



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

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Board of Zoning Adjustment

The minutes of the March 10, 2015 regular meeting of the City of Prattville Board of Zoning Adjustment were approved.

Leo Jamieson, Chairman

July 14, 2015

Date

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile
planning.prattvilleal.gov



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**CITY OF PRATTVILLE
BOARD OF ZONING ADJUSTMENT
A G E N D A
March 10, 2015
4:00pm**

Call to Order:

Roll Call:

Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Jerry Cimis, Mr. Mac Macready, and Mrs. Jerry Schanep.

Election of Officers:

Minutes:

January 13, 2015 and February 10, 2015

Old Business:

1. 150210-04 VARIANCES

To extend the existing non-conforming use &
To increase height over the required 25'.
2201 Cobbs Ford Road
FAR Zoning District (Forest, Agriculture & Recreation)
2201 CFR, LLC, Petitioner

*Held
District 5*

New Business:

Miscellaneous:

Adjourn:

Planning & Development Department

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**City of Prattville Board of Zoning Adjustment
Minutes
March 10, 2015**

CALL TO ORDER:

The regular meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:01 p.m. on Tuesday, March 10, 2015.

ROLL CALL:

Present: Chairman Leo Jamieson, Vice-Chairman James Miles, Mr. Gerald Cimis, Mr. Mac Macready, Mr. Jerry Crosby, and Mrs. Jerry Schannep. 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 January 13, 2015 and the February 10, 2015 meetings. Mr. Macready seconded the motion. The motion passed unanimously.

Election of Officers:

Mrs. Schannep moved to keep the officers as it stands with Leo Jamieson as Chairman and James Miles as Vice-Chairman. The BZA voted unanimously to keep current officers.

OLD BUSINESS:

VARIANCES

**To extend the existing non-conforming use &
To increase height over the required 25'.
2201 Cobbs Ford Road
FAR Zoning District (Forest, Agriculture & Recreation)
2201 CFR, LLC, Petitioner**

Mr. Duke presented the request for the variances for 2201 Cobbs Ford Road. He stated that the petitioner requested that the Board hold the item at the previous meeting. He stated that the existing 30' non-conforming sign will increase 5' therefore extending its non-conformance. He stated that the petitioner will be changing the existing face to digital. He presented maps showing the distance where sign is obscured.

Kyle Glover, petitioner representative, stated that they were unable to work out an agreeable solution with the adjacent property owners to resolve the obstruction issue with their sign; therefore, they request to extend their existing sign 5'.

Chairman Jamieson opened the public hearing.

Jon Lee Finnegan, 211 Deer Trace, spoke in opposition to the request. She stated that she opposed the sign height increase and greatly opposed the change to a digital billboard.

The public hearing was closed.

Approved 7/14/15

Mr. Glover stated that their variance request was for the sign height only. Converting to a digital sign is legal without board approval.

After no further comments, questions, or discussion, the vote was called. The BZA voted 3/2 and denied the request to approve to extend the existing non-conforming use and increase height over the required 25' on property at 2201 Cobbs Ford Road. The votes are as recorded. Opposed: Mr. Miles, Mrs. Schannep and Mr. Jamieson. Favor: Mr. Cimis and Mr. Macready.

NEW BUSINESS:

None

MISCELLANEOUS:

ADJOURN:

After no further comments, questions or discussion the meeting was adjourned at 5:08 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: February 10, 2015

PETITIONER: 2201 CFR, LLC

ADDRESS OF PETITION: 2201 Cobbs Ford Road

	NAME	ADDRESS
1.	Kyle Glover	122 Livingston Cir.
2.	Jon LeFevre	211 Deer Trace St
3.	Kyle Glover	122 Livingston Cir.
4.	Jon LeFevre	211 Deer Trace St
5.		
6.		
7.		
8.		
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10.		
11.		
12.		
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15.		
16.		
17.		
18.		
19.		
20.		
21.		

3/10/15

TABLED 2/10/15

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: 2201 CFR, LLC
2201 COBBS FORD ROAD
PRATTVILLE, AL 36066

REQUEST: VARIANCES TO EXTEND THE EXISTING NON-CONFORMING
USE AND TO INCREASE HEIGHT OVER THE REQUIRED 25'.
2201 COBBS FORD ROAD
FAR ZONING DISTRICT (FOREST, AGRICULTURE &
RECREATION)

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 February 10, 2015 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 deny the variances to extend the existing non-conforming use and increase height over the required 25' on property at 2201 Cobbs Ford Road.**

IT IS THEREFORE ORDERED the petition of 2201 CFR, LLC, 2201 Cobbs Ford Road, Prattville, AL is hereby denied.

DONE THIS THE 10th DAY OF March 2015.

BOARD OF ZONING ADJUSTMENT



LEO JAMIESON, CHAIRMAN



ALISA MORGAN, SECRETARY

CITY OF PRATTVILLE
Board of Zoning Adjustment

Planning Department Staff Report



DATE:	1/28/15
APPLICATION TYPE:	Variance (150210-04)
PROPERTY LOCATION or DESCRIPTION:	2201 Cobbs Ford Road
PETITIONER(S) AND AGENT(S):	2201 CFR, LLC
ZONING DISTRICT(S)	FAR (Forest, Agriculture & Recreation)
REQUESTED ACTION:	Variances to extend the existing non-conforming use & to increase the sign height over the required 25'.
ZONING ORDINANCE REFERENCE:	<p>Appendix A-Zoning Ordinance Section 134 Business Districts, Office Districts and Manufacturing Districts Requirements</p> <p>High mount freestanding signs Maximum Height – 25'</p> <p>Section 135. Nonconforming signs. (b) All nonconforming signs in existence or under construction with a valid building permit upon the effective date of this article may continue through the amortization period provided that: (4) The sign is not expanded or relocated</p>



150210-04

Variance

To extend the existing non-conformance use & to increase height over the required 25'

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

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: 2201 CFR, LLC

Street Address: 2201 Cobbs Ford Rd

City: Prattville State: AL Zip: 36066

Phone Number(s): 334-285-8117

Property Owner Information
If different than above

Name: 2201 CFR, LLC

Address of Property Owner: 2201 Cobbs Ford Rd.

City: Prattville State: AL Zip: 36066

Phone Number: () 334-285-8117

Property Description

County Tax Parcel Number/Legal Description: Attached

Current Zoning of Property: _____ Physical Address: 2201 Cobbs Ford Rd

Proposed Use of Property (generally): _____

Describe Proposed Use or Variance: Billboard needs to be raised five feet because the neighbors sign is blocking it. ~~When~~ Murphy USAs original site plan did not include a sign. Any changes to the site plan had to be approved by Ray and Ronny Boks. The sign was put up without their permission. To fix the problem we need to raise our sign five feet.

Height Variance

Prattville AL.
36066

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.

Ronny Boles Ronny Boles 1-8-15
 Printed Name Signature Date

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Ronny Boles, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 8 day of January, 2015

Alicia D. Thulin
 Notary Public
 My commission expires 02/10/2016

150210-04/A

Variance

To extend the existing non-conformance use & to
increase height over the required 25'

Statement
of
hardship

Morgan, Alisa

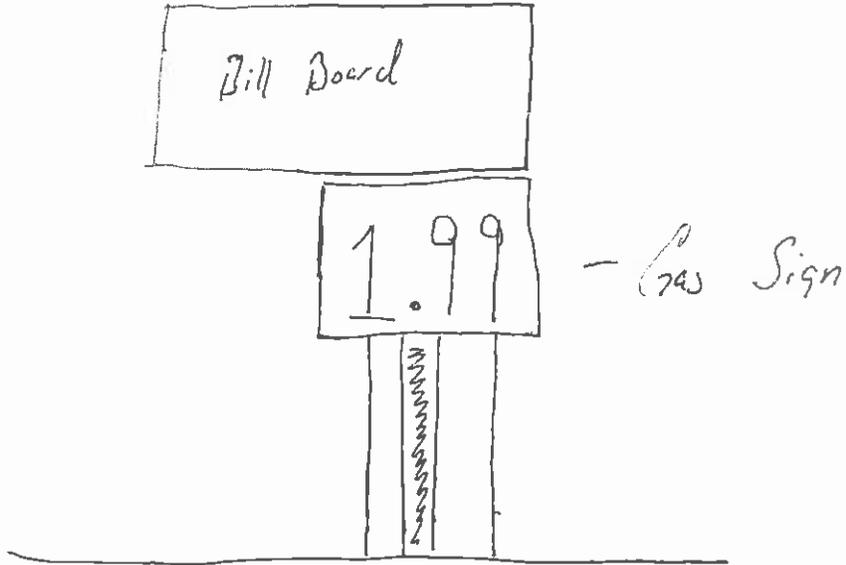
From: Prattville Carpet <prattvillecarpet@bellsouth.net>
Sent: Monday, January 12, 2015 12:20 PM
To: Morgan, Alisa
Subject: sign

Prattville Carpet, Inc. needs to raise our sign five feet because Murphy gas station's sign is blocking ours. Their site plans which had to be approved by Ray and Ronny Boles did not include a sign. Once the sign was installed, it blocked Prattville Carpet's sign. Thank you.

150210-04/B

Variance

To extend the existing non-conformance use & to increase height over the required 25'



AUTO SAVE TIRE & AUTOMOTIVE
157 N. Memorial Dr., Prattville
Across from Domino's Pizza
334-365-5808



100 Per Gallon

PET
VIL
LE

AUTO SAVE
157
AGRI

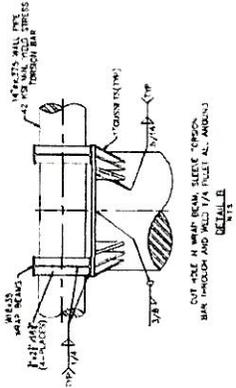
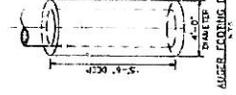
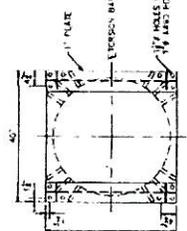
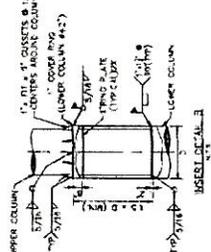
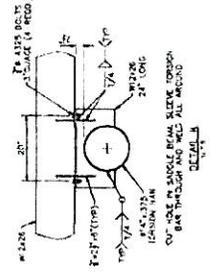
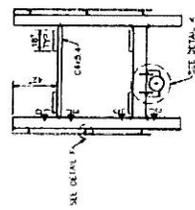
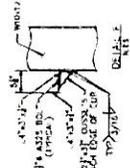
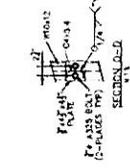
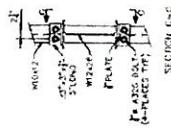
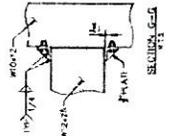
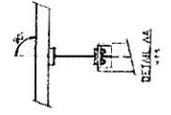
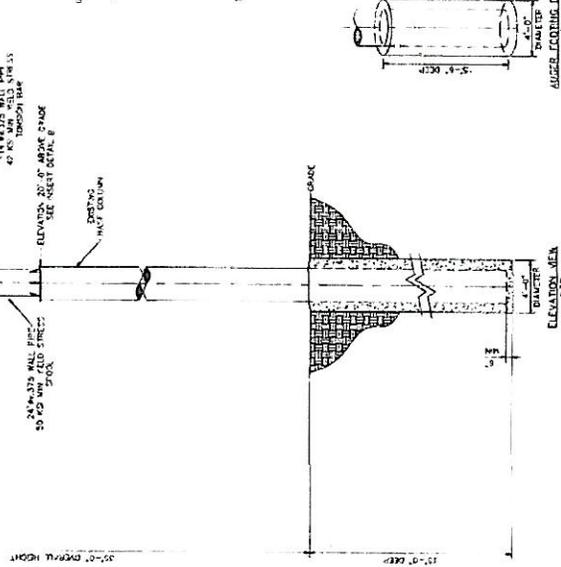
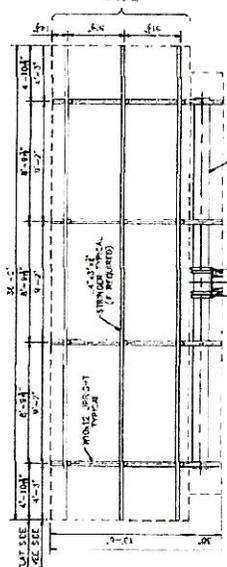
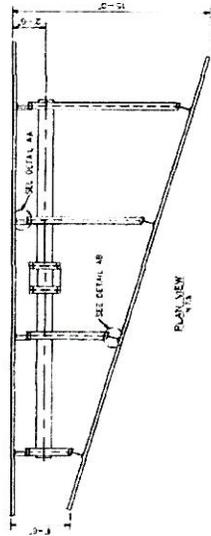
1.889
FREE ATM
DNJ

2.699
DIESEL

AIR
VAC



USE 20' SPACING & 1/4" WELDS
DETAILS NOT SHOWN FOR CLARITY



NOTE: THIS DRAWING IS PRELIMINARY AND NOT FOR FABRICATION. ALL MEMBER AND FOUNDATION SIZES ARE SUBJECT TO CHANGE IN THE ENGINEERING PROCESS.

DRAWN BY	TEST
DATE DRAWN	04/21/11
SHEET #	1 OF 1

Selective Structures, LLC
811 East Avenue
Athens, TN 37303

PROJECT
10'-6" x 36'-0" CM, 15' OSV @ 35'-0" O.A.H.
w/ (2) Digital Units Weighing Approx. 4,700H Ea.
Located in Prattville, AL



Larry Puckett Chevrolet

Murphy Oil

2201 CFR, LLC Sign

Photo 2
1,045'
15.8 sec.

Photo 3
645'
9.7 sec.

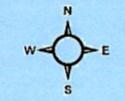
Photo 4
335'
5 sec.

Photo 1
1,038'
15.7 sec.

Cobbs Ford Pet Health Clinic

Later Day Saints Church

1 inch = 150 feet



Legend

-  Autauga Co Tax Parcel
-  BUILDING_FOOTPRINT 2010

Aerial photography date: March 2010