



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

WILLIE WOOD, JR.
PRESIDENT
DISTRICT 2

ALBERT C. STRIPLIN
PRESIDENT PRO TEMPORE
DISTRICT 1

DENISE B. BROWN
DISTRICT 3

JERRY STARNES
DISTRICT 4

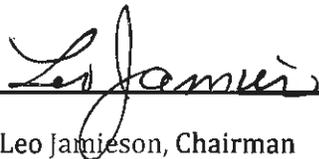
CLYDE CHAMBLISS, JR.
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Board of Zoning Adjustment

**The minutes of the October 8, 2013 meeting of the
City of Prattville Board of Zoning Adjustment
were approved.**



Leo Jamieson, Chairman

14 January 2014

Date

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
FACSIMILE
planning.prattvilleal.gov



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DISTRICT 7

CITY OF PRATTVILLE BOARD OF ZONING ADJUSTMENT A G E N D A October 8, 2013 4:00pm

Call to Order:

Roll Call:

Chairman Leo Jamieson, Vice-Chairman Jerry Schanep, Mr. Jerry Cimis, Mr. Mac Macready, and Mr. James Miles. Alternate Member: Commander Michael Whaley.

Minutes:

May 14, 2013, June 4, 2013, and July 9, 2013, August 23, 2013 and September 10, 2013

Old Business:

None

New Business:

1. 131008-01 USE-ON-APPEAL:

District 2

To allow for church use.
452 Martin Luther King Drive
R-3 Zoning District (Single Family Residential)
The New and Living Way Prison Ministry, Petitioner

2. 131008-02 USE-ON-APPEAL:

District 5

To allow for temporary use.
2101 Cobbs Ford Road
B-2 Zoning District (General Business)
Marshall Design-Build, Inc., Petitioner

Miscellaneous:

Adjourn:

PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677
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**City of Prattville Board of Zoning Adjustment
Minutes
October 8, 2013**

CALL TO ORDER:

The regular meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:02 p.m. on Tuesday, October 8, 2013.

ROLL CALL:

Present: Chairman Leo Jamieson, Vice-Chairman Mrs. Jerry Schannep, Mr. Gerald Cimis, Mr. Mac Macready, and Mr. James Miles. Absent: None.

Quorum Present

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.

MINUTES:

Mr. Miles moved to approve the minutes of the May 14, 2013, June 4, 2013, July 9, 2013, August 23, 2013 and September 10, 2013 meetings. Mr. Cimis seconded the motion. The motion passed unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

USE-ON-APPEAL

To allow for church use.

452 Martin Luther King Drive

R-3 Zoning District (Single Family Residential)

The New and Living Way Prison Ministry, Petitioner

Mr. Duke introduced the use-on-appeal request to allow for a church use. He stated that the property at 452 Martin Luther King Drive was zoned R-3 and was owned by Sager Management. He stated that the petitioner had a lease agreement with the Sager Management. He stated that the property was granted a use-on-appeal to operate a daycare in 1990.

Ocie Wood, petitioner, stated that he would operate a prison ministry on the property. He stated that the ministry would offer classes and counseling to inmates transitioning to the free world. He stated that they would also offer programs to target at risk youth. He stated that the location would not provide living quarters.

Mr. Miles asked how many was on staff. Mr. Wood replied that there would be five to six staff members to provide service to 15-20 clients.

Mr. Jamieson asked how clients would be obtained. Mr. Wood stated that clients would be obtained by a Judge referral from the court system but he did not have a current referral system in place. He stated that the ministry would operate 7 days a week from 7:00 a.m. until 7:00 p.m.

Mr. Duke stated that the zoning ordinance does not define church. He stated that the Board must establish common use as church with consideration given to hours of operation, number of parking spaces and services offered.

Mr. Woods presented to the Board a document that established his ministry. He stated that there would be no Sunday service.

Mr. Cimis questioned the ownership of the property. Mr. Duke stated that the applicant provided a lease agreement from Sager Management with application which was sufficient.

Mrs. Schannep asked had he operated this type business before. Mr. Wood stated that he had previously operated his ministry in Lafayette, AL.

Chairman Jamieson opened the public hearing. There were none to speak. The public hearing was closed.

After no further comments, questions, or discussion, the vote was called. Mrs. Schannep moved to approve as a ministry and not operate as a church use. The motion failed for a lack of second.

Mr. Cimis stated that he had oppositions to approve due to the conflict of ownership of property, doubts that this was a ministry vs. a church and the hours of operation was too intrusive.

The BZA voted unanimously to deny the use-on-appeal to allow for church use on property at 452 Martin Luther King Drive.

USE-ON-APPEAL

To allow for temporary use.

2101 Cobbs Ford Road

B-2 Zoning District (General Business)

Marshall Design-Build, Inc., Petitioner

Mr. Duke introduced the use-on-appeal request to allow a temporary structure. He stated that the zoning ordinance allows temporary structures for 18 months with an option to reapply for an additional 18 months.

Warren Marshall of Marshall Design Build, LLC, petitioner's representative, stated that structure would be used for an office of a car sales lot.

Chairman Jamieson opened the public hearing.

Larry Puckett spoke in favor of the request.

The public hearing was closed.

After no further comments, questions, or discussion, the vote was called. **The BZA voted unanimously to approve the use-on-appeal to allow a temporary structure as submitted on property at 2101 Cobbs Ford Road.**

MISCELLANEOUS:

None

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned at 4:55 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary
Board of Zoning Adjustment

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

MEETING DATE: October 8, 2013

PETITIONER: The New & Living Way Prison Ministry

ADDRESS OF PETITION: 452 Martin Luther King Street

	NAME	ADDRESS
1.	<i>Eric Wood</i>	
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CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



DATE:	9/24/13
APPLICATION TYPE:	Use-On-Appeal (131008-01)
PROPERTY LOCATION or DESCRIPTION:	452 Martin Luther King Drive
PETITIONER(S) AND AGENT(S):	The New and Living Way Prison Ministry, Inc. Representative: Evangelist Ocie Wood, Jr.
ZONING DISTRICT(S)	R-3 (Single Family Residential)
REQUESTED ACTION:	To allow for church use.
ZONING ORDINANCE REFERENCE:	<p>Appendix A-Zoning Ordinance Section 71 Residential district requirements:</p> <p>R-3 District</p> <p>USES PERMITTED ON APPEAL: Customary home occupations; public utility structures, such as electric substations, gas metering stations, sewage pumping stations and similar structures: general hospitals for human, except primarily for mental cases; churches, cemeteries; semi-public buildings; golf courses; municipal, county, state or federal use: kindergartens, nurseries, nursery schools, day care centers, private schools, and satellite dishes or discs not defined herein.</p>

CITY OF
PRATTVILLE, AL

452
Martin L King Jr Dr

Scale: 1" = 100'



STREETS
TAX PARCELS





131008-01

Use-On-Appeal
To allow for church use

BY
ENT

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: The New and Living Way Prison Ministry / evang. / CCIE J. J. Jr.

Street Address: 100 McQueen Smith Rd Apt 3

City: Prattville, AL State: AL Zip: 36066

Phone Number(s): 334-357-2099

Property Owner Information
If different than above

Name: Mable Sager + Darryl Sager Management

Address of Property Owner: 402 Co Rd 82

City: Prattville State: AL Zip: 36067

Phone Number: 334-358-3526

*** Property Description**

County Tax Parcel Number/Legal Description: _____

Current Zoning of Property: R-3 Physical Address: 452 MLK, Jr. Dr

Proposed Use of Property (generally): Church use

Describe Proposed Use or Variance: Church Use

To operate Sunday - Saturday (7 days weekly)

Time of operation 7:00 a.m - 7:00 p.m.



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.*

Ovie Wood
Printed Name

Date 8-29-13

Ovie Wood
Signature

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ovie Wood Jr, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 29 day of

August, 2013

Bonnie Loubi
Notary Public

My commission expires March 19, 201



CITY OF
PRATTVILLE, AL

452
Martin L King Jr Dr
Tax Parcel I.D.
19030810080130000



STREETS
TAX PARCELS



PRATTVILLE BOARD OF ZONING ADJUSTMENT

**PETITIONER: LARRY PUCKETT CHEVROLET
 2101 COBBS FORD ROAD
 PRATTVILLE, AL 36066**

**REQUEST: USE-ON-APPEAL TO ALLOW FOR TEMPORARY STRUCTURE
 2101 COBBS FORD ROAD
 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 October 8, 2013 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 allow a temporary structure as submitted on property at 2101 Cobbs Ford Road.**

IT IS THEREFORE ORDERED the petition of Larry Puckett Chevrolet, 2101 Cobbs Ford Road, Prattville, AL is hereby approved.

DONE THIS THE 8th DAY OF October 2013.

BOARD OF ZONING ADJUSTMENT



LEO JAMIESON, CHAIRMAN



ALISA MORGAN, SECRETARY

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

MEETING DATE: October 8, 2013

PETITIONER: Marshall Design-Build, Inc LLC

ADDRESS OF PETITION: 2101 Cobbs Ford Road

	NAME	ADDRESS
1.	WALTER MARSHALL	4437 ATL Hwy Morley 26109
2.	LARRY PUCKETT	507 FIVEASH OAKS PRATTVILLE
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CITY OF PRATTVILLE
 Board of Zoning Adjustment

Planning Department Staff Report



DATE:	9/24/13
APPLICATION TYPE:	Use-On-Appeal (131008-02)
PROPERTY LOCATION or DESCRIPTION:	2101 Cobbs Ford Road
PETITIONER(S) AND AGENT(S):	Marshall Design-Build, LLC
ZONING DISTRICT(S)	B-2 (General Business)
REQUESTED ACTION:	To allow for temporary structure.
ZONING ORDINANCE REFERENCE:	<p>Appendix A-Zoning Ordinance Section 72 Business district requirements:</p> <p>B-2 District</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p>

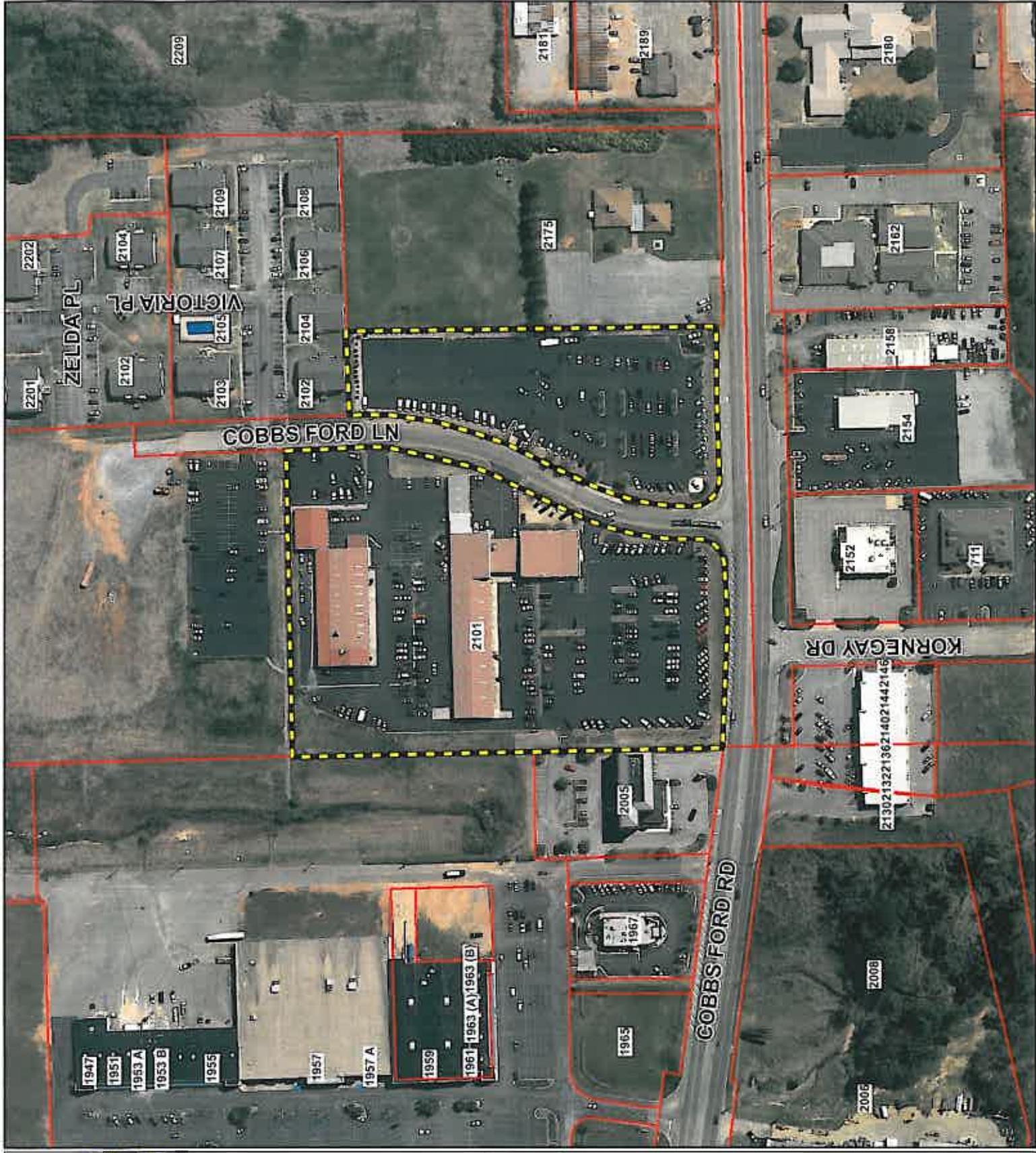
CITY OF
PRATTVILLE, AL

Larry
Puckett Chevrolet
2101 Cobbs Ford Rd

Scale: 1" = 200'



STREETS
TAX PARCELS





Fax 595-0509

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

131008-02

Use-On-Appeal
To allow for temporary use

Application
Prattville Board of Zoning Adjustment

Use-On-Appeal Variance Administrative Appeal

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

Name: MARSHALL DESIGN-BUILD LLC

Street Address: 4437 ATLANTA HIGHWAY

City: MONTGOMERY State AL Zip: 36109

Phone Number(s): 277-8820 OFFICE 398-5941 CELL

Property Owner Information
If different than above

Name: LARRY PUCKETT CHEVROLET (PUCKETT PROPERTIES)

Address of Property Owner: 2101 COBBS FORD ROAD

City: PRATTVILLE State: AL Zip: _____

Phone Number: 334 285-9300

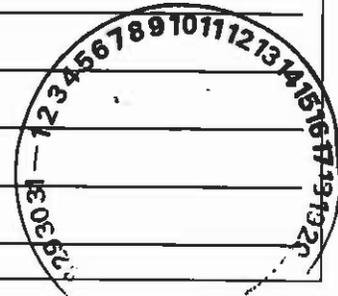
Property Description

County Tax Parcel Number/Legal Description: _____

Current Zoning of Property: B-2 Physical Address: 2101 COBBS FORD ROAD

Proposed Use of Property (generally): CAR SALES OFFICE

Describe Proposed Use or Variance: TEMPORARY SALES OFFICE
12° X 56°



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

ALISA TO PROVIDE

- 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))

TEMPORARY CAR SALES OFFICE

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.

Richard H Howe Richard H Howe 9-04-13
 Printed Name Signature Date

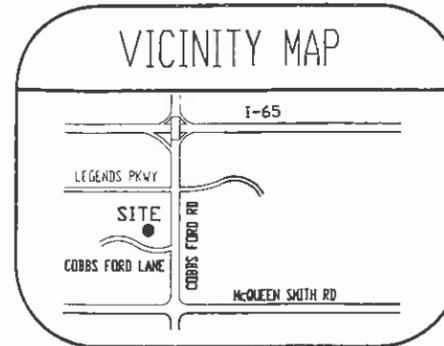
I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard H. Howe, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 4th day of September, 2013.


Notary Public

My commission expires April 23, 2016

131008-02/A

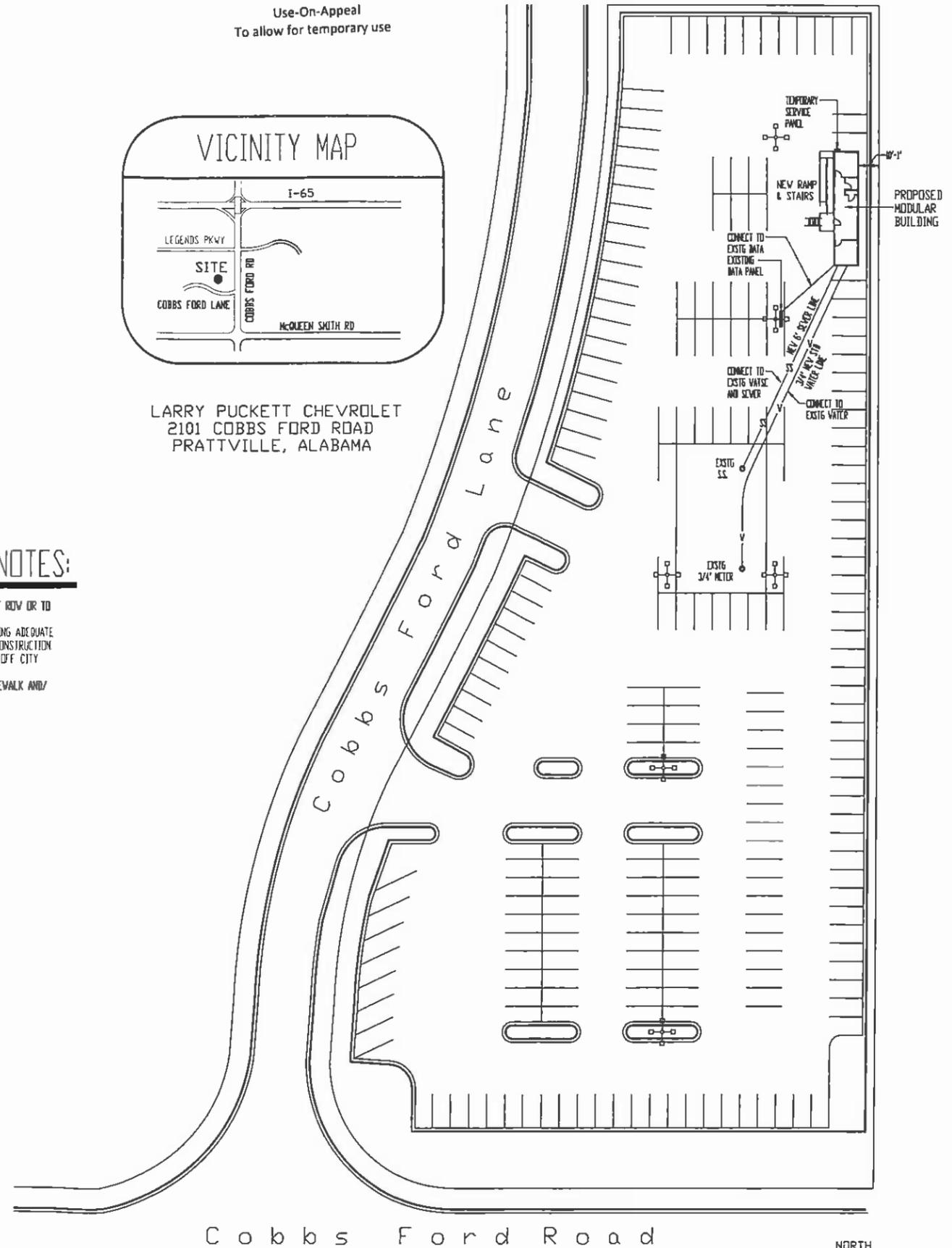
Use-On-Appeal
To allow for temporary use



LARRY PUCKETT CHEVROLET
2101 COBBS FORD ROAD
PRATTVILLE, ALABAMA

DEVELOPMENT PLAN NOTES:

1. DIRECT ALL STORMWATER INCLUDING ROOF DRAINS TO STREET ROW OR TO DRAINAGE EASEMENT.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ADEQUATE EROSION/SEDIMENTATION CONTROL DURING ALL PHASES OF CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR KEEPING MUD AND DEBRIS OFF CITY CITY STREETS AND ROW. CLEAN-UP IS REQUIRED DAILY.
4. CONTRACTOR IS RESPONSIBLE FOR THE REPLACEMENT OF SIDEWALK AND/ CURB AND GUTTER DAMAGED DURING CONSTRUCTION.
5. ANY CHANGES OR REVISIONS MADE TO SITE PLANS MUST BE SUBMITTED FOR APPROVAL.



C o b b s F o r d R o a d

SITE BRADAGE IS EXISTING
NOTE: SITE BRADAGE IS TO BE
DIRECTED TO THE STREET AND THE
REAR BRADAGE EASEMENT ONLY

SITE PLAN
SCALE: 1" = 30'-0"



DESIGN PROFESSIONAL



DLM ARCHITECT, INC.
P.O. BOX 231658
MONTGOMERY, ALABAMA 36123
PH 334-271-9991
FAX 334-271-6077

SHEET TITLE

SITE DEVELOPMENT PLAN

PROJECT NUMBER PUCKETT2

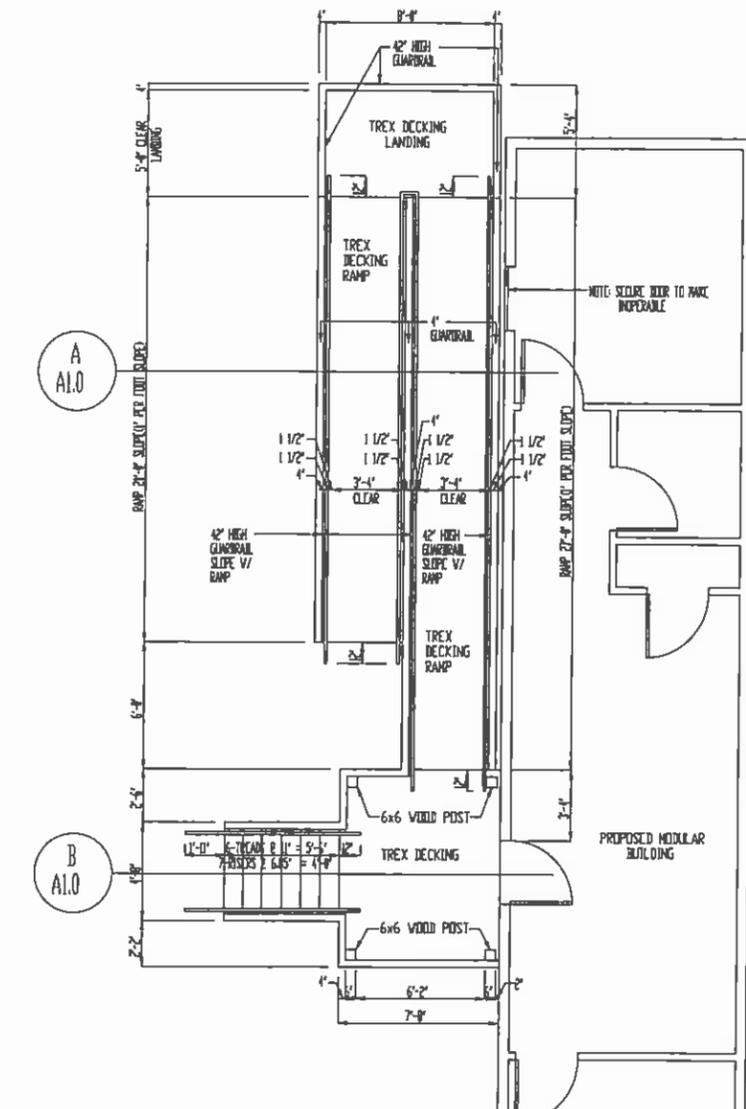
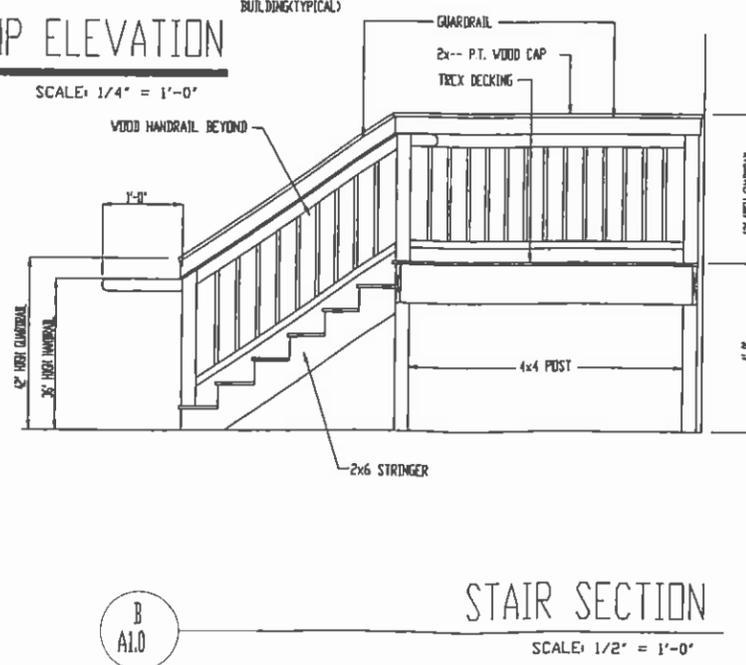
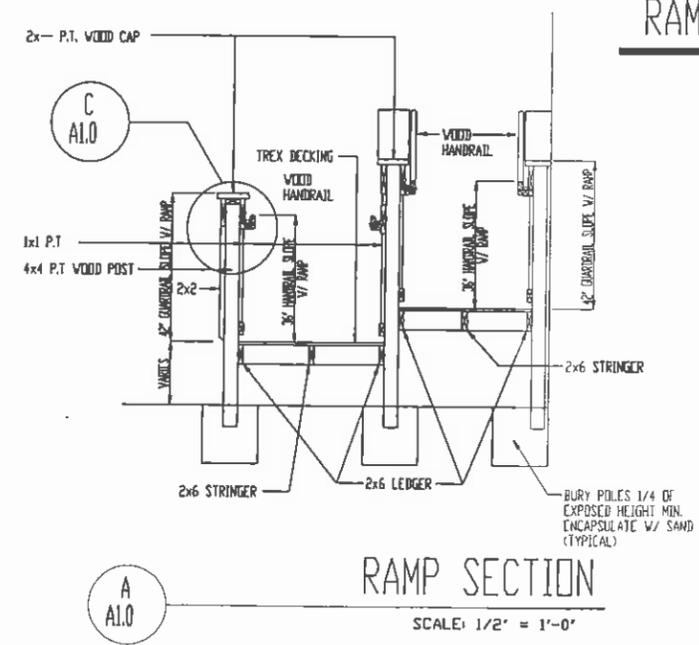
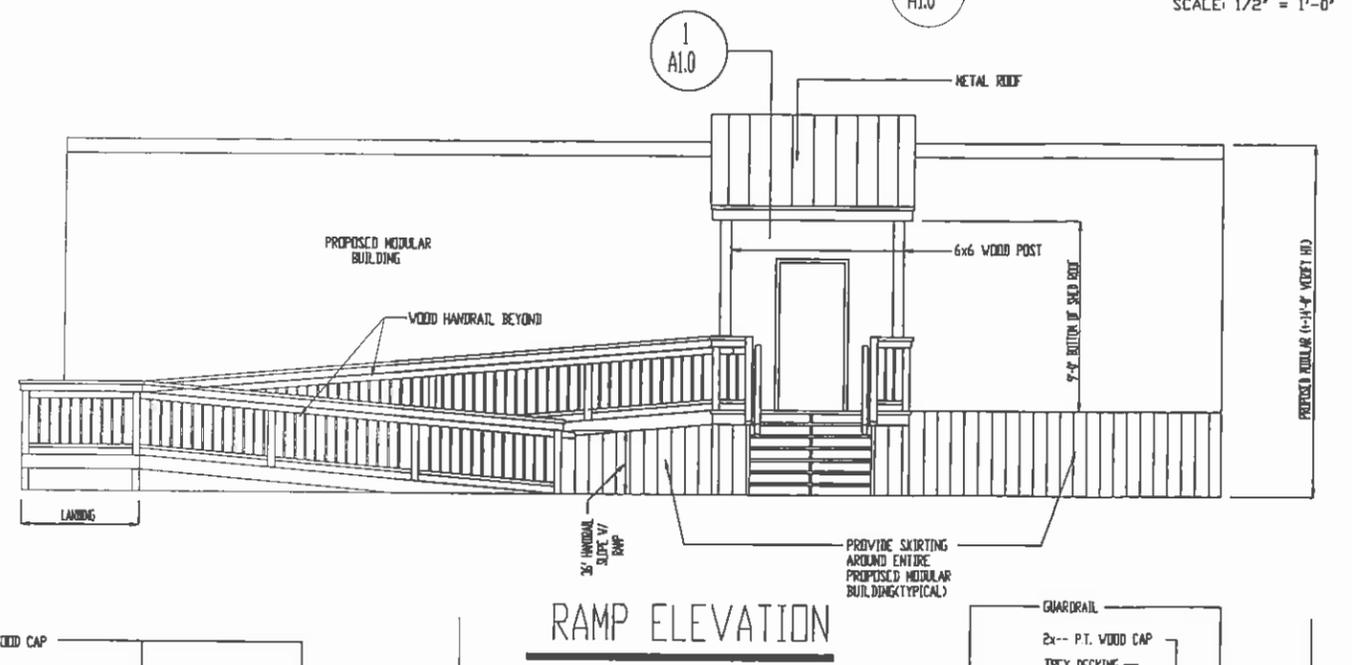
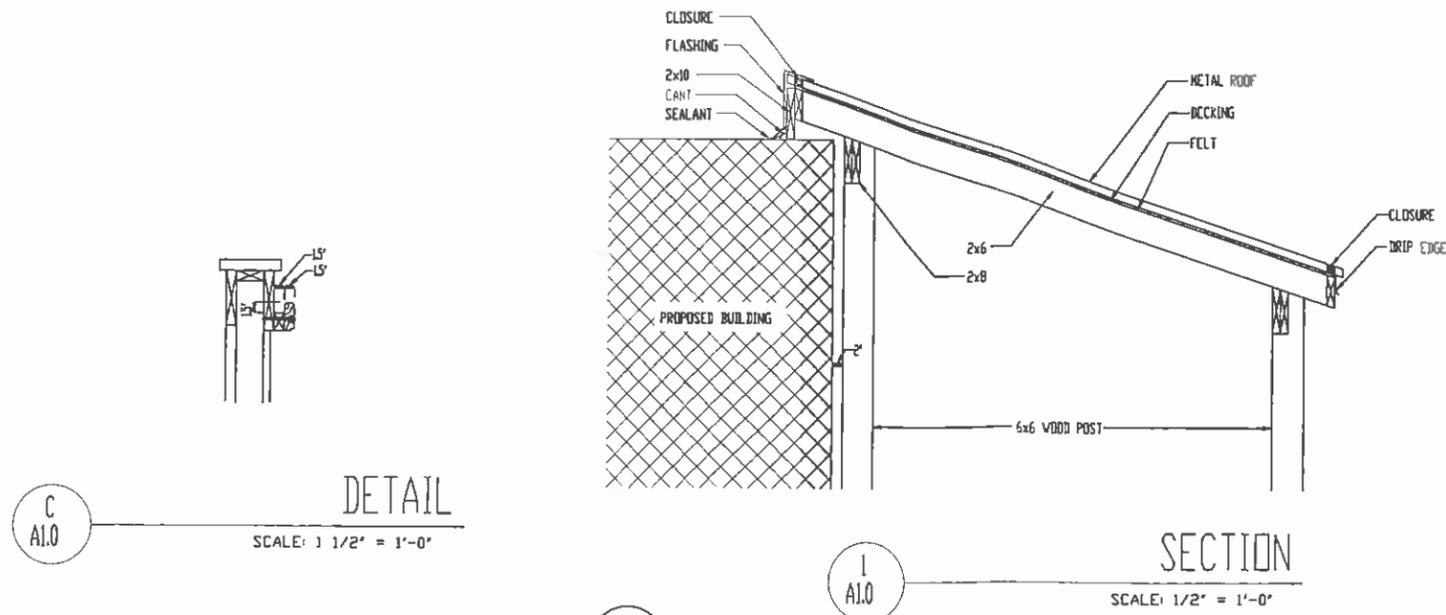
FILE NUMBER MOX20R

DATE SEPT 03, 2013

REVISION

SHEET NUMBER

X1.0



- BUILDING NOTES:**
1. ANCHOR MODULAR BUILDING WITH SINGLE PIER. DOUBLE CAPPED ON THE BOTTOM & FOUR TO SIX FEET ON-CENTER WILL BE USED.
 2. THE ANCHOR TYPE WILL BE A C3 SCREW-IN

Marshall
DESIGN-BUILD LLC
4437 Atlanta Highway - Montgomery, Alabama 36109
334-271-8820 Fax 334-271-8823
www.marshall-group.com

CHEVROLET
LARRY PUCKETT
PRATTVILLE, ALABAMA

DESIGN PROFESSIONAL

STATE OF ALABAMA
DAVID L. RULLY
3524
REGISTERED ARCHITECT

DLM ARCHITECT, INC.
P.O. BOX 231658
MONTGOMERY, ALABAMA 36123
PH 334-271-9991
FAX 334-271-6077

SHEET TITLE
FLOOR PLAN/SECTIONS/
ELEVATIONS

PROJECT NUMBER PUCKETT2
FILE NUMBER RAMP1
DATE SEPT 03,2013
REVISION
SHEET NUMBER
A1.0

