

Planning Commission Agenda

February 26, 2015

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

**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 January 22, 2015 meeting

February 26, 2015

<u>Item</u>	<u>File No.</u>	<u>Petitioner</u>	<u>Location</u>	<u>Request</u>	<u>Page</u>
1.	RZ-2015-002	Hobbie Dees	Troy Highway	Rezoning	1
2.	RZ-2015-003	ECE Survey & Design	Lower Wetumpka Rd.	Rezoning	2
3.	DP-2015-005	TriCorp Investments	Vaughn Road	DP	3
4.	DP-2002-044	Tony Kim	Hyundai Boulevard	DP	4
5.	8733	Alabama Land Surveyors	North Palomino Drive	Plat	5
6.	8731	Pilgreen Engineering	South Arrowhead Dr.	Plat	6
7.	DP-2007-044	Larry E. Speaks & Assoc.	Taylor Road	DP	7
8.	8729	“ “	Anderson Road	Plat	8
9.	8727	Jeffcoat Engineers	Maxwell Boulevard	Plat	9
10.	DP-2009-026	“ “	Maxwell Boulevard	DP	10
11.	8732	Flowers & White Engineering	Selma Highway	Plat	11
12.	DP-1982-028	“ “	Selma Highway	DP	12
13.	8499	“ “	Amanda Loop	Plat	13
14.	8728	“ “	Oak Street	Plat	14
15.	8730	“ “	Mitylene Park Lane	Plat	15

- IV. Election of Officers
- V. Proposed Changes to Bylaws

***The next Planning Commission meeting is on
March 26, 2015***

1. RZ-2015-002 **PRESENTED BY:** Hobbie Dees

REPRESENTING: Freddie Henderson

SUBJECT: Request to rezone one (1) parcel of land containing 4 acres located at 5435 Troy Highway from B-2 (Commercial) and AGR-1 (Residential Agriculture) Zoning Districts to an M-1 (Light Industrial) Zoning District.

REMARKS: The adjacent property has PUD (Planned Unit Development) zoning to the north and west, B-2 (Commercial) zoning to the south, and M-1 (Light Industrial) zoning to the east. The intended use for this property if rezoned is to continue use as a warehouse storage facility and construction of storm shelters. The Land Use Plan recommends residential use.

COUNCIL DISTRICT: 8

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

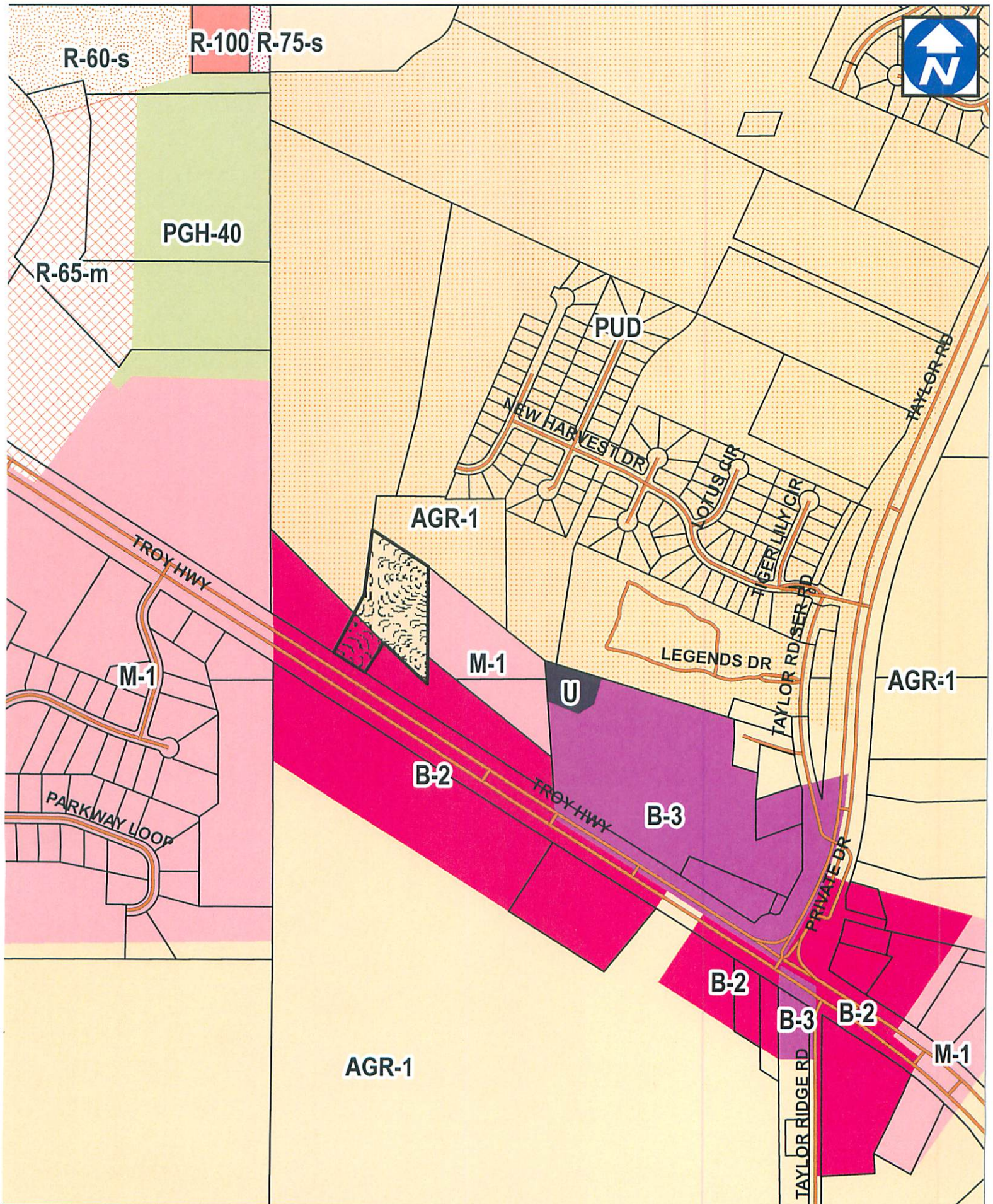
FIRE DEPARTMENT: Under review.

WATER AND SEWER: No objections.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

COMMENTS: _____

ACTION TAKEN: _____



SITE

1 inch = 600 feet

Item IA



SITE 

1 inch = 300 feet

Item IC

2. RZ-2015-003 **PRESENTED BY:** ECE Survey & Design

REPRESENTING: Grady Hicks, Thomas David Woodruff, Gene Eaves

SUBJECT: Request to rezone eight (8) parcels of land containing 112 acres located on the northeast corner of Lower Wetumpka Road and Franson Road from an R-50 (Single-Family Residential) Zoning District to an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: The adjacent property has R-50 (Single-Family Residential) zoning to the north, east, and west, and AGR-1 (Residential Agriculture) zoning to the south. The intended use for this property if rezoned is to continue the residential use. The Land Use Plan recommends agricultural use and indicates flood plain area.

COUNCIL DISTRICT: Police Jurisdiction

Long Range Planning: No objection.

DEPARTMENT COMMENTS

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: Under review.

WATER AND SEWER: No objection. Sanitary sewer not available.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

COMMENTS: _____

ACTION TAKEN: _____

WILLIAMS ROAD
(NO DEDICATED R.O.W. 40± FENCE TO FENCE)

N 55°47'50" E
78.52'

N 89°38'06" E 236.97' IPF
N 89°38'06" E 418.94' IPF

S 89°38'06" W
260.45'

GEORGE WILLIAMS
365 WILLIAMS DRIVE
MONTGOMERY, ALABAMA 36110

MARY BLACKMON
321 WILLIAMS ROAD
MONTGOMERY, ALABAMA 36110

N 00°04'58" E 720.67' IPF
N 03°03'24" W 555.81' IPF

S 00°44'30" E 1814.90'

P.O.B. PARCEL A

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

**WOODRUFF
LOT 1
29.94 Ac±**

SECTION 16
SECTION 21

N 00°42'50" W 660.00'
S 89°18'55" W 264.00'
N 00°42'55" W 330.00'
S 89°34'55" W 330.00'
N 00°42'55" W 462.00'
S 89°34'55" W 198.06'

**PARCEL A
55.996 Ac±**

GRADY HICKS
5212 LOWER WETUMPKA ROAD
MONTGOMERY, ALABAMA 36110

FRANSON ROAD
(NO DEDICATED R.O.W. 40± FENCE TO FENCE)

N 01°40'18" W
499.28'

S 89°15'10" W 701.22'

**EAVES
LOT 2
10.00 Ac±**

N 00°30'30" W 656.17' IPF

N 00°40'39" W 147.45' IPF

N 00°58'15" E 372.08' IPF

N 00°58'15" E 372.08' IPF

N 00°58'15" E 372.08' IPF

N 00°58'15" E 372.08' IPF

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N 00°58'15" E 372.08' IPF

N 00°58'15" E 372.08' IPF

N 00°58'15" E 372.08' IPF

N 00°58'15" E 372.08' IPF

**WOODRUFF
LOT 1
15.99 Ac±**

CON. MON.

S 62°02'30" W
455.15'

CH.=S 60°16'40" W 350.23'
R=5688.35'

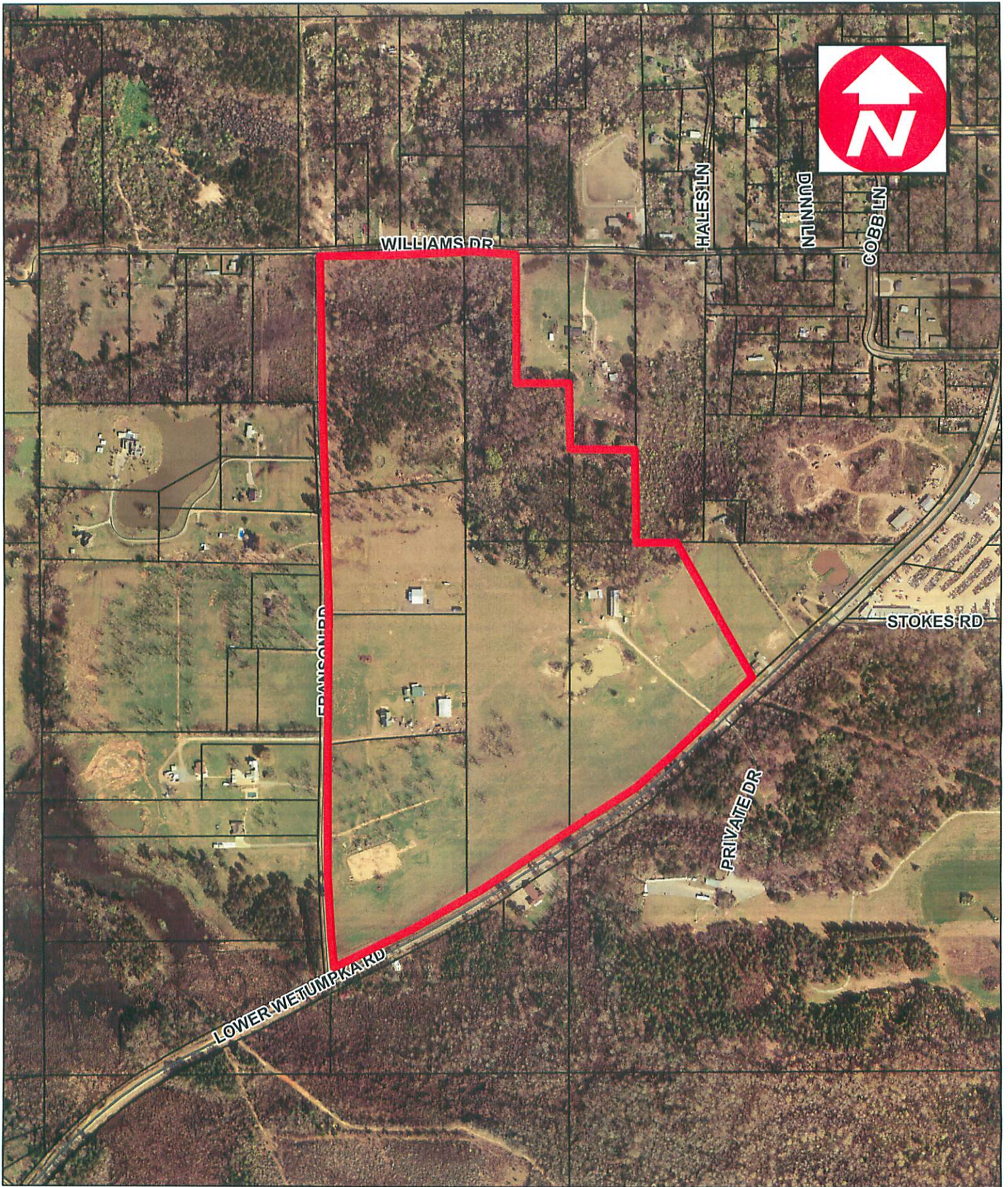
CH.=N 57°13'52" E 252.04'

LOWER WETUMPKA ROAD
MONTGOMERY COUNTY ROAD NO. 78
100' R.O.W.

R=1866.62'
325.65'
CH.=N 51°23'30" E

N 30°41'20" W 784.53'
678.40'
N 45°57'40" E
S 42°34'05" E 15.00'

2B



REZONING REQUEST

SUBJECT PROPERTY



FILE NO. RZ-2015-003

1 inch = 600 feet

FROM R-50 TO AGR-1

ITEM NO. 2C

3. DP-2015-005 **PRESENTED BY:** TriCorp Investments, LLC

REPRESENTING: Church's Chicken

SUBJECT: Public hearing for a development plan for a new building to be located on the south side of Vaughn Road, approximately 150 ft. west of Vaughn Plaza Road, in a B-3 (Commercial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 2,200 sq. ft. building with a single drive-thru. There are 28 paved parking spaces indicated on the site plan. There are existing crossover access drives and parking. The current full access drive entering the site is being altered to a right-in and left-in access, and a right-out only. Parking requirements for this site and the shopping center will be met.

COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: Provide concrete detail on plan for Vaughn Road turnouts/City ROW. Provide BMP plan.

TRAFFIC ENGINEERING: Right-out island needs to be raised concrete and painted yellow and provide a stop sign.

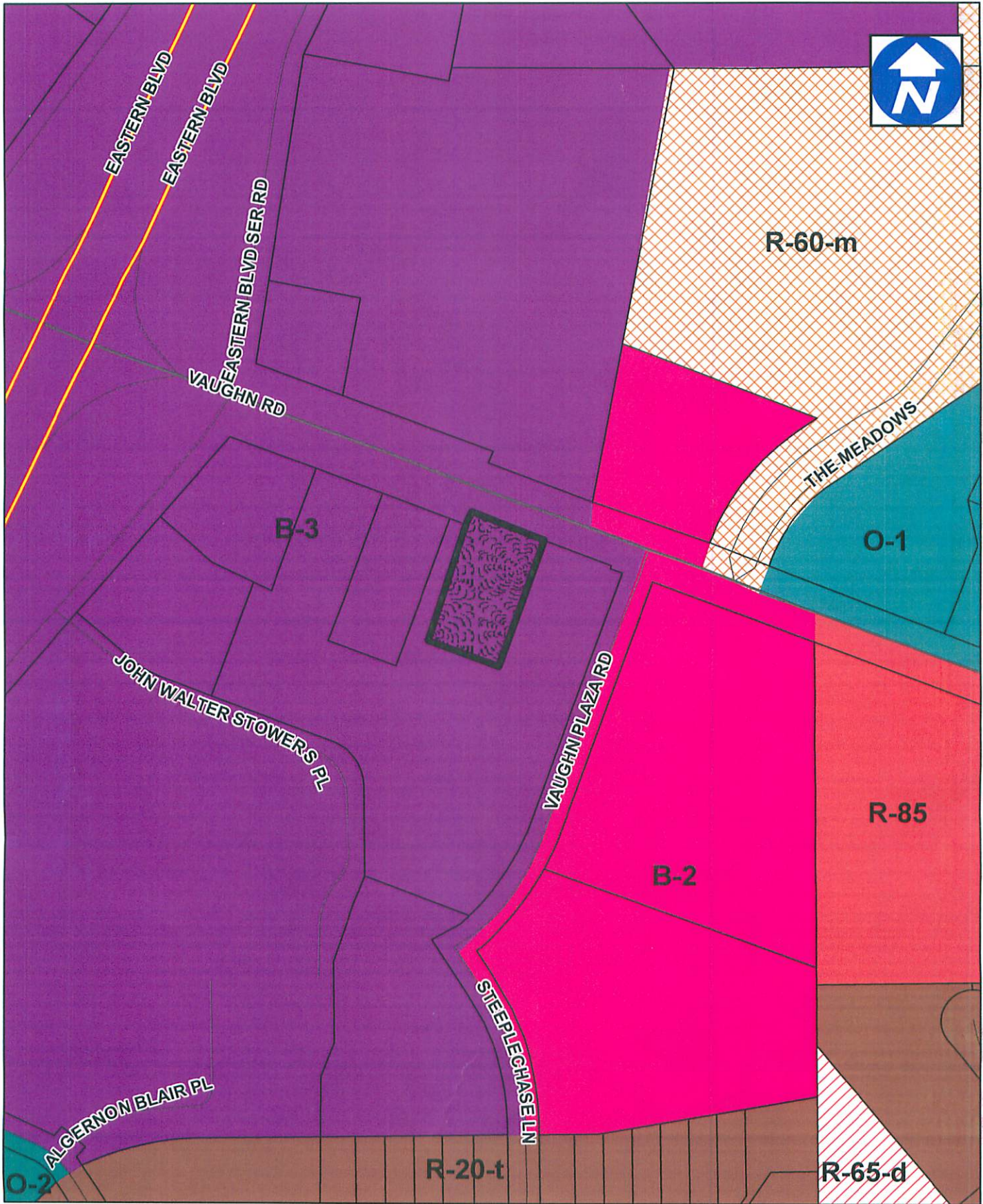
FIRE DEPARTMENT: No objection.

WATER AND SEWER: Under review.

URBAN FORESTRY: Approved.

COMMENTS: _____

ACTION TAKEN: _____



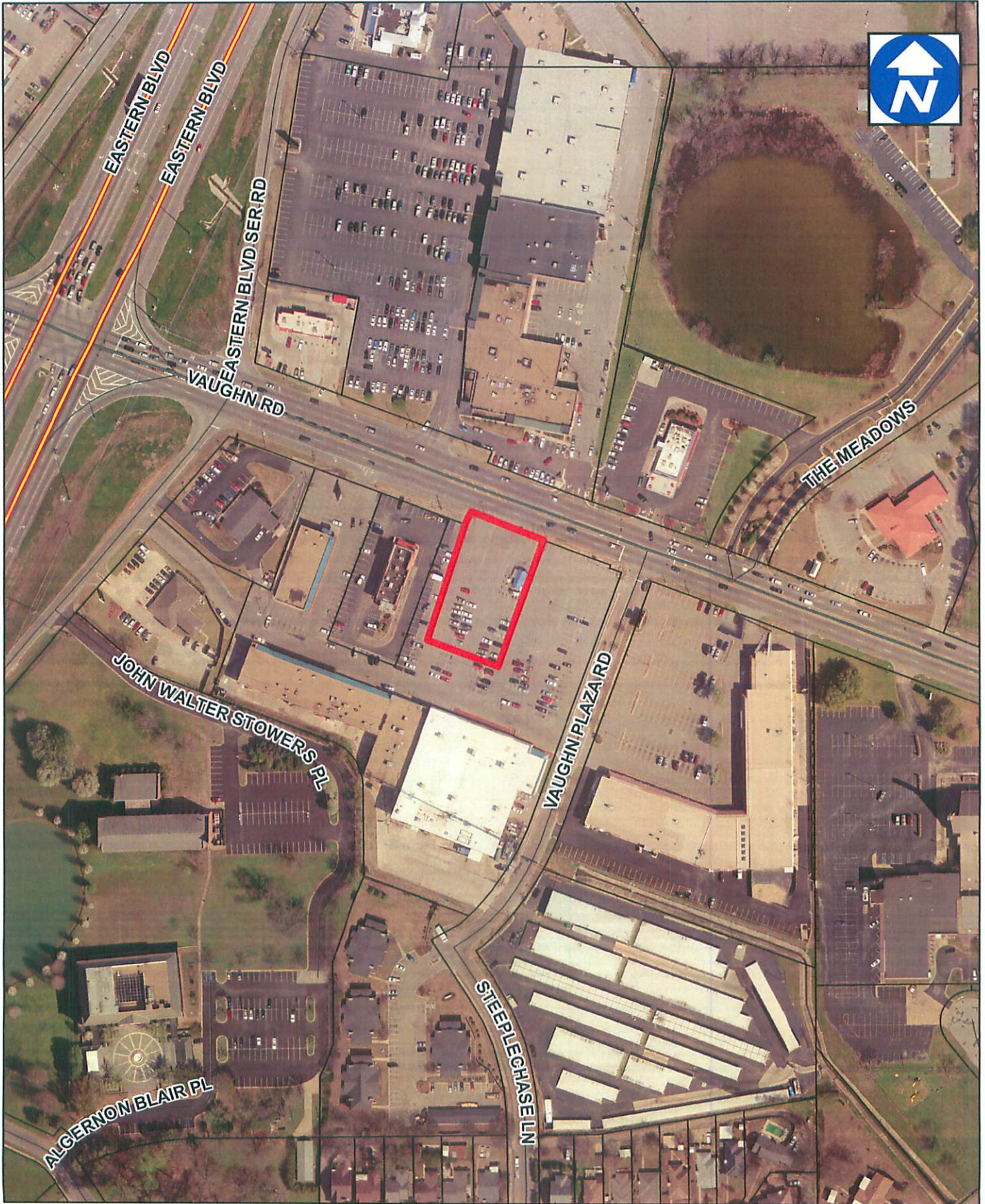
DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3A



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 3C

4. 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 500 Hyundai Boulevard in an M-3 (General Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,300 sq. ft. addition to the 831,488 sq. ft. assembly building to be used for storage. All 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

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

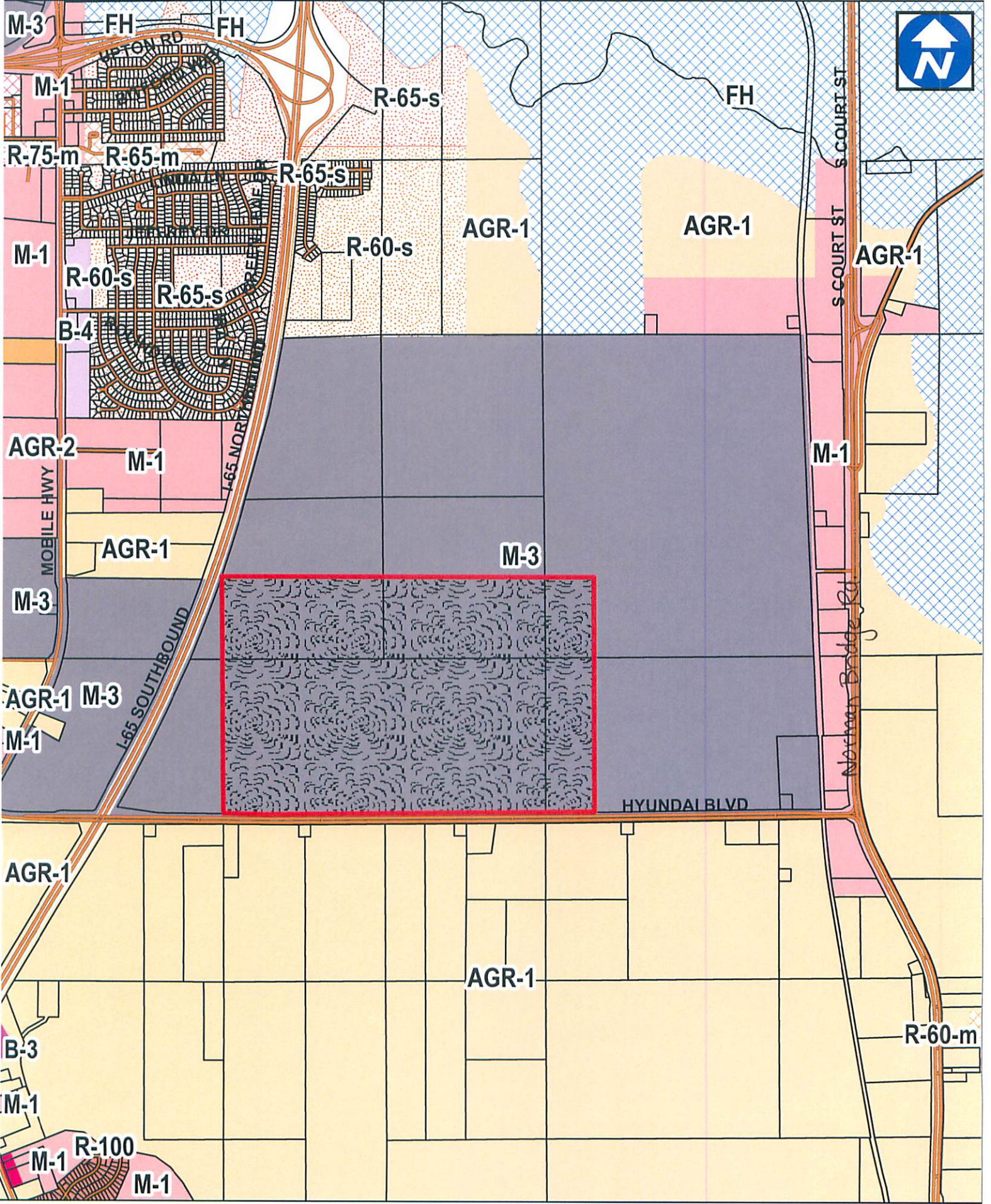
FIRE DEPARTMENT: No objection.

WATER AND SEWER: Under review.

URBAN FORESTRY: No objection.

COMMENTS: _____

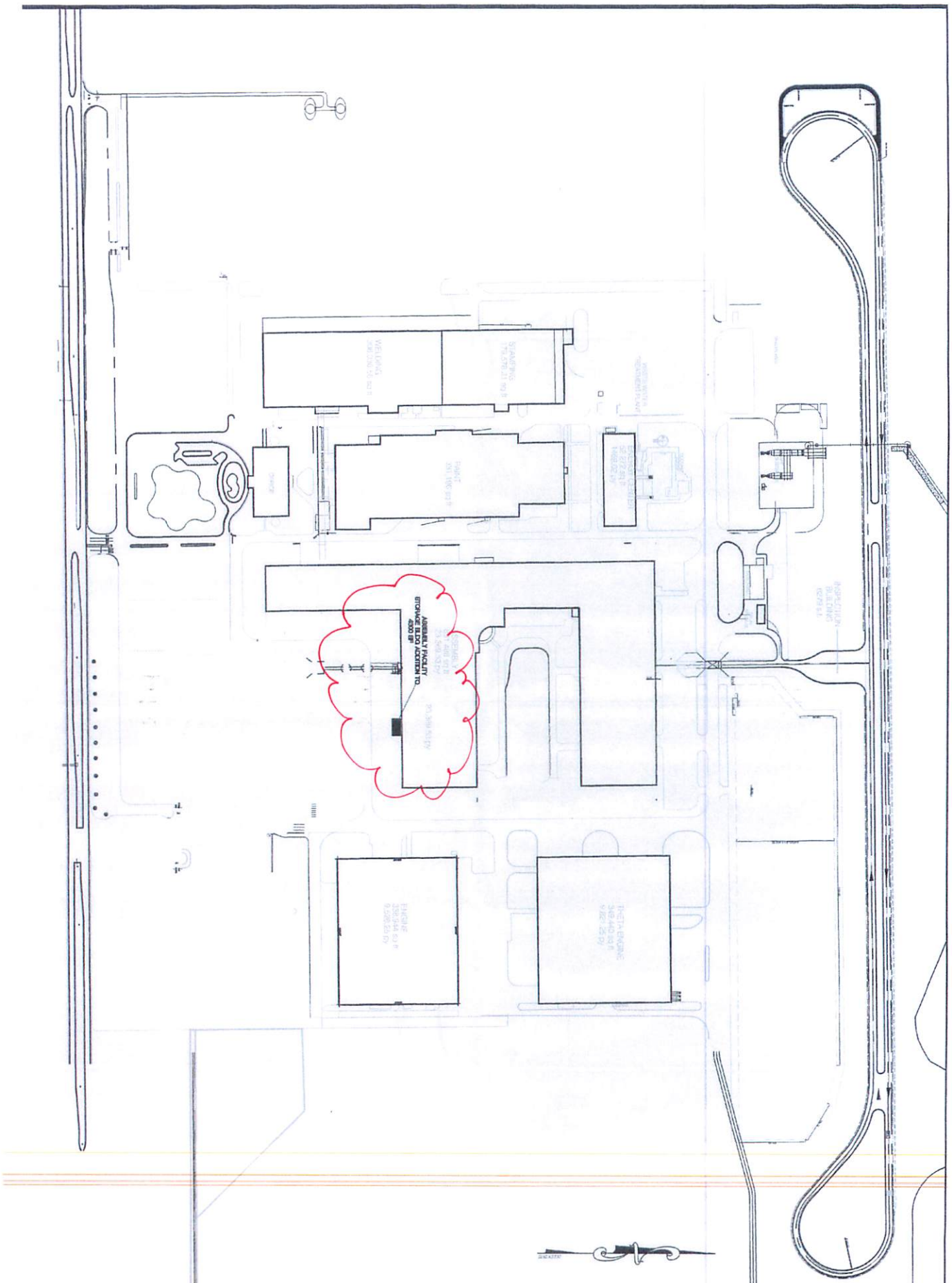
ACTION TAKEN: _____





SITE 

1 inch = 2,000 feet

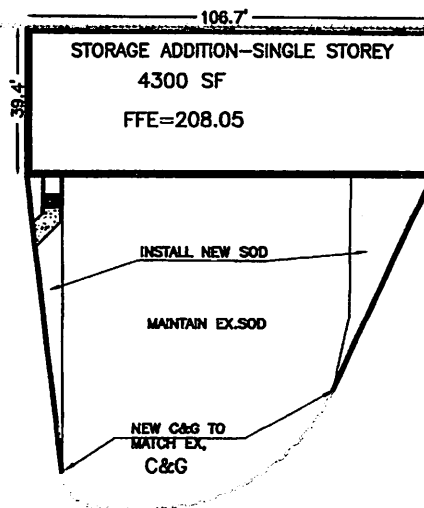
Item 4A



C-1	DATE	NO	DESCRIPTION	OVERALL PLAN	HMMA - STORAGE ADDITION ASSEMBLY FACILITY 700 HYUNDAI BLVD. MONTGOMERY AL 36105		4B
	01/26/15						
JOB NUMBER				SHEET TITLE	 5914 OLD DAHLONEGA HWY, MURRAYVILLE, GA 30064 TEL: 404 587 6745 / FAX: 404 805 5112		

40
MAGNETIC

EX. BLDG
FFE=208.05



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



DEVELOPMENT SITE

1 inch = 500 feet

SUBJECT PROPERTY



ITEM NO. 4D

5. 8733 **PRESENTED BY:** Alabama Land Surveyors

REPRESENTING: Leguster & Janette Chaney

SUBJECT: Request final approval of Ranchette Estates Plat No. 1A located on the south side of North Palomino Drive, approximately 300 ft. west of Hialeah Lane, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1) lot for residential use. This is a portion of a platted lot which has to be replatted in order to construct a dwelling. Lot 8A (2.38 acres) has approximately 310 ft. of frontage along North Palomino Drive and a depth of 370 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

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

ENGINEERING DEPARTMENT: Provide township, range and quarter section. Keep location restricted to the quarter section.

TRAFFIC ENGINEERING: No objection.

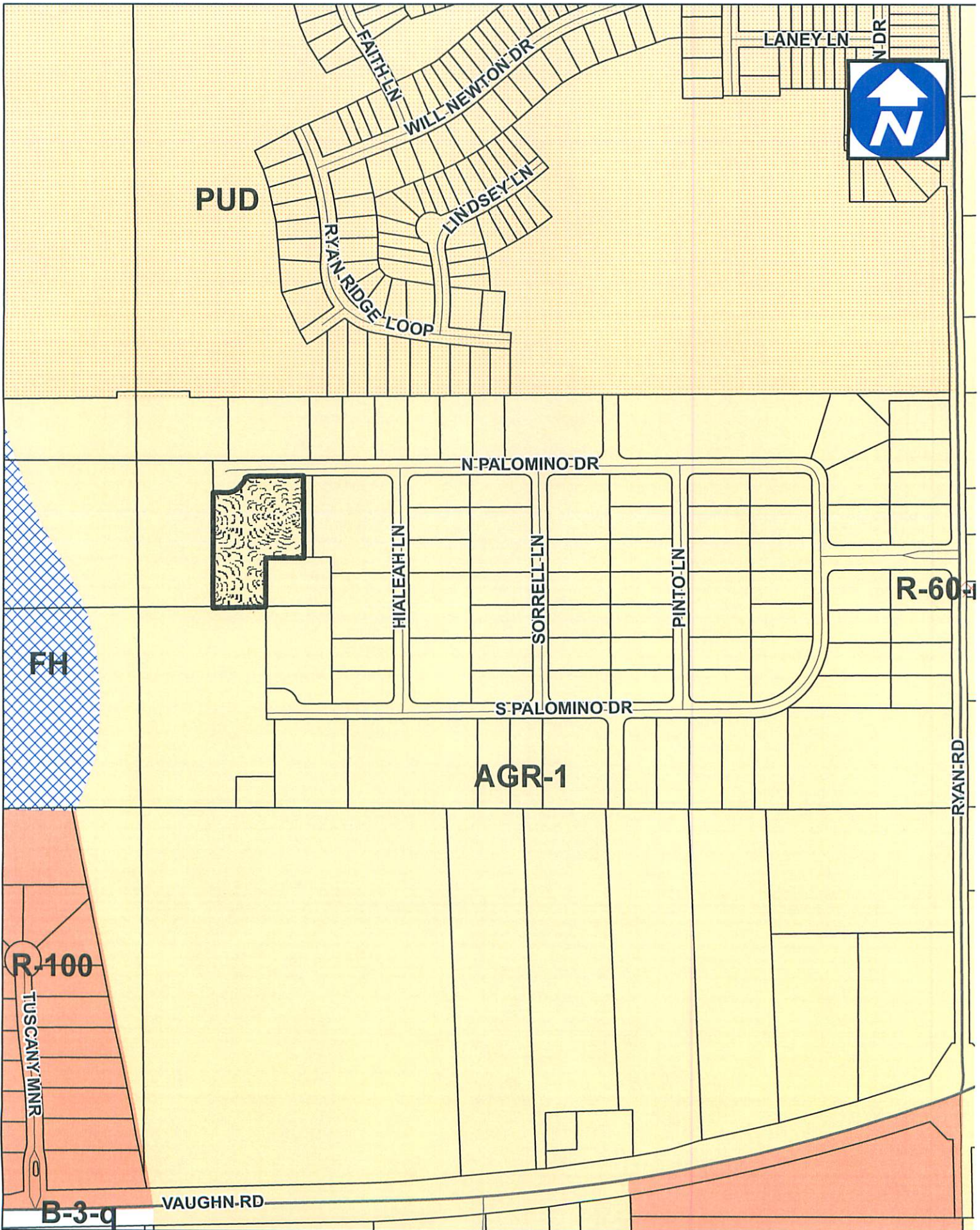
FIRE DEPARTMENT: No objection.

WATER AND SEWER: Water is available in North Palomino Drive. Closest sanitary sewer is on lot to the west. A private easement is required if tie to sanitary sewer.

COUNTY HEALTH DEPARTMENT: Public sanitary sewer not available.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

SUBJECT PROPERTY



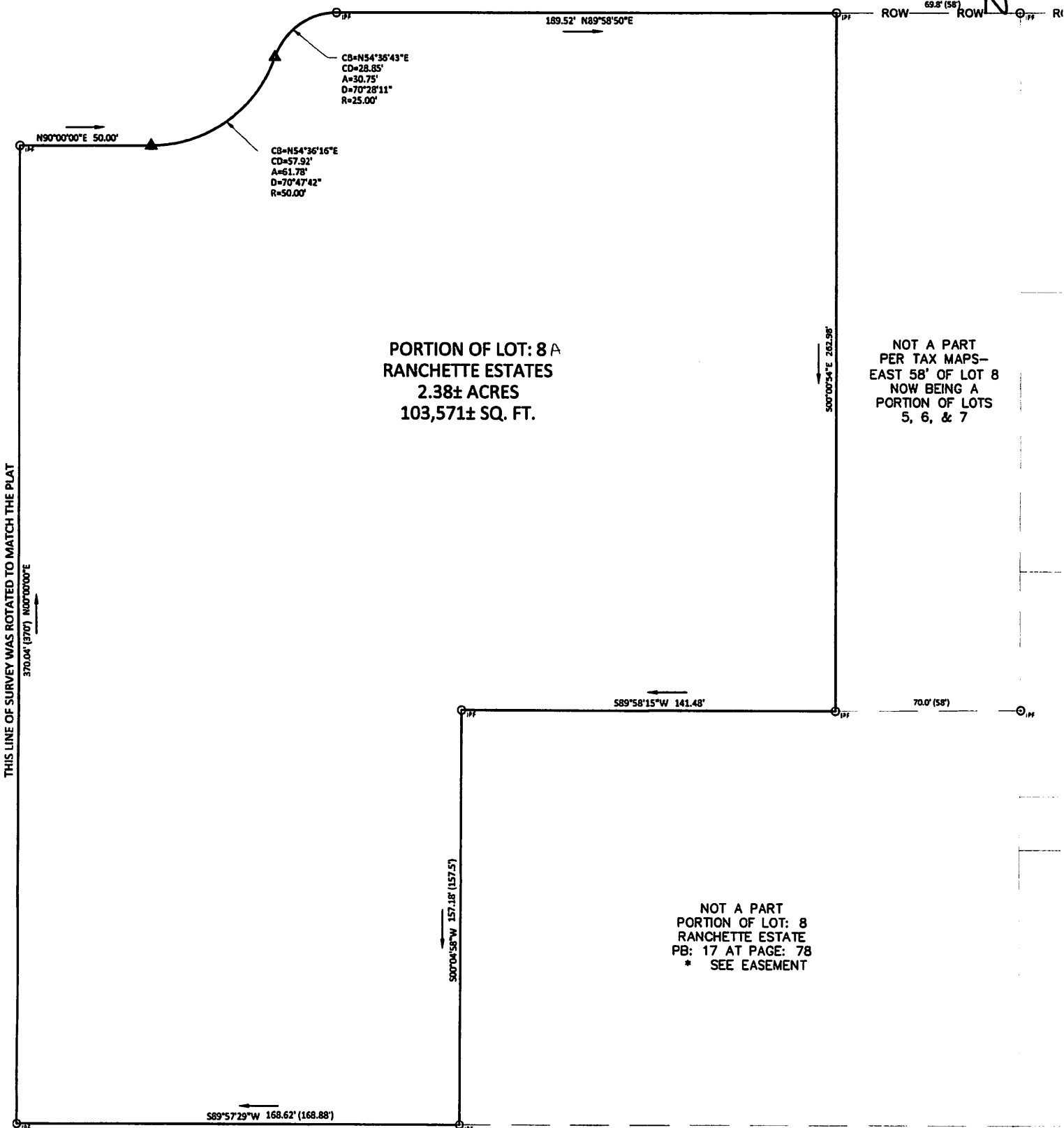
ITEM NO. 5A

1 inch = 400 feet

PC 17 07 - Ranchette Estates Plat No. 1

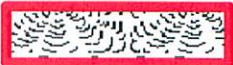
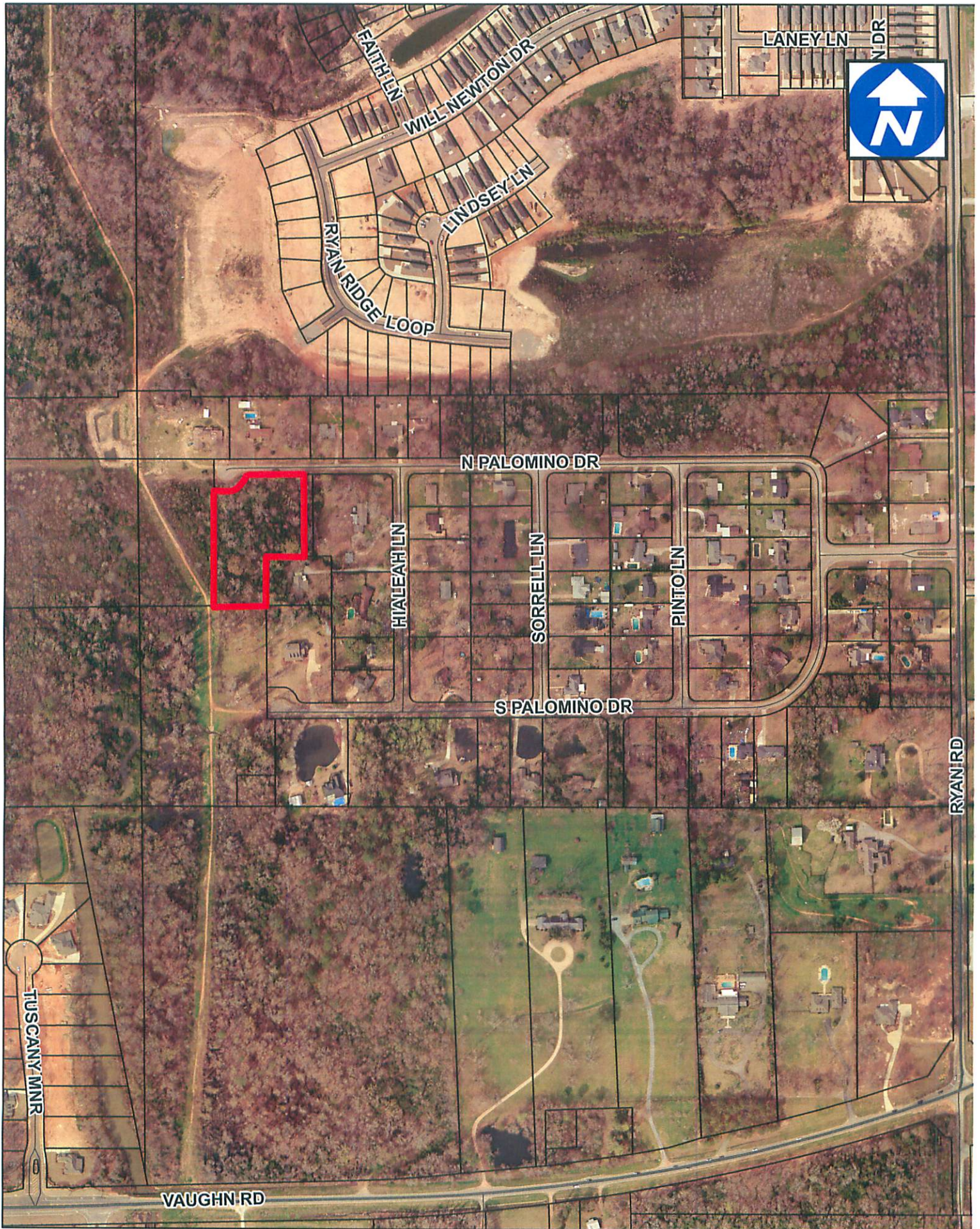
N PALOMINO DRIVE

(50' RIGHT-OF-WAY)



NOT A PART

5B



PLATS

SUBJECT PROPERTY

ITEM NO. 5C

1 inch = 400 feet

6. 8731 **PRESENTED BY:** Pilgreen Engineering

REPRESENTING: A. J. McLemore Development Properties, LLC

SUBJECT: Request final approval of South Arrowhead Drive Plat No. 1 located at the south end of South Arrowhead Drive, approximately 1,000 ft. south of Atlanta Highway, in a B-3 (Commercial) Zoning District.

REMARKS: This plat creates one (1) lot for commercial use. Lot A (5.61 acres) has 54 ft. of frontage along the south end of South Arrowhead Drive and a depth of 481 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 9

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: Provide maintenance responsibility for 20 ft. wide private reciprocal drainage easement. Note on plat City of Montgomery not responsible.

TRAFFIC ENGINEERING: No objection.

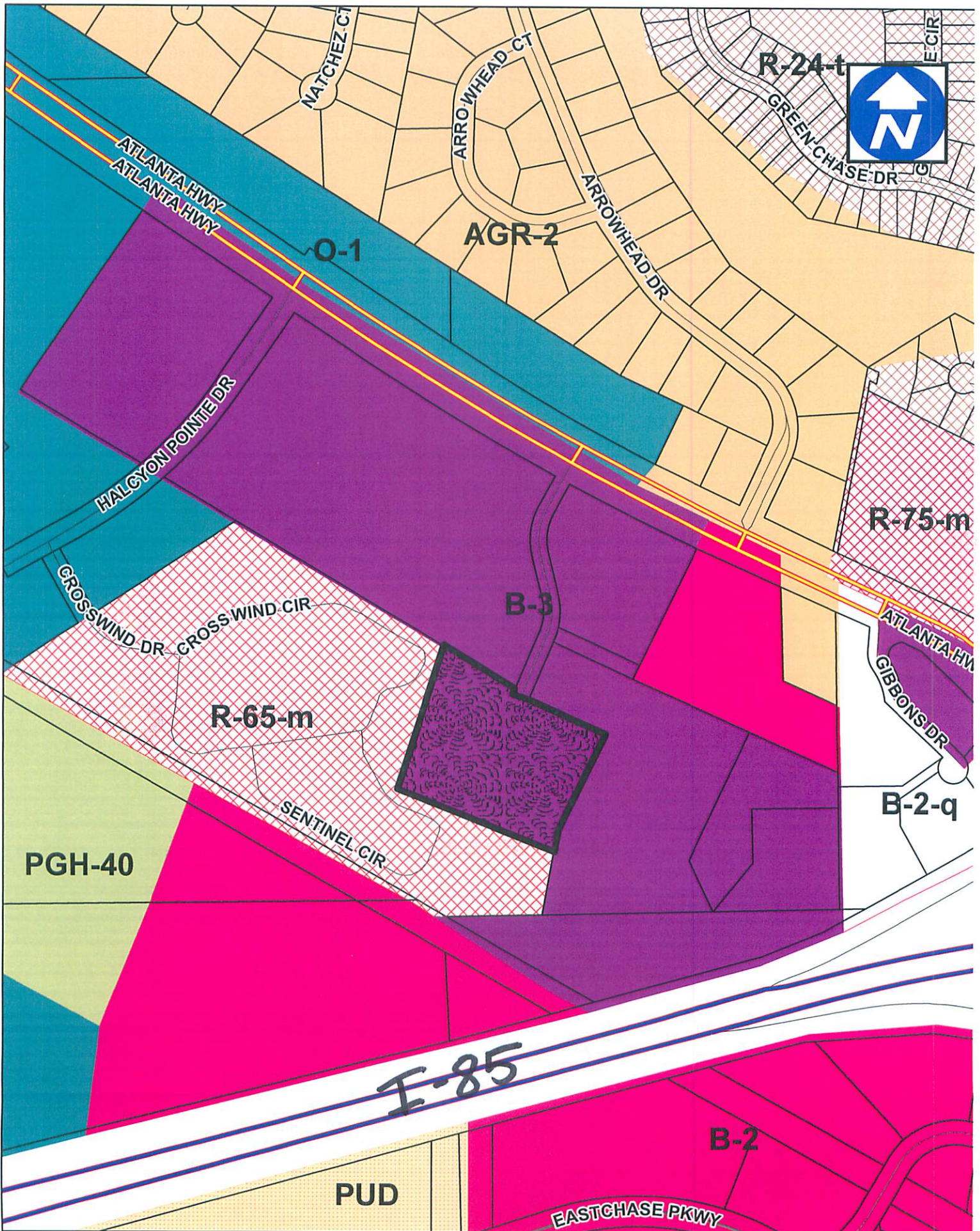
FIRE DEPARTMENT: Under review.

WATER AND SEWER: Water is available. No sewer currently at site, but development plan has been received proposing to run sewer to site.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

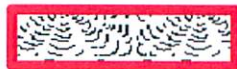
COMMENTS: _____

ACTION TAKEN: _____



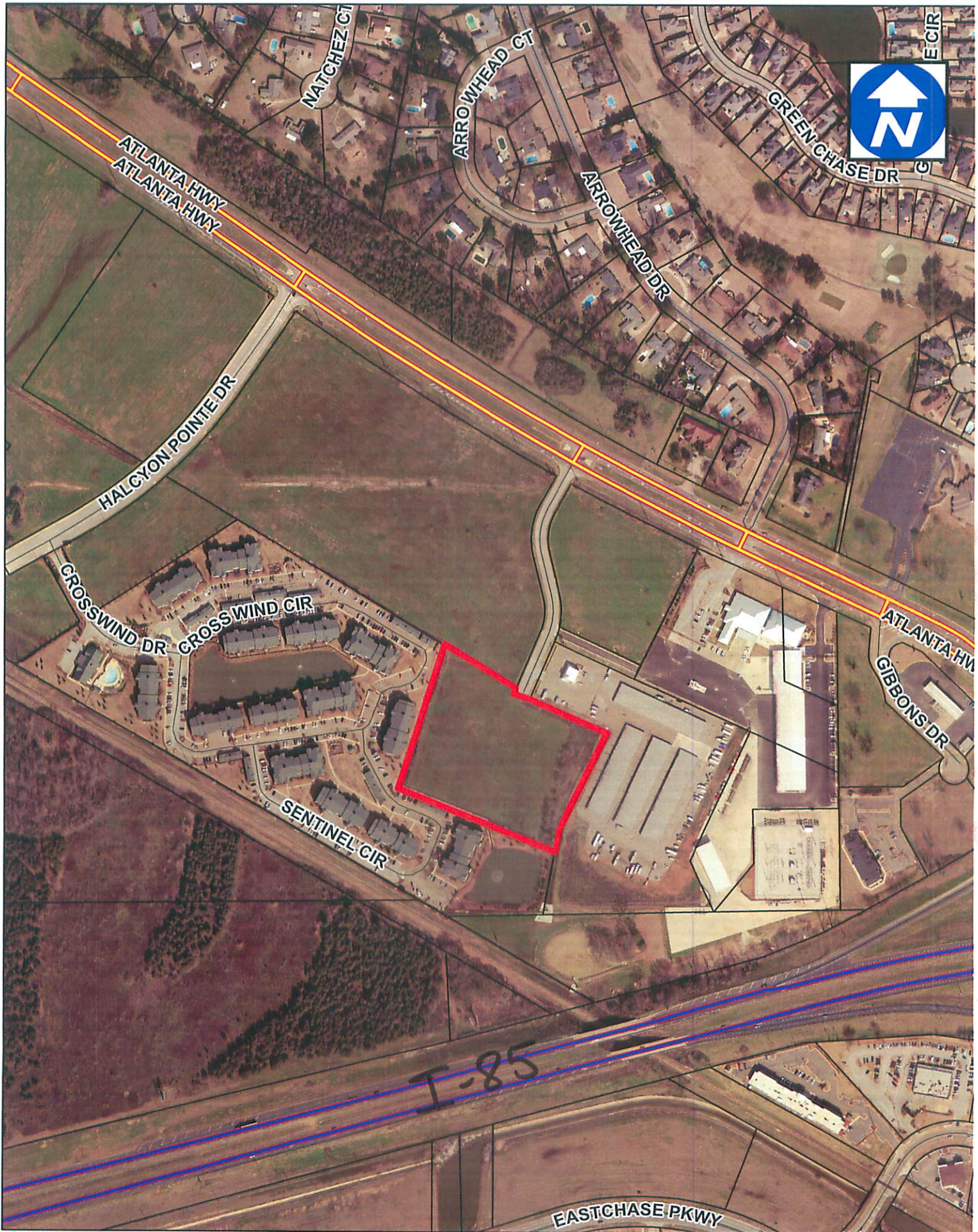
PLATS

SUBJECT PROPERTY



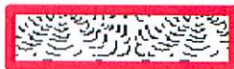
ITEM NO. 6A

1 inch = 400 feet



PLATS

SUBJECT PROPERTY



ITEM NO. 6C

1 inch = 400 feet

7. DP-2007-044 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: Burger King

SUBJECT: Public hearing for a development plan for a new building to be located at 3190 Taylor Road in a PUD (Planned Unit Development) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 4,062 sq. ft. building with a dual drive-thru. There is one (1) access drive from Cornerstone Boulevard and one (1) access drive to a private drive. There are 49 paved parking spaces indicated on the site plan. All applicable requirements will be met.

COUNCIL DISTRICT: 8

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: Provide grading permit.

TRAFFIC ENGINEERING: Provide stop signs at both drives. The third handicap space needs a 5 ft. wide island on the right side.

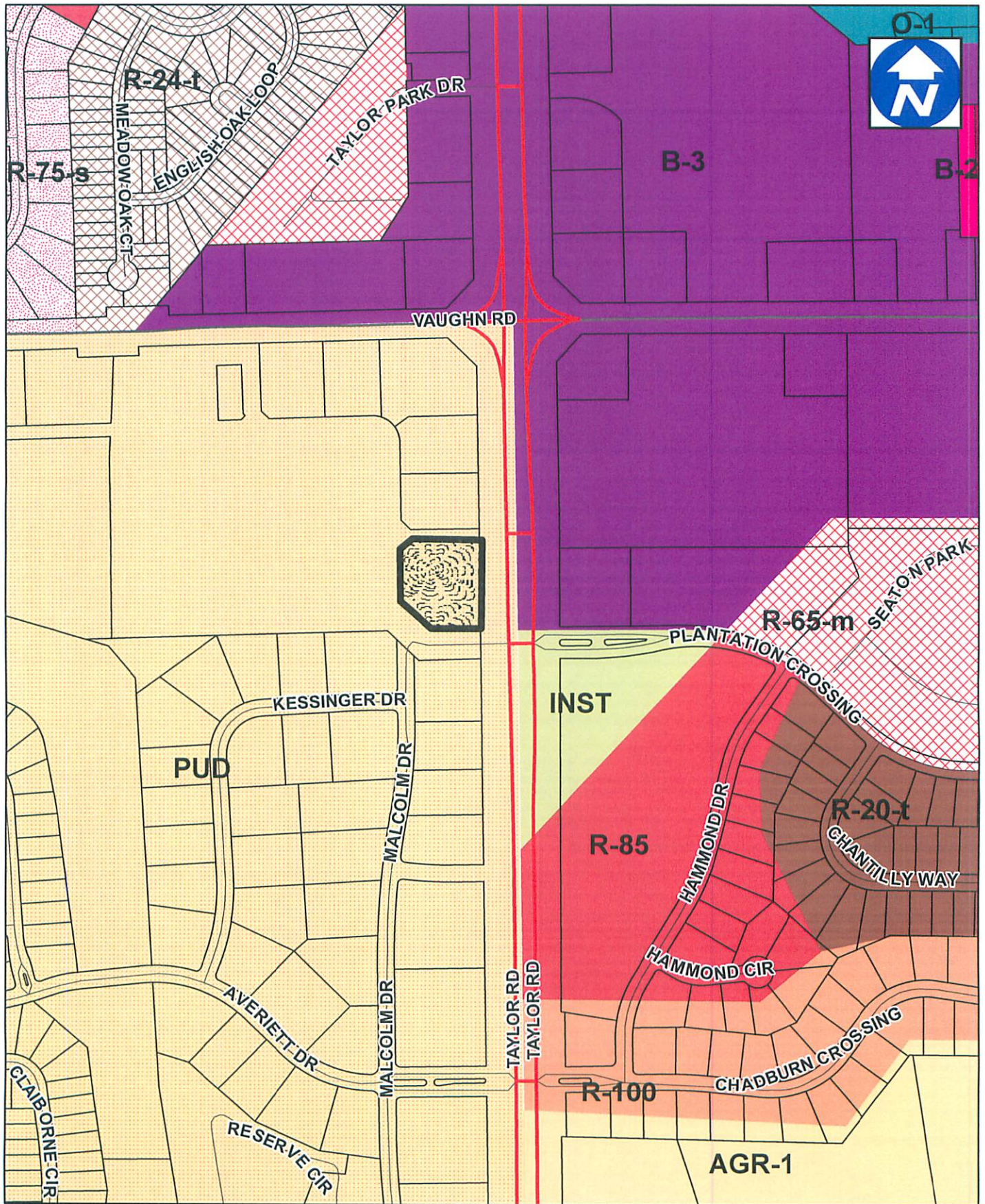
FIRE DEPARTMENT: Accessible fire hydrant to Cornerstone Boulevard entrance, shall be provided.

WATER AND SEWER: Under review.

URBAN FORESTRY: Landscape plan required. Note: every 12 spaces require an island.

COMMENTS: _____

ACTION TAKEN: _____



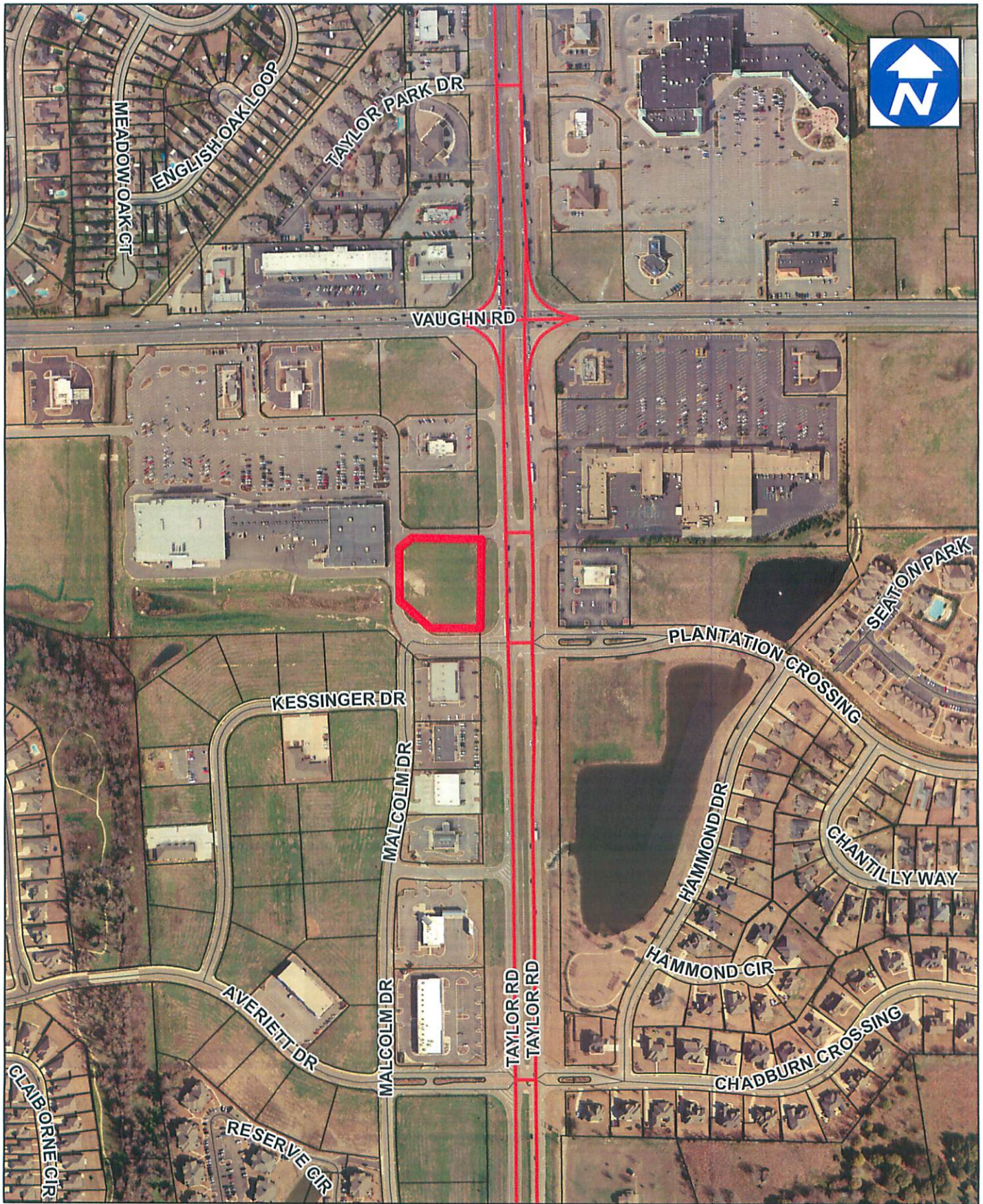
DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 7A



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 7C

8. 8729 **PRESENTED BY:** Larry E. Speaks & Associates

REPRESENTING: AMA, LLC

SUBJECT: Request final approval of Alexander Paving Plat No. 1 located on the north side of Anderson Road, approximately 3,000 ft. east of Brooks Road, in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This plat creates one (1) lot for legal non-conforming industrial use. Lot A (10.80 acres has 842 ft. of frontage along Anderson Road and a depth of 562 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

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: Property does not have sewer. Kill all unused water laterals. No other objections.

COUNTY HEALTH DEPARTMENT: Public sewer not available.

COMMENTS: _____

ACTION TAKEN: _____



FH



AGR-1

ANDERSON RD

BUTLER RD

MARTIN LN

FOREST LN

B-2

AGR-2

B-2

B-2

AGR-2

PRIVATE DR

R-99-p

M-1

B-2

B-3

R-99-p

BROOKS RD

AGR-2

BLUE RIDGE DR

BLUE RIDGE CIR

WETUMPSIC HWY

B-2

R-99-s

B-2

AGR-2

SITE



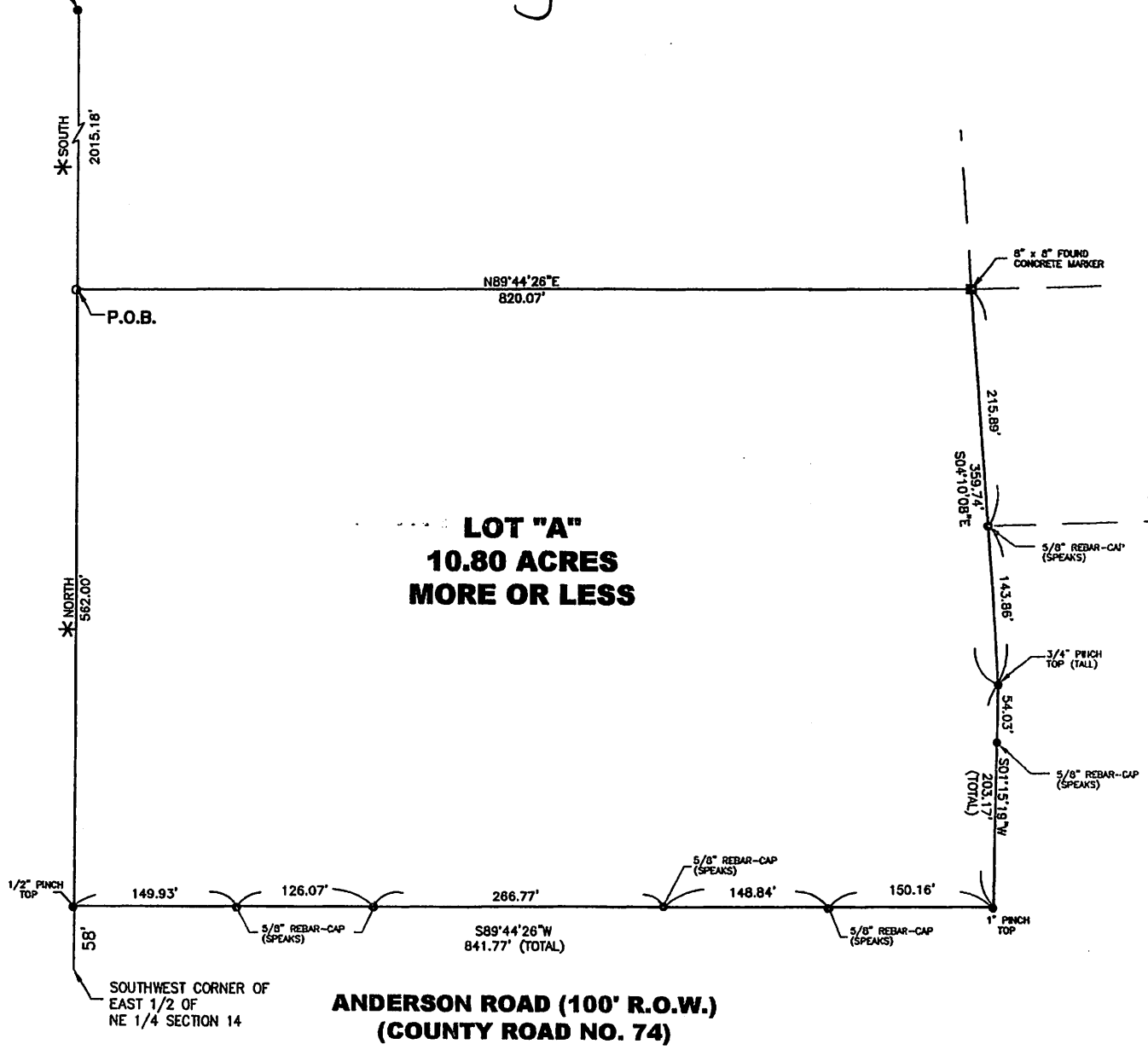
1 inch = 1,000 feet

Item 8A



Alexander Paving Plat No. 1

D TOP
IN AS THE NORTHWEST CORNER
ST 1/2 OF THE NE 1/4
1 14, T-17-N, R-18-E
TY COUNTY, ALABAMA



12.

8B

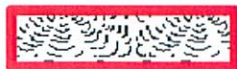


ANDERSON RD

BUTLER RD

PLATS

SUBJECT PROPERTY



ITEM NO. 8C

1 inch = 600 feet

9. 8727 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Andrew G. Linn, Jr.

SUBJECT: Request final approval of Southland International Plat No. 1A located at the southeast corner of Maxwell Boulevard and First Street in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replats one (1) lot and portions of two (2) other lots into one (1) lot. Lot A (8.09 acres) has 417 ft. of frontage along Maxwell Boulevard and 600 ft. of frontage along First Street. 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

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

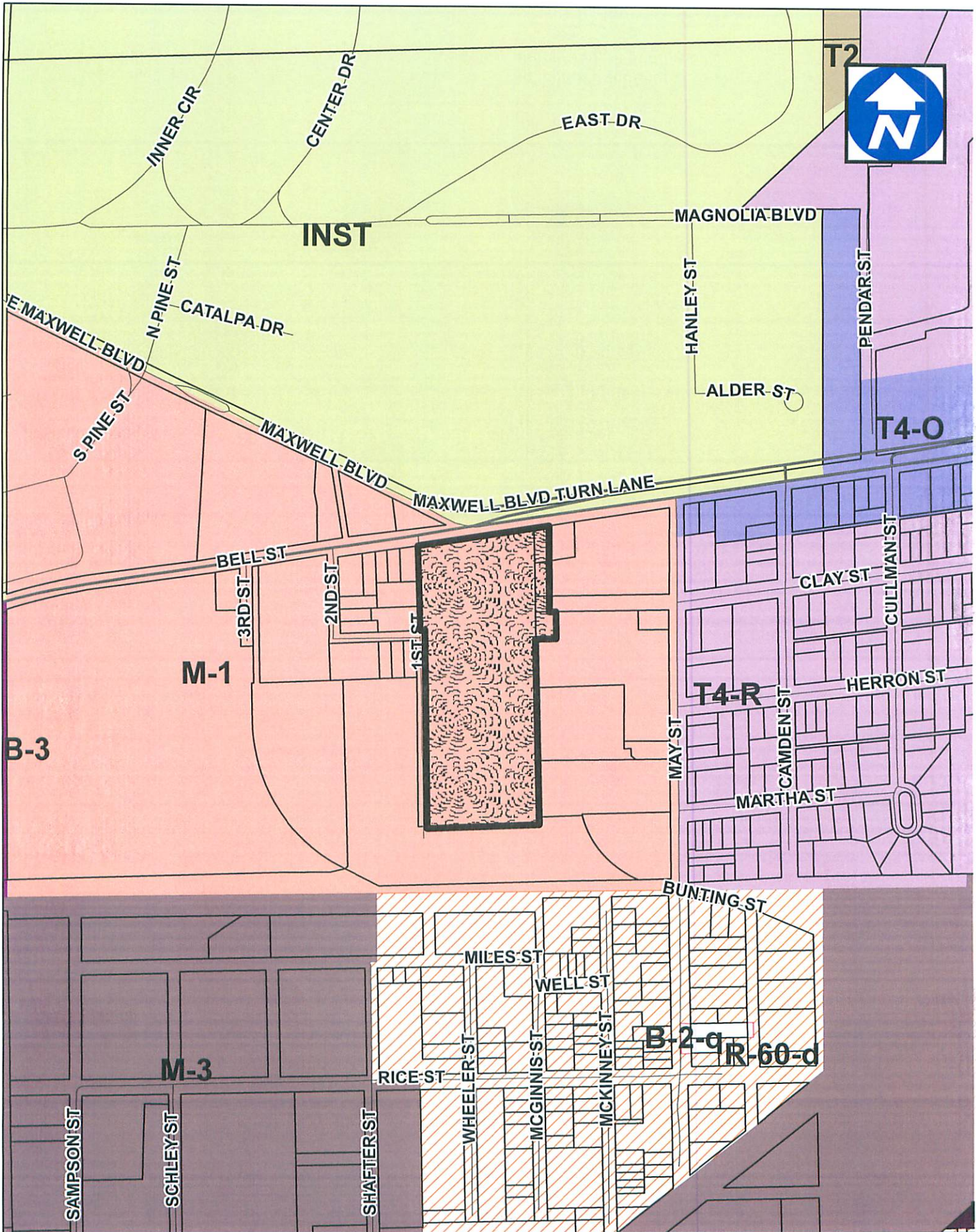
FIRE DEPARTMENT: Under review.

WATER AND SEWER: Must abandon all unused water and sewer laterals per MWWSSB specs. Must install backflows on all remaining meters.

COUNTY HEALTH DEPARTMENT:

COMMENTS: _____

ACTION TAKEN: _____



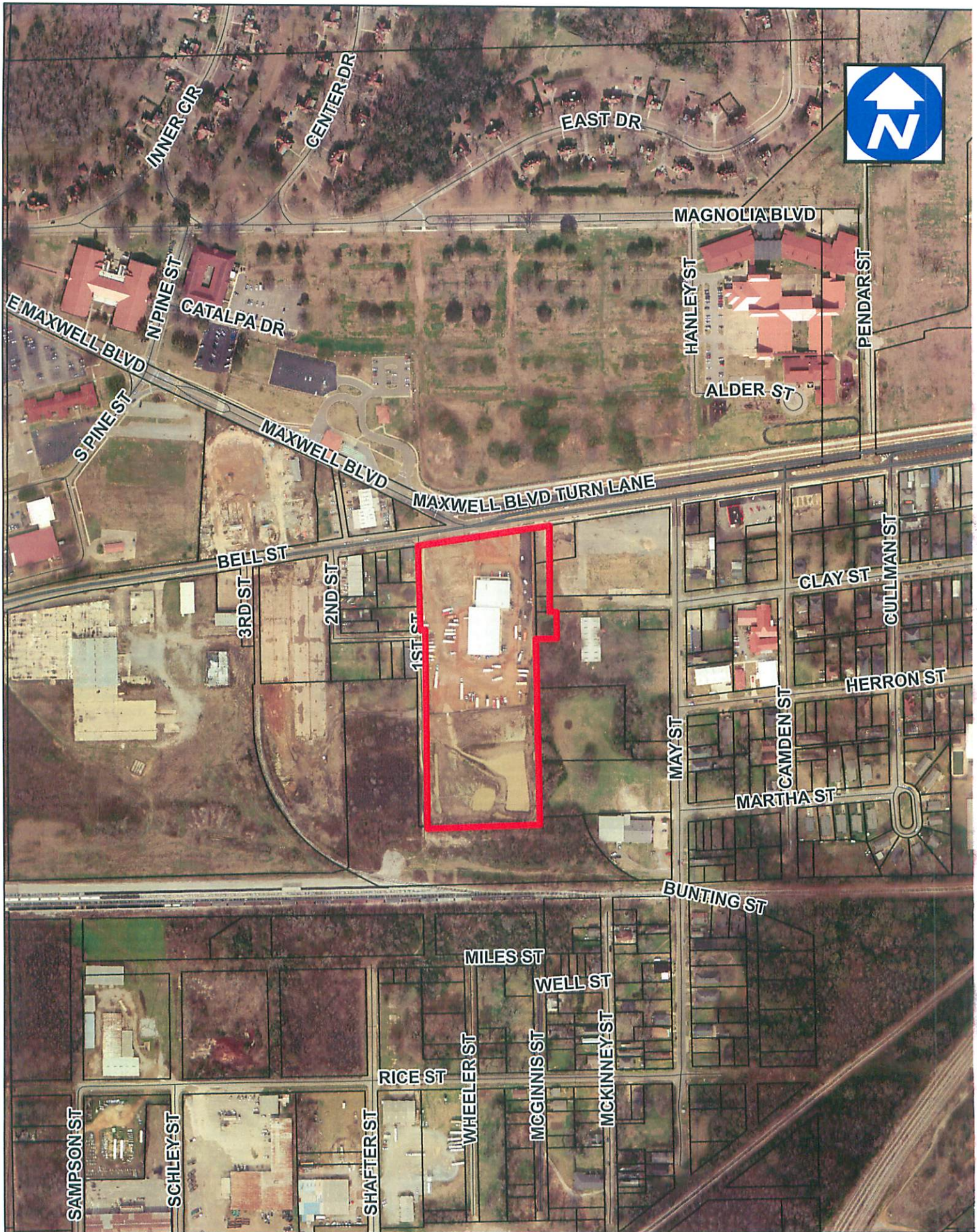
PLATS

SUBJECT PROPERTY



ITEM NO. 9A

1 inch = 400 feet



PLATS **SUBJECT PROPERTY**

1 inch = 400 feet



ITEM NO. 9C

10. DP-2009-026 **PRESENTED BY:** Jeffcoat Engineers & Surveyors

REPRESENTING: Southland International

SUBJECT: Public hearing for a development plan for a new building to be located at 1563 Maxwell Boulevard in an M-1 (Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 3,500 sq. ft. (50 ft. x 70 ft.) building. There will be no changes to the existing access drives or parking. All 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

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

ENGINEERING DEPARTMENT: Provide grading permit and BMP plan.

TRAFFIC ENGINEERING: No objection.

FIRE DEPARTMENT: No objection.

WATER AND SEWER: Under review.

URBAN FORESTRY: Landscape plan not required.

COMMENTS: _____

ACTION TAKEN: _____



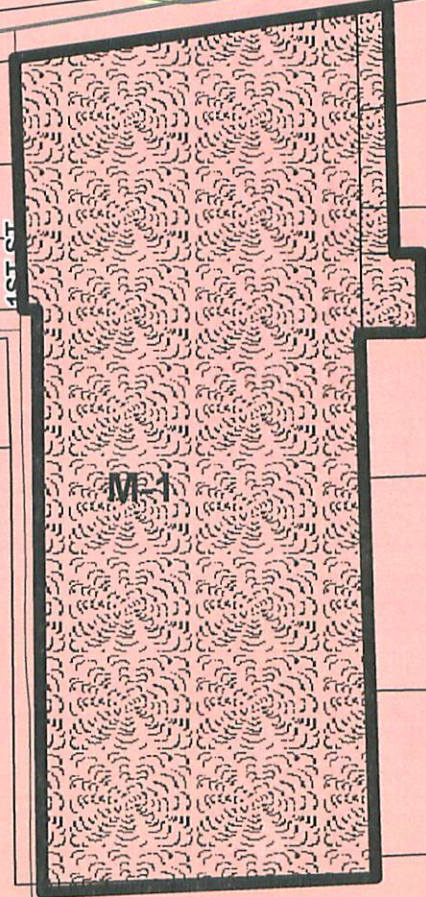
INST

MAXWELL-BLVD-TURN-LANE
MAXWELL-BLVD

BELL ST

2ND ST

DEWEY ST



M-1

T4-O

MAY ST

CLAY ST

HERRON ST

T4-R

MARTHA ST

BUNTING ST

M-3

R-60-d

MILES ST

MCKINNEY ST

DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10A



DEVELOPMENT SITE

1 inch = 200 feet

SUBJECT PROPERTY



ITEM NO. 10C

11. 8732 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: C S Engineering

SUBJECT: Request final approval of C S Engineering Plat No. 1 located on the north side of Selma Highway, approximately 400 ft. west of Brewer Road, in an M-1 (Light Industrial) Zoning District.

REMARKS: This plat replats two (2) lots and unplatted property into one (1) lot for industrial use. Lot 1 (8.43 acres) has 435 ft. of frontage along Selma Highway and a depth of 882 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

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

ENGINEERING DEPARTMENT: No objection

TRAFFIC ENGINEERING: No objection.

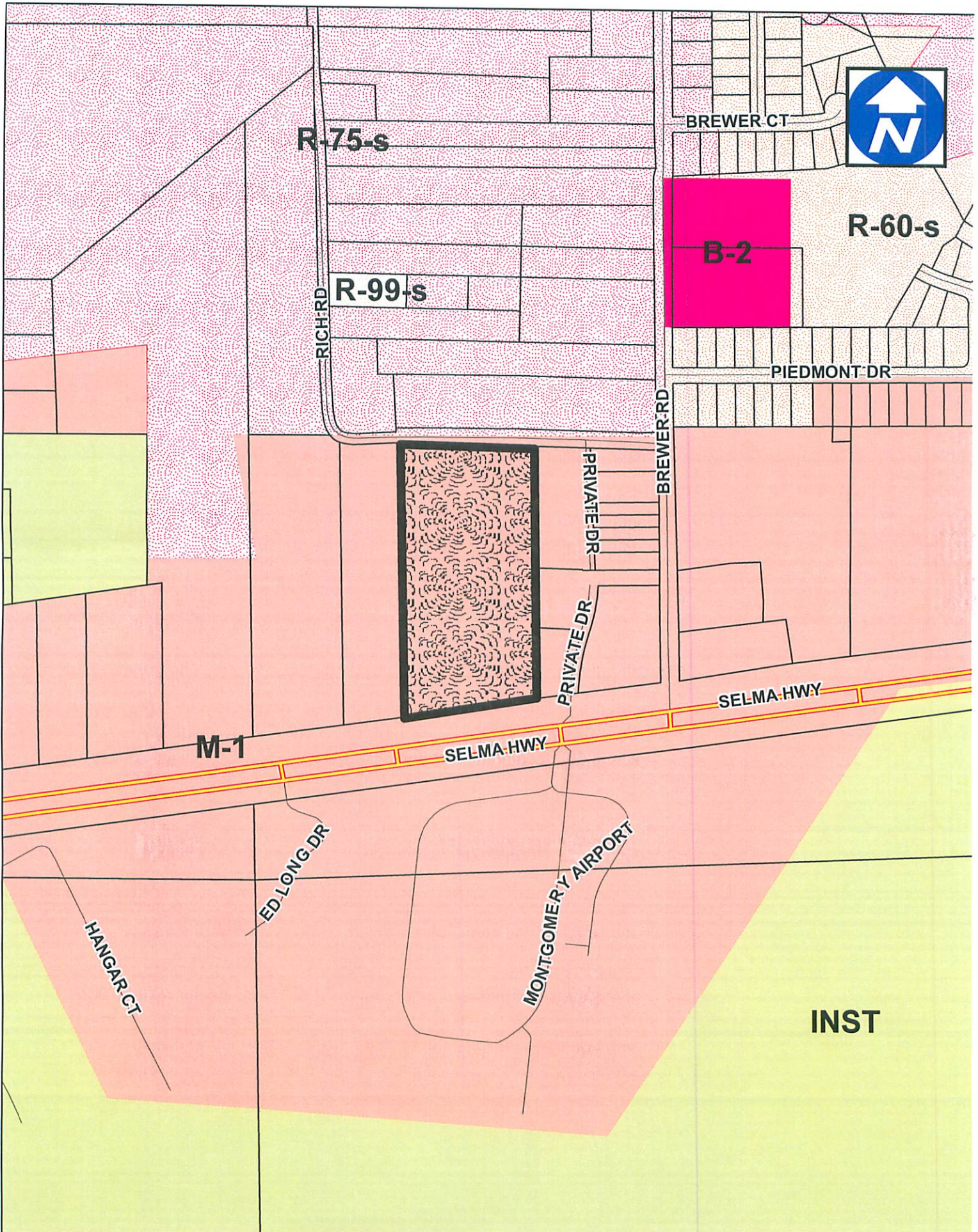
FIRE DEPARTMENT: Under review.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

SUBJECT PROPERTY



ITEM NO. 11A

1 inch = 400 feet

RICH ROAD

(60' RIGHT OF WAY)

T-15-N, R-

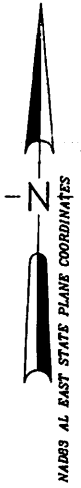
50°00'00" E
84.00'

N89°35'21" E
430.00'

LOT B

CS Engineering Plat No. 1

LOT 1
AIRPORT PARK PLAT 1
REPLAT CORRECTED
BOOK 34, PAGE 105



CRP PROPERTIES INC.
PARCEL # 14-03-CS-2-04-002.000
DEED BOOK 4400, PAGE 671

ELK BROOKS PLAT 1
BOOK 31, PAGE 28

LOT 1
CRENT INC. PLAT 1
BOOK 34, PAGE 105

LOT 1
8.43 ACRES±

STATE OF MONTGOMERY
THE UNDER AND SIX
SAID MAP

BY: _____

STATE OF MONTGOMERY
THE UNDER

SIGNED TO ACKNOWLEDGE
CERTIFICATE
GIVEN UNDER

NOTARY PUBLIC

S31°02'00" E
1,177.00'±

LOT 11
AIRPORT PARK PLAT 1
REPLAT CORRECTED
BOOK 34, PAGE 105

LOT A

THIS IS

BY: _____

THIS IS
RECORDED

BY: _____

20' SANITARY
SEWER EASEMENT

435.75'
S51°04'00" W

U. S. HIGHWAY 80
(SELMA HIGHWAY)
(210' RIGHT OF WAY)

11B



PLATS

SUBJECT PROPERTY



ITEM NO. 11C

1 inch = 400 feet

12. DP-1982-028 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: C S Engineering

SUBJECT: Public hearing for a development plan for an addition to a building located at 4446 Selma Highway in an M-1 (Light Industrial Industrial) Zoning District.

REMARKS: The petitioner has submitted plans to construct a 22,000 sq. ft. addition and a 1,500 sq. ft. canopy to the building. There is a proposed additional access drive to Rich Road. There will be no additional parking. All 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

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

ENGINEERING DEPARTMENT: Provide grading permit, NPDES permit and CBMP. Provide turnout details on plans.

TRAFFIC ENGINEERING: To exit onto Rich Road, developer will have to improve Rich Road widening out to 30 ft. wide from drive to Brewer Road.

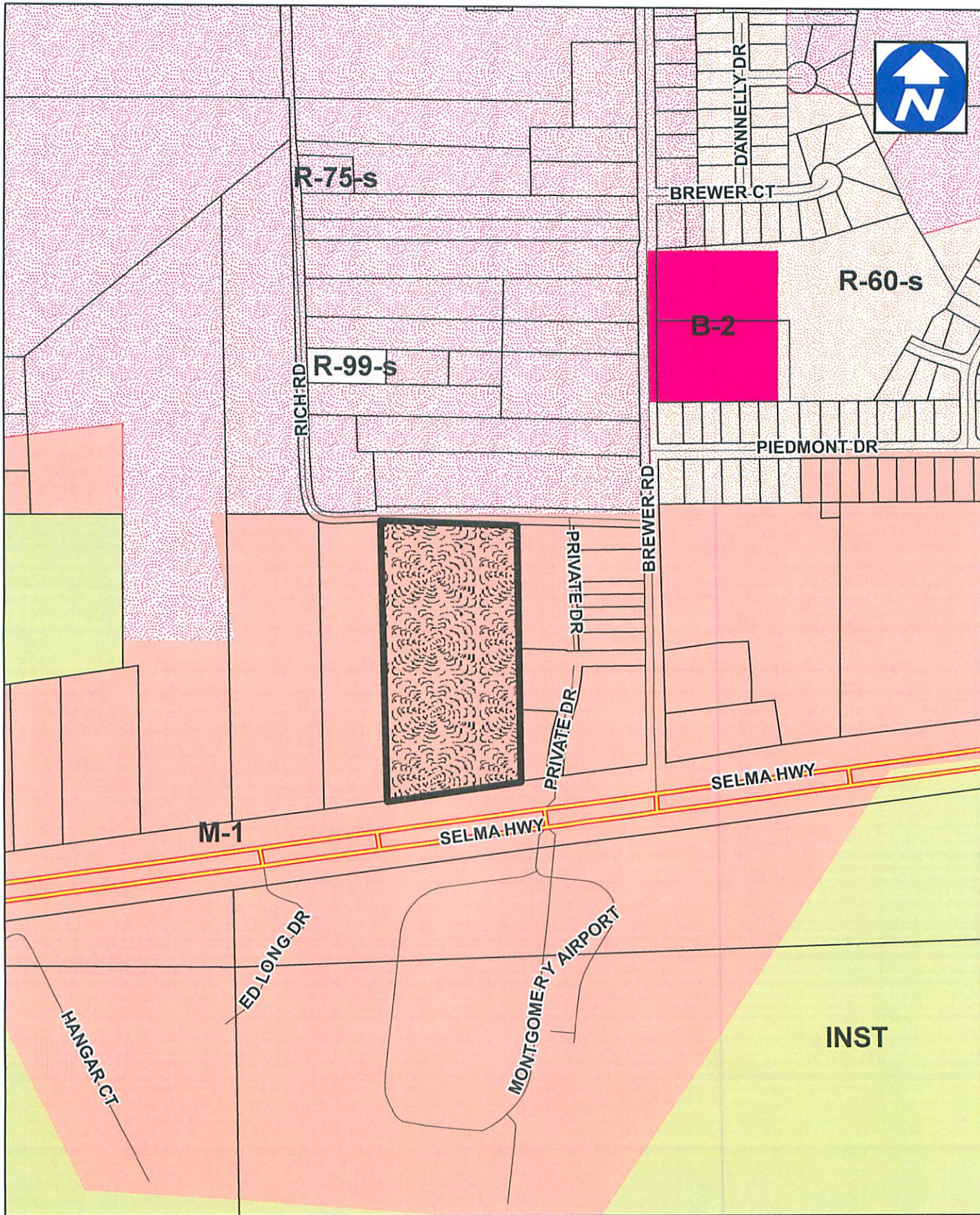
FIRE DEPARTMENT: Revised site plan to be submitted indicating the location of existing and/or propose fire lines, water mains, valves, fire hydrants and fire sprinkler lead-ins.

WATER AND SEWER: Under review.

URBAN FORESTRY: Landscape plan not required.

COMMENTS: _____

ACTION TAKEN: _____



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 12A

RICH ROAD (ASPHALT)

N89°35'16"E
430.90'

NO
ACCESS to
Rich Rd.

LOT B
ELIAS INDUSTRIAL PLAT 1
PLAT BOOK 31, PAGE 95

LOT 1
ALARENT INC. PLAT 1
PLAT BOOK 34, PAGE 105

892.91'
N01°57'15"W

S02°04'43"E
818.37'

Addition →

NEW BUILDING
FFR=100.65±
(MATCH EXISTING)

EXISTING BUILDING

LOT A
ELIAS INDUSTRIAL PLAT 1
PLAT BOOK 31, PAGE 96

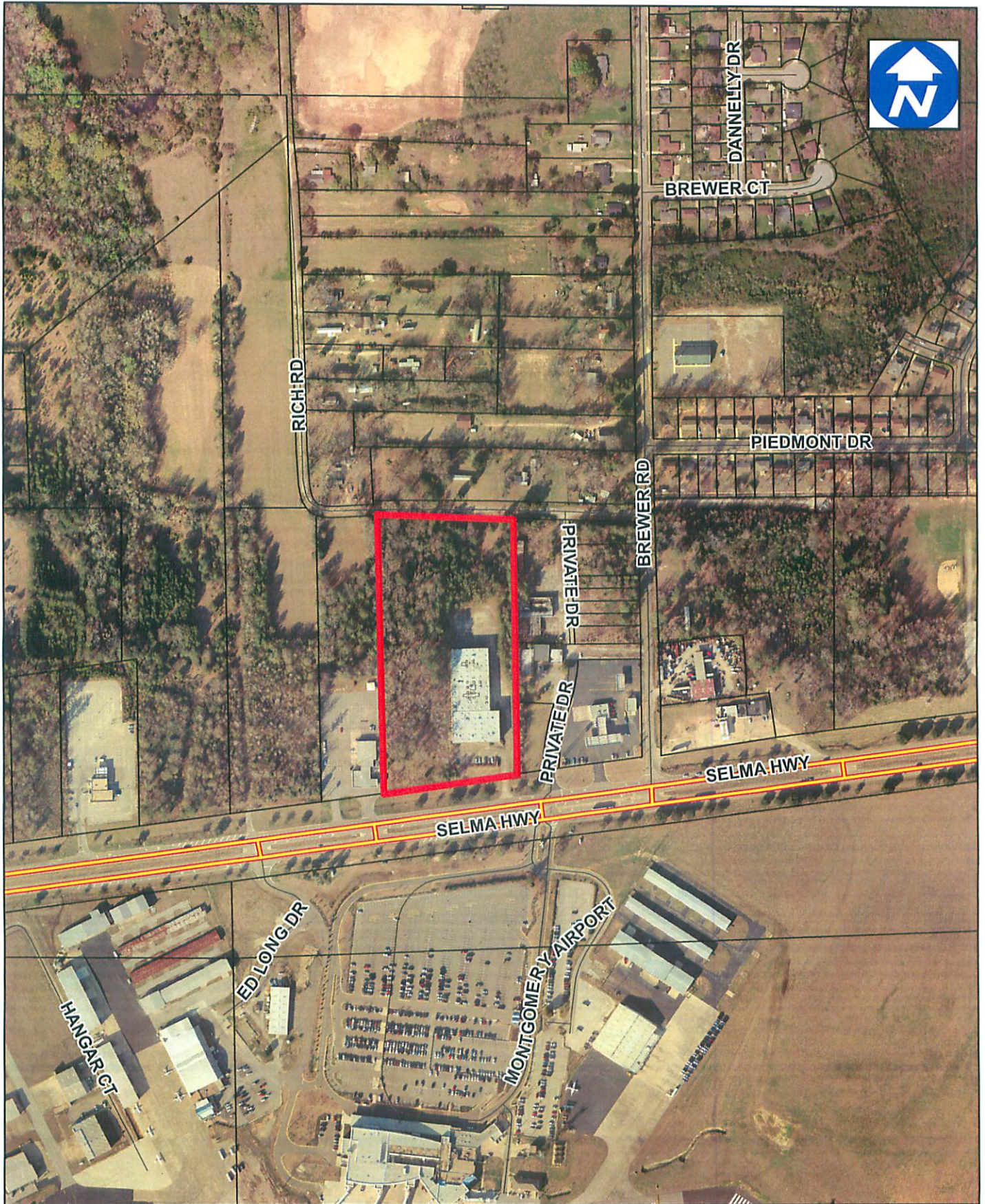
20' BUILDING SETBACK AND
20' SANITARY SEWER EASEMENT

435.75'

S81°04'00"W

U.S. HWY. 80 (SELMA HIGHWAY)

12B
revised



DEVELOPMENT SITE

1 inch = 400 feet

SUBJECT PROPERTY



ITEM NO. 12C

13. 8499 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: City of Montgomery

SUBJECT: Request final approval of Amanda Loop Plat No. 1 located on the north and south sides of Amanda Loop, approximately 80 ft. south of Amanda Lane, in an R-24-t (Townhouse) Zoning District.

REMARKS: This plat replats 14 lots into seven (7) lots for residential use. These lots range from 45 ft. to 70 ft. in width, with frontage along Amanda Loop. The existing townhouse duplexes are being converted to single family homes, therefore two (2) townhouse lots are being combined in to one (1) lot. 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

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

ENGINEERING DEPARTMENT: Provide ROW for Amanda Loop.

TRAFFIC ENGINEERING: No objection.

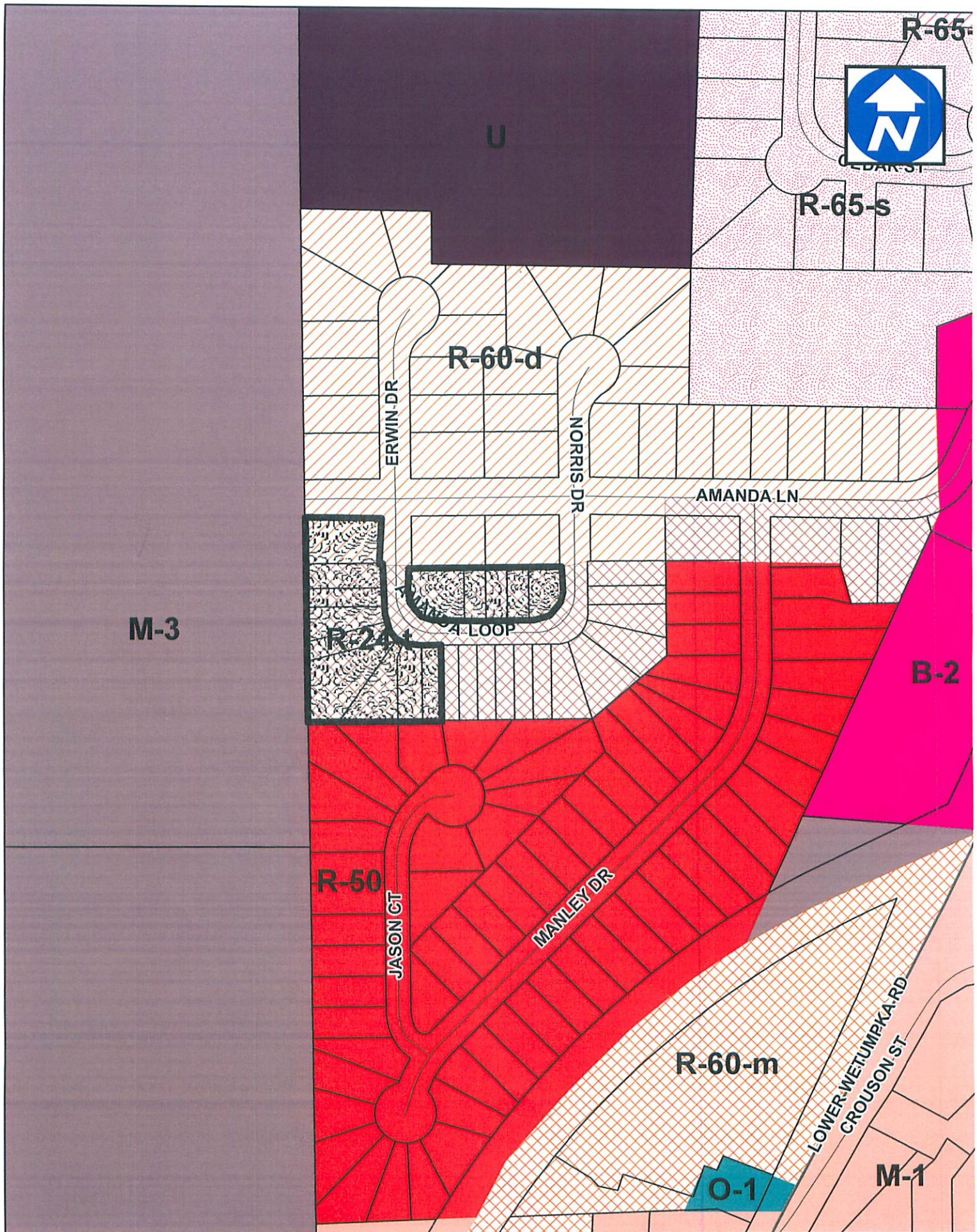
FIRE DEPARTMENT: No objection.

WATER AND SEWER: Kill all unused water and sewer laterals.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



PLATS

SUBJECT PROPERTY

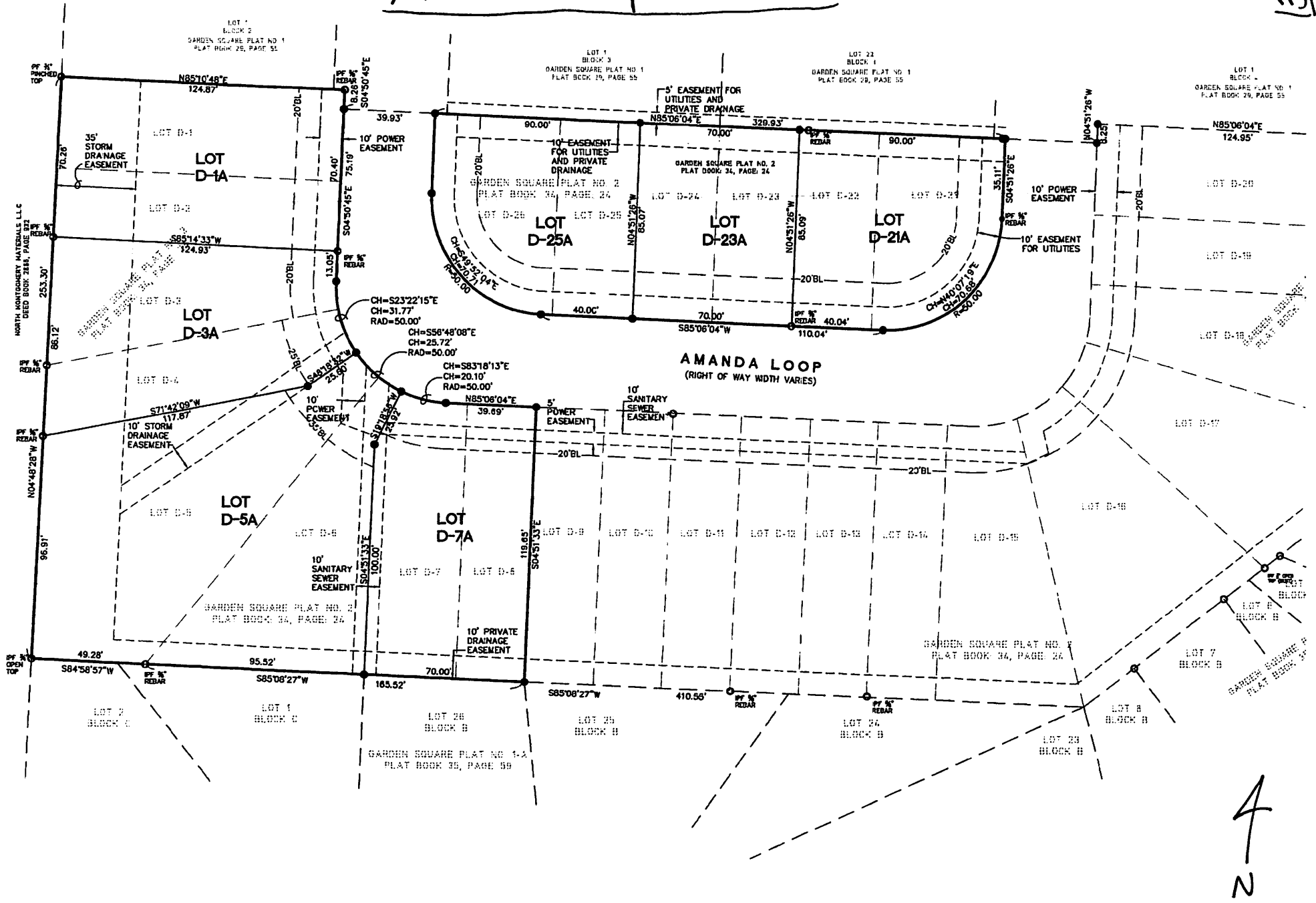


ITEM NO. 13A

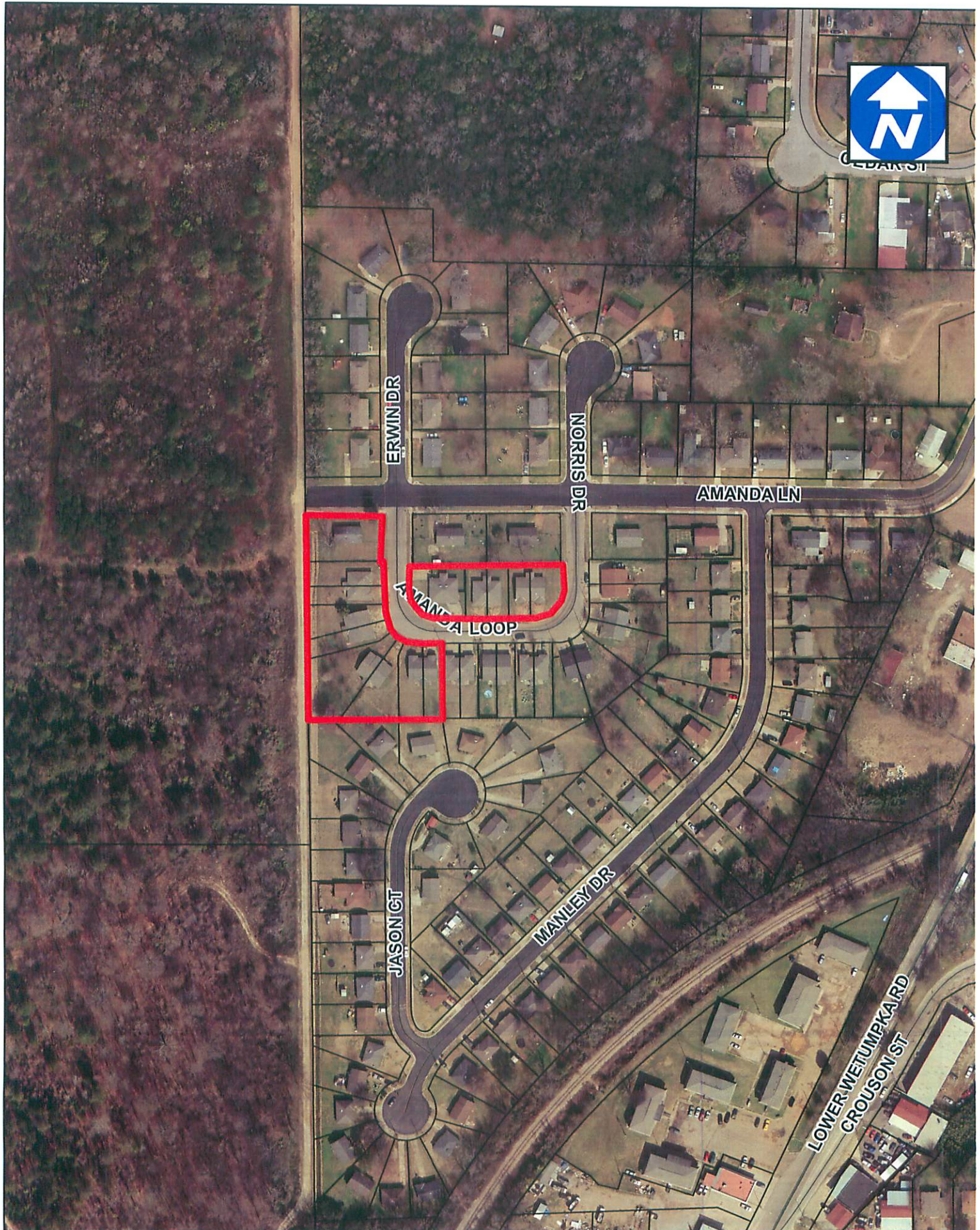
1 inch = 200 feet

Amanda Loop Plat No. 1

13B

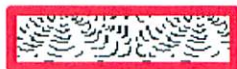


4
N



PLATS

SUBJECT PROPERTY



ITEM NO. 13C

1 inch = 200 feet

14. 8728 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: House to House Community Development

SUBJECT: Request final approval of Magnolia Heights Plat No. 1A located on the northeast corner of Oak Street and Alexander Street in an R-60-d (Duplex Residential) Zoning District.

REMARKS: This plat replats seven (7) lots into six (6) lots for residential use. There are five (5) existing substandard lots in width with frontage along Oak Street, which are being replatted to add an access easement. There are two (2) 25 ft. wide lots being replatted into one (1) 50 ft. wide lot with frontage along Alexander Street. All of the lots are substandard in area. This district requires a 60 ft. wide lot with 7,200 sq. ft. lot area. The lots range from 2,500 sq. ft. in area to 5,800 sq. ft. in area. This plat is not in compliance with the Zoning Ordinance and Subdivision Regulations for this district due to the width of the lots and the area of the lots.

COUNCIL DISTRICT: 4

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

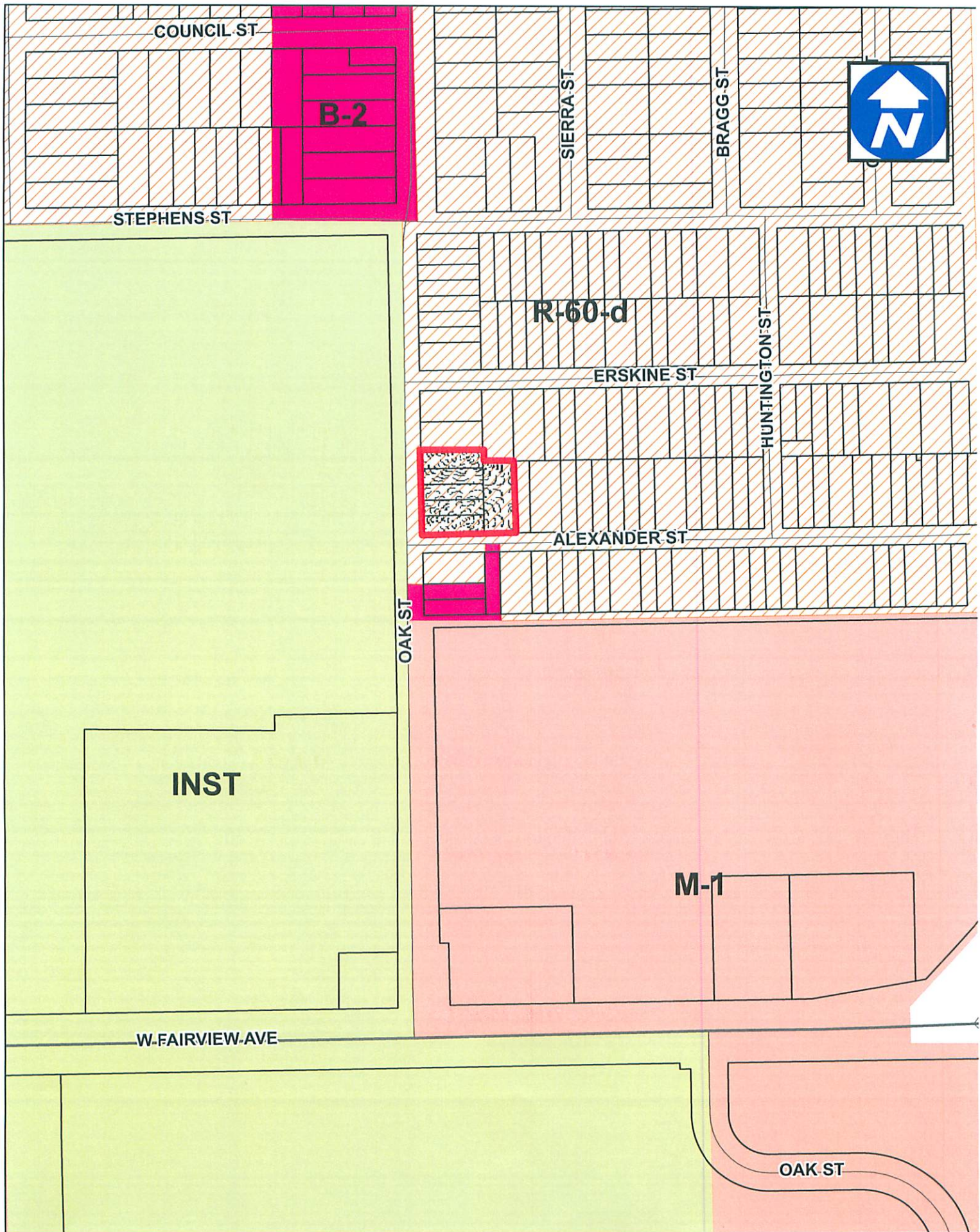
FIRE DEPARTMENT: No objection.

WATER AND SEWER: All unused water and sanitary sewer laterals must be abandoned prior to plat approval.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

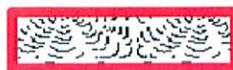
COMMENTS: _____

ACTION TAKEN: _____



PLATS SUBJECT PROPERTY

1 inch = 200 feet

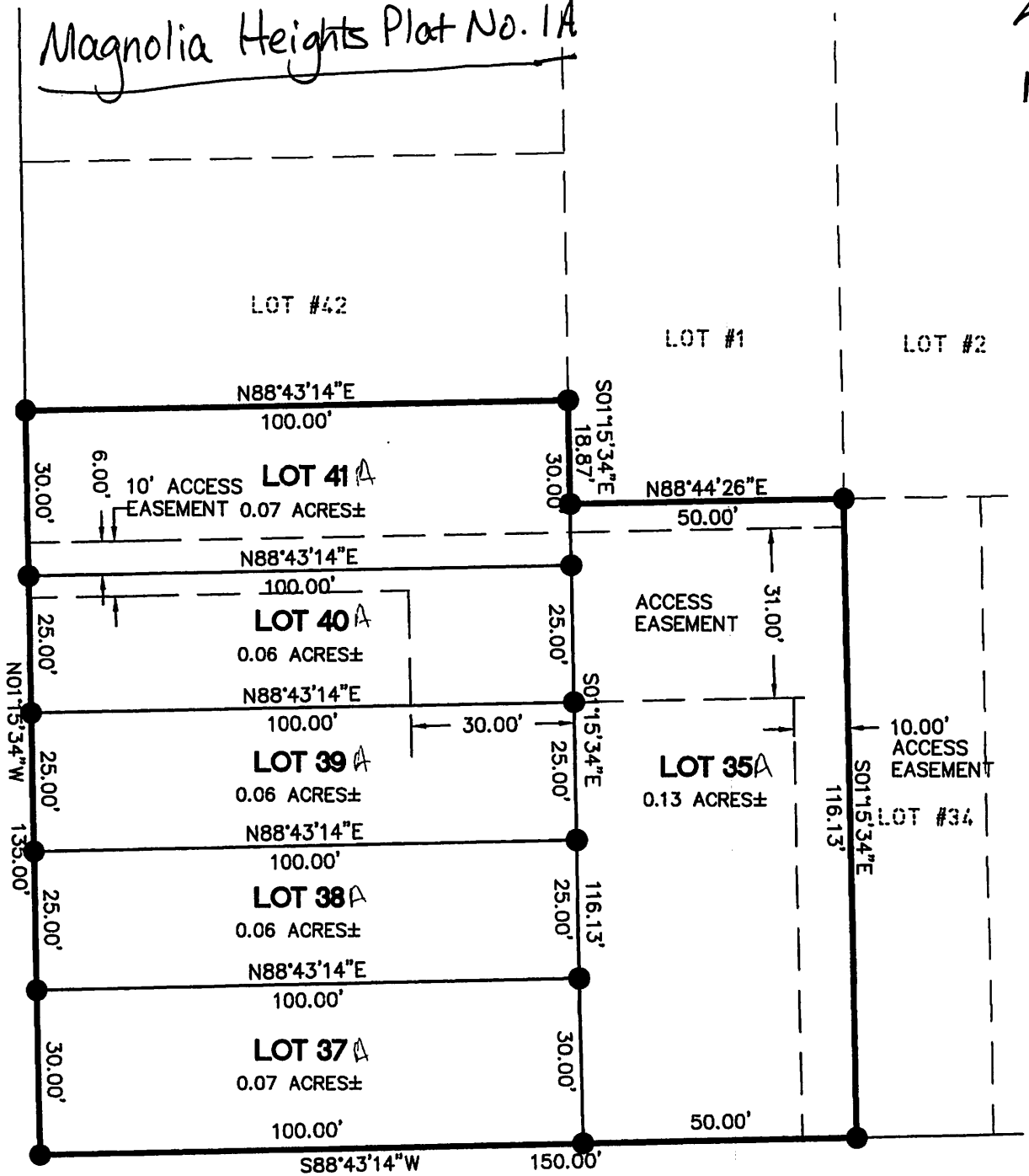


ITEM NO. 14A

Magnolia Heights Plat No. 1A

N
A

OAK STREET
(50' RIGHT OF WAY)



ALEXANDER STREET
(30' RIGHT OF WAY)

14B



ERSKINE ST

OAK ST

ALEXANDER ST

SITE 

1 inch = 50 feet
Item 14C

15. 8730 **PRESENTED BY:** Flowers & White Engineering

REPRESENTING: Mitylene Development

SUBJECT: Request final approval of Mitylene Office Park Plat No. 5B located on the north side of Mitylene Park Lane, approximately 500 ft. west of Taylor Road, in a B-2 (Commercial) Zoning District.

REMARKS: This plat replats two (2) lots into one (1) lot for commercial use. Lot A (0.85 acres) has 180 ft. of frontage along Mitylene Park Lane and a depth of 171 ft. This plat is in compliance with the Zoning Ordinance and Subdivision Regulations for this district.

COUNCIL DISTRICT: 9

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

DEPARTMENT COMMENTS

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

ENGINEERING DEPARTMENT: No objection.

TRAFFIC ENGINEERING: No objection.

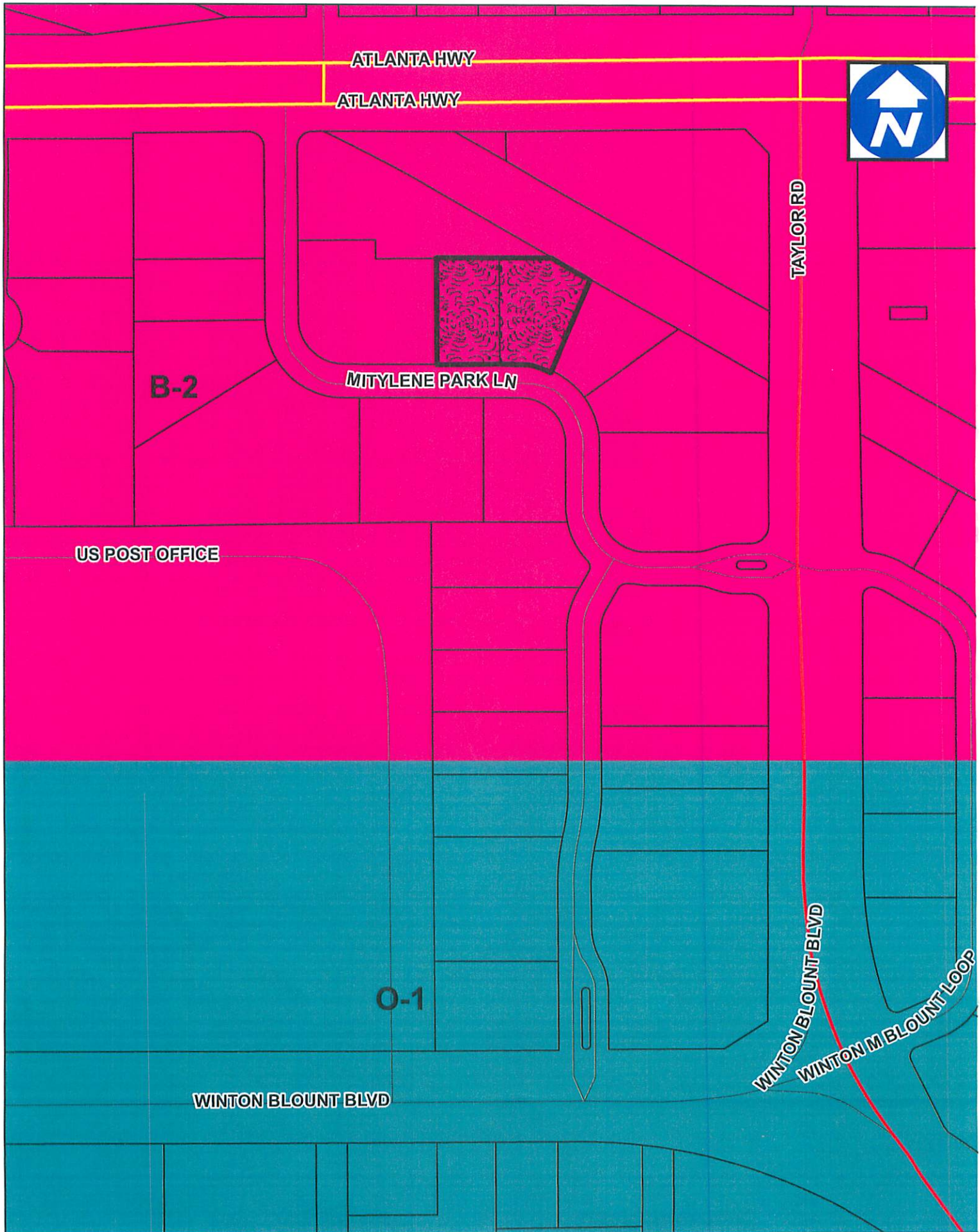
FIRE DEPARTMENT: Under review.

WATER AND SEWER: No objection.

COUNTY HEALTH DEPARTMENT: Site served by public sanitary sewer.

COMMENTS: _____

ACTION TAKEN: _____



ATLANTA HWY
ATLANTA HWY



TAYLOR RD

B-2

MITYLENE PARK LN

US POST OFFICE

O-1

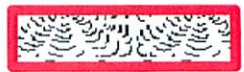
WINTON BLOUNT BLVD

WINTON BLOUNT BLVD

WINTON M BLOUNT LOOP

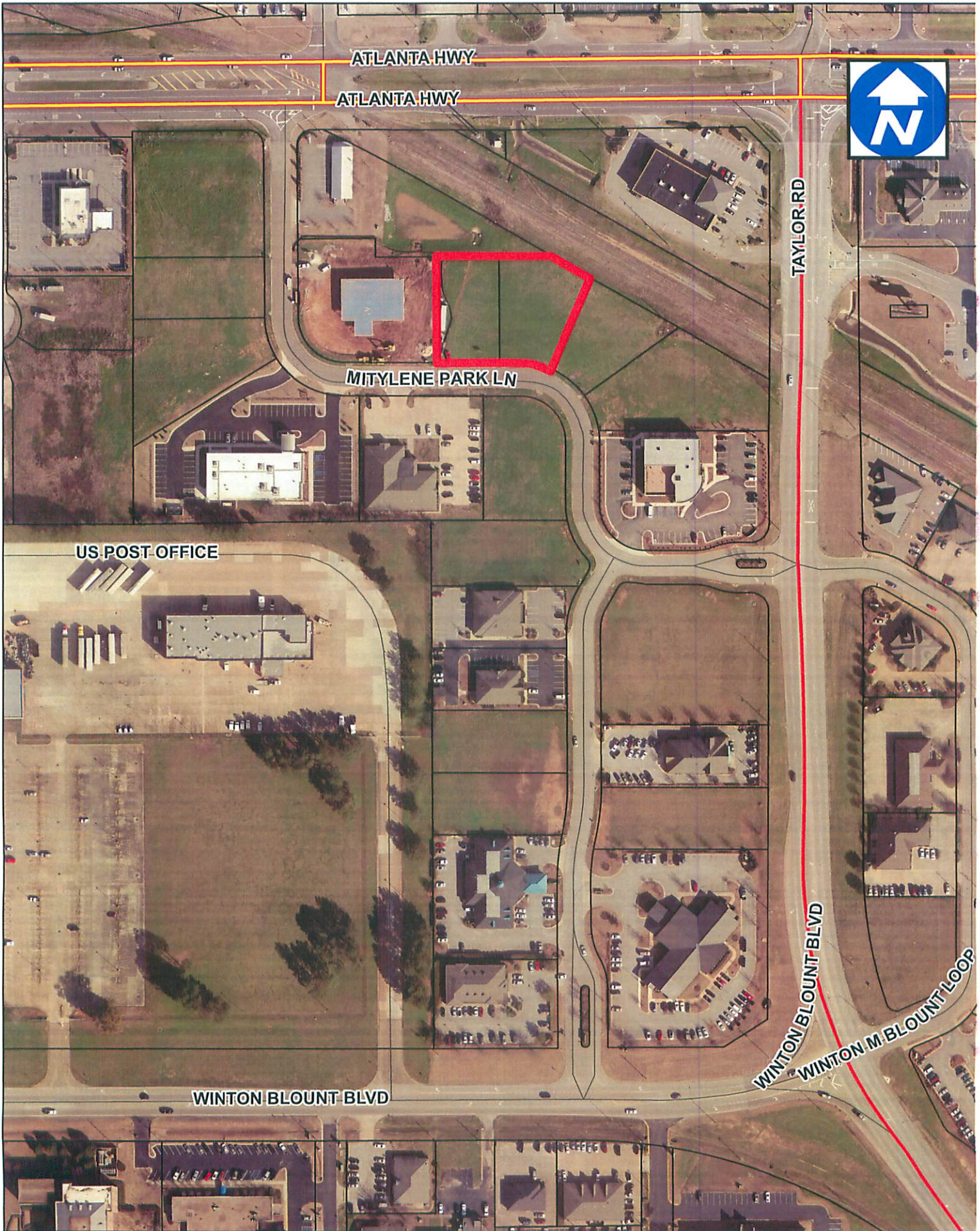
PLATS

SUBJECT PROPERTY



ITEM NO. 15A

1 inch = 200 feet



ATLANTA HWY

ATLANTA HWY



MITYLENE PARK LN

US POST OFFICE

TAYLOR RD

WINTON BLOUNT BLVD

WINTON BLOUNT BLVD

WINTON M BLOUNT LOOP

PLATS

SUBJECT PROPERTY



ITEM NO. 15C

1 inch = 200 feet