



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 Planning Commission

The minutes of the May 21, 2015 meeting of the City of Prattville Planning Commission were approved.

10/15/15

Tim Smith, Chairman

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 PLANNING COMMISSION AGENDA May 21, 2015 3:00pm

Call to Order:

Roll Call:

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

Minutes:

March 19, 2015 and April 16, 2015

Old Business:

1. Preliminary Plat: Oak Creek Plat 3
Location: Dunvegan & Portree Drive
Owner: Magna Development & Builders, LLC
Engineer/Representative: Larry Speaks & Associates
2. Re-Plat: Exchange at HomePlace 1-B
Location: Cobbs Ford Road & Sugar Exchange
Owner: DH Holdings-1, Inc.
Representative: AllSouth Corporation

*Held 3/19, 4/16
District 1*

*Held 4/16
District 5*

New Business:

3. Zoning: M-1 (Light Industrial)
Horace Davis Property
Location: County Road 4 at Jensen Road
Petitioner: Horace Davis
Representative: Larry E. Speaks & Associates
4. Zoning: R-4 (Multi-Family Residential)
Laney Property
Location: Highway 14 and Old Ridge Road
Petitioner: Laney Properties, LTD
Representative: Larry E. Speaks & Associates

*Public Hearing
District 2*

*Public Hearing
District 3*

Miscellaneous:

Adjourn:

Planning & Development Department

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planning.prattvilleal.gov

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

May 21, 2015

Call to order:

Chairman Tim Smith called the meeting to order at 3:04 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Bill Gillespie, Councilman Ray Boles, Chairman Tim Smith, Vice-Chairman Reuben Gardner, Chief Dallis Johnson, Mr. Mark Hindman and Mr. Bobby Nelson. Absent: Mrs. Paula Carpenter and Mr. Roy McAuley.

(Quorum present)

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

Minutes:

None

Old Business:

- 1. Preliminary Plat: Oak Creek Plat 3**
Location: Dunvegan & Portree Drive
Owner: Magna Development & Builders, LLC
Engineer/Representative: Larry Speaks & Associates

Greg Gillian of Larry Speaks & Associates, petitioner's representative, stated that they are working on water pressure issues. He stated that the developer request to hold the request.

Chief Johnson moved to hold the item at the petitioner's request. Mr. Gardner seconded the motion.

The motion to hold passed by unanimously.

- 2. Re-Plat: Exchange at HomePlace 1-B**
Location: Cobbs Ford Road & Sugar Exchange
Owner: DH Holdings-1, Inc.
Representative: AllSouth Corporation

Mr. Duke stated that he had received a letter from the petitioner wishing to withdraw the request for the re-plat of Exchange at HomePlace 1-B.

Mayor Gillespie moved to withdraw the item at the petitioner's request. Councilman Boles seconded the motion.

The motion to withdraw the request passed unanimously.

New Business

- 3. Zoning: M-1 (Light Industrial)**
Horace Davis Property
Location: County Road 4 at Jensen Road
Petitioner: Horace Davis
Representative: Larry E. Speaks & Associates

Stephen Speaks of Larry E. Speaks & Associates, petitioner's representative, introduced the zoning request to M-1 for the Horace Davis Property.

Chairman Smith opened the public hearing.

Tanzania Johnson, 212 County Road 4 West, spoke to concerns of how the zoning of industrial use would affect the existing residents in the area.

The public hearing was closed.

Mr. Gardner introduced a resolution recommending approval of the zoning of Horace Davis Property to M-1 and moved for its approval. Chief Johnson seconded the motion.

Mr. Duke provided the staff report for the zoning of Horace Davis Property. He stated that the zoning request is running concurrent with annexation request. He stated that the proposed zoning request is consistent with the 2010 Comprehensive Future Land Use Plan. He stated that further evaluation is needed of possible negative impact on the existing Spring Hill community.

Mr. Speaks stated that they are willing to work with the Commission to adjust their proposal to minimize impacts to the existing neighborhood. He stated that there is currently no potential buyer.

Councilman Boles moved to hold the request and have it sent to committee for further review. Mr. Gardner seconded the motion.

The motion to hold passed unanimously.

Chairman Smith along with Mr. Gardner and Mr. Hindman were selected to the Horace Davis Property zoning committee.

- 4. Zoning: R-4 (Multi-Family Residential)**
Laney Property
Location: Highway 14 and Old Ridge Road
Petitioner: Laney Properties, LTD
Representative: Larry E. Speaks & Associates

Greg Gillian of Larry Speaks & Associates, petitioner's representative, presented the zoning request of the Laney Property. He stated that the 13.80 acre property located at Highway 14 and Old Ridge Road is proposed for multi-family use.

Chairman Smith opened the public hearing.

Councilor Denise Brown of District 3, 804 Wynwood Dr., addressed the commission on behalf of the residents of the district. She stated that the residents that she spoke with are in opposition to the request. She stated that increase in traffic was a major concern. She stated that the zoning

should be in the best interest for the city. She stated that in the best interest of the residents of the neighborhood and the city of Prattville the rezoning request should be rejected.

The following residents were in attendance to speak in opposition to the request.

Glenn Davis, 521 Ashton Oak Drive
Debbie Acker, 754 Glennbrooke Blvd
William Mayfield, 2279 Gathering Way
Maurice Barnes, 569 Ashton Oak Drive
Kareem Brooks, 1802 Riverton Drive
Tammy Brown, 765 Glennbrooke Drive
Willie Mixon, 101 Strodes Creek Court
Peter Go, 762 Glennbrooke Blvd
Wanda Ellis, 1526 Trolley Road
Jon Kosciuszko, 1607 Trolley Road
Jon Lee Finnegan, 211 Deer Trace Street
Earl B. Wise, 803 Bluegrass Drive
R. Shawn Locklear, 1962 Calumet Parkway
Leroy Davis, 758 Glennbrooke Blvd
Christy Curry, 382 Sydney Drive
Ronald Johnson, 233 Kendrick Way

Also, letters and e-mails of opposition (made a part of the minutes) were received in the Planning Department along with a Petition, listing residents in opposition to the rezoning request.

The public hearing was closed.

Councilman Boles introduced a resolution recommending approval of the zoning of Laney Property to R-4 and moved for its approval. Mayor Gillespie seconded the motion.

Mr. Duke provided the staff report of the zoning of the Laney Property. He stated that there is currently no proposed development. He stated that 2010 Comprehensive Plan shows this area as commercial. He stated that high density housing performs best when integrated into a neighborhood with a mixture of housing choices. He stated that it may require more time and information to determine the best zoning designation.

The motion to recommend approval was denied unanimously.

Miscellaneous Business:

Mr. Duke presented a request for Eastwood Phase 2 to re-plat lots 3 and 4 into 1 lot.

Mr. Gardner moved to approve the re-plat of lots 3 and 4 of Eastwood Phase 2 into 1 lot. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

Adjourn:

The meeting was adjourned at 4:29 p.m.

Respectfully submitted,

Approved 10/15/15

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

Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

5/21/15

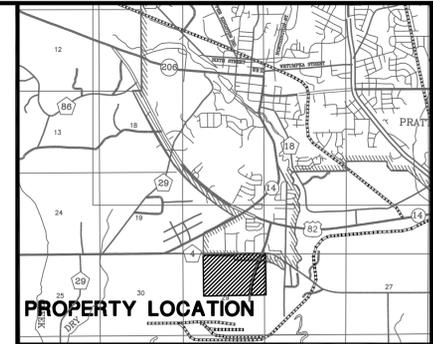
3:00 p.m.

Name	Address
1. <i>Tommy Smith</i>	212 County Rd 4 West
2. <i>Denise Brown</i>	804 Wynwood Drive
3. <i>Glenn Davis</i>	521 Ashton Oak Dr.
4. <i>Dubois Acker</i>	754 Glenbrook Blvd.
5. <i>WILLIAM MAYFIELD</i>	2279 GATHERING WAY
6. <i>Maurice Barnes</i>	569 Ashton Oak Dr
7. <i>Kareem Brooks</i>	1802 Linton Dr
8. <i>Tommy Brown</i>	765 Glenbrook Blvd
9. <i>Willie Mixon</i>	101 Strodes Creek Ct
10. <i>Peter Co</i>	762 Glenbrook Blvd.
11. <i>Wanda Ellis</i>	1526 Trolley Rd
12. <i>Jon Kociuszko</i>	1607 Trolley Rd
13. <i>Amber Ferguson</i>	211 Deer Trace St.
14. <i>Earl B. Ware</i>	803 Bluegrass Dr
15. <i>R. Shawn Locklear</i>	1962 Calumet
16. <i>Leroy Davis</i>	758 Glenbrook Blvd
17. <i>CHRISTY CUREY</i>	382 SYDNEY DR. S.
18. <i>Ronald L. Johnson</i>	233 Kendrick way.
19.	
20.	

BOUNDARY SURVEY DAVIS FAMILY PROPERTY COUNTY ROAD NO. 4 @ JENSEN ROAD Autauga County, Alabama

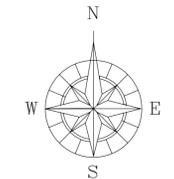
LINE TABLE		
LINE	LENGTH	BEARING
L1	82.21	S34°30'38"E
L2	82.58	N55°47'07"E
L3	120.38	S88°59'42"W
L4	136.29	N89°55'01"W
L5	115.10	S00°43'29"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	115.59	1860.05	S87°20'07"E



LOCATION MAP
AUTAUGA COUNTY
SCALE: 1" = 1 MILE

STATE PLANE



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

LEGEND:

- FOUND IRON PIN (5/8" REBAR CAPPED)
W/# CA-00017-LS (UNLESS NOTED OTHERWISE)
- SET IRON PIN (5/8" REBAR CAPPED)
W/# CA-00017-LS
- FOUND CONCRETE MARKER
- △ CALCULATED POINT
- ▲— POWER POLE / LINE / GUY
- FIRE HYDRANT
- STORM PIPE
- ⊗ SANITARY SEWER MANHOLE
- ⊕ WATER VALVE
- ☐ TELEPHONE BOX
- ⊞ WATER METER
- SIGN
- SS— SANITARY SEWER MAIN
- x— BARBWIRE FENCE
- ⊙ FENCE CORNER

**STATE OF ALABAMA
COUNTY OF AUTAUGA**

Parcel A
Commence at a concrete marker known as the Southeast Corner of the NE 1/4 of Section 29, T-17-N, R-16-E, Autauga County, Alabama; thence S 88°50'49" W 941.07' to a concrete marker located in a curve on the East Right-of-Way (120') of Jensen Road; thence leaving said East Right-of-Way S 88°59'42" W 120.38' to an iron pin located on the West Right-of-Way (120') of Jensen Road; thence leaving said West Right-of-Way S 88°59'42" W 1,545.72' to the POINT OF BEGINNING for the herein described parcel of land; thence S 88°59'42" W 1,359.78' on an iron pin; thence N 00°56'22" W 2,595.43' to an iron pin located in a curve on the South Right-of-Way (100') of Autauga County Road No. 4; thence along said South Right-of-Way the following two (2) courses: (1) Chord Bearing N 89°15'59" E, Chord Distance 518.48', Radius 22,969.10'; (2) N 88°37'11" E 841.33' to a point; thence leaving said South Right-of-Way S 00°56'22" E 2,598.48' to the point of beginning. Containing 81.00 acres, more or less, and lying in and being a part of the East 1/2 of the NW 1/4 and the NE 1/4 of Section 29, T-17-N, R-16-E, Autauga County, Alabama.

Parcel B
Commence at a concrete marker known as the Southeast Corner of the NE 1/4 of Section 29, T-17-N, R-16-E, Autauga County, Alabama; thence S 88°50'49" W 941.07' to a concrete marker located in a curve on the East Right-of-Way (120') of Jensen Road; thence leaving said East Right-of-Way S 88°59'42" W 120.38' to an iron pin located on the West Right-of-Way (120') of Jensen Road; thence leaving said West Right-of-Way S 88°59'42" W 1,545.72' to a point; thence N 00°56'22" W 2,598.48' to a point located on the South Right-of-Way (100') of Autauga County Road No. 4; thence along said South Right-of-Way N 88°37'11" E 2,245.22' to a concrete marker located at a right-of-way flare; thence leaving said South Right-of-Way and southeasterly along said flare S 34°30'38" E 82.21' to a concrete marker located on the West Right-of-Way (120') of Jensen Road and end of said flare; thence along said West Right-of-Way the following two (2) courses: (1) S 21°27'23" W 855.11'; (2) Chord Bearing S 12°29'31" W, Chord Distance 1,804.22', Radius 5,788.46' to an iron pin and the point of beginning. Containing 110.53 acres, more or less, and lying in and being a part of the NE 1/4 of Section 29, T-17-N, R-16-E, Autauga County, Alabama.

Parcel C
Begin at a concrete marker known as the Southeast Corner of the NE 1/4 of Section 29, T-17-N, R-16-E, Autauga County, Alabama; thence S 88°50'49" W 941.07' to a concrete marker located in a curve on the East Right-of-Way (120') of Jensen Road; thence along said East Right-of-Way of Jensen Road the following two (2) courses: (1) Chord Bearing N 12°32'24" E, Chord Distance 1,757.42', Radius 5,669.46'; (2) N 21°27'23" E 930.18' to an iron pin located at a right-of-way flare; thence leaving said East Right-of-Way and northeasterly along said flare N 55°47'07" E 82.58' to an iron pin located in a curve on the South Right-of-Way (100') of Autauga County Road No. 4 and end of said flare; thence southeasterly along said curve and South Right-of-Way (Chord Bearing S 87°20'07" E, Chord Distance 115.59', Radius 1,860.05') to a point; thence leaving said South Right-of-Way S 00°44'25" E 647.94' to an iron pin; thence S 00°43'29" E 115.10' to an iron pin; thence S 00°51'19" E 1,478.06' to a concrete marker; thence S 00°32'21" E 362.49' to a concrete marker and the point of beginning. Containing 38.07 acres, more or less, and lying in and being a part of East 1/2 of the NE 1/4 of Section 29, T-17-N, R-16-E, Autauga County, Alabama.

I, Gregory M. Gillian, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that the above plat and description are true and correct; 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. I have reviewed the Federal Emergency Management Agency Flood Insurance Rate Map and found the described property is located in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) according to map dated September 3, 2014, Community Panel No. 01001C0361E.

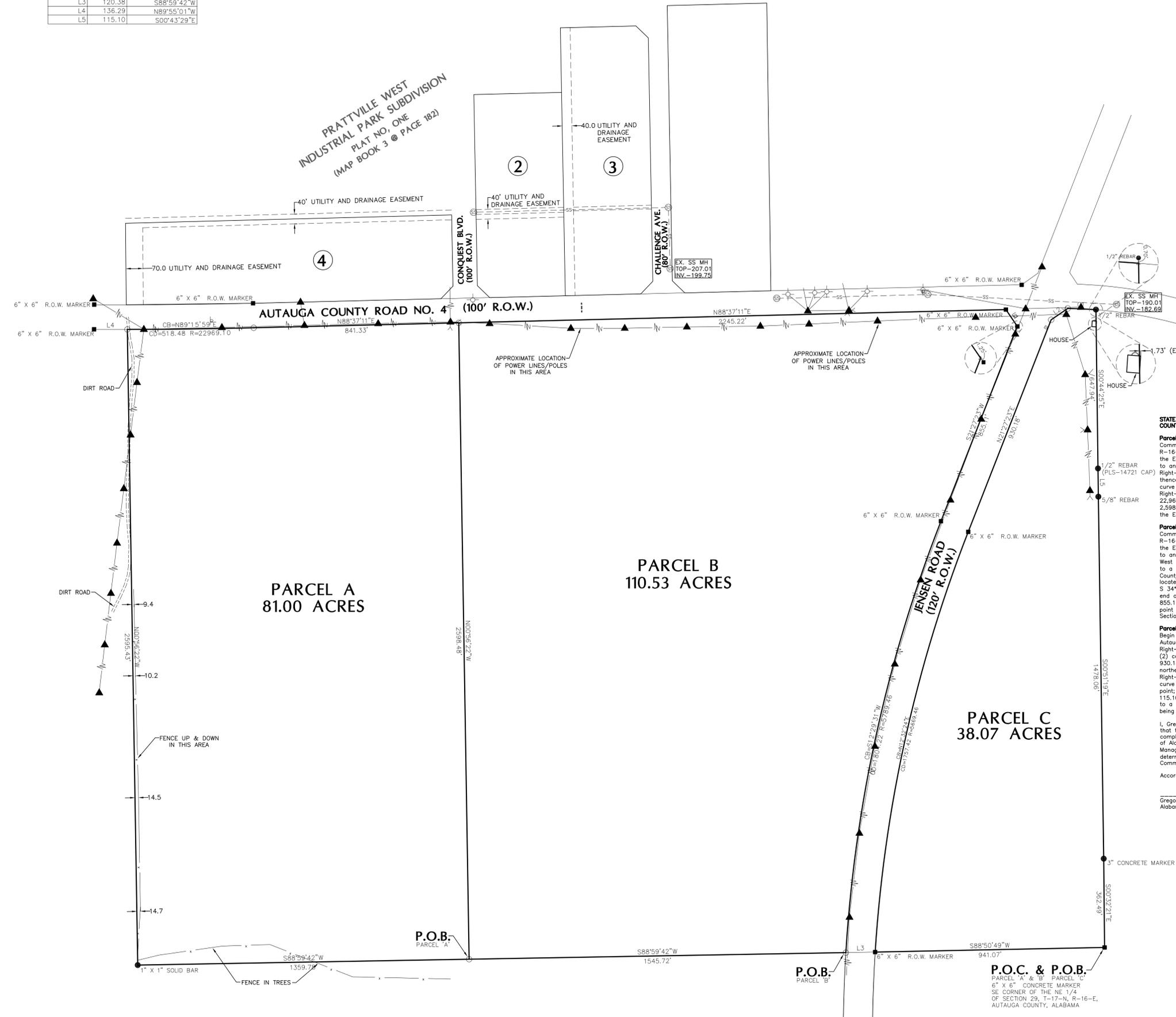
According to my survey this the 13th day of February, 2015.

Gregory M. Gillian
Alabama Registration No. 16163

THIS SURVEY IS NOT VALID WITHOUT AN EMBOSSED SEAL AFFIXED HEREON OF THE REGISTERED LAND SURVEYOR WHO SIGNED THE SURVEY.

DATE: 1/22/2015

LARRY E. SPEAKS & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
535 HERRON STREET
MONTGOMERY, AL 36104
TEL.-334/262-1091



PRATTVILLE WEST
INDUSTRIAL PARK SUBDIVISION
PLAT NO. ONE
(MAP BOOK 3 @ PAGE 182)

40.0 UTILITY AND DRAINAGE EASEMENT

40' UTILITY AND DRAINAGE EASEMENT

70.0 UTILITY AND DRAINAGE EASEMENT

AUTAUGA COUNTY ROAD NO. 4 (100' R.O.W.)

PARCEL B
110.53 ACRES

PARCEL A
81.00 ACRES

PARCEL C
38.07 ACRES

P.O.B. PARCEL A

P.O.B. PARCEL B

P.O.C. & P.O.B. PARCEL A' & B' PARCEL C SE CORNER OF THE NE 1/4 OF SECTION 29, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA

RESOLUTION

Zoning Request to R-4

Highway 14 and Old Ridge Road

Laney Properties, LTD, Petitioner

May 21, 2015

Whereas, Laney Properties, LTD has applied for zoning of the property shown in Attachment A; and

Whereas, the property to be zoned is located inside the city limits at the northeast corner of the Old Ridge Road/Riverton Drive; and

Whereas, the petitioner wishes to zone the property to R-4, Multi-Family Residential; and

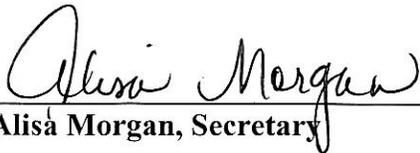
Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on May 21, 2015.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-4.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve was denied unanimously.
5/21/15

**Attachment A
Legal Description**

**Laney Property
Zoning Request to R-4
Legal Description**

**STATE OF ALABAMA
AUTAUGA COUNTY**

**Proposed R-4 Zoning
LEGAL DESCRIPTION FOR SUBJECT PROPERTY**

Begin at an iron pin located on the East R.O.W. (80' R.O.W.) of Old Ridge Road known as the Southwest Corner of Lot 1 of Hollybrooke Subdivision Plat No.2, as recorded in PB 3 PG 285 in the Office of the Judge of Probate, Autauga County, Alabama; thence S 79°56'39" E 193.00' to an iron pin; thence S 79°58'32" E 75.01' to an iron pin; thence S 79°53'52" E 74.89' to an iron pin; thence S 80°01'05" E 375.04' to an iron pin; thence S 79°57'41" E 159.91' to an iron pin; thence S 79°56'59" E 80.03' to an iron pin; thence S 79°58'23" E 84.41' to an iron pin; thence S 06°36'02" E 582.43' to an iron pin; thence S 42°33' 14" W 145.06' to a point; thence Chord Bearing S 63°27'21" W, Chord Distance 347.93', Radius 822.00' to a point; thence N 45°40'08" W 68.53' to a point; thence N 01°04'09" E 26.03' to a point; thence Chord Bearing N 48°00'46" W, Chord Distance 861.44', Radius 570.00' to a point located on the East R.O.W. (80' R.O.W.) of Old Ridge Road; thence along said R.O.W. N 00°44'56" E 372.20' to an iron pin and point of beginning. Containing 13.80 acres, more or less, and lying in Fractional Section 1, T-17-N, R-16-E Autauga County, Alabama.



CITY OF
PRATTVILLE, AL

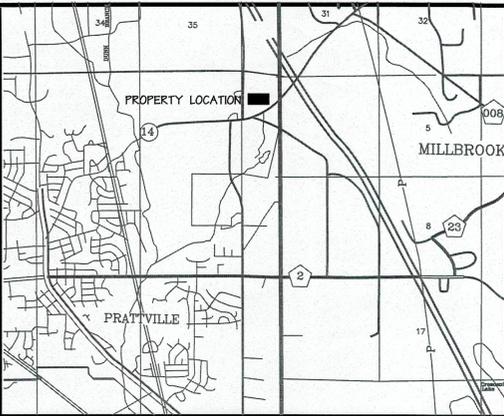
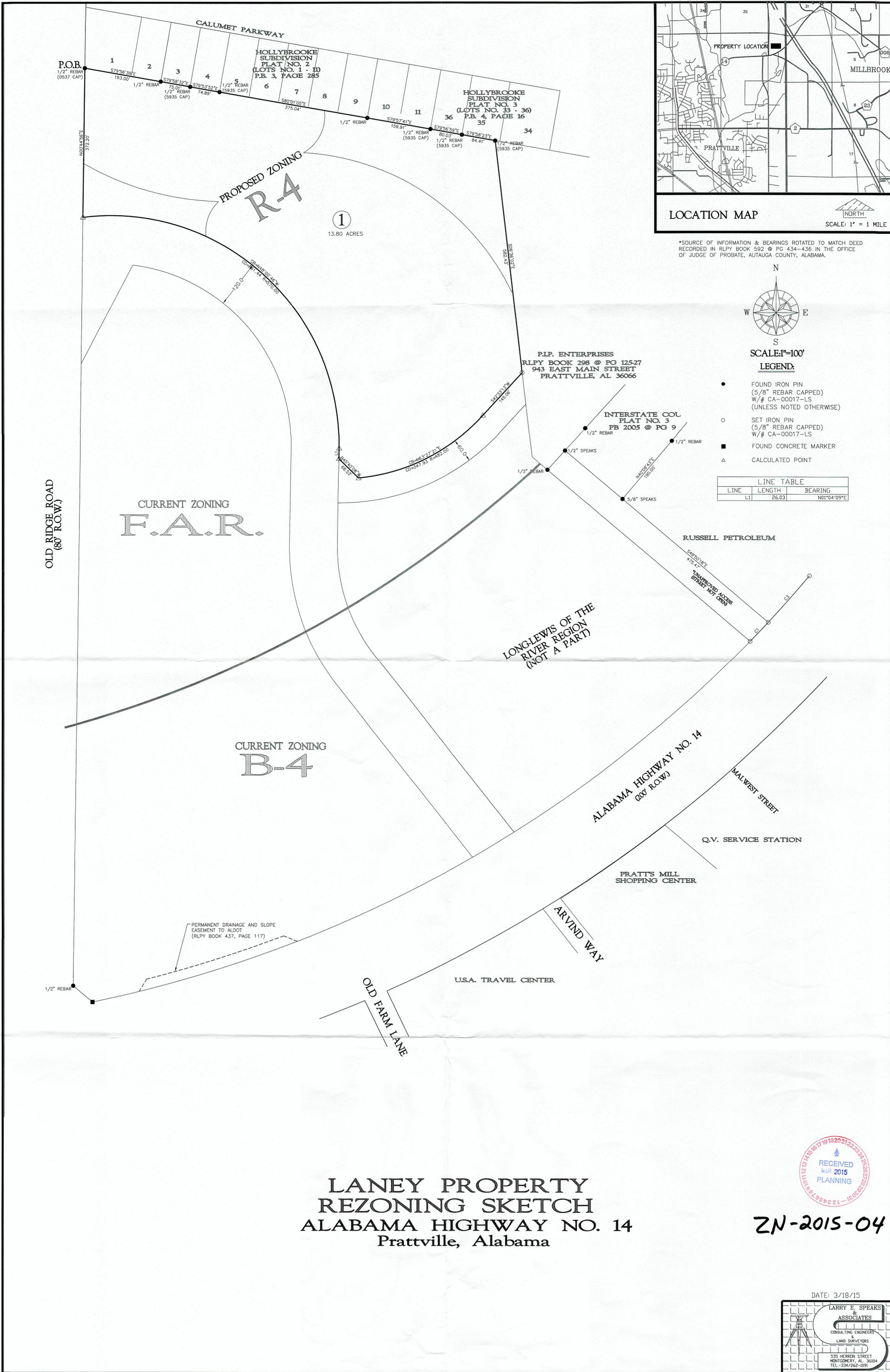


Scale: 1" = 400'



- STREETS
- TAX PARCEL





LOCATION MAP
SCALE: 1" = 1 MILE

*SOURCE OF INFORMATION & BEARINGS ROTATED TO MATCH DEED RECORDED IN RLPY BOOK 592 @ PG 434-436 IN THE OFFICE OF JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA.



SCALE: 1"=100'

LEGEND:

- FOUND IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS (UNLESS NOTED OTHERWISE)
- SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017-LS
- FOUND CONCRETE MARKER
- △ CALCULATED POINT

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.02	N01°04'09"E

CURRENT ZONING
F.A.R.

CURRENT ZONING
B-4

PROPOSED ZONING
R-4

①
13.80 ACRES

OLD RIDGE ROAD
(80' R.O.W.)

LONGLEWIS OF THE RIVER REGION
(NOT A PART)

ALABAMA HIGHWAY NO. 14
(200' R.O.W.)

RUSSELL PETROLEUM

Q.V. SERVICE STATION

PRATT'S MILL SHOPPING CENTER

ARVIND WAY

USA. TRAVEL CENTER

OLD FARM LANE

PERMANENT DRAINAGE AND SLOPE EASEMENT TO ALDOT (RLPY BOOK 437, PAGE 117)

LANEY PROPERTY REZONING SKETCH
ALABAMA HIGHWAY NO. 14
Prattville, Alabama



ZN-2015-04

DATE: 3/18/15

LARRY E. SPEAKS & ASSOCIATES
CONSULTING ENGINEERS & LAND SURVEYORS
535 HERRON STREET
MONTGOMERY, AL 36104
TEL: 334/536-1091

CITY OF PRATTVILLE
Planning Commission

Planning Department Staff Report



REZONING APPLICATION

Laney Property – Northeast corner of the Old Ridge Road/Riverton Drive intersection

Rezoning – RZ-2015-04

Lot 1, Laney Property, Plat 1

DATE

May 18, 2015

PROPOSED DEVELOPMENT

Petitioner:

Laney Properties, LTD

Property Owner:

Laney Properties, LTD

Agent:

Larry E. Speaks and Associates, Inc.

Location:

Lot 1, Laney Property, Plat 1. Northeast corner of the Old Ridge Road/Riverton Drive. Please see Attachment A.

Development Status and History

Submission Status:

Applicant is requesting the rezoning of 13.80 acres (See Attachment B) platted in December 2014 as Lot 1 of the Laney Property, Plat 1. The request shifts the property from FAR, Forest, Agricultural, Recreation to R-4, Multi-family Residential.

The applicant has not indicated a specific use of the property other than allowing it to be marketed for higher density residential.

Previous Approvals:

Sketch Plan as “Laney Property” – Planning Commission approval August 21, 2008.

Preliminary Plat/Final Plat as “Laney Property, Plat 1 – Planning Commission approval December 18, 2014

Conditions of Previous Approvals:

Sketch Plan approval grant contingent on addressing items in Planning Department staff report. August 21,

2008 P.C. resolution and staff report included as Attachment C.

Property Configuration

Acreage: 13.80 acres

Proposed Number of Lots and Configuration: Rezoning request is not accompanied by a development plan or subdivision plat. Applicant has stated plans to market property for higher density residential uses.

Proposed Uses: Medium and high density residential, including multi-family.

Consistency with Adopted Future Land Use Plan 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 Commercial. The proposed higher density residential zoning is inconsistent with the future land use plan. Plan consistency is discussed in greater detail in the staff analysis.

Current Zoning: Currently zoned FAR, Forest Agricultural Recreation.

Proposed Zoning: R-4, Multi-family Residential

Permitted Uses in R-4 Districts: Dwellings and apartments for any number of families. Permitted uses common to all R districts.

Uses Permitted on Appeal in R-4 Districts: Clubs, not conducted for profit; rooming and boarding houses. (See regulations common to all "R" Districts, listed above.)
 Uses Permitted on Appeal in all R districts.

Full permitted uses include in Attachment D

Surrounding Developments and Uses: As shown on the location map included as Attachment A, the property is surrounded by a mixture of commercial and residential uses. These uses are summarized below:

- North – Hollybrooke Subdivision - low/medium density residential – single units on ¼ acre lots.
- South – General Business/Highway Commercial developments fronting Alabama 14 East and planned extensions of Old Farm Lane and Boardroom Drive.
- East – Prattville Business Park and Interstate Court subdivisions – general business
- West – Riverchase North Subdivision - low and medium density residential.

Street Extensions or New Streets:

None proposed within the subject property. Public street extensions may be necessary with further development.

The southern boundary of the subject lot is formed by a planned northward extension of Old Farm Lane from AL 14 East to Old Ridge Road at its intersection with Riverton Drive. The roadway will be constructed jointly by the City of Prattville and Autauga County as a part of an economic development agreement with Long Lewis Ford and Laney Properties. Work on the street is scheduled to begin by Fall 2015.

Water and Sewer:

Adequate potable water service is available to the site from the Prattville Water Works Board. Mains are available for connection on Old Ridge Road and planned extension of Old Farm Lane.

City of Prattville sanitary sewer mains do not extend to the subject property. The nearest sanitary sewer main is approximately 1,200 feet south at Alabama Highway 14 E.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
City Planner

Site Visits Conducted: Various times during March and April 2015

Recommendation: The requested change requires additional study by the Planning Commission. The Commission should address:

1. Consistency with the adopted land use plan.
2. Appropriateness of location for high density residential uses. If an appropriate location, what considerations should be given to the transitions between subject site and the Hollybrooke neighborhood?
3. If the subject property is an inappropriate location for the requested R-4, what is the ideal zoning designation?

Staff Comments:

Consistency with Comprehensive Plan - On January 21, 2010, the Planning Commission adopted an updated Prattville Comprehensive Plan. The Future Land Plan and Map in Section 2.2 of the document shows the subject parcel and the applicant's remaining property as "Commercial" (See Attachment E). According to Page 2.14, this land use category includes "any and all types of commercial uses. As such, it is limited in its application, applied only to high-traffic intersections and corridors, and rarely to more than a parcel in depth." As the Old Ridge Road corridor develops over the next decade, the subject property and the remainder of the Laney Property are the optimal locations for many of the commercial uses needed to serve the neighborhood. Designating the property R-4, Multi-family Residential classification forces the commercial uses to other less desirable locations.

The parcel is also isolated from the surrounding residential uses. While it abuts a single-family residential neighborhood (Hollybrooke), there are no direct public-accessible connections. The sole connections to the adjacent and nearby residential areas would be streets with high traffic volumes and no sidewalks. Higher density housing often functions well as the transition zone between intense commercial uses and low density residential, but it should not be an inaccessible island separated from the social and economic fabric of the community. High density housing performs best when integrated into a neighborhood with a mixture of housing choices.

Appropriate Zoning – Old Ridge Road and Old Farm Lane will be Prattville's growth corridors for the next two decades. As a result, areas of both retail/service commercial and higher density housing will be needed to accommodate an evolving market. While the

subject property may not be best suited for the requested R-4 classification, the Commission should take the opportunity to recommend an appropriate zoning designation to the applicant and the City Council. B-2, General Business is the most requested classification for properties developing along a high traffic volume corridor. The Commission and Council have worked together over the years to manage access to B-2 lots and require significantly more landscaping and screening, but B-2 standards still offer little protection to adjacent, less intense land uses. With the rear lines of 14 signal family residential lots in the Hollybrooke subdivision forming the subject parcel's northern boundary, B-2 General Business may not be the best designation. The Commission should consider whether a B-1, Neighborhood Commercial, or even O-1, Office, designation might offer both the commercial land needed for the corridor and protection for an established neighborhood. Determining the best designation may require more time and information than is available at the May 21 Commission hearing.

ATTACHMENTS

- A. Location Map
- B. Applicant Survey/Plot
- C. August 2008 Sketch Plan "Laney Property" Resolution and Staff Report
- D. Residential District Classifications
- E. Future Land Use Map – Subject Property Indicated

CITY OF PRATTVILLE, AL

LANEY PROPERTY

Scale: 1" = 400'



— STREETS
□ TAX PARCEL



ATTACHMENT A

Planning Department Staff Report

SKETCH PLAN Laney Property
DATE August 15, 2008

PROPOSED DEVELOPMENT

Petitioner: Jim Laney
Property Owner: Laney Properties, LTD
Agent: Larry E. Speaks and Associates, Inc.
Location: NE corner of the intersection of Alabama 14 East and Old Ridge Road

Development Status and History

Submission Status: Initial Submission
Previous Approvals: N/A
Conditions of Previous Approvals: None

Property Configuration

Acreage: Approximately 59 acres
Proposed Number of Lots and Configuration: Sketch plan shows three large lots (23.94 acres, 21.51 acres and 10 acres) divided by a new public street
Proposed Use: The applicant has stated that the 10 acre parcel will be used for a retail commercial. No details have been provided for the remainder of the property.
Current Zoning: B-4, Highway Commercial zoning covers the Alabama 14 East frontage to a depth of 680 feet. The remainder of the property is zoned FAR, Forest, Agriculture and Recreation.
Required Zoning: The applicant has stated his intention to sell the 10 acre parcel for retail commercial use. This use matches the commercial designation listed for the area in City's future land use plans. The plans, adopted in 1996 and 1998, show the Alabama 14 frontage as retail commercial and the areas north as low density residential.

Surrounding Developments and Uses:

As shown on the location map included as Attachment A, the property is surrounded by a mixture of commercial and residential uses. These uses are summarized below:

- North – Hollybrooke Subdivision - low/medium density residential – single units on ¼ acre lots.
- South – General Business/Highway Commercial developments fronting Alabama 14 East.
- East – Prattville Business Park and Interstate Court subdivisions – general business
- West – Riverchase North Subdivision and Riverchase Commercial Subdivision – general business bordering the southern portion and low density residential on the northern portion.

Street Extensions or New Streets:

The sketch plan includes two public streets. The first is a continuation of the widened and realigned Old Farm Lane running generally north and south connecting Alabama 14 East and Old Ridge Road North. This street is proposed as an 80' right-of-way section intersecting Alabama 14 opposite Arvind Way. Over the next five years, the Alabama Department of Transportation will complete a widening Old Farm Lane northward from Cobbs Ford Road and a realignment of its intersection with Alabama 14. The new intersection will generally correspond with Arvind Way.

The second proposed street runs generally east/west along the north line of the proposed 10 acre parcel. The 50' wide right-of-way street connects the Old Farm Lane extension to an extension of Boardroom Drive included in the current sketch plan for Prattville Business Park subdivision.

Water and Sewer:

Potable water is available at the site from the Prattville Water Works Board. Water mains are available from several locations surrounding the site. The highest capacity line is a 12" running on the east side of Old Ridge Road North.

Sanitary sewer service is available to the site through the City of Prattville. An 8" main is available at the southeast corner of the property.

Unique Features:

The Laney property is located within the city's planned north/south arterial corridor for eastern Prattville. This corridor generally follows the current Old Farm Lane and Old Ridge Road. The Laney property provides the link

between the two sections of the corridor.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
City Planner

Site Visits Conducted: August 13 and 14, 2008

Recommendation: Approval with modifications based on staff review.

Staff Comments:

1. **Land Use** – The owner/developer has provided information on the planned retail commercial use to be location on the ten acre parcel. Additional information should be provided for the remaining 49 acres. This information is necessary to assist with alignment of the Old Farm Lane extension and planned roadway access points. Staff has requested additional information on potential uses for the FAR parcel. Preferable and compatible uses include medium and higher density residential, office commercial or neighborhood commercial uses.
2. **Old Farm Lane extension** – The presented 80' right-of-way should be widened to 100' or 120'; accounting for its future connection to Old Ridge Road and projected traffic volumes as areas served by the Old Ridge Road develop. The future intersection of the new street and Old Ridge Road should be located south of Riverton Drive (Riverchase North Subdivision). The alignment of the new street should match the proposed ALDOT intersection at Arvind Way (realignment of Old Farm Lane).
3. **Service Road** – The proposed 50' right-of-way street running east/west serves as a connection to adjacent commercial properties and removes local traffic from the major arterial corridors such as Alabama 14 and Old Ridge Road. The street location, one or more lots removed from the arterial corridor, continues the city's recent practice used on Cobbs Ford Road and U S 82 in the Town Center and High Point Center developments. Allowing for connectivity between developments, the 50' right-of-way service road should be adjusted to align with East/West portion of Boardroom Drive in the Prattville Business Park development. In addition, the service road should be generally extended westward to Old Ridge North. Future local streets may be required as additional information is provided concerning possible land uses on the sketch.

COMMENTS FROM OTHER CITY DEPARTMENTS

Engineering Department:

1. What is the storm-water detention plan for this 59 acre parcel? Will it be handled jointly or on individual parcels?
2. Note that City Of Prattville sign will remain.
3. Right In/Right Out not permitted.
4. Extend 50 ft. service road from the east, and continuing it to the west. Align this proposed 50 ft. with proposed ROW to the east
5. Extend sewer in street or add 20 ft. Sanitary Sewer ROW adjacent to service road Hwy. 14 ROW.
6. Provide overall Sanitary Sewer Plan.
7. Show all proposed access points to Service Road and Old Ridge Road.

Fire Department:

1. Future plans must show approved hydrant locations at all approved intersections with distances between hydrants as per City Ordinance.

ATTACHMENTS

- A. Location Map
- B. Sketch Plan
- C. Staff Modified Sketch Plan

ATTACHMENT C

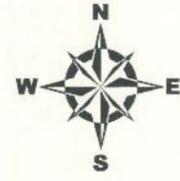
Location Map

Laney Property Sketch Plan

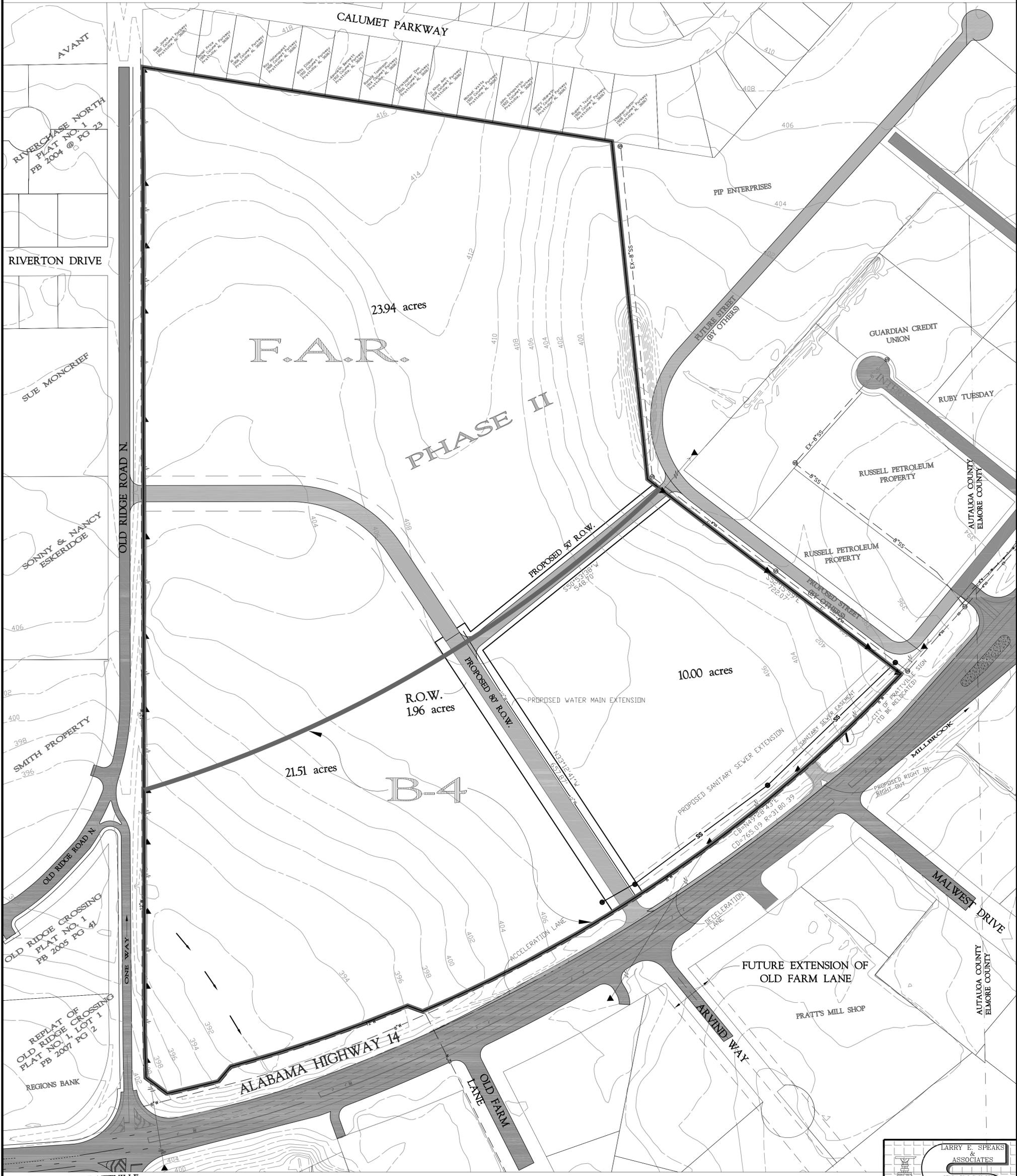
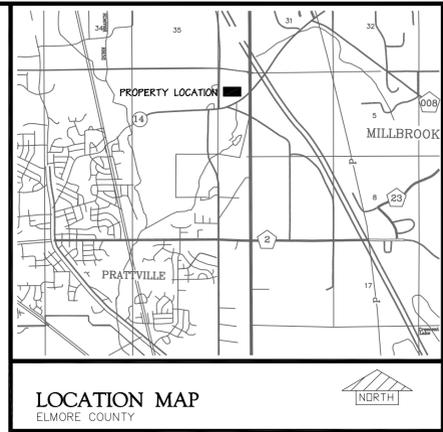
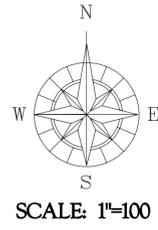
Legend

-  Laney Property - Sketch Plan
-  INDEX_TOPOGRAPHY
-  INTERMEDIATE_TOPOGRAPHY
-  Hydrology - Stream/River
-  Structures - March 2005
-  Tax Parcel

1 inch equals 300 feet



SKETCH PLAN OF LANEY PROPERTY Prattville, Alabama



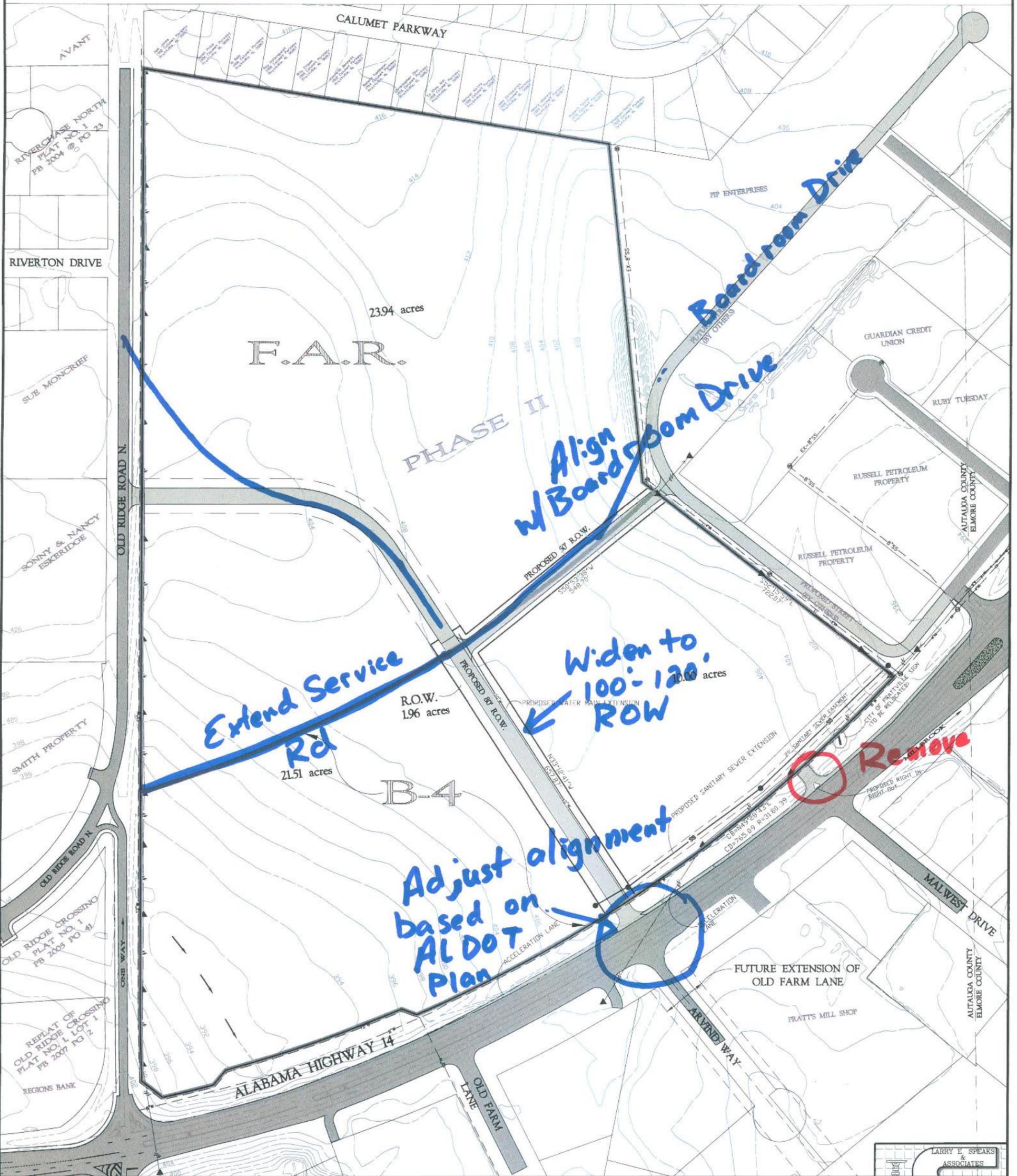
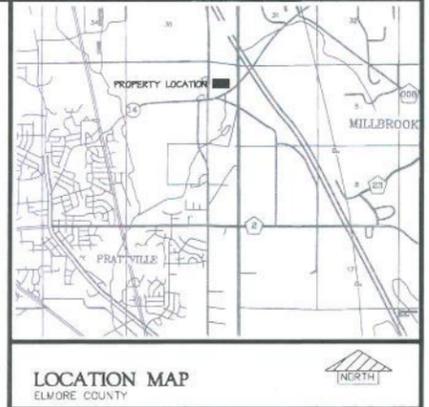
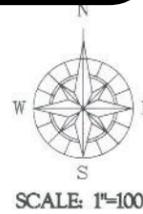
REVISED: 6/25/08
REVISED: 1/18/08
DATE: 1/16/08

LARRY E. SPEAKS & ASSOCIATES
CONSULTING ENGINEERS
LAND SURVEYORS
535 HERRON STREET
MONTGOMERY, AL 36104
TEL. 334/262-1091

ATTACHMENT C

ATTACHMENT C

SKETCH PLAN OF LANEY PROPERTY Prattville, Alabama



REVISED: 6/25/08
REVISED: 1/18/08
DATE: 1/16/08

LARRY E. SPEARS & ASSOCIATES
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ARTICLE 7. DISTRICT REQUIREMENTS

Section 71. Residential district requirements.

<i>District</i>	<i>Use Regulations</i>	<i>Space and Height Regulations</i>
All "R" Districts	<p>USES PERMITTED: Accessory structures; gardens, playgrounds and parks; public buildings, including public schools and libraries; satellite dishes or discs as herein defined by that ordinance, and no other; and parking of recreational vehicles, as herein defined subject to the following conditions: a) At no time shall such parked or stored camping and recreational equipment be occupied or used for living, sleeping or housekeeping purposes. b) If the camping and recreational equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front of the building line of the lot. c) Notwithstanding the provisions of subparagraph (b), camping and recreational equipment may be parked anywhere on the premises for loading and unloading purposes.</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 humans, 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> <p>USES PROHIBITED: Mobile homes, house trailers, trailer courts or camps, commercial and industrial uses, including parking lots and parking areas in connection with these uses, not specifically permitted.</p>	<p>MINIMUM YARD SIZE: For public and semi-public structures: Front Yard: 35 feet; Rear Yard: 35 feet; Side Yard: 35 feet. For accessory structures: Front Yard: 5 feet; Rear Yard: 5 feet.</p> <p>MINIMUM LOT SIZE: Width at building line: 45 feet.</p> <p>MAXIMUM HEIGHT: 50 feet 2 stories.</p>

<i>District</i>	<i>Use Regulations</i>	<i>Space and Height Regulations</i>
R-1	USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)	MINIMUM YARD SIZE: Front Yard: 40 feet; Rear Yard: 45 feet; Side Yard: 15 feet. MINIMUM LOT SIZE: Area in Square Feet: 15,000; Width at building line: 100. MAXIMUM HEIGHT: 35 Feet; 2½ stories. MAXIMUM BUILDING AREA PERCENT: 25% OFF STREET PARKING CAR SPACES: One.
R-2	USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)	MINIMUM YARD SIZE: Front Yard: 35 feet; Rear Yard: 40 feet; Side Yard: 10 feet. MINIMUM LOT SIZE: Area in Square Feet: 10,500; Width at building line: 75 feet. MAXIMUM HEIGHT: 35 feet; 2½ stories. MAXIMUM BUILDING AREA PERCENT: 25% OFF STREET PARKING CAR SPACES: One.
R-3	USES PERMITTED: Single-family dwellings. USES PERMITTED ON APPEAL: Duplexes and other apartments, Clubs not conducted for profit; rooming and boarding houses. (See: regulations common to all "R" Districts, listed above.)	MINIMUM YARD SIZE: Front Yard: 25 feet; Rear Yard: 30 feet; Side Yard: 8 feet one side; 6 feet the other side. MINIMUM LOT SIZE: Area in Square Feet: One or two family dwellings: 7,500; For each additional family unit, add: 2,000. Width at Building Line: One or two family dwellings 60 feet; For each additional family unit, add: 6 feet. MAXIMUM HEIGHT: 35 feet 3 stories. MAXIMUM BUILDING AREA PERCENT: 35%

<i>District</i>	<i>Use Regulations</i>	<i>Space and Height Regulations</i>
R-4	<p>USES PERMITTED: Dwellings and apartments for any number of families.</p> <p>USES PERMITTED ON APPEAL: Clubs, not conducted for profit; rooming and boarding houses. (See: regulations common to all "R" Districts, listed above.)</p>	<p>MINIMUM YARD SIZE: Front Yard: 25 feet; Rear Yard: 30 feet; Side Yard: 8 feet on one side; 6 feet on the other side.</p> <p>MINIMUM LOT SIZE: Area in Square Feet: One or two family dwellings 6,000; For each additional family unit, add: 5 feet.</p> <p>MAXIMUM HEIGHT: 35 feet; 3 stories.</p> <p>MAXIMUM BUILDING AREA PERCENT: 40%</p>

Note "A": A carport, porte-cochere, porch or structure or part thereof as defined in Section 68 hereof, shall be considered as part of the main building and shall be subject to the setback and side yard requirements for the district in which it is located.

(Ord. of 7-2-1968; Ord. of 3-15-1983(2); Ord. of 5-23-1985; Ord. No. 98-021, 9-1-1998)

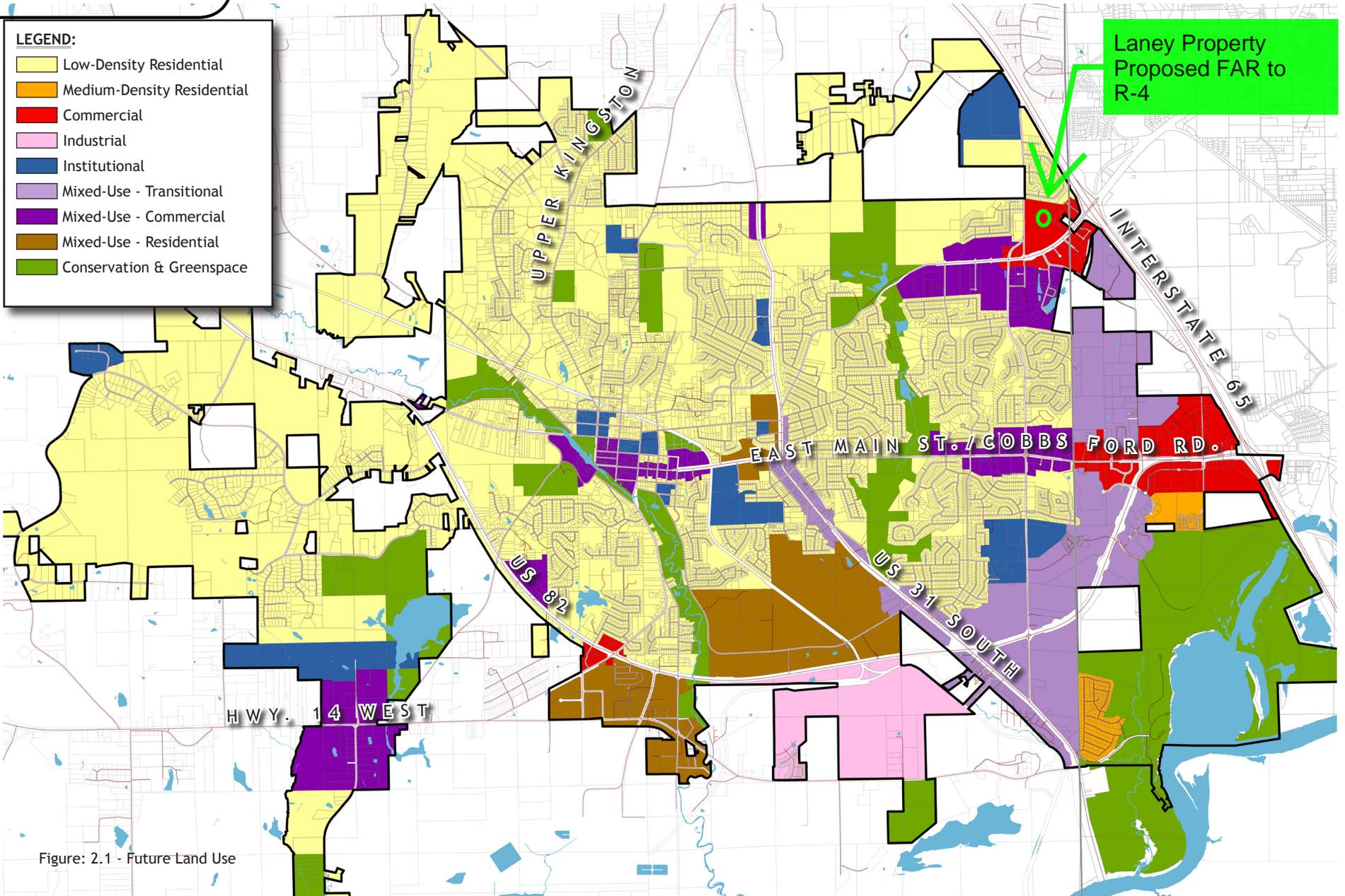


Figure: 2.1 - Future Land Use

Morgan, Alisa

From: Lee, Teresa
Sent: Thursday, May 14, 2015 12:16 PM
To: Mark Miller
Cc: Mayor; Morgan, Alisa; Duke, Joel
Subject: Re: Rezoning

Mr. Miller,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

From: Mark Miller <marknearline@aol.com>
Date: Thursday, May 14, 2015 at 6:10 AM
To: Mayor <mayor@prattvilleal.gov>
Subject: Rezoning

My name is Mark Miller. My wife Earline and I live in Pendlebrook subdivision off Old Ridge Road. We are opposed to the effort to rezone the land between the proposed Long Lewis Ford site and Hollybrook subdivision. A multifamily complex will lower the property values and damage the small town feel that Old Ridge Road brings to this area of Prattville. Please leave this area zoned for single family housing. Thank you.

--

Sent from my Android device with K-9 Mail. Please excuse my brevity.

Morgan, Alisa

From: Heidi Callahan <heidi.callahan@morningview.org>
Sent: Tuesday, May 12, 2015 3:12 PM
To: Brown, Denise; Mayor; Morgan, Alisa
Subject: Oppose Rezoning

I live at 2286 Gathering Way in Pendlebrooke off Old Ridge Road. I was made aware today that the land that backs up to Holleybrooke (Old Ridge Road and Highway 14) is being rezoned for apartments. I have been in my house for 4 years now and what was once a really quiet and easy to travel road (Old Ridge Road), is now becoming a huge mess as our "sister neighborhood" Glennbrooke builds a new house almost every day! There are now a lot of mornings that when I am coming to work, I have to sit through AT LEAST 2 lights before I can even turn left onto Highway 14 by Regions Bank. The LAST thing that we need around us is another apartment complex that will also bring in crime to a good and growing area. A lot of us walk, ride bikes, and have small children and feel safe in our neighborhood.....I totally oppose this decision and feel this would be a HUGE mistake!!!

Sincerely,
Heidi Callahan

Morgan, Alisa

From: Cecil Seamon <cseamon@knology.net>
Sent: Tuesday, May 12, 2015 3:31 PM
To: Morgan, Alisa
Subject: zoning adjustment

I am against the zoning adjustment at 214 Ridgewood Road.

Cecil Seamon

Morgan, Alisa

From: David McAteer <mcateer25@live.com>
Sent: Tuesday, May 12, 2015 3:37 PM
To: Morgan, Alisa
Subject: Oppose the request

I live at 1537 Trolley Road in Riverchase North. I oppose the idea of building apartments off of Old Ridge Road.

Thank you.

David P McAteer

Morgan, Alisa

From: Len Robertson <lenr395@gmail.com>
Sent: Tuesday, May 12, 2015 4:21 PM
To: Morgan, Alisa; Mayor; Brown, Denise
Cc: joe and len robertson
Subject: Rezoning Land at Calumet Prkway and Old Ridge Rd

Mayor Gillespie/Councilwoman Brown,

I am writing to voice my concern over a rezoning effort underway for a parcel of land at Calumet Parkway and Old Ridge Road. I believe this rezoning is to allow a multi-family apartment complex to be built at this location. I have no information on the type of housing, i.e. low income.

Since I am unable to attend the council meeting because it occurs during my normal work hours, I am sending my concerns via this email. **I live in River Chase North at 1608 Trolley Rd and absolutely oppose this rezoning request.**

The area surrounding my subdivision is already saturated with apartments, in fact, there are at least 6 complexes within 2 miles of us. We are already dealing with increased traffic in the area and this will certainly add to the existing congestion. I understand there is a road approved to come into Old Ridge Road at Riverton Drive (the entrance to River Chase North) which will definitely affect the amount of traffic and traffic flow in and out of my subdivision. Additionally, I understand that a large apartment complex has already been approved on 33 acres in the area near East Memorial Church and school.

Those of us living close to the Glennbrooke subdivision have been dealing with construction on a regular basis for a couple of years now with no end in sight. I am concerned that this may impact the property values in and around my subdivision and one can assume it will definitely affect the Hollybrooke area in the coming years.

Thank you for your consideration in this matter.

Len Robertson

--

Morgan, Alisa

From: Lee, Teresa
Sent: Tuesday, May 12, 2015 4:46 PM
To: Marie Holley
Cc: Morgan, Alisa; Duke, Joel; Mayor
Subject: Re: Zoning issues on Old Farm Rd.

Ms. Holley,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

[Teresa M. Lee](#)

Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

From: Marie Holley <reeree277@bellsouth.net>
Date: Tuesday, May 12, 2015 at 4:02 PM
To: Mayor <mayor@prattvilleal.gov>
Subject: Zoning issues on Old Farm Rd.

Mr. Mayor, I am against the zoning of this property being zoned for apartments. The traffic will become a nightmare as it will be bad enough from the new Ford dealership being built there. Also are these going to be upscale apartments or low income. I live on Ashton Oak Dr. And we have a very nice, quiet neighborhood and would like it to stay that way. I am a widow and don't want to have to move again. Thank you.

Marie Holley

I

Sent from my iPad

Morgan, Alisa

From: Lee, Teresa
Sent: Tuesday, May 12, 2015 4:47 PM
To: Stephanie Shirley
Cc: Morgan, Alisa; Duke, Joel; Mayor
Subject: Re: Proposed Rezoning Request

Ms. Shirley,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

From: Stephanie Shirley <stephanie.l.galloway@gmail.com>
Date: Tuesday, May 12, 2015 at 12:11 PM
To: Mayor <mayor@prattvilleal.gov>
Subject: Proposed Rezoning Request

Mayor Gillespie,

I am one of your constituents. I live at 1808 Riverton Drive in Riverchase North. I sincerely hope I am not the first person to contact you objecting to the proposed rezoning on Highway 14 and Old Ridge Road. From my understanding, the property owner wants to put in an apartment complex. I am very strongly opposed to this request for a number of reasons, and I would like to speak specifically regarding a few of them.

First, this will only create more traffic problems. Getting out of our neighborhood every morning to go to work is already difficult. When I try to turn left and cross both lanes of Old Ridge Road, I might as well plan on sitting at the stop sign for a while. I don't know how many apartments will be in this proposed complex, but I know it will only serve to increase the traffic, which will only cause further inconvenience, and also become a major safety issue.

I also have severe public safety concerns. We are very close to the entrance to our neighborhood. People already speed past our house. As a mother, this will make me less and less likely to allow my child to play in the front yard. Also, while there are certainly exceptions and I don't want to stereotype people that live in apartments, the majority of people aren't making a permanent home in an apartment. Without putting down roots in the community, most people do not have the same pride in our community, nor do they show the

same respect towards the community or the people. It becomes much more difficult to know your neighbors and when your neighbors are an apartment complex full of continually changing people.

Finally, I have concerns about the quality of life in this area if the rezoning request is approved. We chose this neighborhood because it was quiet, and mostly a single-home residential area. It was a safe area where I felt comfortable raising a family. There is a lot of room to grow in this area, but not all growth is good growth. By allowing an apartment complex, you completely change the dynamic of this area for the worse. Myself and many of my neighbors all feel that this proposed change would be extremely detrimental to this area. What is now a growing area with nicer homes will most definitely see a substantial decrease in property values. I absolutely love this area and the neighborhoods surrounding it, and with a change such as the one proposed, that would totally diminish the value of what I consider to be one of Prattville's finest community areas.

I would very much like to attend the public hearing on May 21 at 3 pm; unfortunately, the meeting was scheduled at a very inconvenient time for me and most of my neighbors as I have a full-time job that I cannot get off work for the hearing. This matter is of utmost importance to me, and had I not just taken maternity leave, I would even consider taking leave for this. However, this is just not an option for me right now. I am not sure what all you can do to oppose this project, but any help you can provide would be appreciated.

Sincerely,

Stephanie Shirley
1808 Riverton Drive
Prattville, AL 36066

Morgan, Alisa

From: Robert Hurd <rhurd1115@yahoo.com>
Sent: Tuesday, May 12, 2015 6:31 PM
To: Morgan, Alisa; Mayor; Brown, Denise
Subject: Rezoning on Old Ridge RD

To whom it may concern,

Hello my name is Robert Hurd. My wife and I live in the Glennbrooke subdivision off of Old Ridge rd and have been for the past 3 years. The reason we chose to live in Glennbrooke, besides what the neighborhood offers, is the nice little niche Old Ridge rd has provided the residents that live off of it. Mainly peace and quiet with the huge benefit of having the interstate near us (not to mention two Walmart's within a mile). Another benefit is the lack of apartment complexes on our road. This seems to be the most unique feature the four neighborhoods have around here (Hollybrooke, Glennbrooke, Riverchase North, PendleBrook) as it seems almost every neighborhood in the upper side of Prattville have an apartment complex right next to it.

The reasons extend to more than the obvious from having an apartment complex backing up to a neighborhood (property value, safety, traffic concerns with a near by school). But it's the fact that this part of town is a very unique feature that I believe only Prattville can provide. A simple and quiet area that also has the added benefit of being close to not only the interstate but from the many restaurants and shopping centers around town. With Old Farm rd being completed I can only assume that new road is going to be a goldmine for developers to want to add even more apartments. I tried my best to count the amount of apartment complexes in a two mile radius of the proposed location and I was shocked that it's at least 8 complexes. That's a scary thought if Prattville turns itself from the peaceful quiet town I grew up in to a for-profit apartment complexes that do not care about their residents. Below I included a small Google map image of the radius. I could not pin the apartment complexes but I am sure you can quickly count how many there are so close.

I will not be able to attend the meeting on May 21st but I really hope my voice and opinion have some effect on not only this issue but any further development ideas from here on out in our area as I do think it's what Prattville is all about.

Thank you for your time,
Robert Hurd

http://maps.google.com/maps/api/staticmap?size=600x500&path=fillcolor:0x00FF00|weight:1|color:0xFFFFF|enc:ipneE|mnOL|Mj@{MdAwM~AoMIBeMtC{LpDmLhE}K'FmKvFwJIGcJ'HkltHsHdlyGtl}FbJ_FpJaExJcDbKcCjKcBnKaApKa@rK?pK`@nK`AhKbBbKbCzJbDnJ'EdJ~EtI|FdxGtHrH'HjllGbJvFvJ'FIKhEIKnDILvCzLzBdM`BnMdAvMh@zMLJMMIMi@zMeAvMaBnM{BfMwCxLoDILiE~KaFiKwFxJmG`JaHllHhHlxGullFeJ~EoJ'E{JbDcKbCiKbBoK`AgK`@sK?qKa@oKaAkKcBcKcCyJcDqJaEcJ_Ful}FelyGuHqHaHmlmGaJwFyJaFkKiE_LqDmLuCyL}BqM_BoMeAwMk@{MM}M&sensor=true



www.maps.google.com

Preview by Yahoo

Morgan, Alisa

From: Lee, Teresa
Sent: Tuesday, May 12, 2015 6:42 PM
To: Elaine Messick
Cc: Mayor; Morgan, Alisa; Duke, Joel
Subject: Re: City Planning meeting on May 21

Importance: High

Mrs. Messick,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant
City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595.0102
www.prattvilleal.gov

On May 12, 2015, at 6:22 PM, Elaine Messick <emessick0711@gmail.com> wrote:

From: Elaine Messick [<mailto:emessick0711@gmail.com>]
Sent: Tuesday, May 12, 2015 6:16 PM
To: 'Mayor@prattville.gov'; 'alisa.morgan@prattvilke.gov'; 'denise.brown@prattville.gov'
Subject: City Planning meeting on May 21
Importance: High

First I think it was very poor planning to have a meeting about rezoning land in our area at 3:00 PM. Most people are at work and cannot attend to voice their opinion. I am in totally against this rezoning for apartments to be built in this area off Old Ridge Road. Old Ridge Road is already a very busy street and that will only add to the congestion. I have heard that they will be low cost rentals and that will only bring a high crime rate for this area. There are numerous apartments in a six mile area from Old Ridge Road and more apartments is not a good idea. If they are low cost rentals then you have all sorts of individuals moving in and out on a regular basis. I did not buy a house in the Stone Martin Area for this kind of housing to de value my property! If this passes I will campaign against everyone in office now and will actively encourage everyone to do the same!



This email has been checked for viruses by Avast antivirus software.
www.avast.com

Morgan, Alisa

From: Hevan Lunsford <hevanbrooksmiller@yahoo.com>
Sent: Tuesday, May 12, 2015 7:10 PM
To: Brown, Denise; Morgan, Alisa; Mayor
Subject: Zoning for apartment complex

I live at 1796 Benson Street. My husband and I will not be able to make the meeting. We oppose the request of building the apartment complex.

Sent from my iPhone

Morgan, Alisa

From: Latrisha Nobles <latrishanobles@yahoo.com>
Sent: Tuesday, May 12, 2015 10:42 PM
To: Morgan, Alisa
Subject: Rezoning for apartments on Old Ridge Rd.

My family and I are opposed to the building of a new apartment complex coming into our area. We live in the New subdivision and we have concerns about low income housing or any kind of apartments for that matter. There are already enough apartments in Prattville already. Please hear our voices and listen to our concerns before you just vote on something that will affect so many lives.

Thanks,

The Nobles Family

Morgan, Alisa

From: Dismukes, Meredith
Sent: Wednesday, May 13, 2015 8:35 AM
To: lewhitehead31@gmail.com
Cc: Morgan, Alisa; Duke, Joel; Mayor
Subject: RE: Riverchase north

Lauren,

Good morning. I will make certain the Mayor knows of your opposition. I am forwarding your email to the Planning Commission Secretary, Alisa Morgan. She will provide a copy to the members of the Planning Commission and it will be included in the records from the meeting scheduled for Thursday, May 21st.

If you need anything further just let me know.

Have a great day!

Meredith T. Dismukes

Mayor's Administrative Assistant
City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
(334) 595-0103
meredith.dismukes@prattvilleal.gov

-----Original Message-----

From: Lauren Whitehead <lewhitehead31@gmail.com>
To: Meredith Dismukes <merdismukes@aol.com>
Sent: Tue, May 12, 2015 6:52 pm
Subject: Riverchase north

Meredith,

For what it's worth, our neighborhood is at threat for having The single-family zoning changed to multifamily zoning on Old Ridge Road. Everyone is banding together to have the motion denied. I know you work for the mayor so I thought I'd email you as well and let you know that all of the neighborhoods (HollyBrooke, PendleBrook, Glenbrook and Riverchase North) here opposes it. If you can do anything to get this to Mayor Gillespie that would be great!

Thank you,
Lauren Whitehead

Sent from my iPhone

Morgan, Alisa

From: Jim Marshall <msubulldog96@gmail.com>
Sent: Thursday, May 21, 2015 5:44 AM
To: Morgan, Alisa; Mayor; Brown, Denise; tbs1846@yahoo.com
Subject: Rezoning Action District 3

Sirs/Ma'am,

I know you've probably already received several emails on this matter, so I apologize if we're overloading your inbox. But we wanted to make absolute certain our voice was heard.

I live in the Riverchase North subdivision, along with my wife and two children. It is our understanding that the city is considering a rezoning action that would allow low-income apartments to be built in the field adjacent to our neighborhood. This issue has absolutely blown up Facebook, emails, the Nextdoor phone app, telephone lines, and neighborhood sidewalk discussions as of late. I can assure you with no doubt whatsoever, that I speak for the entire neighborhood (and likely all the other neighborhoods in this area) when I say that words cannot express how strenuously we object to this motion.

Like probably most of the residents in this area, my wife and I did a LOT of research, and were very, very picky on several quality of life factors before choosing an area to settle down in and raise our family. In the end, Riverchase North stood atop of our list. But like a thousand other residents in this area, we would NEVER have investing hundreds-of-thousands of dollars here if that nearby land was zoned how the city is considering zoning it (or if we had known you would do so in the future). History and statistics show across the country, there are always numerous problems that exist in any area with this type of housing (crime rates, for example), not to mention the destruction of area property values. I think it would be utterly wrong and unfair on so many levels to allow such housing to be built here at this point, after so many people have invested so much without this knowledge.

With the utmost level of respect, my family and I implore you to please strongly consider the concerns of likely every resident in every neighborhood in his area, help us to protect our investments and quality of life, and do NOT allow this rezoning to take place.

Thank you.

Sincerely,
Jim Marshall
(334) 595-3444

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 10:07 PM
To: Sara Guy
Cc: Mayor; Duke, Joel; Morgan, Alisa
Subject: Re: Low Income Apartments

Mr. & Mrs. Guy,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the [May 21st](#) Planning Commission meeting.

Thank you.

Teresa M. Lee
Mayor's Executive Assistant
City of Prattville
334.595.0102
Teresa.Lee@prattvilleal.gov
Sent from my iPhone

On May 20, 2015, at 9:58 PM, Sara Guy <snguy@charter.net> wrote:

We are totally against the apartments. This will hurt the value of our property. Also, this area has seen a lot of new homes and growth . Families have invested their hard earned money into their homes as an investment, so why build something that will hurt our investment.

Mike and Sara Guy

Sent from my iPad

Morgan, Alisa

From: Will Mayfield <williamco30@yahoo.com>
Sent: Wednesday, May 20, 2015 9:32 PM
To: Boles, Ray; Mayor; Morgan, Alisa; tbs1846@yahoo.com
Subject: Rezoning

The proposed rezoning of land at hwy 14 and Old Ridge Road to allow apartments is not a good idea. The area has four single-family subdivisions with about 500 homes total. Stone Martian Builders plan on building another 1,300 homes over the next 10-15 years. The area needs more retail not more apartments. The area already has eight apartment complexes. I called them all and they all have rooms to rent. There are to many and another apartment complex does not fit the long term plans for the city. This is the fastest growing area and this will kill the positive things going on in this area. The average house being sold now costs between 200,000 and 300,000. Apartments do not meet that new standard being set by this new growth. The planning commission should want better for the city. Also, the Pendlebrooke HOA Board voted on the issue and the vote was to oppose the rezoning. **DO NOT REZONE THIS AREA. WE NEED MORE RETAIL!**

William Mayfield
2279 Gathering Way
Pendlebrooke HOA Board member

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 9:17 PM
To: Hatchett
Cc: Duke, Joel; Morgan, Alisa; Mayor
Subject: Re: Low Income Apartments

Mr. Hatchett,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant
City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595.0102
www.prattvilleal.gov

On May 20, 2015, at 8:30 PM, Hatchett <hhatchett@knology.net> wrote:

We just got a note stating Low Income Apartments Just behind Hollybrooke subdivision

We strongly oppose of this happening

It will decrease the value of our property

Also crime comes with low income apartments

Also Drugs comes with low income apartments

There will be small children that come also a lot of them will have little or no supervision

It will add more traffic to the already busy highways near here

Thanks for seriously considering not to pass this bill

Again We strongly oppose

Harold Hatchett
107 Kenalay ct.
Prattville Al

Hollybrooke Subdivision

We need something like Kohls or Super Walmart along with other Businesses along with The car lot that is going in to collect Tax money for Prattville Not Elmore county

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 6:20 PM
To: Bradley Shedd
Cc: Mayor; Duke, Joel; Morgan, Alisa
Subject: Re: Old Ridge Road Rezoning

Mr. Shedd,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant
City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595.0102
www.prattvilleal.gov

On May 20, 2015, at 6:01 PM, Bradley Shedd <bradleyshedd@gmail.com> wrote:

Mayor Gillespie,

Good evening. I am a resident of the Pendlebrooke subdivision off of Old Ridge Road. It has been brought to our attention that there is a meeting tomorrow to discuss a request to zone a portion of land for apartments just up the road from us. My wife and I both have to work during the time the meeting will take place. I am sending this email asking that you please vote no to apartments being built this close to our neighborhood. We are very concerned that apartments will negatively affect our home values and may keep buyers from considering our homes. Thank you in advance for your consideration to vote no on this request. Also, thank you for all the good things you and your staff have done and continue to do to keep Prattville one of the best cities around!

Brad Shedd
2176 Addison Way
334-391-6225

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 3:48 PM
To: **Katelyn Fagan**
Cc: Mayor; Duke, Joel; Morgan, Alisa
Subject: Re: Rezoning - Prattville

Mrs. Fagan,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

[Teresa M. Lee](#)

Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

From: Katelyn Fagan <katelyn1fagan@gmail.com>
Date: Wednesday, May 20, 2015 at 3:45 PM
To: Denise Brown <denise.brown@prattvilleal.gov>, Mayor <mayor@prattvilleal.gov>, Ray Boles <ray.boles@prattvilleal.gov>, "williamco30@yahoo.com" <williamco30@yahoo.com>
Subject: Rezoning - Prattville

Good Afternoon,

I live at 2162 Addison Way in the Pendlebrooke subdivision of Prattville. I am originally from Madison, Wisconsin and have been living in my lovely new home with my husband for less than one year. I am extremely concerned and upset that our beautiful community may be subject to apartments, low income or otherwise. We chose Pendlebrooke due to the originality, the location is offset from the city yet still close to the Air Force base, I currently serve. Please do not make the mistake of allowing apartments to infringe on our quality of life offered in Prattville. We love our neighborhood and look forward to raising our family in this subdivision. The threat of apartments infringing on our community makes our

future in Pendlebrooke questionable. Please vote no for the rezoning of these apartments and keep Prattville The Preferred Community.

Thank you for your consideration.

--

Best,

Katelyn Fagan

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 3:20 PM
To: Michael Powell
Cc: Mayor; Morgan, Alisa; Duke, Joel
Subject: Re: Resident Rezoning Position

Major Powell,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee
Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

On 5/20/15, 3:19 PM, "Michael Powell" <bamafam1992@yahoo.com> wrote:

>Dear Mayor Gillespie,
> I live at 1748 Benson Street in the Glennbrooke subdivision off
>Old Ridge Road. Mine is among many who have emailed you to express
>opposition to the proposed rezoning of the section of land on Old Ridge
>Road across from the Riverchase North entrance. In my mind, this is
>good neither for the residents of the area who chose Old Ridge for its
>serenity, low traffic, and stable property values, nor for the city who
>will reap less in future property taxes (or at the most, break even)
>should low-income housing develop there. Additionally, we are a
>military family and since my wife and I have claimed Prattville as our
>hometown, we believe we can do better than to propagate low-value,
>low-income housing that draws few taxes. Prattville is the Preferred
>Community for a reason; it's a community that has high standards. The
>type of development permitted by the rezoning proposal, especially
>being so close to the highway, would reflect an image contrary to our mantra.
> I am unable to attend the rezoning meeting, so I respectfully ask
>that you consider my position in your deliberation about this matter.
>If you have any questions, you can contact me by responding to this
>email or via the phone number below. Thank you for your time and for
>your service to our community.

>

>Sincerely,

>MICHAEL A. POWELL, Major, USAF

>Ph.D. Student, Air Force Institute of Technology Auburn University

>334-595-3172

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 3:10 PM
To: Hope Gallant
Cc: Mayor; Morgan, Alisa; Duke, Joel
Subject: Re: 5/21 Planning Commission

Mrs. Gallant,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

From: Hope Gallant <hopeallene@gmail.com>
Date: Wednesday, May 20, 2015 at 3:07 PM
To: Mayor <mayor@prattvilleal.gov>
Subject: 5/21 Planning Commission

Hello,

My name is Hope Gallant. My husband, children, and I live in the Riverchase North neighborhood in Prattville. Our family had been looking for a home to purchase for several months as we went back and forth deciding if Prattville or Pike Road would be the best fit for us. However, in January, we eventually chose Riverchase North to invest in our family's future for the quality of homes and beautiful area. We loved the quiet niche of Old Ridge Road.

Hearing of the possibility of apartments being built directly across from our neighborhood immediately made us regret our decision to choose Prattville over Pike Road. It seems self destructive to build yet another apartment complex in a small town where there are already so many, especially low income apartments adjacent to one of the few consistently higher valued home areas in Prattville, diminishing the value of those homes and our city.

It would appear that with the new Old Farm Rd. there will be plenty of opportunity to build apartments if you truly believe they are necessary (which many others in this city would disagree with in general) rather than devalue where so many current Prattville citizens have already chosen to invest their lives and money.

Please take our concerns into consideration and choose to keep value in this city and in our homes.

Thank you,
Matt and Hope Gallant

Morgan, Alisa

From: Paula <apaulag@aol.com>
Sent: Wednesday, May 20, 2015 3:06 PM
To: Morgan, Alisa
Subject: Rezoning

I am unable to make the meeting on the rezoning on Old Ridge Rd. I strongly oppose this rezoning issue. I live at 1774 Benson Street in the Glennbrooke subdivision

Paula M. Grace

Sent from my iPad

Morgan, Alisa

From: Jason Davis <Jason.Davis@jacksonthornton.com>
Sent: Wednesday, May 20, 2015 2:44 PM
To: Brown, Denise; Mayor
Cc: 'williamco30@yahoo.com'; Morgan, Alisa
Subject: Rezoning on Old Ridge

I live at 1534 Trolley Road in the Riverchase North subdivision. I am emailing to express by objection to the proposed rezoning on Old Ridge Road. I plan on being at the meeting on Thursday, but I wanted to provide a written record of my objection. As you know, there are several nice subdivisions along Old Ridge Road and the addition of such an apartment complex would decrease the value of the homes in these neighborhood as well as increase traffic on Old Ridge Road. The decrease in property values would not only affect homeowners, but also reduce property taxes for the City. I also believe the proposed apartment complex would slow the growth in what is the fastest growing area in Prattville. I hope everyone involved in making this decision will consider the objections of residents that live in the subdivisions along Old Ridge Road.

Thank you,

Jason Davis

Jason Davis, CPA

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Morgan, Alisa

From: Linda Graham <grimsbygal47@gmail.com>
Sent: Wednesday, May 20, 2015 2:03 PM
To: Morgan, Alisa; Mayor, Brown, Denise
Subject: Rezoning Issue Calumet Pkwy

My name is Linda Graham and I live with my husband Kevin and daughter Sierra at 2164 Addison Way in the Pendlebrook subdivision. I was hoping to attend the meeting tomorrow regarding the re zoning of Calumet Pkwy that would allow apartment complexes to be built. Unfortunately I will be unable to attend. I however, would like my objection to the re zoning issue be recorded.

My husband relocated to Prattville in March of last year and my daughter and I followed July of last year. We searched for a house for over 7 months before deciding on our house in the Pendlebrook neighborhood. Our house is close to all major shopping needs and interstate but still set back in an area that affords us a quiet setting away from traffic and close by apartment buildings. This was much like our old neighborhood in Ohio, which we truly enjoyed. I would hate for any changes such as what an apartment complex so nearby would bring. The traffic on Old Ridge during school and work commutes is great enough without added traffic due to having apartment complexes in the area. Many a time have I been driving on Old Ridge that the car in the other lane has cut into my lane on the curves. With so much added traffic I feel this would bring about the potential for many accidents to happen. I understand that this could occur at any time but with the number of cars so concentrated in the area due to apartments this would be a huge concern to our neighborhood.

Also I feel such a change would bring about a negative affect on the property value of our home. Even though our home now is so much smaller in size as well as land size we were willing to pay more than our home in Ohio. Any negative affect to our property value would me most upsetting.

Again as our family cannot attend the meeting tomorrow, I would like it noted that we absolutely oppose the re zoning of this land for an apartment complex to be built.

Linda Graham
2164 Addison Way
Prattville, AL 36066
740-341-9127

Sent from my iPad

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 1:37 PM
To: Ashley Strahm
Cc: Mayor; Duke, Joel; Morgan, Alisa
Subject: Re: Rezoning on Old Ridge Road

Mrs. Williams,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

From: Ashley Strahm <ashley.strahm@yahoo.com>
Reply-To: Ashley Strahm <ashley.strahm@yahoo.com>
Date: Wednesday, May 20, 2015 at 1:32 PM
To: Mayor <mayor@prattvilleal.gov>
Subject: Rezoning on Old Ridge Road

Mayor Gillespie,

My name is Ashley Williams. My husband and I live in the neighborhood Pendlebrook. We enjoy living where we live and are very opposed to the multi-family homes that the city is wanting to have built on Old Ridge Road. There are many reasons that we personally oppose, but one reason for our opposition is not just for our own benefit but for the city. If these homes were to be built, the value of homes for all of those neighborhoods on Old Ridge Road would decrease and so would the property tax.

Thank you for listening to your community.
Ashley Williams
2296 Gathering Way
Prattville, AL

Morgan, Alisa

From: Vickie Hallford <Vickie.Hallford@Rheem.com>
Sent: Wednesday, May 20, 2015 10:40 AM
To: Duke, Joel; Morgan, Alisa
Subject: Oppose -Laney Properties Rezone request property on hwy 14 and Old Ridge Road to multi-family residential/ Apartments or section 8 low income Housing

Dear members of the Prattville Planning Commission,

I am writing this email to state my Opposition,

To the proposal by Laney Properties to rezone any of the parcels of land fronting Hwy 14 and along Old Ridge Road. To build multi-family residential/ Apartments with section 8 low income housing- on property or any parcel of this property- as proposed by Laney Properties.

I oppose this rezoning request for multi-family residential/ Apartments property to be built within this proximity to my home and right outside the door of my Subdivision River Chase North and the close proximity to other neighborhoods located along Old Ridge Road.

I oppose any approval by the planning commission for multi-family residential/ Apartments /section 8 lower income housing being built in this area. I feel it is not in the best interest of this area to have this type property built up in the proposed manner. With the many apartment complexes in Prattville – there are none that are filled up. There are advertised specials all the time to try to get renters for the open apartments in current complexes now..

The Homes in this area were purchased with the expectation is to have property values to keep their value and for property to increase in value over time.

I feel the proposed rezoning will lower the value of my home and many others located in the neighborhoods that are adjacent to and a short distance from the proposed rezone parcels request.

I sincerely hope you will oppose this request and the proposal is rejected and will not move forward to any further action for approval in any form..

The wishes of voters and hardworking people who pay higher property taxes to this city are heard..

We have enjoyed the area we purchased our home in – it has been quiet and has very low light pollution from businesses that are in the area. The only noise of course being traffic on the interstate.

I know the Ford dealership will be built and other businesses will follow. My hope is the neighborhoods will be taken into consideration for what type businesses are approved for this desirable location..

Please take into consideration the wishes of the people these requests affect, the current property holders and Reject the Laney Properties proposal for multi-family residential rezoning on this property.

Best Regards,
Vickie Hallford
Overton Drive Riverchase North Subdivision
334-260.1490

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Morgan, Alisa

From: Marion Crutchfield <marionc@teamadapt.com>
Sent: Wednesday, May 20, 2015 10:36 AM
To: Morgan, Alisa; Brown, Denise
Subject: FW: Rezoning

I just wish to state that I oppose the proposed rezoning. I live in Riverchase North and it's a nice quiet neighborhood but I believe that would change drastically if apartments, especially low income apartments were placed nearby....I oppose this greatly. I paid 300,000 for my home and we paid that much because of the neighborhood. I think this would open our neighborhood up to more crime and people wandering into it. Please don't do this.

Marion Crutchfield
1532 Trolley Road

Prattville, AL 36066

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 9:25 AM
To: Anthony Krell
Cc: Mayor; Duke, Joel; Morgan, Alisa
Subject: Re: Oppose - Zoning R-4 -Multi-Family Residential HWY 14 Old Ridge Rd.

Good morning, Mr. Krell.

As this issue is going before the Planning Commission and not the City Council, I am forwarding this to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

[Teresa M. Lee](#)

Mayor's Executive Assistant | City of Prattville Alabama

101 West Main Street | Prattville, AL 36067

334.595-0102

www.PrattvilleAL.gov

From: Anthony Krell <Anthony.Krell@Rheem.com>
Date: Wednesday, May 20, 2015 at 9:20 AM
To: Denise Brown <denise.brown@prattvilleal.gov>
Cc: Mayor <mayor@prattvilleal.gov>
Subject: Oppose - Zoning R-4 -Multi-Family Residential HWY 14 Old Ridge Rd.

Dear District Representative Brown,

I am writing this e-mail to state my opposition to the rezoning request of Laney Property located on Highway 14 and Old Ridge Road. I currently reside at 756 Glennbrooke Blvd in the Glennbrooke Subdivision. My hope this will be one of several e-mails, phone calls, etc. that you receive on the opposition to this request. I have no issues with the Long Lewis Ford development that is taking place and hope more retail will come to this property. My hope would be that the city leaders will take this opportunity to develop this property in a way that would provide a gateway to this great city of Prattville. The planning commission and the city council have the opportunity to continue Prattville's place as the "Preferred Community" in the River Region. The people of Hollybrook, Pendlebrooke, Glennbrooke, and River Chase North deserve better than another apartment complex. Thank you for your service and please take into consideration opposition from the surrounding property owners.

Regards,

Anthony Krell
756 Glennbrook Blvd.
Prattville, AL 36066

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Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 8:54 AM
To: 3345310257@mms.att.net
Cc: Mayor; Morgan, Alisa; Duke, Joel
Subject: Re:
Attachments: text_0[2].txt

Good morning.

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee
Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

On 5/20/15, 8:52 AM, "3345310257@mms.att.net" <3345310257@mms.att.net>
wrote:

>

text_02

I moved to Prattville two years ago. I live at 280 Meadowview Ln and really love it here. I am near retirement age and certainly against the low income apartments being considered. I know our property value will go down. Thank you for allowing this form of communication as I will not be able to attend the meeting.

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 8:23 AM
To: McCord, Kammey
Cc: Mayor; Duke, Joel; Morgan, Alisa
Subject: Re: rezoning

Importance: High

Ms. McCord,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Alisa Morgan's phone number is 595-0500. She can let you know where to fax the petition.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant | City of Prattville Alabama

101 West Main Street | Prattville, AL 36067

334.595-0102

www.PrattvilleAL.gov

From: <McCord>, Kammey <KMcCord@mymax.com>
Date: Wednesday, May 20, 2015 at 8:19 AM
To: Denise Brown <denise.brown@prattvilleal.gov>, Mayor <mayor@prattvilleal.gov>, Ray Boles <ray.boles@prattvilleal.gov>
Subject: rezoning

Good morning. My name is Kammey McCord, I am a resident of Hollybrooke and I am 100% opposed to the project for apartments adjacent to our neighborhoods. I feel we have already expressed our opposition when this came up with the EMCA property, the traffic has gotten worse as it is with all of the new houses and I am especially concerned about our property value. In addition, I personally feel the crime rate has increased since Prattville has grown so much in the last few years. I realize we do need to grow for tax and other purposes but apartments isn't the way to do it in my opinion, especially when it backs up to residential homes.

Feel free to contact me at 334-324-8021 if you need to do so, my address is 1958 Calumet Parkway. I have lived in Hollybrooke for over 10 years but am beginning to wonder if Prattville is the right city for me, it is losing it's small, hometown feel.

Also, who can I fax a petition to with signatures of Hollybrooke residents?

Thank you for your time.

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Morgan, Alisa

From: Lee, Teresa
Sent: Tuesday, May 19, 2015 6:50 PM
To: Cfreeland6685
Cc: Mayor; Morgan, Alisa; Duke, Joel
Subject: Re: Low Income Housing

Good evening.

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee
Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

On 5/19/15, 5:57 PM, "Cfreeland6685" <cfreeland6685@gmail.com> wrote:

>
>Bill, I am on vacation and I heard you all are looking at a rezoning
>effort near the Hollybrook subdivision (low income apartments)! This
>was tried several years ago and thankfully the city council did not approve
>it because of the negative impact on our community! I urge you not to
>support this request because of the negative impact on our property
>values and more congestion on Old Ridge Road!
>
>Sent from my iPhone
>Sent from my iPhone

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 8:03 AM
To: lherren@charter.net
Cc: Mayor; Morgan, Alisa; Duke, Joel
Subject: Re: Rezoning of land on Old Ridge Road

Good morning, Mrs. Herren.

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

From: "lherren@charter.net" <lherren@charter.net>
Date: Wednesday, May 20, 2015 at 3:23 AM
To: Mayor <mayor@prattvilleal.gov>
Subject: Rezoning of land on Old Ridge Road

I live at 516 Overton Drive in the Riverchase North subdivision. My property value has already decreased since I purchased it in 2006, and this proposal will cause it to decrease more. I will be selling when I retire in three years, and the property value will never go up again. Property taxes for the city will also decrease.

Please do not pass this rezoning proposal.

Thank you for your time.

Lynn Brashears Herren

Morgan, Alisa

From: Lee, Teresa
Sent: Wednesday, May 20, 2015 8:05 AM
To: leigh morenus
Cc: Mayor; Duke, Joel; Morgan, Alisa
Subject: Re: Re-zoning on Old Ridge road

Good morning, Ms. Morenus.

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

From: leigh morenus <leighanne118@hotmail.com>
Date: Wednesday, May 20, 2015 at 1:55 AM
To: Denise Brown <denise.brown@prattvilleal.gov>, Mayor <mayor@prattvilleal.gov>
Subject: Re-zoning on Old Ridge road

To whom it may concern;

I am writing in regard to the re-zoning that is taking place on Old Ridge Road. I am a homeowner in the Pendlebrook housing development, and I am very concerned with the fact that property close to my home is being re-zoned I will not be able to attend the hearing on this issue set for May 21st as I am a Health care provider at a local ER. I am not sure what I can do other than to write you and share my concerns. I have heard many things regarding this re-zoning and I am not in favor of anything that I have heard thus far. I moved to Prattville because it was a community that I felt safe in as a single women and saw it as an area that I wanted to start my family in. It school system along and other public entities have been a blessing and I truly treasure them. I hope that this re-zoning issue does not go through and my property value and investments deteriorate.

Thank you for your time.
Leigh Anne Morenus

Morgan, Alisa

From: Lee, Teresa
Sent: Thursday, May 21, 2015 8:29 AM
To: Duke, Joel; Morgan, Alisa
Cc: Mayor
Subject: Planning Commission FB Post

Posted this morning. Providing to you for your records.

Nicole Laplume WebbCity of Prattville, Alabama Government

35 mins ·

Attention All Glennbrooke subdivision residents in Prattville: Please attend the Public Hearing with the Prattville Planning Commission on Thursday, May 21, 2015 at 3:00 pm at the Prattville City Hall to voice your concerns and opposition to the rezone of the property at Highway 14 and Old Ridge Road, adjacent to the Hollybrooke subdivision, across from the Riverchase North subdivision and .3 miles from the Glennbrooke subdivision to R-4 (Multi- Residential). We need to stand as one community!

Thank you.

Teresa M. Lee

Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

Morgan, Alisa

From: Lee, Teresa
Sent: Thursday, May 21, 2015 9:09 AM
To: Cindy Rayfield
Cc: Mayor; Duke, Joel; Morgan, Alisa
Subject: Re: Objection to proposed rezoning

Mrs. Rayfield,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee

Mayor's Executive Assistant | City of Prattville Alabama

101 West Main Street | Prattville, AL 36067

334.595-0102

www.PrattvilleAL.gov

From: Cindy Rayfield <carayfield@yahoo.com>
Date: Thursday, May 21, 2015 at 9:06 AM
To: Mayor <mayor@prattvilleal.gov>, Denise Brown <denise.brown@prattvilleal.gov>
Subject: Objection to proposed rezoning

Mayor Gillespie and Ms. Brown,

I am a homeowner in Riverchase North and have lived there for 4 years. I am writing you to express my objection to the rezoning of the property located at Highway 14 and Old Ridge Road. Has there been a proposed plan filed with the city for the property? Has there been a feasibility study done regarding traffic, market demand, the effect on the sewer system and all other infrastructure of the city? I can tell you now that with the addition of the traffic light on Highway 14, the traffic from Old Ridge Road is very congested in the mornings. There are several apartments already on Highway 14. Does anyone know the occupancy rate of those apartments? Is there really a need for a multi-family development in that area? I have many other concerns and I hope that you will help us stop this proposed rezoning.

Thank you for your time.

Cindy Rayfield

1514 Trolley Road

Prattville, Alabama

Morgan, Alisa

From: Carolyn Coates <carolyncoates86@gmail.com>
Sent: Saturday, May 16, 2015 5:04 PM
To: Morgan, Alisa
Subject: Fwd: rezoning

Carolyn Coates

----- Forwarded message -----

From: Carolyn Coates <carolyncoates86@gmail.com>
Date: Sat, May 16, 2015 at 5:03 PM
Subject: rezoning
To: mayor@prattvilleal.gov

I bought a home at 2185 Addison Way in the Pendlebrook development about two years ago. I strongly oppose the rezoning of the land off Old Ridge Road a to built apartments on. I feel this would devalue my property that I just invested in. So please don't rezone this land.

Carolyn Coates

Morgan, Alisa

From: mrwalker1087@gmail.com
Sent: Saturday, May 16, 2015 2:53 PM
To: Morgan, Alisa
Subject: Re-Zoning on Old Ridge Road

> Hi,

> My name is Rebecca Delamarter and I have recently moved into the Prattville neighborhood, Pendlebrooke, off of Old Ridge Road. I have noticed re-zoning signs for the huge field to the right of Old Ridge Road. I'm concerned about there being rental properties next to all of the neighborhoods on Old Ridge Road. The traffic is already enough in the area and to not only increase traffic, but ruin the quiet atmosphere Old Ridge Road offers, is a huge disappointment after just moving to Pendlebrooke. I chose the area because of re-sale value, great school, and the house being located in a perfect area for shopping and travel. It would be highly disappointing if multi family apartments/town homes/units were built because Old Ridge Road offers a quiet community (feels like it's in the country) but it's close enough to get to city amenities.

> Thank you for taking the time to read this as I will not be able to attend the 3:00 pm meeting on May 21st.

> Thank you,

> Rebecca

Morgan, Alisa

From: R Brown <dolphin_99@hotmail.com>
Sent: Monday, May 18, 2015 6:07 PM
To: Morgan, Alisa; Mayor
Cc: Brown, Denise
Subject: Rezoning

All: I am vehemently opposed to the rezoning of the property at Old Ridge Road and Highway 14. There is absolutely no need to zone and build another apartment complex within the city limits. Additionally according to Google Maps there are currently 16 complexes within the city limits, four of these complexes are under 1.5 miles from this proposed location.

This area is a growing single family neighborhood. Hollybrook is a well established area, Glennbrooke is ever expanding, Pendlebrooke is in its second phase and there is a plan to expand Riverchase North in the near future. Zoning and developing this apartment complex will only cause developers and future home buyers to think twice about buying in these neighborhoods.

I ask you to please listen to the citizens and do not approve this rezoning initiative.

Sincerely

Richard E Brown
2293 Gathering Way
Prattville

Sent from Windows Mail

Morgan, Alisa

From: Rachel Bennett <rbwareagle1@gmail.com>
Sent: Monday, May 18, 2015 7:32 PM
To: Morgan, Alisa
Subject: Rezoning near Riverchase North

My husband and I are highly opposed to the possibility of low income housing being built near our neighborhood and home. This would be detrimental to the continued growth of this area of Prattville.

Rachel Bennett
Sent from my iPhone

Morgan, Alisa

From: K.C. Brooks <kcbrooks94@hotmail.com>
Sent: Monday, May 18, 2015 8:06 PM
To: Brown, Denise; Morgan, Alisa; Mayor
Subject: Oppose Multi Family Rezoning Near RiverChase North

Hello,

I am a resident of Riverchase North who is directly affected by this rezoning request. I am absolutely opposed to zoning this area for low income families, not out of a sense of meanness, but because as a hard working taxpayer, I feel this is an unnecessary development considering the overall occupancy rate in Prattville. There are in fact empty apartment developments not 1 mile from the proposed location which have vacancies. This area of Prattville is settled by people who have made an investment on the area and this is a poor way to repay that hard work. The neighborhoods here will be very negatively impacted both from an economic standpoint and a security standpoint. I've been a police professional for over 20 years and it is incredibly foolish to place low income housing right next to affluent neighborhoods. Especially developments which are unnecessary.

I cannot stress to you how much I am opposed to this, especially as I am located very close to the proposed entrance. I will have to deal with increased traffic, and I will have to spend money to reinforce my home against new security threats. While I would like to give potential residents the benefit of the doubt, I see no reason to put my neighborhood and several others which form the heart of Prattville's revitalization in jeopardy.

I again state my opposition to this rezoning request and ask the council to consider developing the area as a community park, rec center, or other open space for the benefit of the many residents whose taxes help to run this fine city.

KC Brooks
Riverton Drive



Baptist Health
P.O. Box 244001
Montgomery, AL 36124

F A C S I M I L E

The information contained in this facsimile is legally privileged and confidential information intended only for the use of the individual or entity named below. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this telecopy is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone. Thank you.

To: <i>Alesia Morgan</i>	From: <i>Natalie Brown</i>
Company: <i>Pretville Planning Com.</i>	Department: MEDICAL RECORDS
Fax: <i>361-3677</i>	Tel: <i>361-4307</i>
Date: <i>5-19-15</i>	Fax: 334-361-4324 or 361-3430

Total No.
of Pages:
(Including Cover)

2

Re:

Zoning Request on 5-21-15

Comments:

NAME:

ACCT#:

Please see attached letter. Thank you so much for the work you and the planning commission do!

- N.B.

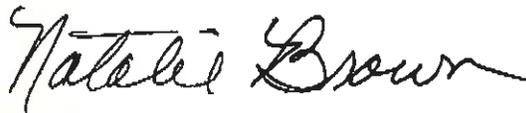
May 19, 2015

Prattville Planning Commission
Attn Alisa Morgan
102 West Main Street
Prattville, AL 36067

Ms. Morgan,

I'm writing in reference to the zoning request on the Laney property located at Highway 14 and Old Ridge Road. I will not be able to attend the hearing on May 21, 2015. Therefore, I'm giving a written notice that I oppose the request to zone the property for multi-family residential use. As a property owner, I feel it is not in my best interest for the property to be zoned multi-family residential. Please, make my opposition known to the planning commission.

Thank you,



Natalie Brown
1905 Calumet Pkwy
Prattville, AL 36066
(334) 361-6235 home
(334) 549-2679 cell

Morgan, Alisa

From: David McAteer <mcateer25@live.com>
Sent: Tuesday, May 19, 2015 3:51 PM
To: Morgan, Alisa
Subject: Oppose the building of apartments off of Old Ridge Road

Alisa,

I sent you an email the other day regarding my opposition of the building of apartments off of Old Ridge Road. Below is a more detailed response.

Thanks you.

As a resident of River Chase North I totally oppose the idea of building low income/section 8 apartments on the property just across River Chase North off of Old Ridge Road. This will lower the property values in the area, increase crime in the area, and overall hurt the neighborhood. Currently it is a low crime family friendly neighborhood. That is the way I like it and that is the way it should be and that is the way the people who make decisions for the city of Prattville should want it to be.

Why should the residents of River Chase North pay a penalty in which it will be a penalty just so some company can build apartments on a section of land just opposite it's entrance? Why not build more houses there. The way the houses are going in the neighborhood I am sure that would not be a problem to do that. Also, there are other alternatives than even this that would be satisfactory.

I just moved out from Montgomery 2 and one half years ago from a fairly new neighborhood because of its obvious crime problems. This part of Prattville North of 14 is currently the best this area has to offer including Montgomery, Elmore, and Autugua for houses in my price range. If this goes through I do intend on moving again to probably either Clanton or Calera. Why should I stay in Prattville in which this will prove that the people who make decisions for it don't want good neighborhoods?

Thank you.

David McAteer
1537 Trolley Road
Prattville, Al. 36066

Morgan, Alisa

From: Angel M. Morales <gelomar3@gmail.com>
Sent: Tuesday, May 19, 2015 2:53 PM
To: Morgan, Alisa
Subject: Objection about Complex Apt. Near by Glennbrooke neighborhood

To whom it may concern,

Hello my name is Angel Morales. My wife, my two child and I live in the Glennbrooke subdivision off of Old Ridge rd and have been for the past years. The reason we chose to live in Glennbrooke, besides what the neighborhood offers, is the nice little niche Old Ridge rd has provided the residents that live off of it. Mainly peace and quiet with the huge benefit of having the interstate near us (not to mention two Walmart's within a mile). Another benefit is the lack of apartment complexes on our road. This seems to be the most unique feature the four neighborhoods have around here (Hollybrooke, Glennbrooke, Riverchase North, PendleBrook) as it seems almost every neighborhood in the upper side of Prattville have an apartment complex right next to it.

The reasons extend to more than the obvious from having an apartment complex backing up to a neighborhood (property value, safety, traffic concerns with a near by school). But it's the fact that this part of town is a very unique feature that I believe only Prattville can provide. A simple and quiet area that also has the added benefit of being close to not only the interstate but from the many restaurants and shopping centers around town. With Old Farm rd being completed I can only assume that new road is going to be a goldmine for developers to want to add even more apartments. I tried my best to count the amount of apartment complexes in a two mile radius of the proposed location and I was shocked that it's at least 8 complexes. That's a scary thought if Prattville turns itself from the peaceful quiet town I grew up in to a for-profit apartment complexes that do not care about their residents. Below I included a small Google map image of the radius. I could not pin the apartment complexes but I am sure you can quickly count how many there are so close.

I will not be able to attend the meeting on May 21st but I really hope my voice and opinion have some effect on not only this issue but any further development ideas from here on out in our area as I do think it's what Prattville is all about.

Thank you for your time,
Angel Morales
Federal Officer

Morgan, Alisa

From: Lee, Teresa
Sent: Thursday, May 21, 2015 1:12 PM
To: Amanda Allen
Cc: Mayor; Morgan, Alisa; Duke, Joel
Subject: Re: Rezoning on old ridge

Ms. Allen,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee
Mayor's Executive Assistant | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0102
www.PrattvilleAL.gov

On 5/21/15, 12:45 PM, "Amanda Allen" <starz722@yahoo.com> wrote:

>
>Please vote NO to rezoning to apartments of any kind on Old Ridge Rd!!!
>Pendlebrook resident.
>
>Amanda Allen
>
>Sent from Amanda Allen's iPhone

May 20, 2015

Representative Denise Brown
District 3
Prattville Planning Commission

Dear Ms. Brown:

Please be advised that my family and I am very much opposed to the Laney Properties Project to build apartments on the open field area off Highway 14 and Old Ridge Road across from Riverchase North and Hollybrooke Subdivision.

Sincerely,



Mary Johnson

515 Ashton Oak Drive

Prattville, AL 36066

334-358-6111



May 20, 2015

Representative Denise Brown
District 3
Prattville Planning Commission

Dear Ms. Brown:

Please be advised that my family and I am very much opposed to the Laney Properties Project to build apartments on the open field area off Highway 14 and Old Ridge Road across from Riverchase North and Hollybrooke Subdivision.

Sincerely,



Teresa Johnson

515 Ashton Oak Drive

Prattville, AL 36066

334-358-6111



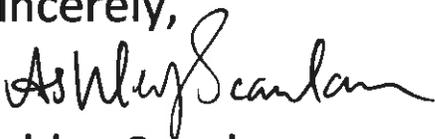
May 20, 2015

Representative Denise Brown
District 3
Prattville Planning Commission

Dear Ms. Brown:

Please be advised that my family and I am very much opposed to the Laney Properties Project to build apartments on the open field area off Highway 14 and Old Ridge Road across from Riverchase North and Hollybrooke Subdivision.

Sincerely,



Ashley Scanlan

515 Ashton Oak Drive

Prattville, AL 36066

334-358-6111



Morgan, Alisa

From: Lee, Teresa
Sent: Thursday, May 21, 2015 12:07 PM
To: Tammitha Prince; Morgan, Alisa
Cc: Mayor; Duke, Joel; alisa.morga@prattvilleal.gov
Subject: Re: Objection to proposed rezoning

Teresa M. Lee
Mayor's Executive Assistant
City of Prattville
334.595.0102
Teresa.Lee@prattvilleal.gov
Sent from my iPhone

On May 21, 2015, at 12:05 PM, Lee, Teresa <Teresa.Lee@prattvilleal.gov> wrote:

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee
Mayor's Executive Assistant
City of Prattville
334.595.0102
Teresa.Lee@prattvilleal.gov
Sent from my iPhone

On May 21, 2015, at 11:24 AM, Tammitha Prince <tammithaprince.realtor@gmail.com> wrote:

Mayor Gillespie and Ms. Brown,

I am a homeowner in Riverchase North and have lived there for 3 years. My daughter is also a homeowner in Riverchase North and has lived there for 2 years. I am writing you to express my objection to the rezoning of the property located at Highway 14 and Old Ridge Road. The selection of Riverchase North as a place to call home was not made lightly. We are not transient families planning to be here for only a short time, we are like you, life long Prattville residents. Allowing apartments to be installed just across from our neighborhood will hurt our home values, in an already struggling market, and will bring several other problems. (such as congested traffic issues) I find it hard to believe there is a market demand for additional apartments on or near Highway 14. Has anyone studied the occupancy rate of the existing apartments in the area? I am asking you to help us stop the proposed rezoning immediately.
Thank you for your time.

Tammitha Prince
1513 Trolley Road
Prattville, AL 36066

Morgan, Alisa

From: Lee, Teresa
Sent: Thursday, May 21, 2015 12:05 PM
To: Ronald Johnson
Cc: Mayor; Morgan, Alisa; Duke, Joel
Subject: Re: Re- zoning hearing later today

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

Thank you.

Teresa M. Lee
Mayor's Executive Assistant
City of Prattville
334.595.0102
Teresa.Lee@prattvilleal.gov
Sent from my iPhone

On May 21, 2015, at 11:39 AM, Ronald Johnson <johnsonrl5@yahoo.com> wrote:

Hell-o!

This is Ronald L. Johnson. I have just moved to the Prattville area as of 06 March 2015. My wife, Laura Johnson has just sent Mr. William Mayfield a detailed account of how she feels toward the newly planned re-zoning for the area across from Riverchase North, which is off of Old Ridge Road. I am including this information to you (please see this provided below) for your information.

I must say that someone seems to have an agenda against Prattville's new growth. I would be both greatly disappointed and surprised in the Prattville's Urban Development Committee if they approve of this new zoning or re-zoning. With so many established businesses, new businesses that are planning on locating here, schools that are performing at the top of everyone's expectations, military personnel relocating here, The Robert Trent Jones Golf Trail in this area, the new Long-Lewis Automobile dealership that is planned to break ground soon, medical complexes, and soon a hospital may desire to come to this area (the Prattville Hospital is older and will probably update soon), the question should be asked and answered very definitively: Why would a housing project be approved for this particular area? I do not know of anyone that is truly against apartments being build, particularly if they are of higher quality. Everything about this area is truly of high dollar values. In Glennebrook Subdivision, trust me, we have a review board that approves of everything, etc. what we build on our property, plants put into the areas seen by others, vehicles parked in front of our own house, paint color(s) used to update our

homes, loud noisy behavior coming from our home, etc. Question: What review committee would approve of a housing project coming here? A housing project is just not within the requirements of our residential area or the surrounding businesses serving those residences. A housing project may serve the owner of the land located off of Old Ridge Road in a misguided way, but it does not serve well the people that have already established themselves within this community. There is no way that a housing project serves this area well. One last comment, a housing project being within this area will set up areas of crime, e.g., theft of property, break-ins, etc. However, people have worked all of their lives to be able to come to this area, many of them retired, or in the military, or just widowed. If this zoning is approved, then you have just kicked down, not represented very well the people you serve.

Thanks!

Ronald L. Johnson
233 Kendrick Way
Prattville, AL 36066-1969
334-361-1931
Cell #: 425-5664

Mrs. Laura Johnson's account quoted below:

" Mr. Mayfield:

Thank you for the notice you gave us about the zoning hearing. My husband plans to attend, but I will be unable to attend. We are both totally opposed to the potential of section 8 apartments, which I will refer to as a "Housing Project: because this is what it will become. I have already e-mailed Denise Brown my opinion on the matter.

This type of apartments will only lead to a higher crime rate in this area. This particular exit (Hwy.14) is a main entrance into Prattville which I am sure many visitors exit to eat at restaurants or stay in hotels there. What kind of impression will this "Housing Project" make on any potential visitors to Prattville?

Thank you for taking the time to notify area residents of this hearing.

Laura Johnson
233 Kendrick Way
Prattville, AL 36066
(Glennbrooke Subdivision) "

May 21, 2015

Councilwoman Brown,

As a concerned citizen of Prattville, and a neighbor in your district, I am writing to let you know of my disapproval of rezoning an established, single family residence area along Old Ridge Road. I saw the public notice and wanted to write to let you know the various reasons I am adamantly against this idea. Prayerfully, it is still a proposal at this stage and the citizens in the district will be heard from on this issue.

First and foremost is the issue of safety. I cannot tell you how many times I have seen people in the city of Prattville walking along and across major roadways to get from apartment complexes to an area business. I see residents walking daily across McQueen Smith Road from the apartment complexes to the Wal-mart shopping center. I have seen several residents almost struck by vehicles in hours after dark. I see buses having trouble getting children safely unloaded and across the roadways now along Old Ridge Road. The road is not equipped for foot traffic as it does not have sidewalks let alone a shoulder to walk and/or run. It is not big enough for two large vehicles to pass in the two lane areas. There is really no way to widen the roads without having part of the road too close to someone's single family residence fence and/or yard. It is dangerous for cars to pull from these neighborhoods now onto the roadway and even more dangerous for someone to walk across to another side of the road. I can only begin to imagine the devastating things that would happen on this narrow road through single family residences that would change a family's life forever! I am almost positive, and having witnessed the foot traffic across other parts of the city, that people would walk from the proposed new apartment complex along the road or cutting through field areas to the ABC liquor store, gas station Red Box, and/or banks each week if they did not have transportation.

Secondly, would you as a district council member, the city offices, city hall, and/or the police department be prepared to field the number of complaints that would come from having such a complex near four established single family residence neighborhoods and a private school? The existing neighborhoods already have set guidelines, home owners' associations, and covenants. When we purchased our new home over a year ago we knew that we were bound by those covenants when we signed our contract. We also knew that we would be held accountable to abide by those guidelines and that it was the best for the neighborhood as a whole. We do not know if, what, when, where, or how covenants, curfews, times, guidelines, etc. would be placed on anything zoned for this area other than single family residences. Not only do we not know what is being proposed for this location, we have not seen any plans that will show the entrance, exit, appearance, ordinances, and the like. Not only that, we know that the one, lone proprietor of said property would be able to make these decisions without any consent from the people located next door. The existing neighborhoods have restrictions on fence height, parking, and maintenance. There would be no way to change their fence or cover from such a property to allow for noise level and privacy for the family. In fact, it would not be right to allow anything to be taller than the already existing structures around the proposed structure to be built. We have this guideline in place for businesses not to have the tallest sign on the side of the road so why not for a family's home? I can assure you that the citizens in these four established neighborhoods would

have no trouble continuously telephoning or writing you, going to town hall meetings, or calling the police department if they were having trouble from any one of the families in the proposed new multi-family residence. This would be the only course of action being bound by established neighborhood guidelines.

Lastly, I understand that an individual who owns property would like to be able to do what they would like with their own property if it were private use. However, we just do not let someone put up a telephone tower or digital billboard in their front yard, or build a few storage units to rent out in their back yard to make a few extra dollars each month. The current owner may have the best intentions for the property and those around the property that would be affected. However, what about the individual who buys the property from them or the person who gets the property 10 years from now? We buy our homes in a location with the intent of making it our home for many years to come. Is this owner going to be content with this property 10 years from now and love it like a home keeping the facade and lawn manicured? No one can make this guarantee now let alone 10 years down the road.

In summary, due to the safety issues I've mentioned, the cost of infrastructure for the road and road maintenance, and the number of complaints rezoning would most assuredly bring, I disapprove of rezoning this property. I strenuously object to the changing of the familial, single family residence establishment currently lining the road. If the city council feels they must grant the property owner the right to do something to make money with this property it would be better to have a grocery store and/or other business that would be operational when a majority of the families are away at school and/or work and then closed at night when it is time with our families in our single family residences.

I appreciate your time and your service to our community. I know these types of decisions are difficult and I pray you will be guided to make the best decisions for the majority of the district. My only request is that you convince your colleagues to put themselves in our place at this juncture and to think about this for the long term and not the short term.

Respectfully,



Dr. Tammy C. Brown

765 Glennbrooke Blvd.

Prattville, AL 36066

(205)292-5174

tbrown3293@wowway.com

Morgan, Alisa

From: Shannon Huggins <shannonhuggins93@gmail.com>
Sent: Thursday, May 21, 2015 2:15 PM
To: Morgan, Alisa
Subject: Rezoning on Old Ridge Road

Dear Ms. Morgan:

I am contacting you regarding the prospective rezoning of land on Old Ridge Road. I am a resident of the Pendlebrooke subdivision and am opposed to the rezoning. I do not believe an apartment complex will benefit the residents or the city of Prattville. The devaluation of the homes in one of the newest and the fastest growing residential areas in the city will reduce property values, as well as, property taxes. Neither the residents nor the city will benefit from the rezoning.

I think that if "the preferred community" wants to remain preferred, we need to encourage residential developments that add value to the city, rather than detract from it. Apartments should be located in an area of the city that will not affect the value of residential real estate or the city's ability to collect higher property taxes. For the city, this is about the "bottom line." Please put the interests of the residents and the city over that of a single development company.

Best regards,
Shannon Huggins

Morgan, Alisa

From: Gillespie, Bill
Sent: Thursday, May 21, 2015 2:13 PM
To: Lauren Dye
Cc: Morgan, Alisa; Duke, Joel
Subject: RE: Planning Commission Mtg

Lauren,

By reply, I am providing your email to Planning Commission Secretary Alisa Morgan. She will provide a copy to the Planning Commission members and include it in the records for the May 21st Planning Commission meeting.

I appreciate you making contact to express your concerns. Thank you.

Bill Gillespie, Jr.
Mayor | City of Prattville Alabama
101 West Main Street | Prattville, AL 36067
334.595-0101
www.prattvilleal.gov

From: Lauren Dye [lndye@icloud.com]
Sent: Thursday, May 21, 2015 12:48 PM
To: Gillespie, Bill
Subject: Planning Commission Mtg

Dear Mr. Mayor,

I am a resident of the Hollybrooke subdivision and would like to voice my strong opposition on the rezoning of the lot in front of our subdivision off of Old Ridge Rd to an R4 zone.
Please vote against this rezoning.

We know that this would directly affect our property value in a negative way.

Thank you for your representation!

Sincerely,
Lauren Dye

Donna Hillman
 Recd 5/21/2010

Petition

Riverchase North

We, the Residents of HollyBrooke, protest and object to the rezoning request of Laney Properties, LTD. to rezone the Laney Property at Highway 14 and Old Ridge Road to R-4 (Multi-Family Residential). We are all residents in the neighborhood adjoining this property. Among multiple other reasons, our protests are based on concerns about increased traffic, public safety, and property values.

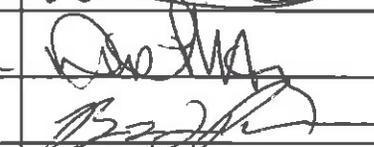
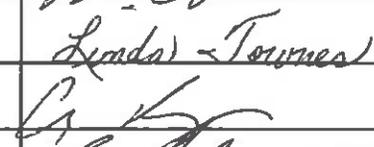
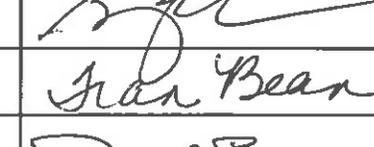
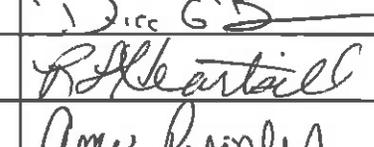
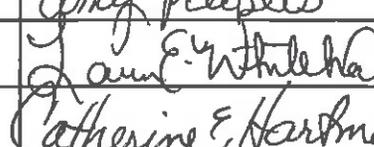
Name	Address	Signature
Kevin White	1535 Trolley rd	Kevin White
Richard White	1535 Trolley Rd	Richard White
Jon Kosciuszko	1607 Trolley Rd	Jon Kosciuszko
Ashley Aaron	1601 Trolley Rd	Ashley Aaron
Cameron Aaron	1601 Trolley rd	Cameron Aaron
Sam Vuckovic	1543 Trolley Rd	Sam Vuckovic
Whitney Bertsch	1541 Trolley Rd	Whitney Bertsch
Michael Howze	1502 Trolley Rd	Michael Howze
Natalie Aughey	1504 Trolley Rd	Natalie Aughey
Standa Laught	1508 Trolley Rd	Standa Laught
Mike Chambliss	1511 Trolley Rd	Mike Chambliss
Monique Chambliss	1511 Trolley Rd	Monique Chambliss
Tammitha Prince	1513 Trolley Rd	Tammitha Prince
Andrea Syslo	1524 Trolley Rd	Andrea Syslo
Susan Rhak's	1513 Trolley Rd	Susan Rhak's
Michael Carson	1540 Trolley Rd	Michael Carson
Wanda Ellis	1526 Trolley Rd	Wanda Ellis
Donna Hillman	504 Crest Dr	Donna Hillman
Hope Mallory	1606 Trolley Rd	Hope Mallory
Wendy Medlin	1902 Calumet Pkwy	Wendy Medlin
Jamie Crockett	394 Sydney Dr S	Jamie Crockett
Brad Shedd	2176 Addison way	Brad Shedd

Rd Michele Hobbs
5/21/20

Petition

1/4

We, the Residents of Riverchase North, protest and object to the rezoning request of Laney Properties, LTD. to rezone the Laney Property at Highway 14 and Old Ridge Road to R-4 (Multi-Family Residential). We are all residents in the neighborhood adjoining this property. Among multiple other reasons, our protests are based on concerns about increased traffic, public safety, and property values.

Name	Address	Signature
Chris Reed	520 Overton Dr	Chris Reed
AGAM STEPHANSON	522 Overton Dr	
Willie Fields	529 Overton Dr	
Desinee Murrell	530 Overton Dr	
Ben Pierce	532 Overton Dr	
Linda - Tourner	537 Overton Dr.	Linda - Tourner
Cindy Bayfield	1514 Trolley Road	
Brandy Chamber	1514 Trolley Rd	
Juan Bean	536 Overton Dr.	Juan Bean
Derek G. Bean	536 Overton Dr	Derek G B
Richard Hartill	540 Overton Dr	Richard Hartill
Amy Peoples	542 Overton Dr.	Amy Peoples
Lauren Whitehead	1507 Trolley Rd.	Lauren Whitehead
Catherine Hardman	1511 Trolley Rd	Catherine E. Hardman
Nathan Johnson	1504 Trolley Rd	Nathan Johnson
Mary R. Ingram	543 Overton Dr.	Mary R. Ingram
Alisha H. Barnes	569 Ashton Oak Dr.	Alisha H. Barnes
Marian H. Wright	559 Ashton Oak Dr.	Marian H. Wright
Bob Shels	526 Overton dr	

Petition

2/4

We, the Residents of Riverchase North, protest and object to the rezoning request of Laney Properties, LTD. to rezone the Laney Property at Highway 14 and Old Ridge Road to R-4 (Multi-Family Residential). We are all residents in the neighborhood adjoining this property. Among multiple other reasons, our protests are based on concerns about increased traffic, public safety, and property values.

Name	Address	Signature
Ruby La'Mothe Johnson	517 OVERTON DR.	Ruby L. Johnson
Shawn M. Johnson	517 Overton Dr.	Shawn M. Johnson
April Gray	508 Overton Dr	April Gray
Don Laine	506 Overton Dr	Don Laine
Brandy Stringer	501 Overton Dr.	Brandy Stringer
RON STRINGER	501 OVERTON DR	RS
Stacy Morgan	Riverton Drive	Stacy Morgan
Carrie Boesiger	101 Ashton Oak Ct.	Carrie Boesiger
CHRIS QUALE	113 ASHTON OAK	Chris Quale
Jordan Friday	115 Ashton Oak Ct.	Jordan Friday
JAMES TURNER	117 ASHTON OAK CT	James Turner
DAVID SMITH	116 ASHTON OAK CT	David Smith
Jennie Weimer	114 Ashton Oak Ct	Jennie L. Weimer
TINA + BILL BASS	611 Ashton Oak Ct	Tina Bass
LOZA G. SMITH	519 Overton Dr	Loza Smith
Steve Walker	501 Overton Dr	Steve Walker
Don Taylor	538 OVERTON DR	Don Taylor
Don M. Moser	1525 Trolley Rd.	Don M. Moser
Brianna Davis	1534 Trolley Rd	Brianna Davis

