

# Planning Commission Agenda

December 11, 2014

Council Auditorium

City Hall

103 North Perry Street

## **PLANNING COMMISSION MEMBERS**

E. Ann Clemons, Chairwoman

Greg Calhoun

Frank Cook

Buddy Hardwich

Patrick Moss

Crews Reaves

Pickett Reese

Stan Snyder

Kippy Tate

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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 October 23, 2014 meeting

**December 11, 2014**

<b>Item</b>	<b>File No.</b>	<b>Petitioner</b>	<b>Location</b>	<b>Request</b>	<b>Page</b>
<b>DEVELOPMENT PLANS FOR PUBLIC HEARING ONLY</b>					
1.	DP-2001-025	Donofro Architects	Maxwell Boulevard	DP	1
2.	DP-1980-103	Baker Donelson	Gunter Park Dr West	DP	2
3.	DP-1976-075	Danny Clements Builder	Gunter Park Dr West	DP	3
4.	DP-2014-023	Frank Turner	Troy Highway	DP	4
5.	DP-2014-024	The Garrard Group	Woodley Road	DP	5
6.	DP-2014-022	J. M. Garrett & Son	Chantilly Parkway	DP	6
<b>FULL REVIEW</b>					
7.	8712	J. M. Garrett & Son	Chantilly Parkway	Plat	7
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16.	8716	“ “	Woodley Road	Plat	16
17.	8714	Pilgreen Engineering	Atlanta Highway	Plat	17
18.	8713	“ “	West Fairview Ave.	Plat	18
19.	8710	“ “	Dexter Avenue	Plat	19
20.	RZ-2014-020	Karen Lynne Moody	Dalraida Road	Rezoning	20
21.	RZ-2014-021	Carline Deramus	Virginia Loop Road	Rezoning	21
22.	RZ-2014-017	Survey South	Norman Bridge Road	Rezoning	22
23.	West Fairview Avenue	Department of Planning Plan Amendment			23

*The next Planning Commission meeting is on  
January 22, 2015*

## **DEVELOPMENT PLANS FOR PUBLIC HEARING ONLY**

1. DP-2001-025 **PRESENTED BY:** Donofro Architects

**REPRESENTING:** Happy Hour Brewing Company.

**SUBJECT:** Public hearing for a development plan for a new building to be located at 1509 Maxwell Boulevard in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 9,600 sq. ft. building. There are 40 paved parking spaces provided. There is one (1) access drive to Maxwell Boulevard and two (2) access drives to May Street indicated on the site plan. All other applicable requirements will be met.

**COUNCIL DISTRICT:** 4

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

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Under review.

**TRAFFIC ENGINEERING:** Make the handicap parking stalls either 11'-5"8" or 8'-8"-8" and provide handicap signs and ramp access provide Stop signs and stopbars at all exits.

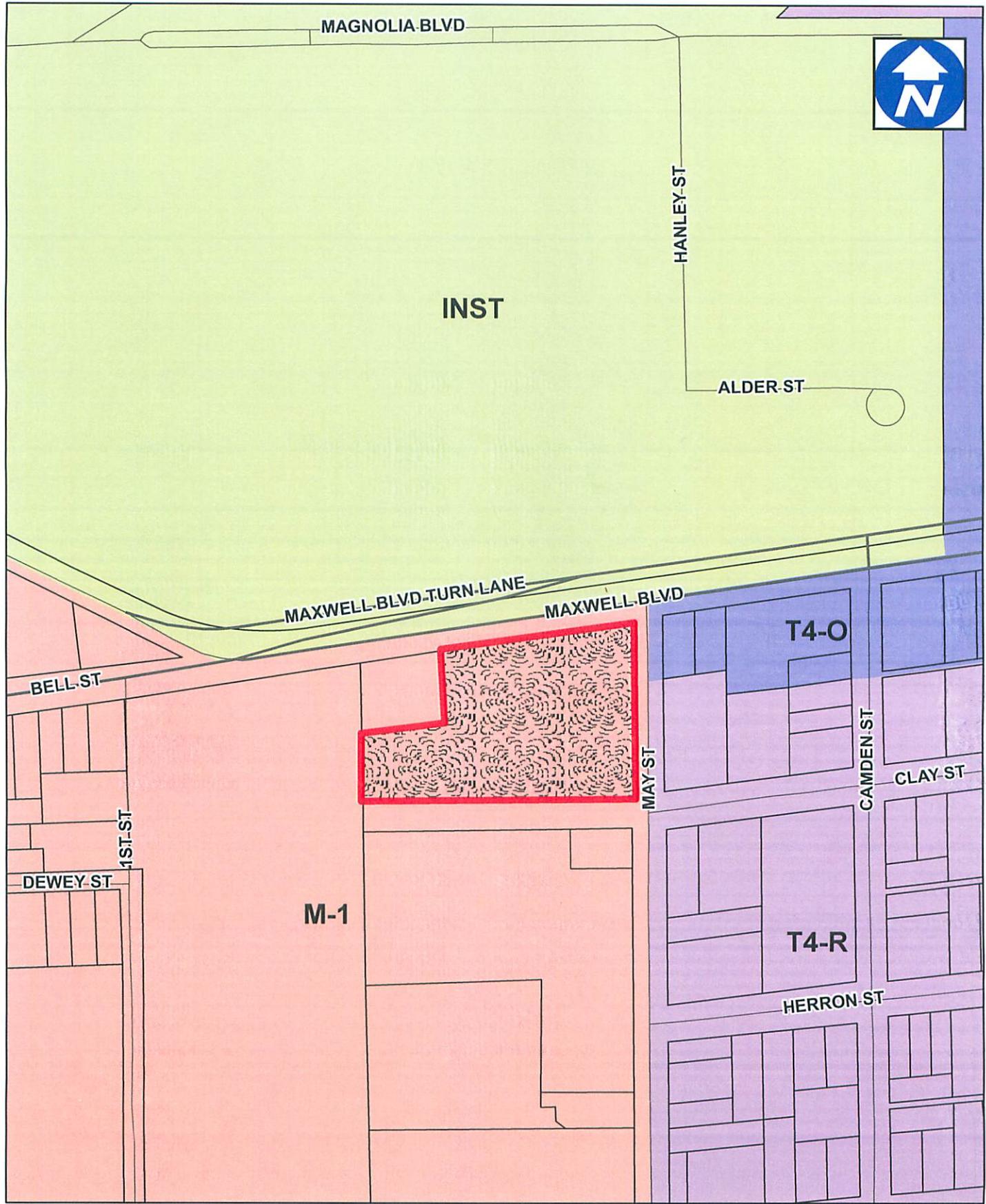
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Under review.

**URBAN FORESTRY:** Under review.

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

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



**DEVELOPMENT SITE**

1 inch = 200 feet

**SUBJECT PROPERTY**



**ITEM NO. 1A**





SITE

1 inch = 200 feet

Item 1C

2. DP-1980-103 PRESENTED BY: Baker Donelson

REPRESENTING: Verizon Wireless

**SUBJECT:** Public hearing for a development plan for a cellular communication facility to be located at 2730 Gunter Park Drive West in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a cellular tower and related equipment within a 60 ft. x 60 ft. leased area. There is a 30 ft. access easement with a 12 ft. drive to Midpark Road. The 190 ft. monopole tower and equipment will be located within a 50 ft. x 50 ft. fenced area. All applicable requirements will be met.

**COUNCIL DISTRICT: 2**

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

#### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

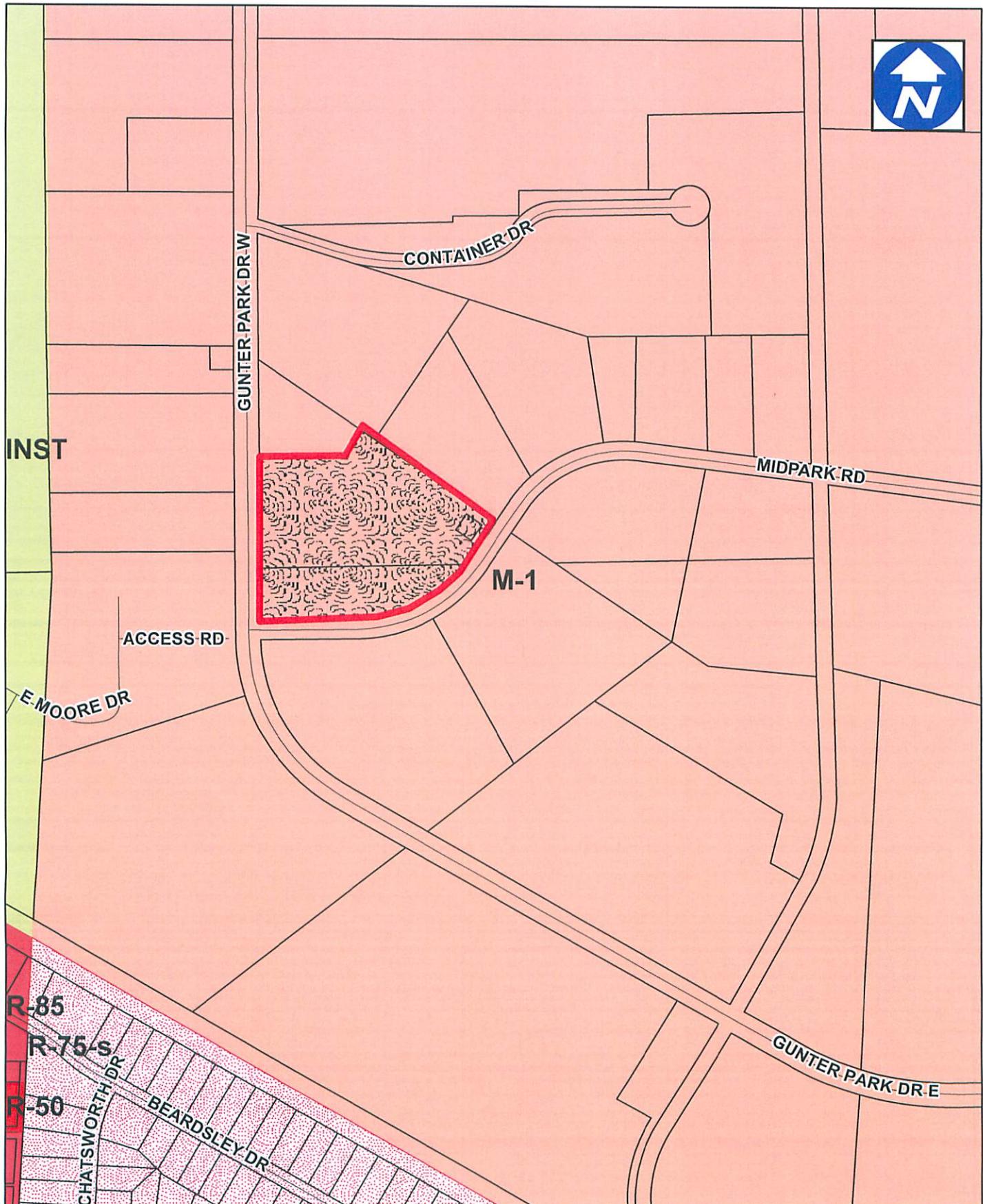
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** No objection.

**URBAN FORESTRY:** Not applicable.

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

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



**DEVELOPMENT SITE**

**SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 2A



2C

**verizon wireless**

10300 OLD ALABAMA ROAD CONNECTOR  
ALPHARETTA, GA 30022

DESIGNED: BAA  
DRAWN: JBE  
CHECKED: EBU

BERKSHIRE  
AERIAL SITE PLAN

A-1



AERIAL SITE PLAN

SCALE: 1" = 150'-0"



NUM	DATE	DESCRIPTION
0	10/9/14	ISSUED FOR REVIEW
1	10/9/2014	ISSUED FOR CONSTRUCTION
2		
3		
4		



**DEVELOPMENT SITE**

1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.**

*20*

3. DP-1976-075 PRESENTED BY: Danny Clements Builder

**REPRESENTING:** Capitol Container

**SUBJECT:** Public hearing for a development plan for an addition to a building located at 2734 Gunter Park Drive West in an M-1 (Light Industrial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 25,600 sq. ft. addition to an existing 29,488 sq. ft. building. There will be no changes to the parking or accesses. All applicable requirements will be met.

**COUNCIL DISTRICT:** 2

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

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Provide grading permit and bonds. Provide drainage plans.

**TRAFFIC ENGINEERING:** No objection.

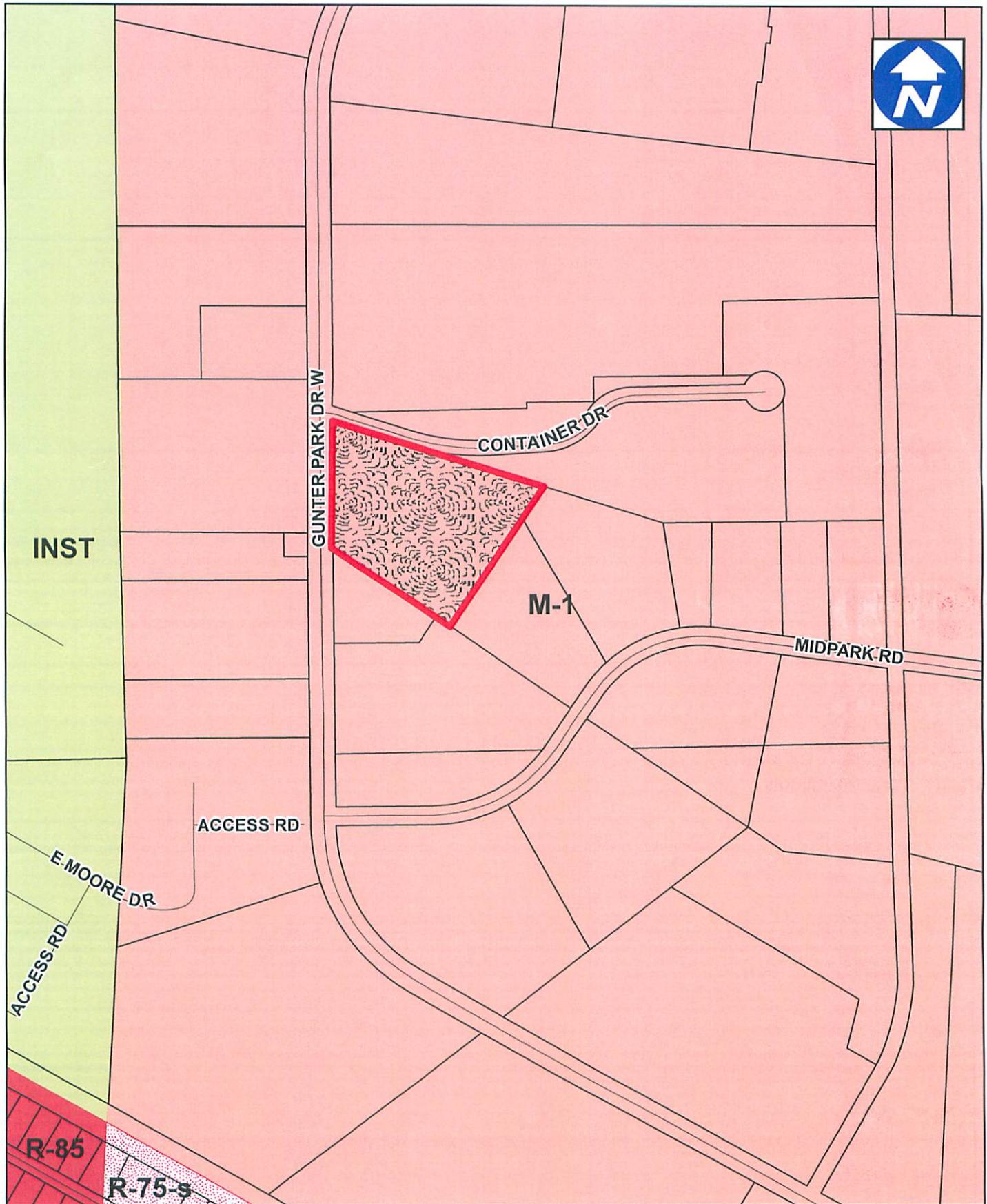
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Under review.

**URBAN FORESTRY:** Landscape plan not required.

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

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



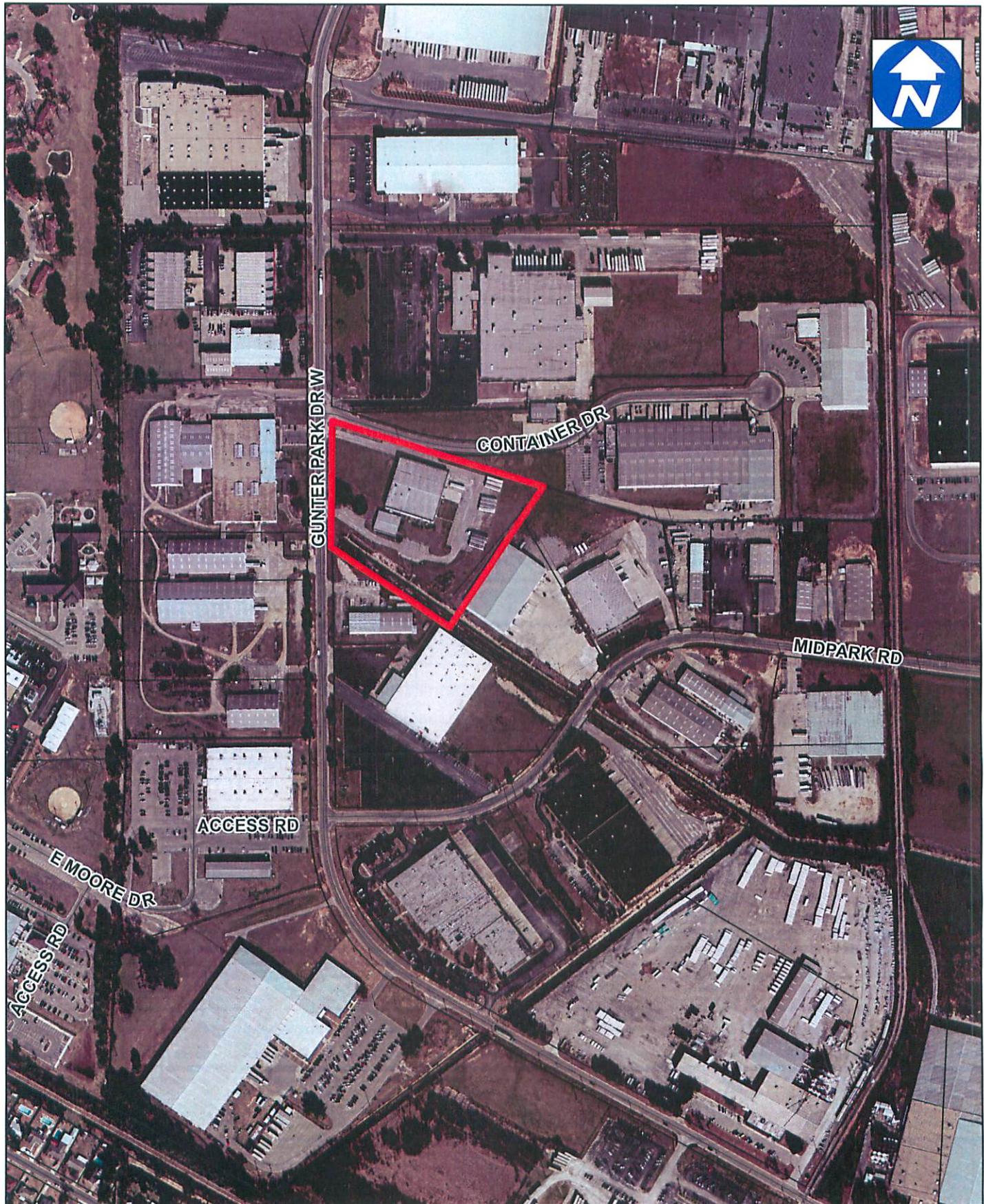
DEVELOPMENT SITE

SUBJECT PROPERTY

1 inch = 400 feet

ITEM NO. 3A





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**

1 inch = 400 feet

ITEM NO. 3C

4. DP-2014-023 PRESENTED BY: Frank Turner

REPRESENTING: T and T Vending.

SUBJECT: Public hearing for a development plan for an ice vending building to be located at 4501 Troy Highway in an M-1 (Light Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to install a new 150 sq. ft. ice vending building. There are 3 gravel parking spaces indicated on the site plan, with a concrete apron into the property. There is one (1) access drive from Bell Road. There is no access to Troy Highway.

COUNCIL DISTRICT: 6

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

#### **DEPARTMENT COMMENTS**

ENGINEERING DEPARTMENT: Under review.

TRAFFIC ENGINEERING: Under review.

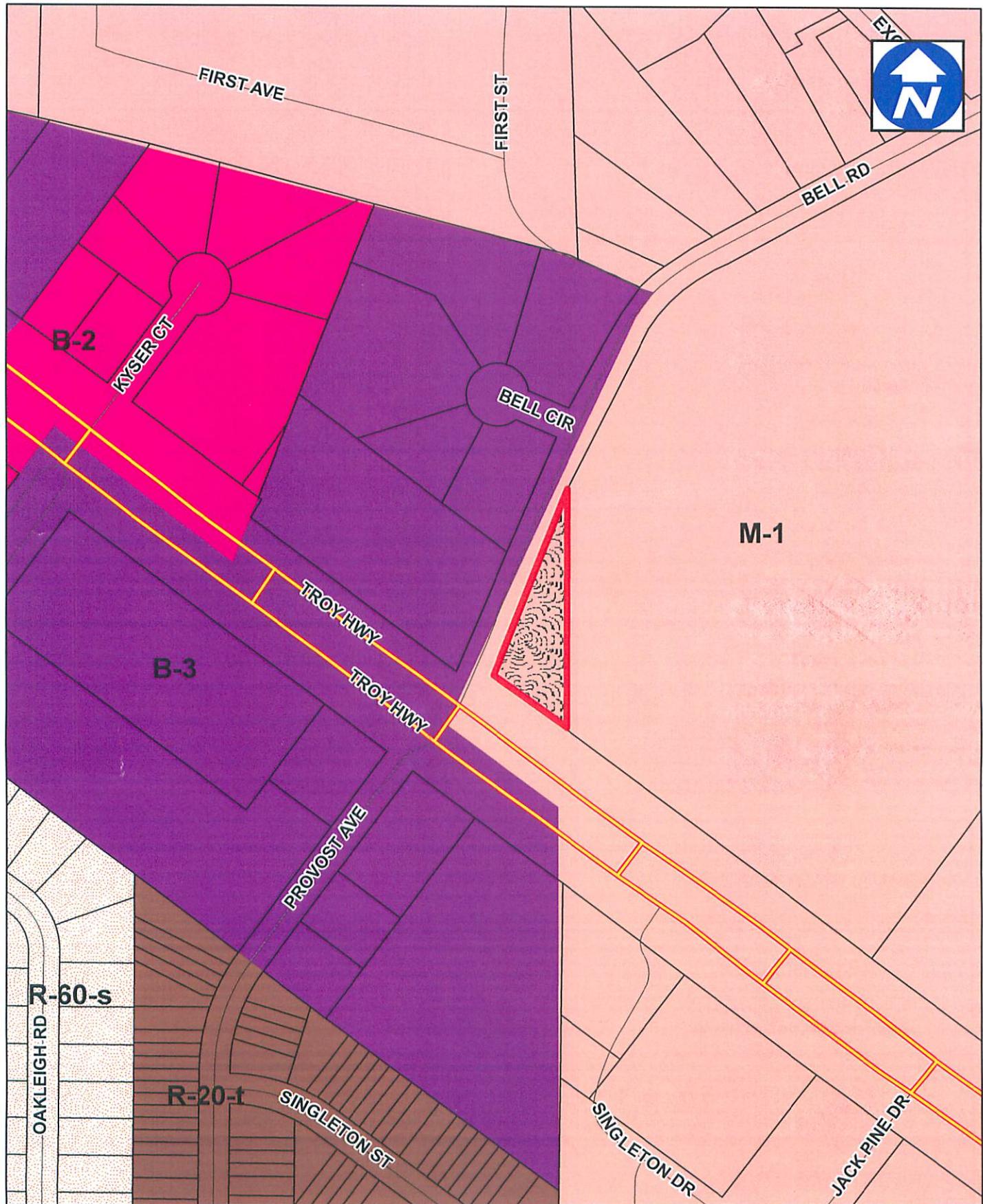
FIRE DEPARTMENT: Under review.

WATER AND SEWER: Under review.

URBAN FORESTRY: Under review.

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

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

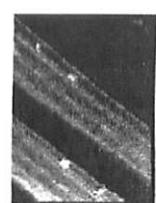


**DEVELOPMENT SITE**

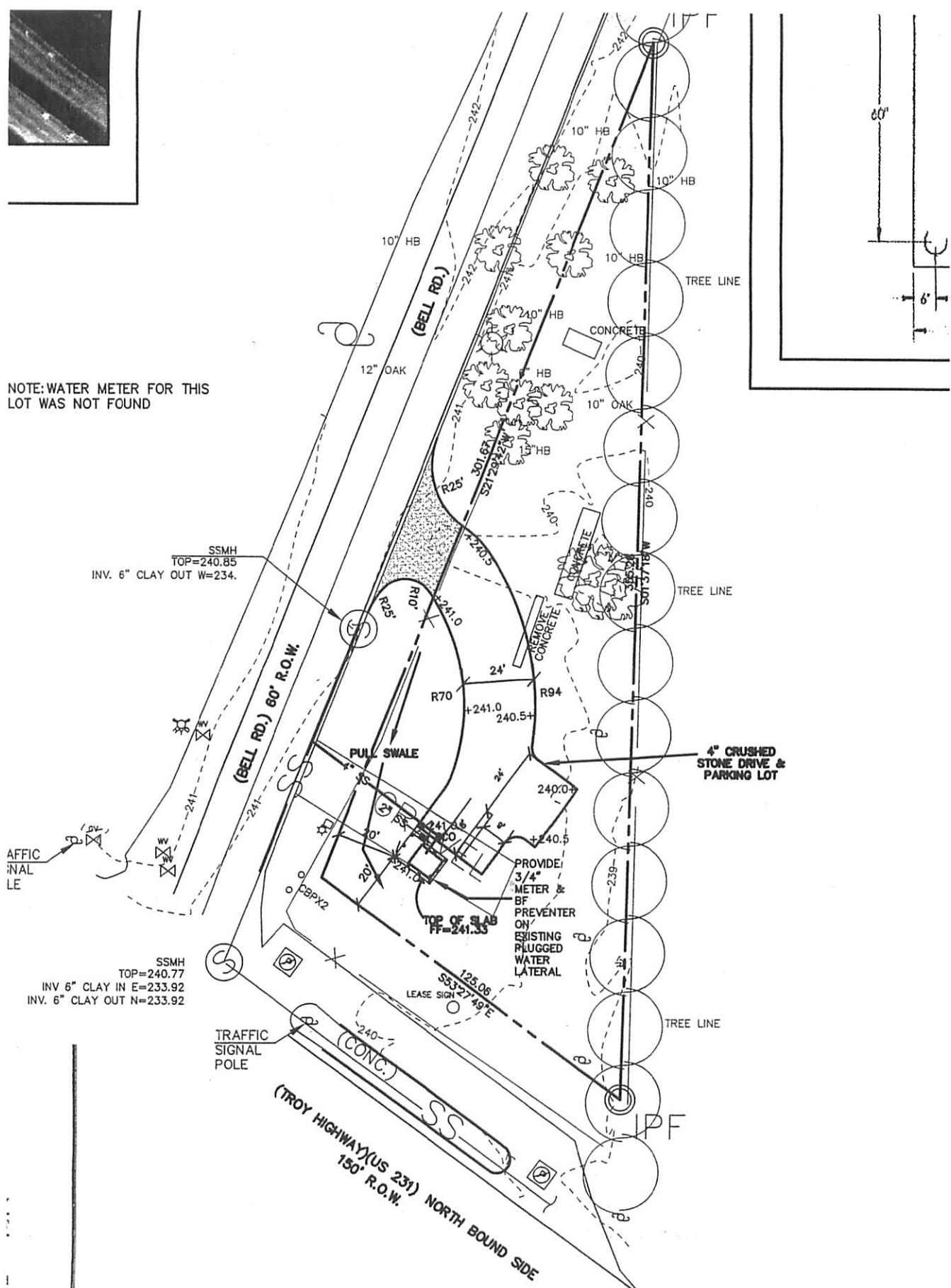
**SUBJECT PROPERTY**

1 inch = 200 feet

ITEM NO. 4A



NOTE: WATER METER FOR THIS  
LOT WAS NOT FOUND



HB



**DEVELOPMENT SITE**

**SUBJECT PROPERTY**

1 inch = 200 feet

ITEM NO. 4C

5. DP-2014-024 **PRESENTED BY:** The Garrard Group

**REPRESENTING:** Family Dollar

**SUBJECT:** Public hearing for a development plan for a new building to be located on the north side of Woodley Road, approximately 160 ft. west of Woodley Park Drive, in a B-4 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct an 8,320 sq. ft. building. There are 52 paved parking spaces and one (1) full access drive to Woodley Road indicated on the site plan. All applicable requirements will be met.

**COUNCIL DISTRICT: 6**

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

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Under review.

**TRAFFIC ENGINEERING:** Must provide three handicap stalls to meet ADA requirements.

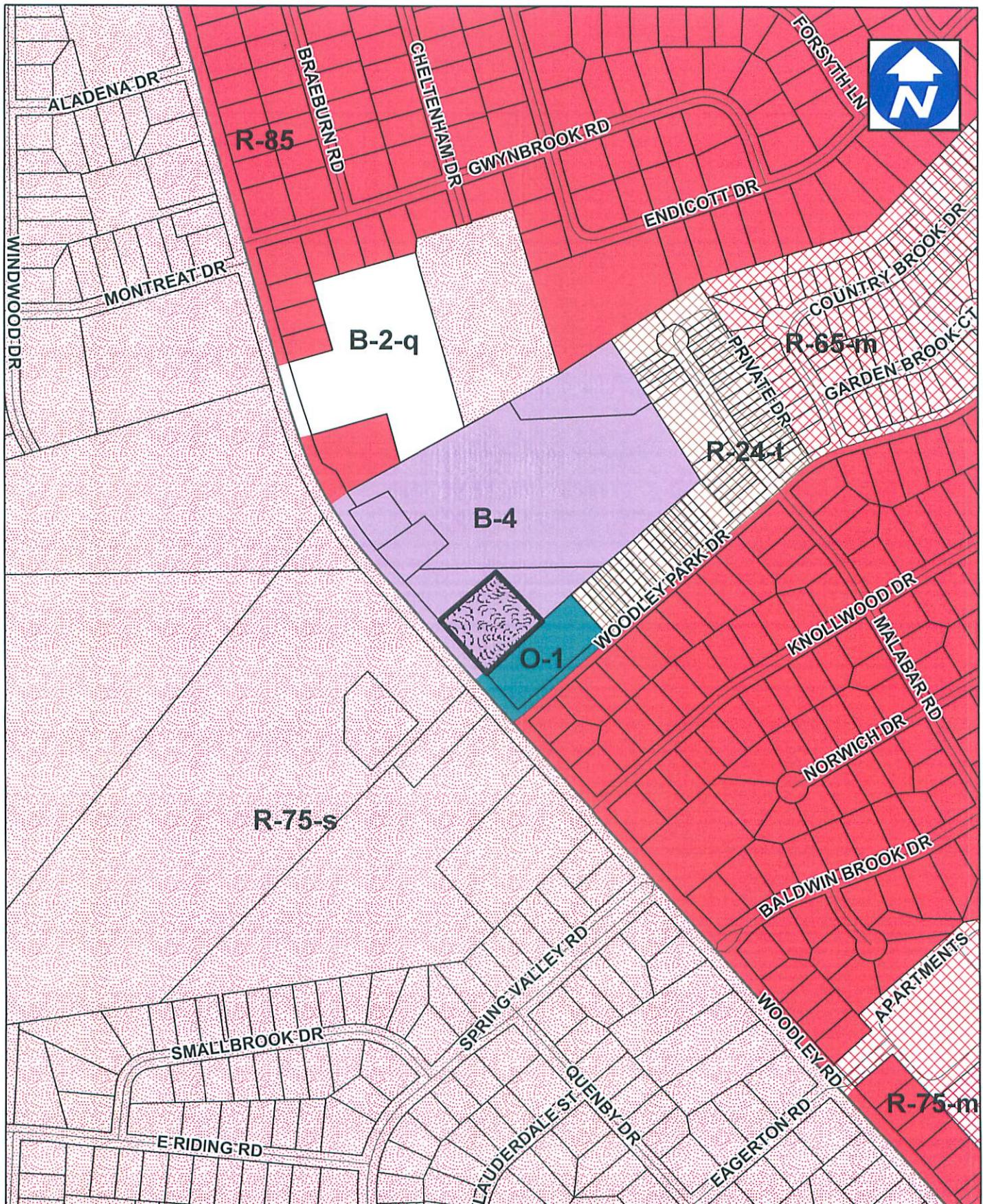
**FIRE DEPARTMENT:** No objection.

**WATER AND SEWER:** Under review.

**URBAN FORESTRY:** Replace red maple with another species. Replace trees on street frontage with understory species. Add trees to east landscape buffer.

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

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

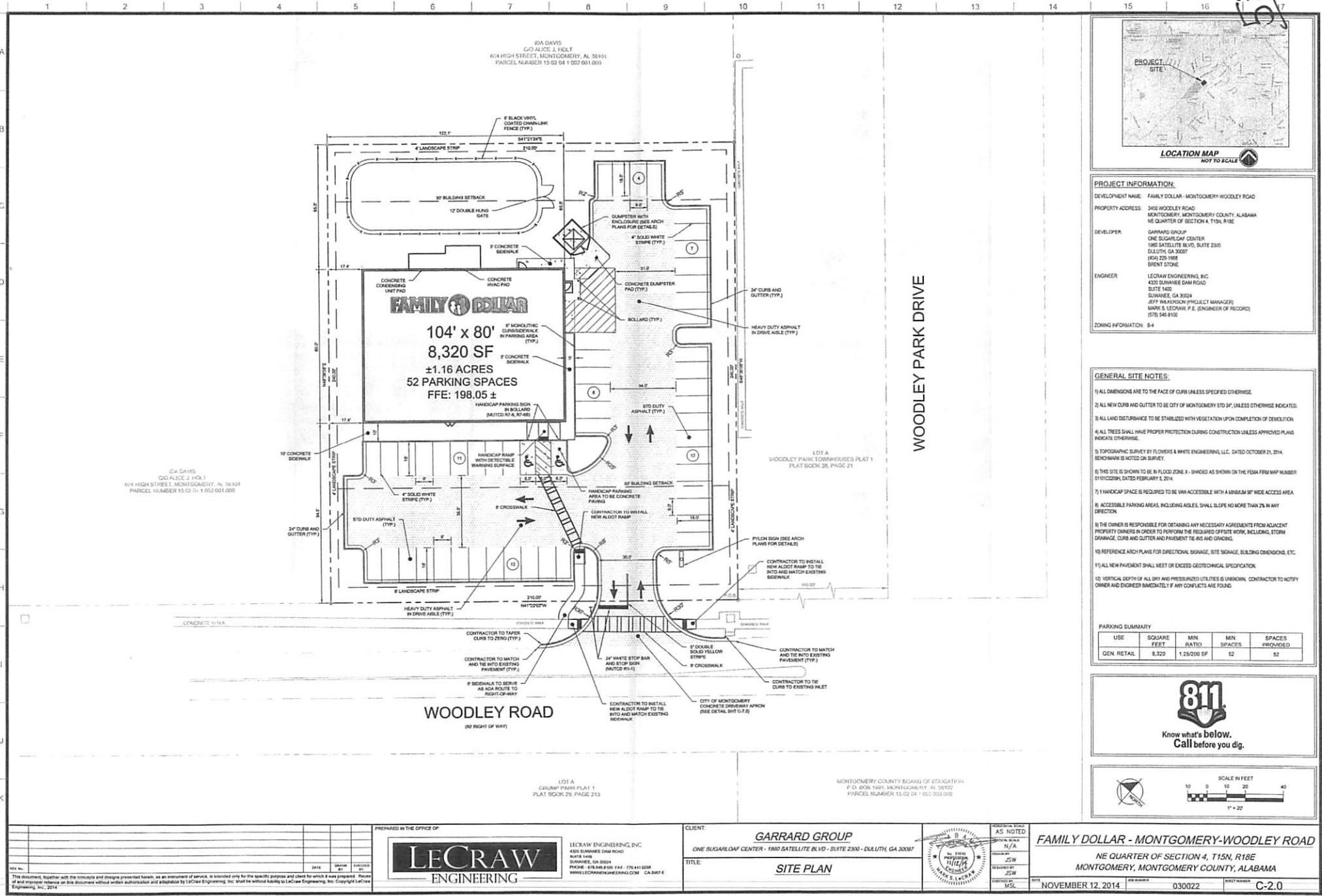


**DEVELOPMENT SITE**

**SUBJECT PROPERTY**

1 inch = 400 feet

ITEM NO. 5A





**DEVELOPMENT SITE**

**SUBJECT PROPERTY**

1 inch = 400 feet

ITEM NO. 5C

6. DP-2014-022 **PRESENTED BY:** J.M. Garrett & Son LLC

**REPRESENTING:** ZTEC Complex

**SUBJECT:** Public hearing for a development plan for a new multi-tenant building to be located on the east side of Chantilly Parkway, approximately 140 ft. south of EastChase Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** The petitioner has submitted plans to construct a 6,600 sq. ft. building with a 5,808 sq. ft. canopy. There are 35 paved parking spaces indicated on the site plan. A right-in/right-out access to Chantilly Parkway and a full access drive to Ryan Road. All applicable requirements will be met.

**COUNCIL DISTRICT:** 9

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

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Under review.

**TRAFFIC ENGINEERING:** Provide Stop sign and marking exiting to Ryan Road. Provide Yield sign and markings at right-out and island must be concrete and painted yellow. Reverse directional arrows throughout the parking lot and exit to Ryan Road. Entrance/Exit to Ryan Road must be built for two-way traffic.

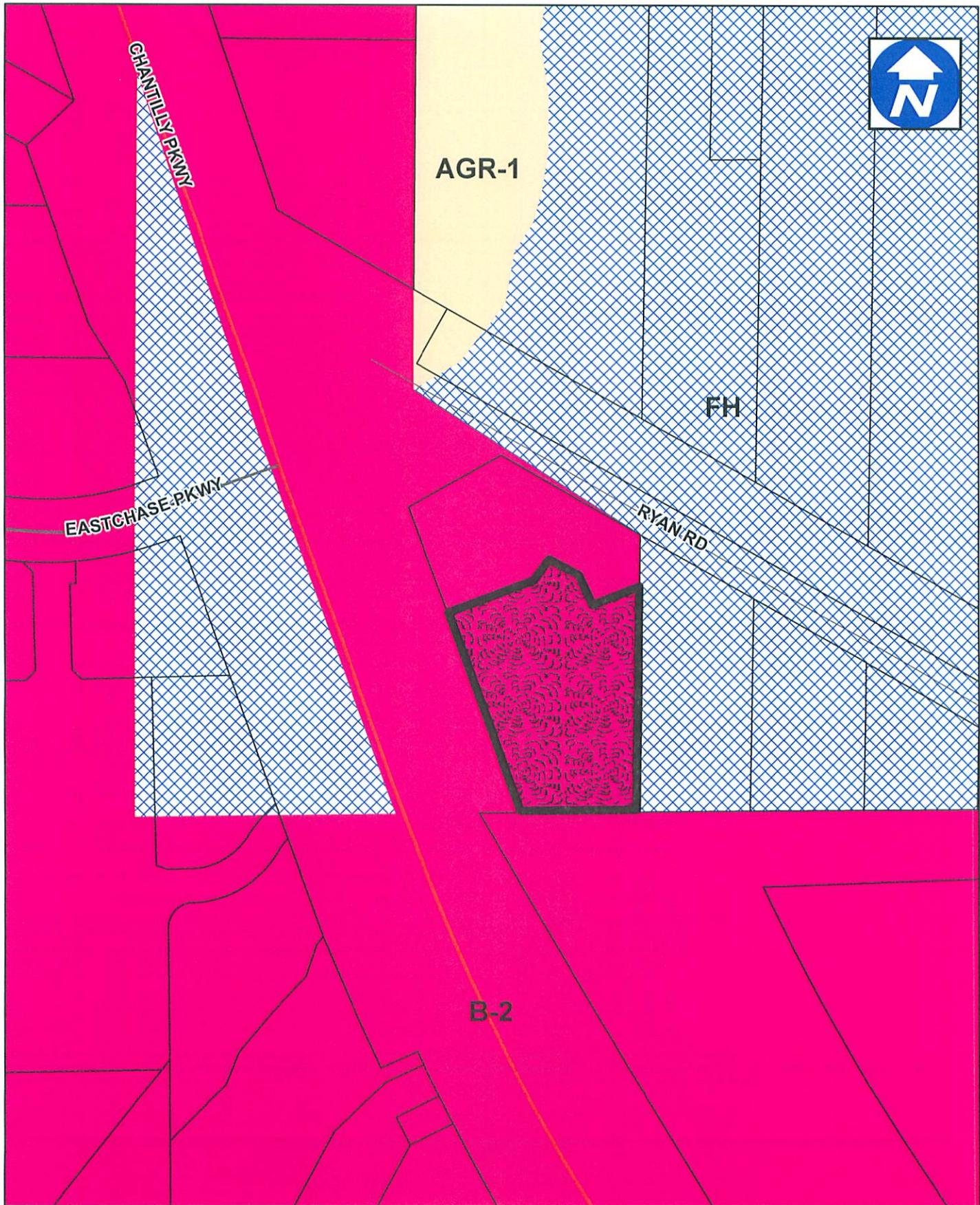
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Under review.

**URBAN FORESTRY:** Landscape plan required.

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

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

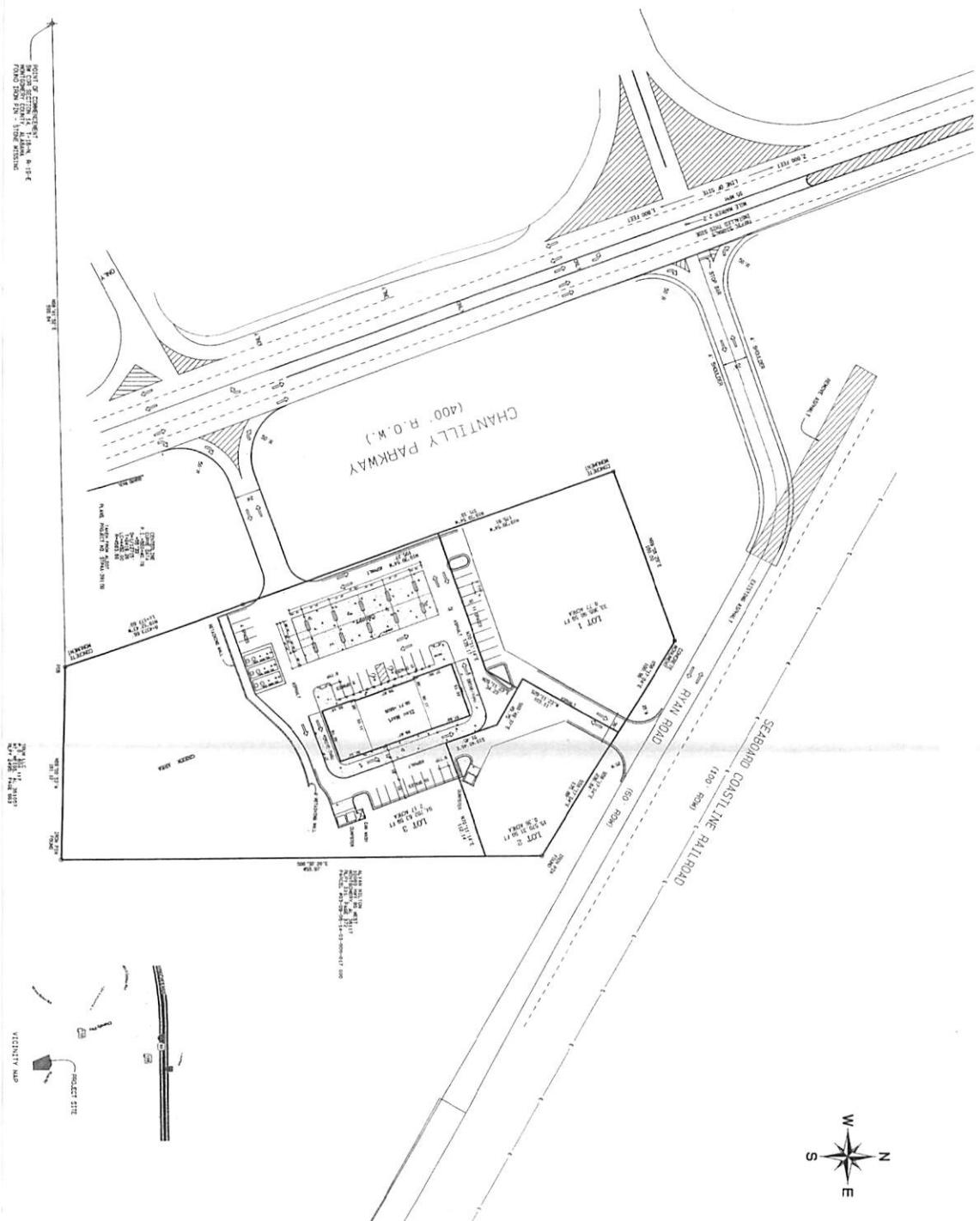


DEVELOPMENT SITE

SUBJECT PROPERTY



ITEM NO. 6A



IF YOU DIG ALABAMA  
CALL US FIRST!  
1-800-292-8223  
ALABAMA PROTECTION  
CENTER  
IT'S THE LAW

PRELIMINARY  
SITE LAYOUT

卷之三

THESE ARE THE WORDS WHICH WERE SPOKEN BY JESUS CHRIST TO HIS DISCIPLES ON THE DAY OF HIS RESURRECTION.

After the first few days of the new year, the author had a chance to go to the beach. He found that the beach was very crowded with people. He also found that the water was very cold. He decided to go swimming in the ocean. He swam for about an hour and then came out of the water. He was very tired but happy. He then went back to the beach and sat under a tree. He read a book and enjoyed the sun. He had a great time at the beach.

RECEIVED



C-1.1

ZTEC MARKET GAS  
CHANTILLY PARKWAY  
MONTGOMERY, ALABAMA

SHEET CONTENTS: PRELIMINARY SITE LAYOUT

**J.M. GARRETT & SON L.L.C.**  
CIVIL ENGINEERING-SURVEYING-LAND PLANNING SINCE 1888  
1109 SOUTH HULL STREET, MONTGOMERY, ALABAMA, 36104 VOICE (334) 264-2247





**DEVELOPMENT SITE**

SUBJECT PROPERTY

1 inch = 200 feet

ITEM NO. 6C

## **FULL REVIEW**

7. 8712 PRESENTED BY: J. M. Garrett & Son

REPRESENTING: HAH Marketing, LLC

**SUBJECT:** Request final approval of ZTEC Plat No. 1 located on the east side of Chantilly Parkway, approximately 200 ft. south of EastChase Parkway, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 3 (2.17 acres) has 372 ft. of frontage along Chantilly Parkway and a depth of approximately 290 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT:** Police Jurisdiction

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

## **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Indicate that Lots 2 & 3 is not included on plat. Show floodway area on plat. Show floodway area on plat. Provide flood information and source on plat. Provide a more detailed vicinity map.

**TRAFFIC ENGINEERING:** No objection.

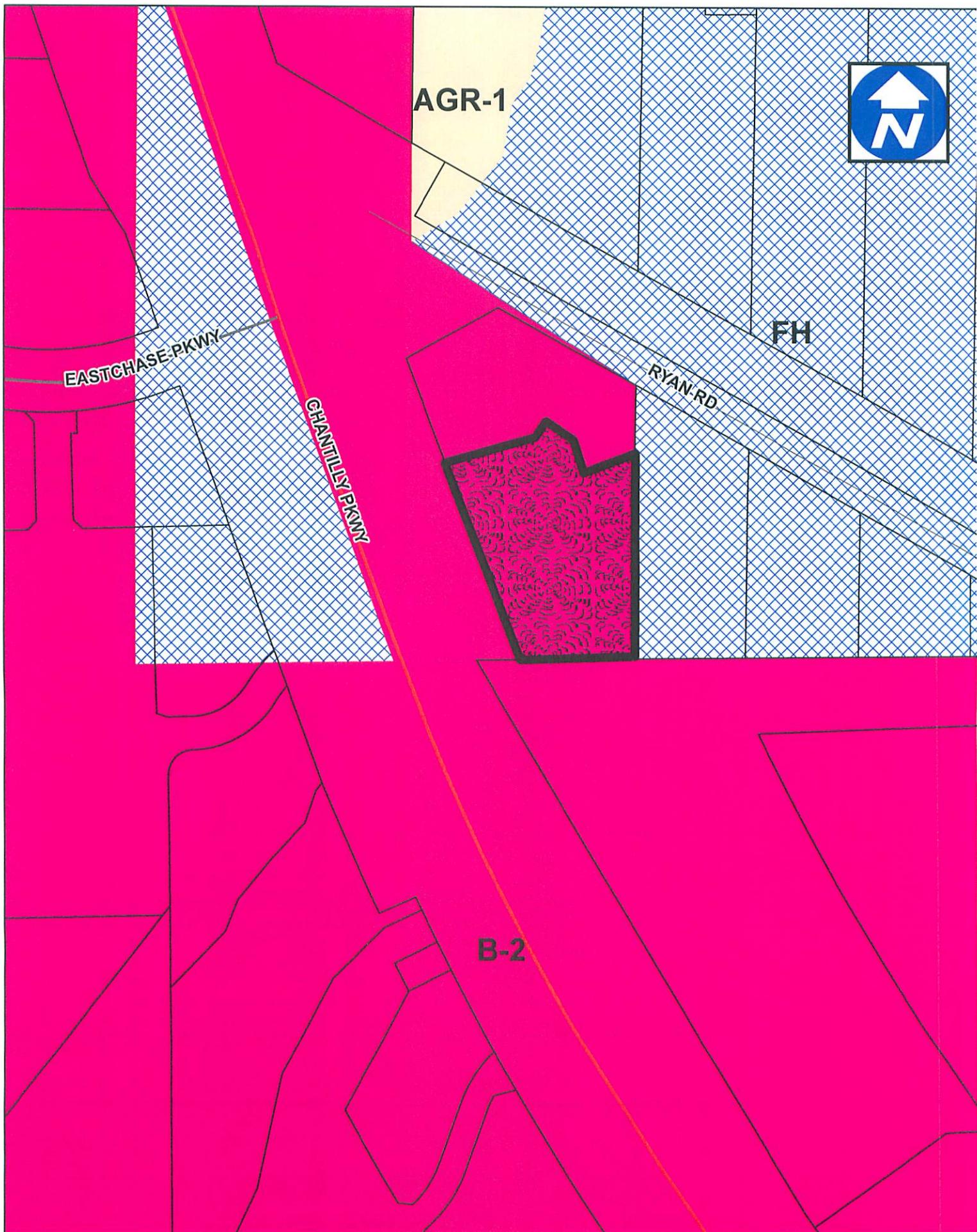
**FIRE DEPARTMENT:** Approved for platting only.

**WATER AND SEWER:** Proposed plat will leave Lot 2 without access to water. Proposed plat will leave Lots 2 and 3 without direct access to sewer. Provide utility plans (full set) addressing sewer/water access to lots.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



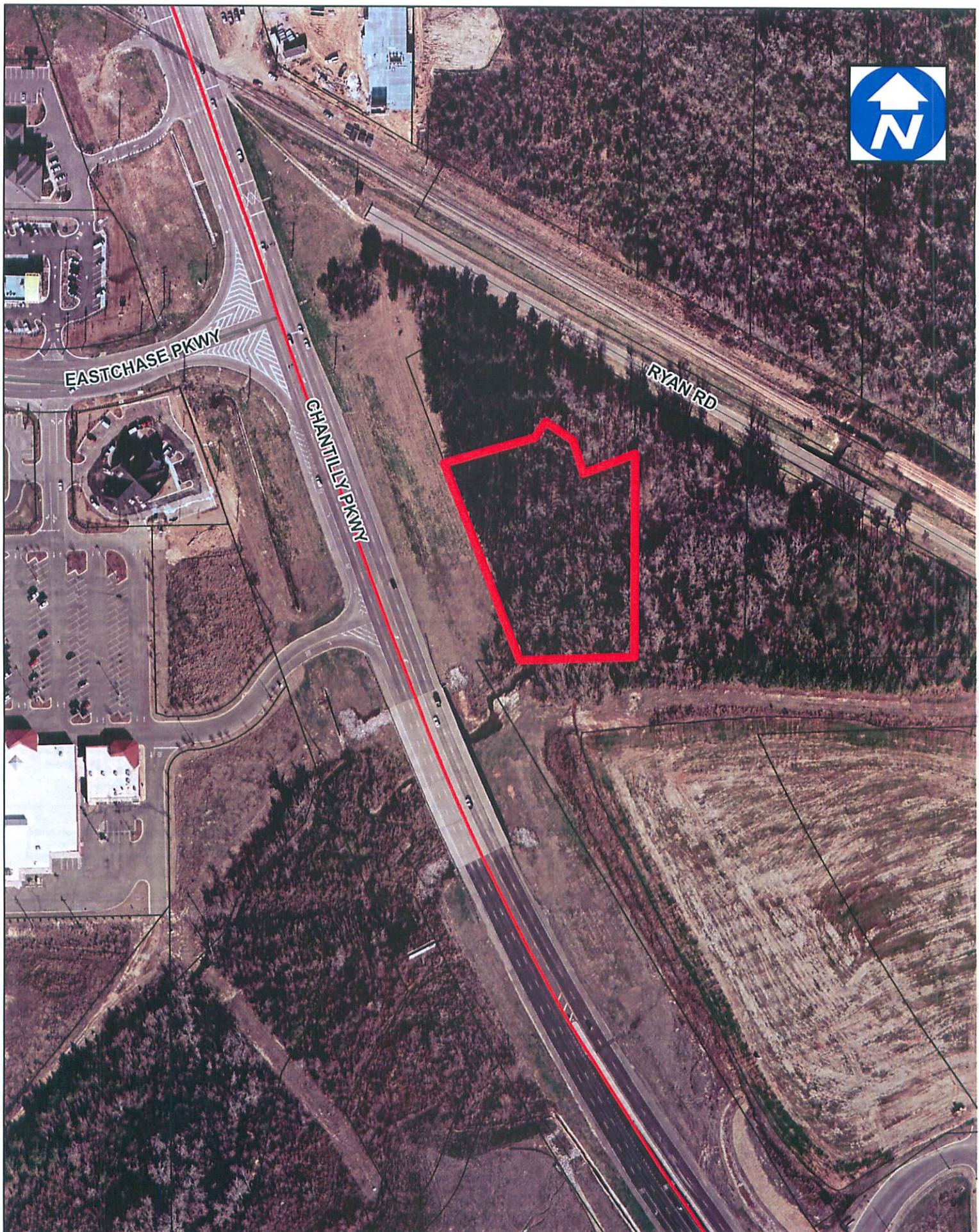
**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7A





**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. 8709 PRESENTED BY: Engineering Design Group, LLC

REPRESENTING: 3D Development Group

**SUBJECT:** Request final approval of Family Dollar Troy Highway Plat No. 1A located on the southeast corner of the Troy Highway and Kyser Court in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat replats two (2) lots into one (1) lot and relocates a sanitary sewer easement. Lot 8AA (1.23 acres) has 253 ft. of frontage along Troy Highway and 170 ft. of frontage along Kyser Court. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT: 6**

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

#### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection..

**TRAFFIC ENGINEERING:** No objection.

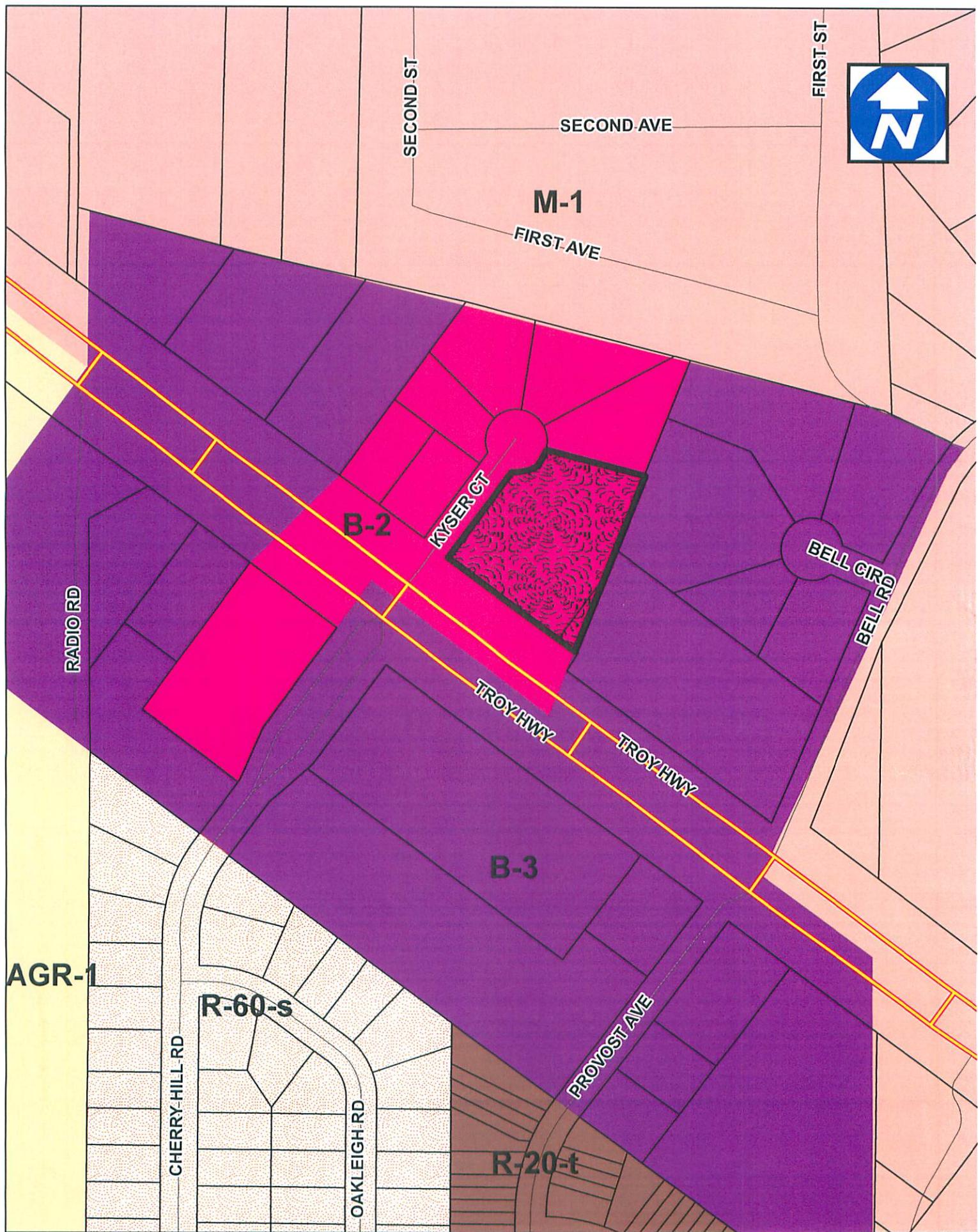
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Existing sanitary sewer easement must be vacated via document. Submit form/sketch for review. Transformer pad shown outside of easement on plans but is installed in the sanitary sewer easement. This must be relocated out of sanitary sewer easement.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer..

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

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



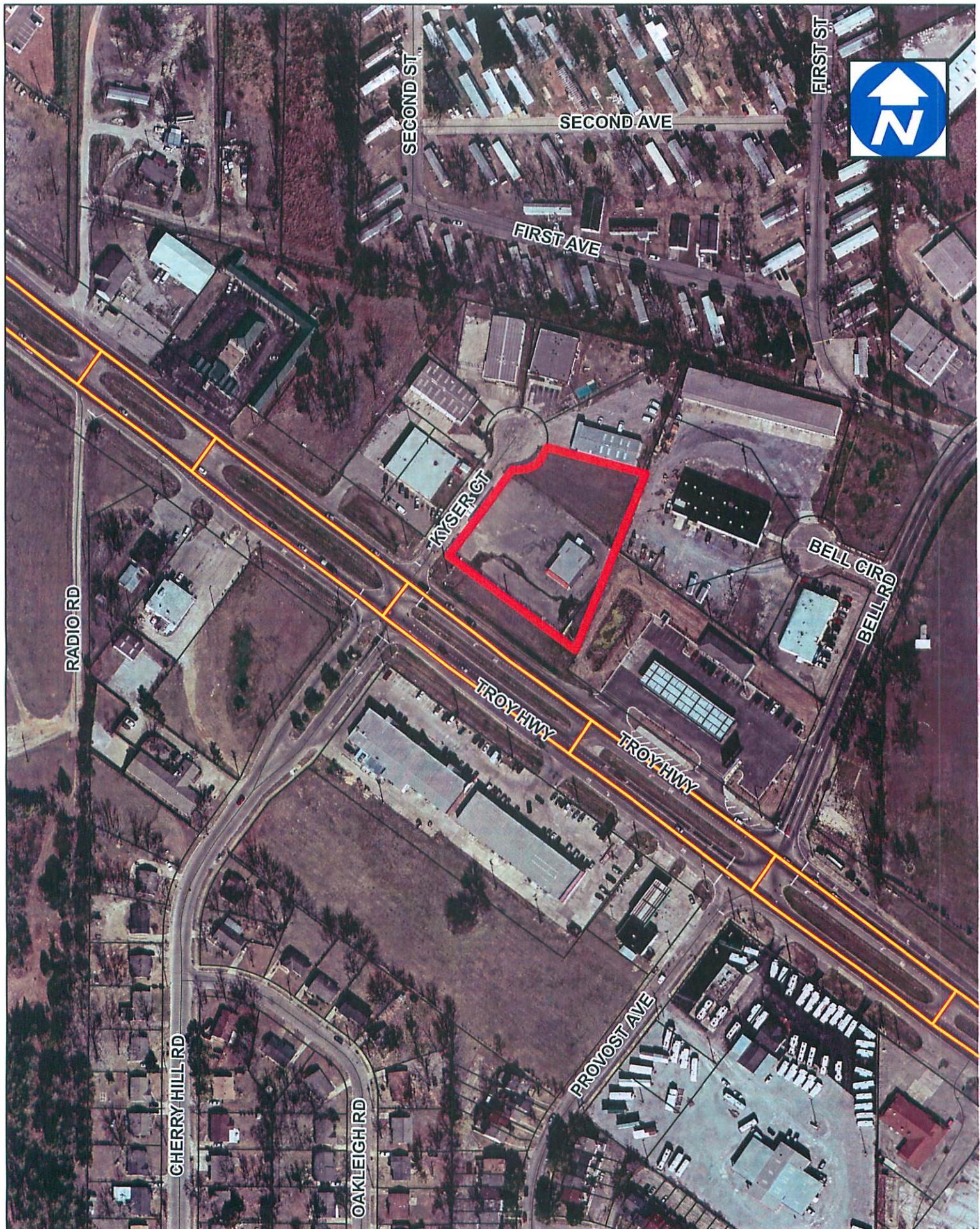
**PLATS SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 8A





**PLATS** SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 8C

9. RZ-2014-019 PRESENTED BY: Jeffcoat Engineers & Surveyors

REPRESENTING: Gene Reese

**SUBJECT:** Request to rezone property located on the southeast corner of South Lawrence Street and Julia Street, and the west side of South McDonough Street, approximately 300 ft. south of Julia Street, from B-2 (Commercial), M-1 (Light Industrial), O-1 (Office) and R-60-d (Duplex Residential) Zoning Districts to an R-60-s (Single-Family Residential) Zoning District.

**REMARKS:** The adjacent property has B-2 (Commercial) and M-1 (Light Industrial) zoning to the north, M-1 (Light Industrial) and O-1 (Office) zoning to the east, R-60-d (Duplex Residential) and O-1 zoning to the south, and B-2 (Commercial) and O-1 (Office) zoning to the west. The intended use for this property if rezoned is for single-family residential use. The Land Use Plan recommends office and central business use.

*This item was delayed at the request of the petitioner at the October 23, 2014 meeting.*

**COUNCIL DISTRICT:** 3

**Long Range Planning:** No objection.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection to rezoning.

**TRAFFIC ENGINEERING:** No objection.

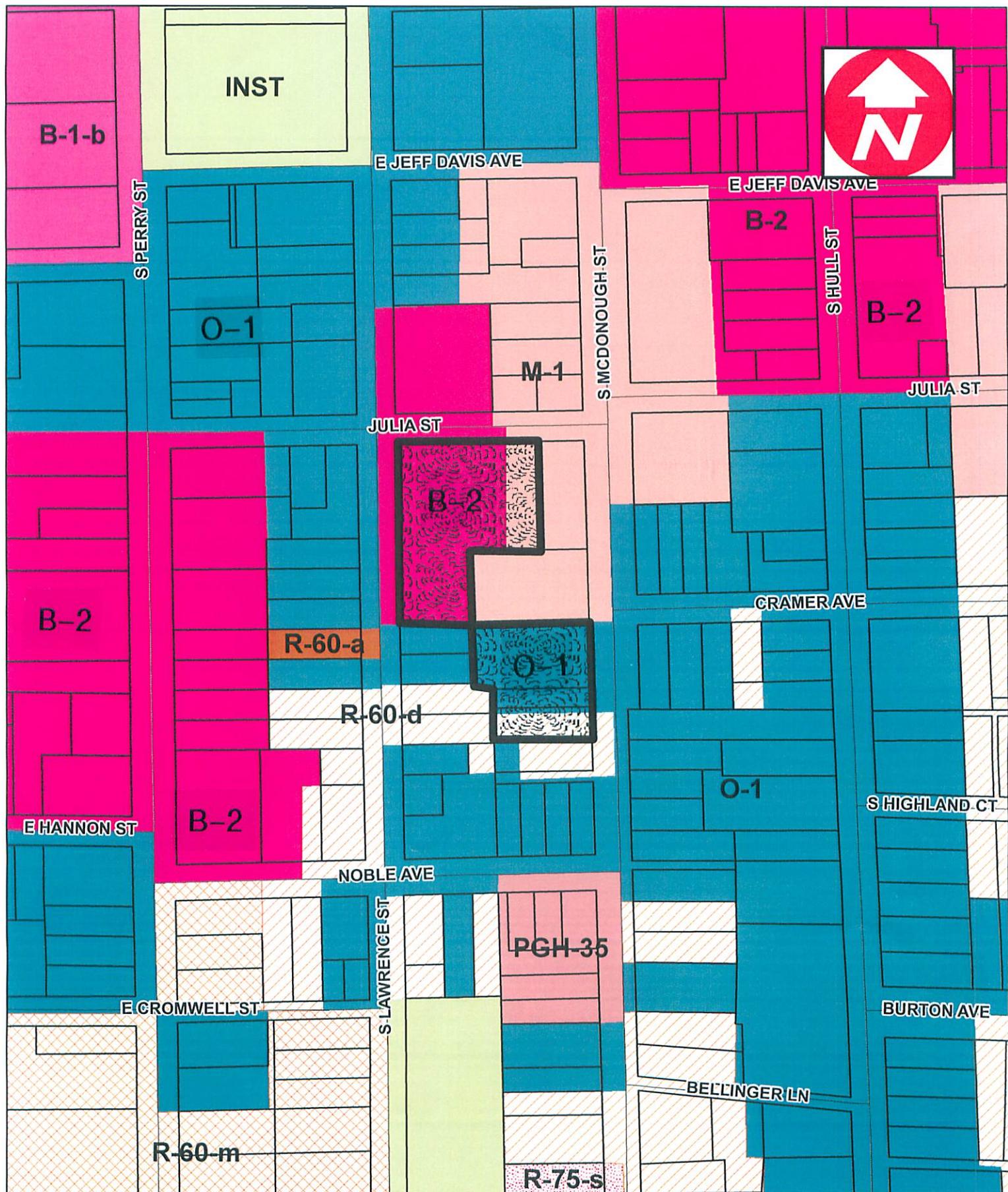
**FIRE DEPARTMENT:** Approved for rezoning only.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



REZONING REQUEST

SUBJECT PROPERTY

FILE NO. RZ-2014-09

1 inch = 200 feet

FROM Various TO R-60-d

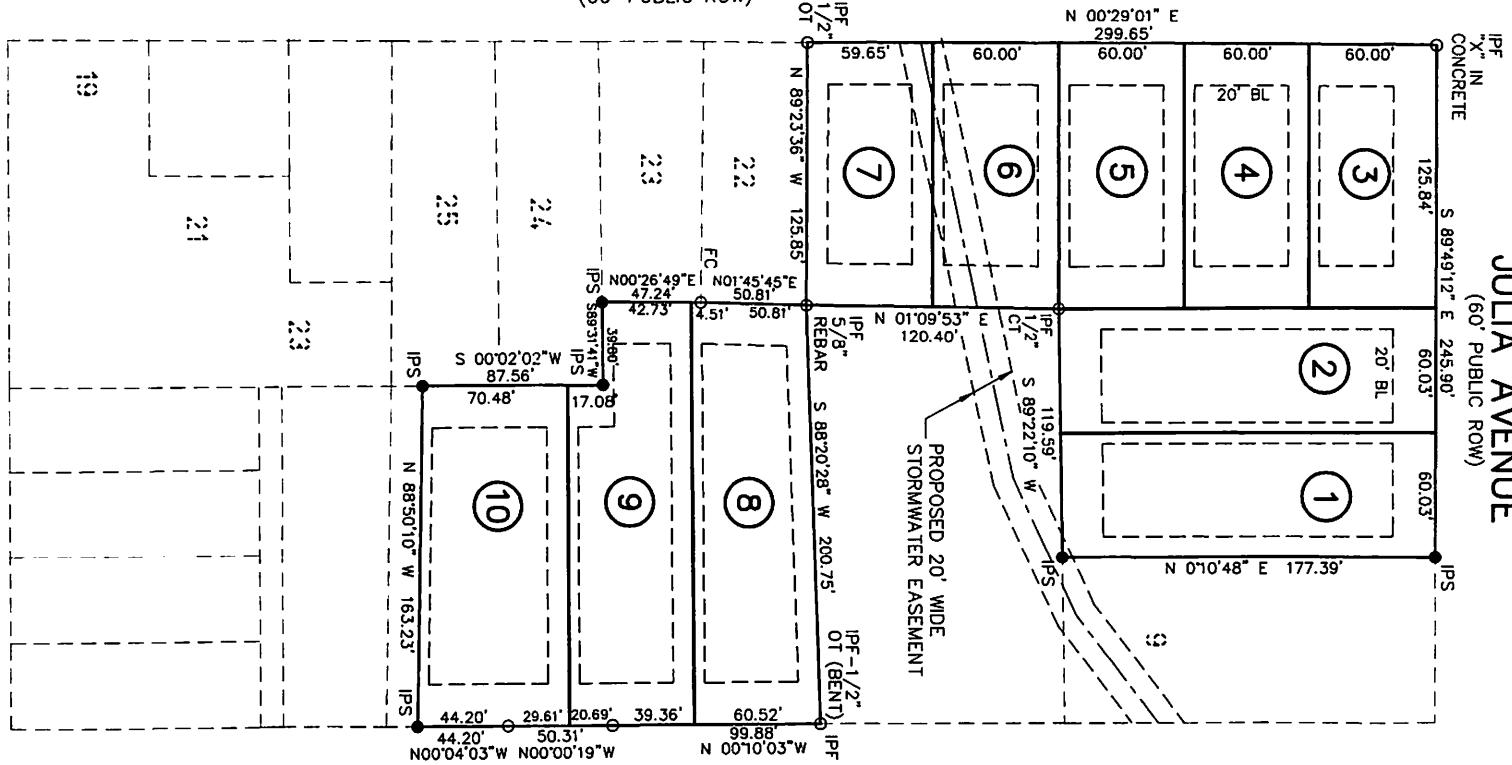
ITEM NO. 9A

**PROPOSED LOT LAYOUT SCHEMATIC MAP  
"A" OF GENE REESE PROPERTY**

FRONT - 20'  
REAR - 20'  
SIDE - 5' OR 10'

**NOBLE AVENUE**  
(60' PUBLIC ROW)

**LAWRENCE STREET**  
(60' PUBLIC ROW)



## McDONOUGH STREET (PUBLIC ROW-VARIABLE WIDTH)

### SOURCE OF INFORMATION

— RLPY 1619, PAGE 707  
— RLPY 3544, PAGE 314  
— RLPY 4044, PAGE 5500  
— RLPY 4578, PAGE 9068  
— RLPY 1164, PAGE 236  
— RLPY 4092, PAGE 3577

LEGENDA

O	IPF	W/ RED PLASTIC ID CAP
×	IPF	READING "JEFFCOAT 9587"
Δ	- FENCE LINE	
P.O.B.	- CALCULATED POINT	
P.O.C.	- POINT OF BEGINNEMENT	
R.O.W.	- RIGHT OF WAY	
CH.	- CHORD	
( )	- PLAT OR DEED CALL	

SCALE: 1" = 60'

### BASIS OF BEARING: MAGNETIC

**JEFFCOAT ENGINEERS &  
SURVEYORS, LLC.**  
928 SOUTH HULL STREET  
MONTGOMERY, AL 36104  
(334) 265-1246  
**CLANTON**  
(205) 755-1477

**QB**  
FIELD SURVEY: 7/14, 8/14 (EB)  
PROJECT NO.: 14-170  
DWG NAME: 14170.DWG  
DRAWN BY: SH  
LEGAL BY: SH  
DWG PROOFED BY: GJ  
LEGAL PROOFED BY: GJ  
CUGU NAME: 14170.ASC



SITE

1 inch = 100 feet

Item 9c

10. 8708 **PRESENTED BY:** Alabama Power Company

**REPRESENTING:** Same

**SUBJECT:** Request final approval of Hunter Station SS Subdivision located on the south side of Roquemore Street, approximately 2,000 ft. east of Hunter Loop Road, in M-3 (General Industrial) and AGR-2 (General Agriculture) Zoning Districts.

**REMARKS:** This plat creates one (1) lot for a substation expansion. Lot 1 (35.61 acres) has 1,282 ft. of frontage along Roquemore Street and a depth of 958 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT:** 4

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

#### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Provide vicinity map on plat.

**TRAFFIC ENGINEERING:** No objection.

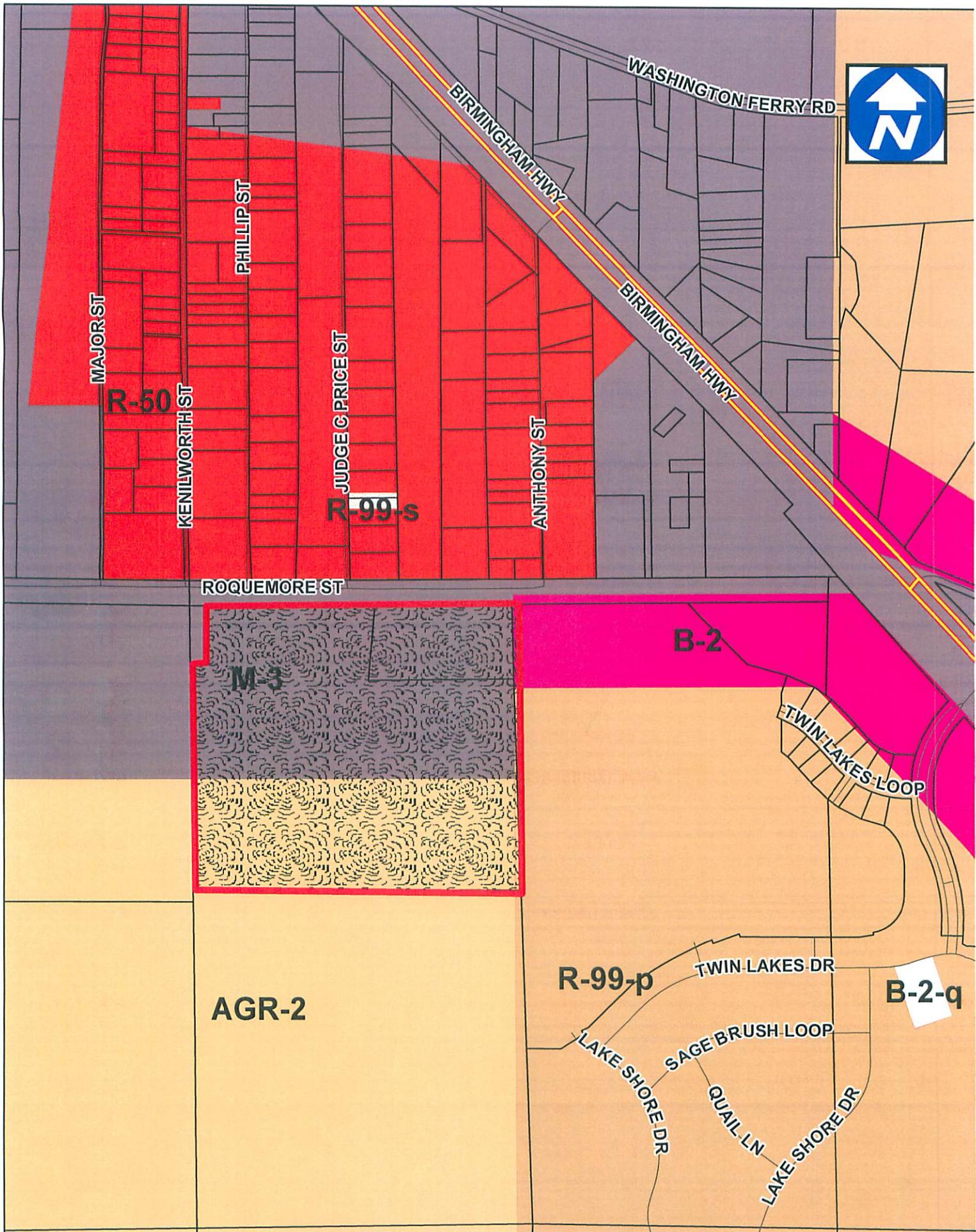
**FIRE DEPARTMENT:** Approved for platting only.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



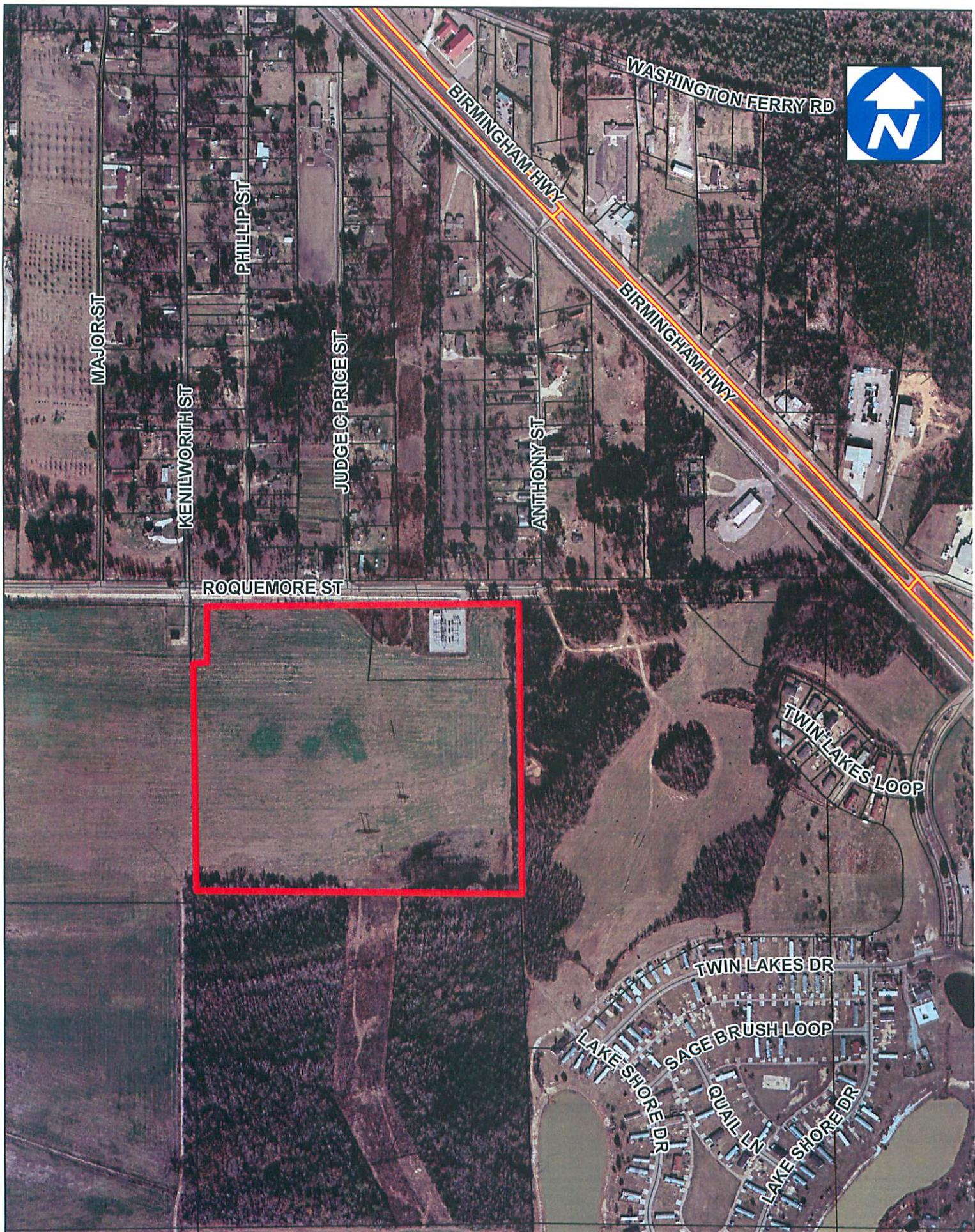
PLATS SUBJECT PROPERTY

1 inch = 500 feet



ITEM NO. 10A





**PLATS** SUBJECT PROPERTY

1 inch = 500 feet



ITEM NO. 10C

11. 8711 **PRESENTED BY:** Larry E. Speaks & Associates

**REPRESENTING:** Dexter Place, LLC and Dexter Place II, LLC

**SUBJECT:** Request final approval of Dexter Place Plat No. 1 located on the south side of Dexter Avenue, approximately 24 ft. west of South Perry Street, in a T5 (Urban Center Zone) SmartCode District.

**REMARKS:** This plat replats several lots into two (2) lots and dedicates alleys for public use. Lot A (0.57 acres) has 152.97 ft. of frontage along Dexter Avenue and a depth of 163.29 ft. Lot B (0.30 acres) has 101.21 ft. of frontage along Dexter Avenue and a depth of 159.08 ft. There is a public alley proposed which runs east and west along the south property line and a proposed public alley which runs south to Washington Avenue. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT: 3**

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

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection..

**TRAFFIC ENGINEERING:** No objection.

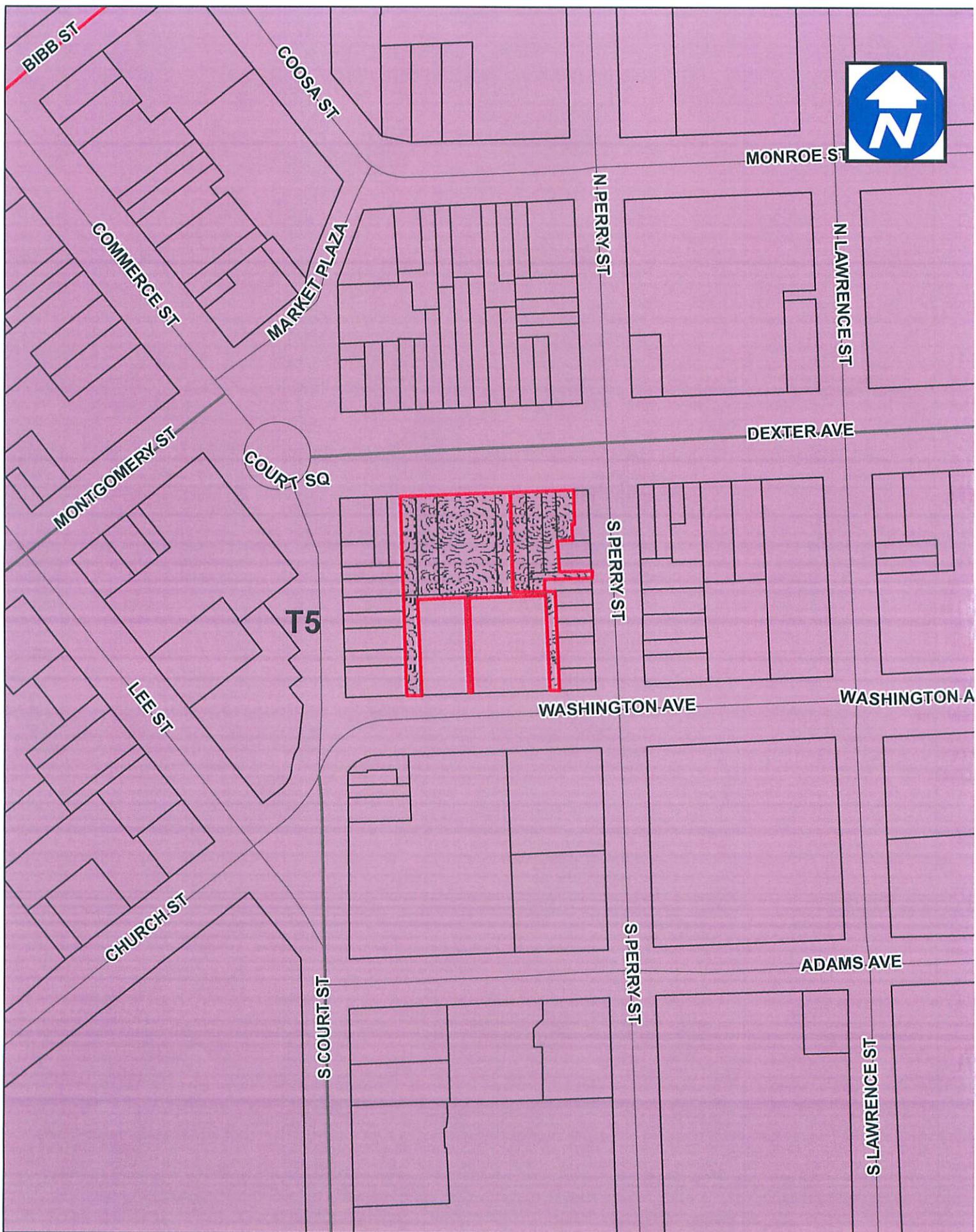
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** Submit utility plans for installation of backflow prevention devices for domestic and fire lines.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer..

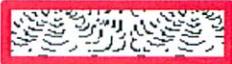
**COMMENTS:** \_\_\_\_\_

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



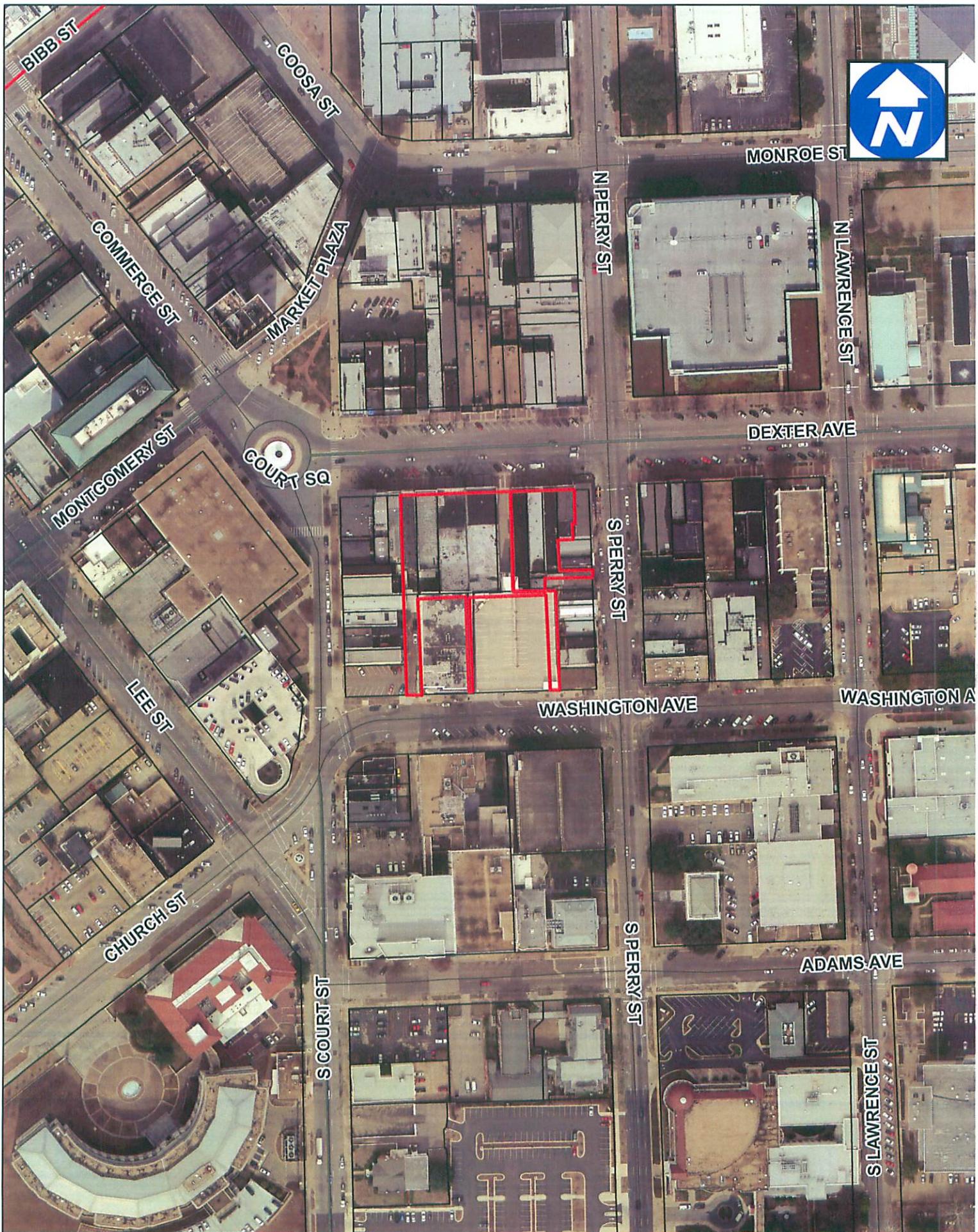
**PLATS** SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 1A





**PLATS SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 11C

12. 8691 **PRESENTED BY:** Tuskegee Land Surveyors

**REPRESENTING:** James Thomas

**SUBJECT:** Request final approval of James Thomas Plat No. 1 located on the east side of Gerrell Court, approximately 350 ft. south of Henry Drive in a R-50 (Single-Family Residential) Zoning District.

**REMARKS:** This plat creates one (1) lot for residential use. Lot 1 (0.31 acres) has 108 ft. of frontage along Gerrell Court and a depth of 125 ft. This property is being platted in order for the owner to make an addition to the existing dwelling. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT:** 6

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

#### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

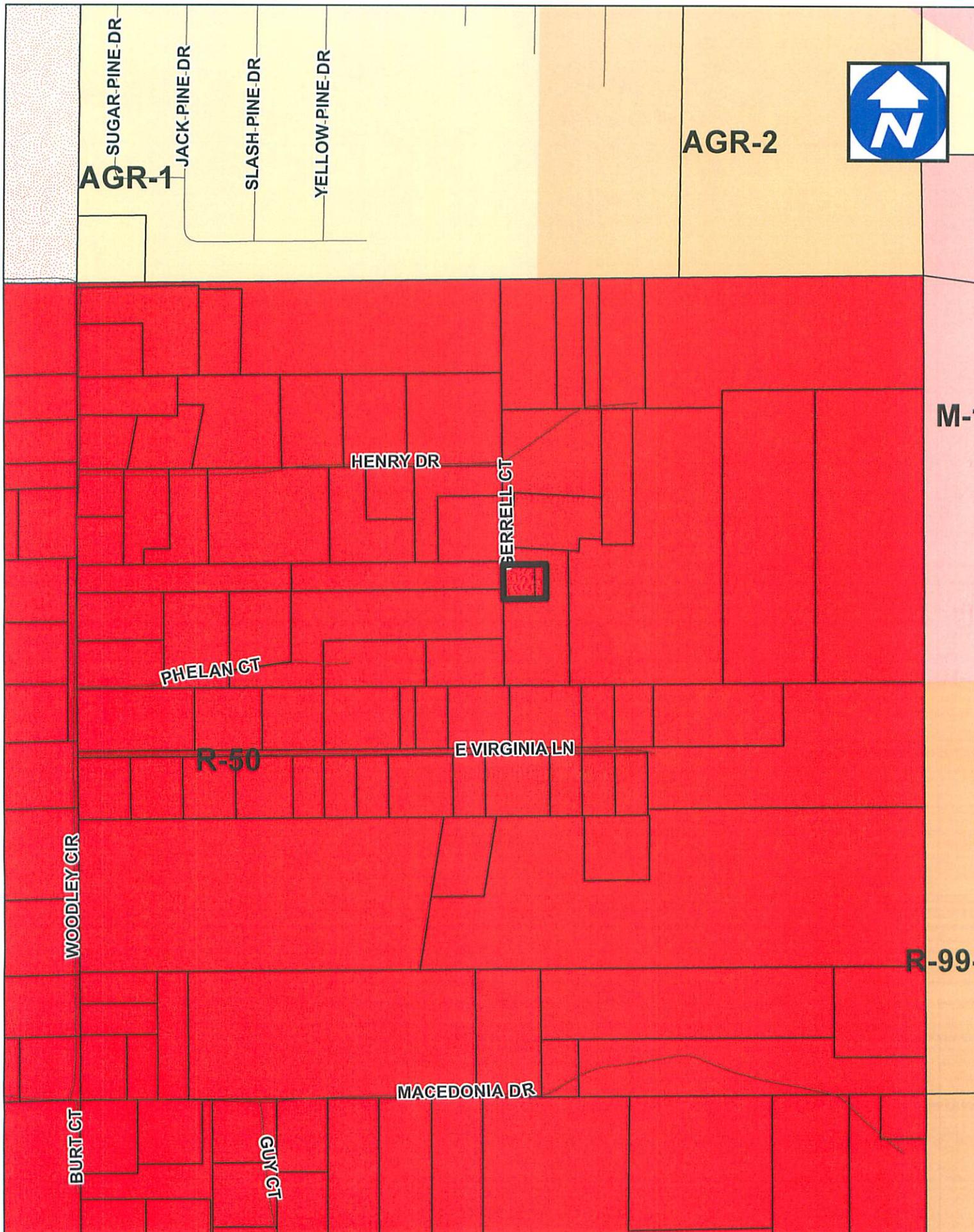
**FIRE DEPARTMENT:** Approved for platting only.

**WATER AND SEWER:** Our records indicate no public ROW for Gerrell Court. Show 20 ft. easement for sanitary sewer which was granted under the court order recorded in RLPY 03956, PG 0034-0058. An easement also needs to be shown for the existing water main and water meters.

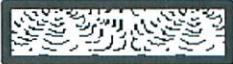
**COUNTY HEALTH DEPARTMENT:** Under review.

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

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



**PLATS** SUBJECT PROPERTY  
1 inch = 400 feet



ITEM NO. 12A





SITE

1 inch = 100 feet

Item 12C

13. 8717 **PRESENTED BY:** ECE Survey & Design

**REPRESENTING:** Grady Hicks, Jr.

**SUBJECT:** Request final approval of Grady Hicks Plat No. 2 located on the northeast corner of Lower Wetumpka Road and Stokes Road in B-2 (Commercial), AGR-2 (General Agriculture) and FH (Flood Hazard) Zoning Districts.

**REMARKS:** This plat creates one (1) lot for industrial use. Lot 1 (35.65 acres) has approximately 1,500 ft. of frontage along Lower Wetumpka Road and 790 ft. of frontage along Stokes Road. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

This is the site of a legal non-conforming junk yard and an application to rezone the site to M-3 (General Industrial) is on this agenda.

**COUNCIL DISTRICT:** Police Jurisdiction

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

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Provide flood information and source on plat. Provide vicinity map on plat.

**TRAFFIC ENGINEERING:** No objection.

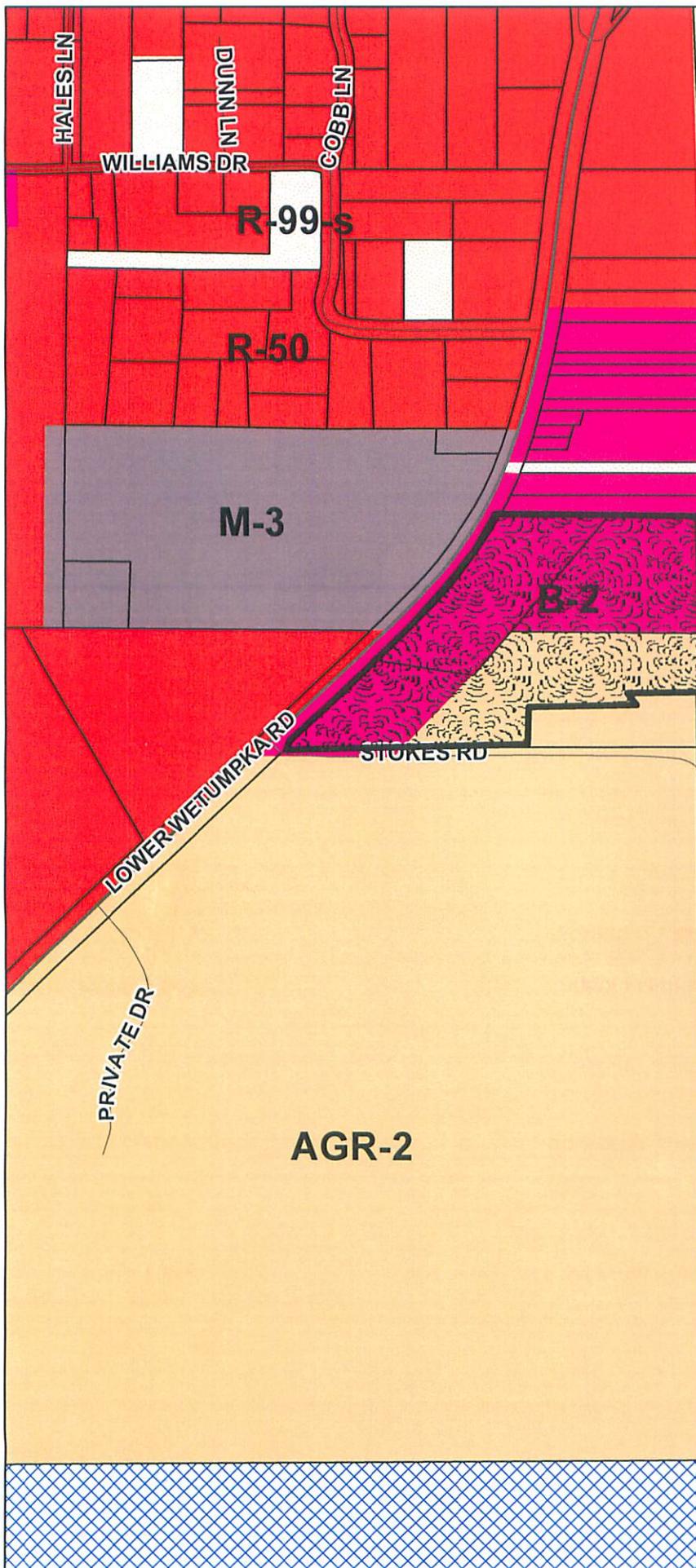
**FIRE DEPARTMENT:** Outside city limits.

**WATER AND SEWER:** Kill all unused water laterals. There are 4 water services to this Lot 1. The associated addresses are 5112 Lower Wetumpka Rd., 551 Stokes Rd., and 555 Stokes Rd. All remaining laterals will need backflow devices.

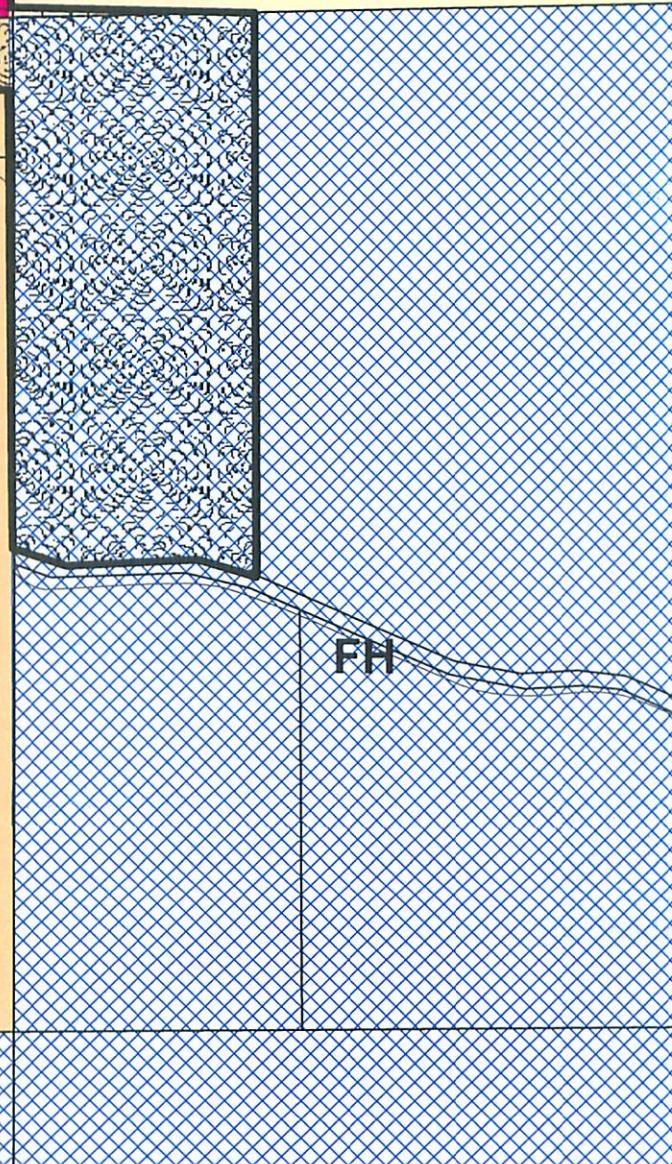
**COUNTY HEALTH DEPARTMENT:** Public sewer not available.

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

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



AGR-1



**PLATS**  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 13A



MAP OF  
KS PLAT NO. 2

BEING A REPLAT OF LOT 1 GRADY HICKS PLAT NO. 2, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 44 AT PAGE 151 AND PART OF LOTS A, B, C, D, E, F AND G OF THE RACHEL 1 PLAT, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 14 AT PAGE 72.

ALL LYING IN SECTIONS 14, 21 & 22, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA.

*G. R. Hicks* HICKS PLAT NO. 2

BEING A REPLAT OF LOT 1 GRADY HICKS PLAT NO. 2, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 44 AT PAGE 151 AND PART OF LOTS A, B, C, D, E, F AND G OF THE RACHEL 1 PLAT, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, MONTGOMERY COUNTY, ALABAMA IN PLAT BOOK 14 AT PAGE 72.

ALL LYING IN SECTIONS 14, 21 & 22, T-17-N, R-18-E, MONTGOMERY COUNTY, ALABAMA.

**SURVEYOR'S SIGNATURE**  
I, W. Darrell Hyatt, a Registered Land Surveyor in the State of Alabama do hereby certify that all parts of this map have been completed in accordance with the current requirements of the Standards of Practice in the State of Alabama to the best of my knowledge, information and belief.

W. Darrell Myatt  
AL License No. 1667

**NOTARY PUBLIC**  
Sworn to and subscribed before me this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

My commission expires: \_\_\_\_\_

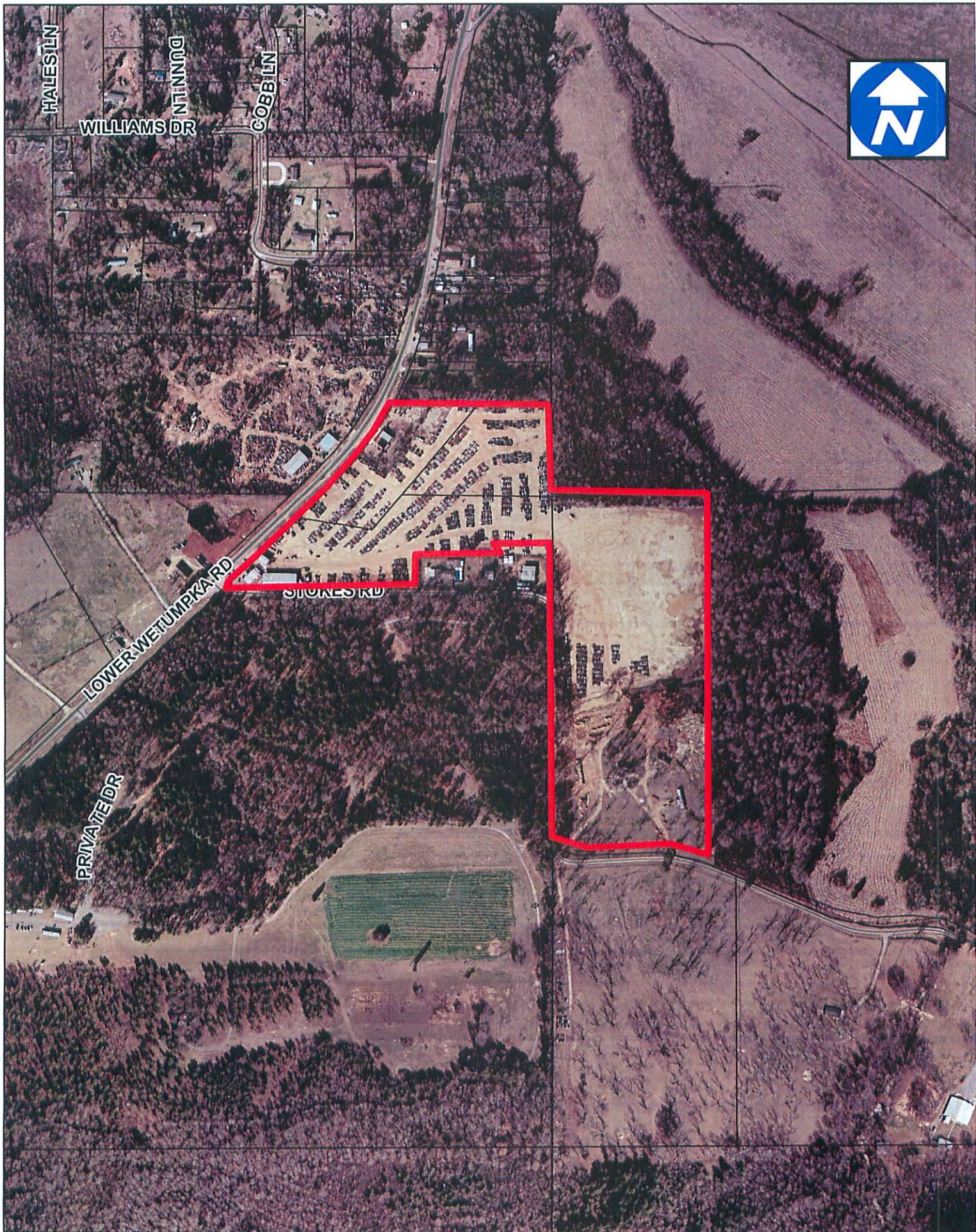
**OWNERS SIGNATURE**  
I, Grady E. Hicks, Jr., owner of the property shown on this plat/map, do hereby join in and sign the foregoing surveyors certificate and consent that this plat as true and correct.  
This the 12th day of July, 2001.

---

**My committee claims** \_\_\_\_\_

This plan was submitted to the City Planning Commission of Montgomery, Alabama, on \_\_\_\_\_ and is approved according to the Code of Alabama 11-63-92.  
By: \_\_\_\_\_ Thomas M. Tyson, Jr., Executive Secretary

HIC		HIC Surveying & Design
1000 University Street		
Seattle, Washington 98101		
(206) 467-1222		
FAX: (206) 467-1223		
Preliminary Plat		
Plat No. 1		
GRADY E. NICKS, JR., Proprietor		
MONTGOMERY, ALABAMA 36104		



**PLATS**  
1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 13C

14. RZ-2014-022 **PRESENTED BY:** ECE Survey & Design

**REPRESENTING:** Grady Hicks, Jr.

**SUBJECT:** Request to rezone property located on the northeast corner of Lower Wetumpka Road and Stokes Road from B-2 (Commercial), AGR-1 (Residential Agriculture) and FH (Flood Hazard) Zoning Districts to an M-3 (General Industrial) Zoning District.

**REMARKS:** The adjacent property has B-2 (Commercial) zoning to the north, AGR-1 (Residential Agriculture) zoning to the south, AGR-1 (Residential Agriculture) and FH (Flood Hazard) zoning to the east, and M-3 (General Industrial) and R-50 (Single-Family Residential) zoning to the west. There is a legal non-conforming junk/salvage yard on this site and the intended use for this property if rezoned is to continue the junk/salvage yard. The Land Use Plan Update indicates flood plain area and recommends industrial use.

**COUNCIL DISTRICT:** Police Jurisdiction

**Long Range Planning:** The proposed use will be to expand the non-conforming junk/salvage yard. Based on discontinuance of non-conforming uses of land in the Zoning Ordinance, the conditions of water hazard areas and agricultural land, it would be in the best interest of the area not to expand this type use.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Under review.

**TRAFFIC ENGINEERING:** Under review.

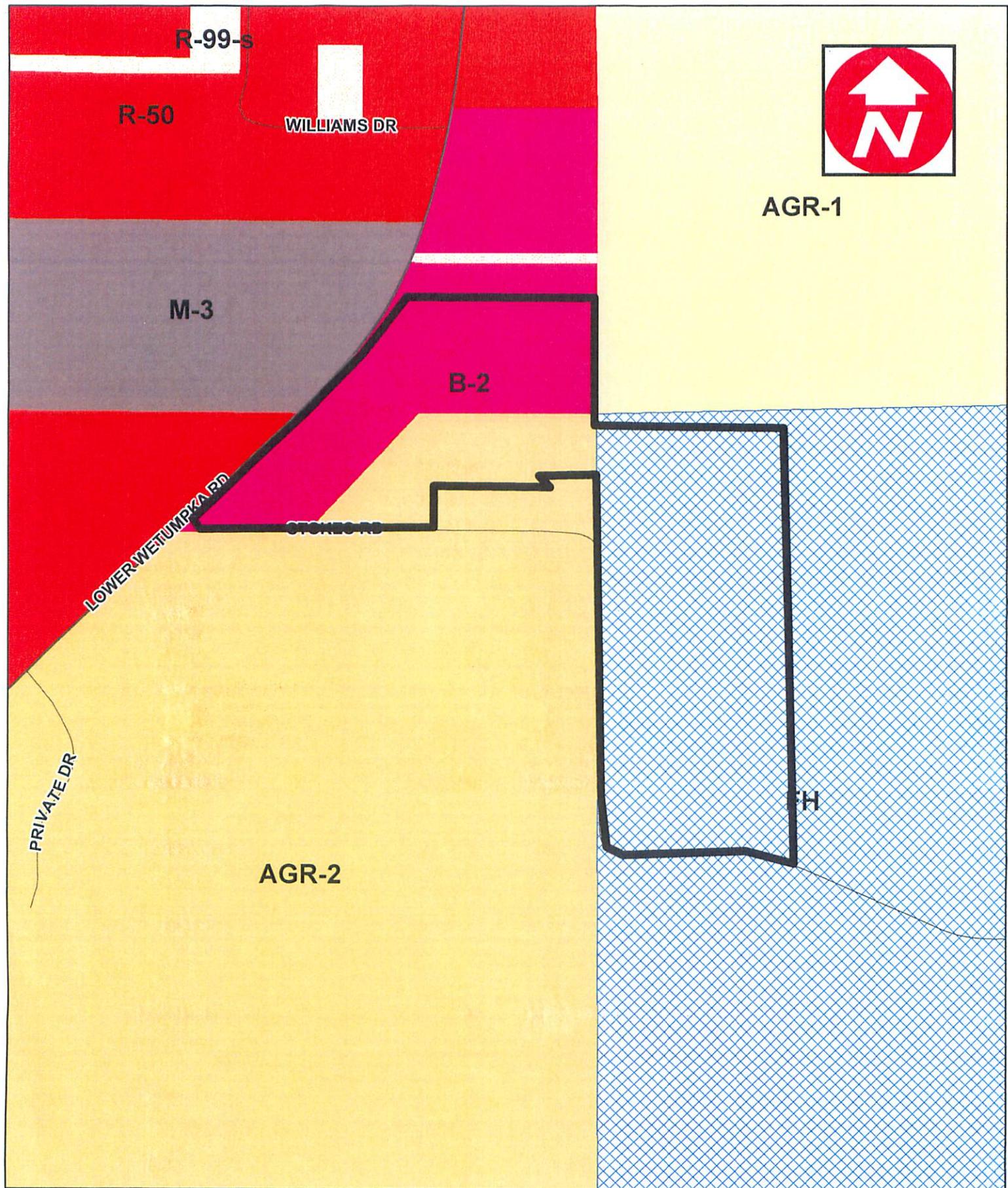
**FIRE DEPARTMENT:** Outside city limits.

**WATER AND SEWER:** No objection.

**COUNTY HEALTH DEPARTMENT:** Public sewer not available.

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

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



**REZONING REQUEST**

**SUBJECT PROPERTY**

**REZONING**

**FILE NO. R2-2014-022**

1 inch = 400 feet

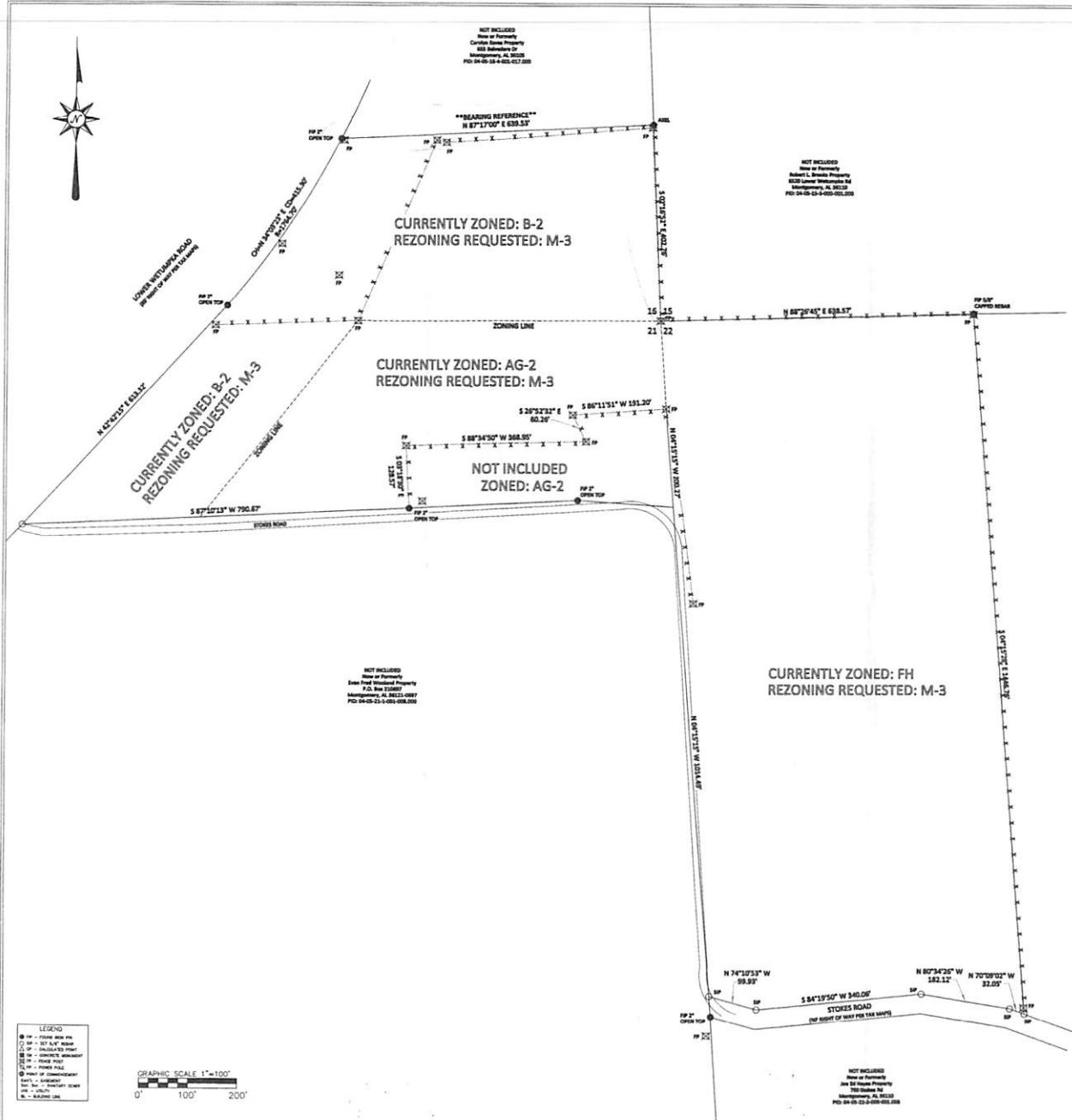
FROM Various TO M-3

ITEM NO. 14A

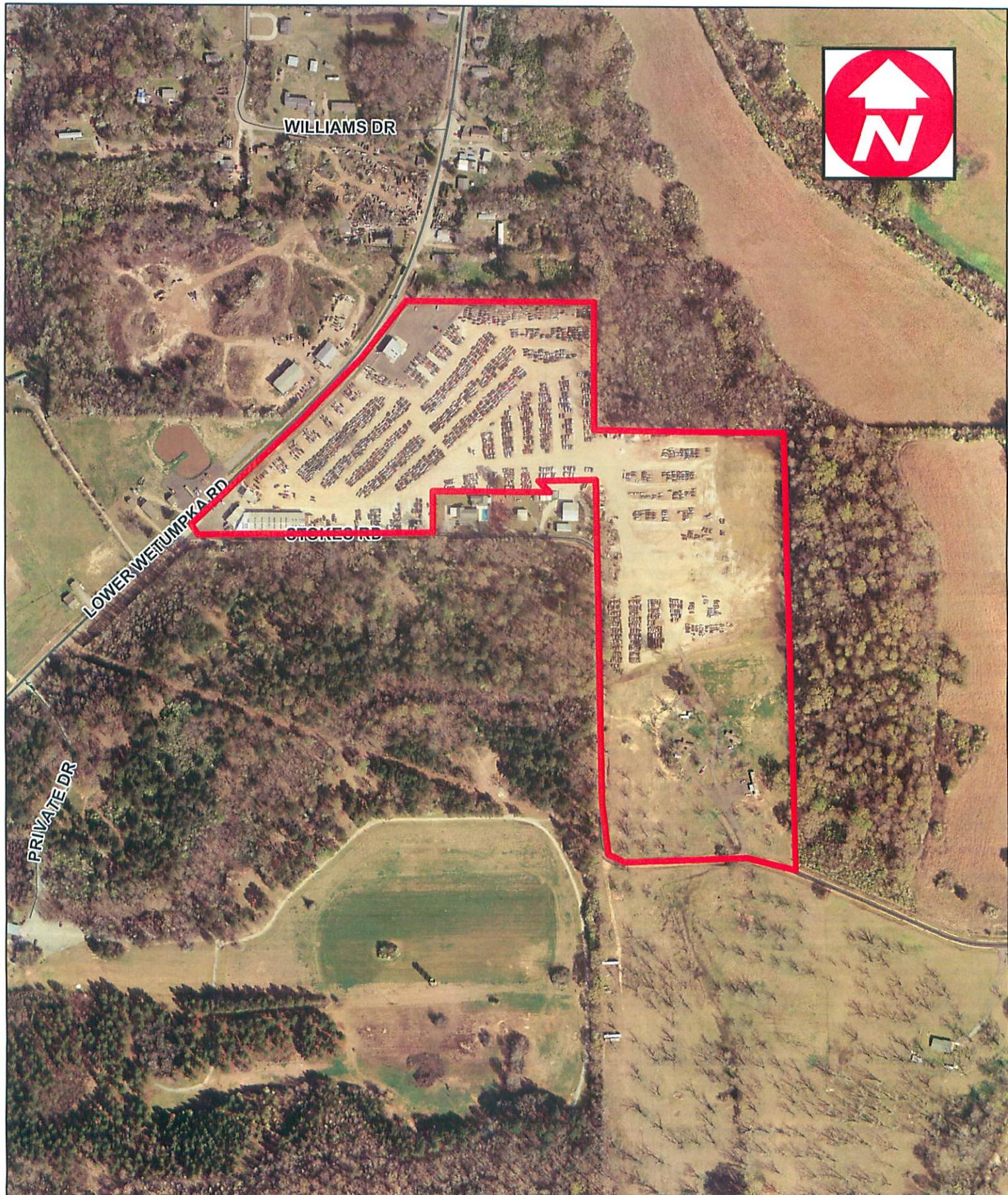
PROPOSED REZONING MAP  
OF  
GRADY E. HICKS, JR. PROPERTY

SUBJECT PROPERTY IS CURRENTLY ZONED:  
B-2, AG-2 & FH  
REQUESTED ZONING FOR ENTIRE PROPERTY:  
M-3

ALL LYING IN SECTIONS 16, 21 & 22, T-17-N, R-18-E,  
MONTGOMERY COUNTY, ALABAMA.



	ECE Surveying & Design, LLC		
540 S. Perry Street, Suite 500 Montgomery, Alabama 36104 (334) 267-3636 • (800) 737-4382			
SHEET #10 <b>REZONING MAP</b>			
PROJECT: <b>GRADY E. HICKS, JR. PROPERTY MONTGOMERY, ALABAMA 36110</b>			
DESIGNED BY: FWD	DRAWN BY: FWD	CHECKED BY: WCH	DATE: 11/15/2014
SCALE: 1"	SCALE: 1"	SHEET: 1	



**REZONING REQUEST**

**SUBJECT PROPERTY**

**REZONING REQUEST**

**FILE NO. RZ-2014-022**

1 inch = 400 feet

FROM Various TO M-3

ITEM NO. 14C

15. 8715 **PRESENTED BY:** Flowers & White Engineering

**REPRESENTING:** Gilberto Sanchez

**SUBJECT:** Request final approval of Sanchez Plat No. 1 located on the east side of North Eastern Boulevard, approximately 600 ft. north of Plantation Way, in an M-1 (Light Industrial) Zoning District.

**REMARKS:** This plat creates two (2) lots for industrial use. Lot 1 (1.37 acres) has 142 ft. of frontage along North Eastern Boulevard and a depth of 413 ft. Lot 2 (1.49 acres) has 179 ft. of frontage along North Eastern Boulevard and a depth of 413 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT:** 2

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

#### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Provide a tie to either a section corner or to the nearest street intersection.

**TRAFFIC ENGINEERING:** No objection.

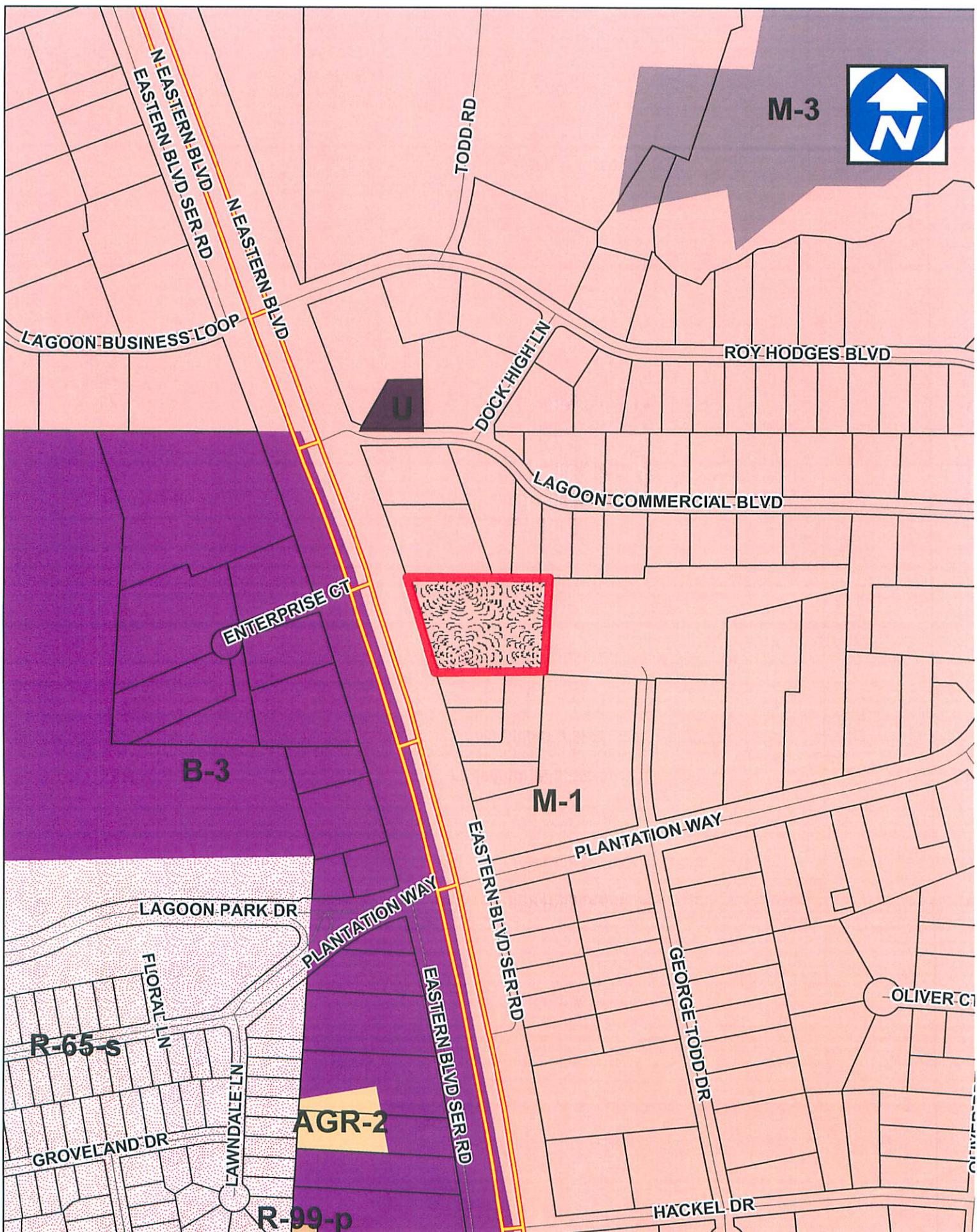
**FIRE DEPARTMENT:** Approved for platting only.

**WATER AND SEWER:** Provide a 20 ft. sanitary sewer easement along Eastern Boulevard ROW line of Lot 1. This easement will be necessary to provide sanitary sewer to Lot 2 from the north. Water is available along west property line inside Eastern Boulevard ROW.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY

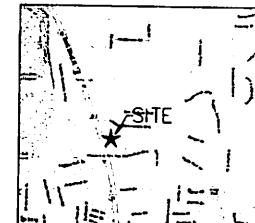


ITEM NO. 15A

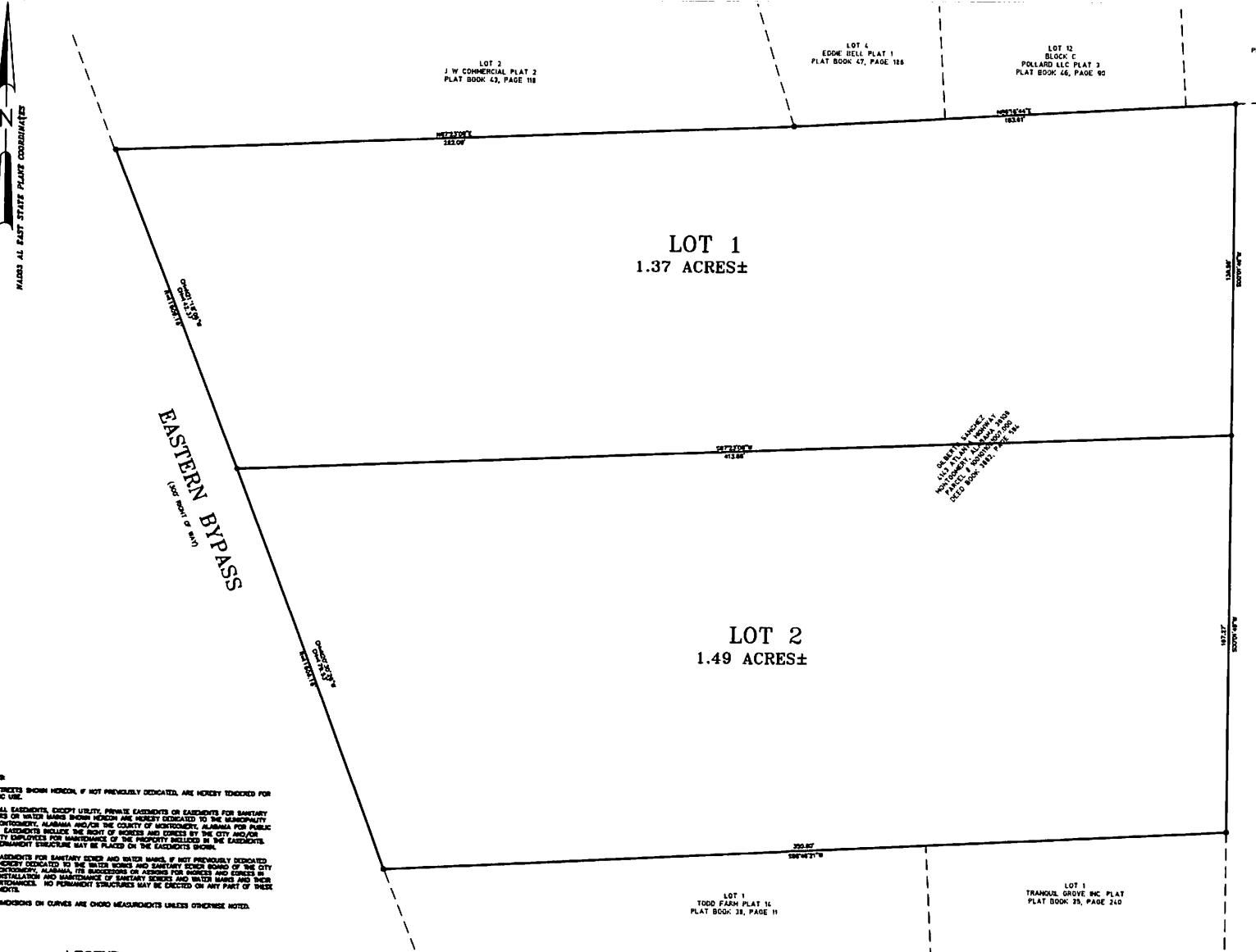
5B

# SANCHEZ PLAT NO. 1

BEING A PLAT OF UNPLATTED LANDS LYING IN THE  
NORTHEAST QUARTER OF SECTION 1, T-18-N, R-18-E,  
MONTGOMERY COUNTY, ALABAMA.



VICINITY MAP



## LEGEND

LOT LINE	IRON PIN FOUND (AS NOTED)
IRON PIN SET (CA0064)	●
PLAT BEARING AND DISTANCE	NOOTR 25° 18' 77.96'
ADJACENT PROPERTY LINE	-----

LOT 1  
TODD FARM PLAT 14  
PLAT BOOK 38, PAGE 11

TRANSL. GROVE, INC. PLAT  
PLAT BOOK 29, PAGE 240

STATE OF ALABAMA )  
MONTGOMERY COUNTY )

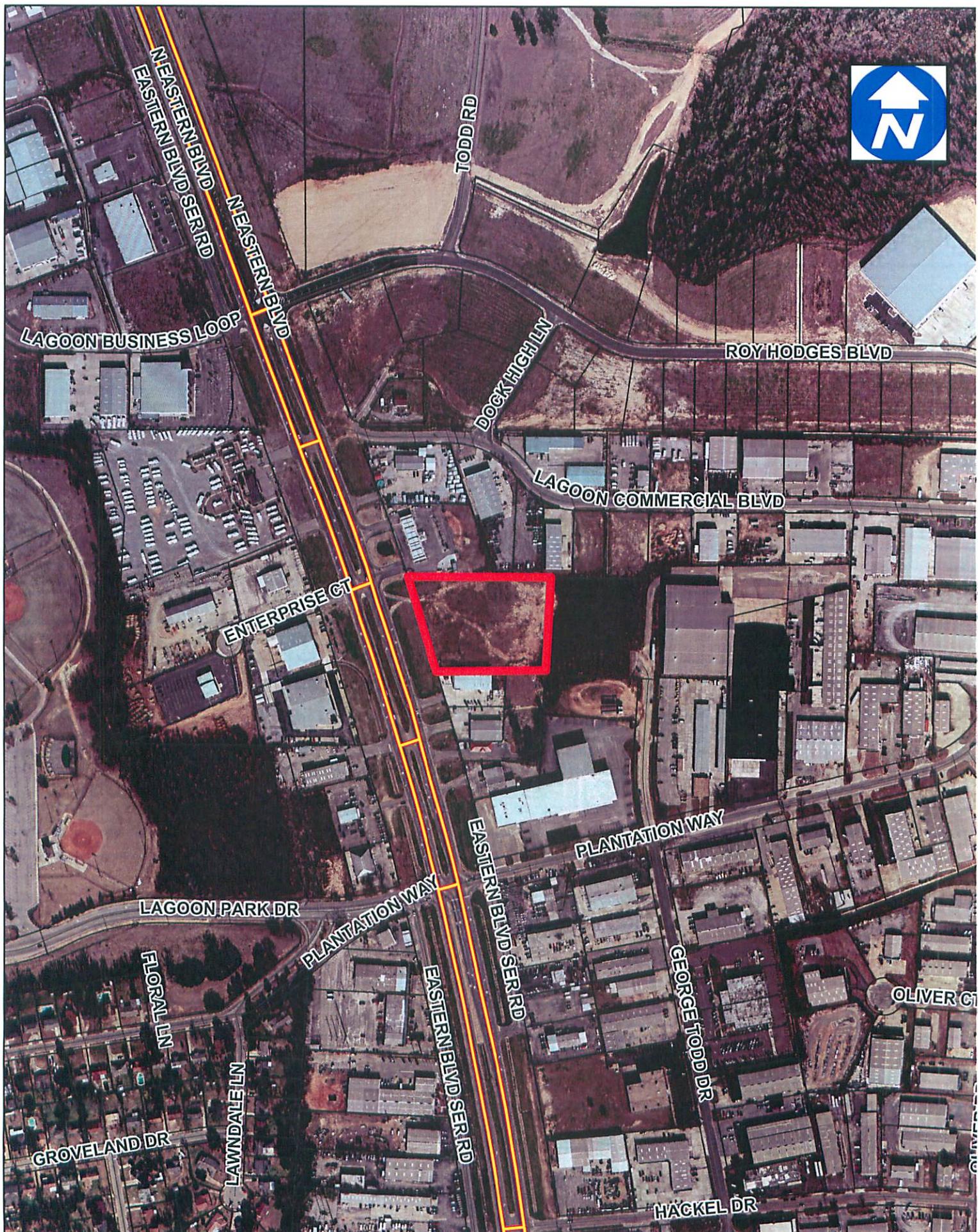
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN  
COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS  
OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY  
KNOWLEDGE, INFORMATION, AND BELIEF.

ACCORDING TO MY SURVEY THIS THE \_\_\_\_ DAY OF DECEMBER, 2014.

BRADLEY W. FLOWERS, PLS  
ALABAMA REG. NO. 37432

DRAWN BY: B.W. FLOWERS FOR PLAT 1A-101

RECEIVED  
12/15/2014  
GRAPHIC SCALE  
(1 IN FEET)  
1 Inch = 82 ft  
FLOWERS & WHITE  
ENGINEERING, L.L.C.  
PO BOX 4300 MONTGOMERY, AL 36103  
TEL (334) 266-7800 Fax (334) 266-1222



**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 15C

16. 8716 PRESENTED BY: Flowers & White Engineering

REPRESENTING: Ida Davis

**SUBJECT:** Request final approval of Ida M. Davis Plat No. 1 located on the northeast side of Woodley Road, approximately 160 ft. north of Woodley Park Drive, in a B-4 (Commercial) Zoning District.

**REMARKS:** This plat creates one (1) lot for commercial use. Lot 1 (1.16 acres) has 210 ft. of frontage along Woodley Road and a depth of 240 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT: 6**

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

#### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

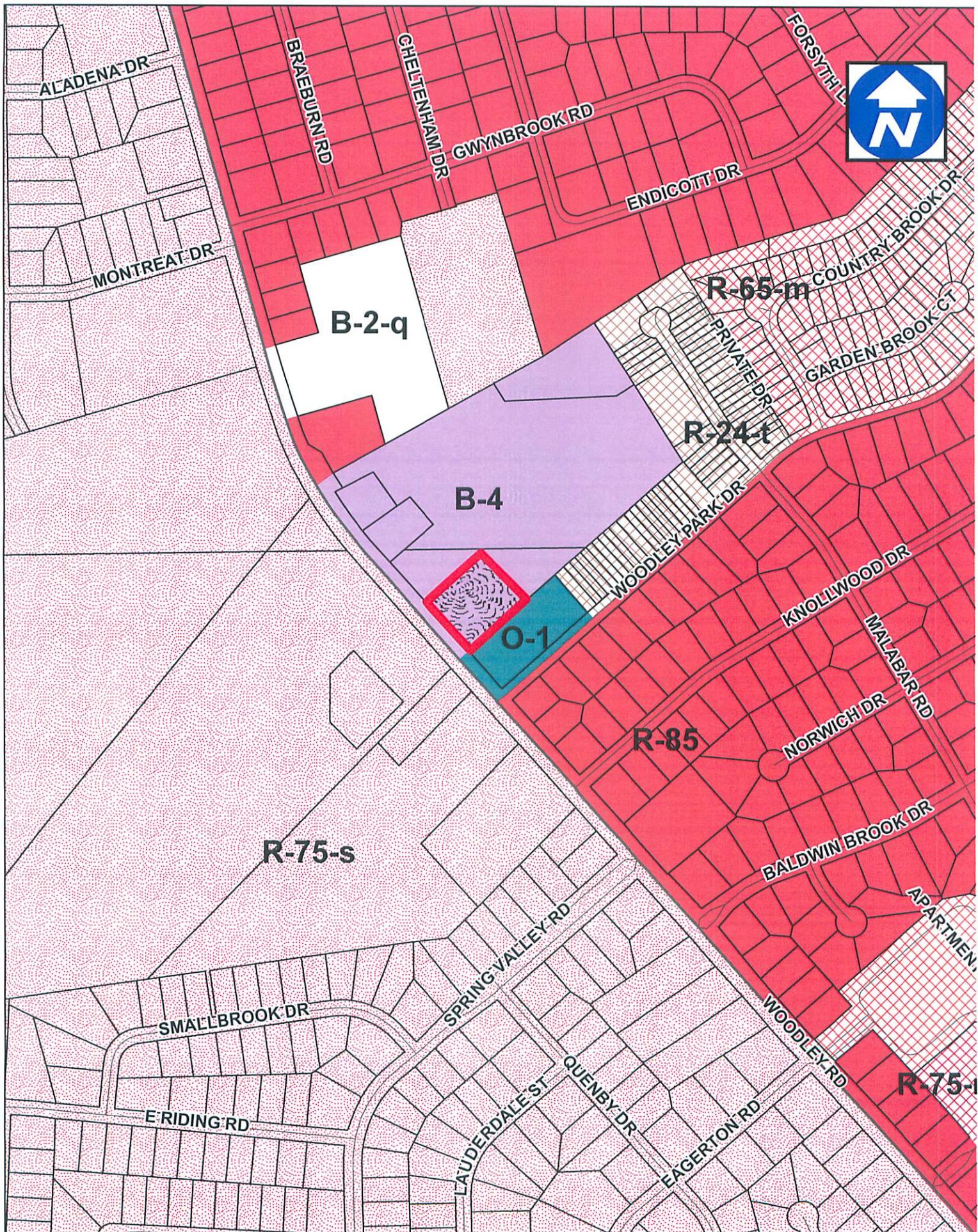
**FIRE DEPARTMENT:** Approved for platting only.

**WATER AND SEWER:** Show existing and proposed sanitary sewer easement as per Family Dollar plans – total easement width 20 ft.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



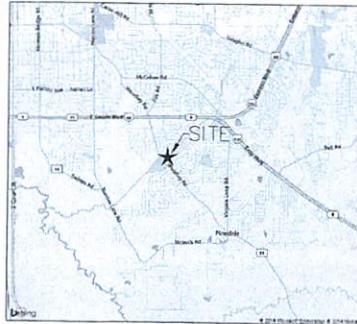
**PLATS**

1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO.** 16A



VICINITY MAP



NAD 83 STATE PLANE COORDINATES

IDA DAVIS  
C/O ALICE J. HOLT  
604 HIGH STREET, MONTGOMERY, AL 36104  
PARCEL NUMBER 15 02 04 1 002 001000

LOT 1  
1.16 ACRES $\pm$

WOODLEY ROAD  
(as shown on map)

LOT A  
PLAT BOOK 20, PAGE 30

LOT A  
WOODLEY PARK TOWNSHOUSES PLAT 1  
PLAT BOOK 20, PAGE 21

STATE OF ALABAMA  
MONTGOMERY COUNTY  
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN  
ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN  
THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.  
ACCORDING TO MY SURVEY THIS THE \_\_\_\_\_ DAY OF DECEMBER, 2014.

BRADLEY W. FLOWERS, PLS  
ALABAMA REG. NO. 31832

## IDA M. DAVIS PLAT NO. 1

BEING A PLAT OF UNPLATTED LAND LYING IN THE NORTHEAST QUARTER  
OF SECTION 4, T-15-N, R-18-E, MONTGOMERY COUNTY, ALABAMA

STATE OF ALABAMA  
MONTGOMERY COUNTY

THE UNDERSIGNED,  
DOROTHY HERBERT JONES IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND  
ADOPTS AND APPROVES SAID MAP THIS THE \_\_\_\_\_ DAY OF DECEMBER, 2014.

BY:

STATE OF ALABAMA  
MONTGOMERY COUNTY

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, HEREBY CERTIFIES THAT  
ABOVE, ARE SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHO ARE  
KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT THE INFORMATION CONTAINED  
IN THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS  
GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS THE \_\_\_\_\_ DAY OF DECEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

IDA DAVIS  
C/O ALICE J. HOLT  
604 HIGH STREET, MONTGOMERY, AL 36104  
PARCEL NUMBER 15 02 04 1 002 001000

LOT A  
WOODLEY PARK TOWNSHOUSES PLAT 1  
PLAT BOOK 20, PAGE 21

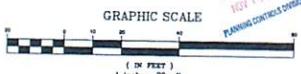
APPROVAL OF THE MONTGOMERY CITY PLANNING COMMISSION  
THIS PLAT WAS SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON  
AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-32.

BY: THOMAS M. TYSKIN, JR., EXECUTIVE SECRETARY

APPROVAL OF THE MONTGOMERY COUNTY ENGINEER  
THIS PLAT WAS SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY ENGINEER FOR  
RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY COUNTY, ALABAMA.

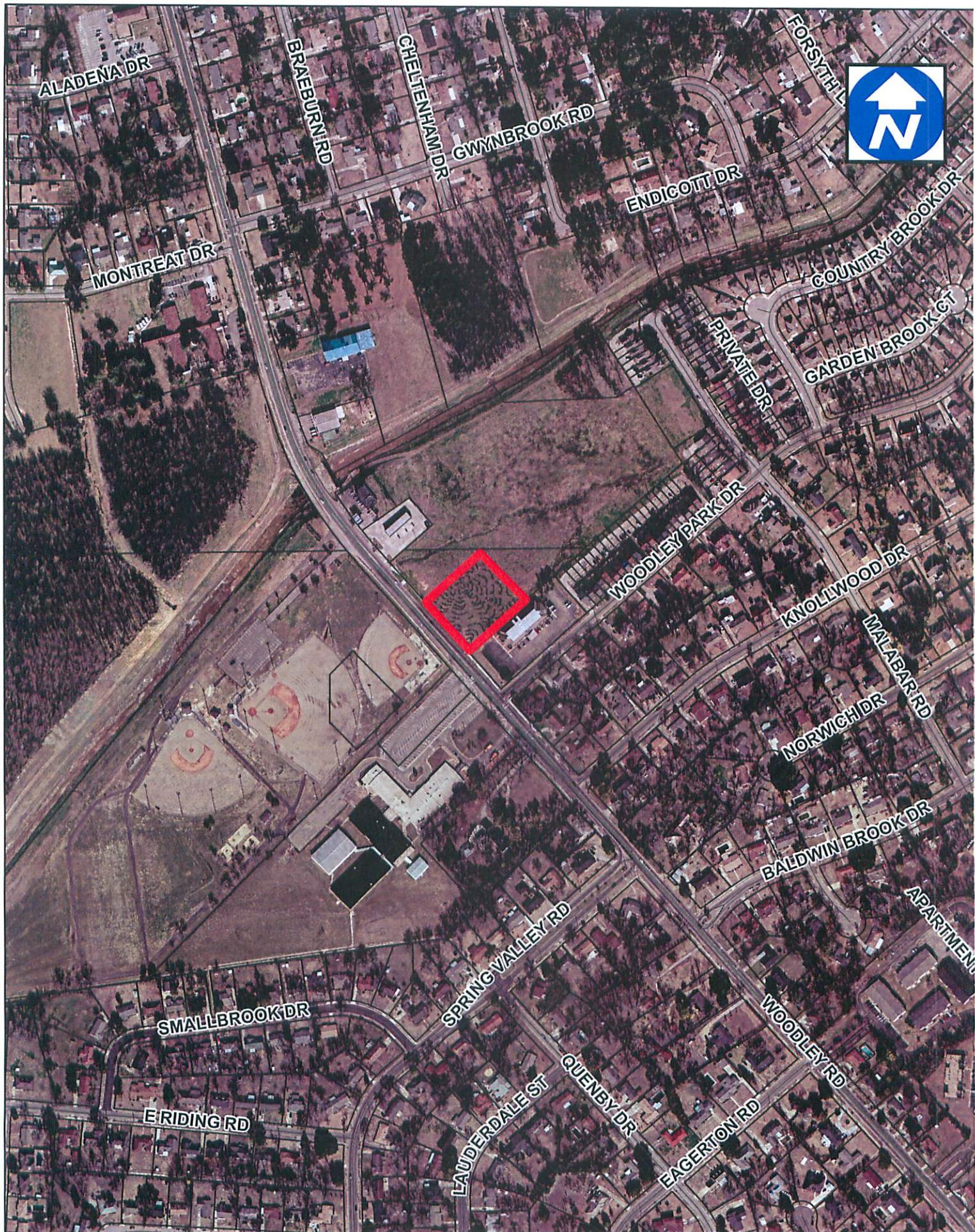
BY: GEORGE C. SPEAKER,  
MONTGOMERY COUNTY ENGINEER

RECEIVED  
12/14/2014  
PLANNING COMMISSION



DRAWN BY: BWF FAX PROJ: 14-082





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 16C

17. 8714 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** Perry Hill Crossing, LLC

**SUBJECT:** Request final approval of Perry Hill Crossing Plat No. 1 located on the south side of Atlanta Highway and the east side of Perry Hill Road in a B-2-Q (Commercial-Qualified) Zoning District.

**REMARKS:** This plat creates six (6) lots for commercial use. Lot F (5.78 acres) is proposed for common access to all lots which will provide access to Atlanta Highway and Perry Hill Road. Lot A (1.30 acres) will have 232 ft. of frontage along Atlanta Highway and a depth of 248 ft. Lot B (1.13 acres) will have 250 ft. of frontage along the access easement and a depth of 197 ft. Lot C (1.26 acres) will have 169 ft. of frontage along Atlanta Highway and a depth of 289 ft. Lot D (1.12 acres) will have 281.04 ft. of frontage along Perry Hill Road and a depth of 303.25 ft. Lot E (1.12 acres) will have 211 ft. of frontage along the access easement and a depth of 280 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT:** 1

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

#### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** Show storm easements as private and note ownership & maintenance responsibility.

**TRAFFIC ENGINEERING:** No objection.

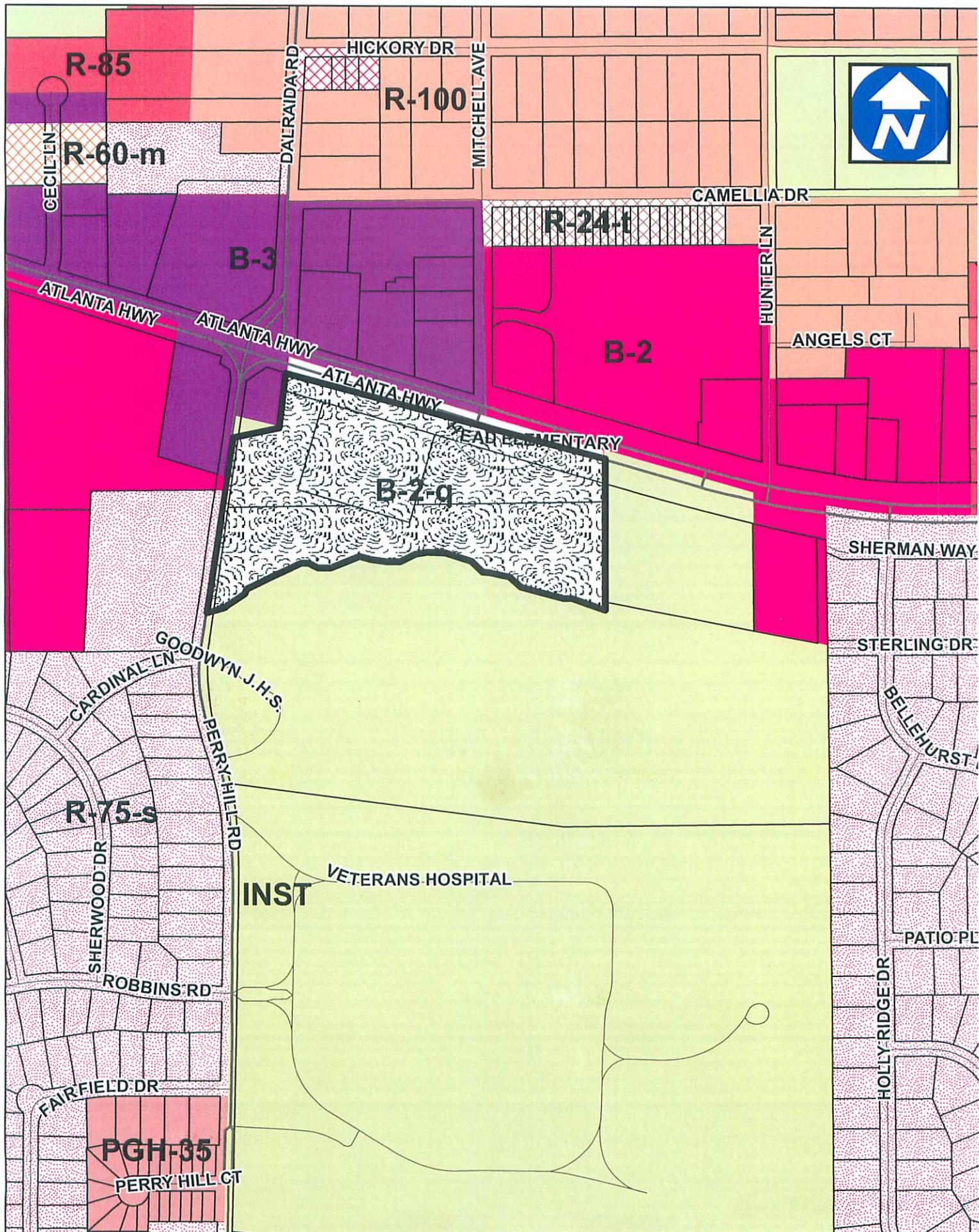
**FIRE DEPARTMENT:** Approved for platting only.

**WATER AND SEWER:** Utility plan has not been approved. All water and sewer easements need to be coordinated with an approved utility plan. There is an existing 10' sanitary sewer easement that is not shown that runs through Lots A, F, and D. This easement will need to be shown on the plat until the line is abandoned in the field and the easement is abandoned by document. Easements for water and sewer laterals and meters that cross lot lines will also be required.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

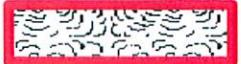
**ACTION TAKEN:** \_\_\_\_\_



**PLATS**

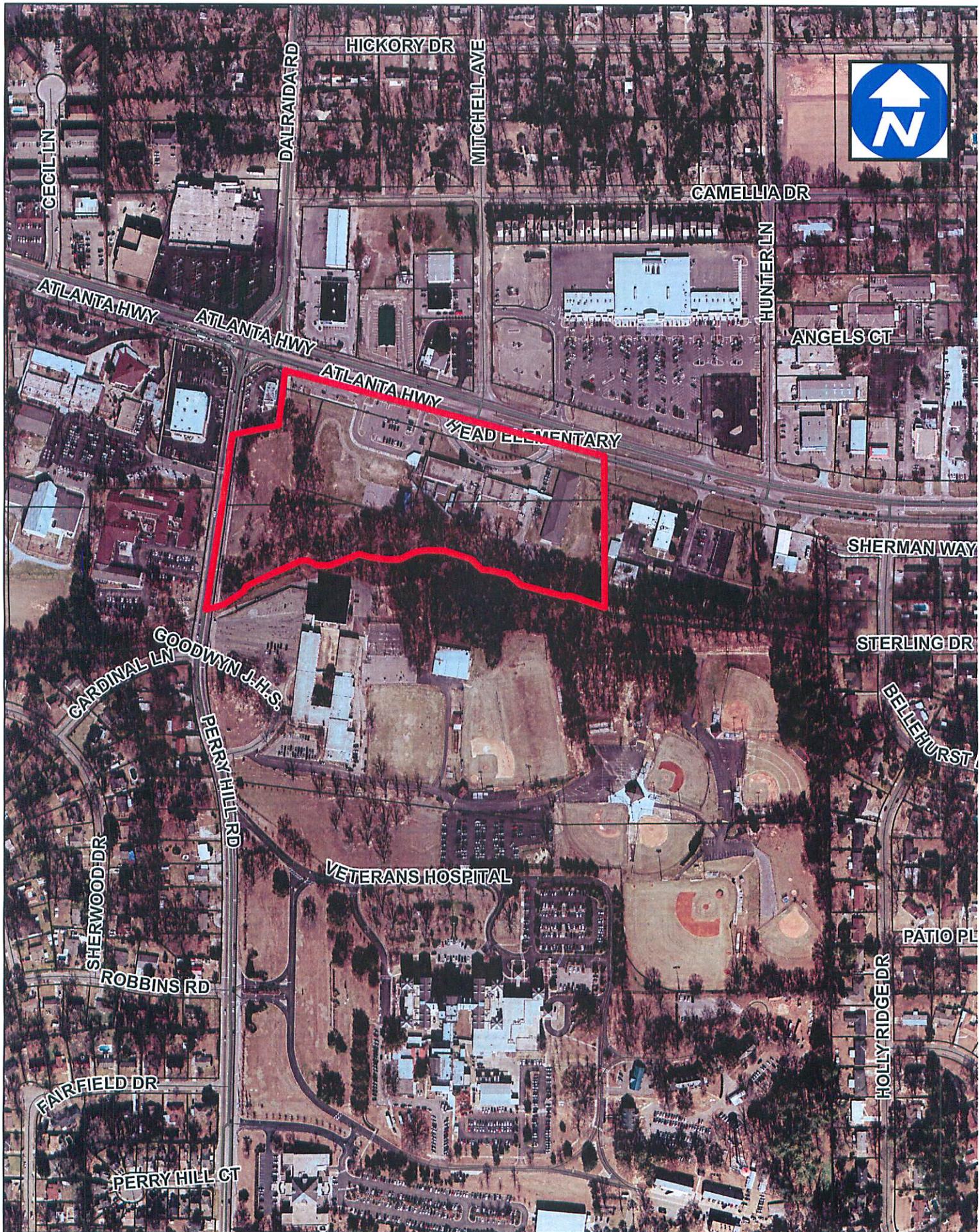
1 inch = 400 feet

**SUBJECT PROPERTY**



**ITEM NO. 17A**





**PLATS**  
1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 17C

18. 8713 PRESENTED BY: Pilgreen Engineering

REPRESENTING: Faircourt Properties, LLC

**SUBJECT:** Request final approval of Faircourt Shopping Center Plat No. 1 located on the south side of West Fairview Avenue, approximately 200 ft. west of South Court Street, in a B-2 (Commercial) Zoning District.

**REMARKS:** This plat creates two (2) lots for commercial use. Lot A-1 (4.97 acres) has 207 ft. of frontage along West Fairview Avenue and 459 ft. of frontage along South Court Street. Lot C-1 (2.25 acres) has 30 ft. of frontage along West Fairview Avenue and a depth of 633 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT:** 7

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

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection..

**TRAFFIC ENGINEERING:** No objection.

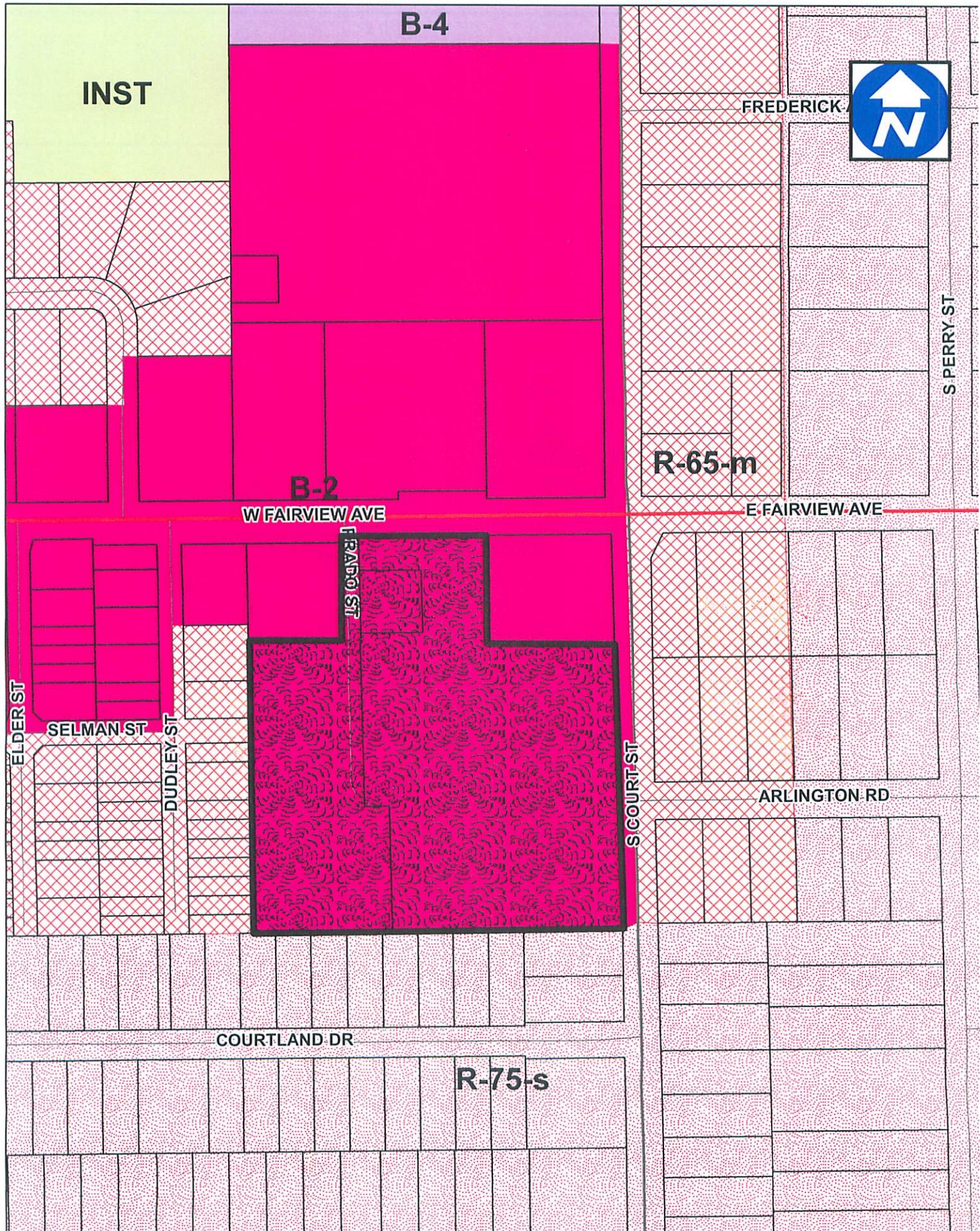
**FIRE DEPARTMENT:** Approved for platting only.

**WATER AND SEWER:** Provide private easement for private sanitary sewer on Lots C-1 and A-1.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

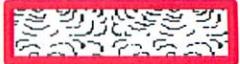
**COMMENTS:** \_\_\_\_\_

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



**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY

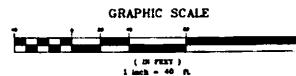


ITEM NO. 18A

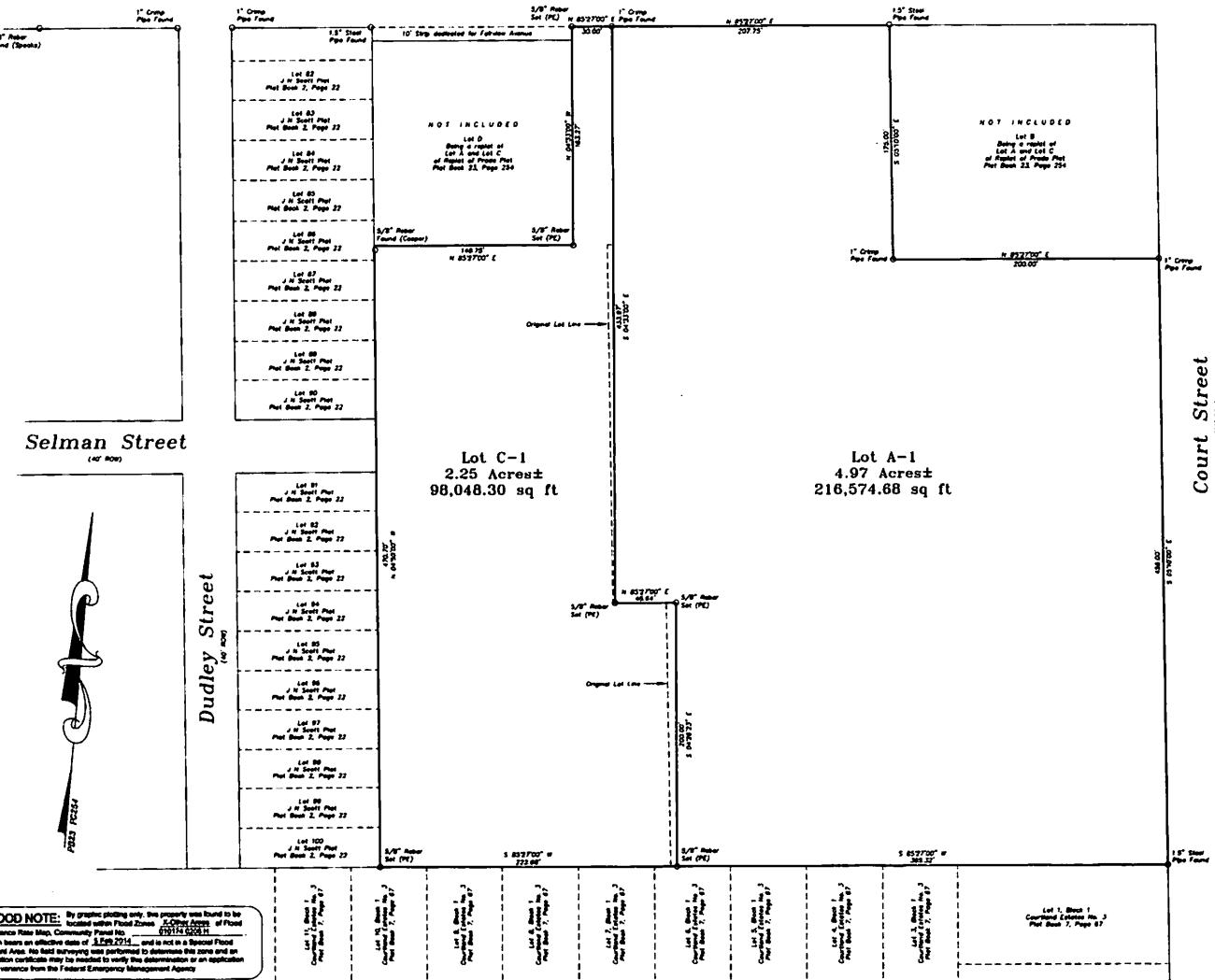
# Faircourt Shopping Center Plat No. 1

180

NOTES  
1. STREETS SHOWN HEREIN, IF NOT PREVIOUSLY DEeded, ARE HEREBY DEeded FOR PUBLIC USE.  
2. ALL EASMENTS ON RIGHTS-OF-WAY, EXCEPT UTILITY, PREVIOUSLY DEeded OR ASSESSMENTS FOR  
SPECIAL TAXES, ARE HEREBY DEeded TO THE CITY OF MONTGOMERY, ALABAMA, OR THE COUNTY OF  
MONTGOMERY, ALABAMA AND OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE.  
3. EASMENTS HELD BY THE CITY OF MONTGOMERY, ALABAMA, OR THE COUNTY OF MONTGOMERY,  
ALABAMA, OR THE COUNTY OF MONTGOMERY, ALABAMA FOR PUBLIC USE, FOR THE USE OF  
THE PROPERTY INCLUDED IN THE EASEMENTS, NO PERMANENT STRUCTURE MAY  
BE PLACED ON THE EASEMENTS SHOWN.  
4. EASMENTS FOR SANITARY SEWER AND WATER MAINS, IF NOT PREVIOUSLY DEeded, ARE HEREBY  
DEeded TO THE CITY OF MONTGOMERY, ALABAMA AND THE BOARD OF THE CITY OF MONTGOMERY, ALABAMA ITS  
SUCCEssORS OR ASSIGNEES FOR ACCESS AND LEASES IN THE INSTALLATION AND MAINTENANCE OF  
SANITARY SEWER AND WATER MAINS AND APPURTENANCES. NO PERMANENT STRUCTURES MAY  
BE ERECTED ON ANY PART OF THESE EASEMENTS.  
5. DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS OTHERWISE NOTED.



## Fairview Avenue (ROW Verne)



Being a repeat of  
Lot 1 and Lot C  
of Repeat of Plat  
Plat Book 23, Page 254

Located in the Northeast Quarter of the Southeast Quarter  
Section 24, Township 16 North, Range 17 East  
Montgomery County, Alabama  
Containing 314.82298 sq ft (7.22 Acre)

### Pilgreen Engineering, Inc.

MONTGOMERY ALABAMA  
September 2014  
1" = 40'  

Draw	Ordn.	Plot	Scale	Rev.
W/M	W/D	W/LA	W/LA	14-847

### STATE OF ALABAMA ) MONTGOMERY COUNTY )

I, MARTIN J. BLENNER, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS MAP IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT EDITION OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

ACCORDING TO MY SURVEY THIS THE 30 DAY OF September 2014

*Martin J. Blenn*  
MARTIN J. BLENNER  
LAND SURVEYOR  
ALABAMA REC. NO. 14728



STATE OF ALABAMA )  
MONTGOMERY COUNTY )  
THE UNDERSIGNED, FAIRCOURT PROPERTIES, LLC, OWNER OF THE PROPERTY COMPRISING THIS PLAT, HEREBY JOINS IN AND SIGNS THE  
FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND APPROVES SAID PLAT THIS THE 30 DAY OF  
September 2014

FAIRCOURT PROPERTIES, LLC

BY *Mark T. Blenn*  
AS ITS MEMBER

### STATE OF ALABAMA ) MONTGOMERY COUNTY )

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT  
THE NAME AS MEMBER OF FAIRCOURT PROPERTIES, LLC OR ALABAMA LIMITED LIABILITY COMPANY, IS SIGNED TO THE FOREGOING  
SURVEYOR'S CERTIFICATE, PLAT AND MAP AND THAT THE SIGNATURE IS A LEGITIMATE SIGNATURE OF THE UNDERSIGNED, WHETHER THE  
CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED AND SIGNED VOLUNTARILY OR BY ME DAY THE SAME BEING SIGNED.

ONCE UNDER MY HAND AND OFFICIAL SEAL THIS THE 30 DAY OF September 2014

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

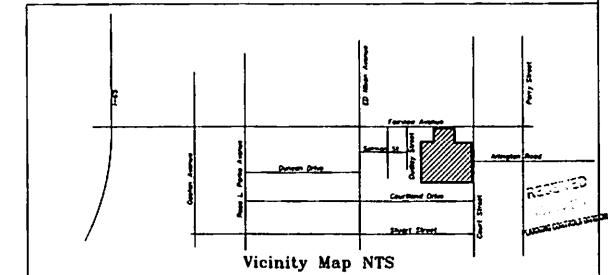
THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY ENGINEER FOR RECORDING IN THE OFFICE OF THE  
CLERK OF RECORD OF MONTGOMERY COUNTY, ALABAMA, \_\_\_\_\_ DAY OF September 2014

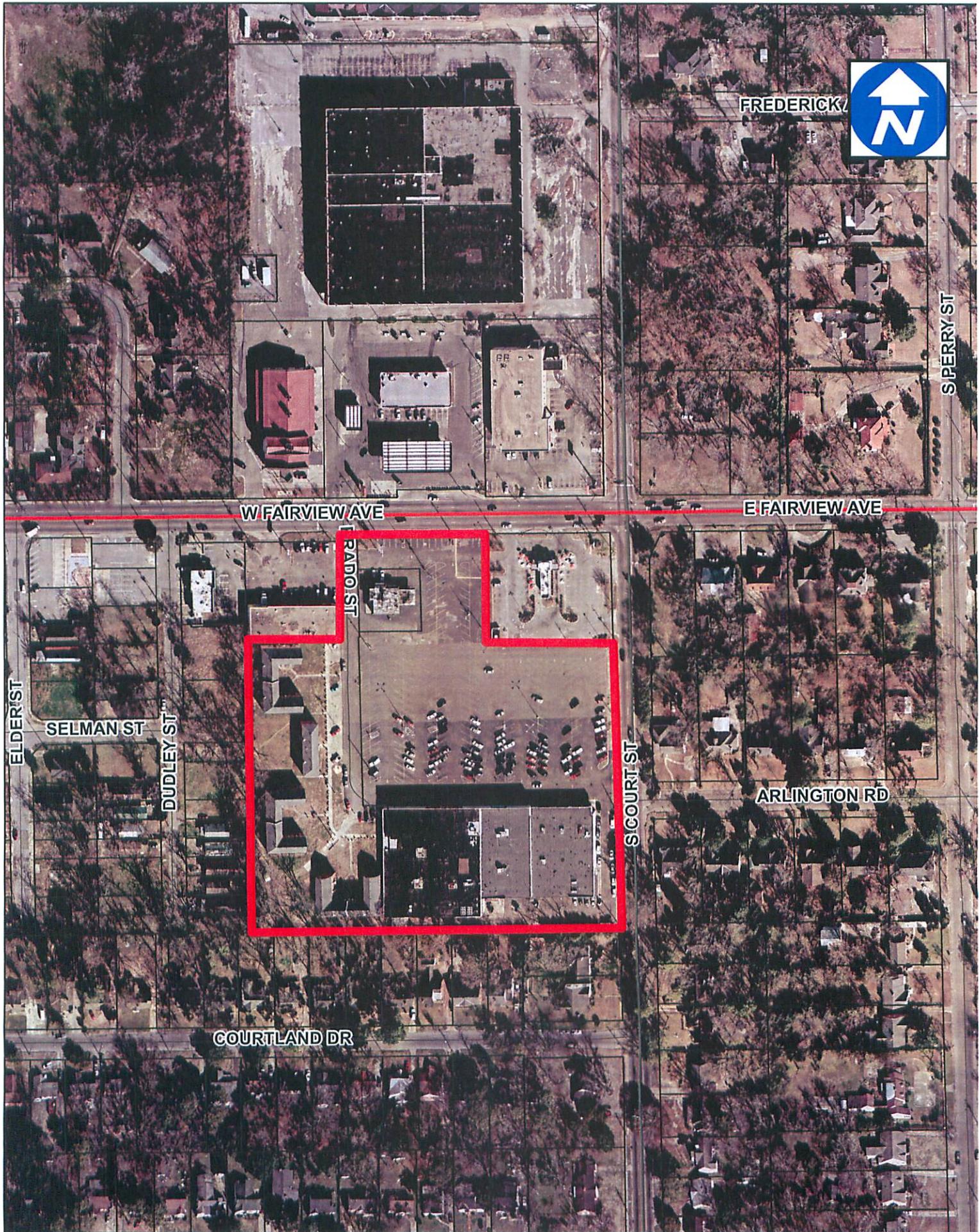
BY *George C. Speare*  
MONTGOMERY COUNTY ENGINEER

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY PLANNING COMMISSION OF MONTGOMERY, ALABAMA, ON \_\_\_\_\_

AND IS APPROVED ACCORDING TO THE CODE OF ALABAMA 11-52-22

BY *James M. Tamm, Jr.*  
EXECUTIVE SECRETARY





**PLATS**  
1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 18C

19. 8710 **PRESENTED BY:** Pilgreen Engineering

**REPRESENTING:** ELSAJA Dexter 39, LLC

**SUBJECT:** Request final approval of ELSAJA Dexter 39, LLC Plat No. 1 located on the north side of Dexter Avenue and the south side of Monroe Street, approximately 150 ft. west of North Perry Street, in a T5 (Urban Center Zone) SmartCode District.

**REMARKS:** This plat replats several lots into one (1) lot. Lot A (26,060.52 sq. ft.) has 76 ft. of frontage along Dexter Avenue and 74 ft. of frontage along Monroe Street. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

**COUNCIL DISTRICT: 3**

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

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection.

**TRAFFIC ENGINEERING:** No objection.

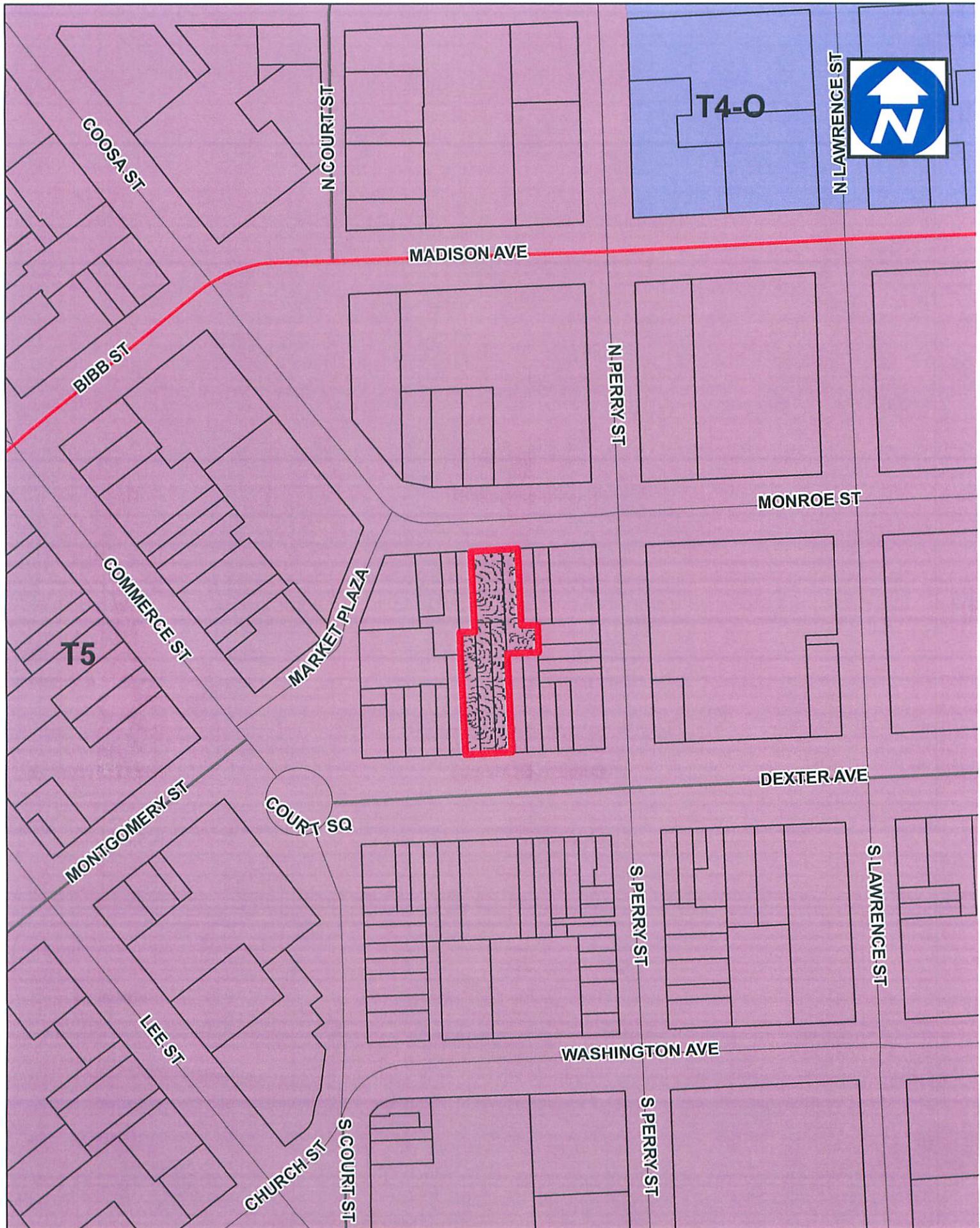
**FIRE DEPARTMENT:** Under review.

**WATER AND SEWER:** All unused water and sewer laterals must be killed per MWWSSB standards (sewer behind curb, water at the main). All remaining water services must be upgraded with backflow preventers as required per MWWSSB policies. Submit development plan.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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



**PLATS** SUBJECT PROPERTY

1 inch = 200 feet



ITEM NO. 19A

198  
 ELSAJA Dexter 39, LLC  
 Plat No. 1

Being a repeat of  
 A part of Lot 4, Lot 5 and a part of Lot 6  
 on the South side of Monroe Street  
 A part of Lot 4, Lot 5  
 on the North side of Dexter Avenue  
 according to the  
 "Map of New Philadelphia"

Located in the Northeast Quarter of the Southwest Quarter  
 Section 2, Township 18 North, Range 18 East  
 Montgomery County, Alabama  
 Containing 28,060.52 sq ft (0.656 ACs)

Pilgreen Engineering, Inc.

MONTGOMERY		ALABAMA	
October 2014		1" = 30'	
Drawn by	Office Check	Field Check	Book No.
WTF	MLB	MLA	-

STATE OF ALABAMA )  
 MONTGOMERY COUNTY )

I, MARTIN T. BLEHNOL, A REGISTERED LAND SURVEYOR OF MONTGOMERY, ALABAMA, HEREBY CERTIFY THAT THE PROPERTY SHOWN ON THIS SURVEY IS TRUE AND CORRECT, THAT ALL CORNERS ARE MARKED WITH IRON PINS OR CONCRETE MONUMENTS AND THAT THEY ACTUALLY EXIST.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE.

ACCORDING TO MY SURVEY THIS THE 30 DAY OF October 2014.

MARTIN T. BLEHNOL  
 ALABAMA  
 NO. 14728  
 PROFESSIONAL LAND  
 SURVEYOR  
 MARTIN T. BLEHNOL



STATE OF ALABAMA )  
 MONTGOMERY COUNTY )

THE UNDERSIGNED, ELSAJA DEXTER 39, LLC, OWNER OF THE PROPERTY COMPRISING THIS PLAT, HEREBY JOINS IN AND DONS THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP AND ADOPTS AND APPROVES SAID PLAT AND THE 30 DAY OF October 2014.

ELSAJA DEXTER 39, LLC

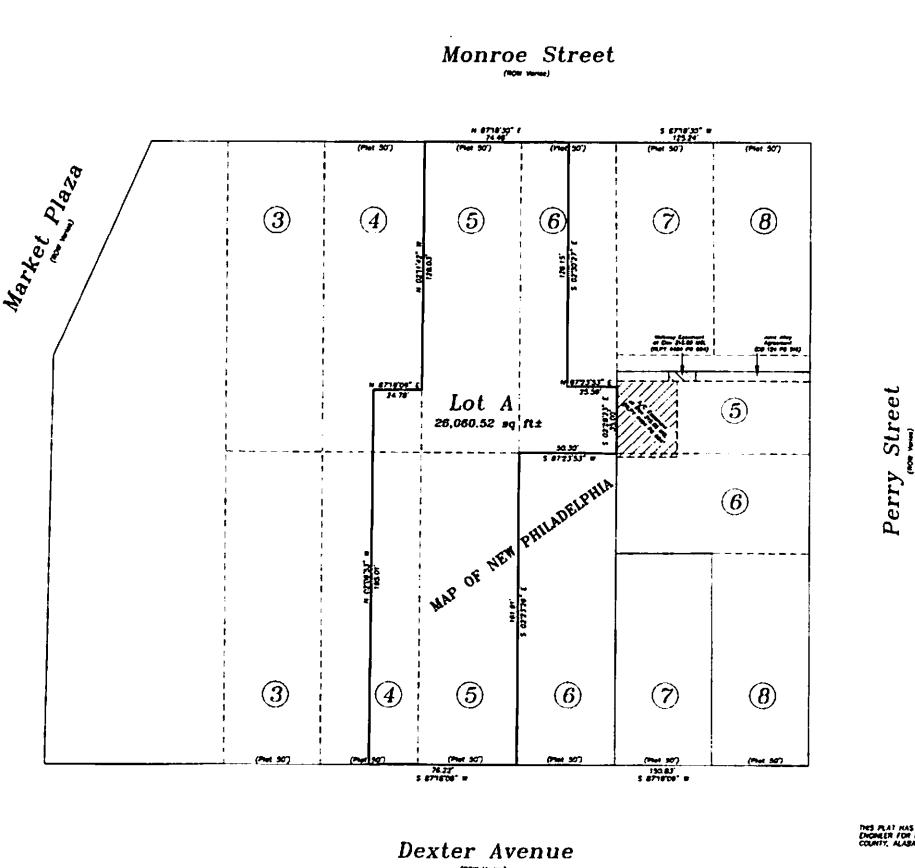
BY GEORGE C. SPEARS  
 AS ITS MEMBER

STATE OF ALABAMA )  
 MONTGOMERY COUNTY )

I, THE UNDERSIGNED AUTHORITY, A ROTARY PUBLIC IN AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT  
 WHOSE NAME AS MEMBER OF ELSAJA DEXTER 39, LLC AND FOR THE STATE AT LARGE, HEREBY CERTIFY THAT  
 FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND WHOSE IS OWNED TO ME, AUTHORIZED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE  
 CONTENTS OF SAID CERTIFICATE, PLAT AND MAP, EXECUTED THE SAME VOLUNTARILY OR THE DAY THE SAME BEARS DATE.

ONCE UNDER MY HAND AND OFFICIAL SEAL THIS THE 30 DAY OF October 2014.

NOTARY PUBLIC RECEIVED MY COMMISSION EXPIRES 10/31/2015



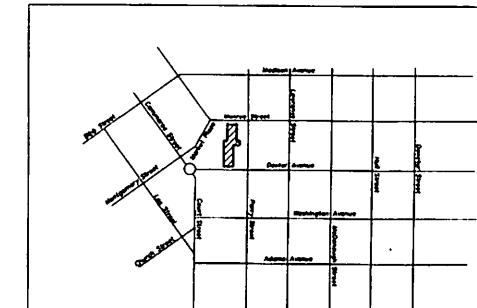
FLOOD NOTE: By graphic plotting only, this property was found to be located within the 100-year floodplain. The property is located in the X-Other Areas of Flood Insurance Rate Map, Community Panel No. 02072-0003-31 which became effective on 1/29/2014, and is not in a Special Flood Hazard Area. A copy of the Flood Insurance Rate Map and an elevation certificate may be needed to verify this determination or an application for a variance from the Federal Emergency Management Agency.

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE MONTGOMERY COUNTY  
 ENGINEER AND RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF MONTGOMERY  
 COUNTY, ALABAMA 30 DAY OF October 2014.

BY GEORGE C. SPEARS  
 MONTGOMERY COUNTY ENGINEER

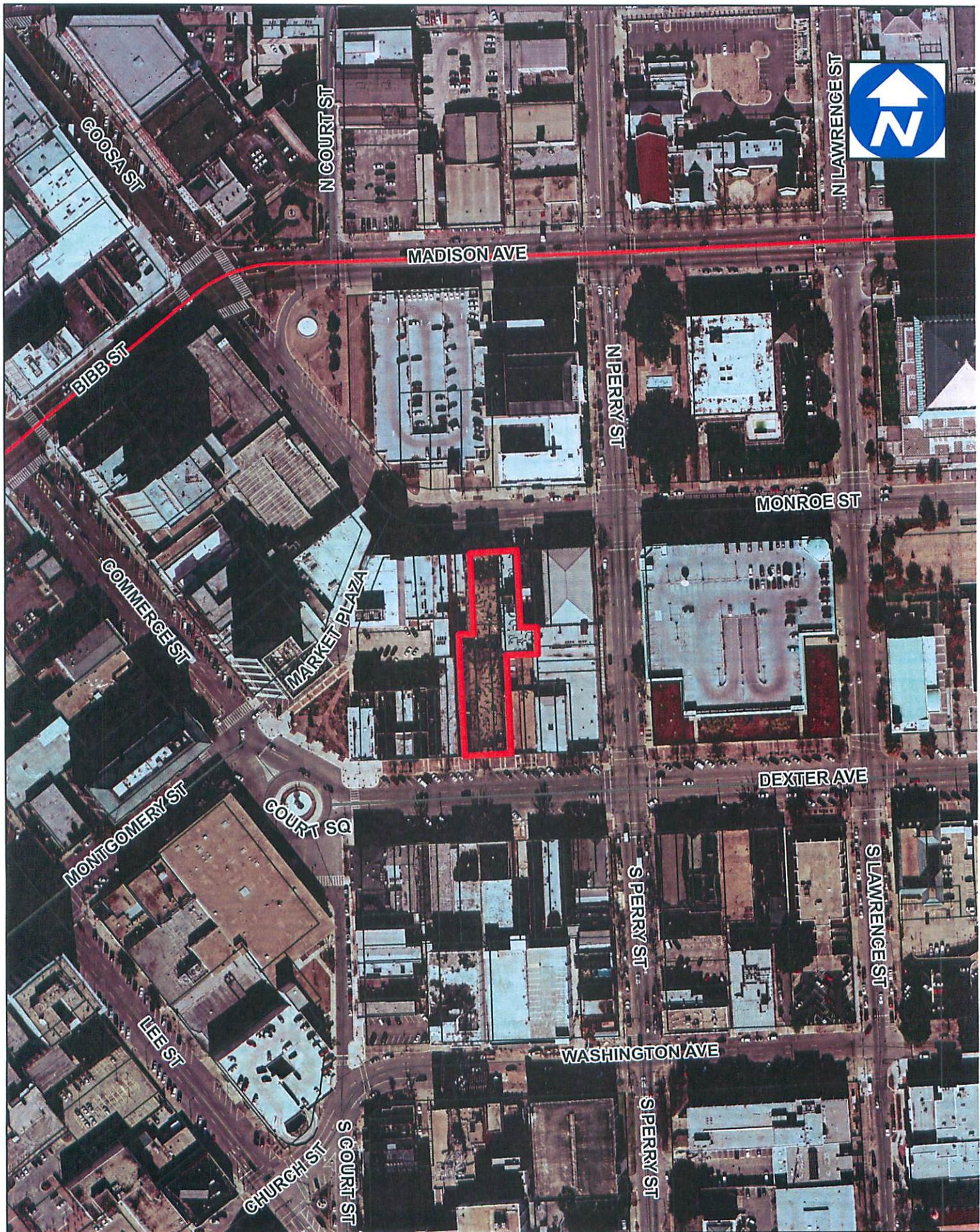
THIS PLAT HAS BEEN SUBMITTED TO THE CITY PLANNING COMMISSION OF MONTGOMERY,  
 ALABAMA, ON 30 DAY OF October 2014, AND IS APPROVED ACCORDING TO THE  
 CODE OF ALABAMA 11-52-32.

BY GEORGE C. SPEARS, JR.  
 EXECUTIVE SECRETARY



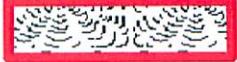
RECEIVED  
 10/30/2014  
 PLANNING COMMISSION DEPT

Vicinity Map NTS



**PLATS SUBJECT PROPERTY**

1 inch = 200 feet



ITEM NO. 19C

20. RZ-2014-020 **PRESENTED BY:** Karen Lynne Moody

**REPRESENTING:** Blakelyn's Home DayCare

**SUBJECT:** Request to rezone one (1) lot located at 435 Dalraida Road from an R-85 (Single-Family Residential) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District.

**REMARKS:** The adjacent property has R-85 (Single-Family Residential) zoning to the north, south and west, and INST (Institutional) and PGH-40 (Patio-Garden Home) zoning to the east. The intended use for this property if rezoned is for a day care center. The Land Use Plan recommends low density residential use.

*At the June 26, 2008 Planning Commission meeting the Planning Commission recommended not to rezone this property to B-2-Q and the petitioner did not appeal the decision to the City Council.*

**COUNCIL DISTRICT:** 2

**Long Range Planning:** No objection.

#### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection to rezoning.

**TRAFFIC ENGINEERING:** No objection.

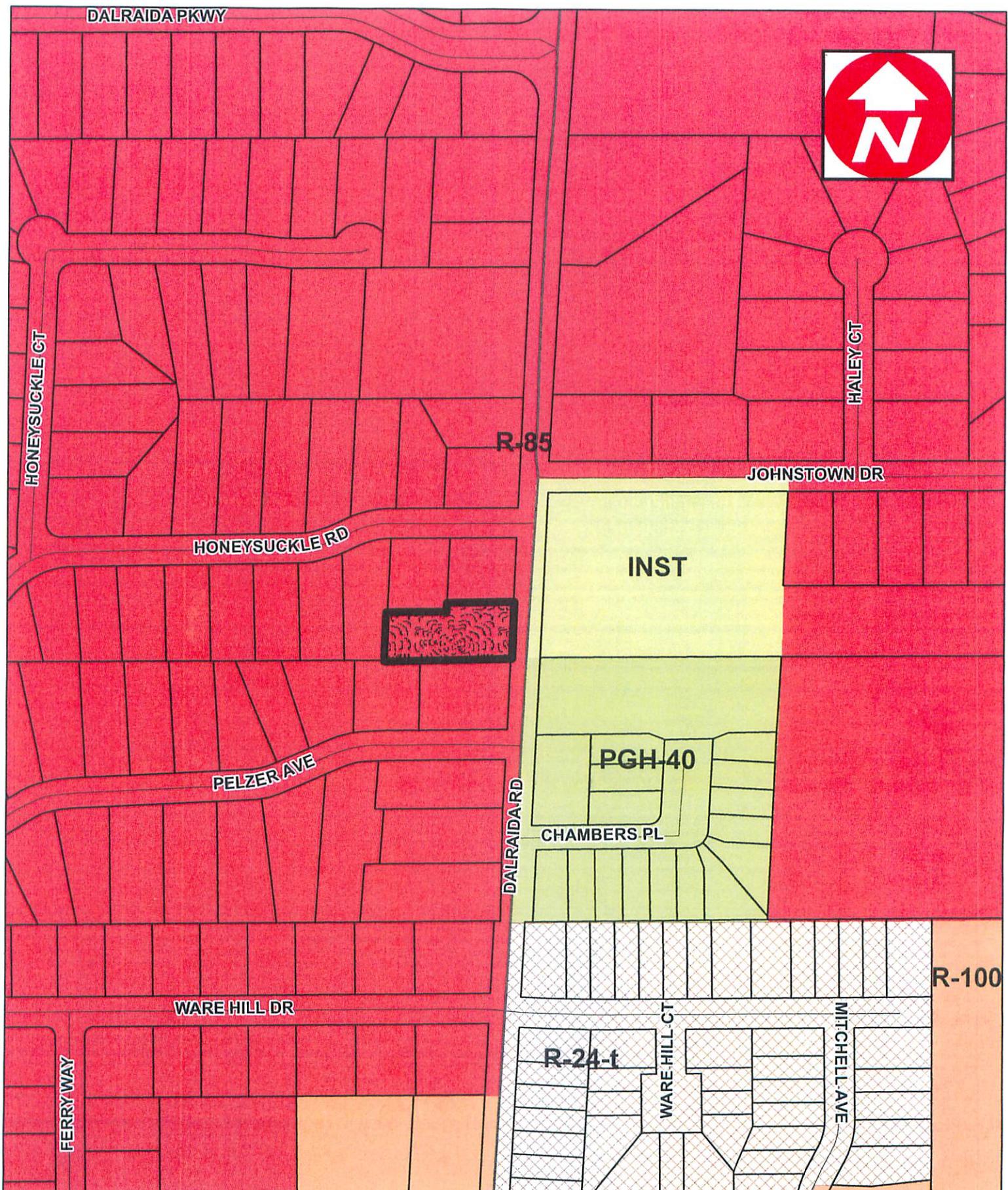
**FIRE DEPARTMENT:** Approved for rezoning only.

**WATER AND SEWER:** No objection to rezoning.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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





SITE

1 inch = 100 feet

Item 20B

21. RZ-2014-021 **PRESENTED BY:** Carline Deramus

**REPRESENTING:** Same

**SUBJECT:** Request to rezone 4480 Virginia Loop Road from an R-75-s (Single-Family Residential) Zoning District to a B-2-Q (Commercial-Qualified) Zoning District.

**REMARKS:** The adjacent property has R-65-m (Multi-Family Residential) zoning to the north, R-75-s (Single-Family Residential) zoning to the south and west, and R-24-t (Townhouse) zoning to the east. The intended use for this property if rezoned is for a beauty and barber shop, and tattoo shop. The Land Use Plan recommends low density residential use.

The Board of Adjustment approved a daycare at this location in 1975.

**COUNCIL DISTRICT:** 6

**Long Range Planning:** No objection.

### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection to rezoning.

**TRAFFIC ENGINEERING:** No objection.

**FIRE DEPARTMENT:** Approved for rezoning only.

**WATER AND SEWER:** No objection. Water and sewer are available.

**COUNTY HEALTH DEPARTMENT:** Site served by public sanitary sewer.

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

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

INST

R-60-s RAINTREE DR

INST-q

KELLY CIR

PARKER LN

MEADOW WALK LN

R-65-m

VIRGINIA DOWNS

SHENANDOAH DR

R-75-s

LYNCHBURG DR

FREDERICKSBURG DR

GENTILLY CT

R-20-1

SUSAN DR

CAPWOOD CURVE

REZONING REQUEST

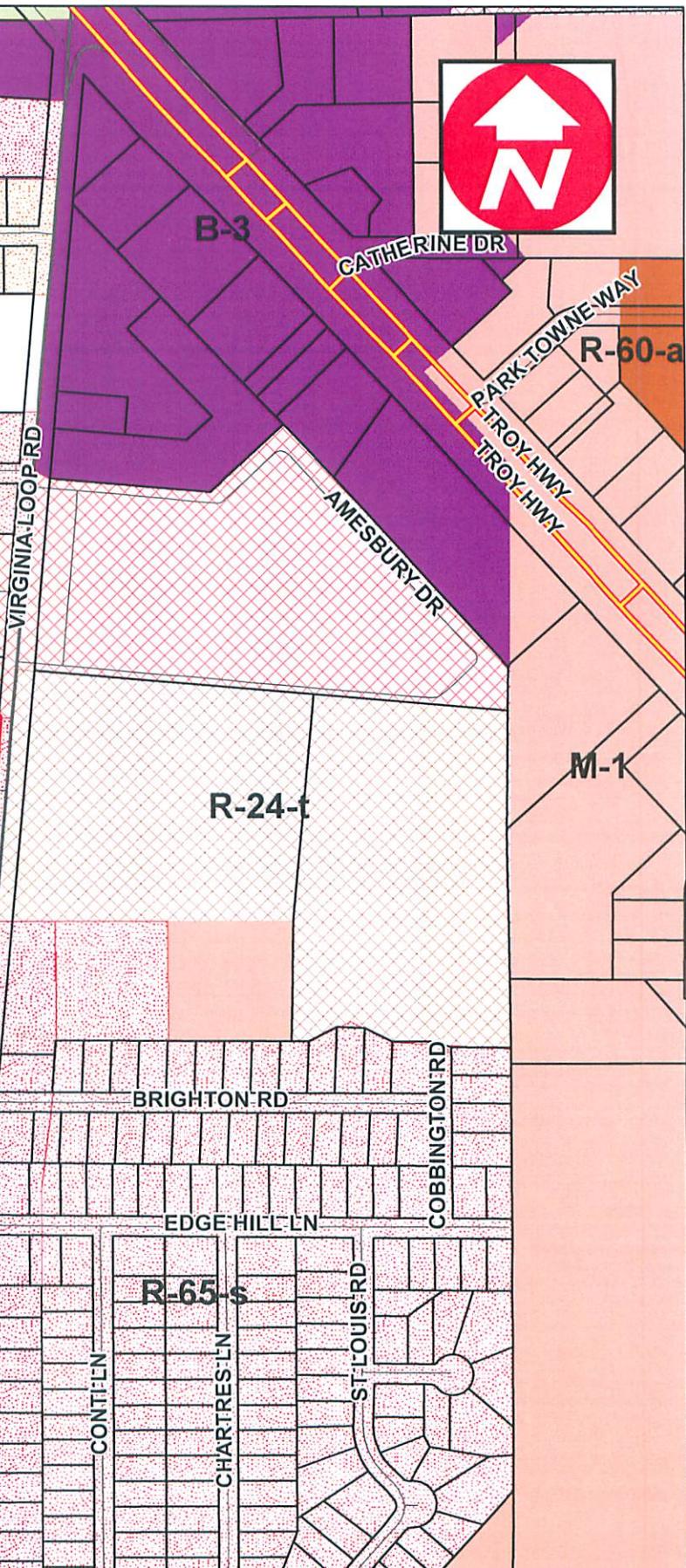
SUBJECT PROPERTY

1 inch = 400 feet

FROM R-75-s TO B-2-Q

FILE NO. RZ-2014-021

ITEM NO. 21A



VIRGINIA DOWNS



LYNCHBURG DR

VIRGINIA LOOP RD

AMESBURY DR

SITE

1 inch = 100 feet  
Item 21B

22. RZ-2014-017 PRESENTED BY: Survey South

REPRESENTING: Frank Thomas

**SUBJECT:** Request to rezone property containing 170.72 acres located on the east side of Norman Bridge Road, across from the intersection of Hyundai Boulevard, from an AGR-1 (Residential Agriculture) Zoning District to B-2 (Commercial), M-1 (Light Industrial) and R-75-s (Single-Family Residential) Zoning Districts.

**REMARKS:** The adjacent property has AGR-1 (Residential Agriculture) zoning to the north, east and south, and M-1 (Light Industrial) zoning to the west. The proposed development will include light industrial, commercial, and single family residential development as follows:

<u>Parcel</u>	<u>Proposed Zoning</u>	<u>Acres</u>
A	M-1	34.47
B	B-2	27.29
C	R-75-s	108.96

The Land Use Plan recommends low density residential and agricultural use.

*This item was delayed at the request of the petitioner prior to the September 25, 2014 meeting.*

**COUNCIL DISTRICT:** Police Jurisdiction

**Long Range Planning:** No objection.

#### **DEPARTMENT COMMENTS**

**ENGINEERING DEPARTMENT:** No objection to rezoning.

**TRAFFIC ENGINEERING:** No objection.

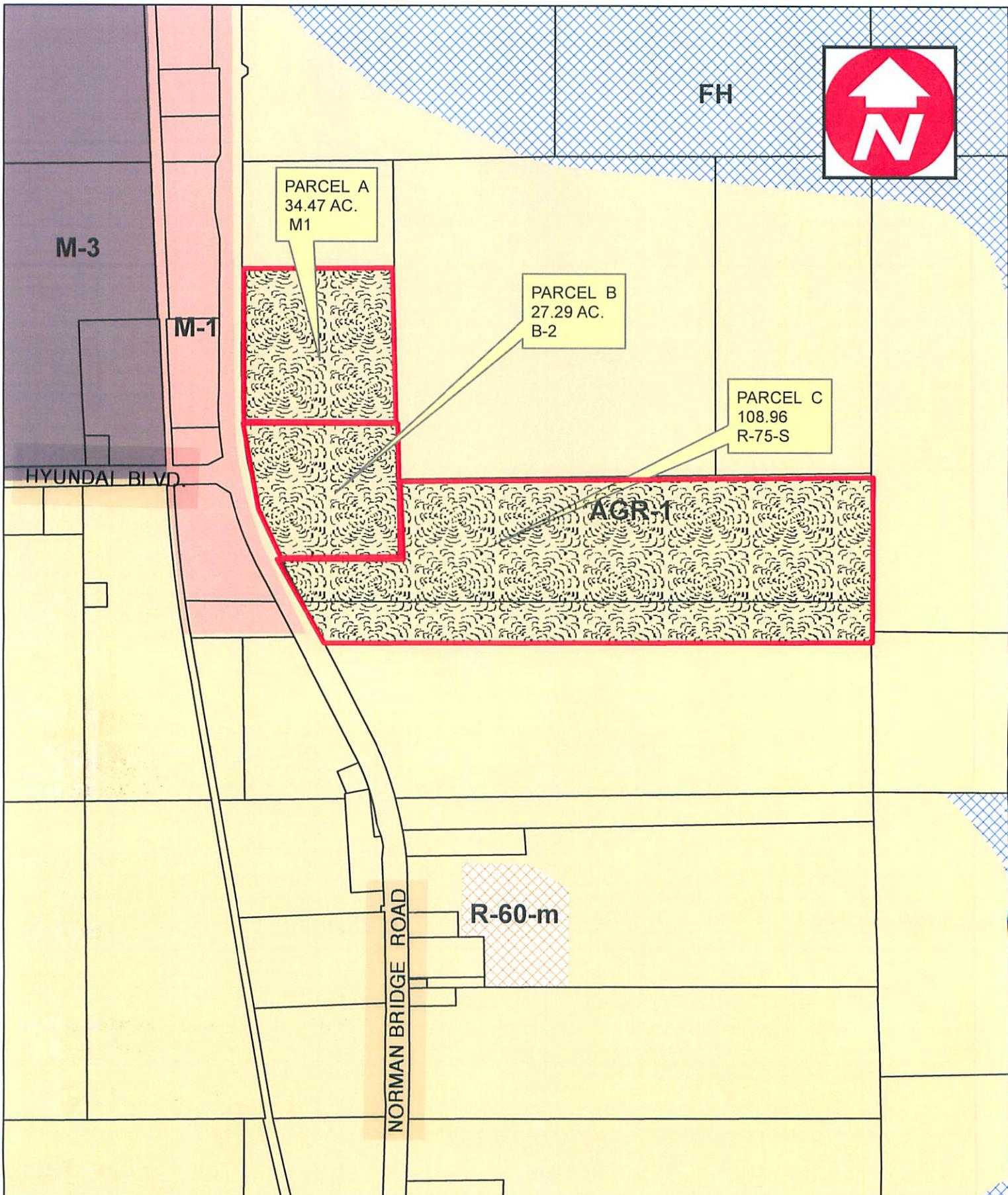
**FIRE DEPARTMENT:** Approved for rezoning only.

**WATER AND SEWER:** No objection. Sewer is not available at these sites.

**COUNTY HEALTH DEPARTMENT:** Public sewer not available.

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

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



**REZONING REQUEST**

1 inch = 1,000 feet

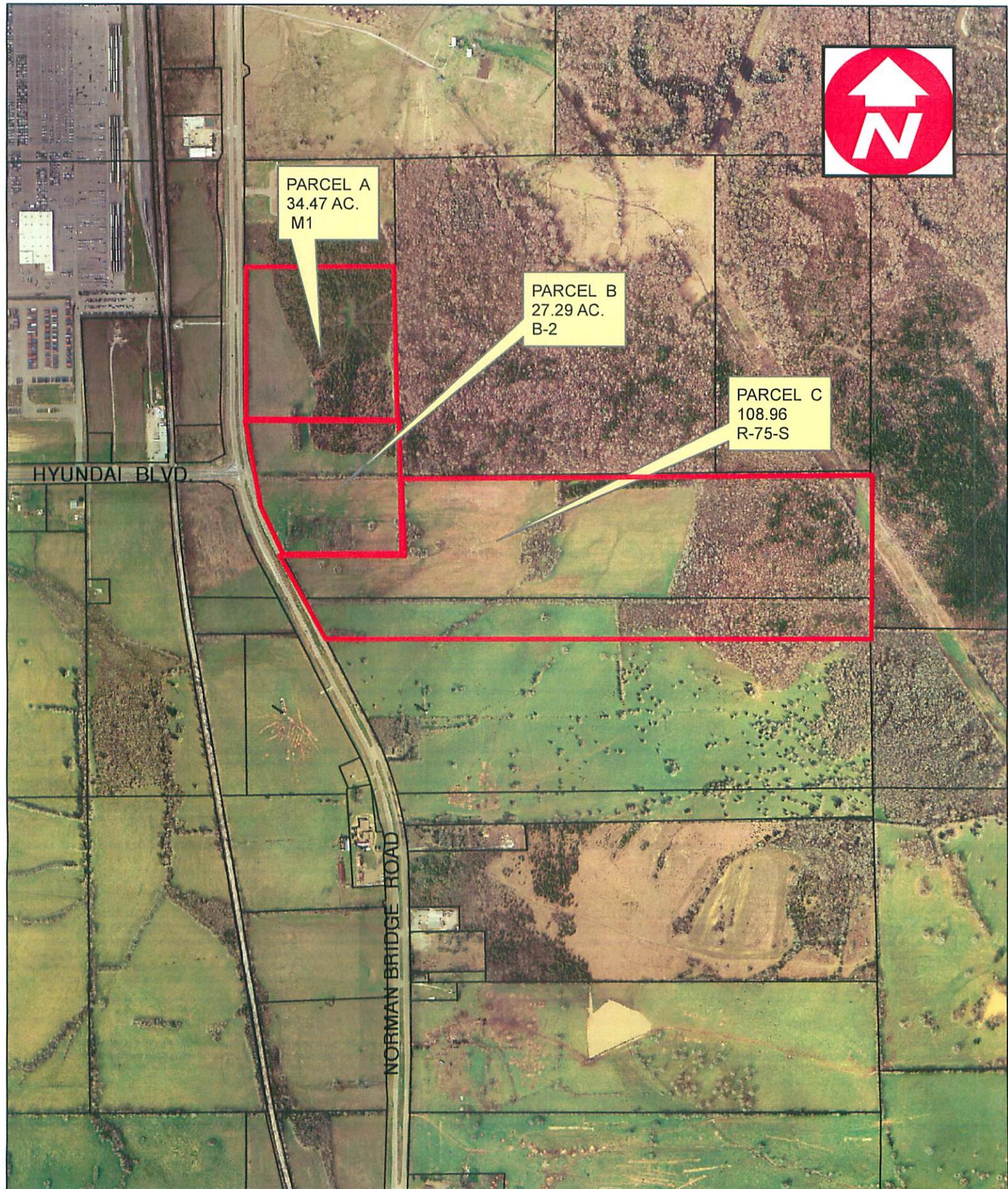
**SUBJECT PROPERTY**

FROM AGR-1 TO B2, M1  
R75S

FILE NO. RZ-2014-017

ITEM NO. 22A





**REZONING REQUEST**

1 inch = 1,000 feet

**SUBJECT PROPERTY**

FROM AGR-1 TO B2, M1, R75S

FILE NO. R2-2014-017

ITEM NO. 22B

**23. West Fairview Avenue Plan Amendment**

**PRESENTED BY:** Department of Planning

**REPRESENTING:** City of Montgomery

**SUBJECT:** Request approval of the amendments to the City of Montgomery's West Fairview Avenue Plan.

**REMARKS:** The amendment to the West Fairview Avenue Plan includes the north and south sides of West Fairview Avenue, between I-65 and South Court Street.

**COUNCIL DISTRICT:** 7

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

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