



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 Planning Commission

The minutes of the January 17, 2013 meeting of the City of Prattville Planning Commission were approved.



Reuben Gardner, Chairman

2/21/13

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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CITY OF PRATTVILLE PLANNING COMMISSION AGENDA (Revised) January 17, 2013 3:00pm

Call to Order:

Roll Call:

Mayor Gillespie, Councilman Boles, Chairman Gardner, Vice-Chairman McAuley, Chief Johnson, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

Election of Officers:

Minutes:

November 15, 2012

Old Business:

None

New Business:

1. Re-Zoning: FAR (Forest, Agriculture, Recreation) to M-2 (Heavy Industrial)
Highway 82 E
Petitioner: Prattville Development Group, LLC
2. Re-Plat: Prattmont Subdivision Lots 10, 11, & 12
809 Dozier Avenue & 849 Davis Street
Owner: Courtney Sims Brooks, Anthony & Tammy Hughes
Engineer/Representative: Gerald Hamm
3. Re-Plat: Habitat for Humanity Wilberforce, Plat 1
925 Wilberforce Avenue
Owner: Habitat for Humanity of Autauga & Chilton County
Engineer/Representative: Habitat for Humanity

Public Hearing
District 7

District 6

District 2

Miscellaneous:

Adjourn:

PLANNING & DEVELOPMENT DEPARTMENT

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**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

January 17, 2013

Call to order:

Chairman Reuben Gardner called the meeting to order at 3:00 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Bill Gillespie, Chairman Reuben Gardner, Chief Dallis Johnson, Mrs. Paula Carpenter, and Mr. Gene Hall, Mr. Bobby Nelson, and Mr. Tim Smith. Absent: Vice-Chairman Roy McAuley. Councilman Ray Boles arrived at 3:15 p.m.

(Quorum present)

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

Election of Officers:

Mrs. Carpenter nominated Reuben Gardner as Chairman. Mr. Smith seconded the motion. The motion passed unanimously.

Mr. Nelson nominated Roy McAuley as Vice-Chairman. Mrs. Carpenter seconded the motion. The motion passed unanimously.

Minutes:

Mr. Nelson moved to table the approval of the minutes of the November 15, 2012 meeting. Chief Johnson seconded the motion. The motion to table passed unanimously.

Old Business:

None

New Business:

- 1. Re-Zoning: FAR (Forest, Agriculture, Recreation) to M-2 (Heavy Industrial)
Highway 82 E
Petitioner: Prattville Development Group, LLC**

George Walthall, III introduced the rezoning of property on Highway 82 East. He stated that the have a prospective client to buy the property and is waiting on business decisions of that client.

Mr. Duke provided the staff report for the rezoning request for the property located at Highway 82 East. He stated that the property was located between the railroad and Doster Cut-Off Road. He stated that of the advertised 22 acre lot only 8 acre was proposed for rezoning.

Chairman Gardner opened the public hearing for comments.

Jon Lee Fennigan, resident of 211 Deer Trace Street, spoke in opposition to the request. She stated that the type of business (manufacturing) would destroy the gateway entrance into the city. She also cited traffic safety as an issue for the current two lane road.

Gerald Cimis, resident of 141 N. Chestnut Street, spoke in opposition to the request. He stated that the proposed business had many environmental safety concerns and was part of many lawsuits.

George Walthall, Jr. spoke in favor of the request and addressed concerns for those who spoke in opposition to the request. He stated that his family owned most of the adjacent property where the proposed business would be located and was just as concerned about the type of business that would be located. He stated that he had inquired and met with the Department of Transportation District Engineer Tim Wright regarding the requirements for making the road four-lane with a turn off lane. He stated that they have discussed providing a beautification berm along Highway 82 at the proposed business site.

The public hearing was closed.

Mr. Smith introduced a resolution recommending approval for the rezoning request of Highway 82 East from FAR to M-2 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke stated that as practice the commission had requested sketch plan for proposed developments when looking at a zoning change. He stated that the proposed rezoning request was in concurrence with the comprehensive plan Future Land Use Map. He stated that the proposed use of property was regulated by federal and state agencies and noise regulation/landscaping was governed by the city's Zoning Ordinance.

Mr. Walthall, Jr. stated that they would provide an overall concept for the proposed property.

Mayor Gillespie moved to table the request. Mr. Smith seconded the motion.

The motion to table passed unanimously.

- 2. Re-Plat: Prattmont Subdivision Lots 10, 11, & 12**
809 Dozier Avenue & 849 Davis Street
Owner: Courtney Sims Brooks, Anthony & Tammy Hughes
Engineer/Representative: Gerald Hamm

Mr. Duke introduced the replat of the Prattmont Subdivision. He stated that replat was to join three lots (10, 11, 12) into two.

Jerry Hamm was present as representative for the replat of the Prattmont Subdivision.

Mr. Smith moved to approve the replat of Prattmont Subdivision Lots 10, 11, and 12. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

- 3. Re-Plat: Habitat for Humanity Wilberforce, Plat 1**
925 Wilberforce Avenue
Owner: Habitat for Humanity of Autauga & Chilton County
Engineer/Representative: Habitat for Humanity

Mr. Duke introduced the replat of the Habitat for Humanity Wilberforce, Plat 1. He stated that the existing house on the property was being torn down to rebuild a new. He stated that this was a plat to join two lots into one.

Mr. Nelson moved to approve the replat of Habitat for Humanity Wilberforce, Plat 1. Mrs. Carpenter seconded the motion.

The motion to approve passed unanimously.

Miscellaneous Business:

Mr. Walthall addressed the commission on impact fees for subdivisions.

Adjourn:

The meeting was adjourned at 3:59 p.m.

Respectfully submitted,

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

Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission
 Sign-In Sheet
 1/17/13
 3:00 p.m.

Name	Address
1. <i>[Signature]</i>	490 Sindy Hill Rd 36067
2. <i>Gerald Cymis</i>	141 N. Chestnut St Prattville 36067
3. <i>Jon Lee Finneson</i>	211 Reemace St.
4. <i>Fuzzy Powell</i>	141 W. Men St PVL AL
5. <i>Lee H. S. / [Signature]</i>	814 Dozier Ave. Prville 67
6.	
7.	
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20.	

<i>Required Zoning:</i>	Petitioner has indicated that the undivided parcel will be used for a heavy industrial use (reclaiming and chipping of railroad crossties). This use is accommodated under the M-2, Heavy Industry classification.
<i>Consistency with Adopted Future Land Use Plan</i>	The Future Land Plan/Map in Section 2.2 of the Prattville Comprehensive Plan adopted by the Planning Commission on January 21, 2010 shows the subject property as "Industrial". The requested zoning of M-2, Heavy Industry is consistent with the adopted plan.
<i>Surrounding Developments and Uses:</i>	See Attachment B. North: Vacant or agricultural property East: Vacant or agricultural property West: Vacant or agricultural property South: Railroad switching yard for International Paper and undeveloped lots in the Prattville South Industrial Park
<i>Street Extensions or New Streets:</i>	None required for the proposed industrial use. ALDOT turnout permit will be required for access to U. S. 82.

PLANNING STAFF EVALUATION

Reviewed by:	Joel T. Duke, AICP
Site Visits Conducted:	January 11, 2013
Recommendation:	<ol style="list-style-type: none">1. Designation as M-2, Heavy Industry is supported by the FLU Plan and city use of the adjacent property.2. Questions concerning the eventual development of the entire 22 acre tract should be explored and discussed by the Commission before making a recommendation.

Staff Comments:

As stated earlier in the report, the city's Future Land Use Map adopted in January 2010 classifies the subject property as "Industrial". This classification, explained in depth on Page 2.15 of the plan, supports the proposed zoning of the property for heavy industry.

Light industry is supported more in mixed commercial and industrial developments. The subject property is located adjacent to a major transportation corridor and to the city's South Industrial Park with access to high capacity utilities. The site is also visually and physically isolated from residential subdivision development. The nearest subdivision development, The Oaks at Buena Vista, is 1,500 feet to the south and accessed through County Road 4. All of these factors support designation of the property as M-2, Heavy Industry.

The applicant is requesting the rezoning of 8 acres in the center of a 22 acre tract fronting U.S. 82. This initial change from very low intensity zoning designation to a high impact category will significantly impact and set the pattern for the future use of the entire 22 acre parcel and surrounding properties. The applicant has not shared any plans for the future use and development of the remainder of the property. The application and information provided has centered on use of the property for a specific recycling and chipping operation. It is important for the applicant and the city to consider that zoning the property as requested opens it to any of the permitted uses in an M-2 district. If the subject property is zoned and developed as requested it is difficult to imagine any of the remaining property developing for uses other than industrial. As a result, a discussion of the proposed or imagined uses of the remaining 22 acres by the applicant, Planning Commission, and the City Council should be conducted and included in the public record.

ATTACHMENTS

- A. Location Map
- B. Future Land Use Map
- C. Page 2.15 – 2010 Comprehensive Plan
- D. Application

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Proposed FAR to M-2

LOCATION MAP

Rezoning FAR to M-2
Prattville Development Group, LLC
8 Acres
U.S. Highway 82 East

Legend

- S. Industrial Pk
- Tax Parcel
- Building 2005

1 inch = 1,000 feet

Aerial photography date:
 March 2010

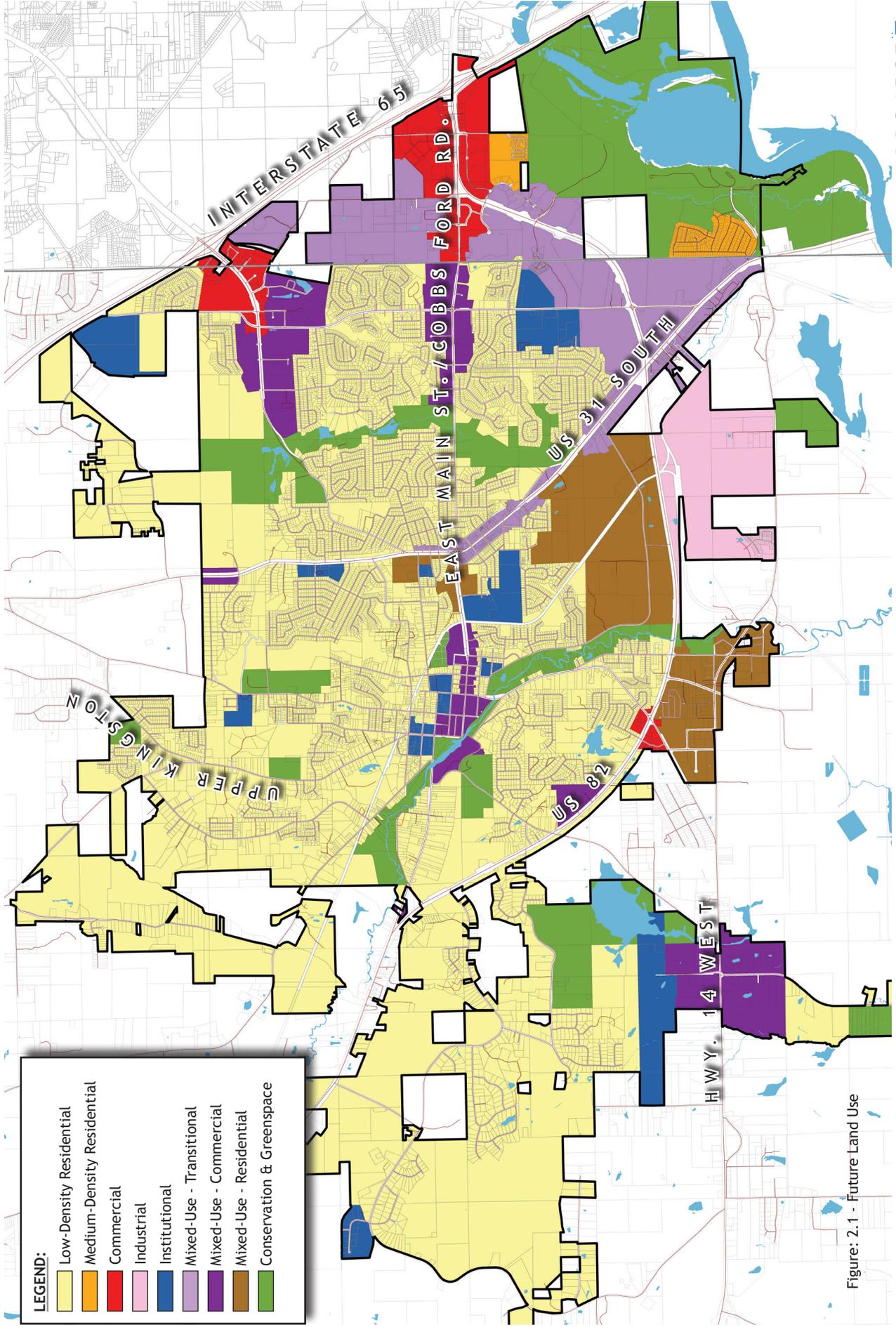


Figure 2.1 - Future Land Use

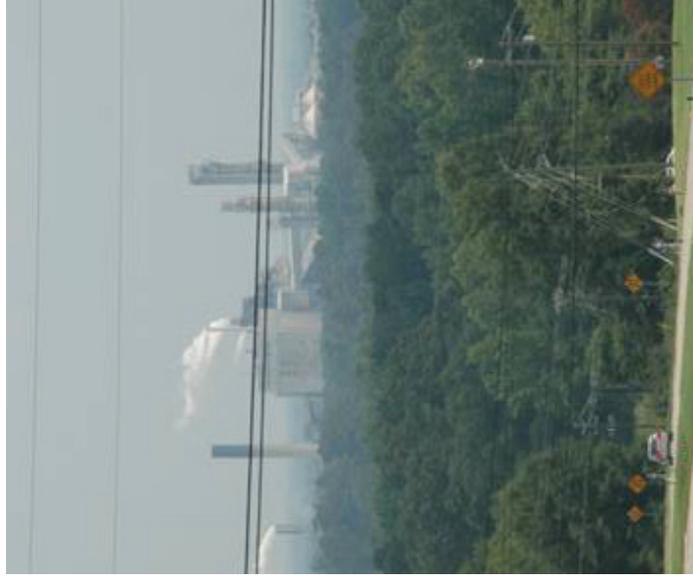
high-traffic intersections and corridors, and rarely to more than a parcel in depth. It allows maximum flexibility, especially in areas that might have more difficulty in attracting redevelopment.

Industrial. In this instance, the designation refers specifically to heavy industrial. These are resource-intensive uses that by and large need to be appreciably separated from most other land uses, especially residential. The plan specifically removes the sub-category often known as “light industrial”, and addresses it within some of the new Mixed-Use categories. It is anticipated that there will be minimal industrial areas identified, likely along the 82 Corridor to the south, where the existing International Paper facility has established some level of precedent.

Institutional. Very similar to the standing designation, this is reserved for government facilities, schools, churches, etc. In most cases, this has been applied to large, existing institutional locations, with the idea that future institutional development may occur under another use on a site-by-site basis .

Mixed-Use - Commercial. As its name suggests, this is a mixed-use category with a focus on commercial. It implies a rezoning, within the framework of which would be outlined allowances - most likely by percentage of square footage - for commercial and accessory uses. It is geared towards the redevelopment of existing commercial areas, so that there would not be a large net gain in retail, while additional complementary uses would be added.

Mixed-Use - Residential. With the High Density Residential category removed from the legend in this version of the plan, this new category provides for that level of development, but in a mandated mixed-use format. As a rule, mixed-use projects are more sustainable, in terms of performance and utility, than



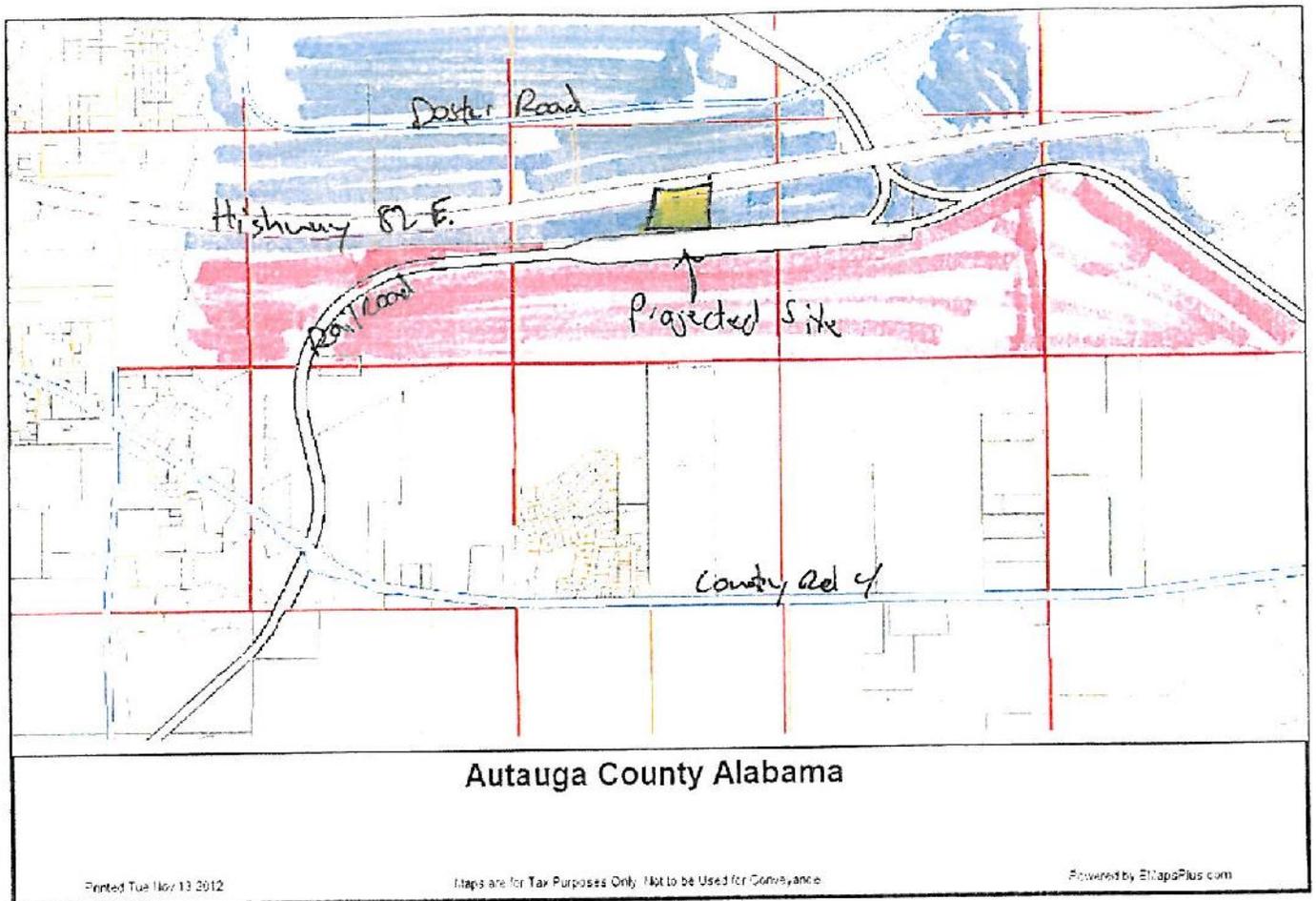
Sample images, clockwise from top left: Commercial; Heavy industrial; Institutional; Mixed-use commercial

Application for Zoning Map Amendment

City of Prattville, Planning and Development Department
 102 W. Main St.
 Prattville, AL 36067
 (334) 361-3613/FAX (334) 361-3677/www.prattvilleal.gov



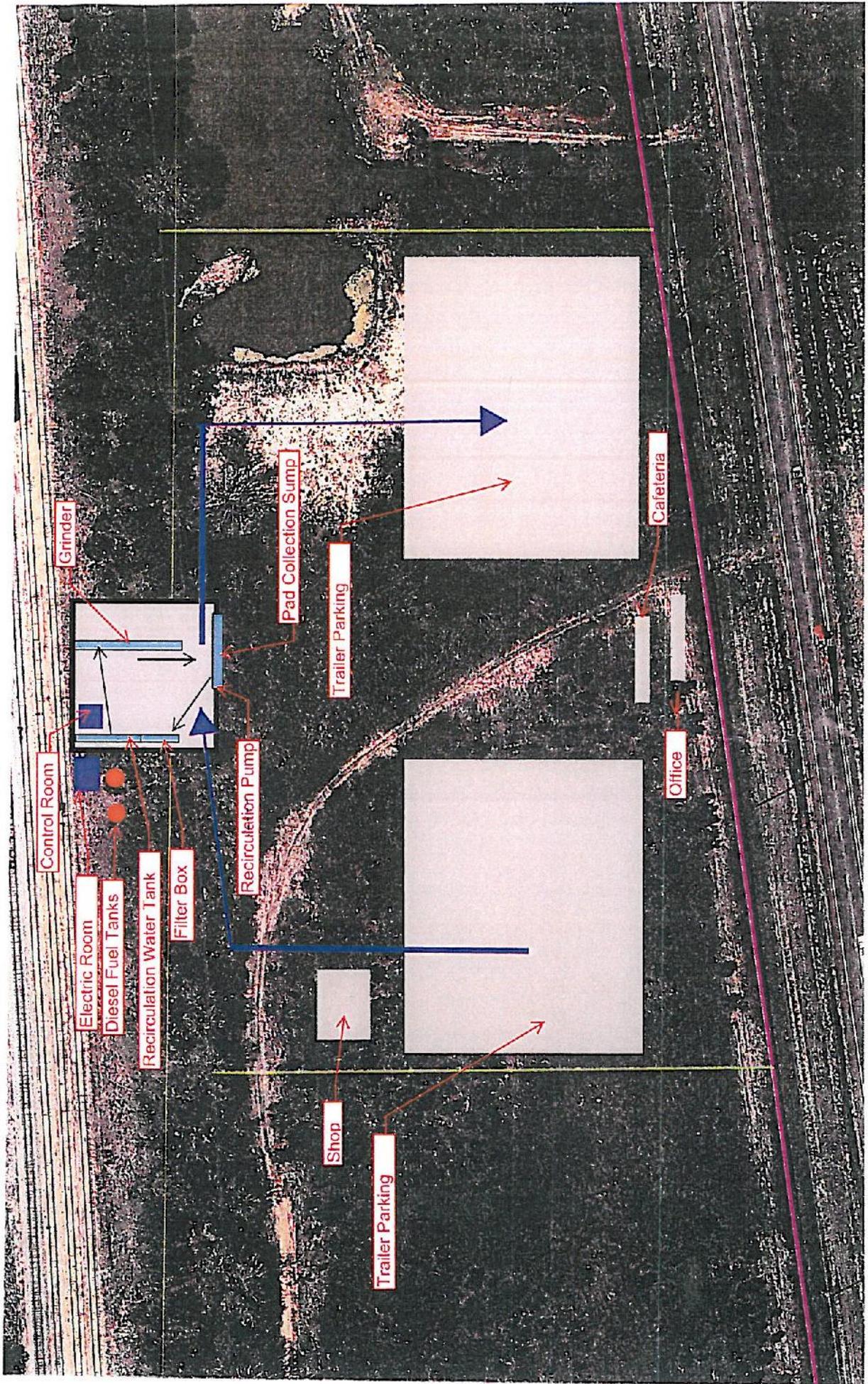
Applicant/Project Information	
Applicant Name: Prattville Development Group LLC	Project Name: US 82 site
Phone Numbers (list any applicable): 799-4092	Site Address:
Applicant Address: 496 Shady Hill Road	City, State, ZIP: Prattville AL 36067
Applicant Representative/Point of Contact: George Walthall III	Representative Phone Number: 799-4092
Representative Address: 496 Shady Hill Road	City, State, ZIP: Prattville AL 36067
Representative listed above will be the point of contact for all phone calls, correspondence, review comments from the city staff concerning the zoning request and hearings.	
Site Information	
Current Zoning District: Forest, Agriculture, & Recreation	Current Use of or Developments on the Subject Property: Timber
Requested/Proposed Zoning District: Industrial	
General Location or Address of Subject Property: Highway 82 E Half way between Doster Road cutoff & Walthall Industries on South side of road	Proposed Use of the Subject Property: site for wood recycling process.
Total Area of Property (acres or square feet): 7.5 +/-	
Current Owner: PDG LLC	Current Owner Address: PDG LLC. 880 Doster Rd Prattville 36067
List any additional parties holding interest in the property listed above:	



Blue - PDG (Family Property)
 Pink - City of Prattville Industrial Park

* NO OTHER NEIGHBORS *

Proposed Site LAY OUT



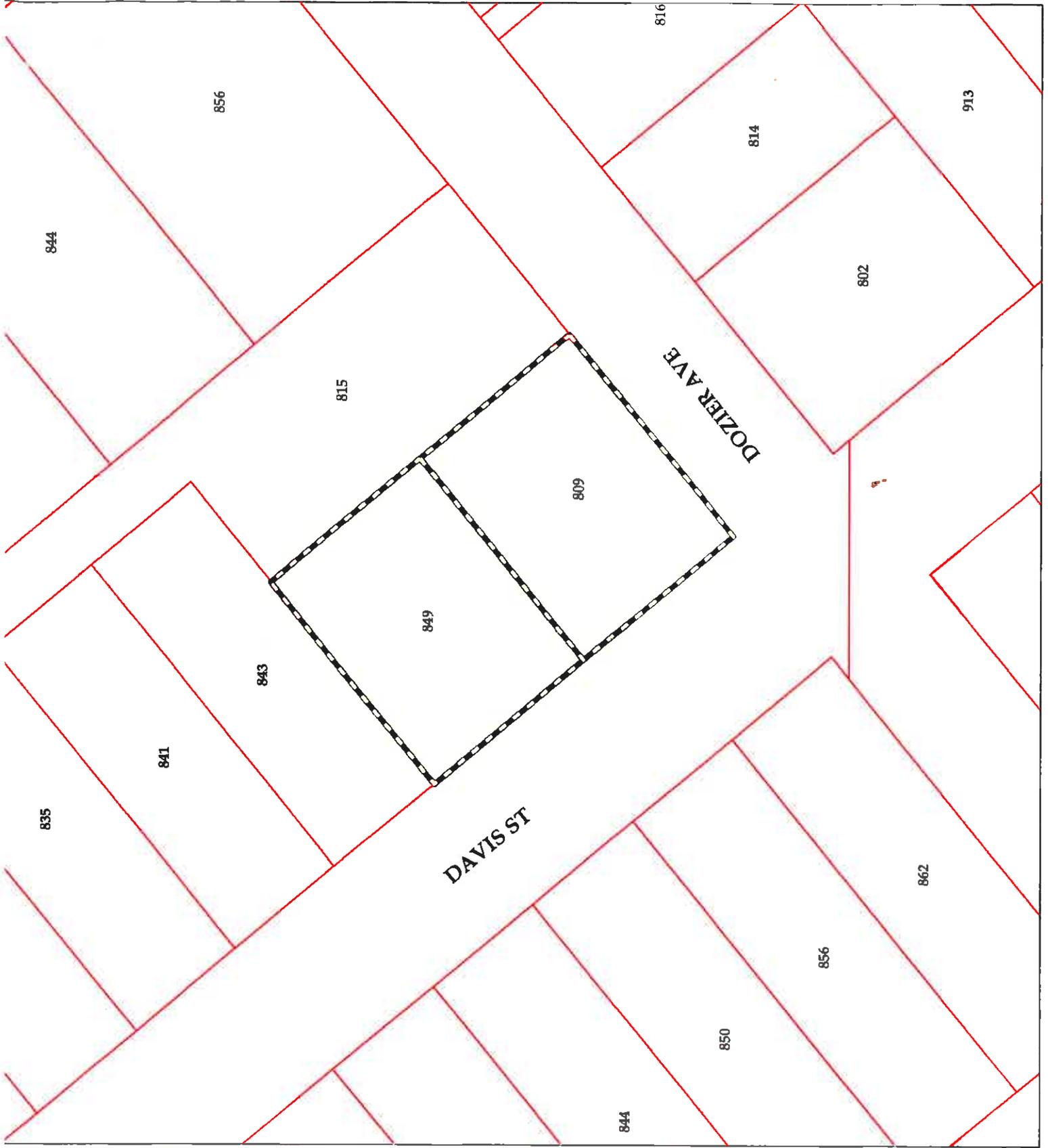
CITY OF
PRATTVILLE, ALABAMA

849 DAVIS ST
809 DOZIER AVE
ZONING: B-1

SCALE: 1" = 50'

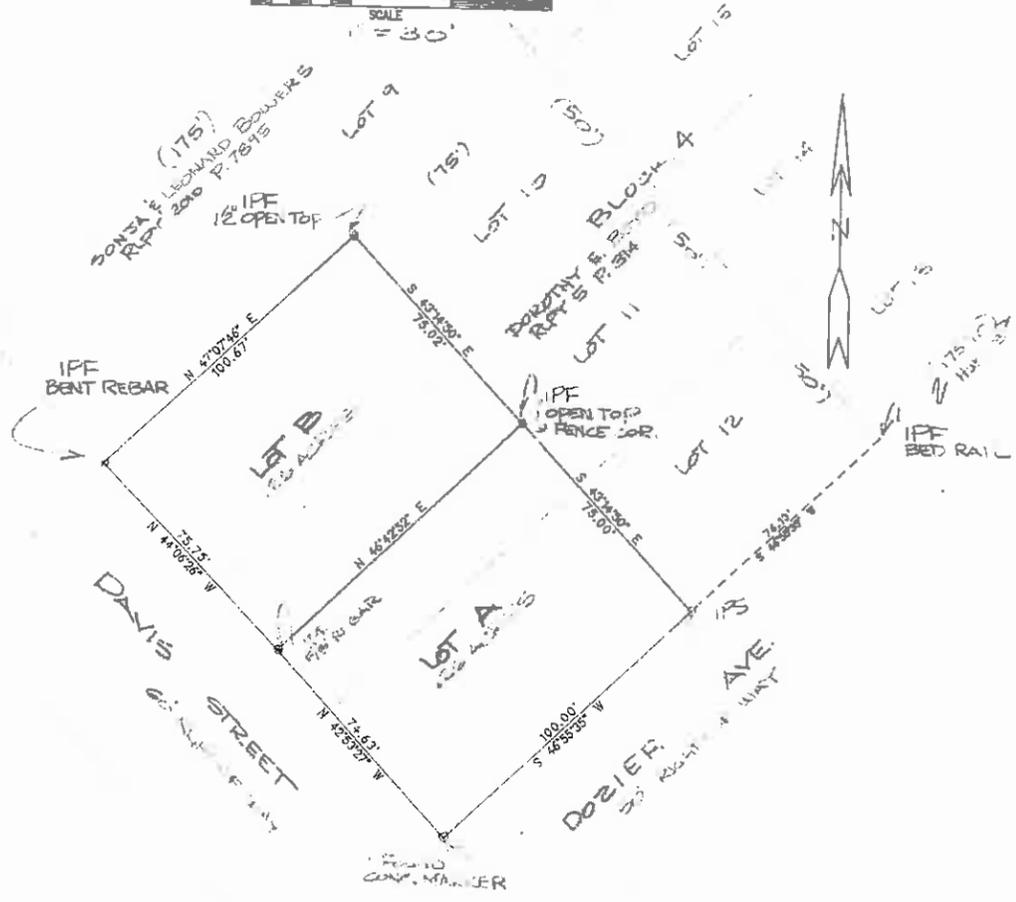


— STREETS
□ TAX PARCELS



**REPLAT OF A PART OF LOT 10, LOT 11 AND LOT 12 BLOCK 4
PRATT-MONT SUBDIVISION**

Lying in the NW 1/4 of the NW 1/4, Section 15, Township 17 N, Range 16 E
Autauga County, Alabama
City of Prattville, Alabama



Description

Beginning at the NE Corner of Davis Avenue and Dozier Street thence N44°53'27" W and along the east right-of-way of Davis Street 74.83' to an iron pin; thence N44°08'28" W and along said right-of-way 75.75' to an iron pin; thence N47°07'46" E 100.87' to an iron pin; thence S43°14'50" E 75.02' to an iron pin; thence S43°14'50" E 75.00' to an iron pin; thence S46°55'35" W along the north right-of-way of Dozier Avenue 100.00' to the point of beginning, all containing .52 acres more or less, being a part of Lots 10, 11 and 12 Block 4 Pratt-Mont recorded in Deed Book 54, page 468 Autauga County Probate Office.

No attempt has been made as a part of this survey to obtain or show data concerning base flood elevation, elevation datum or floor elevations. No Improvement Shown.

This Survey is made subject to any and all easements, restrictions and encumbrances covering the above described property. Every document of record reviewed and considered as a part of this survey is noted herein. Only the documents noted herein were supplied the surveyor. The absence of data, for the easements, encumbrances or restrictions noted herein were supplied the surveyor. There may exist other documents of record which would affect this plat.

- Legend**
- POB Point of Beginning
 - IPN Iron Pin Etc. whole, (Camp P.L.S. 1421)
 - IPF Iron Pin Found
 - Δ Computed Point Only
 - Overhead Utility Lines
 - Power
 - () Recorded Distances / Bearings
 - X- Not to Scale
 - C- Contours
 - POC Point of Commencement
- According to 21024
Effective Date June 16, 2009
Property lying in Zone X
Pland 01.01 CASH D

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief. Copyrighted by David C. McLain, no part of this drawing may be copied, added to, altered or reproduced by any means with out written permission from David C. McLain AL Reg. No. 14721. According to my survey this the 13th day of November, 2012

Boundary Survey
by
Prattville Land Surveying
616 Washington Ferry Rd
Prattville, AL 36067
334-365-1132

Al. Reg. No. 14721
NOT VALID UNLESS SIGNED,
DATED, AND STAMPED WITH
EMBOSSSED SEAL

File No. S 3642

DEDICATIONS

I Courtney Sims Brooks as proprietress have caused the land embraced in the within plat to be surveyed, laid out and plotted to be known as a part of a part of Lot 10 and Lot 11 and Lot 12 Block 4, Pratt-Mont (Subdivision) as same as recorded in Deed Book 54 at page 468 and re-recorded in Map Book 1 at page 19 of said subdivision lying in the NW 1/4 of the NW 1/4, Section 15, Township 17 N, Range 16 E, Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, drainage easements, etc., shown on said plat are hereby dedicated to the use of the Public.

STATE OF ALABAMA
COUNTY OF AUTAUGA
Notary
Courtney Sims Brooks
Notary Public in and for said County, in said State, hereby certify that Courtney Sims Brooks whose name is signed in the foregoing instrument, and who is known to be, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.
GIVEN under my hand and official seal this _____ day of _____, 2012.

STATE OF ALABAMA
COUNTY OF AUTAUGA
Notary
Anthony Scott Hughes
Notary Public in and for said County, in said State, hereby certify that Courtney Sims Brooks whose name is signed in the foregoing instrument, and who is known to be, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.
GIVEN under my hand and official seal this _____ day of _____, 2012.

STATE OF ALABAMA
COUNTY OF AUTAUGA
Notary
Anthony Scott Hughes
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GIVEN under my hand and official seal this _____ day of _____, 2012.

STATE OF ALABAMA
COUNTY OF AUTAUGA
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GIVEN under my hand and official seal this _____ day of _____, 2012.

STATE OF ALABAMA
COUNTY OF AUTAUGA
Notary
Anthony Scott Hughes
Notary Public in and for said County, in said State, hereby certify that Courtney Sims Brooks whose name is signed in the foregoing instrument, and who is known to be, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.
GIVEN under my hand and official seal this _____ day of _____, 2012.

CERTIFICATE OF THE WATER WORKS BOARD
The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

CERTIFICATE OF THE CITY ENGINEER
The undersigned, as the City Engineer of the City of Prattville, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

CERTIFICATE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

CERTIFICATE OF COUNTY HEALTH DEPARTMENT
The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

CERTIFICATE OF THE COUNTY ENGINEER
The undersigned, being the County Engineer or Acting County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT
The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2012.

OFFICE OF THE JUDGE OF PROBATE
STATE OF ALABAMA
AUTAUGA COUNTY
I hereby certify that this plat or map was filed in this office for record this the _____ day of _____, 2012.
as a check on and recorded in Map Book _____ of plates and maps, Page _____ recording plat.

CITY OF
PRATTVILLE, ALABAMA

925
WILBERFORCE AVE
ZONING: R-4

SCALE: 1" = 50'



STREETS

TAX PARCELS

