

**City of Prattville
Planning Commission**

**The minutes of the May 21, 2009 meeting of the
City of Prattville Planning Commission were
approved.**



Reuben Gardner, Chairman

7/16/09

Date

**CITY OF PRATTVILLE
PLANNING COMMISSION
AGENDA
May 21, 2009
3:00pm**

Call to Order:

Roll Call:

Mayor Byard, Councilman Miller, Chairman Gardner, Vice-Chairman McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

Minutes:

Old Business:

1. **Sketch Plan: Lake Haven Phase 3 & 4 (Southern Portion)**
Located on Lake Haven Way at East Main Street
Owner: James & Janice Baker
Representative: Jeffcoat Engineers

2. **Re-Plat: Lake Haven Plat 2A**
Located on Lake Haven Way
Owner: James & Janice Baker
Representative: Jeffcoat Engineers

Held 5/7/09

Held 5/7/09

New Business:

3. **Rezoning: R-3 (Single Family Residential) to B-2 (General Business)**
Located at 625 Durden Road
Petitioner: S&M Concrete, LLC

*Public Hearing
District 1*

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
May 21, 2009**

Call to order:

The meeting of the Prattville Planning Commission was held on May 21, 2009. Chairman Reuben Gardner called the meeting to order.

Roll Call:

The secretary called the roll. Present: Mayor Jim Byard, Councilman Tom Miller, Chairman Reuben Gardner, Vice-Chairman Roy McAuley, and Mr. Gene Hall. Absent: Chief Terry Brown, Mrs. Paula Carpenter, Mr. Bobby Nelson and Mr. Tim Smith.

Staff present: Mr. Joel Duke, City Planner; and Mr. George Stathopoulos, acting Secretary.

Minutes:

None

Old Business:

- 1. Sketch Plan: Lake Haven Phase 3 & 4 (Southern Portion)
Located on Lake Haven Way at East Main Street
Owner: James & Janice Baker
Representative: Jeffcoat Engineers**

The sketch plan was held at the previous meeting to refer to subcommittee for further review. The subcommittee, Mr. Hall, Mayor Byard, Mr. McAuley, and Mr. Smith, which was appointed by Chairman Gardner, met on May 18, 2009. Guthrie Jeffcoat presented a follow up review. He stated that certain data could be obtained from FEMA to do calculations on a no-rise certificate that they didn't previously have. He stated that flood maps have been updated and they are waiting on the updated flood maps. He requested that the Commission delay voting on the sketch plan until they can compile the information and submit it, estimating an eight week time frame.

Mr. Hall move to table the sketch plan of Lake Haven Phase 3 & 4 indefinitely. Mr. McAuley seconded the motion.

Mr. McAuley represented the subcommittee and provided an oral report of the committee's meeting that was held on May 18, 2009.

Councilman Miller asked what directions the Commission should take to ensure that the remnant lots are legally transferred. Mr. Duke replied that the Code of Alabama Title 11 Section 52-33 provides a remedy and penalty for transfer/sale of lands in subdivision prior to plat approval by the Planning Commission.

Mr. Jeffcoat stated that all remnant lots will be submitted for final plat approval which will include those that have been sold.

The motion to table indefinitely passed unanimously.

2. Re-Plat: Lake Haven Plat 2A
Located on Lake Haven Way
Owner: James & Janice Baker
Representative: Jeffcoat Engineers

Guthrie Jeffcoat presented the re-plat of Lake Have 2A. He stated that this re-plat is to add the rear remnant lot to the existing Lot 11.

Mayor Byard expressed that the common area around the lake was to be for public access. He stated that the overall goal and any issue of public concerns, and future maintenance needs to be examined.

Mr. Jeffcoat stated that the east side where Lot 11 is located is supposed to be closed off. He sold three of the remnant lots.

Mr. McAuley moved to table the re-plat of Lake Haven Plat 2A indefinitely so that Mr. Jeffcoat can submit remnant lots for final plat approval. Councilman Miller seconded the motion.

Mr. Duke expressed that this lot and several more in this subdivision need to be correctly divided before transfer.

The Commissioners were concerned that the developer has been misleading in selling lots and that he would continue to illegally transfer/sale remnant lots without consequence. That burden of responsibility lies on the taxpayers if he does not cease from selling lots until approval is granted by this Commission.

Chairman Gardner asked Mr. Jeffcoat how many lots had been sold. Mr. Jeffcoat stated that five to eight; no more than 10 lots had been sold.

The motion to table indefinitely passed by 3/2 vote as recorded. Favor: Mr. McAuley, Councilman Miller, and Chairman Gardner. Oppose: Mr. Hall and Mayor Byard.

New Business:

3. Rezoning: R-3 (Single Family Residential) to B-2 (General Business)
Located at 625 Durden Road
Petitioner: S&M Concrete, LLC

Joel Duke introduced the rezoning request for property located on the west side of Durden Road, south of Ruth Street and north of Greg Street. The 4.26 acre parcel is currently zoned R-3 for single family residential use. The petitioner wishes to zone the property to B-2 for general business to allow for a concrete contractor business which is currently being operated on location.

Chairman Gardner opened the public hearing.

Steve Carter, petitioner, stated that he is the owner of S&M Concrete. He applied for a business license and is now requesting rezoning. The business has been at location for approximately two years and has had no complaints from neighbors until now. He stated that he has one 6000 pound truck. Four to five employees arrive at approximately 6:30 a.m. and park personal vehicles on property and take work trucks out until about 5:30 to 6:00 p.m. He indicated that he built the building.

Channing Holland, 625 Durden Road, spoke in favor of the request. He stated that the business location would be better for the community and there is not a lot of traffic generated.

Jeff Tucker, 505 Durden Road, spoke in opposition to the request. He stated that this commercial business has a negative impact on the single family residential community, citing decreased property value, the danger of heavy equipment trucks mixing with residential traffic and young children playing in the area. He stated that the commercial building was built without a city building permit. He presented a petition of adjacent property owners in opposition to the request.

Mr. Duke addressed the issue regarding the building permit. He stated that a permit had been issued for the building as an accessory structure. The building not permitted for purpose of a concrete business.

TT Ray, 823 Durden Road, spoke in opposition to the request.

Don Maness, 1033 Durden Road, spoke in opposition to the request.

Billy Lawrence, 818 Durden Road, spoke in opposition to the request. He stated that the roads are not equipped for industrial traffic.

Linda Parrish, 630 Durden Road, spoke in opposition to the request.

Mary Voll, 620 Durden Road, spoke in opposition to the request.

Greg Moates, 1273 Bridge Creek Road, spoke in opposition to the request.

Carla Hines, 804 Durden Road, spoke in opposition to the request.

Richard Chavers, 607 Durden Road, spoke in opposition to the request.

Jim Manderson, 114 Greencrest Lane, spoke in opposition to the request.

After no further comments, the public hearing was closed.

Councilman Miller introduced a resolution recommending approval of the rezoning of 625-A Durden Road from R-3 to B-2 and moved for its approval. Mr. Hall seconded the motion.

Mr. Duke provided comments based on the staff report (made a part of the minutes). The 4.26 acre lot is surrounded by R-3 residential. He stated that B-2 zoning is inconsistent with the adopted Master Plan. He stated that B-2 zoning is not recommended.

Mayor Byard asked Mr. Carter of his business plan if City Council denies the rezoning request. Mr. Carter replied that he would continue to operate his business; he just has to wait to see what his options are.

The motion to approve failed by unanimous vote.

Miscellaneous:

Adjourn:

The meeting was adjourned at 4:19 p.m.

Respectfully submitted,

A handwritten signature in dark ink, reading "George Stathopoulos". The signature is written in a cursive style with a long horizontal flourish extending to the right.

George Stathopoulos, Acting Secretary
Planning Commission

Prattville Planning Commission

Sign-In Sheet

5/21/09

3:00 p.m.

Name	Address
1. Channing Holland	625 Durden Rd.
2. Steve Carter	625A DURDEN RD.
3. Jeff Tucker	505 DURDEN RD.
4. Linda Parrish	630 Durden Rd.
5. Mary Hall	620 Durden Rd.
6. Billy Lawrence	818 " "
7. Don Maness	1033 " "
8. Carla Hmi	804 " "
9. GREG MOATES	1273 BRIDGE CREEK RD
10. T. T. RAY	823 DURDEN RD.
11. Paul Chum	607 DUNCAN PD
12. Jim Manderson	114 Greencrest LN. -
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

RESOLUTION

Rezoning Request (R-3 to B-2)

625-A Durden Road

S & M Concrete, LLC, Petitioner

February 19, 2009

Whereas, Bobby Steve Carter is the owner of the property described in Attachment A; and shown in Attachment B; and

Whereas, the property to be rezoned is located at 625-A Durden Road; and

Whereas, the subject property is currently inside the city limits and is zoned R-3, Single Family Residential, and the petitioner wishes to rezone the property to B-2, General Business; and

Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on February 19, 2009.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the rezoning of said property from R-3 to B-2.

APPROVED:

Reuben Gardner, Chairman

Alisa Morgan, Secretary

**The motion to approve failed by unanimous vote.
5/21/09**

**S & M Concrete, LLC
625-A Durden Road
Rezoning (R-3 to B-2)
Legal Description**

Attachment A

LEGAL DESCRIPTION:

SEC: 06 TWN:17N RNG:16E Pt of Lot 1 EH Spears Land P.B.2 PG 249 Described as beginning NW corner said lot E 379.2 SW 36.4 E292.8 to W ROW Durden Road S187.2 along said ROW W661.2 N360 to POB SEC:6 T17N R16E 187.2x661.2 4.26 AC.

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



REZONING PETITION 625-A Durden Road
R-3, Single-family Residential to B-2, General
Business

DATE February 19, 2009

PROPOSED DEVELOPMENT

Petitioner: S&M Concrete, LLC

Property Owner: S&M Concrete, LLC

Agent: N/A

Location: West side of Durden Road, south of Ruth Street and north
of Greg Street

Development Status and History

Submission Status: Initial Submission

Previous Approvals: N/A

Conditions of Previous Approvals: N/A

Property Configuration

Acreage: 4.26

Proposed Number of Lots and Configuration: Single lot approximately 340' wide and 360' deep connected to Durden Road by a 50' wide and 303' deep strip.

Proposed Use: Business – Concrete contractor. The site is currently being used for the proposed use. Use was relocated to the property without proper building permit or change of business license. Business license for 2009 has been withheld pending resolution of zoning petition.

Current Zoning: R-3, Single-family Residential

Required Zoning: B-2, General Business

Surrounding Developments and Uses: Surrounding uses are a mixture of site built and manufactured single-family units.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke

Site Visits Conducted: February 16, 2009

Recommendation: Disapproval

Staff Comments:

The proposed rezoning should be denied by the City Council due to the following:

1. The requested use is inconsistent with the adopted future land use map. The future land use proposed for this area of Durden Road is single family residential. The nearest proposed commercial node is the intersection of Bridge Creek Road and County Road 85.
2. The proposed use is inconsistent with existing low density residential land use in the neighborhood. The nearest existing commercial use is a barber shop at the corner of Elizabeth Street and Durden Road, which exist as a legal non-conforming use.

COMMENTS FROM OTHER CITY DEPARTMENTS

None.

ATTACHMENTS

1. Location Map
2. Area Zoning Map

CITY OF
PRATTVILLE, ALABAMA

625 (A) DURDEN RD

1" = 100'



— STREETS
□ TAX PARCELS



Ryan Pecherka, G.I.S. Coordinator



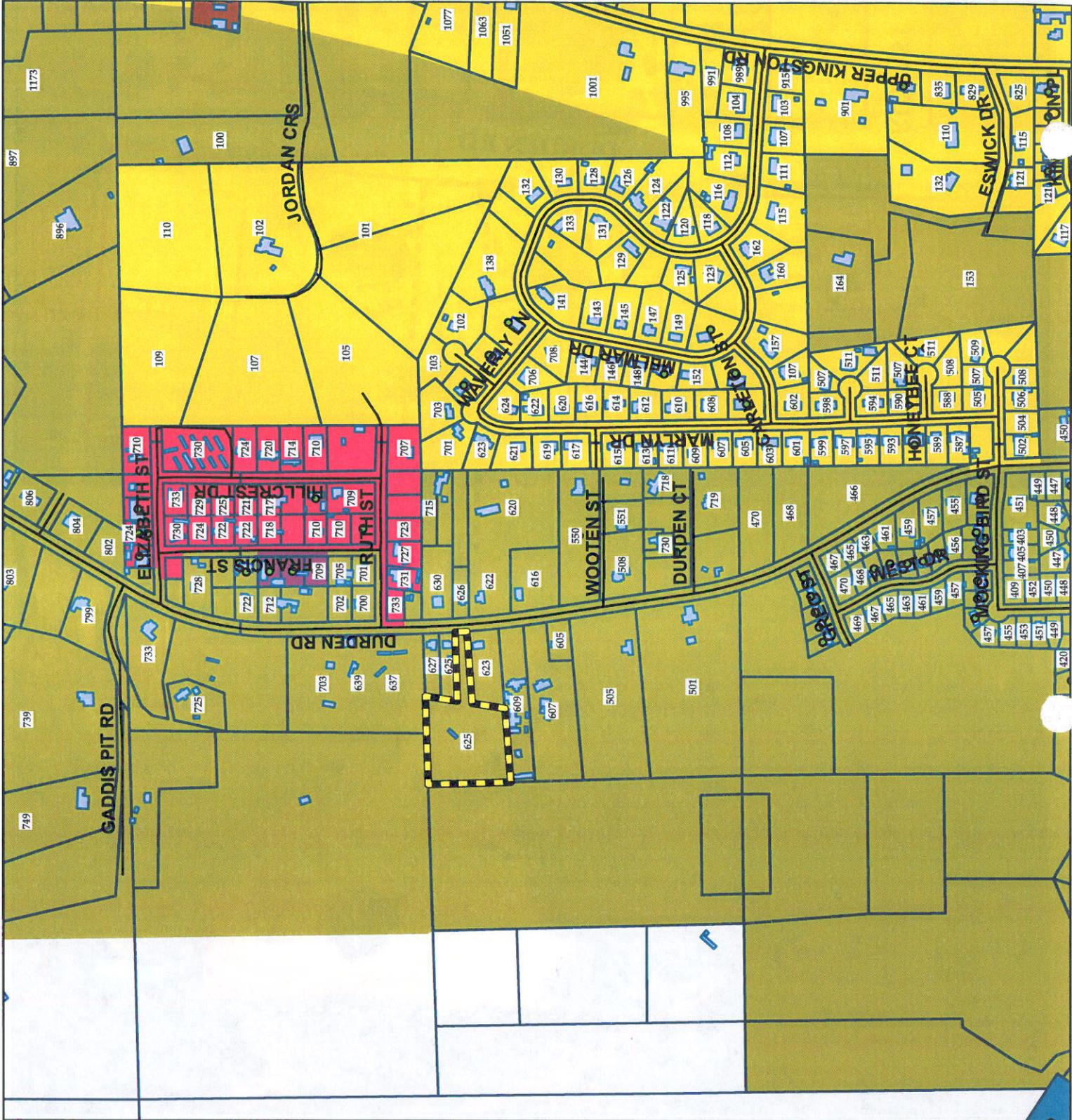
PLANNING COMMISSION

PRATTVILLE
ALABAMA

625 A DURDEN ROAD
RE-ZONING: R-3 to B-2

LEGEND

- STREETS
-  BUILDING FOOTPRINT
-  TAX PARCELS
- ZONING 2007
 -  R-1
 -  R-2
 -  R-3
 -  R-4
 -  R-5
 -  R-6
 -  RD-1
 -  B-1
 -  B-2
 -  B-3
 -  B-4
 -  O-1
 -  M-1
 -  M-2
 -  T-1
 -  T-2
 -  T-3
 -  F.A.R.
 -  NO ZONING VALUE
 -  HOMEPLACE P.U.D.



April 22, 2009

Jeff Tucker
505 Durden Rd.
Prattville, Al 36067
334-361-2886

Re: Proposed Rezoning 625-A Durden Rd.

Dear Chairman Gardner,

My family and I have enjoyed residing in the city of Prattville for over 8 years and living in a residential area at 505 Durden Road for 6 years. I am very concerned about a commercial structure that has been built in my neighborhood.

S & M Concrete built a commercial type structure in my established residential neighborhood without a city building permit and is currently operating out of this new structure without a city business license (that has been applied for). To receive the license, 625-A Durden must be rezoned for B-2. In the meantime, S & M Concrete continues to operate out of this commercial structure. Steve Carter owner of S & M Concrete (son and former employee of Bobby Carter owner of Bobby Carter Construction) has shown complete disregard for the laws of Prattville.

A public hearing was called for February 19, 2009 for the rezoning of 625-A Durden Rd from R-3 to B-2. The petitioner is S & M Concrete. The planning commission board did not have a quorum and rescheduled for March 19, 2009. The hearing for March 19 was cancelled by S&M Concrete, and was rescheduled for April 16. On April 16, again the board did not have a quorum. This appears to be an obstructive strategy to keep the status quo.

There is a petition of 41 signed home owners on Durden Road stating they are against the rezoning with more contacting me to sign this petition. On behalf of my neighbors and myself, I respectfully urge you, as the chairman of the planning commission board, to see that this hearing goes through on May 21, 2009 to have this public forum in order that I may present our objections to the proposed zoning change and submit our petition. The longer this goes on, the more attention it will attract.

Respectfully,

Jeff Tucker

Cc
Mayor Jim Byard



Tom Miller
Terry Brown
Roy McAuley
Paula Carpenter
Tim Smith
Bobby Nelson
Gene Hall
Bill Gillespie, Jr. (councilman district 1)

5/21/09
4:10 PM
Rov'd MP
P.C.

Protest Petition, City of Prattville, Alabama

For City Clerk Use Only (Date Submitted: _____
Time Submitted: _____ Received by: _____)

1. The undersigned owner(s) of real property, hereby protest the following request to amend the zoning map as submitted by S & M Concrete, LLC and amending the Zoning map from R-3 Single Family Residential to B-2 General Business for the property located at 625-A Durden Road plat # 19030610020060000.

2. Signature(s) (attach additional photocopies of this page as necessary)

Name (Print)	Address	Signature
PAUL FOSHEE	1301 BRIDGE CREEK	Paul E Foshee
Beth Moates	1273 Bridge Creek Rd.	Beth F Moates
Katie Bulger	1032 Purden Rd	Katie Bulger
Arthur S. WALLACE	1031 Durden Rd	Arthur S. Wallace
Billy L. LAWRENCE	818 Durden Rd.	Billy L. Lawrence
Kyle Marsh	812 Durden Rd	Kyle Marsh
David Sowers	815 Durden Rd.	David Sowers
TODD LUEDTKE	807 Durden Rd.	Todd Luedtke
Margaret Ryan	808 Durden Rd	Margaret Ryan
Charlie Swen	806 Durden Rd.	Charlie Swen
BRETT SCOTT	803 DURDEN RD	Brett Scott
Frank D Lee	726 Elizabeth	Frank D. Lee
W.R. TURNER	733 Durden Rd.	W.R. Turner
Eleanor Bolt	700 Durden Rd	Eleanor Bolt
Mary A. Voll	680 Durden Rd	Mary A. Voll
Joyce WOOTEN	508 DARDEN RD.	Joyce Wooten
JOE WOOTEN	508 DARDEN RD.	Joe Wooten
Mike Wooten	550 Durden Rd.	Mike Wooten
Adam Pike	551 wooten st.	Adam Pike

Elizabeth Woodruff	455 Durden Rd	Elizabeth Woodruff
Melanie McDaniel	424 Durden Rd.	Melanie McDaniel
William F Wright	458 West 07	William F Wright
Robyn L. James	501 Durden Rd.	Robyn L. James
Michael S. James	501 Durden Rd.	Michael S. James
Rene Llera	818 Durden Rd	Rene Llera
Thyron Jones	1035 Durden Rd	Thyron Jones
Judy DeBardelaben	1127 Durden Rd	Judy DeBardelaben
Robert DeBardelaben	1127 Durden Rd	Robert DeBardelaben
ROBBY K CLARK	1042 Durden Rd	Robby K Clark
Sharron F. Clark	1047 Durden Rd	Sharron F. Clark
Donald F Maness	1033 Durden Rd	Donald F Maness
DAN HENK	827 DURDEN RD	DAN HENK
Eva Henk	827 Durden Rd.	Eva A. Henk
JEFFREY SUMNER	799 Durden Rd	JEFFREY SUMNER
Adam Lawrence	1040 Durden Rd	Adam Lawrence
T. T. Ray	823 Durden Rd	T. T. Ray
HOWARD LEDBETTER	712 DURDEN RD	Howard Ledbetter
Tammy Ledbetter	712 Durden Rd	Tammy Ledbetter
Lynda Voll	219 Durden Rd	Lynda Voll
Mary Jane Seamon	221 Durden RD.	Mary Jane Seamon
Polly & Warren Henderson	457 Durden Rd.	Polly & Warren Henderson

Morgan, Alisa

From: Duke, Joel
Sent: Thursday, April 16, 2009 12:06 PM
To: Morgan, Alisa
Subject: FW: [SPAM] Proposal to Rezone Durden Road (for Mixed Residential/Commercial/Business use)

Importance: Low

Joel T. Duke, AICP, City Planner
City of Prattville, Planning and Development Department
102 West Main Street
Prattville, AL 36067
334-361-3613, 334-361-3677 FAX
joel.duke@prattville.com

From: Purnellhl@aol.com [mailto:Purnellhl@aol.com]
Sent: Thursday, April 16, 2009 11:55 AM
To: Duke, Joel
Cc: Purnellhl@aol.com; evahenk@charter.net
Subject: [SPAM] Proposal to Rezone Durden Road (for Mixed Residential/Commercial/Business use)
Importance: Low

Dear Sir,

I live at 811 Durden Road. When I retired from the military several years ago, I decided to return to Alabama (my home state) and settle down from my travels to a quiet neighborhood. I was very comfortable with my choice (Mallard Rise on Durden Road) until the recent drive to commercialize our peaceful street. I find it hard to believe that a business venture with so much potential for noise, dust and heavy industrial traffic would be allowed to move in without any comment from the City's Planning Office or any input from the families who will be so negatively impacted. There are many families with young children on Durden Road. This business mix is a very bad one for young playing children and pick-up/delivery drivers who will not always have the time or focus required to take young playing children into account. It is also bad for our many residents who walk and jog on Durden Road.

This is a wonderful single family residential neighborhood. Please help us to keep it that way. In advance, thank you.
Sincerely,
Helen Purnell

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Morgan, Alisa

From: Duke, Joel
Sent: Thursday, April 16, 2009 6:58 AM
To: Morgan, Alisa
Subject: FW: [SPAM] Rezoning Durden Rd.

Importance: Low

Please add to PC packet. Thanks.

From: WWWBILLBOB@aol.com [WWWBILLBOB@aol.com]
Sent: Wednesday, April 15, 2009 7:36 PM
To: Duke, Joel
Subject: [SPAM] Rezoning Durden Rd.

Billy Lawrence at 818 Durden Rd. I am against this request from R-3 to B-2 rezoning.

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CITY COUNCIL

DEAN R. ARGO TOM MILLER BILL GILLESPIE, JR. WILLIE WOOD, JR. MIKE RENEGAR RAY C. BOLES NATHAN D. FANK
PRESIDENT PRESIDENT PRO TEMPORE DISTRICT 1 DISTRICT 2 DISTRICT 5 DISTRICT 6 DISTRICT 7
DISTRICT 3 DISTRICT 4

February 9, 2009

19030610030100000
PEEK FRED F & BETTY
705 FRANCIS ST
PRATTVILLE, AL 36067



NOTICE OF PUBLIC HEARING

PRATTVILLE PLANNING COMMISSION

LOCATION: Prattville City Hall

DATE: February 19, 2009

TIME: 3:00 pm

In compliance with Section 11-52-32, of the Code of Alabama, 1975, as amended, you are hereby notified that a public hearing will be held concerning the proposed property listed below:

REZONING: R-3 (Single Family Residential) to B-2 (General Business)

625-A Durden Road

Petitioner: S & M Concrete, LLC

As a property owner located within 500-feet of the proposed zoning, you are invited to attend the public hearing. The Prattville Planning Commission will consider recommending approval of the proposed zoning.

Further information concerning this proposal may be obtained by contacting the Prattville Planning Department at 102 West Main Street, Prattville, AL 36067, (334) 361-3613, FAX (334) 361-3677 or alisa.morgan@prattville.com.

Sincerely,

Alisa Morgan, Secretary
Prattville Planning Commission

*We are unable to attend meeting.
We have no
objections. They do
not bother us &
are not retarded.
Betty & Fred PEEK
2/12/09
705 Francis St.*

PLANNING AND DEVELOPMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334.361.3613 ■ 334.361.3677

FACSIMILE

WWW.PRATTVILLE.COM

Morgan, Alisa

From: kctecumseh@charter.net
Sent: Wednesday, February 18, 2009 7:55 PM
To: Morgan, Alisa
Subject: petition to rezone 625-A Durden Road

Ms. Morgan,

My wife and I will be unable to attend the rezoning meeting on Thursday; however, it is very important to us to make the planning commission aware of how deeply we oppose the rezoning of any residential property on Durden Road to any business use. Durden Road is a heavily traveled and populated residential area. It's proximity to the High School makes Durden Road a main artery to and from the school. Durden Road is utilized by runners, bikers, and parents taking their children on walks and rides in strollers. Durden Road is also used extensively by school buses from the primary and middle schools in Prattville. Obviously adding business traffic to this equation would make Durden Road overused and very unsafe. Finally, the rezoning would severely and unfairly diminish the property values of the home owners of this residential area.

B. Kyle and Sharron Clark
1042 Durden Road



Morgan, Alisa

From: Duke, Joel
Sent: Monday, March 09, 2009 8:47 AM
To: Papadon715@aol.com
Cc: Morgan, Alisa
Subject: RE: [SPAM] Rezoning 625-A Durden Road

Mr. Maness,

Thank you for your e-mail. I am forwarding it to Ms. Alisa Morgan for distribution to the Prattville Planning Commission. This item will be heard at the April 16, 2009 Planning Commission meeting at 3 pm.

Sincerely,

Joel T. Duke, AICP, City Planner
City of Prattville, Planning and Development Department
102 West Main Street
Prattville, AL 36067
334-361-3613, 334-361-3677 FAX
joel.duke@prattville.com

From: Papadon715@aol.com [mailto:Papadon715@aol.com]
Sent: Sunday, March 08, 2009 8:45 PM
To: Duke, Joel
Subject: [SPAM] Rezoning 625-A Durden Road
Importance: Low

I am opposed to rezoning 625A-Durden Road to B-2 (General Business). I ask that anyone voting on this issue ride by and look at this property and the area, before voting.
Thank you. Donald F. Maness 1033 Durden Road

Check all of your email inboxes from anywhere on the web. [Try the new Email Toolbar now!](#)



From: rene llera [mailto:ral795@yahoo.com]
Sent: Tuesday, March 24, 2009 3:32 PM
To: Duke, Joel
Subject: Zoning change on Durden Rd.

Mr. Duke

I'm writing to express my feeling against rezoning any part of Durden Rd from residential to commercial. This would affect the quality of life in the area an decrease property values, also bring unwanted traffic to the neighborhood. Thank you for considering my concerns and I look forward to hearing from you.

Rene Llera M.D.
810 Durden Rd.
Prattville, Al 36067



Morgan, Alisa

From: Duke, Joel
Sent: Sunday, March 29, 2009 10:10 PM
To: EvaHenk
Cc: Morgan, Alisa
Subject: RE: Rezoning 625-A Durden Rd.

Mr. and Mrs. Henk,

Thank you for your e-mail concerning the proposed rezoning at 625-A Durden Road. I am forwarding your comments to the Planning Commission's secretary to be entered into the record at the April 16, 2009 public hearing on the matter. The comments will also be forwarded for Commission member's review packet.

If you have any questions or additional comments, please do not hesitate to call or e-mail.

Sincerely,

Joel T. Duke, AICP, City Planner
City of Prattville, Planning and Development Department
102 West Main Street
Prattville, AL 36067
(334) 361-3613
joel.duke@prattville.com

From: EvaHenk [evahenk@charter.net]
Sent: Sunday, March 29, 2009 8:27 PM
To: Duke, Joel
Subject: Rezoning 625-A Durden Rd.

Dear Sir,

We live at 827 Durden Road. We are strongly opposed to S&M Concrete, LLC petitioning to rezone 625-A Durden Rd. from R-3 (single family residential) to B-2 (General Business). We are appalled that he would even consider operating his business in our neighborhood. We do not appreciate the fact that he is at the present illegally operating his business from 625-A Durden road. We often see his trucks with his business name S&M Concrete, LLC on our road.

Rezoning Durden Rd. for commercial business would mean:

- Decline in our property value
- Added traffic
- Heavy trucks
- Industrial noise
- Road deterioration

Please help us keep our neighborhood R-3 (single family residential).

Respectfully yours,

Dan and Eva Henk

