

**City of Prattville
Board of Zoning Adjustment**

**The minutes of the April 14, 2009 meeting
of the City of Prattville Board of Zoning
Adjustment were approved.**

Leo Jamieson
Leo Jamieson, Chairman

June 30, 2009

Date

**CITY OF PRATTVILLE
BOARD OF ZONING ADJUSTMENT**

**A G E N D A
April 14, 2009
4:00pm**

Call to Order:

Roll Call:

Members:

Chairman Leo Jamieson
Vice-Chairman John Gillian
Ms. Connie Dismukes
Ms. Jerry Schannep
Mr. Theodis Yelder

Alternate Members:

Mr. James Crosby
Ms. Becky Stewart

Minutes:

February 10, 2009; and March 10, 2009

Old Business:

None

New Business:

1. 090414-01 USE-ON-

APPEAL: To place an off-site, freestanding sign on property.
Corner of McQueen Smith Rd & Commerce Court
B-2 Zoning District (General Business)
Todd Stephens Builder, Petitioner

District 5

2. 090414-02 USE-ON-

APPEAL: To use as church parking lot.
133-145 W. 4th Street & 114 E. Fifth Street
R-3 Zoning District
First United Methodist Church, Petitioner

District 1

Miscellaneous:

Adjourn:

B

**City of Prattville Board of Zoning Adjustment
Minutes
April 14, 2009**

CALL TO ORDER:

The meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:01 p.m. on Tuesday, April 14, 2009.

ROLL CALL:

Present: Chairman Leo Jamieson, Vice-Chairman John Gillian, Ms. Connie Dismukes and Mrs. Jerry Schannep. Also present was alternate member Mr. James Crosby. Absent: Mr. Theodis Yelder.

Staff present: Mr. Joel Duke, City Planner; and Ms. Alisa Morgan, Secretary.

Chairman Jamieson stated the governing rules for the Prattville Board of Zoning Adjustment according to the *Code of Alabama, 1975* and the procedure of the meeting.

Chairman Jamieson moved the action of the minutes to the end of the agenda.

OLD BUSINESS:

None

NEW BUSINESS:

USE-ON-APPEAL

**To place an off-site, freestanding sign on property.
Corner of McQueen Smith Rd & Commerce Court
B-2 Zoning District (General Business)
Todd Stephens Builder, Petitioner**

Mr. Duke introduced the petitioner's request to place an offsite sign on property. He stated that the sign would be place in the public right-of-way. In summary, Section 132(a) of the Prattville Zoning Ordinance states that no sign shall be allowed in the public right-of-way that in any way interferes with normal emergency use of that public right-of-way; the BZA shall require the written opinions of the Chief of Police, the City Engineer, the Fire Chief, and the Administrator prior to making its determination. (The letters are attached as part of the minutes). He stated that this request is also for approval as an off-site sign. The sign's advertised property is approximately 400'-500' away from the location of the sign.

Todd Stephens, petitioner, stated that several of the businesses on Commerce Court rely on walk in traffic and their offices can't be seen from the road. He stated that the sign would not be illuminated. There would be up to eight businesses advertised on the sign board. He stated that there is an 8' clearance under the sign that would allow clearance to traffic view.

Chairman Jamieson opened the public hearing.

John Thrailkill, 696-B Commerce Court, owns a hair salon in the shopping center. Sign is needed to advertise the business.

The public hearing was closed.

After no further comments, questions, or discussion, the vote was called. **Mr. Gillian moved to approve the request to allow the sign request. Mr. Crosby seconded the motion. The BZA voted unanimously to approve the use-on-appeal to place an off-site, free standing sign in the public right-of-way on property at the corner of McQueen Smith Road and Commerce Court.**

USE-ON-APPEAL

**To use as church parking lot.
133-145 W. 4th Street & 114 E. Fifth Street
R-3 Zoning District
First United Methodist Church, Petitioner**

Mrs. Schannep recused herself due to conflict of interest as a church member of First United Methodist Church.

Mr. Duke stated that the petitioner appeared before the BZA on March 10, 2009 for request to use property as a parking lot. At that time the BZA approved the parking lot for Fourth Street contingent that there is no access to Fifth Street. Since that time the petitioner appeared before the Historic Preservation Commission (HPC) for Certificate of Appropriateness (COA) approval in the historic district. The HPC approved the request for the parking lot on Fourth Street and held the request for approval on the Fifth Street access until approval was obtained by the BZA. A letter stating their (HPC) consideration to oppose the Fifth Street access has been forwarded to the BZA. The petitioner has resubmitted its application with modification to allow for access to Fifth Street.

Will Barrett, ADL Engineering, petitioner representative stated that the petitioner submitted a second request for a use-on-appeal to allow for parking lot on Fourth Street with access to Fifth Street. He stated that the submission in March didn't clearly define the Fifth Street access therefore he resubmitted to show the Fourth Street parking lot with the Fifth Street access shown on the drawing. He presented a traffic study conducted by Sain & Associates to show that the proposed parking lot would produce negligible traffic impact to Fifth Street.

Chairman Jamieson opened the public hearing.

The following speakers voiced their opposition to the request citing traffic increase to Fifth Street, and their desire to preserve the historic district residential neighborhood.

Barbara Mazzanovich, 159 N. Northington Street
Beverly Cimis, 141 N. Chestnut Street
Kate Chieves, 334 N. Northington Street
Lenore Kirkpatrick, 167 N. Northington Street
Mariann Lovell, 212 N. Washington Street
Roger Kennington, 125 E. Fifth Street
Martina Kennington, 125 E. Fifth Street
Thea Langley, 220 First Street
Nancy Hefner, 116 Woodland Acres
Gerald Cimis, 141 N. Chestnut Street (presented packet with list of petitioners in opposition).
Carolyn Gray, 111 Woodley Avenue

Willis Bradford, Member on Board of Trustee for First United Methodist Church spoke in favor of the request.

Chairman Jamieson closed the public hearing.

Mr. Duke stated that the petitioner's request is for a use-on-appeal. Uses-on-appeal are allowed in the zoning district but examined on a case by case basis. The church is requesting a use that is permitted by the zoning ordinance upon review by the BZA.

Chairman Jamieson stated that knowing the Historic Preservation Commission's restrictions on signs, he asked if signage would be a necessary safety feature required for the Fifth Street access. Mr. Duke replied stating that if the driveway access is approved, in keeping with the spirit of the historic district, the idea would be to minimize the impact of the driveway as much as possible. Signage would call attention to that driveway. The traffic numbers presented in the study given by Mr. Barrett do not warrant signage for the access.

Mr. Barrett stated that it's not the church's intent to destroy the neighborhood, but to enhance it. The access will be made as historical compatible to the existing historic district.

The Chairman called for a five minute recess at approximately 5:55 p.m. The BZA resumed the meeting at 6:02 p.m. with all previous present members returning from the recess. After the recess, Chairman Jamieson opened the floor for any additional public comments.

After no further comments, questions, or discussion, the vote was called. **Mr. Gillian moved to approve the request to allow the parking lot with Fifth Street exit as a driveway. The motion failed for lack of supporting second.**

Mrs. Dismukes moved to disallow the submitted request. Mr. Crosby seconded the motion. The BZA voted 3/1 to approve the motion to disallow the request. The votes are as recorded. Favor: Mr. Crosby, Ms. Dismukes, and Mr. Jamieson. Oppose: Mr. Gillian.

MINUTES:

Mr. Crosby moved to approve the February 10, 2009 and March 10, 2009 minutes as submitted. Mr. Gillian seconded the motion.

The motion to approve the minutes passed unanimously.

MISCELLANEOUS:

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned at 6:10 pm.

Respectfully submitted,



Alisa Morgan, Secretary
Board of Zoning Adjustment

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: TODD STEPHENS BUILDER
696 COMMERCE COURT, SUITE C
PRATTVILLE, AL 36066

REQUEST: USE-ON-APPEAL TO PLACE AN OFF-SITE, FREE STANDING
SIGN ON PROPERTY.
CORNER OF MCQUEEN SMITH RD & COMMERCE COURT
B-2 ZONING DISTRICT (GENERAL BUSINESS)

ORDER

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on April 14, 2009 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the use-on-appeal to place an off-site, freestanding sign in the right-of-way** at property requested.

IT IS THEREFORE ORDERED the petition of Todd Stephens Builder, 696 Commerce Court, Suite C, Prattville, AL is hereby approved.

DONE THIS THE 14th DAY OF April 2009.

BOARD OF ZONING ADJUSTMENT


LEO JAMIESON, CHAIRMAN


ALISA MORGAN, SECRETARY

B

CITY OF PRATTVILLE BOARD OF ADJUSTMENT PUBLIC HEARING SPEAKERS SIGN-IN SHEET

MEETING DATE: April 14, 2009

PETITIONER: Todd Stephens

ADDRESS OF PETITION: McQueen Smith Road S & Commerce Court

	NAME	ADDRESS
1.	<i>Todd Stephens</i>	<i>696 C - Commerce Court</i>
2.	<i>John Smith</i>	<i>696 B Commerce Ct</i>
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21.		

B

Morgan, Alisa

From: Wadsworth, Alfred
Sent: Monday, April 13, 2009 12:42 PM
To: Morgan, Alisa
Cc: Duke, Joel
Subject: Board of Zoning Adjustment Case 090414

I have no problem with the placement of the sign



B

Causey, Jessica

From: Wadsworth, Alfred
Sent: Monday, April 13, 2009 12:42 PM
To: Morgan, Alisa
Cc: Duke, Joel
Subject: Board of Zoning Adjustment Case 090414



I have no problem with the placement of the sign



Prattville Fire Department

102 West Main Street, Prattville, Alabama 36067

Stanley Gann
Fire Chief

Phone: (334) 361-3660
Fax: (334) 361-3667
Email: prattfire@prattville.com



April 13, 2009

Board of Zoning Adjustment,

After reviewing the information provided on case 090414 the Prattville Fire Department does not expect the Sign Request to hamper the access or firefighting to existing structures at McQueen Smith Road South and Commerce Court. This sign could present problems in vehicle accidents or hazardous material incidents that could occur at the location due to traffic.

In the interest of a safe community I am,

Chief Stanley Gann



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

April 13, 2009

Mr. Leo Jamieson, Chairman
Prattville Board of Zoning Adjustment
102 West Main Street
Prattville, Alabama 36067



RE: BZA Case 090414 – Sign in Public ROW

Dear Mr. Jamieson:

As required by the Prattville Zoning Ordinance Section 132 (a), I have reviewed the above referenced request for placement of a sign on the public right-of-way at the intersection of Commerce Court and McQueen Smith Road South.

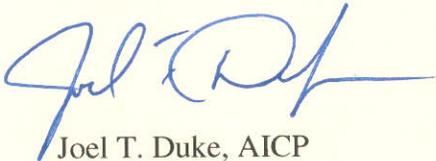
The submitted application requires the BZA to approve a use-on-appeal for both the placement of the sign on the public right-of-way and the use of an offsite sign. In considering the location of the sign in the public right-of-way, the Board is charged by Section 132 (a) with determining whether the proposed placement “is in the public interest”. For the sign to be allowed, the Board must find that its location not only does no harm, but is to the advantage of the public. In other words, the public must gain by its location. This sign is intended to advertise for the leasable spaces in one of the four lots located on Commerce Court. A similar request could be made for any of those lots; leading to additional signs in this portion of the public right-of-way. Adding multiple signs to this 45’ wide area fronting McQueen Smith Road is contrary to the stated purpose of sign regulations, “to control the use of publicly visible displays, graphics, signs and billboards, in order to safeguard the public use and nature of the city streets and sidewalks, and to enhance the visual environment of the city.” (Prattville Zoning Ordinance, Section 122)

The submitted application also requires approval as an offsite sign. The proposed sign location is approximately 400’ east of the property on Commerce Court that is to be advertised on the sign.

As mentioned above, the sign is being requested for one of the four commercial lots on Commerce Court. Unlike other recent subdivision developments, no provision was made with Commerce Court to provide a sign location at the main road. The space available on the public right-of-way at the Commerce Court/McQueen Smith Road intersection is insufficient for multiple signs.

Placement of the proposed sign is not in the public interest and should be denied.

Sincerely,

A handwritten signature in blue ink, appearing to read "Joel T. Duke". The signature is stylized and fluid, with a long horizontal stroke extending to the right.

Joel T. Duke, AICP
City Planner

cc: Alisa Morgan, BZA Secretary

Morgan, Alisa

From: Anderson, Robby
Sent: Tuesday, April 14, 2009 11:18 AM
To: Morgan, Alisa
Cc: Duke, Joel
Subject: BZA Case 090414

Alisa,

The Engineering Department offers the following comments concerning the above referenced case:

The Location shown is directly on top of a storm pipe and headwall. If approved the location will need to be adjusted to the north to provide clearance.

The Location shown is in an area where roadway widening is proposed. Based upon final design the location may have to be adjusted in the future.

The proposed sign could present sight distance issues following widening. The Drainage structures in place may be relocated or modified due to roadway widening.

The perceived hardship or need for an off site sign at this location does not appear any different than ones at any other cul de sac or dead end in the commercial district (Glynwood Drive, Silver Hills North, ect.)

Please let me know if you have any questions or desire additional information.

Robby Anderson



CITY OF PRATTVILLE
 Board of Zoning Adjustment

Planning Department Staff Report



DATE:	4/1/09
APPLICATION TYPE:	Use-On-Appeal (090414-01)
PROPERTY LOCATION or DESCRIPTION:	696-C Commerce Court
PETITIONER(S) AND AGENT(S):	Todd Stephens Builder Representative: Todd Stephens
ZONING DISTRICT(S)	B-2 (General Business)
REQUESTED ACTION:	To place an off-site, freestanding sign in the right-of-way.
ZONING ORDINANCE REFERENCE:	<p>Appendix A-Zoning Ordinance Section 132. General Sign Regulations.</p> <p>(a) No sign shall be constructed or placed in or over a public right-of-way that in any way interferes with normal or emergency use of that public right-of-way; any sign proposed to be placed in a public right-of-way shall be considered a use on appeal and require that the Board of Adjustment find that the proposed location is in the public interest after advertisement and a public hearing as provided by state law. The Board of Adjustment shall require the written opinions of the Chief of Police, the City Engineer, the Fire Chief, and the Administrator prior to making their [its] determination.</p> <p>(f) One (1) freestanding sign shall be allowed for each public street directly bordering any parcel or lot. One (1) additional sign per street is allowed for each five hundred (500) feet of frontage, on that street, in continuous common ownership. Signs allowed by this section may be placed to property corners.</p>



090414-01

Use-On-Appeal
Sign in the R.O.W.

City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattville.com

Application
Prattville Board of Zoning Adjustment

Application Type: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information
Notarized letter from the property owner is required if agent is used for representation

Name: Todd Stephens Builder

Street Address: 696 Commerce Court Suite-C

City: Prattville State: AL Zip: 36066

Phone Number(s): 799-1403

Property Owner Information
If different than above

Name: City of Prattville

Address of Property Owner: _____

City: _____ State: _____ Zip: _____

Phone Number: () _____

Property Description

County Tax Parcel Number/Legal Description: 1.02 Acres 50' Drainage

R.O.W. & Utility easement as recorded Part of Cherry Tree Property Plat 1
Plat Book 5 Page 110 as recorded Judge of Probate in Autauga CO, Autauga, AL

Current Zoning of Property: _____ Physical Address: _____

Proposed Use of Property (generally): Free Standing off site Sign in Right of way

Describe Proposed Use or Variance: _____

The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3))

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975 as amended.

Todd Stephens
Printed Name

Todd Stephens
Signature

Date 3/26/09

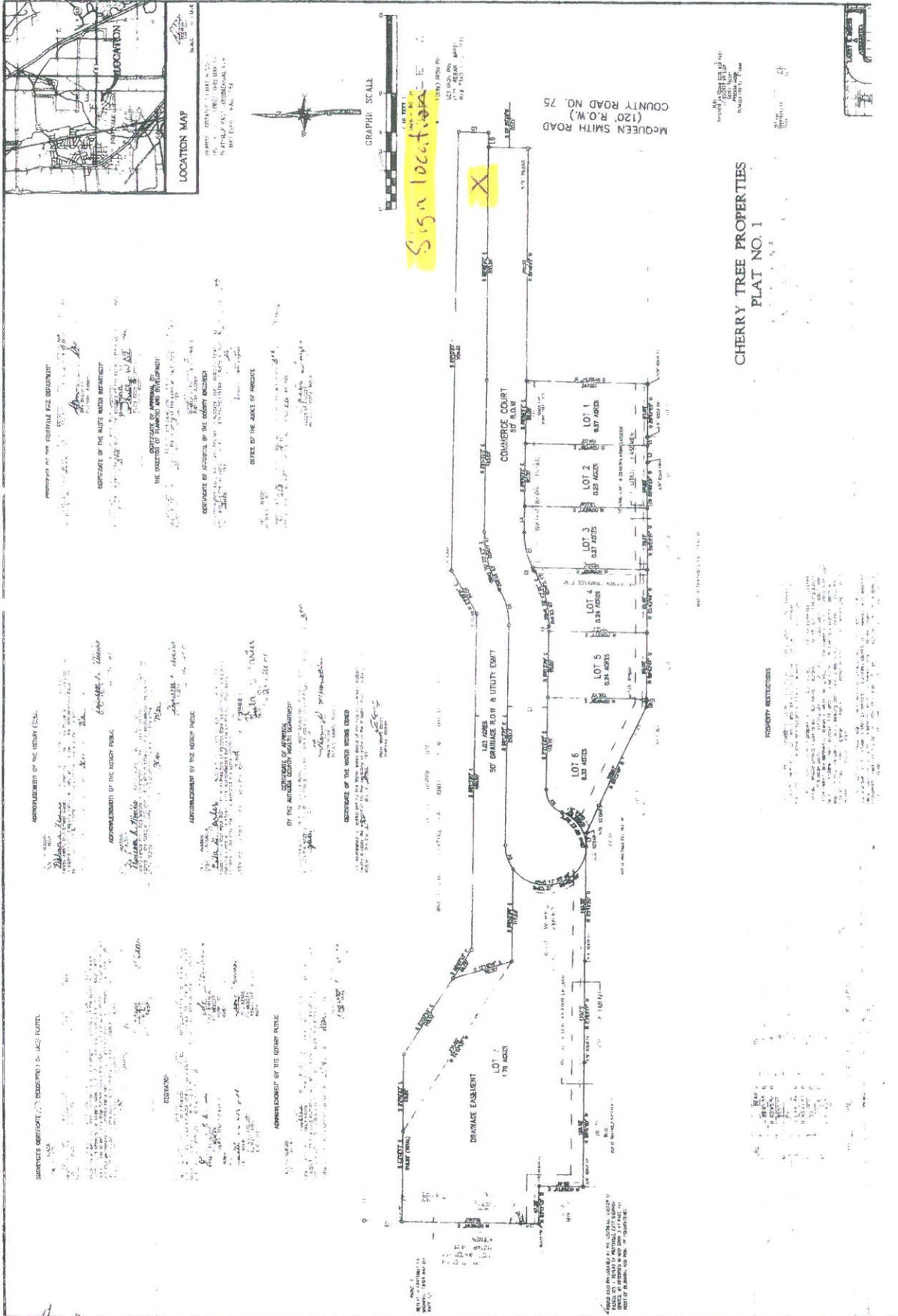
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Todd Stephens, whose name is signed to the foregoing petition, and who is known to me, acknowledged same before me on this 26th day of March, 2009.

[Signature]
Notary Public

My commission expires _____
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 19, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

090414-01/A

Use-On-Appeal
Sign in the R.O.W.



Final Review Copy

090414-01/B

Use-On-Appeal
Sign in the R.O.W.

9 feet

22 feet

3 feet

2 feet

2 feet

2 feet

2 feet

8 feet

3 feet Below ground



141 N. Chestnut St.
Prattville, AL 36067
April 14, 2009

Re: The Applicant First United Methodist Church's April 14, 2009 Request for Use on Appeal for Church parking lot 5th Street Exit Drive

Prattville Board of Zoning Adjustment:

I and other residents of the Historic District have reviewed the ADL Engineering Parking Lot Plan (Attachment A). The plan shows a 12 foot wide parking lot exit drive through the vacant lot at 114 E. Fifth St. which the Church owns. This lot is zoned single family residential (R-3). Attachment B is ADL Engineering's March 26, 2009 application to the Historic Preservation Commission which describes the lanes of egress and ingress to/from this lot.

I and many of the residents of the Historic District strongly oppose such a use of this Fifth St. residential lot as a parking lot exit drive. Attachment C is a copy of the petition of 172 residents opposing this request.

There are a number of well-founded reasons that we object to this request:

- 1) **There is no compelling reason or hardship** that the applicant has made in their Attachment A application for having an exit drive onto Fifth St. The parking lot has been approved for only 56 spaces. The current plan in Attachment B shows two lanes ingress and two lanes egress on Fourth St. A third egress lane exiting onto Fifth St. is also shown. I consulted a very reputable and respectable local architect, PH & J, to determine what would be suitable number of entrance/exit lanes for such a size lot. It was their opinion that one lane of ingress and one lane of egress would function quite well.
- 2) Even if you believed that not having a Fifth St. exit drive created a hardship, **the hardship is created by the applicant.** The First United Methodist Church has continued to build additional buildings upon their own land previously used for parking. They then have demolished several homes in the Historic District to make more parking spaces. The Church runs two concurrent services at 8:30AM and two at 11:00AM which end at approximately the same time further exacerbating the traffic situation. They have not hired a traffic officer to facilitate the dissipation of traffic letting out at the same time. Also, they have not hired a Traffic Engineer to study the traffic situation on Fourth St.
- 3) Granting a Use on Appeal for a church parking lot exit drive onto Fifth St. **does not conform with the City's Comprehensive Plan.** The Comprehensive Plan Land Use Map (Attachment D) shows that this entire block of Fifth St. from Chestnut St. to Washington St. is planned for *Low Density Residential* (color coded yellow). Church Use on Appeal is shown on Fourth St. and is planned as *Institutional* (color coded blue). In addition the Comprehensive Plan Future Land Use Allocations (Attachment E) calls for existing *Low Density Residential* to increase from 26% to 51% of the total land use.

- 4) This proposed institutional parking lot drive exiting into an all-residential neighborhood would have a **substantial adverse effect on the esthetic and historic significance and property value within the Historic District**. In addition, this use would be in **direct conflict with the City's Historic District Design Review Policy** that does not permit the construction of a structure, in this case a driveway, that is not in congruity with the Historic District adjacent buildings or structures. The Historic Preservation Commission, at their March 26, 2009 Meeting, strongly objected to this Fifth St. exit drive and I understand their Chairperson has provided to your Board a written letter to this effect.
- 5) Allowing an additional parking lot exit drive onto Fifth St. will **create more traffic onto a residential street, and pose a detrimental risk to public safety**. This is a family area with many pedestrians walking and children playing on new sidewalks created for leisure activities. Many vehicles currently traveling south on Chestnut St. and turning east onto Fifth St., do so at a high rate of speed. Due to the exit's close proximity to the corner, there will be limited time to visualize vehicles pulling out of a parking lot drive. In addition, there is no plan to control the direction of one way traffic on this drive with the situation of two vehicles meeting head-to-head, necessitating one possibly backing out a long narrow drive onto Fifth St.
- 6) This proposed Fifth St. **exit drive from a parking lot on Fourth St. basically creates a cut-through street**. In addition to the 56 parking spaces, the Church cannot control time of day/night and the number or type of vehicles that may use this parking lot and drive to avoid congestion or stop signs on Fourth St. This creates additional noise and privacy issues for the residents of Fifth St.

In summary, the residents feel that there are alternative solutions to the need for parking in a growing church without demolishing historic homes and land use that is inconsistent with Prattville's Comprehensive Plan and the Prattville Historic District Policy. One solution would be an esthetic multi-level parking deck on Fourth St. Another would be to expand westward along Fourth St. where the Board of Education building is located. This is planned for institutional use in the Comprehensive Plan. Finally, satellite lot(s) with buses running during peak church hours to bring parishioners to a number of downtown churches should be considered. City leadership has discussed the above solutions and believes they are feasible.

After conferring with residents, we are making the following requests regarding the First United Methodist Church proposed plan for a parking lot exit drive. We request that:

1. The Fifth St. parking lot exit drive be denied.
2. A requirement for a landscape barrier be placed along the rear property lines of the Fourth St. parcels, including the junction with the 114 E. Fifth St. parcel. The existing landscaping is insufficient to provide a visual buffer.
3. The existing exit sign directing traffic through the Fifth St. lot be removed.

Sincerely,



Gerald M. Cimis, D.M.D.

- Attachment A: ADL Engineering Plan & Application for First United Methodist Parking Lot on Fourth St. submitted to the Zoning Board on March 26, 2009
- Attachment B: ADL Engineering Plan & Application for First United Methodist Parking Lot on Fourth St. submitted to the Historic Preservation Commission on March 11, 2009
- Attachment C: Prattville Historic District Petition signed by residents
- Attachment D: City of Prattville Comprehensive Plan Land Use Map
- Attachment E: City of Prattville Comprehensive Plan Future Land Use Allocations

090414-02

Use-On-Appeal
To allow for church parking lot

City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattville.com

Application
Prattville Board of Zoning Adjustment

Application Type: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information

Notarized letter from the property owner is required if agent is used for representation

Name: ADL ENGINEERING, INC. - WILL BARRETT
Street Address: 711 McQUEEN SMITH ROAD, S
City: PRATTVILLE State: AL Zip: 36066
Phone Number(s): (334) 358-3251 (W); (334) 430-9647 (C)

Property Owner Information

if different than above

Name: FIRST UNITED METHODIST CHURCH
Address of Property Owner: 100 W. 4TH STREET
City: PRATTVILLE State: AL Zip: 36066
Phone Number: (334) _____

Property Description

County Tax Parcel Number/Legal Description: 19-03-08-4-007-006 / 19-03-08-4-007-014 /
19-03-08-4-007-015 / 19-03-4-007-016 / 19-003-08-007-017 / SEE LEGALS ATTACHED
Current Zoning of Property: RESIDENTIAL Physical Address: 133-145 W. 4TH ST. + 114 E. 5TH ST.
Proposed Use of Property (generally): PARKING
Describe Proposed Use or Variance: THE AREA IS CURRENTLY A GRASS/DIRT
LOT USED FOR AUXILIARY PARKING FOR CHURCH EVENTS, THIS
PROPOSAL WILL PROVIDE AN AREA FOR ORGANIZED, ORDERLY
PARKING BY DESIGN.

ATCH A

The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

N/A
CHURCH

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3))

THE MEMBERS OF FIRST UNITED METHODIST CHURCH HAVE VERY LIMITED PARKING FOR CHURCH EVENTS AND HAVE THUS SPILLED OVER INTO THE CHURCH-OWNED, VACANT LOTS ACROSS FROM THE MAIN ENTRANCE TO THE CHURCH ON 4TH STREET. THE VACANT LOTS CREATE UNSTEADY FOOTING FOR THE ELDERLY WHEN FORCED TO PARK THERE, NOT TO MENTION LARGE POOLS OF STANDING WATER AND MUD DURING AND AFTER RAIN EVENTS. THIS PARKING DESIGN WOULD CHANGE THIS SITUATION TO A POSITIVE ONE FOR ALL INVOLVED.

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

WILL BARRETT
Printed Name

[Signature]
Signature

Date 1-21-09

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William E. Barrett III, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 22nd day of January, 2009.

[Signature]
Notary Public

My commission expires
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 20, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS



City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattville.com

CA0903-03

Application

Certificate of Appropriateness
New Parking Lot
100 E. Fourth Street

Certificate of Appropriateness
Prattville Historic Preservation Commission

Application Type: Alteration Addition New Structure Demolition Sign

Applicant /Agent Information

No extra fee from the property owner is required if agent is used for representation.

Name: WILL BARRETT-ADL, INC. ENGINEERING SERVICES
Street Address: 711 McQUEEN SMITH ROAD, S
City: PRATTVILLE State: AL Zip: 36067
Phone Number(s): (334) 358-3251 (W); (334) 430-9647 (C)

Property Owner Information

Information only

Name: FIRST UNITED METHODIST CHURCH
Address of Property Owner: 100 EAST 4TH STREET
City: PRATTVILLE State: AL Zip: 36067
Phone Number: (334) 365-5977

Property Description

County Tax Parcel Number/Legal Description: 19030840070150000,
1930840070170000, 19030840070140000, 19030840070160000
Current Zoning of Property: RESIDENTIAL Physical Address: 133 E. 4TH ST / 125 E. 5TH ST.
Proposed Alteration (general description): THESE UNDEVELOPED LOTS OWNED BY
FIRST UNITED METHODIST CHURCH (FUMC), ARE CURRENTLY BEING USED FOR
AUXILIARY PARKING BY ITS MEMBERS. THE PROPOSED ALTERATION WILL
CREATE A DEFINED, ASPHALT PARKING AREA ON THE 4TH STREET LOTS
WITH SUSTAINED GREENSPACE AND LANDSCAPING. THE LOT ON 5TH STREET WILL
BE USED STRICTLY AS A 12' WIDE EGRESS WITH CONTINUED LANDSCAPING.
NO ADDITIONAL PARKING WILL BE ALLOWED ON THE 5TH STREET LOT.
*BE ADVISED: THE PARKING LOT WILL HAVE ONE (1) INGRESS LOCATED ON
4TH ST. AND TWO (2) EGRESSSES, ONE LOCATED ON 4TH ST. AND THE
OTHER ON 5TH ST. *

ATCH B

The following items must be attached to the application (check those items included):

- Scaled drawings showing the proposed changes to the building's exterior architectural features;
- Photographs of the existing structure taken from several views. Photographs shall include several views of the entire site;
- Scaled site layout including all structures, fences, walkways, driveways, signs, lighting, etc.;
- Samples of proposed materials;
- Any additional materials or documentation that will assist the Prattville Historic Preservation Committee in the review ;
- Application fee: Fifty dollars (\$50) *N/C (church)*
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)
- Demolition applications shall require the following additional information:
 - The historic significance of the structure, including a narrative concerning any historical events or persons connected with the structure;
 - The approximate date of the original construction and the date of any major additions or alterations thereto, if known;
 - A description of the architectural style or period which the structure represents, and any other material available concerning architectural aspects of the structure;
 - At least two (2) exterior photographs of the structure, showing, as near as possible, all the exposed surfaces of the structure;
 - A statement concerning any practical difficulties in making the structure meet the minimum code requirements;
 - The present use of the property and surrounding properties and any proposed use following a demolition

I certify that I am the property owner, or authorized agent, and attest that all facts and information provided are true and correct.

WILL BARRETT
Printed Name

[Signature]
Signature

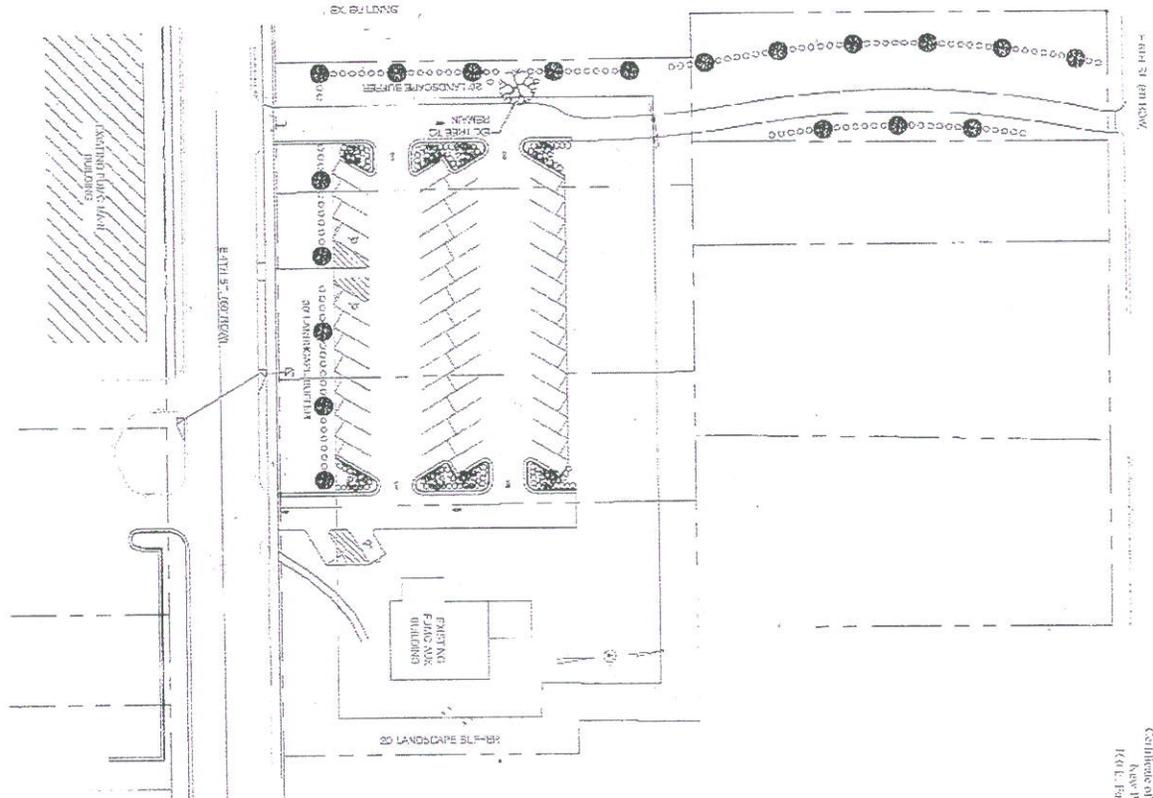
Date 3-11-09

I the undersigned authority, a Notary Public in and for said Autauga County in the State of Alabama, herby certify that Will Barrett whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 11th day of March, 2009

[Signature]
Notary Public

My commission expires 11-08-2011

CA0903-03/A
 Certificate of Appropriateness
 King Park, Inc. Ltd.
 140 E. Fourth Street



LEGEND

ITEM	EXISTING	NEW
1" = 10'	---	---
2" = 10'	---	---
3" = 10'	---	---
4" = 10'	---	---
5" = 10'	---	---
6" = 10'	---	---
7" = 10'	---	---
8" = 10'	---	---
9" = 10'	---	---
10" = 10'	---	---
11" = 10'	---	---
12" = 10'	---	---
13" = 10'	---	---
14" = 10'	---	---
15" = 10'	---	---
16" = 10'	---	---
17" = 10'	---	---
18" = 10'	---	---
19" = 10'	---	---
20" = 10'	---	---
21" = 10'	---	---
22" = 10'	---	---
23" = 10'	---	---
24" = 10'	---	---
25" = 10'	---	---
26" = 10'	---	---
27" = 10'	---	---
28" = 10'	---	---
29" = 10'	---	---
30" = 10'	---	---
31" = 10'	---	---
32" = 10'	---	---
33" = 10'	---	---
34" = 10'	---	---
35" = 10'	---	---
36" = 10'	---	---
37" = 10'	---	---
38" = 10'	---	---
39" = 10'	---	---
40" = 10'	---	---
41" = 10'	---	---
42" = 10'	---	---
43" = 10'	---	---
44" = 10'	---	---
45" = 10'	---	---
46" = 10'	---	---
47" = 10'	---	---
48" = 10'	---	---
49" = 10'	---	---
50" = 10'	---	---

COMMON NAME	BOTANICAL NAME	QTY	SIZE
Laurel Oak	Quercus laurifolia	19	2" Cal.
American Elm	Ulmus americana	10	2" Cal.
Shubert Holly	Ilex Opuntia (Baldwin)	22	18" High

GOD BLESS THE USA

ADL INC.
 ENGINEERING - SURVEYORS

2115 1st Street, East
 Prattville, AL 36067
 Phone: 205-833-8888
 Fax: 205-833-8889

**PROPOSED
 AUXILIARY
 PARKING LOT**

CLIENT
**FUMC
 PRATTVILLE**

PROJECT NO.
699-4098

Prepared by:
 Drawing Date:
 Checked by:
 Approved by:
 Date:

Scale:
 1" = 40'

DATE: 2/3

PRATTVILLE HISTORIC DISTRICT PETITION

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SIGNATURE

ADDRESS

Lenore Kirkpatrick	167 N. Northington Street 36067
Jayla Culp	199 E. 6th Street 36067
Jean Atkinson	140 N. Northington 36067
W. Gardner	132. N. Northington St. 36067.
E. Peden	161 S. Northington St
Linda Guill	171 S. Northington St
Pat Lett	328 E 3RD STREET 36067
Tabitha Moseley	237 S. Northington Street
Chas. Covert	250 S. Northington St.
Steve Miller	234 S. Northington St.
Doris	226 S. Northington St.
Spida Wyatt	123 N. Washington St
Adair Dooly	150 E. Fifth St Prattville
Dave Wright	139 E Fifth St. Prattville
Shoyez	232 Main St.
Ed Kutz	244 E. MAIN Prattville, 36067
Thomas Guff	331 College St Prattville 36067
Jane B. Grant	334 S. Northington St.
Anthony Whitlow	240 first street

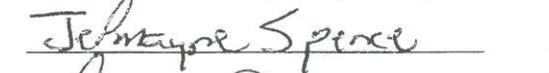
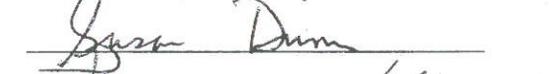
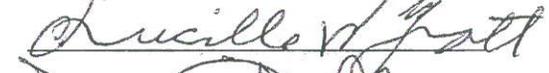
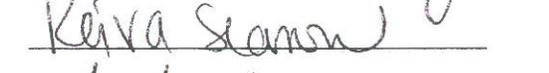
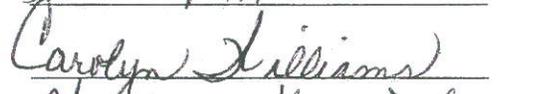
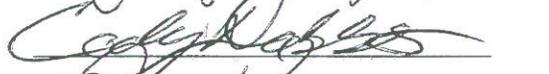
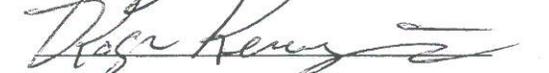
ATCH C

PRATTVILLE HISTORIC DISTRICT PETITION

We the undersigned residents or property owners in the Prattville Historic District, oppose the Zoning Board request by the First United Methodist Church to change a residential property at 114 E. Fifth St. within our Historic District to a Parking Lot Exit Drive. We feel such a Parking Lot Exit is not necessary, will disrupt the historic character of an all-residential block, worsen the traffic situation, and create safety and privacy issues.

SIGNATURE

ADDRESS

	141 E. 5th
	141 E. 5th
	139 E 5th
	138 E 5th St.
	115 E 5th St
	171 E 5th St
	153 E 5th St
NICK WARD	147 5th St
Steven Minor	126 E 5th St
	115 E 5th St
	125 E 5th St
	125 E 5th St
	125 E 5th St
	125 E 5th St
	153 E. 5th.
	185 E. Fifth St
	123 N Washington St
	225 Wedupke St.
	141 N. Northington St.

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SIGNATURE

ADDRESS

Karey de Shuy	141 N. Chestnut St. Prattville
Jinda J. Meates	132 West 5 th Street
Small S. Meates	132 West 5 th Street
Gas Rhr	116 BRANCH ST
Yanna Blount	" "
Wynona Cavitt	" "
Bony Chitt	185 East Fifth St
Marianne Lovell	212 N. Washington
Ashamie Gillespie	129 S. Washington
Kendall Gillespie	129 S. Washington
Bernie Stanfield	319 S. Washington
Ken Cox	221 First St.
Becky Samp	219 First St.
Janet Wesley	220 First St.
Janet Wesley	220 1 st Street
David Betty	221 1 st Street
Fareece Clark	245 1 st St.
Betty J. Clark	245 1 st St.
Janet Wesley	403 S. WASHINGTON

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SIGNATURE

ADDRESS

<u>Alan S. Oami</u>	<u>226 S. Washyln Rd 36067</u>
<u>Jessica Telfo</u>	<u>218 S. Washington St 36067</u>
<u>Dee Barber</u>	<u>202 So Northlinga St 36067</u>
<u>Pat Barfield</u>	<u>202 South Northling 36067</u>
<u>Jennifer S. Hottzsch</u>	<u>246 Wetumpka St. 36067</u>
<u>David McCreary</u>	<u>137 N. Washington St. 36067</u>
<u>Beth Mellis</u>	<u>137 N. Washington St. 36067</u>
<u>David Pat</u>	<u>116 West 5th Street 36067</u>
<u>Jamamba Dunham</u>	<u>116 West 5th Street 36067</u>
<u>Elizabeth Post</u>	<u>201 N. Chestnut St.</u>
<u>Muzia n. Jones</u>	<u>121 W. 5th St 36067</u>
<u>Clyde & Verna Price</u>	<u>144 5th St 36067</u>
<u>Matthew A. Hoff</u>	<u>246 Wetumpka St. Prattville AL 36067</u>
<u>James & Malcom</u>	<u>257 Wetumpka St. Prattville AL 36067</u>
<u>Chely McCalum</u>	<u>257 Wetumpka St. Prattville AL 36067</u>
<u>John Helcar</u>	<u>245 Wetumpka St. Prattville AL 36067</u>
<u>Emma Telleand</u>	<u>245 Wetumpka St. 36067</u>
<u>Michael C. Hove</u>	<u>110 E. 5th ST P-ville 36067</u>
<u>Krista Roy-Winstead</u>	<u>110 E. 5th Str. Prattville</u>

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SIGNATURE

ADDRESS

<u>Diana deShazo</u>	<u>141 N. Chestnut St.</u>
<u>Maryn Steudeman</u>	<u>111 West 6th Street</u>
<u>Paula Cutler</u>	<u>117 West Sixth St.</u>
<u>Kevin Hill</u>	<u>123 West Sixth st.</u>
<u>Way Hery</u>	<u>129 West 6 st.</u>
<u>Thomas W. Tyler</u>	<u>233 WEST 6 ST.</u>
<u>Alta Tyler</u>	<u>233 West 6 St.</u>
<u>Jessie Minter</u>	<u>237 West 6th St</u>
<u>Regina Danner</u>	<u>239 West 6th St</u>
<u>Jim B...</u>	<u>239 West 6th St</u>
<u>Liza Kuksey</u>	<u>271 West 6th St</u>
<u>Warrell Kuksey</u>	<u>271 West 6th St</u>
<u>Sandra McManus</u>	<u>275 W. 6th St.</u>
<u>Lucio Gomez</u>	<u>275 W. 6th St.</u>
<u>Jennifer Griffin</u>	<u>317 W 6th St.</u>
<u>Easter Miles</u>	<u>331 W 6th St</u>
<u>Heraldine Stephens</u>	<u>626 Easy Ct.</u>
<u>Aimee Liles</u>	<u>339 W 6th St.</u>
<u>Ohley Sena</u>	<u>377 W 6th St.</u>

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SIGNATURE

ADDRESS

Melton

377 W. Sixth St

Bob Howell

381 W. 6th Street

~~Paul Moss~~ *Paul Moss*

358 W. 6th Street

Davean Rawlinson

233. Walnut St Prattville

Bob Boyd

219 Walnut St Prattville

Vernie Wash

215 Walnut St

Melvin Wash

215 Walnut St

Patricia Lewis

173 B E Street

John Arbaugh

173 C East Street

Regina A. Hill

117 7th Street

Heath L. Bowyer

158 E. 6th Street

Calvin C. Boyd

748 M.L.K. Dr

Patricia Boyd

158 E 6th St

Sheld M. Cimes

141 N. Chestnut St Prattville

PRATTVILLE HISTORIC DISTRICT PETITION

We the undersigned residents of Prattville, oppose the Zoning Board request by the First United Methodist Church to change a residential property at 114 E. Fifth St. within the Historic District to a Parking Lot Exit Drive. We feel such a Parking Lot Exit is not necessary, will disrupt the historic character of an all- residential block, allow continued expansion of downtown churches at the expense of the historic residential neighborhoods, worsen the traffic situation, and create safety and privacy issues.

SIGNATURE

ADDRESS

Jennifer Copeland	834 Sweet Ridge Rd.
Ashley Pendley	1501 White Cloud Dr.
John Boyd	225 Westrupka St.
James Smith	Co Rd 40 McQueen Smith Rd.
Lisa D. Smith	1015 S. Memorial Dr. ^{Prattville, AZ} 36067
Don Wilcox	112 Sycamore Dr ^{Prattville} AZ 36067
Jonathan Dennis	609 McQueen Smith Apartment E
Bambi Ann	609 McQueen Smith Apartment E
By Bill	117 BRYAN ST.
David All	514 Boxwood Rd
Heath Wiley	110 West Ter. Ct.
Doug McCall	471 DANNY LYN CT.
Janice & Colley	213 Palmetto Dr
Jim Dodd	452 Danny Lyn ct.
Nancy Skyrer	116 Woodland Acres
Kayla Rawlinson	2370 Co Rd 40
Latisha Tukeloff	137 Odell St.
Reah Acroman	1143 Perrydale Loop

D

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ADDRESS

<i>Seth Peltier</i>	<i>158 Primrose Dr.</i>
<i>David King</i>	<i>324 Summit Hill Road</i>
<i>Wayne</i>	<i>102 Jordan Crossings</i>
<i>John Kelly</i>	<i>113 Crofton Dr.</i>
<i>Candra Amidon</i>	<i>361 N. Northington St.</i>
<i>[Signature]</i>	<i>834 Sweet Ridge Road</i>
<i>Krista Nelson</i>	<i>772 Francis St.</i>
<i>Cindy Craig</i>	<i>339 Pinecrest St.</i>
<i>Maryline Humphreys</i>	<i>992 S. Mem. Dr.</i>
<i>Debbi Pagan</i>	<i>982 S. Memorial Dr.</i>
<i>Pat Pugh</i>	<i>413 Lower Gainesville Rd</i>
<i>W.M. Pugh</i>	<i>" "</i>
<i>Kelsey Pugh</i>	<i>" "</i>
<i>Marion Moore</i>	<i>982 S Memorial Dr</i>

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SIGNATURE

ADDRESS

Stephanie Williams
Geraldine Williams
Dalena Witherspoon
Jessie Jenkins
NaGralinda
Lala Wood
Dorothy Harris

240 1st Prattville AL, 36067
109 East 5th Street
101 East 5th Street
223 W Chestnut
203 N Chestnut St.
139 E. 6th St
145 East 6th St.

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ADDRESS

Mona Boneygay
Sharon Leggett
Alberah Hill
Yvonne Hill
Jaylor Hefner
Mike Thompson
Eric Thompson

237 Deerwood Dr.
121 First St.
301 Maclette Dr.
306 Maclette Dr.
116 Woodland Acres Drive
1689 Hawthorne Ln
1689 Hawthorne Lane

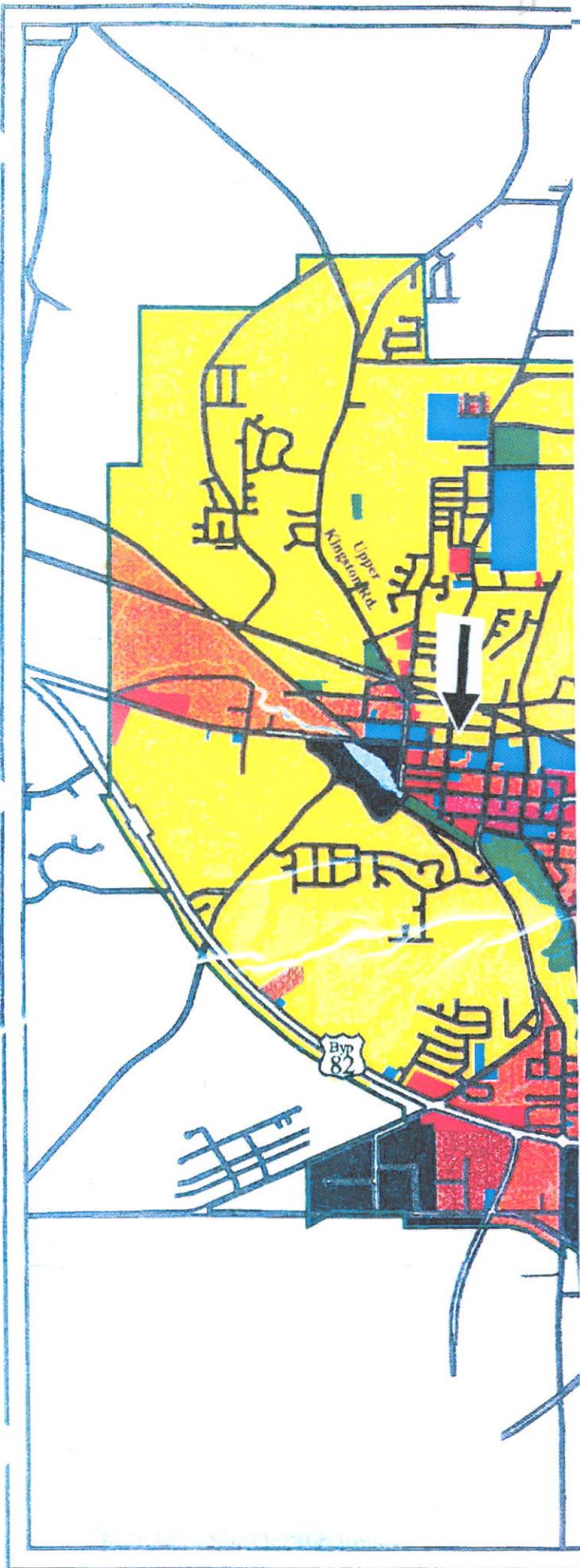
Map 3

FUTURE LAND USE

Prattville, Alabama

LEGEND

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Parks & Open Space
-  Institutional
-  Industrial
-  Retail Commercial
-  Office Commercial
-  Agriculture



Miles

0 0.5 1

ATCH D

within the comprehensive plan, the conceptual framework for development, and the suitability of the land for development.

residential development

- High density residential development is provided in the eastern, central and southwestern parts of Prattville. This type of development is located off of major arterial roads for convenient access and between commercial and medium density residential developments.

- High density residential developments are intended to be of a quality design befitting the quality of Prattville and are intended to serve those in transition before home ownership.

- A significant increase in the amount of acreage used for medium density

residential land uses is recommended, with these areas forming cohesive and stable neighborhoods. Medium density residential development is recommended along McQueen Smith Road in the northeast, in the Scenic Hills area in the southeast, along Doster Road in the south central part of Prattville, and in the downtown and Allenville Road areas in the west.

- Large areas of low density residential development are recommended in all quadrants of the city. These areas are, however, buffered from incompatible retail commercial land uses by office commercial and higher density residential land uses.

- Low density residential neighborhoods are often separated from one another by major or minor roads or other physical features which help provide each

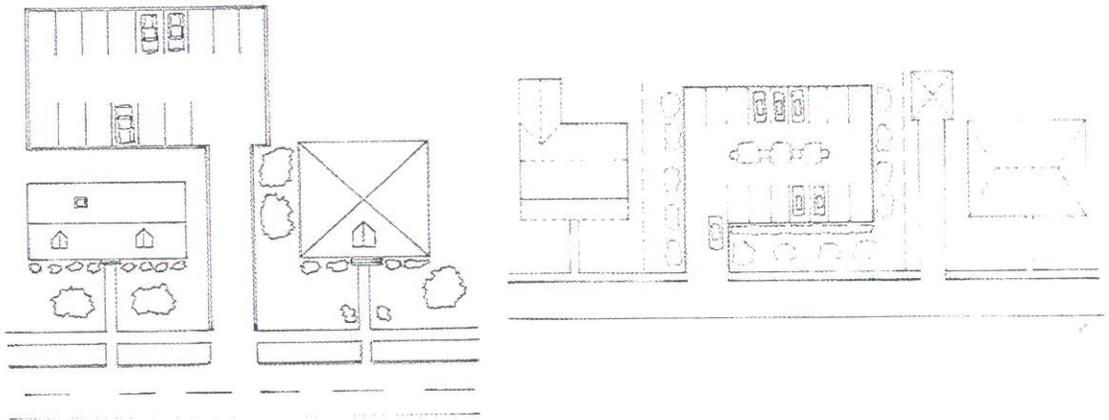
Figure 47

Land Use Allocations					
Future Land Use Guide					
Land Use	Existing Developed Acreage	Existing Portion of Developed Land	Existing Portion of Total Land	Proposed Future Acreage	Proposed Future Portion of Total Land
Low Density Residential	3,103	72%	26%	6,049	51%
Medium Density Residential	16	1%	1%	1,423	12%
High Density Residential	77	1%	1%	237	2%
Commercial - Office	42	1%	1%	119	1%
Commercial - Retail	389	9%	3%	2,016	17%
Industrial	116	3%	1%	629	5%
Institutional	202	5%	1%	356	3%
Parks	391	9%	1%	593	5%
Open Space				438	4%
Total	4,336	100%	37%	11,860	100%

Parking Lots

Parking lots can have dramatic affects on the historic character of the district. Their construction should include planning to mitigate these affects by avoiding the demolition of historic buildings or the creation of large physical voids in the landscape.

1. In planning and constructing parking lots, historic landscape elements, particularly buildings, should be protected.
2. Street parking should be encouraged in residential areas.
3. Shared parking used by businesses, churches or other institutions with different peak use times should be employed.
4. Parking should be constructed behind or alongside historic buildings.
5. Parking areas constructed alongside historic buildings should be clearly differentiated from pedestrian areas and screened using plants or walls.
6. Parking areas constructed alongside historic buildings should use the same set back as the neighboring buildings.



Shown are appropriate locations and screening for parking in residential areas.

D

CITY OF PRATTVILLE BOARD OF ADJUSTMENT PUBLIC HEARING SPEAKERS SIGN-IN SHEET

MEETING DATE: April 14, 2009

PETITIONER: First United Methodist Church

ADDRESS OF PETITION: 133-145 W. 4th Street & 114 E. 5th Street

	NAME	ADDRESS
1.	Will Barrett	711 McQueen Smith, S
2.	Jane de MARE MARE	159 N. Northport St
3.	Beverly Cimus	141 N. Chestnut St
4.	Kate Chieres	334 N. Northington St.
5.	Lenore Kirkpatrick	167 N. Northington St.
6.	Marianne Lovell	212 N. Washington St.
7.	Boye Kempton	125 E 5 th St.
8.	Martina Kempton	125 E 5 th St.
9.	Thelma Jay	22018 St
10.	Nancy Steen	116 Woodland Ave
11.	Gerald M. Cimis	141 N. Chestnut St
12.	Carolyn Gray	111 Woodley Ave.
13.	Willie Brulpa	119 SPADW LANE
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

DEAN R. ARGO
PRESIDENT
DISTRICT 3

TOM MILLER
PRESIDENT PRO TEMPORE
DISTRICT 4

BILL GILLESPIE, JR.
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

April 9, 2009

Mr. Leo Jamieson, Chairman
Prattville Board of Zoning Adjustment
102 West Main Street
Prattville, Alabama 36067

**RE: Proposed Parking Lot – 4th and 5th Streets
Prattville First Methodist Church**

Dear Mr. Jamieson:

At our March 26, 2009 meeting, the Prattville Historic Preservation Commission considered a request for a Certificate of Appropriateness (COA) by the Prattville First Methodist Church. The church is requesting a COA for the design of a parking lot between 109 East 4th Street and 145 East 4th Street with a driveway connection adjacent to 110 East 5th Street. This item is scheduled on your April 14, 2009 agenda.

The Historic Preservation Commission elected to hold action on the request for COA until our next regular meeting on April 23. In addition, the Commission considered and approved the following motion:

The Historic Preservation Commission strongly opposes the petitioner (Prattville First United Methodist Church) utilizing the area adjacent to the proposed parking lot as an exit into a traditional historic residential district.

If you have any questions concerning this motion, please do not hesitate to contact our Commission Secretary, Alisa Morgan, at 361-3613 or me at 365-0295.

Sincerely,

Thea Langley
Chair, Historic Preservation Commission

CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



DATE:	4/1/09
APPLICATION TYPE:	Use-On-Appeal (090414-02)
PROPERTY LOCATION or DESCRIPTION:	133-145 West 4 th Street and 114 East 5 th Street
PETITIONER(S) AND AGENT(S):	First United Methodist Church
ZONING DISTRICT(S)	R-3 (Single Family Residential)
REQUESTED ACTION:	To use for church parking lot.
ZONING ORDINANCE REFERENCE:	Appendix A-Zoning Ordinance Section 71 Residential district requirements: Uses Permitted on Appeal: ...churches

090414-02

Use-On-Appeal
To allow for church parking lot

City Of Prattville
Planning and Development Department
102 W. Main Street
Prattville, AL 36067
(334) 361-3614 Fax (334) 361-3677
www.prattville.com

Application
Prattville Board of Zoning Adjustment

Application Type: Use-On-Appeal Variance Administrative Appeal

Applicant /Agent Information
Notarized letter from the property owner is required if agent is used for representation

Name: ADL ENGINEERING, INC. - WILL BARRETT

Street Address: 711 McQUEEN SMITH ROAD, S

City: PRATTVILLE State: AL Zip: 36066

Phone Number(s): (334) 358-3251 (W); (334) 430-9647 (C)

Property Owner Information
if different than above

Name: FIRST UNITED METHODIST CHURCH

Address of Property Owner: 100 W. 4TH STREET

City: PRATTVILLE State: AL Zip: 36066

Phone Number: (334)

Property Description

County Tax Parcel Number/Legal Description: 19-03-08-4-007-006 / 19-03-08-4-007-014 / 19-03-08-4-007-015 / 19-03-4-007-016 / 19-003-08-007-017 / SEE LEGALS ATTACHED

Current Zoning of Property: RESIDENTIAL Physical Address: 133-145 W. 4TH ST. + 114 E. 5TH ST.

Proposed Use of Property (generally): PARKING

Describe Proposed Use or Variance: THE AREA IS CURRENTLY A GRASS/DIRT LOT USED FOR AUXILIARY PARKING FOR CHURCH EVENTS. THIS PROPOSAL WILL PROVIDE AN AREA FOR ORGANIZED, ORDERLY PARKING BY DESIGN.

The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

N/A
CHURCH

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended. § 11-52-80(d) (3))

THE MEMBERS OF FIRST UNITED METHODIST CHURCH HAVE VERY LIMITED PARKING FOR CHURCH EVENTS AND HAVE THUS SPILLED OVER INTO THE CHURCH-OWNED, VACANT LOTS ACROSS FROM THE MAIN ENTRANCE TO THE CHURCH ON 4TH STREET. THE VACANT LOTS CREATE UNSTEADY FOOTING FOR THE ELDERLY WHEN FORCED TO PARK THERE, NOT TO MENTION LARGE POOLS OF STANDING WATER AND MUD DURING AND AFTER RAIN EVENTS. THIS PARKING DESIGN WOULD CHANGE THIS SITUATION TO A POSITIVE ONE FOR ALL INVOLVED.

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

WILL BARRETT
Printed Name

[Signature]
Signature

Date 1-21-09

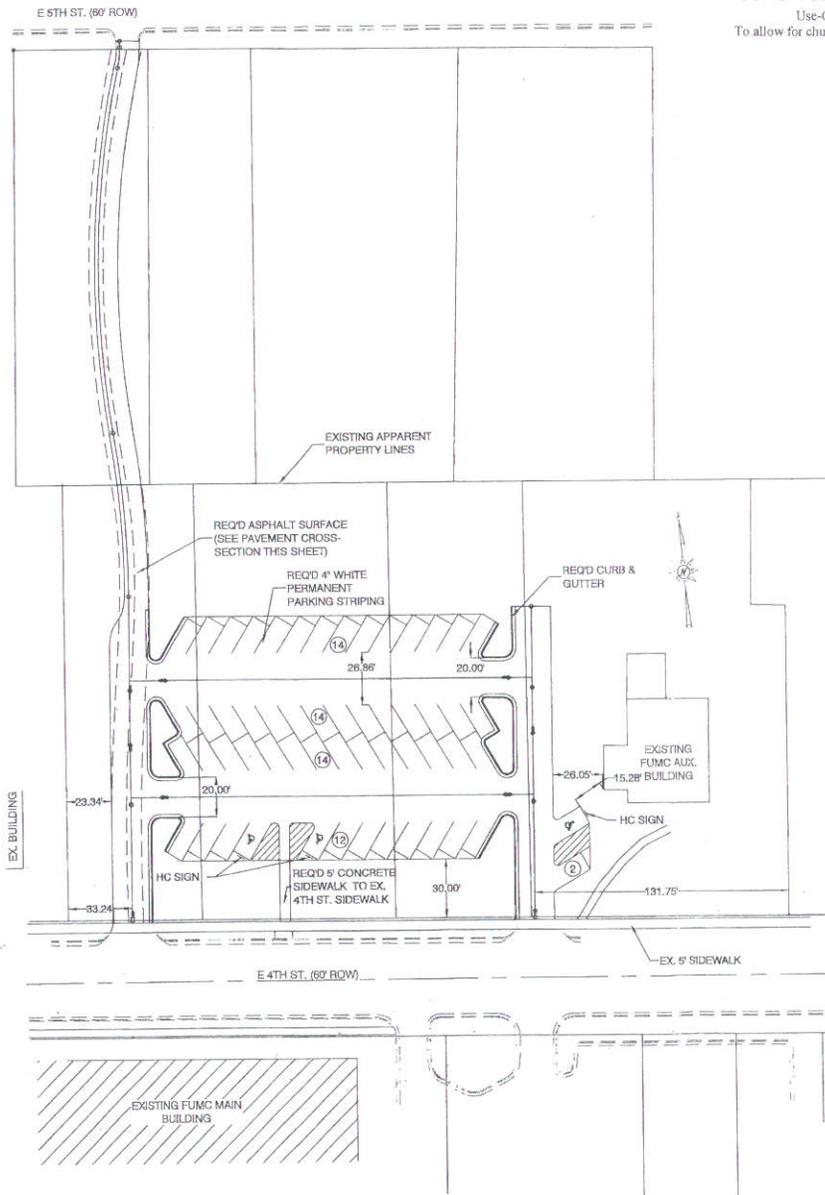
I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William E. Barrett III, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 22nd day of January, 2009.

Kathryn M. Parker
Notary Public

My commission expires
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 20, 2011
BONDED THRU NOTARY PUBLIC UNDERWRITERS

090414-02/A

Use-On-Appeal
To allow for church parking lot



ITEM	LEGEND	
	EXISTING	NEW
CURB & GUTTER	====	====
EDGE OF PAVEMENT	----	----
STORM DRAIN LINE	---SD---	---SD---
CURB INLET	⊓	⊓
GRATE INLET	⊓	⊓
SANITARY SEWER	---SS---	---SS---
SANITARY MANHOLE	⊓	⊓
WATER LINE	---W---	---W---
FIRE HYDRANT	⊓	⊓
VALVES	⊓	⊓
GRADE CONTOUR	---185---	---185---
FINISH SPOT ELEVATION		+185
FLOW DIRECTION	→	→

Regular Spaces	53
Handicap Spaces	3
Total Spaces	56



**PAVEMENT
CROSS-SECTION**

NTS

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ADL INC.
ENGINEERING SERVICES
CIVIL • ENVIRONMENTAL • SURVEYING • DRAINAGE

711 McQueen Smith Ave.
PRATTVILLE AL 36067
(Phone) 334-958-3251
(Fax) 334-359-8656

2414 Airport Road
FORT PAYNE, AL 35968
(Phone) 256-897-9199
(Fax) 256-997-9887

**PROPOSED
AUXILLARY
PARKING LOT**

CLIENT
**FUMC
PRATTVILLE**
PROJECT NO
699-4098

Scale:
1"=60'

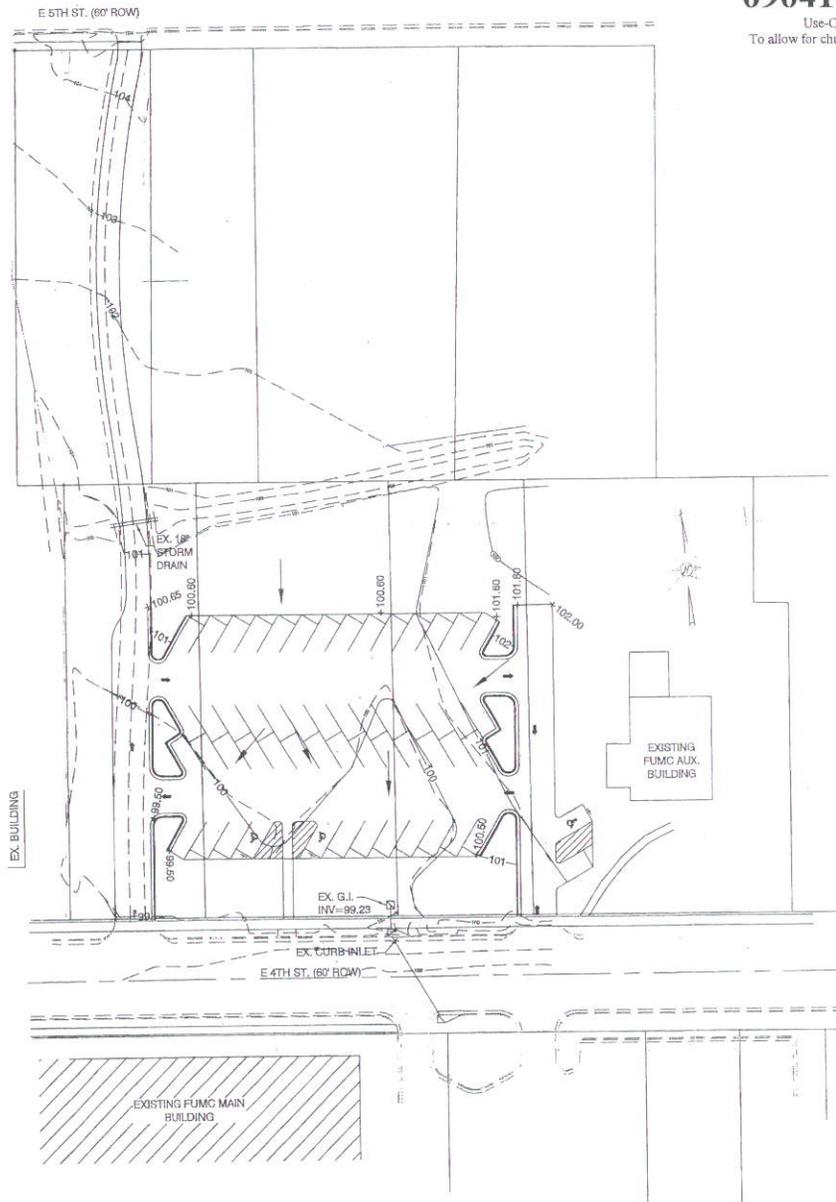
Designed By:	JFJ		
Drawn By:	JFJ		
Checked By:	WEB		
Approved By:	WEB		
Rev. No.	Date	By	Desc.

Sheet No.
1/4

STAKING PLAN

090414-02/B

Use-On-Appeal
To allow for church parking lot



ITEM	LEGEND	
	EXISTING	NEW
CURB & GUTTER	=====	=====
EDGE OF PAVEMENT	-----	-----
STORM DRAIN LINE	---SSD---	---SD---
CURB INLET	⊓	⊓
GRATE INLET	⊓	⊓
SANITARY SEWER	---SS---	---SS---
SANITARY MANHOLE	⊙	⊙
WATER LINE	---W---	---W---
FIRE HYDRANT	⊕	⊕
VALVES	⊕	⊕
GRADE CONTOUR	---185---	---185---
FINISH SPOT ELEVATION		+185
FLOW DIRECTION		→

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711 McQueen Smith Ave.
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FORT PAYNE, AL 35969
(Phone) 256-997-8199
(Fax) 256-997-9887

**PROPOSED
AUXILLARY
PARKING LOT**

CLIENT
**FUMC
PRATTVILLE**
PROJECT NO
699-4098

Scale:
1"=60'

Designed By: JP			
Drawn By: JP			
Checked By: WB			
Approved By: WB			
Rev. No.	Date	By	Desc

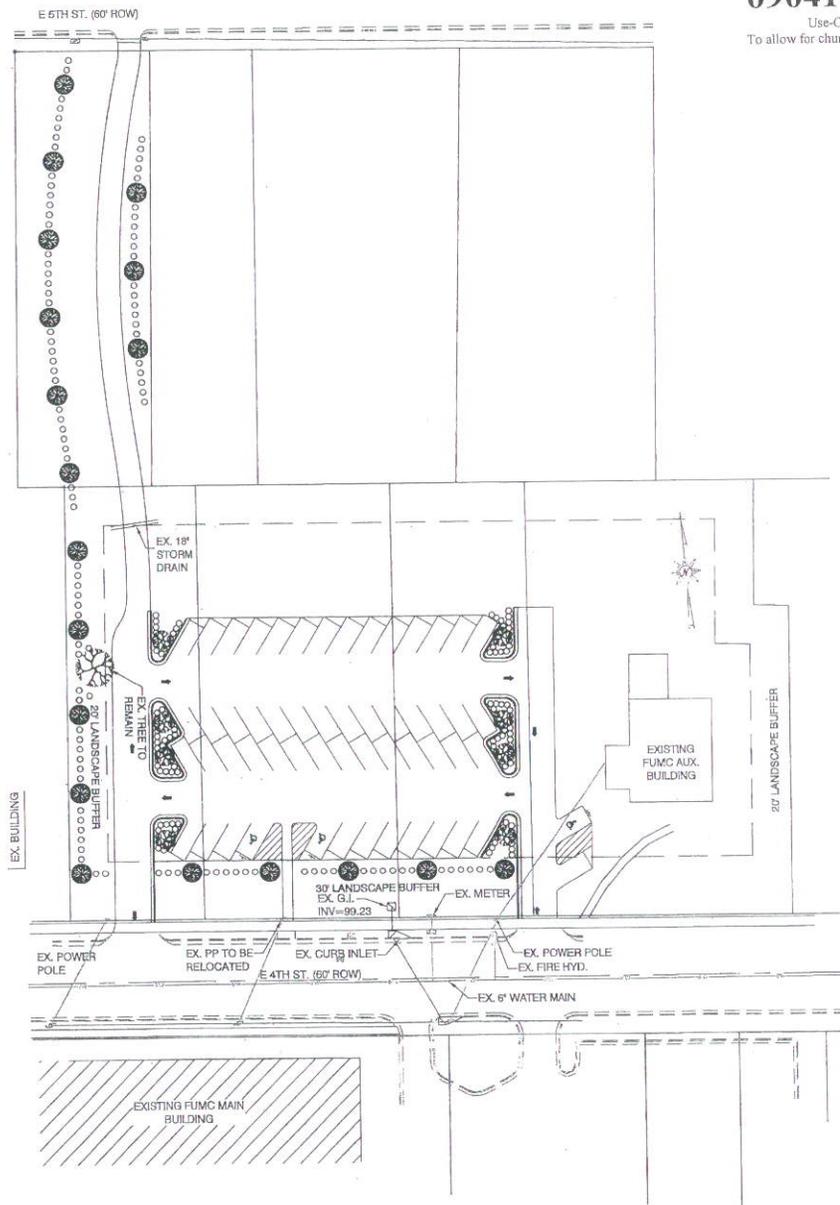
NOTE: ALL SITE TO DRAIN
TO EXISTING FEATURES
WITH MINIMAL GRADING
REQ'D.

Sheet No.
2/4

SITE DRAINAGE PLAN

090414-02/C

Use-On-Appeal
To allow for church parking lot



LEGEND		
ITEM	EXISTING	NEW
CURB & GUTTER	---	---
EDGE OF PAVEMENT	---	---
STORM DRAIN LINE	ESD	SD
CURB INLET	CI	CI
GRATE INLET	GI	GI
SANITARY SEWER	SS	SS
SANITARY MANHOLE	SM	SM
WATER LINE	EW	W
FIRE HYDRANT		dh
VALVES		IV
GRADE CONTOUR	-105	+105
FINISH SPOT ELEVATION		+105
FLOW DIRECTION		→

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**PROPOSED
AUXILLARY
PARKING LOT**

CLIENT
**FUMC
PRATTVILLE**
PROJECT NO
699-4098

Scale:
1"=60'

Designed By: JPI			
Drawn By: JPI			
Checked By: WEB			
Approved By: WEB			
Rev. No.	Date	By	SPD

	COMMON NAME	BOTANICAL NAME	QTY	SIZE
●	Laurel Oak	Quercus Laurifolia	19	2" Cal.
●	American Elm	Ulmus Americana	10	2" Cal.
○ ○	Buford Holly	Ilex Cornuta(Bufordii)	221	18" High

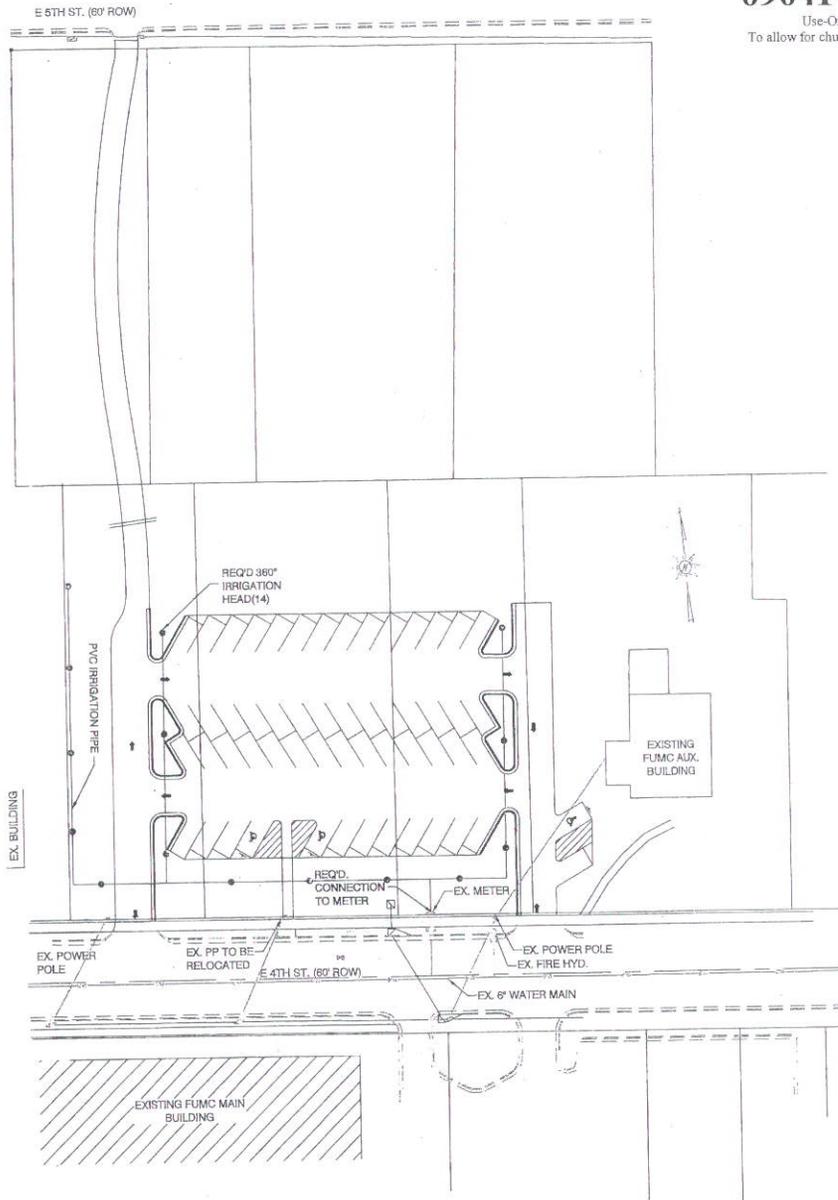
Sheet No.:

3/4

LANDSCAPING PLAN

090414-02/D

Use-On-Appeal
To allow for church parking lot



ITEM	LEGEND	
	EXISTING	NEW
CURB & GUTTER	=====	=====
EDGE OF PAVEMENT	-----	-----
STORM DRAIN LINE	---SD---	---SD---
CURB INLET	⊞	⊞
GRATE INLET	⊞	⊞
SANITARY SEWER	---SS---	---SS---
SANITARY MANHOLE	⊞	⊞
WATER LINE	---EW---	---W---
FIRE HYDRANT	⊞	⊞
VALVES	⊞	⊞
GRADE CONTOUR	---185---	---185---
FRESH SPOT ELEVATION		+185
FLOW DIRECTION		←

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(Fax) 256-997-9897

**PROPOSED
AUXILIARY
PARKING LOT**

CLIENT
**FUMC
PRATTVILLE**
PROJECT NO
699-4098

Scale:
1"=60'

Designed By:
JF

Drawn By:
JF

Checked By:
WEB

Approved by:
WEB

Rev. No.	Date	By	Desc

Sheet No.:

4/4

IRRIGATION PLAN