

Planning Commission Agenda

October 26, 2017

Council Auditorium

City Hall

103 North Perry Street

PLANNING COMMISSION MEMBERS

Kippy Tate, *Chairman*

Buddy Hardwich, *Vice-Chairman*

Ann Clemons

Frank Cook

Clay McInnis

Jerome Moore

Patrick Moss

Crews Reaves

James Reid

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

- I. Chairman's Message
- II. Executive Secretary's Report
- III. Approval of Minutes from the September 28, 2017 meeting

October 26, 2017

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2017-018	Jeffcoat Engineers	Ann St/Plum St	Rezoning	1
2.	8919	“ “	Ann St/Plum St	Plat	2
3.	8924	“ “	Chantilly Parkway	Plat	3
4.	DP-2017-034	NewGround International	Chantilly Parkway	DP	4
5.	8925	Goodwyn, Mills & Cawood	Park Crossing	Plat	5
6.	DP-2017-036	Flowers & White Engineering	Troy Highway	DP	6
7.	DP-1977-073	Pilgreen Engineering	Gunter Park Drive East	DP	7
8.	DP-1974-143	J. M. Garrett & Son	Atlanta Highway	DP	8
9.	8926	Larry E. Speaks & Associates	North Goldthwaite St.	Plat	9
10.	8923	“ “	Atlanta Highway	Plat	10
11.	8927	Professional Engineering	Old Selma Road	Plat	11
12.	DP-2017-035	“ “	Lagoon Commercial Blvd	DP	12
13.	DP-2008-034	Tony Kim	Hyundai Boulevard	DP	13
14.	DP-2002-044	“ “	Hyundai Boulevard	DP	14
15.	DP-2017-037	The Broadway Group	West Fairview Avenue	DP	15
16.	8922	“ “	West Fairview Avenue	Plat	16
18.	South Montgomery Community Plan	Department of Planning			18

*The next Planning Commission meeting is on
November 9, 2017*

1. RZ-2017-018 **PRESENTED BY:** Jeffcoat Engineers

REPRESENTING: Delaney Properties Group, LLC

SUBJECT: Request to rezone five (5) lots located on the northwest corner of Ann Street and Plum Street from an R-60-s (Single-family Residential) Zoning District to a B-3 (Commercial) Zoning District. (2805, 2809, 2813, 2817 & 2821 Plum Street)

REMARKS: The adjacent property has R-60-s (Single-family Residential) zoning to the north, west and south, 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 low density residential use.

This request was delayed by the petitioner at the September 28, 2017 meeting.

CITY COUNCIL DISTRICT: 3

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: _____

DONALD RAYON
2801 PLUM STREET
MONTGOMERY, ALABAMA 36107

Saturday, September 30, 2017

Montgomery Planning Commission
c/o Helen Millican
City of Montgomery-Planning Department
25 Washington Ave.
Montgomery, Alabama 36104

RE: October 26, 2017 Agenda items RZ-2017-018 and 8919

Dear Planning Commissioners:

My name is Donald Rayon and I own and live in the home at 2801 Plum Street, Montgomery, Alabama;

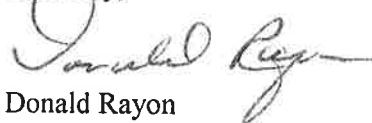
I purchased the home from Agent Ed Fleming and he informed me of his plan to help the owners sell the adjacent house lots East of my home for commercial development;

The houses and lots (from 2805 Plum Street to 2821 Plum St) are empty or are rental units, mostly in extremely poor condition causing the accumulation of debris, junk, trespassers and dangerous activity on and near my property;

I would welcome new development provided a landscape and buffer screen is installed next to my property and the zoning is the same as the other commercial properties with B3 as Qualified by Ordinance No. 28-2005.

Thank you for helping our neighborhood move forward with improvements.

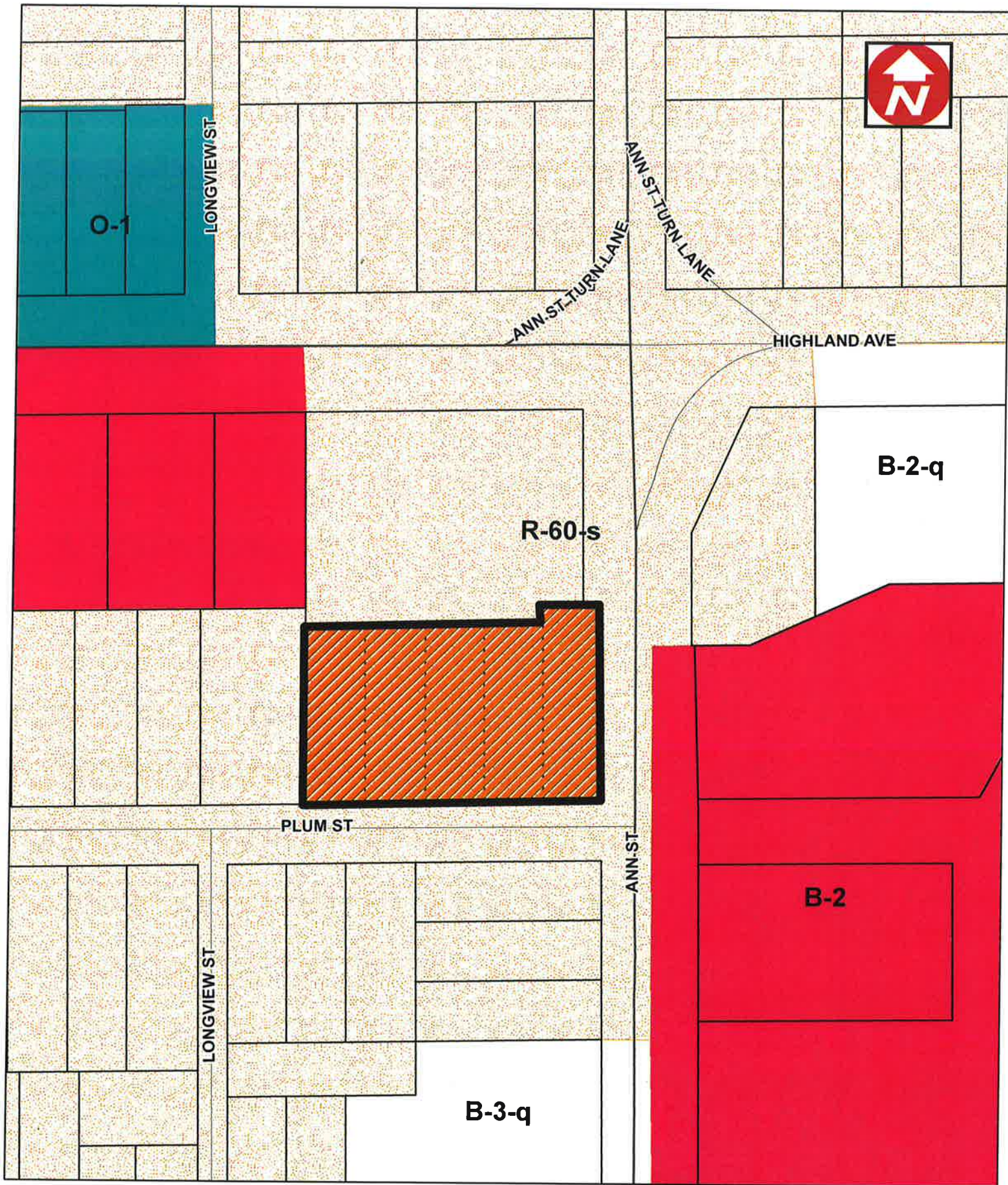
Sincerely,



Donald Rayon

Cc: Edward Fleming

1A



REZONING REQUEST SUBJECT PROPERTY

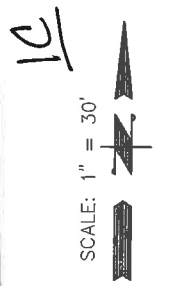
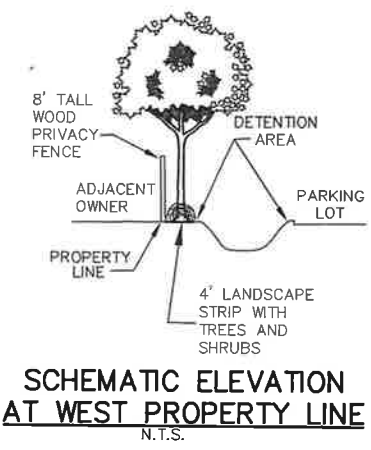
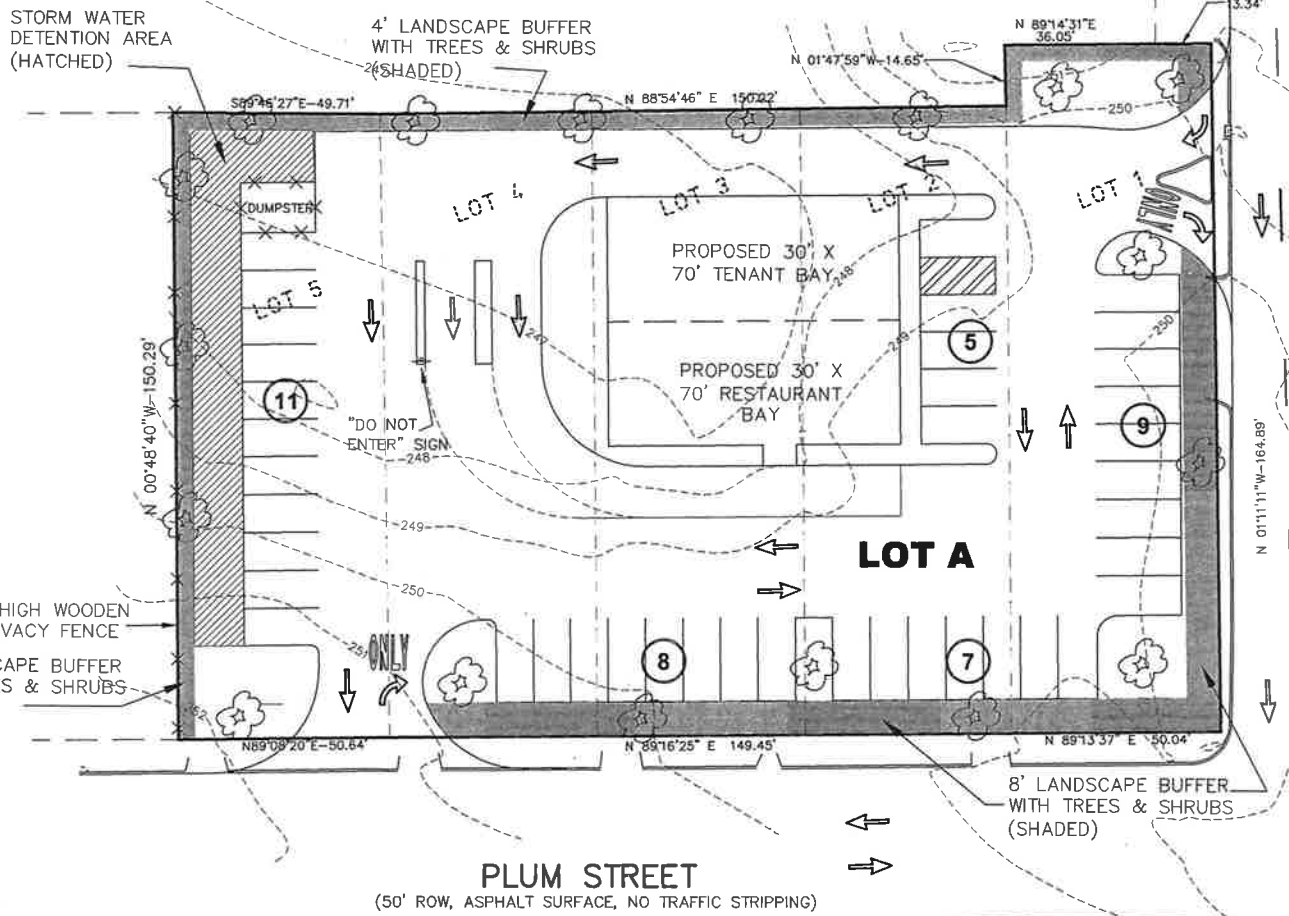


1 inch = 100 feet

FROM R-60-s TO B-3

FILE NO. RZ-2017-018

ITEM NO. 1B



NOTE: THIS IS NOT A BOUNDARY MAP OF SURVEY.

A TYPICAL PROPOSED SCHEMATIC LAYOUT FOR PROPOSED REZONING OF DPG SHOPPING CENTERS PLAT NO. 1

PROJECT NAME: DELANEY
 PROJECT NO.: 17-271
 DWG NAME: 17271 REZONE SKETCH

JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.
 928 SOUTH HULL STREET
 MONTGOMERY, AL 36104
 (334) 265-1246

CLANTON
 (205) 755-3677

TROY
 (334) 566-0030

DRAWN BY: SH
 DWG PROOFED BY: GJ



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2017-018

1 inch = 100 feet

FROM R-60-s TO B-3

ITEM NO. ID

2. 8919 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Delaney Properties Group, LLC

SUBJECT: Request final approval of DPG Shopping Centers Plat No. 1 located on the northwest corner of Ann Street and Plum Street in an R-60-s (Single-family Residential) Zoning District. (Proposed B-3)

REMARKS: This plat replats five (5) lots into one (1) lot for commercial use if rezoned to B-3 (Commercial). Lot A (0.87 acres) has 165 ft. of frontage along Ann Street and 250 ft. of frontage along Plum Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

This request was delayed by the petitioner at the September 28, 2017 meeting, due to the rezoning being delayed.

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.

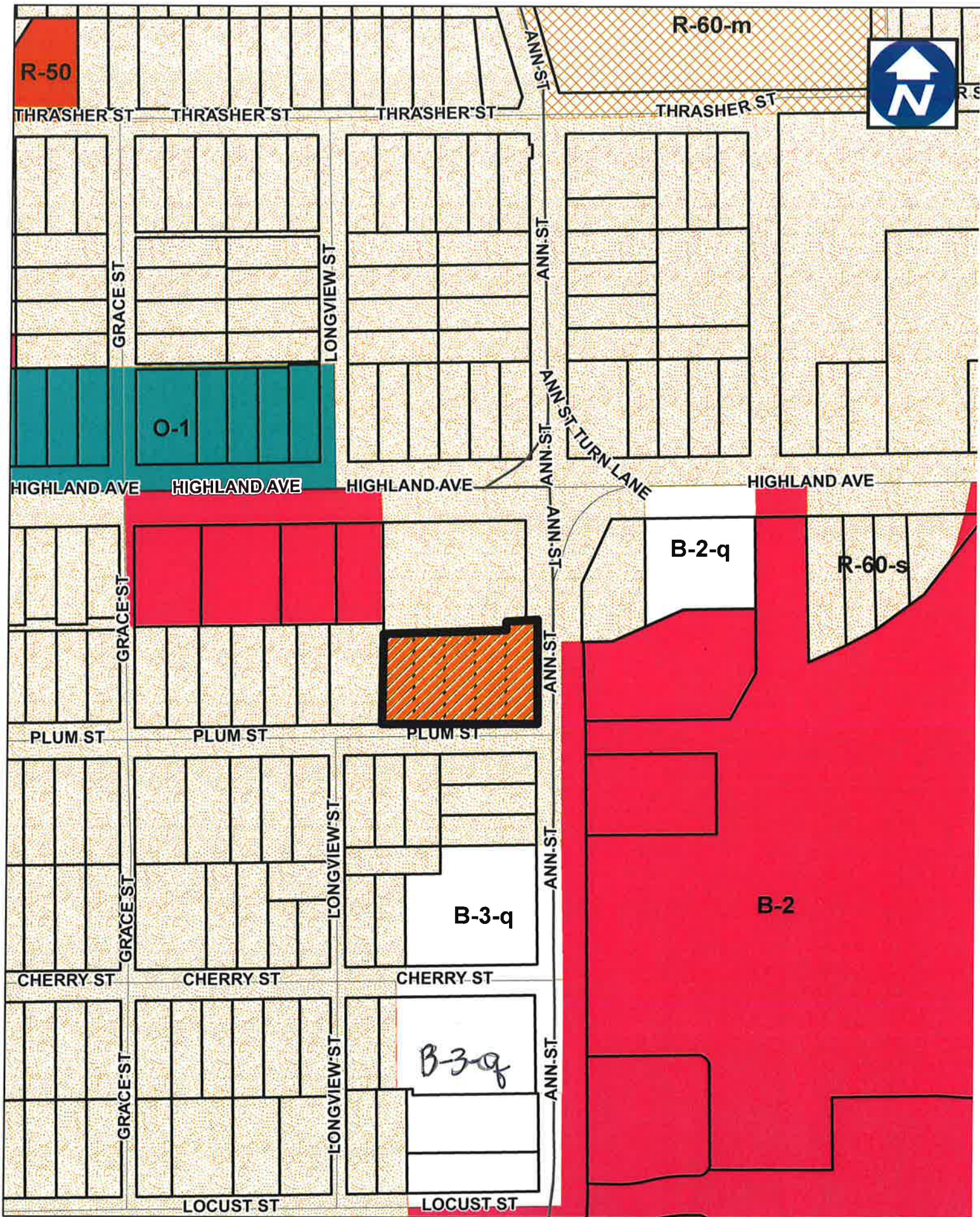
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

2A

DPG SHOPPING CENTERS PLAT 1

BEING A REPLAT OF LOTS 1-5 OF THE URQUHART RESUBDIVISION OF THE BROWN ADDITION (PB. 9, PAGE 33)
 LOCATED IN THE SW 1/4 OF SECTION 7, T-16-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

LEGEND:

- IPS - IRON PIN SET (1/2" REBAR & RED 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
- CH. - CHORD
- () - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.T. - OPEN TOP PIPE

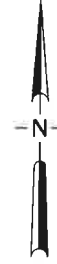
SOURCE OF INFORMATION

- RLPY 3547, PAGE 309
- URQUHART RESUBDIVISION OF THE BROWN ADDITION (PB. 9, PAGE 33)

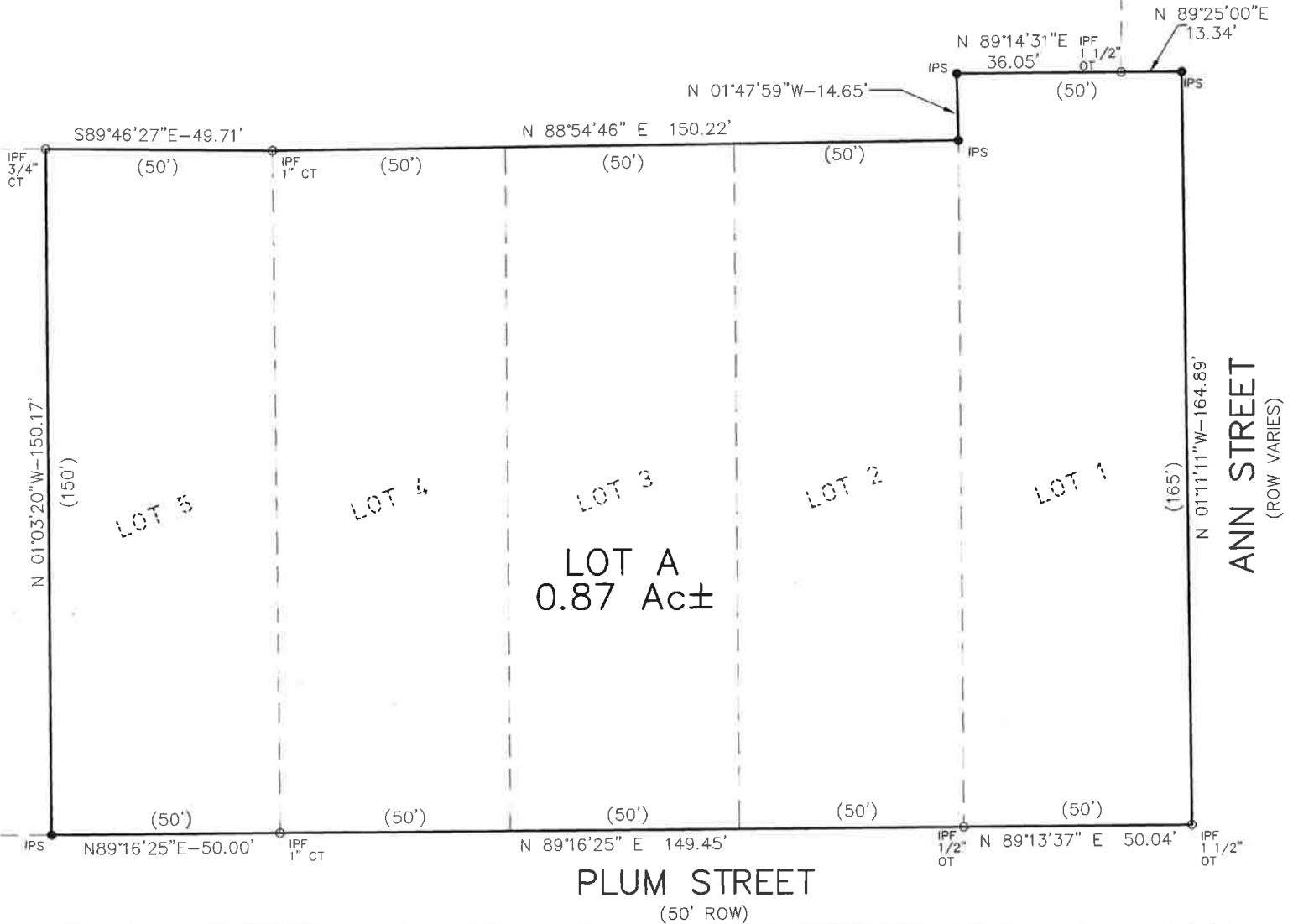
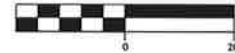
SPECIAL NOTES:

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 "X" ACCORDING TO THE FEMA FLOOD MAP 01101C0207H, DATED 2/5/14.

BASIS OF BEARING:
 THIS SURVEY HAS BEEN ROTATED TO STATE PLANE COORDINATE SYSTEM (ALABAMA EAST REGION)



SCALE: 1" = 20'



3. 8924 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Max Federal Credit Union

SUBJECT: Request final approval of Max Credit Union Plat No. 2 located on the south side of Chantilly Parkway and east side of Ryan Road in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats a portion of two (2) lots into one (1) lot for commercial use. Lot A (3.07 acres) has approximately 300 ft. of frontage along Chantilly Parkway and approximately 400 ft. of frontage along Ryan 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.

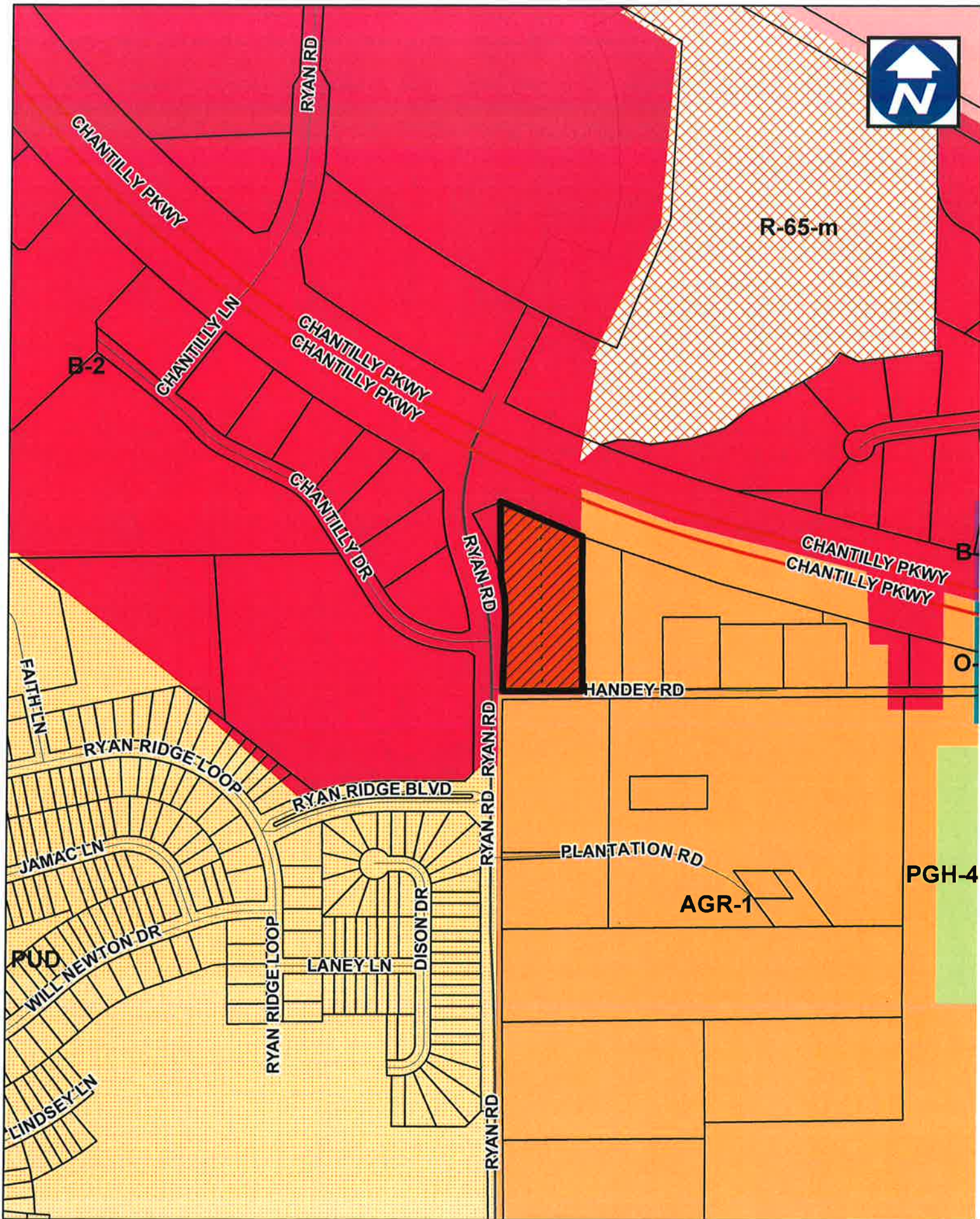
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 3A

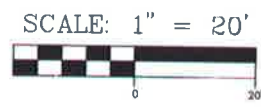
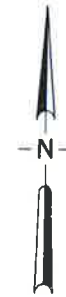
MAX CREDIT UNION PLAT NO. 2

BEING A REPLAT OF A PORTION OF LOT 1 AND LOT 2 OF THE J.M. HANDY PLAT (PB. 3, PAGE 47)
 LOCATED IN THE SE 1/4 OF SECTION 23, T-16-N, R-19-E, MONTGOMERY COUNTY, ALABAMA

LEGEND:

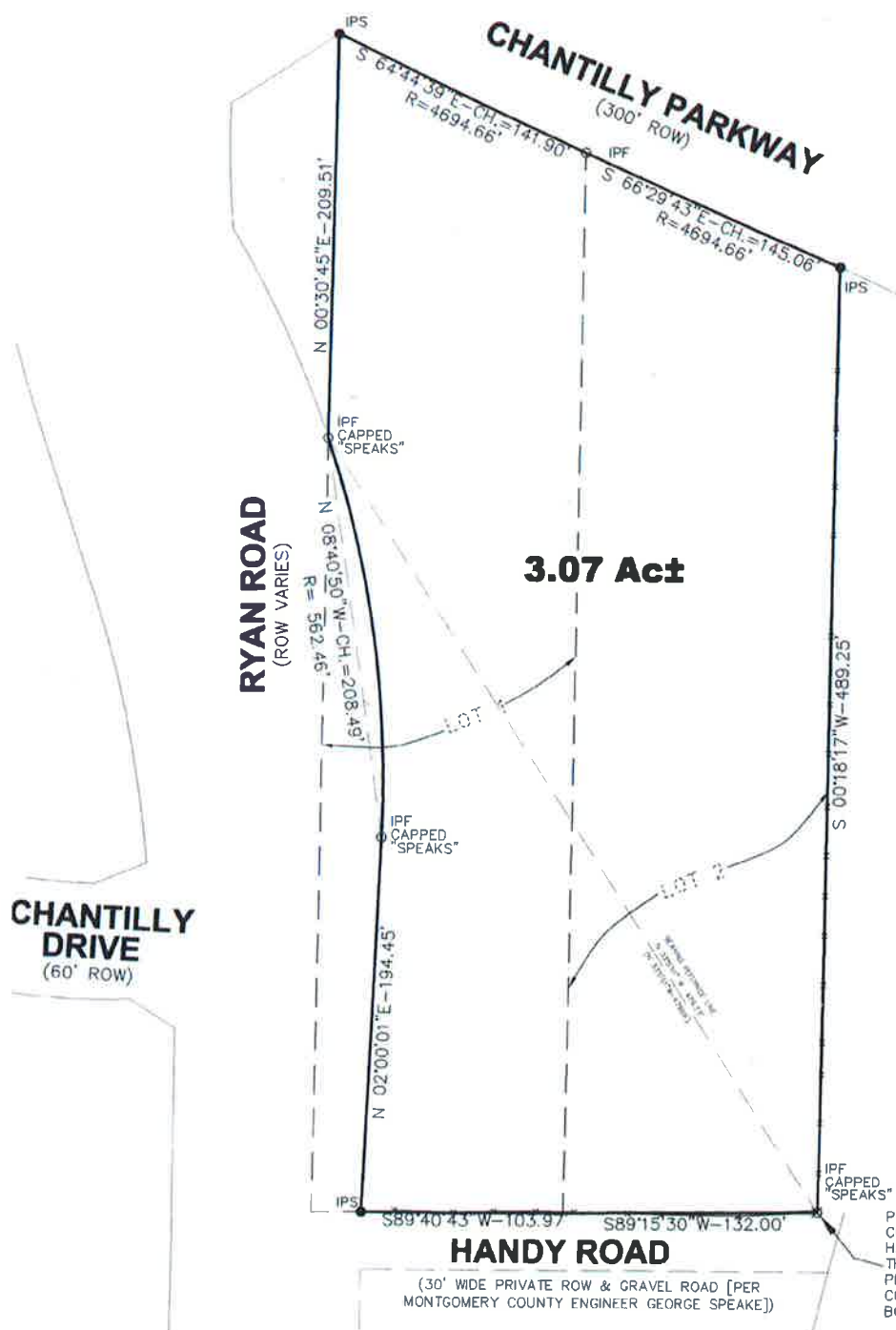
- IPS - IRON PIN SET (1/2" REBAR & RED PLASTIC ID CAP READING "JEFFCOAT 9587")
- IPF - IRON PIN FOUND
- X-X- - FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- () - PLAT OR DEED CALL
- C.T. - CRIMP TOP PIPE
- O.T.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

BASIS OF BEARING:
 THE BEASING REFERNECE
 LINE A-B OF THIS SURVEY
 HAS BEEN ROTATED TO
 MATCH THE SAME LINE ON A
 PREVIOUS SURVEY BY GREG
 GILLIAN DATED 8/21/01.



- SOURCE OF INFORMATION:
- DB. 2693, PAGE 341
 - DB. 2167, PAGE 515
 - DB. 1081, PAGE 36
 - PREVIOUS SURVEY BY GREG (AL. REG. 16163) DATED 8/26,
 - J.M. HANDEY PLAT (PB. 3, F
 - CITY OF MONTGOMERY, ENGIN CHANTILLY PARKWAY CONSTRUCT
 - ALDOT ROW MAP F 35 2 (FF MITYLENE TOWARD CECIL) DATE
 - MONTGOMERY COUNTY ALAB/ ENGINEER GEORGE SPEAKE

- SPECIAL NOTES:
1. KILL ALL UNUSED WATER MAIN PER MWWSSB REGUL
 2. KILL ALL UNUSED SANITAF AT CURB PER MWWSSB REC
 3. THIS PROPERTY IS LOCAT ZONE "X" ACCORDING TO TH 01101C0093J, DATED 1/7/15.



POC-BEGIN AT THE SE CORNER OF LOT 2 OF THE J.M. HANDEY PLAT AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 3 AT PAGE 47

3B



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 30

4. DP-2017-034 **PRESENTED BY:** NewGround International, Inc.

REPRESENTING: Max Credit Union

SUBJECT: Public hearing for a development plan for a new building to be located on the south side of Chantilly Parkway and east side of Ryan Road in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 5,450 sq. ft. building. There are 57 paved parking spaces and one (1) access drive to Ryan Road indicated on the site plan. There is a new pylon ID sign at the northwest corner of the development. All other requirements will be met.

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: _____



M-1

B-2

R-65-m

B-2

CHANTILLY LN

CHANTILLY DR

VETERANS WAY

RYAN RD

CHANTILLY PARKWAY CT

CHANTILLY PARKWAY PL

B-3

SHILOH LN

CHANTILLY PKWY

O-1

FAITH LN

B-2

HANDEY RD

O-1

RYAN RIDGE LOOP

RYAN RIDGE BLVD

PGH-40

JAMAC LN

PLANTATION RD

AGR-1

PUD

DISO N DR

WILL NEWTON DR

LANEY LN

R-60-m

DEVELOPMENT SITE

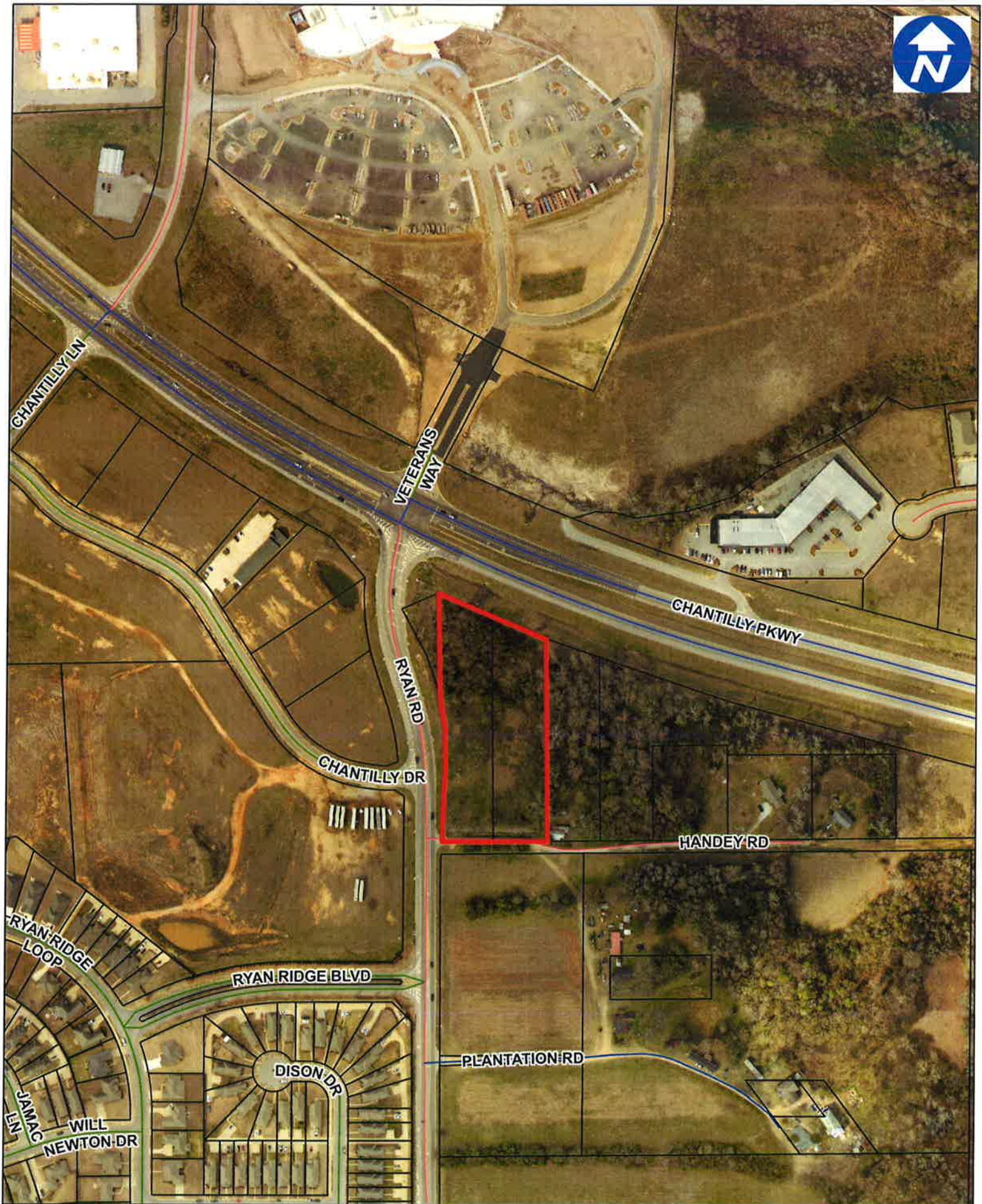
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO.

4A



DEVELOPMENT SITE

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO.

4C

5. 8925 **PRESENTED BY:** Goodwyn, Mills & Cawood

REPRESENTING: New Park Development Company, LLC

SUBJECT: Request final approval of New Park Plat No. 8A located on the southeast corner of Park Crossing and Chastain Park Drive in a PUD (Planned Unit Develop) Zoning District.

REMARKS: This plat creates one (1) lot for landscaping and a neighborhood sign. Lot A (2.30 acres) has approximately 700 ft. of frontage along Park Crossing and approximately 800 ft. of frontage along 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.

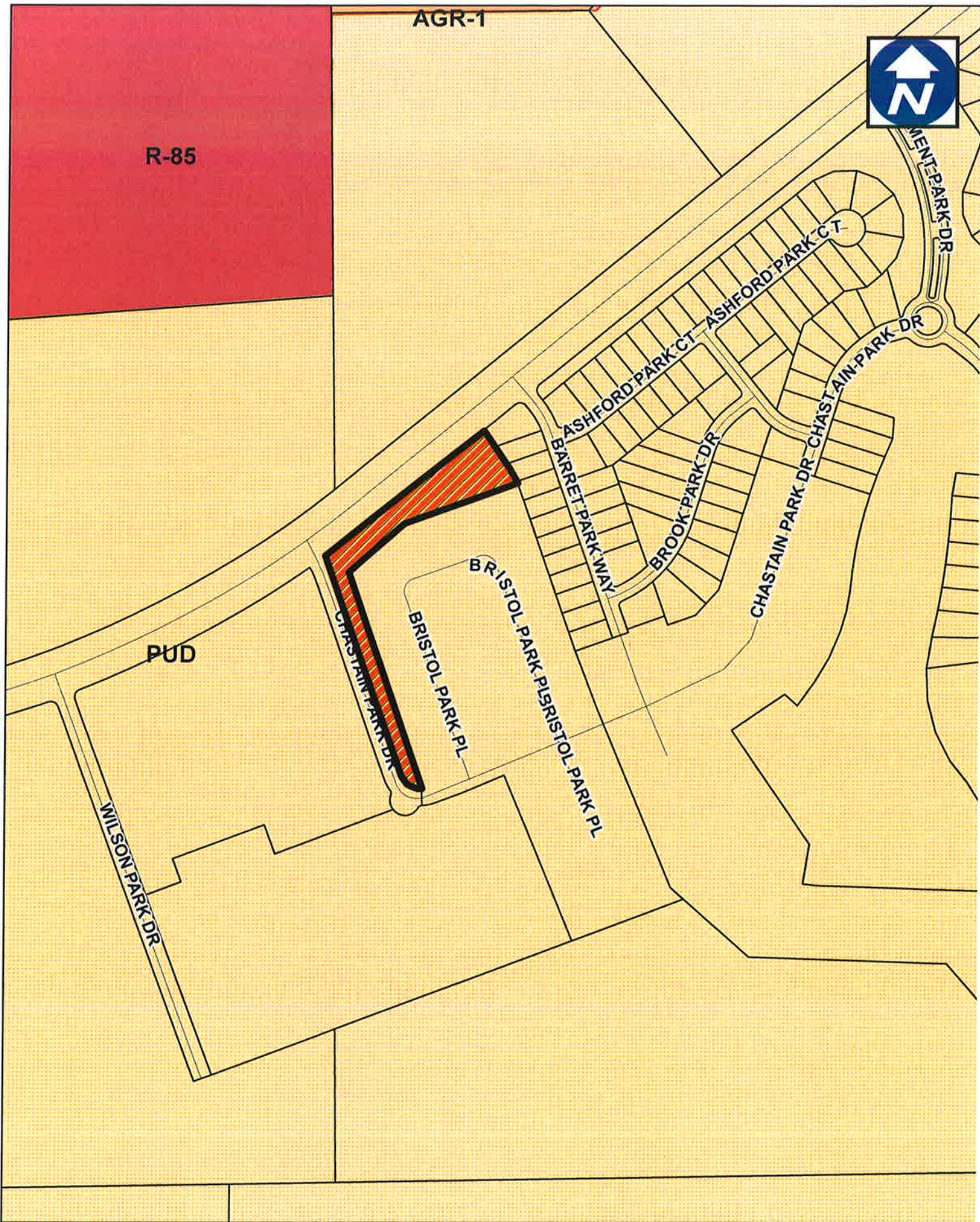
COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____

AGR-1

R-85



PUD

PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 5A



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 50

6. DP-2017-036 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Phillip Pouncey

SUBJECT: Public hearing for a development plan for two (2) new buildings and a recreational vehicle park to be located on the southwest side of Troy Highway, approximately 1,200 ft. south of Taylor Ridge Road, in B-2 (Commercial) and B-2-Q (Commercial-Qualified) Zoning Districts.

REMARKS: The petitioner has submitted plans to construct two (2) new 9,000 sq. ft. buildings to be used for storage and an RV park development. There are 43 gravel RV spaces indicated on the site plan, and one (1) access to Troy Highway. There is an office building at the entrance into the site. There is a dump station and dumpster located at the rear southwest corner of the development. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 6

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objections.

TRAFFIC ENGINEERING: No objections.

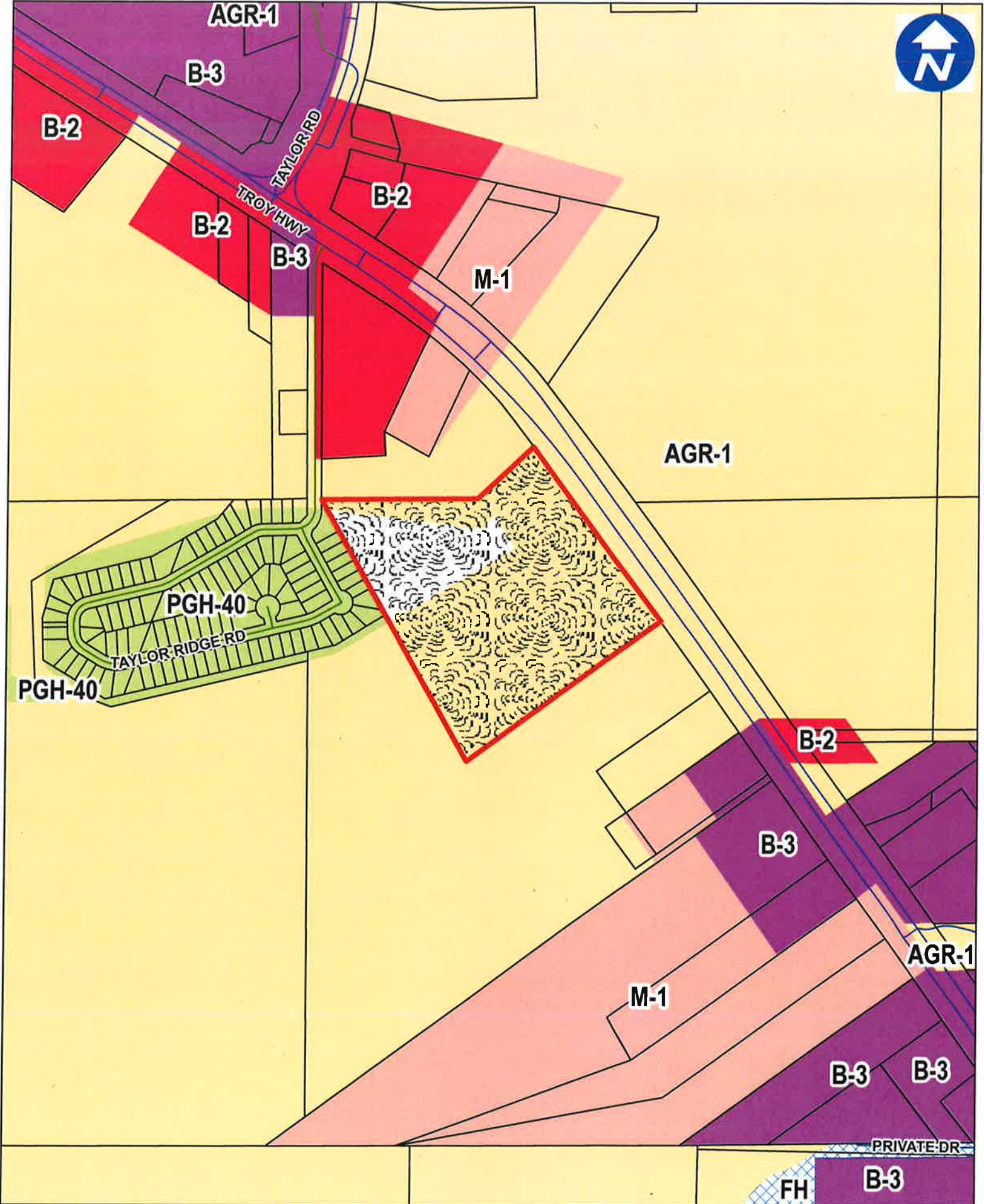
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 500 feet

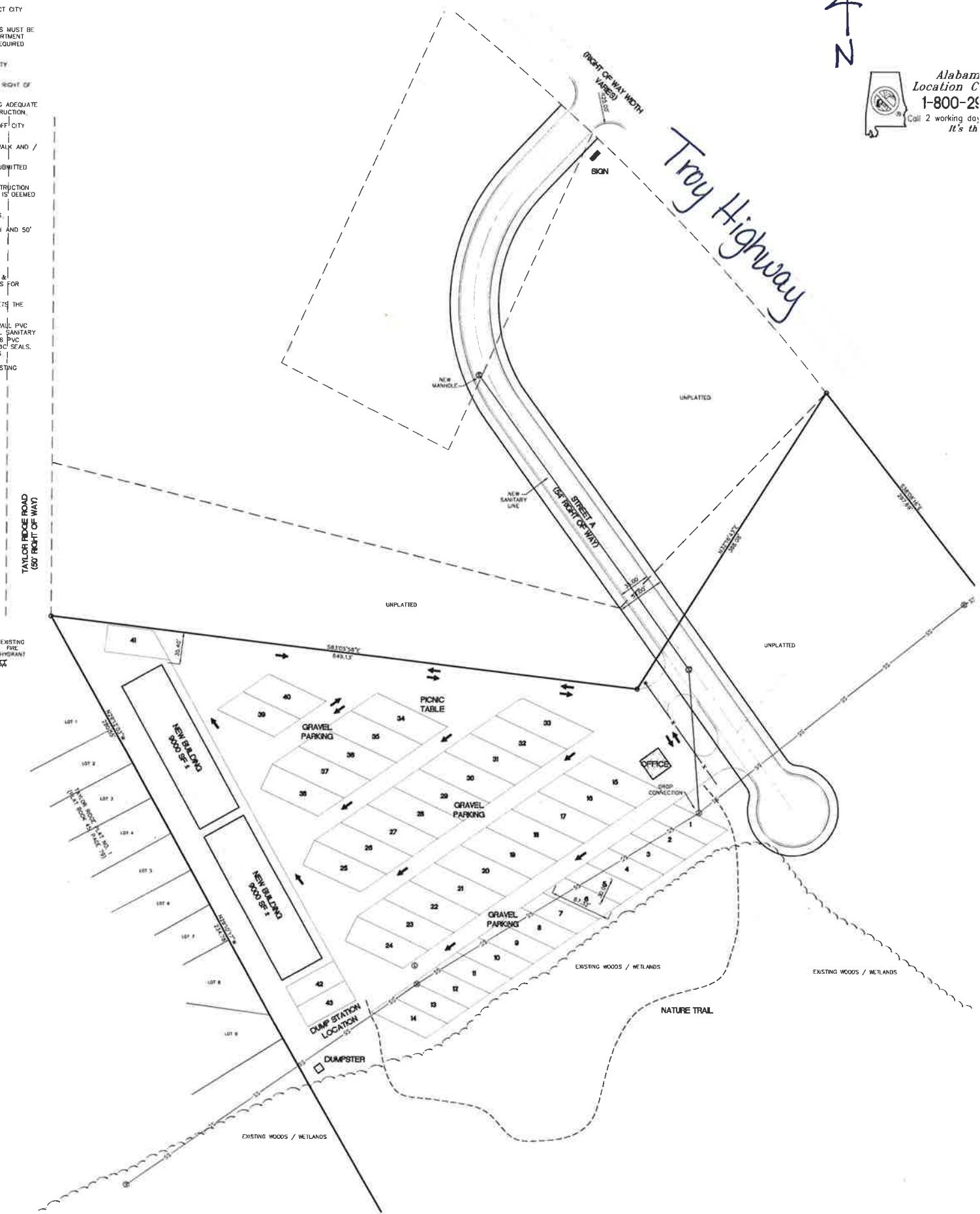
SUBJECT PROPERTY



ITEM NO.

6A

WAY, CONTACT CITY
 CITY STREETS MUST BE
 VANCE DEPARTMENT
 WILL BE REQUIRED
 INERING.
 #AS WITH CITY
 TO STREET RIGHT OF
 MAINTAINING ADEQUATE
 S OF CONSTRUCTION.
 ND DEBRIS OFF CITY
 DAILY
 NT OF SIDEWALK AND /
 MUST BE SUBMITTED
 DURING CONSTRUCTION
 WHICHEVER IS DEEMED
 CURB INLETS,
 EMENT PATCH AND 50'
 DRIVEWAY
 RE TO MEET
 STANDARDS &
 E STANDARDS FOR
 NE THAT MEETS THE
 BE SOLID WALL PVC
 TILE IRON. ALL SANITARY
 R 23.5 OR 28 PVC
 N ELASTOMERIC SEALS.
 WSSB SPECS
 ER OVER EXISTING
 UCTION.
 EASEMENTS.



6B



DEVELOPMENT SITE

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO.

6C

7. DP-1977-073 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: Rheem Manufacturing

SUBJECT: Public hearing for a development plan for a new building to be located at 2600 Gunter Park Drive East in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 1,800 sq. ft. building for a wellness center. There is one (1) additional access drive to Gunter Park Drive East. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 2

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.

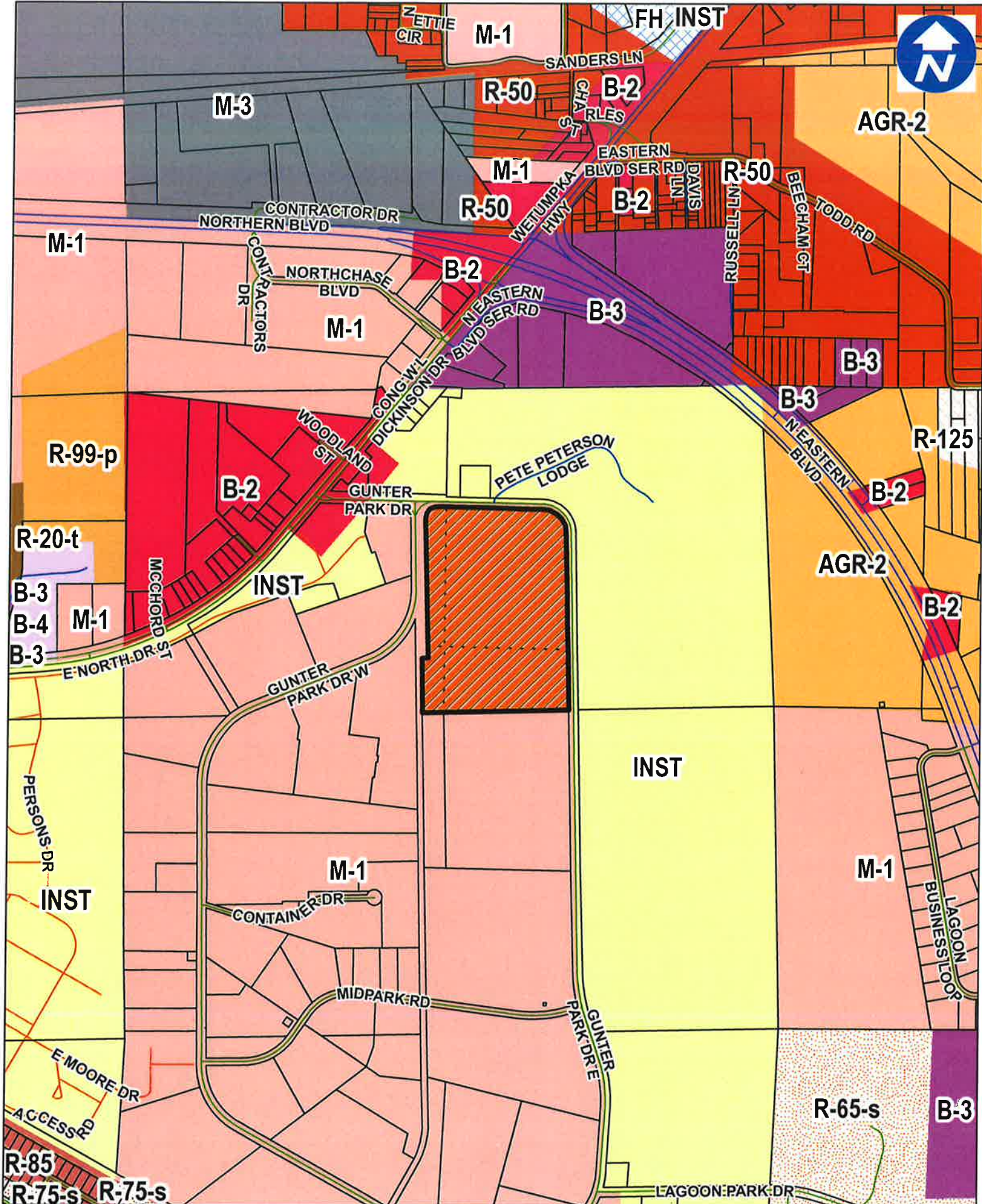
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 1,000 feet

SUBJECT PROPERTY



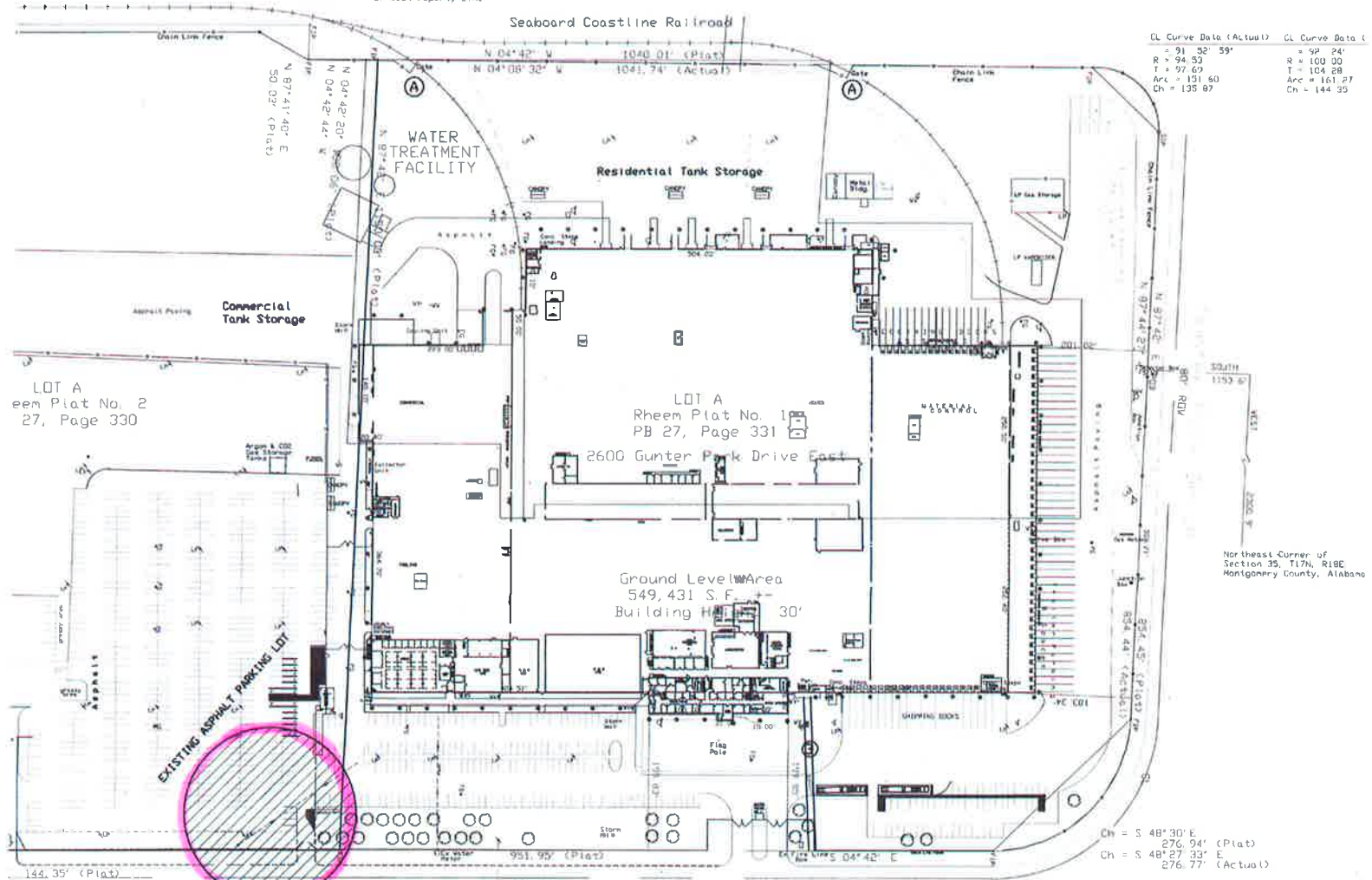
ITEM NO. 7A

Gunter Park Drive West

West ROW located 30' West
of West Property Line

Seaboard Coastline Railroad

CL Curve Data (Actual)	CL Curve Data (Plot)
R = 91.32	R = 92.24
T = 94.53	T = 100.30
Arc = 97.69	Arc = 104.28
Ch = 151.60	Ch = 161.27
	Ch = 144.35



Northeast Corner of
Section 35, T17N, R18E
Montgomery County, Alabama

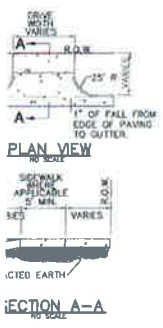
Ch = S 48° 30' E	276.94' (Plot)
Ch = S 48° 27' 33" E	276.77' (Actual)

CL Curve Data (Actual)	CL Curve Data (Plot)
R = 87.35	R = 87.36
T = 199.95	T = 200.06
Arc = 191.72	Arc = 191.85
Ch = 305.68	Ch = 305.87
	Ch = 276.94

Gunter Park Drive East

Proposed Work

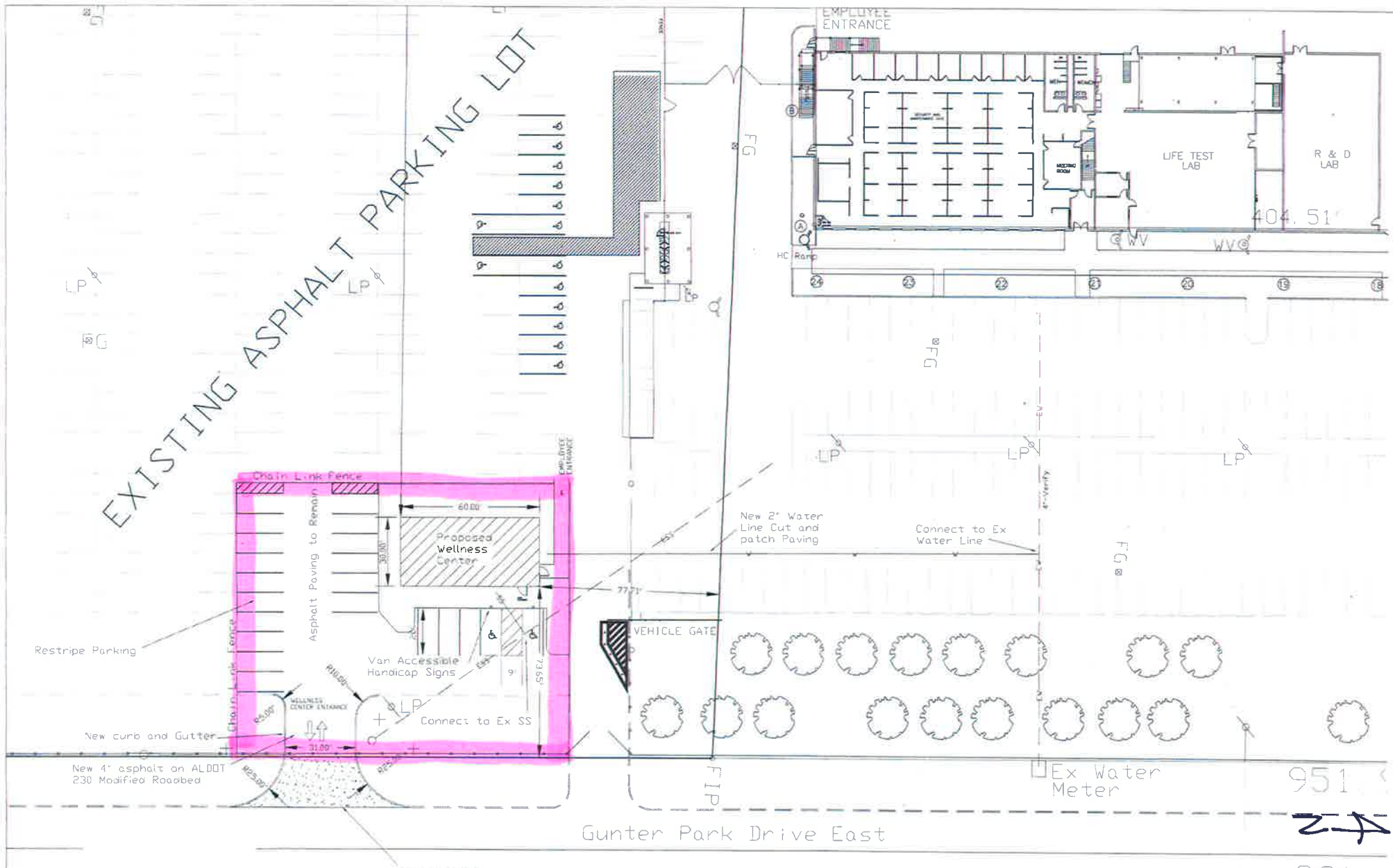
NOTE 1
Chain Link Fence
is 1' 0" inside Property
Line along perimeter
of Property



COMMERCIAL CONCRETE
VE TURN OUT

7B

70



EXISTING ASPHALT PARKING LOT

Restripe Parking

Chain Link Fence

Asphalt Paving to Remain

Proposed Wellness Center

Van Accessible Handicap Signs

Wellness Center Entrance

Connect to Ex SS

New 4" asphalt on ALDOT 230 Modified Roadbed

New 2" Water Line Cut and patch Paving

Connect to Ex Water Line

VEHICLE GATE

Ex Water Meter

Gunter Park Drive East

951

72

951



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO.

7D

8. DP-1974-143 **PRESENTED BY:** J. M. Garrett & Son

REPRESENTING: H & H Carpets

SUBJECT: Public hearing for a development plan for a new building to be located at 6450 Atlanta Highway in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 5,000 sq. ft. building to be used for storage. There are no new parking spaces or access drives. All applicable requirements will be met.

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.

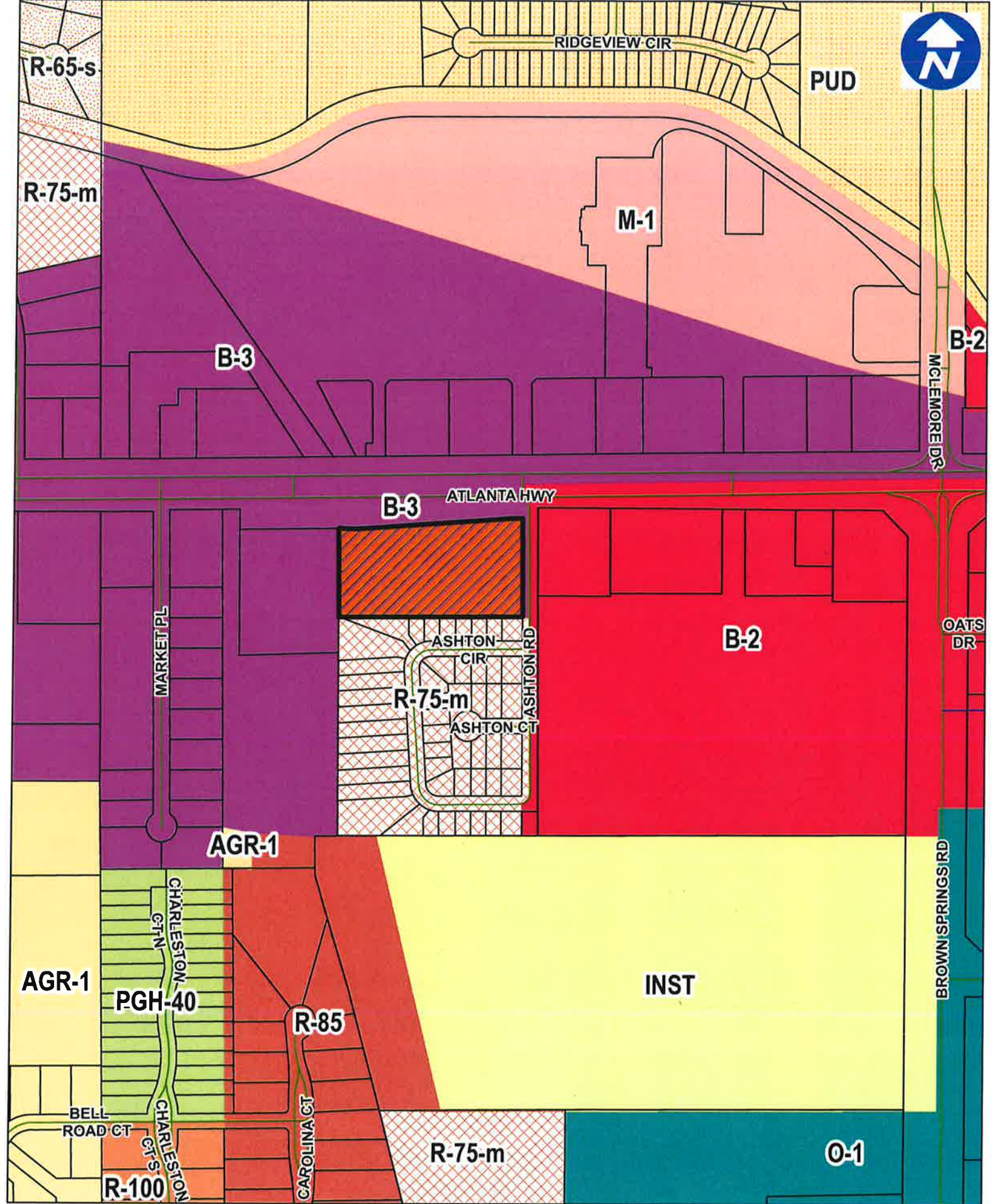
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY

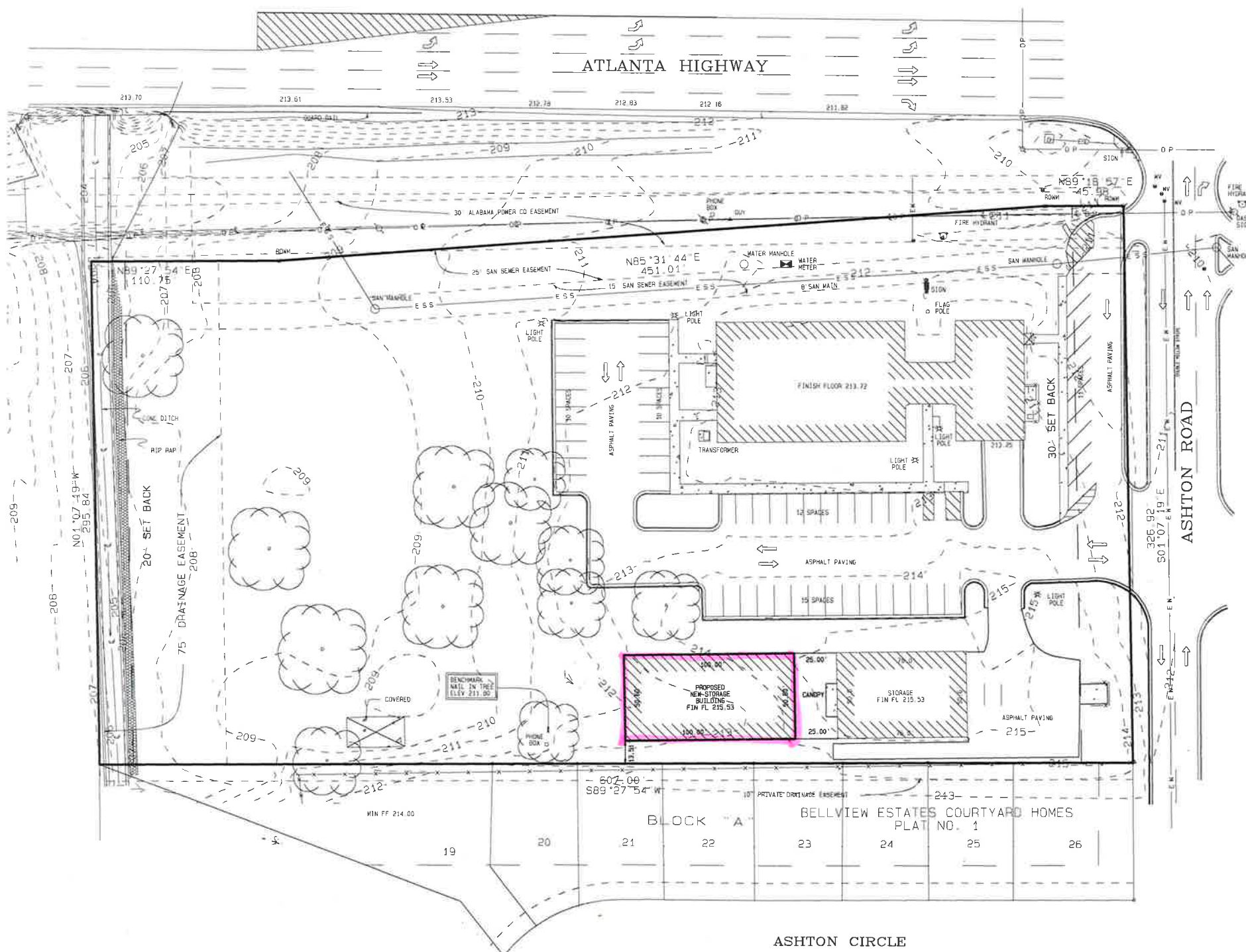


ITEM NO.

8A



BEARING BASIS
STATE PLANE
NAD 84



ATLANTA HIGHWAY

ASHTON ROAD

ASHTON CIRCLE

BLOCK "A" BELLVIEW ESTATES COURTYARD HOMES PLAT NO. 1

19 20 21 22 23 24 25 26

PROPOSED NEW STORAGE BUILDING
FIN FL 215.53

CANOPY

STORAGE
FIN FL 215.53

FINISH FLOOR 213.72

30 ALABAMA POWER CO EASEMENT

25 SAN SEWER EASEMENT

15 SAN SEWER EASEMENT

20' SET BACK

75' DRAINAGE EASEMENT

30' SET BACK

602.00
S89°27'54" W

326.92
S01°07'19" E

N01°07'49" W
295.84

N85°31'44" E
451.01

N89°18'57" E
45.98

BENCHMARK
NAIL IN TREE
ELEV 211.00

MIN FF 214.00

10' PRIVATE DRAINAGE EASEMENT

243

213.70

213.61

213.53

212.78

212.83

212.16

211.82

205

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221



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

8C

9. 8926 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Waymark Properties, LLC

SUBJECT: Request final approval of 5-Points Cottage/Cultural Commission Plat No. 1 located on the southwest corner of Martha Street and North Goldthwaite Street in a T4-O (General Urban Zone) SmartCode Zoning District.

REMARKS: This plat replats a portion of several lots into two (2) lots. Lot A (0.37 acres) has 104.21 ft. of frontage along North Goldthwaite Street and 154.11 ft. of frontage along Martha Street. Lot B (0.47 acres) has 80 ft. of frontage along North Goldthwaite Street and a depth of 255 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.

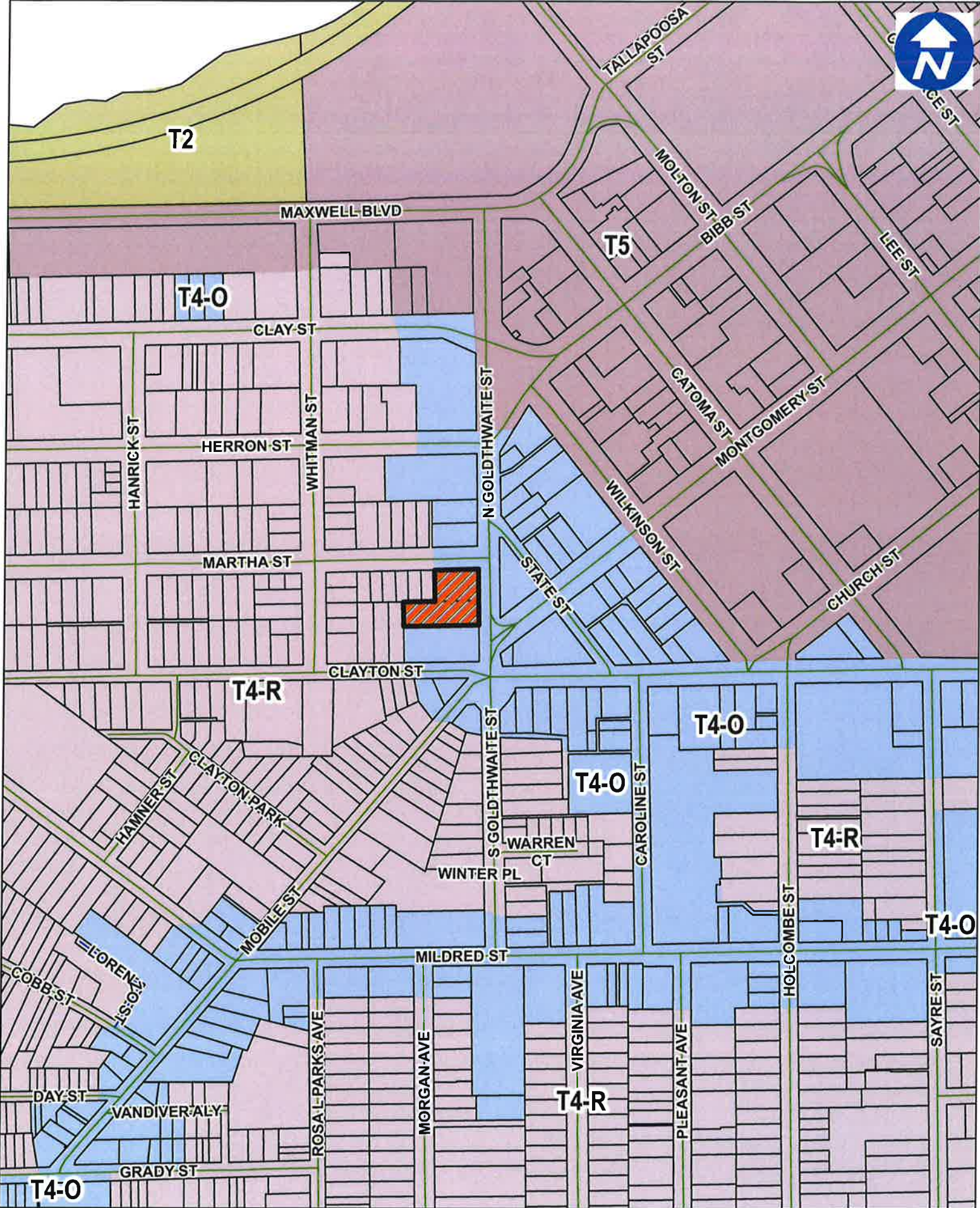
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 9A



**5-POINTS COTTAGE/CULTURAL
COMMISSION PLAT NO. 1**

REPLAT OF A PORTION OF LOTS 1,2,3,9,&10 , SQUARE 1

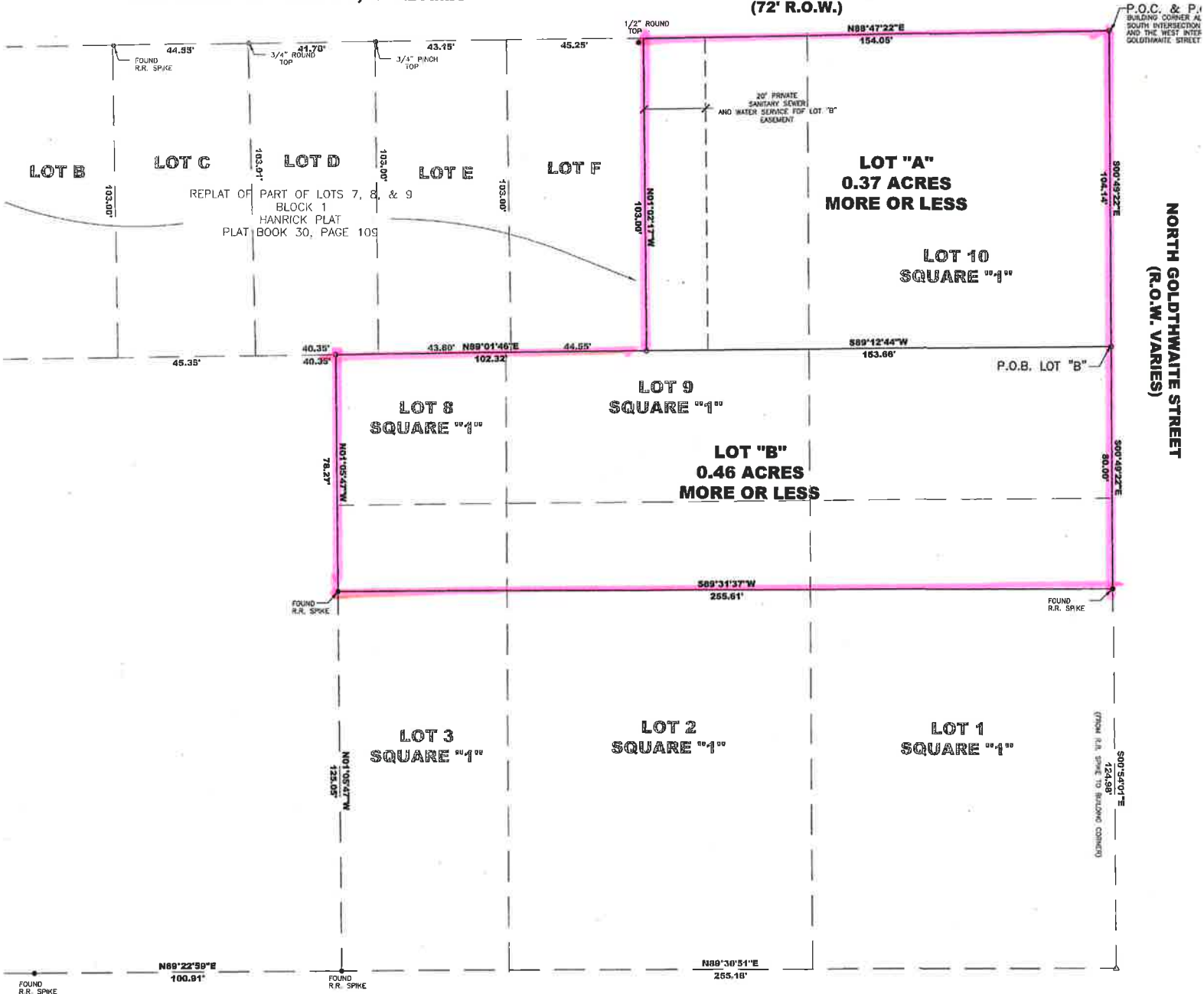
HANRICK PLAT

PLAT BOOK 0, PAGE 193

LOCATED IN THE SW 1/4 OF THE SE 1/4

SECTION 12, T-16-N, R-17-E

MONTGOMERY COUNTY, ALABAMA



QB



PLATS

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

9C

10. 8923 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Randy Visser

SUBJECT: Request final approval of Randy Visser Plat No. 1 located on the south side of Atlanta Highway, approximately 260 ft. east of Market Place, in a B-3 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot A (3.11 acres) has 331 ft. of frontage along Atlanta Highway and a depth of 410 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.

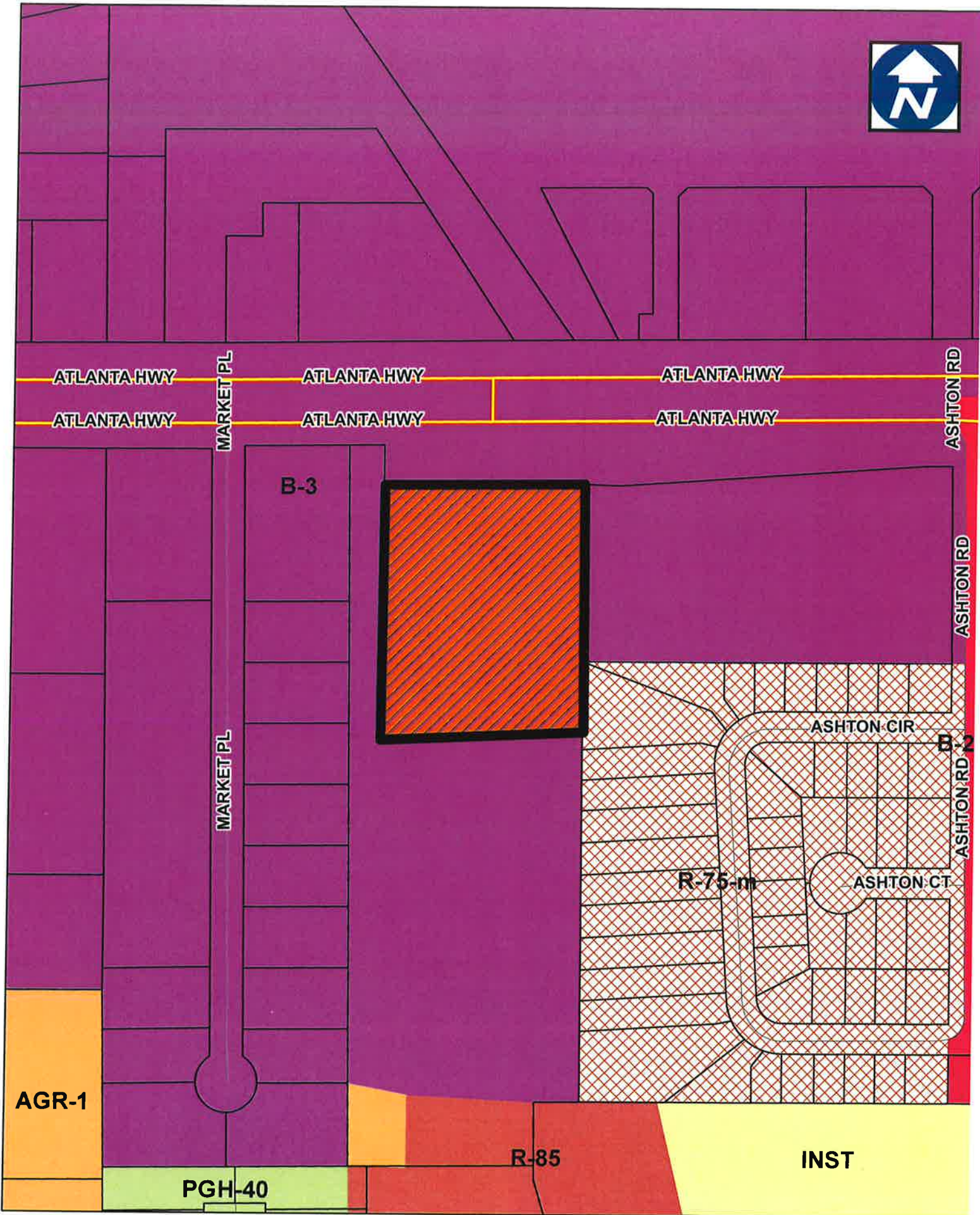
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

1 inch = 200 feet

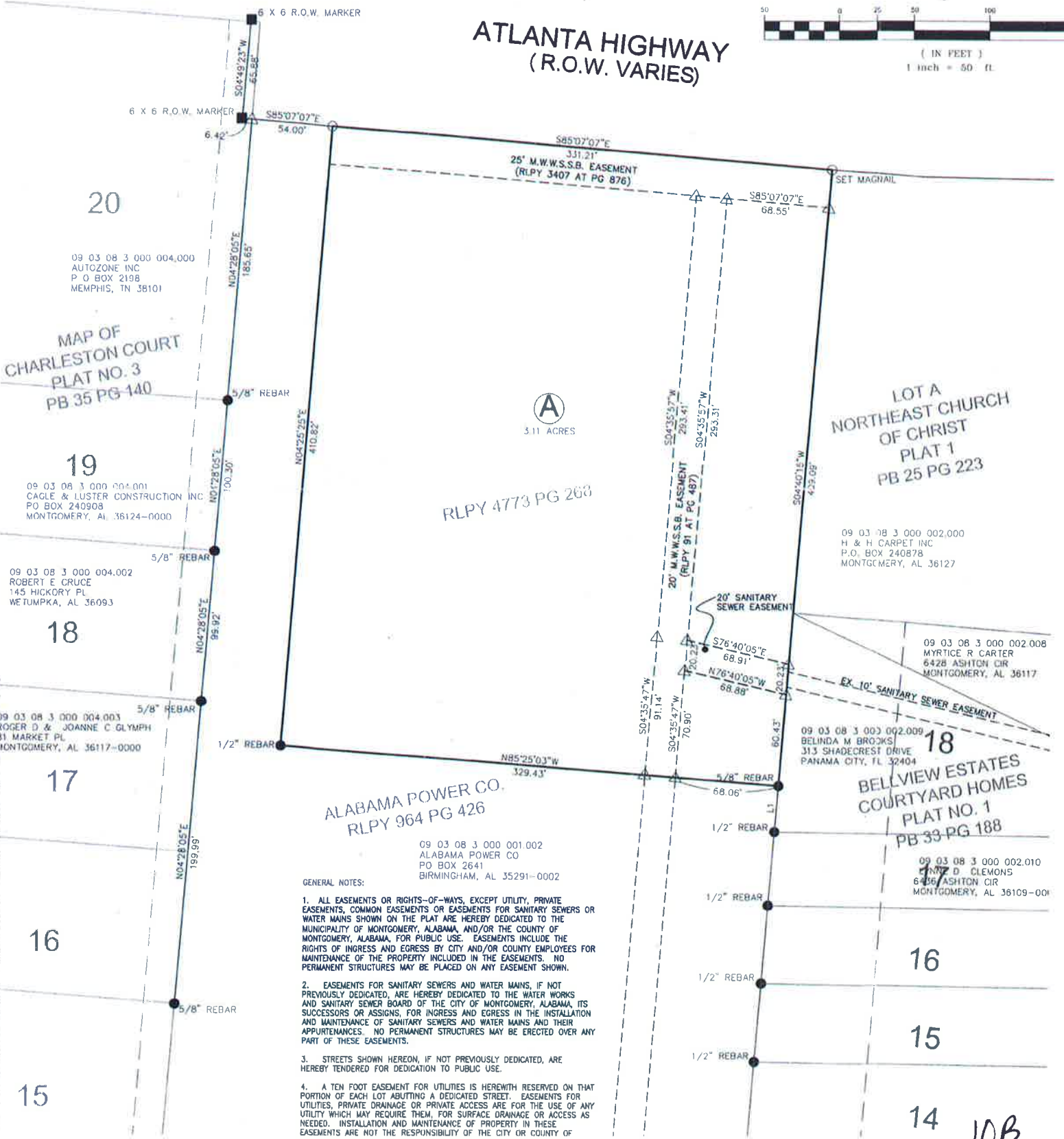
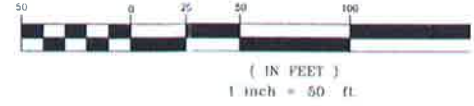
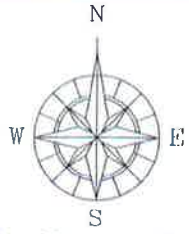
SUBJECT PROPERTY



ITEM NO. 10A

RANDY VISSER PLAT NO. 1

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 8, T-16-N, R-19-E, MONTGOMERY COUNTY MONTGOMERY, ALABAMA



ATLANTA HIGHWAY
(R.O.W. VARIES)

A
3.11 ACRES

RLPY 4773 PG 263

ALABAMA POWER CO.
RLPY 964 PG 426

GENERAL NOTES:

1. ALL EASEMENTS OR RIGHTS-OF-WAYS, EXCEPT UTILITY, PRIVATE EASEMENTS, COMMON EASEMENTS OR EASEMENTS FOR SANITARY SEWERS OR WATER MAINS SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE MUNICIPALITY OF MONTGOMERY, ALABAMA, AND/OR THE COUNTY OF MONTGOMERY, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE PROPERTY INCLUDED IN THE EASEMENTS. NO PERMANENT STRUCTURES MAY BE PLACED ON ANY EASEMENT SHOWN.
2. EASEMENTS FOR SANITARY SEWERS AND WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS AND SANITARY SEWER BOARD OF THE CITY OF MONTGOMERY, ALABAMA, ITS SUCCESSORS OR ASSIGNS FOR INGRESS AND EGRESS IN THE INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND WATER MAINS AND THEIR APPURTENANCES. NO PERMANENT STRUCTURES MAY BE ERRECTED OVER ANY PART OF THESE EASEMENTS.
3. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
4. A TEN FOOT EASEMENT FOR UTILITIES IS HEREWITH RESERVED ON THAT PORTION OF EACH LOT ABUTTING A DEDICATED STREET. EASEMENTS FOR UTILITIES, PRIVATE DRAINAGE OR PRIVATE ACCESS ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM, FOR SURFACE DRAINAGE OR ACCESS AS NEEDED. INSTALLATION AND MAINTENANCE OF PROPERTY IN THESE EASEMENTS ARE NOT THE RESPONSIBILITY OF THE CITY OR COUNTY OF

10B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C

11. 8927 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Scott and Laura Baker

SUBJECT: Request final approval of Baker-Raybon Plat No. 1 located on the north side of Old Selma Road, approximately 200 ft. west of Booth Road, in AGR-1 (Residential Agriculture) and FH (Flood Hazard) Zoning Districts.

REMARKS: This plat replats a portion of one (1) lot into two (2) lots for residential purposes. Lot A (1.52 acres) has 188 ft. of frontage along Old Selma Road and a depth of 303 ft. Lot B (5 acres) has 273 ft. of frontage along Old Selma Road and a depth of 648 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

CITY COUNCIL DISTRICT: Police Jurisdiction

COUNTY COMMISSION DISTRICT: (only if in PJ)

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: _____



PRIVATE DR

BOOTH RD

FH

PUMPKIN RD

ASHWOOD CIR

CROSSWOOD DR

FRIENDSHIP RD

OAKWOOD DR
DOODMAN DR
PINEWOOD DR
WEDGEWOOD DR

AGR-1

B-2

B-3

OLD SELMA RD

AGR-1

KATHRYN JANE CT

GOTHARD LN

CANTELOU RD

AGR-1

PLATS

1 inch = 600 feet

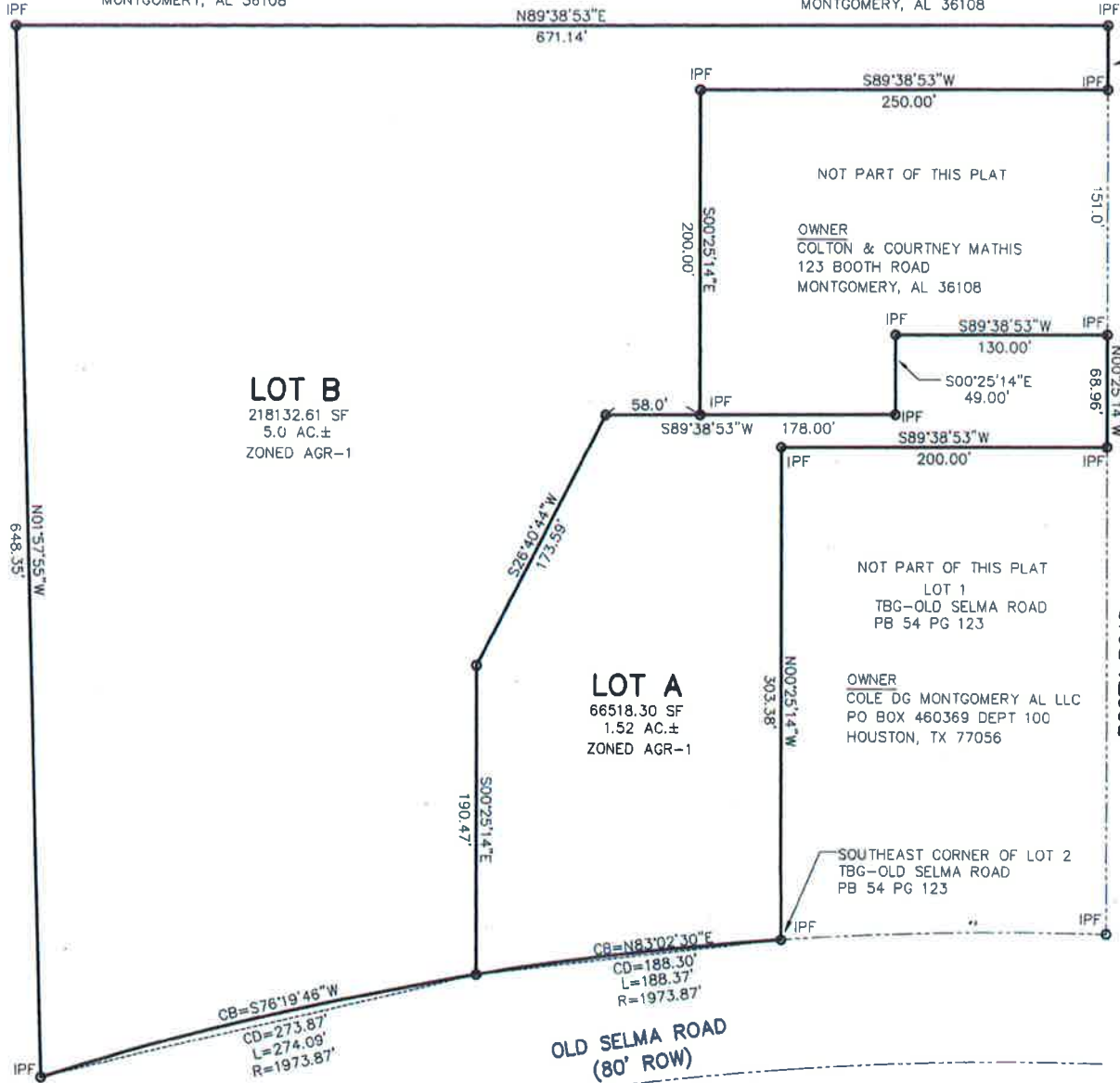
SUBJECT PROPERTY



ITEM NO. 11A

OWNER
SCOTT & LAURA BAKER
145 BOOTH ROAD
MONTGOMERY, AL 36108

OWNER
LARRY & SUE ELLEN GREEN
151 BOOTH ROAD
MONTGOMERY, AL 36108



OWNER
MICHAEL HEARTSILL
6648 OLD SELMA ROAD
MONTGOMERY, AL 36108

OWNER
COLTON & COURTNEY MATHIS
123 BOOTH ROAD
MONTGOMERY, AL 36108

NOT PART OF THIS PLAT
LOT 1
TBG-OLD SELMA ROAD
PB 54 PG 123

OWNER
COLE DG MONTGOMERY AL LLC
PO BOX 460369 DEPT 100
HOUSTON, TX 77056

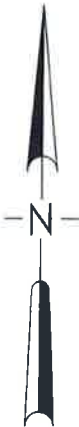
SOUTHEAST CORNER OF LOT 2
TBG-OLD SELMA ROAD
PB 54 PG 123

OWNER
STONE TANK ANTIOCH BAPTIST CHURCH
6515 OLD SELMA ROAD
MONTGOMERY, AL 36108

BAKER-RAYBON PLAT NO. 1

BEING A RESUBDIVISION OF A PORTION OF LOT 2
TBG-OLD SELMA ROAD PB 54 PG 123
MONTGOMERY COUNTY ALABAMA
SECTION 21, T16N, R16E

THE ABOVE PROPERTY IS LOCATED IN ZONE "X" OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), MONTGOMERY COUNTY, ALABAMA, COMMUNITY PANEL NO. 01101C0177J, MAP REVISED JANUARY 7, 2015.



11B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO.

11C

12. DP-2017-035 **PRESENTED BY:** Professional Engineering Consultants

REPRESENTING: Republic National Distributing

SUBJECT: Public hearing for a development plan for a new building to be located at 836 Lagoon Commercial Boulevard in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 6,840 sq. ft. building. There are 14 paved parking spaces and two (2) access drives to Lagoon Commercial Boulevard indicated in the plan. All applicable requirements will be met.

CITY COUNCIL DISTRICT: 2

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.

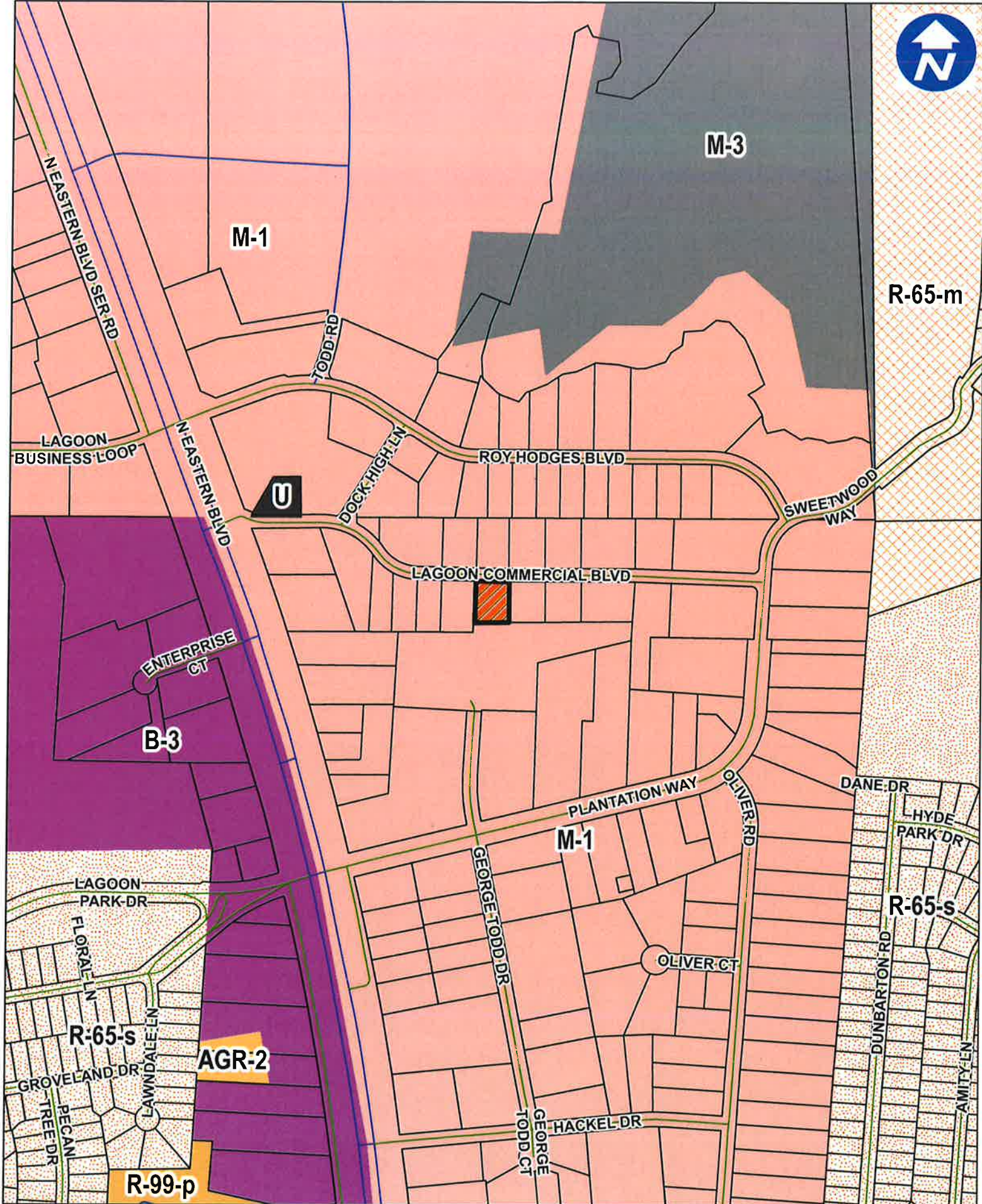
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY

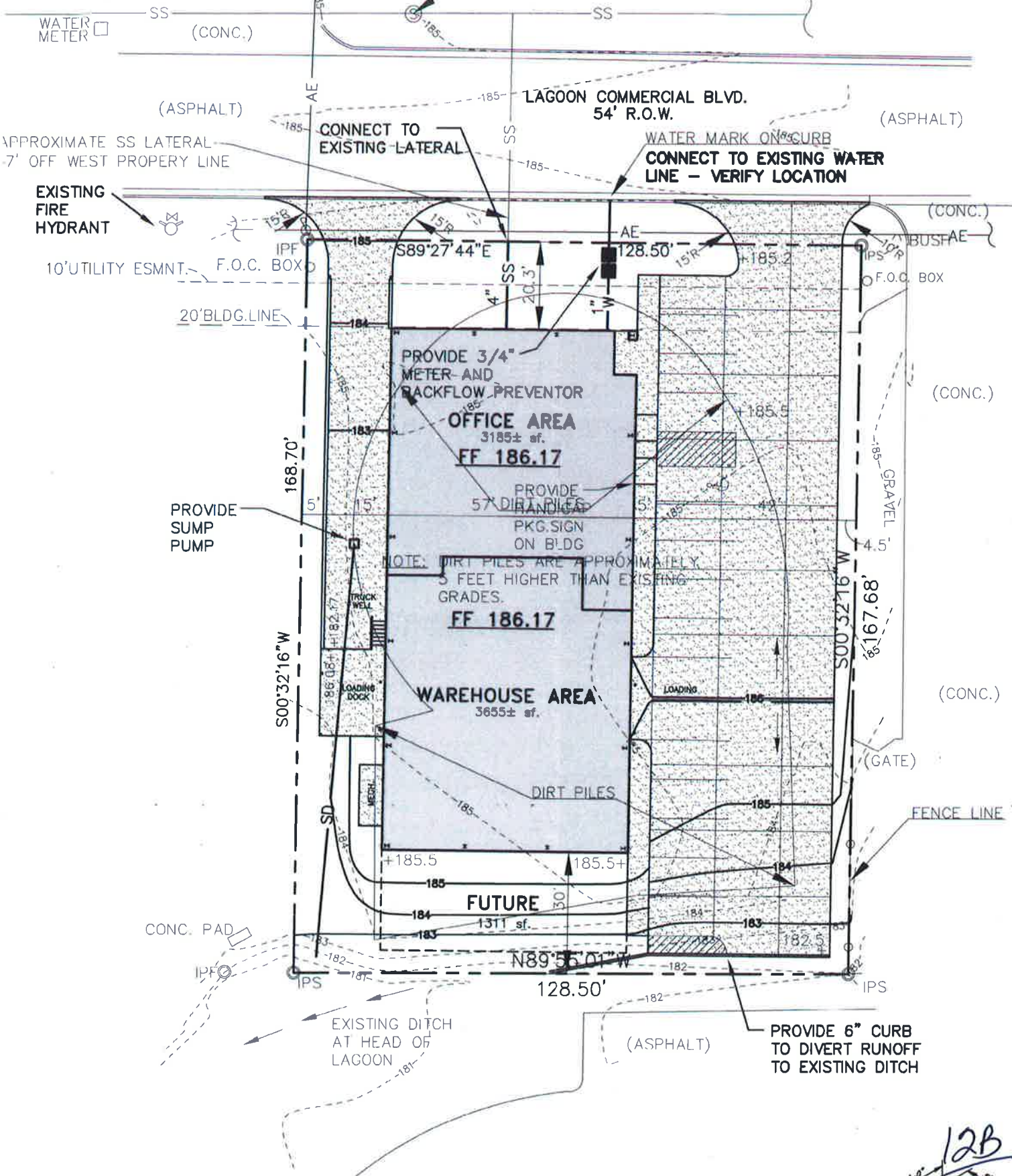


ITEM NO.

12A

CAMPBELL'S AUTO SERVICE LOT

SSMH.
TOP=184.49
INV 6" PVC IN E=176.79
INV 6" PVC OUT W=176.79



12B



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY 

ITEM NO. 12C

13. DP-2008-034 **PRESENTED BY:** Tony Kim

REPRESENTING: Glovis America, Inc.

SUBJECT: Public hearing for a development plan for new canopies to be located at 250 Hyundai Boulevard in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct three (3) canopies that will be 759 sq. ft. each, for a total of 2,277 sq. ft., to be placed in the vehicle storage lot as shelters for the employees. 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.

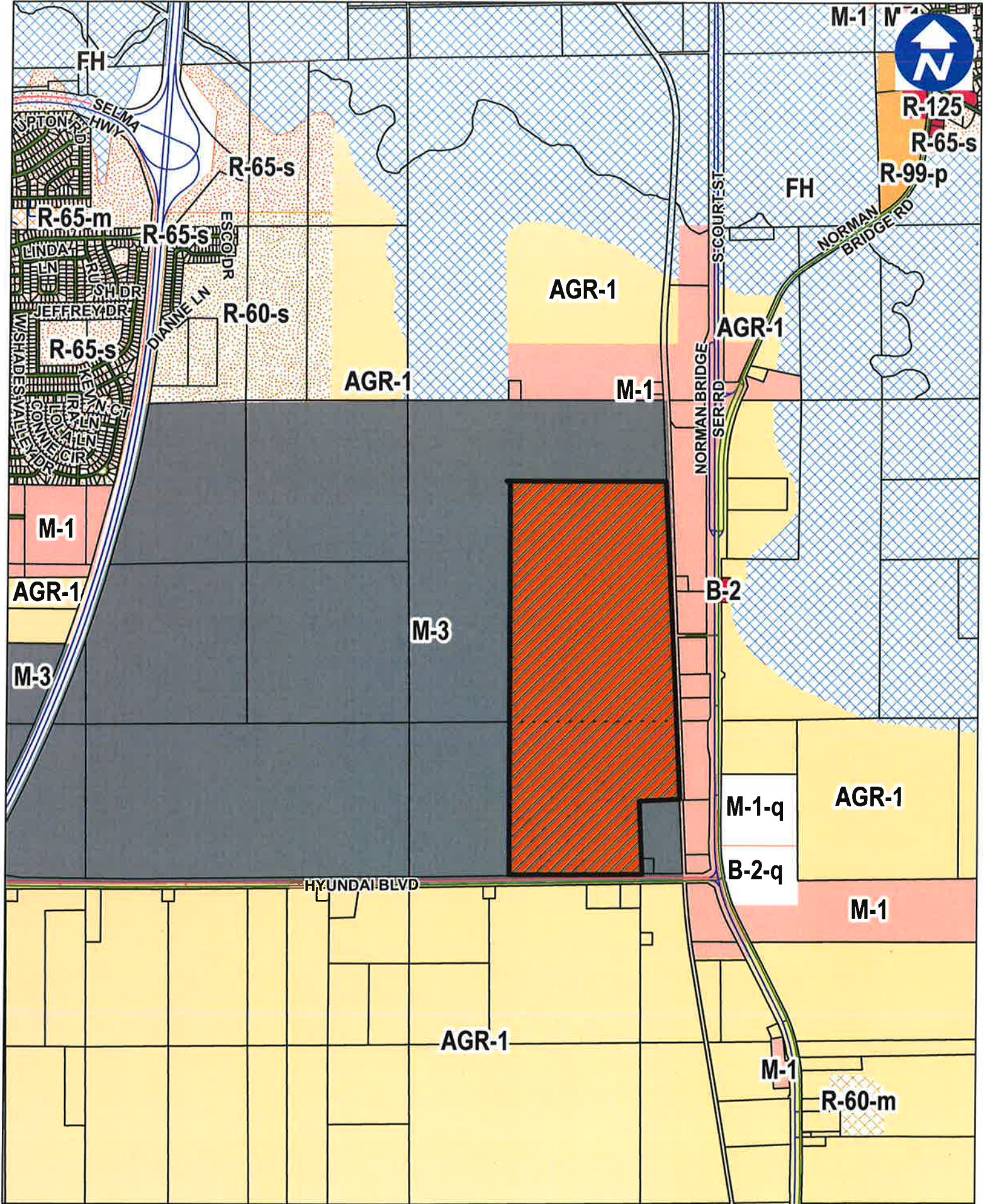
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 2,000 feet

SUBJECT PROPERTY



ITEM NO.

13A

INTERSECTIONS

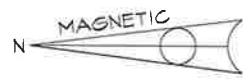
759 SF.
COVERED CANOPY(1)

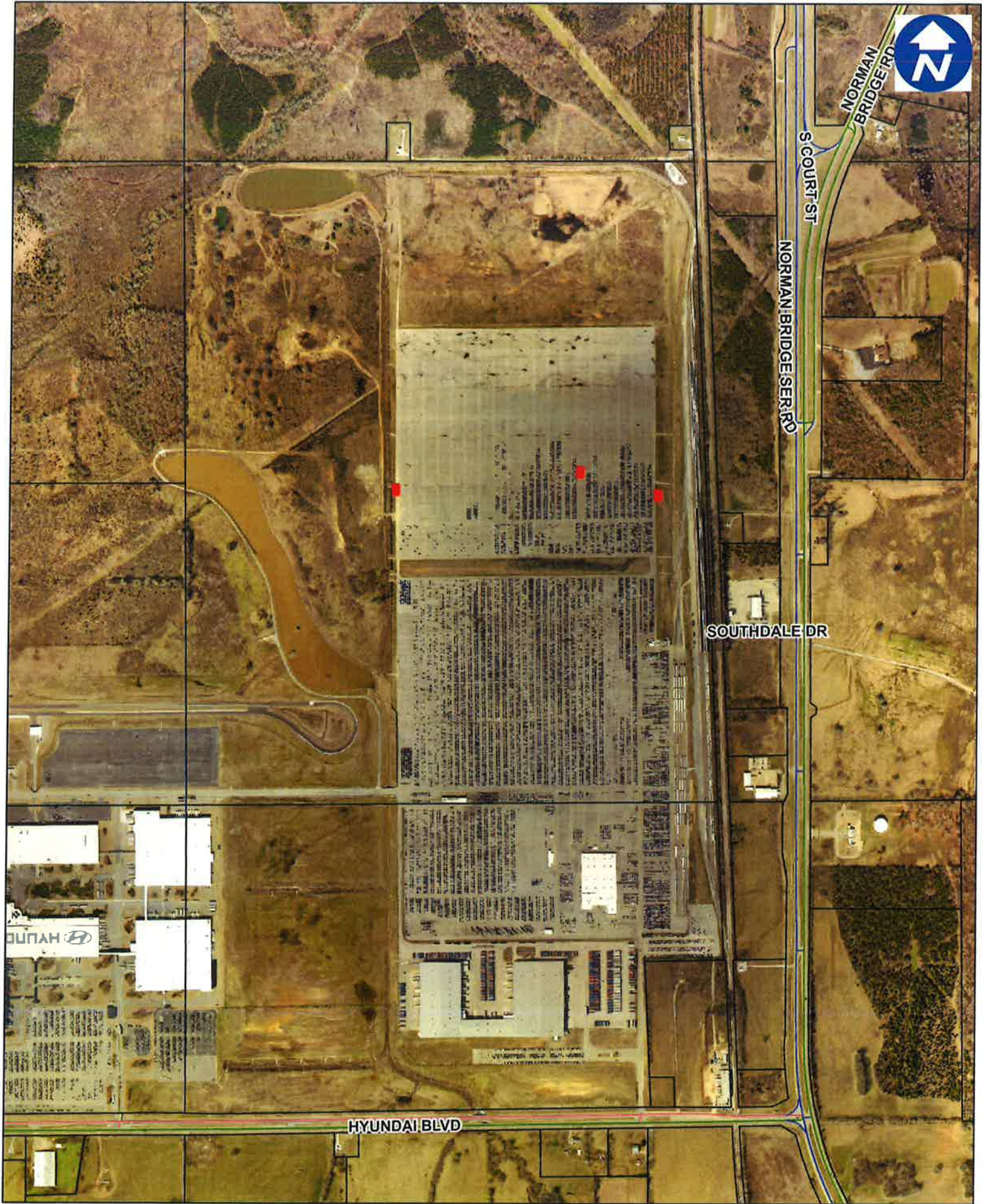
759 SF.
COVERED CANOPY(2)



759 SF.
COVERED CANOPY(3)

1 OVERALL SITE PLAN
NOT TO SCALE





DEVELOPMENT SITE

1 inch = 1,000 feet

CANOPIES ■

ITEM NO. 130

14. DP-2002-044 **PRESENTED BY:** Tony Kim

REPRESENTING: Hyundai Motor Manufacturing Alabama, LLC

SUBJECT: Public hearing for a development plan for an addition to a building located at 800 Hyundai Boulevard in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 1,904 sq. ft. addition to the welding shop for a break area. There are no new parking spaces or 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.

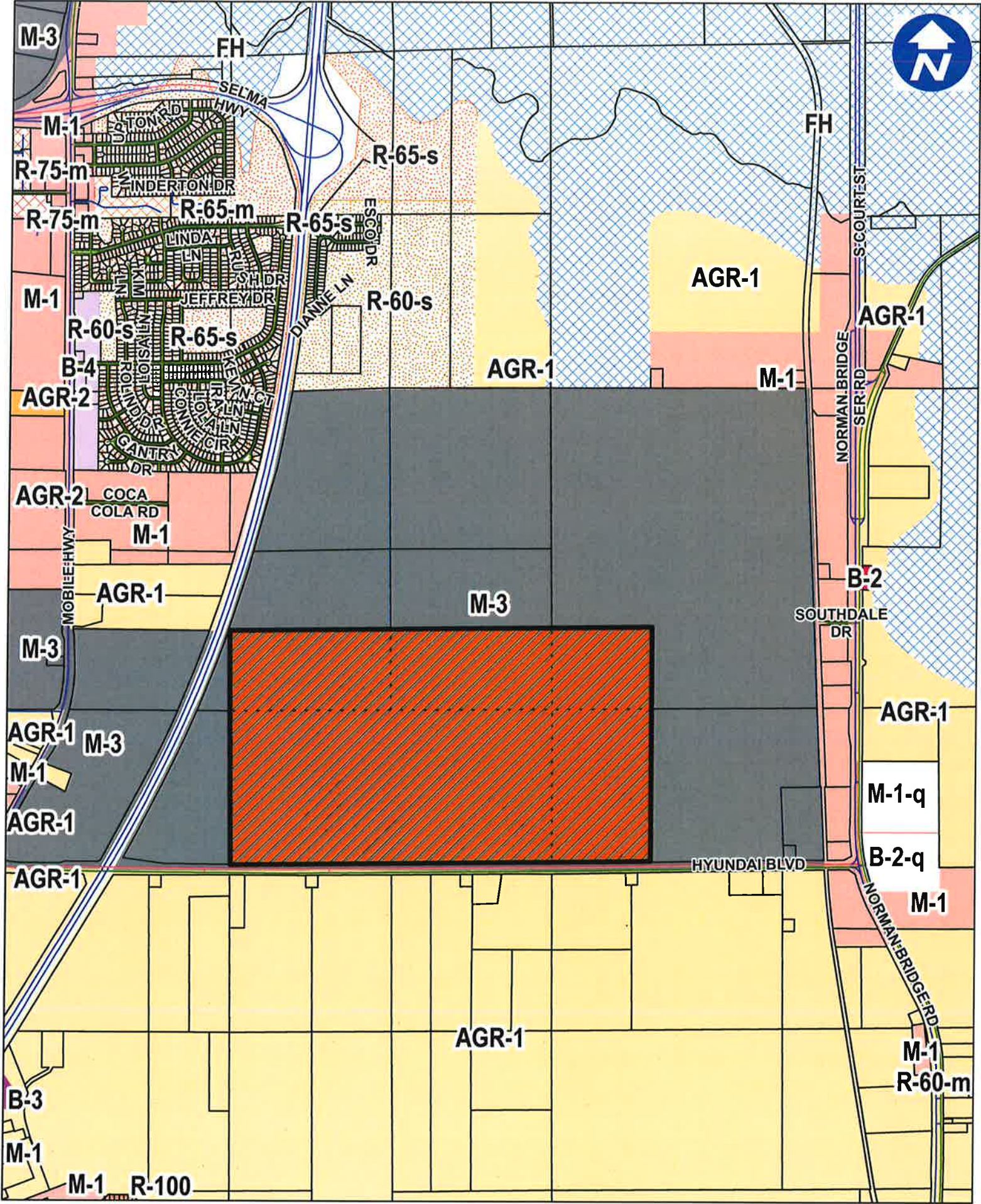
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 2,000 feet

SUBJECT PROPERTY



ITEM NO.

14A

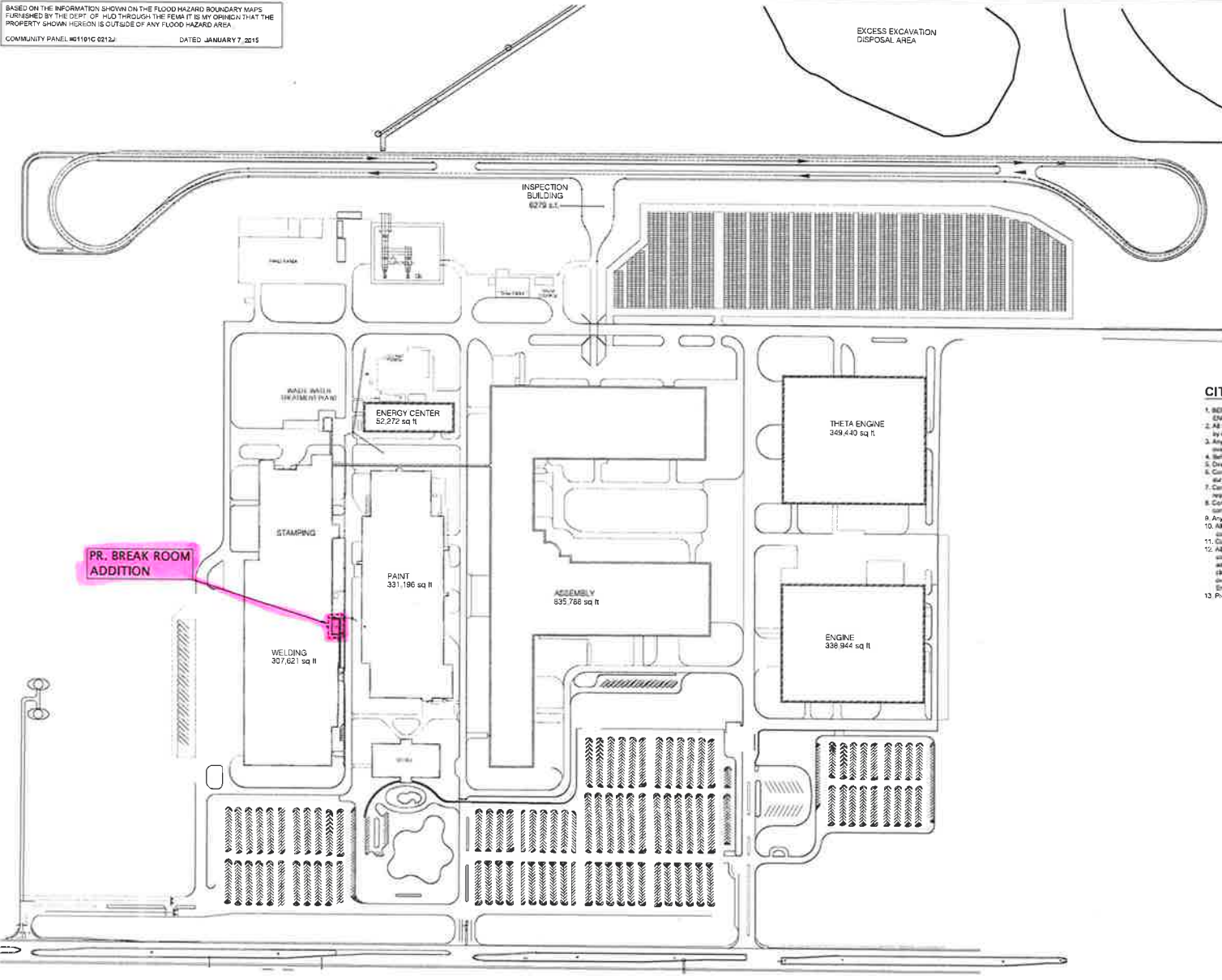
146

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE OF ANY FLOOD HAZARD AREA.
COMMUNITY PANEL #01101C 0212J DATED JANUARY 7, 2015

ALABAMA
Know what's below. 811 Call before you dig.

CAUTION
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL CHANGES MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

Paramount
ENGINEERING, LLC
11 E. BROAD ST.
MONTGOMERY, AL 36103
PH: (334) 271-9576
gph@paramountengineering.com



- CITY ENGINEERING NOTES:**
- BEFORE WORKING BEGINS WITHIN RIGHT-OF-WAY (ROW), CONTACT A CITY ENGINEERING CHIEF INSPECTOR OR 205-2603 OR 354-6191.
 - All utility connections made within existing City streets must be located unless otherwise determined by City Maintenance Department at 241-2800 or 855-3727.
 - Any street cuts require a City Standard pavement patch and 50 ft. long, full street width asphalt overlay.
 - Before any street cuts, contact Donnell Thomas with City Maintenance at 241-2800 or 855-3727.
 - Direct all excavation, including drill stems to street ROW or to drainage easement.
 - Contractor is responsible for marking and maintaining adequate erosion/sedimentation control during all phases of construction.
 - Contractor is responsible for keeping mud and debris off City streets and ROW. Clean-up is required daily.
 - Contractor is responsible for the replacement of stormwater curbs and gutters damaged during construction.
 - Any changes or revisions made to site plans must be submitted for approval.
 - All areas of ROW that are encroached during construction shall be replaced with sod, asphalt, or concrete, whichever Engineering Department deems necessary.
 - Curbed all grade shall be 18" open sides.
 - All existing granite curbs adjacent to the property shall be removed and replaced with 24" compensation curbs and gutters. The new curb line shall match the existing curb line. All asphalt adjacent to the proposed curb and gutter shall be saw cut for full depth of the asphalt to provide a clean edge. Should the asphalt be torn or a rough edge created the contractor shall be required to chisel the full street width of the joint segment. This determination shall be made by the City Engineering Department.
 - Provide handicap ramps at all sidewalk and driveway entrances.

PR. BREAK ROOM ADDITION

OWNER/DEVELOPER:
HMA
PAUL BOUCARD
700 HYUNDAI BLVD.
MONTGOMERY, AL 36106
PH: 334-430-1279

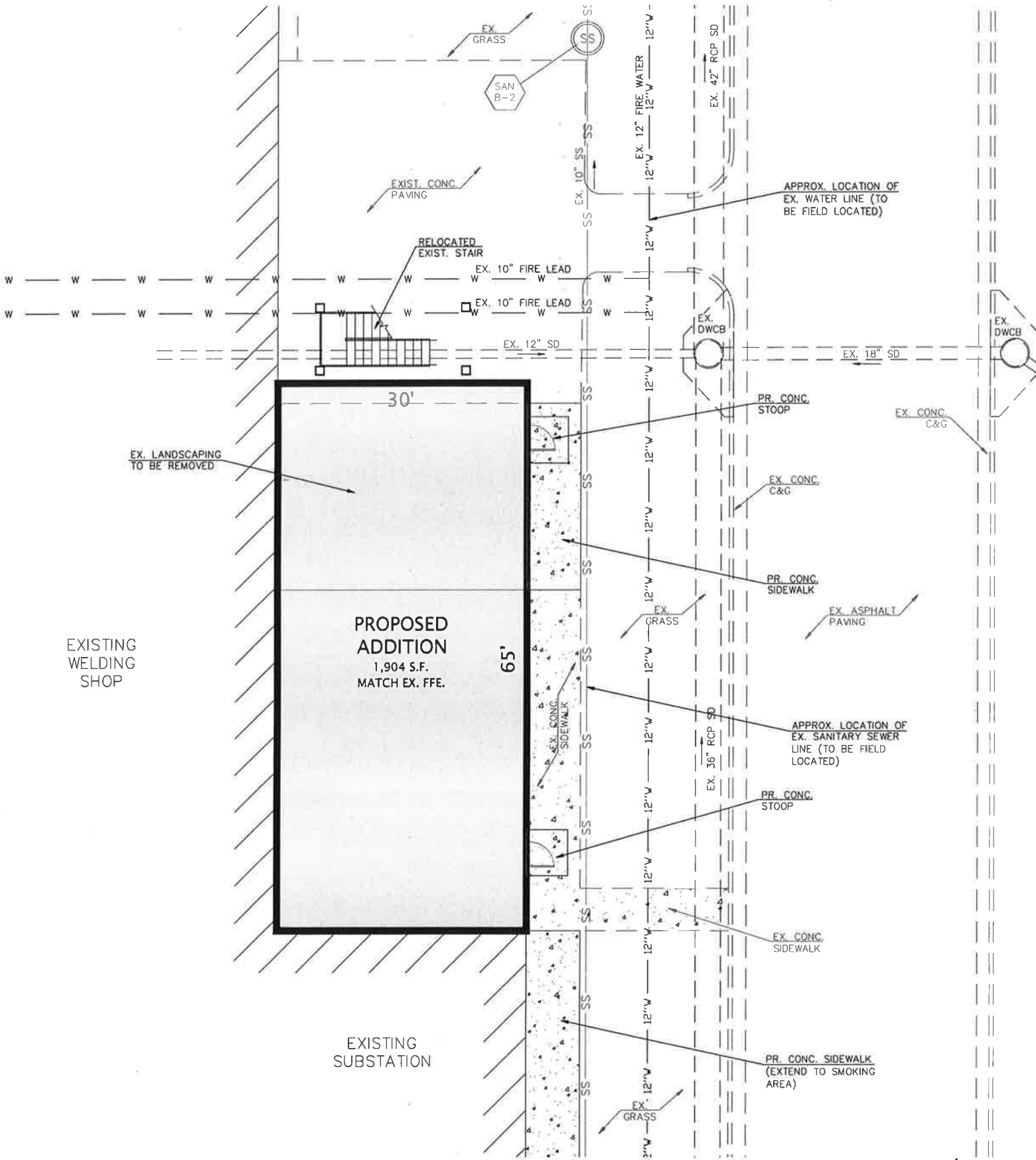
LEGEND

1/8" = 1" (1/8" = 1")	1/4" = 1" (1/4" = 1")	3/8" = 1" (3/8" = 1")	1/2" = 1" (1/2" = 1")
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14 5/8" = 1" (14 5/8" = 1")	14 3/4" = 1" (14 3/4" = 1")	14 7/8" = 1" (14 7/8" = 1")	15" = 1" (15" = 1")
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47 1/8			

SANITARY SEWER PROFILE

SCALE: N.T.S.

4
2



14C



Addition

HYUNDAI BLVD

DEVELOPMENT SITE

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO.

14D

15. DP-2017-037 **PRESENTED BY:** The Broadway Group

REPRESENTING: Same

SUBJECT: Public hearing for a development plan for a new building to be located on the northwest corner of West Fairview Avenue and Mooreland Road in a B-2 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 7,500 sq. ft. building for commercial retail. There are 30 paved parking spaces and one (1) access drive to Moreland Road indicated on the site plan. All other 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.

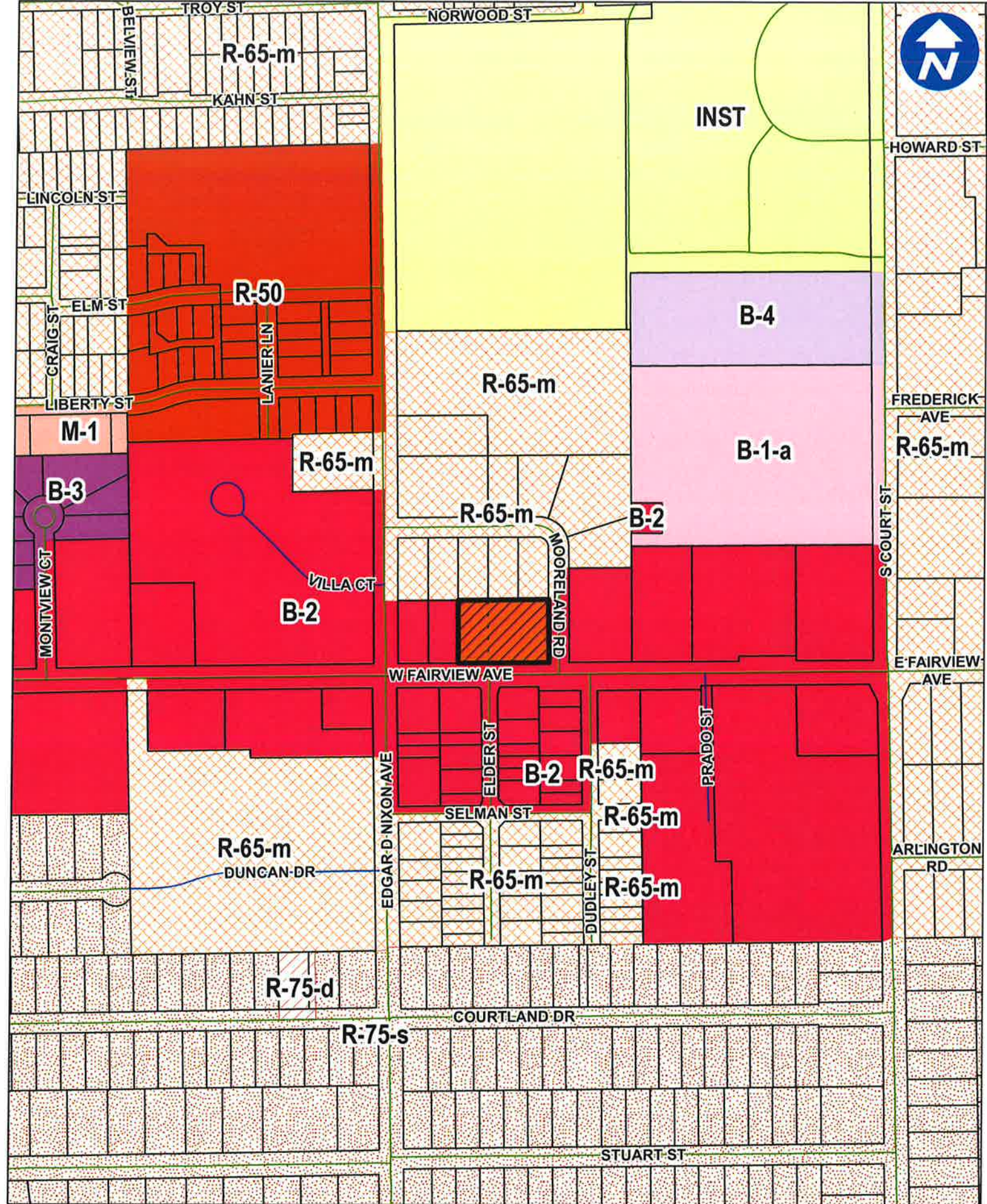
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

URBAN FORESTRY: No objections.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 300 feet

SUBJECT PROPERTY



ITEM NO. ISA

PARKING REQUIREMENTS

INDIVIDUAL STORE, B-2:

GROSS FLOOR AREA:

REQUIRED SPACES:

PROVIDED SPACES:

$\frac{1}{2}$ SPACE/200 SQ.FT.

= 7500 SQ.FT.

= $0.5/200 * 7500$

19 SPACES

30 SPACES

ADA REQUIRED HANDICAP SPACES:

2

PROVIDED HANDICAP SPACES:

2

REQUIRED VAN ACCESSIBLE SPACES:

1

PROVIDED VAN ACCESSIBLE SPACES:

2

4
N

ZONED R-65-m

ZONED R-65-m

ZONED R-65-m

ZONED R-65-m

REQ'D 7' TALL
WOODEN PRIVACY FENCE

18'x18' CONCRETE
DUMPSTER PAD WITH
18'x12' PRIVACY FENCE
(6' TALL)

24.5'x18' CONCRETE
DELIVERY AREA

8 SPACES

PROPOSED
BUILDING
7,500 SQ. FT.
F.F.E. 239.08

ACCESSIBLE
SIDEWALK RAMP

BOLLARD WITH
ACCESSIBLE
PARKING SIGN

11 SPACES

40' M.B.L. (PLAT)

11 SPACES

PYLON
SIGN

REQ'D RETAINING WALL #2
(DESIGNED BY OTHERS)

CONNECT ROOF DRAINS INTO 12" IRON PIPE

S 89'1.5013' W 225'-20"

W. FAIRVIEW AVE.

60' R.O.W.

REQ'D RETAINING WALL #1
(DESIGNED BY OTHERS)

MOORELAND RD.
50' R.O.W.

15B



DEVELOPMENT SITE

1 inch = 100 feet

SUBJECT PROPERTY



ITEM NO.

15C

16. 8922 **PRESENTED BY:** The Broadway Group

REPRESENTING: Same

SUBJECT: Request final approval of Broadway-W Fairview Ave Plat located on the northwest corner of West Fairview Avenue and Mooreland Road in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats three (3) lots into one (1) lot for commercial use. Lot 1 (0.81 acres) has 225 ft. of frontage along West Fairview Avenue and 154 ft. of frontage along Mooreland 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.

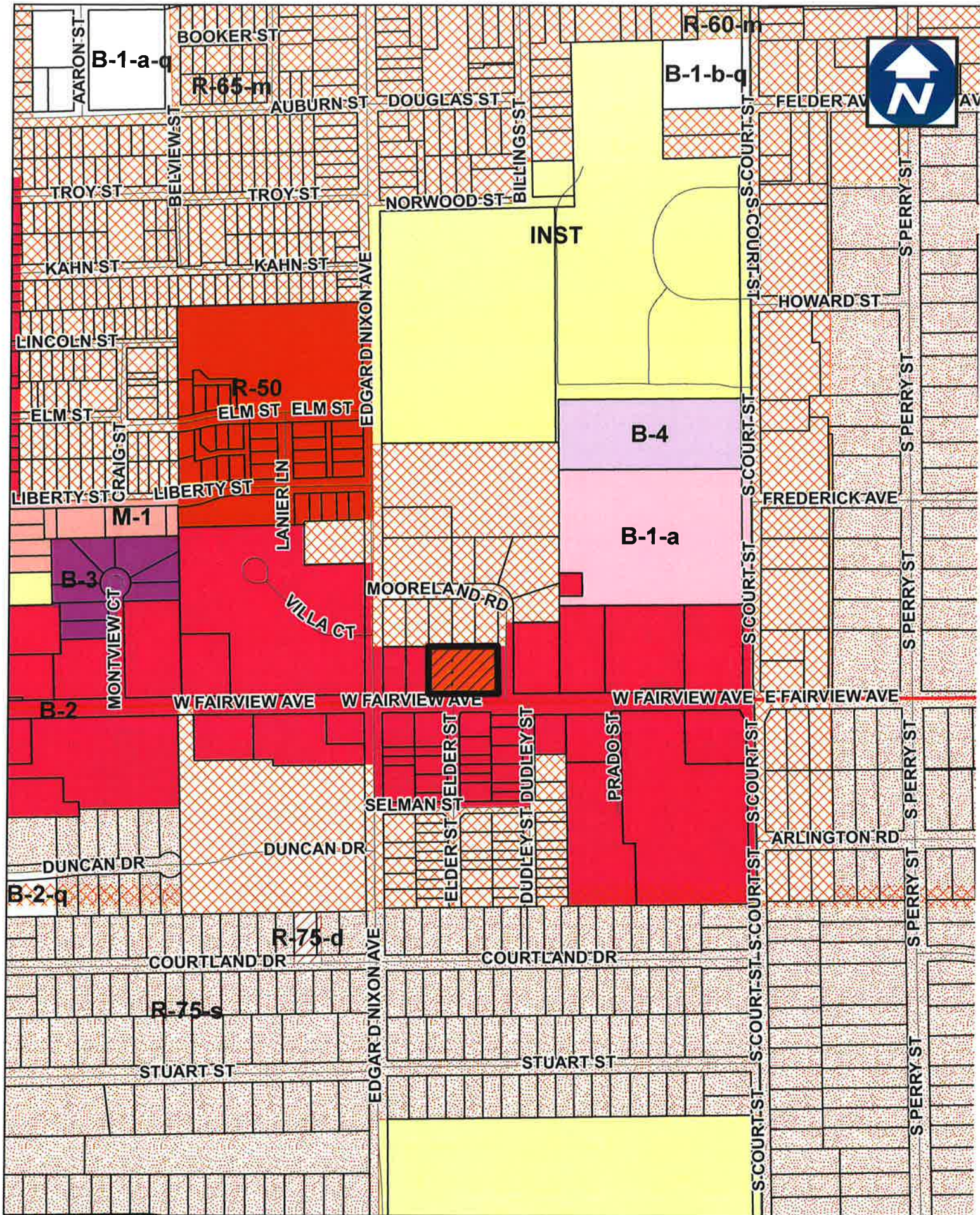
FIRE DEPARTMENT: No objections.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: No objections.

COMMENTS: _____

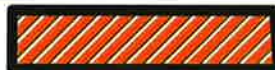
ACTION TAKEN: _____



PLATS

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 16A



Broadway - W Fairview Ave

OWNER OF RECORD:
JERRY TOWNSEND
217 DIA RADAR RD
MONTGOMERY, AL 36109
PB (5) / PG (12B)

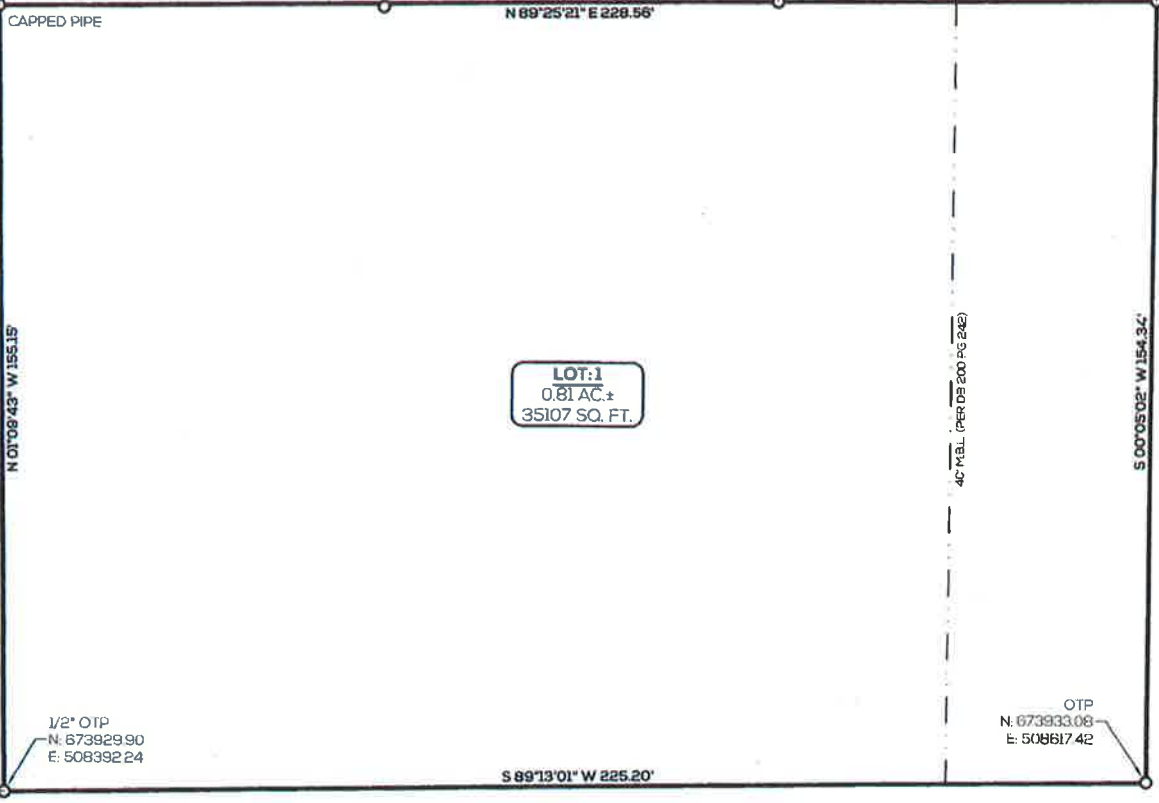
OWNER OF RECORD:
GWENDOLYN SMITH
353 MOORELAND RD
MONTGOMERY, AL 36104
PB (7) / PG (13)

OWNER OF RECORD:
VAI ERIS JOHNSON NELSON & DOUGLAS NELSON
347 MOORELAND RD
MONTGOMERY, AL 36101
PB (7) / PG (13)

OWNER OF RECORD:
CITY OF MONTGOMERY
P.O. BOX 1111
MONTGOMERY, AL 36101
PB (7) / PG (13)

OWNER OF RECORD:
RICHARD NELSON
P.O. BOX 1527
MONTGOMERY, AL 36102
PB (7) / PG (13)

LOT:1
0.81 AC. ±
35107 SQ. FT.



ZONE, NAD '83

FURNISHED TO THE

AGENT

BY PARAGRAPH 8

MEASUREMENTS FOR
OF MONTGOMERY
THE RIGHT OF
NOT INCLUDED IN THE

REWORKS AND
REINGRESS AND
REAPPURTENANCES

W FAIRVIEW AVE
(60' PUBLIC R.O.W.)

CTP (SPEAKS AND ASSOC)

FLOOD INFORMATION:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS ZONED 'X' (OUT-UNSHADED) OF THE NATIONAL FLOOD FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP (FIRM), MONTGOMERY COUNTY, ALABAMA, COM 01101C0206H MAP REVISED FEBRUARY 5, 2014. ZONE

16B



PLATS

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 16C

17. South Montgomery Community Plan

PRESENTED BY: Department of Planning

REPRESENTING: City of Montgomery

SUBJECT: Request approval of the City of Montgomery's South Montgomery Community Plan.

REMARKS: The South Montgomery Community Plan consists of essentially City Council District 6.

This request was delayed by the petitioner at the September 28, 2017 meeting.

CITY COUNCIL DISTRICT: 6

COMMENTS: _____

ACTION TAKEN: _____