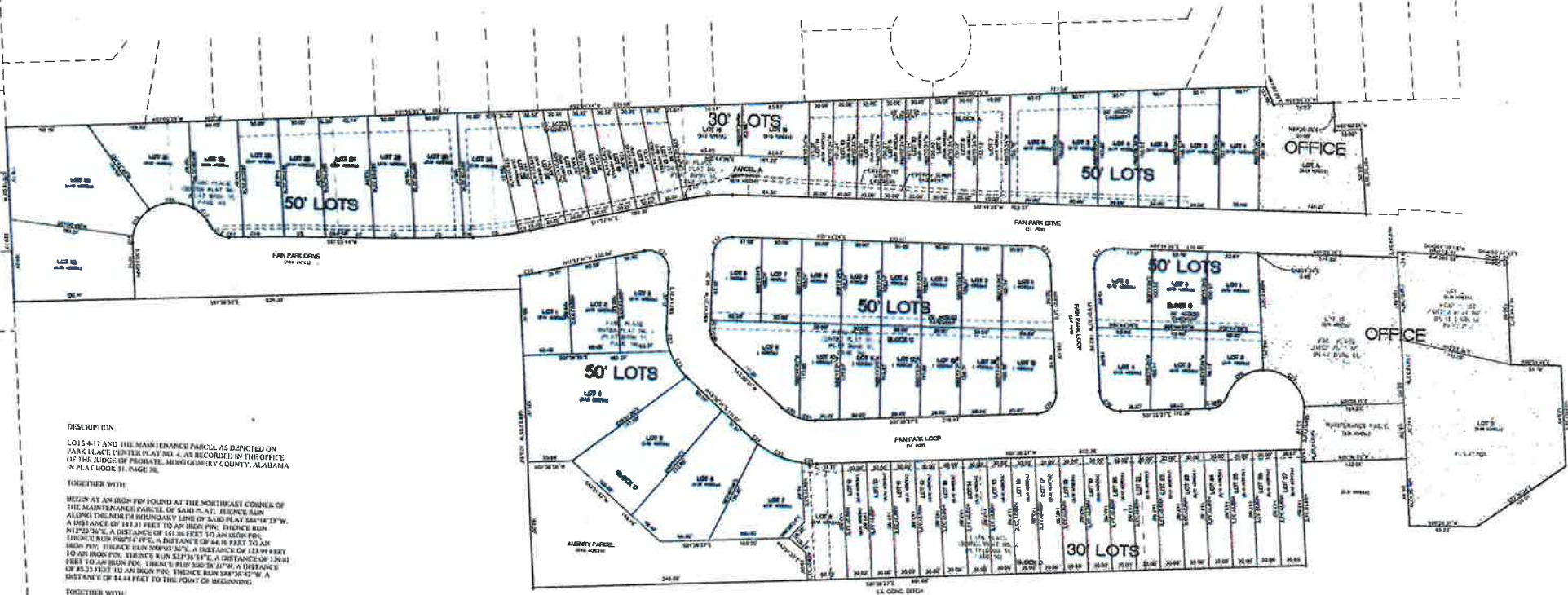


**ITEM NO.** 13A

# PARK PLACE PLANNED UNIT DEVELOPMENT



- 30 LOTS
- 30' FRONT SETBACK
- 0 & 5' SIDE SETBACKS
- 30' REAR SETBACKS
- 50' LOTS
- 20' FRONT SETBACK
- 5' SIDE SETBACKS
- 30' REAR SETBACKS
- OFFICE LOTS
- (O-4 ZONING)
- 20' FRONT SETBACK
- 0-5' SIDE SETBACK
- 30' REAR SETBACK



**DESCRIPTION**

LOTS 4-17 AND THE MAINTENANCE PARCEL AS SHOWN ON PARK PLACE CENTER PLAN NO. 4, AS RECORDED IN THE OFFICE OF THE CLERK OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 31, PAGE 26.

**TOGETHER WITH:**

BEGIN AT AN IRON PIN FOUND AT THE NORTHEAST CORNER OF THE MAINTENANCE PARCEL OF SAID PLAT; THENCE RUN ALONG THE NORTH BOUNDARY LINE OF SAID PLAT 568'14"33"W, A DISTANCE OF 432.0 FEET TO AN IRON PIN; THENCE RUN N12°22'36"E, A DISTANCE OF 141.0 FEET TO AN IRON PIN; THENCE RUN NORTH 49°14'47"E, A DISTANCE OF 64.36 FEET TO AN IRON PIN; THENCE RUN NORTH 76°11'47"E, A DISTANCE OF 113.99 FEET TO AN IRON PIN; THENCE RUN S13°34'14"E, A DISTANCE OF 120.81 FEET TO AN IRON PIN; THENCE RUN S62°28'21"W, A DISTANCE OF 85.23 FEET TO AN IRON PIN; THENCE RUN S68°16'45"W, A DISTANCE OF 24.41 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH:**

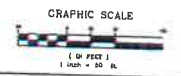
LOT 2, AS SHOWN ON PARK PLACE CENTER PLAN NO. 2, AS RECORDED IN THE OFFICE OF THE CLERK OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 41, PAGE 18.

SAID PARCELS OF LAND IS LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 14 NORTH, RANGE 19 EAST, MONTGOMERY COUNTY, ALABAMA AND CONTAINS 12.18 ACRES MORE OR LESS.

PROBATION	BOOK	SHEET	SECTION	TOWNSHIP	RANGE	ACRES
1	1	1	1	1	1	1.00
2	1	2	1	1	1	1.00
3	1	3	1	1	1	1.00
4	1	4	1	1	1	1.00
5	1	5	1	1	1	1.00
6	1	6	1	1	1	1.00
7	1	7	1	1	1	1.00
8	1	8	1	1	1	1.00
9	1	9	1	1	1	1.00
10	1	10	1	1	1	1.00
11	1	11	1	1	1	1.00
12	1	12	1	1	1	1.00
13	1	13	1	1	1	1.00
14	1	14	1	1	1	1.00
15	1	15	1	1	1	1.00
16	1	16	1	1	1	1.00
17	1	17	1	1	1	1.00
18	1	18	1	1	1	1.00
19	1	19	1	1	1	1.00
20	1	20	1	1	1	1.00
21	1	21	1	1	1	1.00
22	1	22	1	1	1	1.00
23	1	23	1	1	1	1.00
24	1	24	1	1	1	1.00
25	1	25	1	1	1	1.00
26	1	26	1	1	1	1.00
27	1	27	1	1	1	1.00
28	1	28	1	1	1	1.00
29	1	29	1	1	1	1.00
30	1	30	1	1	1	1.00
31	1	31	1	1	1	1.00
32	1	32	1	1	1	1.00
33	1	33	1	1	1	1.00
34	1	34	1	1	1	1.00
35	1	35	1	1	1	1.00
36	1	36	1	1	1	1.00
37	1	37	1	1	1	1.00
38	1	38	1	1	1	1.00
39	1	39	1	1	1	1.00
40	1	40	1	1	1	1.00
41	1	41	1	1	1	1.00
42	1	42	1	1	1	1.00
43	1	43	1	1	1	1.00
44	1	44	1	1	1	1.00
45	1	45	1	1	1	1.00
46	1	46	1	1	1	1.00
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51	1	51	1	1	1	1.00
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54	1	54	1	1	1	1.00
55	1	55	1	1	1	1.00
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61	1	61	1	1	1	1.00
62	1	62	1	1	1	1.00
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64	1	64	1	1	1	1.00
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69	1	69	1	1	1	1.00
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73	1	73	1	1	1	1.00
74	1	74	1	1	1	1.00
75	1	75	1	1	1	1.00
76	1	76	1	1	1	1.00
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80	1	80	1	1	1	1.00
81	1	81	1	1	1	1.00
82	1	82	1	1	1	1.00
83	1	83	1	1	1	1.00
84	1	84	1	1	1	1.00
85	1	85	1	1	1	1.00
86	1	86	1	1	1	1.00
87	1	87	1	1	1	1.00
88	1	88	1	1	1	1.00
89	1	89	1	1	1	1.00
90	1	90	1	1	1	1.00
91	1	91	1	1	1	1.00
92	1	92	1	1	1	1.00
93	1	93	1	1	1	1.00
94	1	94	1	1	1	1.00
95	1	95	1	1	1	1.00
96	1	96	1	1	1	1.00
97	1	97	1	1	1	1.00
98	1	98	1	1	1	1.00
99	1	99	1	1	1	1.00
100	1	100	1	1	1	1.00

**REVISED**  
APR 14 2017

PLANNING CONTROLS DIVISION



1332



**DEVELOPMENT SITE**  
1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 13C

14. RZ-2004-043 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Phillip Pouncey

**SUBJECT:** Request to rezone 18.89 acres located on the southwest side of Troy Highway, approximately 1,500 ft. south of Taylor Road, from an AGR-1 (Residential Agriculture) Zoning District to a B-2 (Zoning District).

**REMARKS:** The adjacent property has AGR-1 (Residential Agriculture) zoning to the north, east and south, and B-2-Q (Commercial-Qualified), PGH-40 (Patio Garden Home) and AGR-1 (Residential Agriculture) zonings to the east. The intended use for this property if rezoned is for a recreational vehicle park. The Land Use Plan recommends low density residential use.

RV parks are a permitted use on appeal in a B-2 district; therefore the Board of Adjustment will hear the proposal for the development of an RV park at a later date.

**CITY COUNCIL DISTRICT:** 6

**Long Range Planning:** No objections.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objections.

**TRAFFIC ENGINEERING:** No objections.

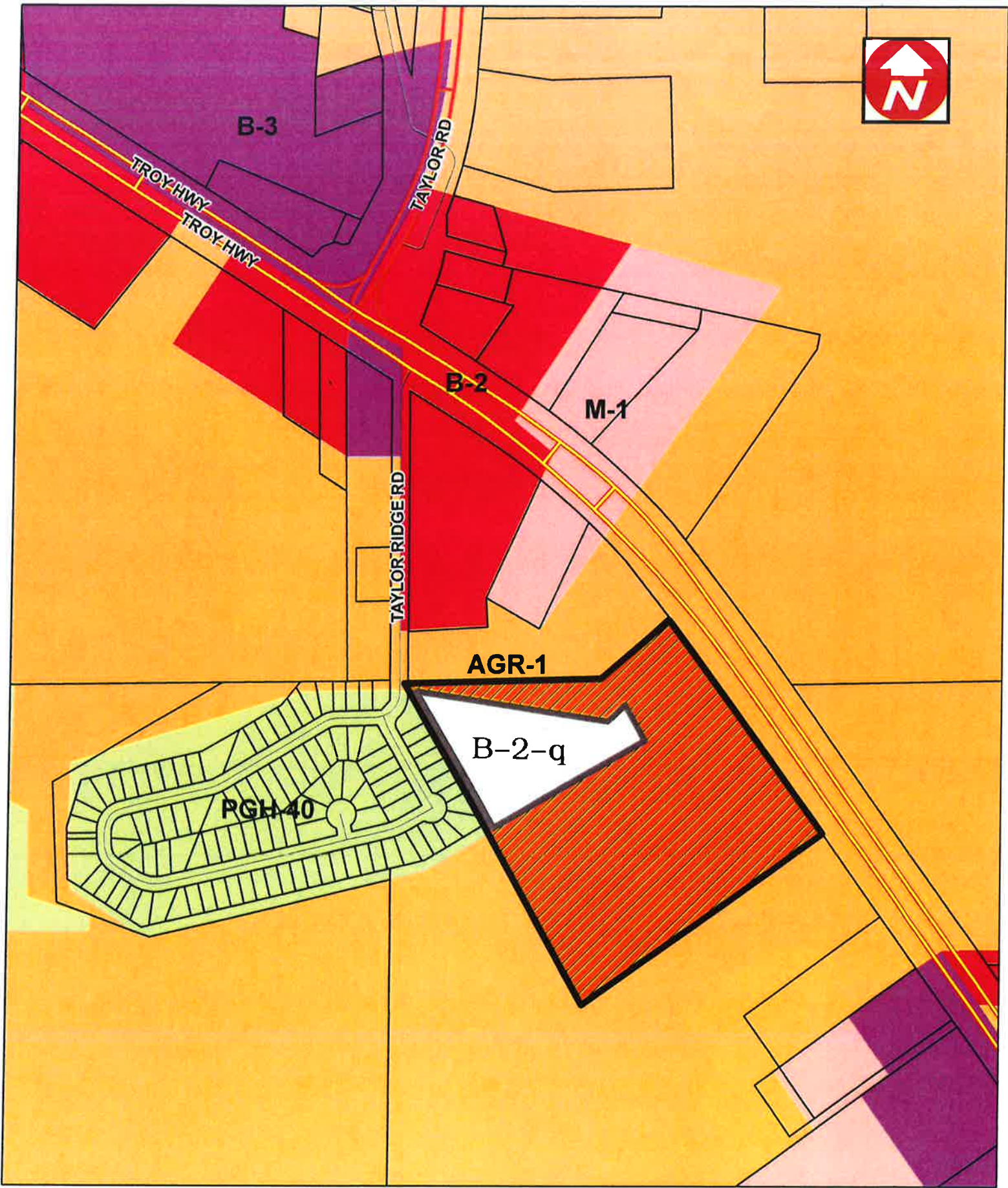
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. R2-2004-043

1 inch = 400 feet

FROM AGR-1 TO B-2

ITEM NO. 14A



**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. RZ-2004-043

1 inch = 400 feet

FROM AGR-1 TO B-2

ITEM NO. 14B



14C



15. 8908 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Huntingdon College

**SUBJECT:** Request final approval of Huntingdon College Plat No. 1 located on the northwest corner Woodley Road and Narrow Lane Road in a SD (Special District) SmartCode Zoning District.

**REMARKS:** This plat creates one (1) lot for institutional use. Lot 1 (5.59 acres) has 674 ft. of frontage along Narrow Lane Road and 561 ft. of frontage along Woodley 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.

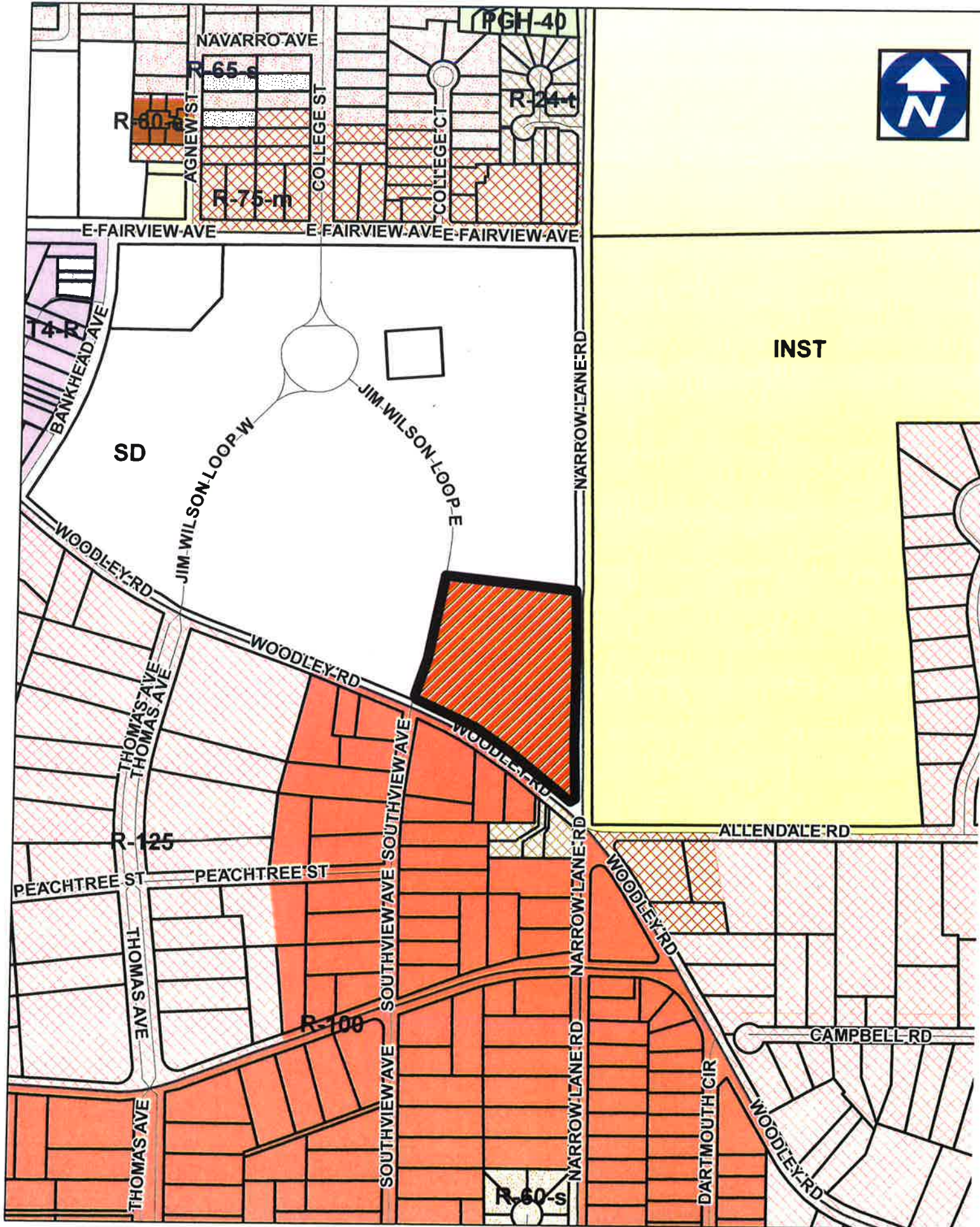
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 15A





**PLATS**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 15C

16. 8911 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Board of Education of Montgomery County

**SUBJECT:** Request final approval of Henry Allen Loveless Plat No. 1 located on the north and south sides of June Street, between Bragg Street and Ewell Street, in INST (Institutional) and R-60-d (Duplex Residential) Zoning Districts.

**REMARKS:** This plat replats 30 lots and previously unplatted property into three (3) lots for institutional use. Lot A (1.31 acres) has 205 ft. of frontage along Jeff Davis Avenue, 275 ft. of frontage along Bragg Street and 211 ft. of frontage along June Street. Lot B (0.78 acres) has 124 ft. of frontage along Jeff Davis Avenue, 273 ft. of frontage along Ewell Street and 125 ft. of frontage along June St. Lot C (2.28 acres) has 336 ft. of frontage along June Street, 292 ft. of frontage along Ewell Street, 342 ft. of frontage along Leola Street, and 292 ft. of frontage along Bragg Street. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width and lot area of Lot B.

*Lot B is 124 ft. wide, whereas 200 ft. is required, making this lot substandard in width. Lot B is also 33,977 sq. ft. in total area whereas 40,000 is required making it substandard in required lot area.*

**CITY COUNCIL DISTRICT: 4**

**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.

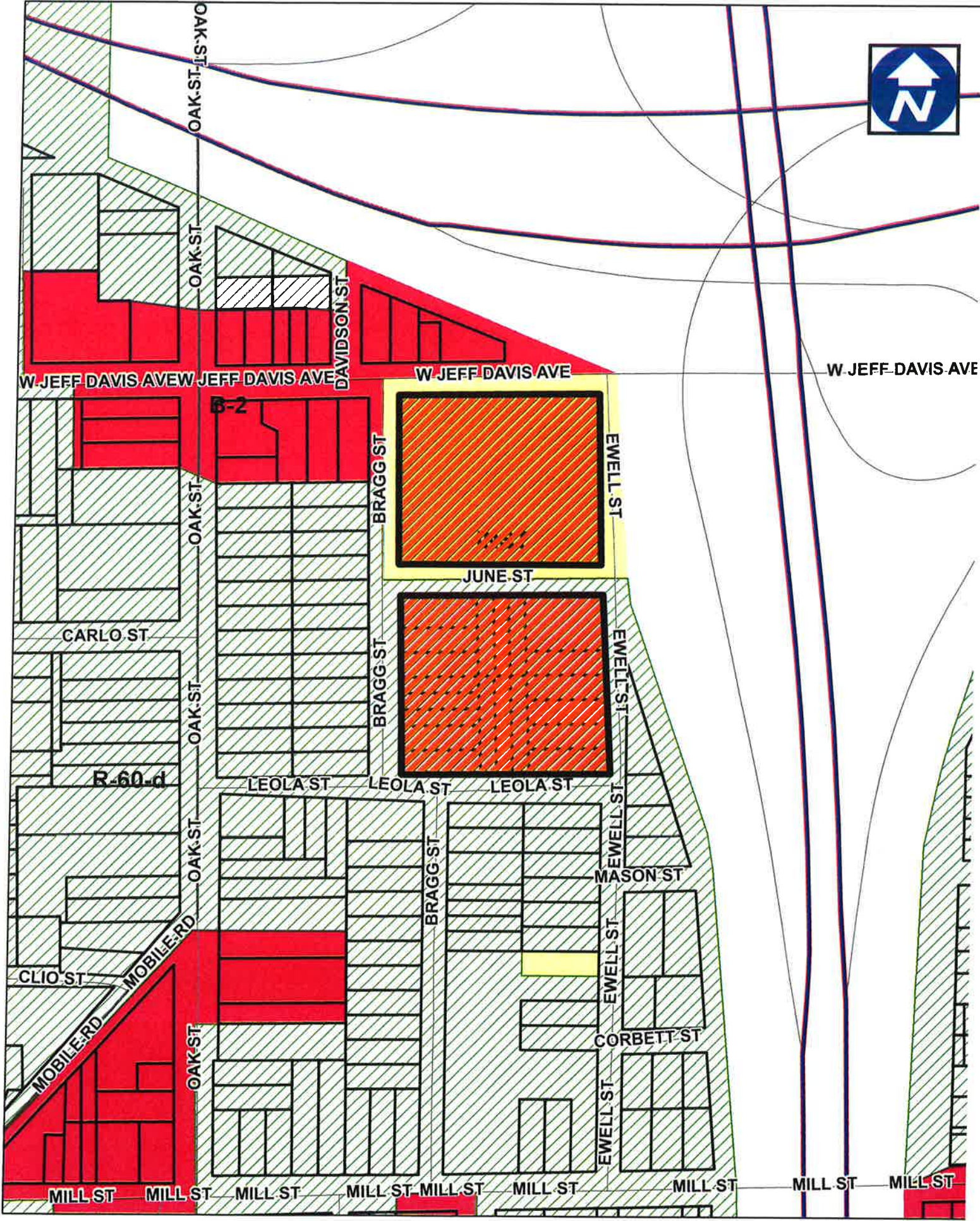
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY

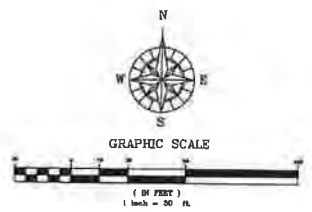
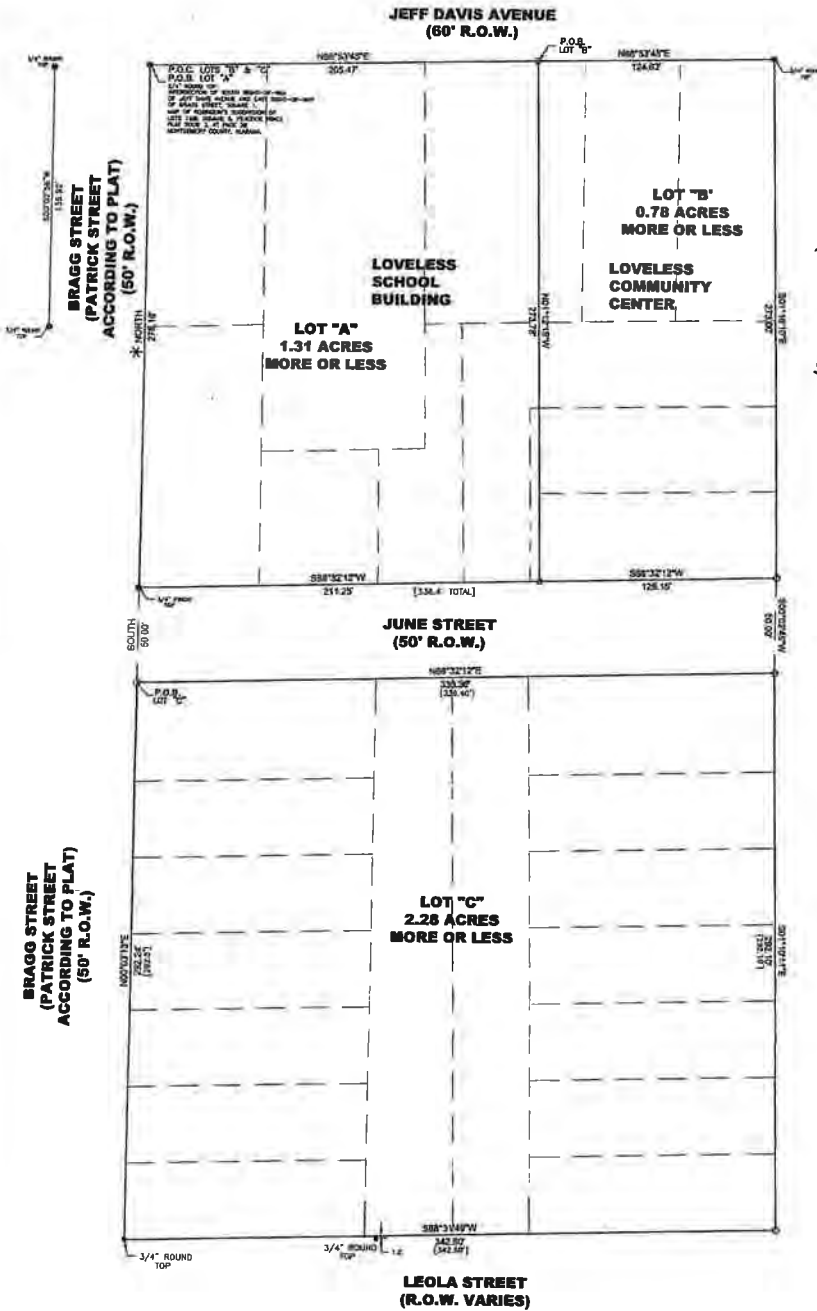


ITEM NO. 16A

**HENRY ALLEN LOVELESS PLAT NO. 1  
BEING A REPLAT OF LOTS 1-12 AND UNPLATTED  
PROPERTY, BLOCK 1, AND LOTS 1-18, BLOCK 3,  
OF MAP OF ROBINSON'S SUBDIVISION OF LOTS 7 AND 8,  
SQUARE 5, PEACOCK TRACT,  
PLAT BOOK 3, PAGE 59, MONTGOMERY COUNTY, ALABAMA  
LYING IN AND BEING A PART OF THE  
NW 1/4 OF THE SW 1/4 OF SECTION 13, T-16-N, R-17-E,  
MONTGOMERY COUNTY, ALABAMA**



\*NOTE: BEARINGS ROTATED SO WEST LINE RUNS DUE NORTH AND SOUTH.



- LEGEND:**
- ⊙ FOUND (OK) PIN
  - ⊙ SET IRON PIN (5/8" REBAR CAPPED) W/E CA-0007-L2
  - ⊙ SET NAIL

**SENDER'S CERTIFICATE**

**STATE OF ALABAMA**  
MONTGOMERY COUNTY

I, **Thomas C. Spinks**, a Licensed Professional Engineer and Licensed Professional Land Surveyor, do hereby certify that the above described plat is a true and correct copy of the original plat as shown to me by the owner and that the same has been filed with the proper authorities and that the same is a true and correct copy of the original plat as shown to me by the owner and that the same is a true and correct copy of the original plat as shown to me by the owner.

This is \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**Thomas C. Spinks**  
Address Registration No. 20087

**RECORDING**

**STATE OF ALABAMA**  
MONTGOMERY COUNTY

I, **Clarence L. Sparks**, Clerk of the Board of Election of Montgomery County, do hereby certify that the above described plat is a true and correct copy of the original plat as shown to me by the owner and that the same has been filed with the proper authorities and that the same is a true and correct copy of the original plat as shown to me by the owner.

This is \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**Clarence L. Sparks**  
Address Registration No. 20087

**ACKNOWLEDGMENT**

**STATE OF ALABAMA**  
MONTGOMERY COUNTY

I, the undersigned authority, a Notary Public in and for said County, do hereby certify that the above described plat is a true and correct copy of the original plat as shown to me by the owner and that the same has been filed with the proper authorities and that the same is a true and correct copy of the original plat as shown to me by the owner.

This is \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**Notary Public**

**CERTIFICATE OF APPROVAL BY REGISTERED CITY PLANNING COMMISSION**

This plat was submitted to the City Planning Commission of Montgomery, Alabama, on \_\_\_\_\_ and is approved according to the Code of Alabama (11-55-12).

By: \_\_\_\_\_, Chairman, City Planning Commission.

**NOTING NOTES**

1. ALL INFORMATION ON THIS PLAT IS THE PROPERTY OF THE CITY OF MONTGOMERY, ALABAMA. THE CITY OF MONTGOMERY, ALABAMA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION ON THIS PLAT. THE CITY OF MONTGOMERY, ALABAMA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION ON THIS PLAT.
2. THE CITY OF MONTGOMERY, ALABAMA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION ON THIS PLAT. THE CITY OF MONTGOMERY, ALABAMA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION ON THIS PLAT.
3. THE CITY OF MONTGOMERY, ALABAMA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION ON THIS PLAT. THE CITY OF MONTGOMERY, ALABAMA, DOES NOT WARRANT THE ACCURACY OF THE INFORMATION ON THIS PLAT.

DRAWING DATE: 6-22-17

**LARRY C. SPINKS**  
**ASSOCIATED, INC.**  
1000 W. UNIVERSITY BLVD.  
MONTGOMERY, ALABAMA 36102  
TEL: 334-767-1000

66B



**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

16C



17. DP-2004-016 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Amity Construction

**SUBJECT:** Public hearing for a development plan for a new building to be located on the east side of St. Lukes Drive, approximately 440 ft. north of Copperfield Drive, in an O-1 (Office) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 5,253 sq. ft. building with a 415 sq. ft. canopy. There are 37 paved parking spaces indicated on the site plan. There are two (2) access drives to St. Lukes Drive. All applicable requirements will be met.

**Planning Controls Comment(s):** There is signage or 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.

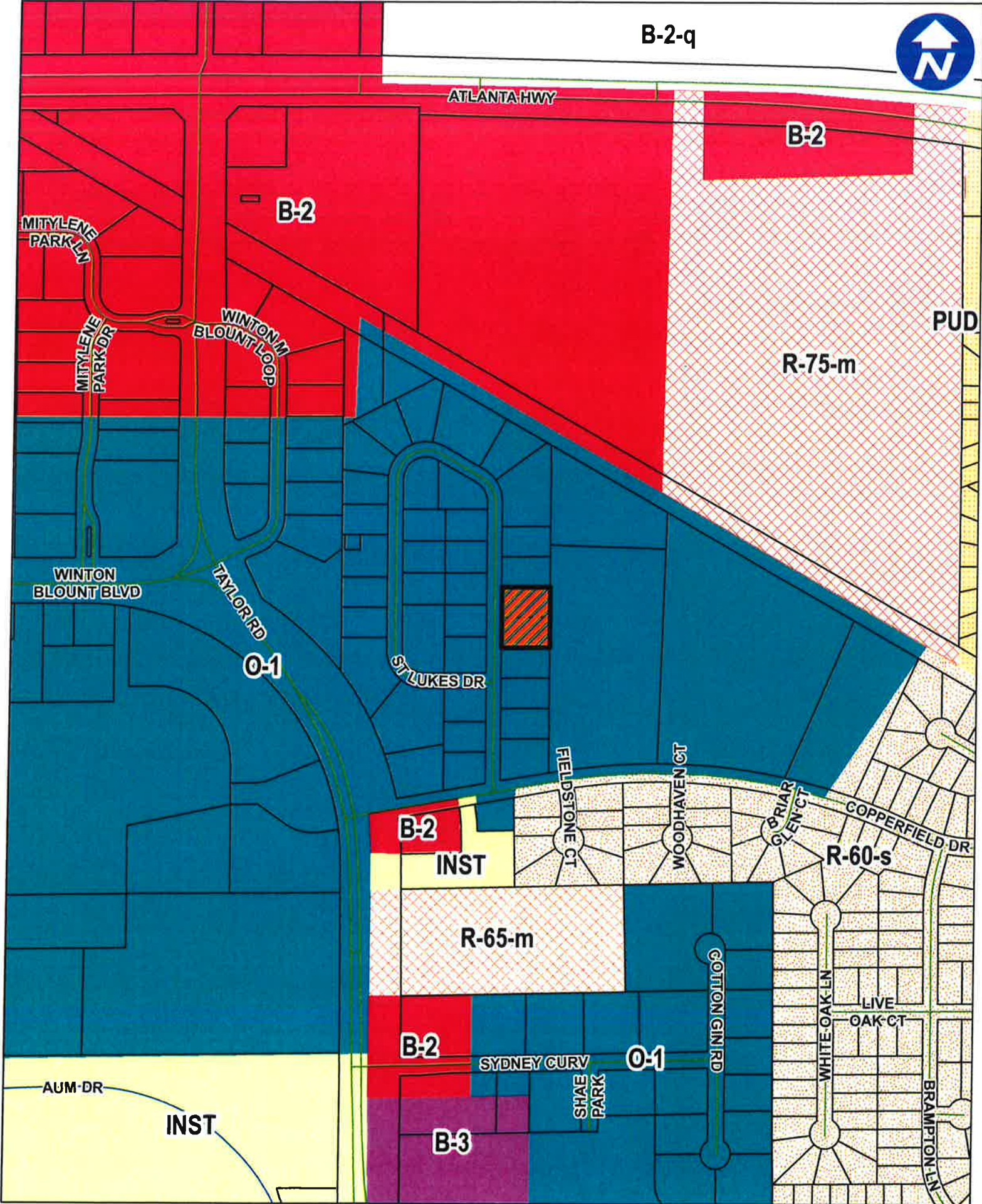
**WATER AND SEWER:** No objections.

**URBAN FORESTRY:** No objections.

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

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

B-2-q



**DEVELOPMENT SITE**

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 17A

4  
N

LOT-7

REQ'D  
TERMINATE EXISTING  
SANITARY SEWER  
LATERAL PER  
MWWSSB SPECIFICATIONS

N89°18'52"E  
162.09'

10.0

4.0

5.0

3/4" REBAR CAPPED

3/4" REBAR CAPPED

ST. LUKES DRIVE  
50' ROW

50.0

100.0  
R25.0

300.0  
31"E

3/4" REBAR CAPPED

3/4" REBAR CAPPED

300.0  
31"E

86.68

15.0

15.0

15.0

15.0

15.0

15.0

15.0

15.0

15.0

15.0

15.0

N00°38'41"W

3/4" REBAR CAPPED

10" PVT DRAIN  
& UTILITY ESMNT

300°41'36"E

3/4" REBAR CAPPED

REQ'D VAN  
ACCESSIBLE  
HC PARKING SIGN  
(R7-8, R7-8a)

REQ'D HC PARKING  
SIGN (R7-8)

COVERED  
ENTRANCE

PROPOSED BUILDING  
5,253 S.F.  
FF-220.00

LOT 6B  
0.74 ACRES  
MORE OR LESS

N89°19'11"E  
162.36'

LOT-4

17B



**DEVELOPMENT SITE**

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

17C

18. 8907 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Amity Construction Co., Inc. & Jeffrey & Joanne Seitzinger

**SUBJECT:** Request final approval of Montgomery East Professional Office Park Plat No. 1B located on the east side of St. Lukes Drive, approximately 440 ft. north of Copperfield Drive, in an O-1 (Office) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot for office use. Lot 6B (.74 acres) has 200 ft. of frontage along St. Lukes Drive and a depth of 162 ft. 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.

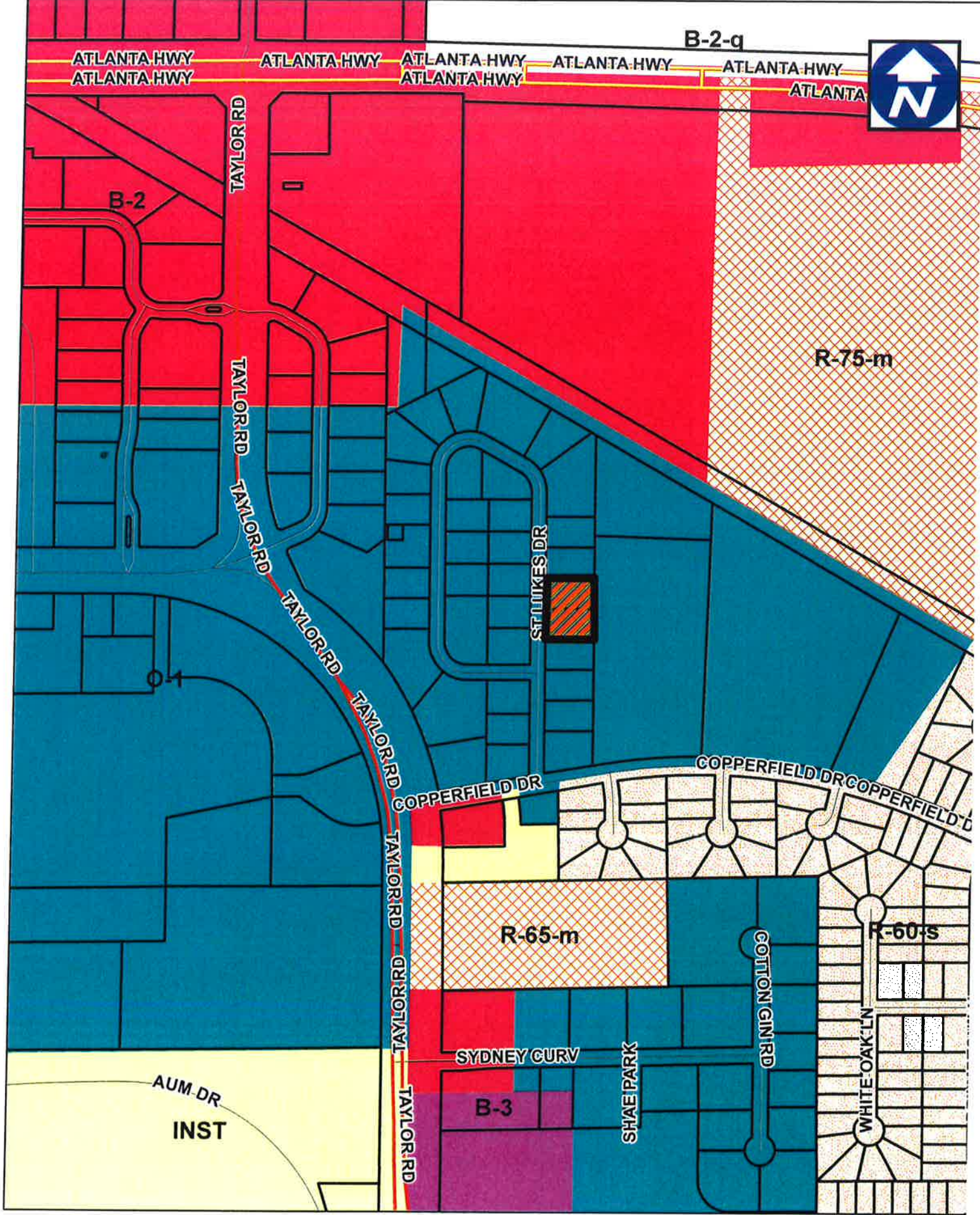
**FIRE DEPARTMENT:** No objections.

**WATER AND SEWER:** No objections.

**COUNTY HEALTH DEPARTMENT:** No objections.

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

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



**PLATS**

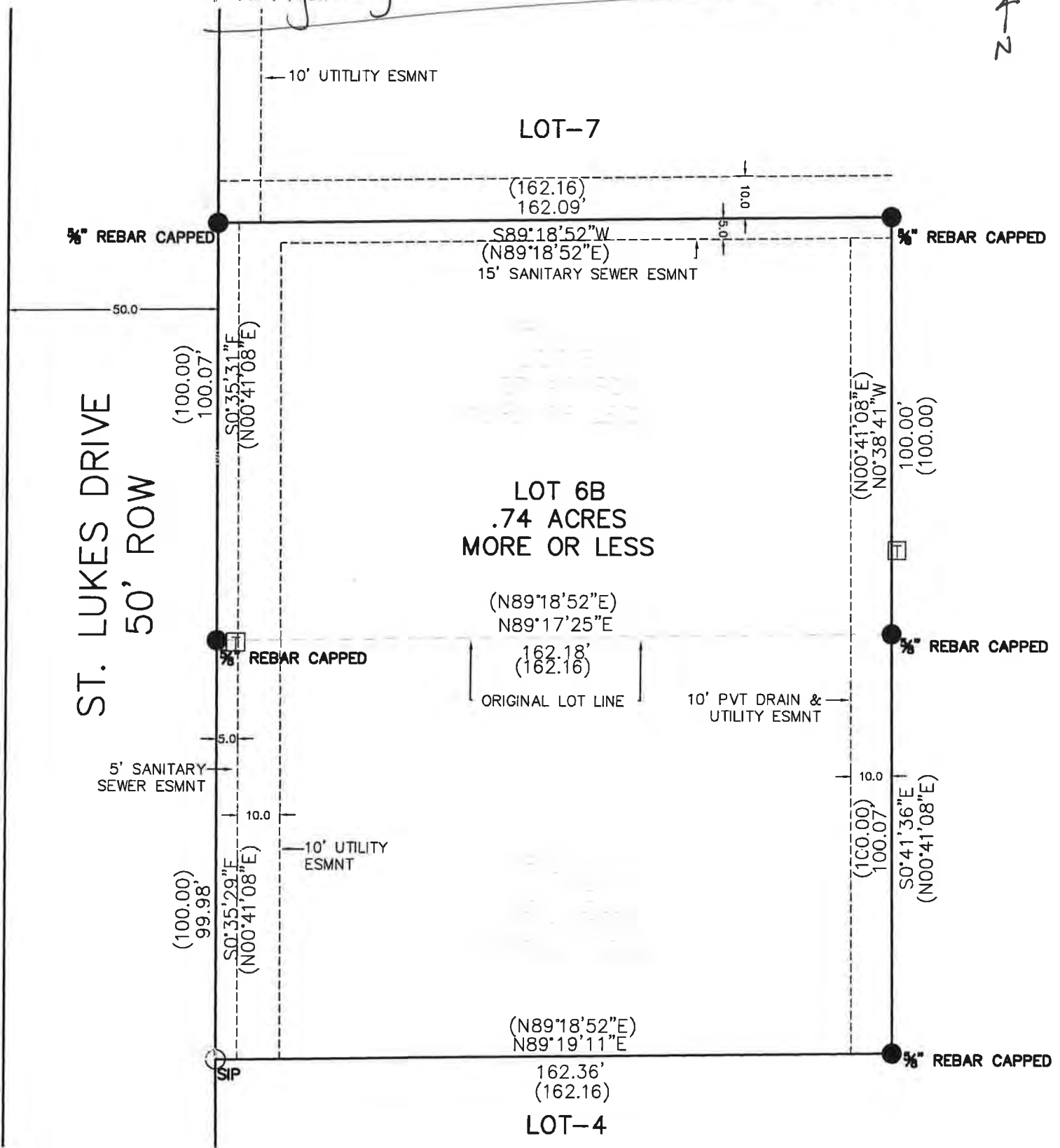
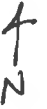
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 18A

# Montgomery East Professional Office Park 1B





**PLATS**

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 18C



19. RZ-2017-006 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Lewis & Karen Mashburn

**SUBJECT:** Request to rezone five (5) parcels of land located along the north side of Shady Street, and the east and west sides of Lenora Street, from an R-60-d (Duplex Residential) Zoning District to an M-3 (General Industrial) Zoning District.

**REMARKS:** The property is surrounded by R-60-d (Duplex Residential) and M-3 (General Industrial) zoning. The intended use for this property if rezoned is to develop a recreational vehicle park. The Land Use Plan recommends industrial use.

**CITY COUNCIL DISTRICT:** 3

**Long Range Planning:** No objection.

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



NORTHERN BLVD

M-3

STATE DOCK RD

M-3

PUGH ST

R-60-d

R-60-m

LOUISVILLE ST ABBIE ST

M-3

EVA ST



SHADY ST

JOSEPH ST



R-60-d

LENORA ST

FRANCIS ST

M-3

WALKER ST

**REZONING REQUEST**

SUBJECT PROPERTY



FILE NO. R2-2017-006

1 inch = 200 feet

FROM R-60-d TO M-3

ITEM NO. 19A

4  
N





**REZONING REQUEST**

1 inch = 200 feet

SUBJECT PROPERTY

FROM R-60-d TO M-3

FILE NO. RZ-2017-006

ITEM NO. 19C

20. Text Amendment      **PRESENTED BY:** Planning Controls Division

**REPRESENTING:** City of Montgomery

**SUBJECT:** Request a text amendment to the Zoning Ordinance, Article VII, Section 2 (Residential Districts) of the Code of Ordinances for the City of Montgomery, Alabama, be amended.

**REMARKS:** This text amendment is requesting to amend the multi-family residential districts (R-75-m, R-65-m, R-60-m and R-60-a) to allow the following classes as a **permitted use**, whereas right now they are restricted.

Class "A" – Single family dwellings.

Class "D" – Apartments for any number of families.

This was found to be in error and we are clearing up issues in the Zoning Ordinance.

**2. Residential Districts** (continued)  
(Ord. No. 31-73)

R-75-s  
R-75-d  
R-75-m

ITEM	DISTRICT		
	R-75-s	R-75-d	R-75-m
Classes of structures or uses permitted	A	A & B	A, B, C, D & H
Classes of structures or uses permitted on appeal	F	F	F
Classes of structures or uses restricted	B, C, D, E, G & H	C, D, E, G & H	E & G
Required lot areas, width, etc.:			
Minimum lot area, one family, in sq. ft.	10,000	10,000	10,000
Each additional family		2,500	2,500
Minimum lot width at building line, in ft.	75	75	75
Minimum depth of front yard, in ft.	30	30	30
Minimum depth of rear yard, in ft.	30	30	30
Minimum width of each side yard, in ft.	10	10	10
Side yard abutting a street	30	30	30
Maximum building area, percent of gross lot area	40%	40%	40%
Maximum building height: Feet	35	35	35
Stories	2	2	2
Off-street requirements:			
Car spaces per family dwelling unit	2	2	2

**CLASS:**

**“A” Single family dwellings.**

“B” Residential structures containing two family units

“C” Residential structures containing two, three or four family units.

**“D” Apartments for any number of families.**

“E” Lodges and clubs, not operated for a profit; offices; hotels.

“F” Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 ft. to any property line.

“G” Any commercial or industrial use not specifically permitted.

“H” Townhouses.

**2. Residential Districts** (continued)  
(Ord. No. 31-73)

R-65-s  
R-65-d  
R-65-m

ITEM	DISTRICT		
	R-65-s	R-65-d	R-65-m
Classes of structures or uses permitted	A	A & B	A, B, C, D & H
Classes of structures or uses permitted on appeal	F	F	F
Classes of structures or uses restricted	B, C, D, E, G & H	C, D, E, G & H	E & G
Required lot areas, width, etc.:			
Minimum lot area, one family, in sq. ft.	8,400	8,400	8,400
Each additional family		2,000	2,000
Minimum lot width at building line, in ft.	65	65	65
Minimum depth of front yard, in ft.	30	30	30
Minimum depth of rear yard, in ft.	30	30	30
Minimum width of each side yard, in ft.	10	10	10
Side yard abutting a street	30	30	30
Maximum building area, percent of gross lot area	40%	40%	40%
Maximum building height: Feet	35	35	35
Stories	2	2	2
Off-street requirements:			
Car spaces per family dwelling unit	1	1	1

**CLASS:**

**“A” Single family dwellings.**

“B” Residential structures containing two family units

“C” Residential structures containing two, three or four family units.

**“D” Apartments for any number of families.**

“E” Lodges and clubs, not operated for a profit; offices; hotels.

“F” Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 ft. to any property line.

“G” Any commercial or industrial use not specifically permitted.

“H” Townhouses.

**2. Residential Districts (continued)**  
(Ord. No. 31-73)

R-60-s  
R-60-d  
R-60-m  
R-60-a

ITEM	DISTRICT			
	R-60-s	R-60-d	R-60-m	R-60-a
Classes of structures or uses permitted	A	A & B	A, B, C, D & H	A, B, C, D & H
Classes of structures or uses permitted on appeal	B & F	C & F	E & F	E & F
Classes of structures or uses restricted	C, D, E, G & H	D, E, G & H	G	G
Required lot areas, width, etc.:				
Minimum lot area, one family, in sq. ft.	7,200	7,200	7,200	7,200
Each additional family		1,500	1,500	None
Minimum lot width at building line, in ft.	60	60	60	60
Minimum depth of front yard, in ft.	20	20	20	20
Minimum depth of rear yard, in ft.	20	20	20	20
Minimum width of one side yard, in ft. (see note)	10	10	10	10
Minimum width of other side yard, in ft. (see note)	5	5	5	5
Side yard abutting a street	20	20	20	20
Maximum building area, percent of gross lot area	50%	50%	60%	60%
Maximum building height:				
Feet	35	35	35	35
Stories	2	2	2	2
Off-street requirements:				
Car spaces per family dwelling unit	1	1	1	1

**CLASS:**

**“A” Single family dwellings.**

“B” Residential structures containing two family units

“C” Residential structures containing two, three or four family units.

**“D” Apartments for any number of families.**

“E” Lodges and clubs, not operated for a profit; offices; hotels.

“F” Agriculture, poultry, and livestock raising, but not including the operation of chicken brooder houses; and provided no structure, pen or corral housing animals be located closer than 200 ft. to any property line.

“G” Any commercial or industrial use not specifically permitted.

“H” Townhouses.

**NOTE:** Minimum distance between main structures shall be 15 ft.