



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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## 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 August 18, 2016 meeting of the  
City of Prattville Planning Commission were  
approved.

10/20/16

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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

**August 18, 2016**  
**3:00 p.m.**

### **Call to Order:**

### **Roll Call:**

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

### **Minutes:**

July 21, 2016

### **Old Business:**

1. Zoning Amendment: B-2 (General Business) to T-2 (Mobile Home Parks)  
Location: 642 West Fourth Street  
Petitioner: Burl & Melba Jean Arant

*District 1*  
*Tabled 7/21*

### **New Business:**

2. Preliminary Plat: Ridge at Pratt Farms-Phase 1  
Location: Old Ridge Road  
Owner: SMB Land, LLC  
Representative: Barrett-Simpson, Inc.

*District 3*  
*Public Hearing*

### **Miscellaneous:**

### **Adjourn:**

**Planning & Development Department**

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**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**August 18, 2016**

**Call to order:**

Chairman Tim Smith called the meeting to order at 3:00 p.m.

**Roll Call:**

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

***(Quorum present)***

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

**Minutes:**

Mr. Nelson moved to approve the minutes of the July 21, 2016 meeting. Vice-Chairman Gardner seconded the motion.

The motion passed unanimously.

**Old Business:**

- 1. Zoning Amendment: B-2 (General Business) to T-2 (Mobile Home Parks)  
Location: 642 West 4<sup>th</sup> Street  
Petitioner: Burl and Melba Jean Arant**

Chairman Smith stated that a motion to recommend approval of this item had been held at the July 21, 2016 meeting and a subcommittee consisting of Chief Johnson, Mr. Hindman, and Mr. McAuley was appointed to review the request and make a recommendation.

Mr. McAuley offered a report of the subcommittee's August 11, 2016 meeting with the applicant. He stated that the surrounding neighborhood contained a mixture of site built and manufactured homes similar to the request presented by the petitioners. He stated that the committee considered the request to be consistent with the existing development pattern leading them to recommend approval of the request.

Chairman Smith called for the question. The motion recommending approval of the requested rezoning was unanimously approved.

Chairman Smith asked Mr. Duke to provide the dates when the item would be considered by the City Council. Mr. Duke stated that the ordinance would be read for the first time on September 6, 2016 and a public hearing set for October 4, 2016. Following the hearing on October 4, the proposed ordinance would be considered by the City Council.

**New Business:**

- 2. Preliminary Plat: Ridge at Pratt Farms, Phase 1  
Location: Old Ridge Road near East Memorial Baptist Church  
Owner: SMB Land, LLC  
Representative: Barrett-Simpson, Inc.**

Chairman Smith introduced the agenda item and opened a public hearing on the agenda item.

Mr. Blake Rice, Barrett Simpson, Inc. spoke on behalf of the petitioners. Mr. Rice explained SMB Land, LLC's plans for the proposed subdivision and consistency with the sketch plan approved in December 2015. He stated that the first phase will encompass the eastern half of sketch plan. He stated that comments from city staff had been received and reviewed. Mr. Rice expressed his expectation that all comments could be resolved to the satisfaction of the city and the developer.

Chairman Smith opened the floor to public comment.

David Jacques, 1021 Old Ridge Road, Prattville, AL 36066, addressed the Commission with several concerns about the impact of the proposed subdivision. Mr. Jacques stated that most of the lots near him at Ridge Trail and Ridge Terrace are five and ten acres in size. He expressed a concern that the subject development and others before it are changing the character of the neighborhood and nature of Old Ridge Road. He stated his feeling that the road will have to get wider and possibly cut into the front portion of his lot. Mr. Jacques further stated that a plan establishing the location for the wider roadway may be needed before any additional development takes place on Old Ridge Road.

Mr. McAuley asked Mr. Duke to explain the plans for Old Ridge Road. Mr. Duke explained that additional development will require improvements to Old Ridge Road. He stated the Commission's past practice of requiring basic improvements with each subdivision plat to minimize access points and improve traffic flow at those accesses. Mr. Duke also reviewed the overall sketch plan for Glennbrooke Subdivision which includes realigning and improving a significant section of Old Ridge Road bordering the subdivision. He explained that a similar approach will be taken as large acreage parcels between Glennbrooke and N. Memorial Drive develop. He stated that the Planning Department does not have any information about when those parcels might develop.

C. H. Herrod, 1033 Old Ridge Road, Prattville, AL 36066, addressed the Commission with his concerns about the volume and speed of traffic on Old Ridge Road. Mr. Herrod stated his concern that accidents will increase as traffic increases on the rural roadway. He also spoke about the incompatibility of the very low density development near his house and the proposed medium density land uses. He also spoke about possible conflicts between traffic and animals being boarded on his property.

Chairman Smith closed the public hearing after asking for additional comment and receiving none.

Mr. Gardner introduced a resolution recommending approval of the preliminary plat of Ridge at Pratt Farms-Phase 1 and moved for its approval. Mr. McAuley seconded the motion.

Chairman Smith asked Mr. Duke for comments regarding the proposed preliminary plat.

Mr. Duke reviewed the sketch plan for The Ridge at Pratt Farms approved in December 2015. He reviewed the Planning Commission's goal of maintaining connectivity in and between subdivisions and of creating multiple options for traffic movement. He discussed the improvements to Old Ridge Road, the realignment of the section through Glennbrooke, and the plans to continue the pattern as development shifts to points nearer to N. Memorial Drive.

Councilor Whiteside expressed his concern that none of the plans seem to address the volume and speed of traffic on Old Ridge Road.

Mr. Duke stated that staff is constantly looking at the Old Ridge Road corridor and that, while traffic volumes on Old Ridge Road are manageable at this time, the Commission needs to evaluate the eastern sections of the roadway.

Mr. Duke addressed the staff comments regarding the proposed subdivision stating that he and Mr. Rice had reviewed the comments. He was confident that all outstanding comments can and will be addressed by the developer. Mr. Duke stated his recommendation to approve the preliminary plat contingent on comments being addressed.

Mr. Jacques asked to address the Commission. Chairman Smith stated that the public comment portion of the meeting had closed, but permitted him speak to the Commission. Mr. Jacques expressed his belief that now was the time to examine and address the long range alignment of the Old Ridge Road near his house.

Mr. Nelson offered a motion to hold consideration of the preliminary plat. The motion received a second by Councilor Whiteside. A vote was taken on the motion to hold with Mr. Gardner, Mr. Nelson, and Councilor Whiteside voting in favor and Mrs. Carpenter, Mr. McAuley, and Mr. Smith voting against. The motion to hold failed.

Chairman Smith asked the petitioner's representative, Blake Rice, for additional comments or questions. Receiving no comment, Chairman Smith called for the question on the resolution to approve the preliminary plat. The votes was recorded as 4 votes in favor and 2 votes against (Yes – Mrs. Carpenter, Mr. Gardner, Mr. McAuley, and Chairman Smith. No – Mr. Nelson and Councilor Whiteside). The motion to approve the preliminary plat failed to receive six affirmative votes and was not approved.

No further motions were offered on this item.

**Miscellaneous Business:**

Mr. Duke called the Commission's attention to the video display equipment added to the Council chambers. He thank Councilor Whiteside and the rest of the Council for the investment.

**Adjourn:**

The meeting was adjourned at 3:48 p.m.

Respectfully submitted,

Joel T. Duke, AICP  
Planning Director

**RESOLUTION**

**Zoning Request from B-2 to T-2**

**642 West Fourth Street**

**Burl & Melba Jean Arant, Petitioners**

**July 21, 2016**

**Whereas,** Burl & Melba Jean Arant have submitted a request zone the property in Attachment A; and

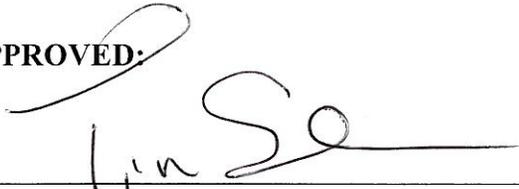
**Whereas,** the subject property is located inside the city limits; and

**Whereas,** the petitioner wishes to rezone the property from B-2, General Business to T-2, Mobile Home Parks; and

**Whereas,** a public hearing on the proposed zoning was held by the Prattville Planning Commission on July 21, 2016.

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

**APPROVED:**



**Tim Smith, Chairman**



**Alisa Morgan, Secretary**

The motion was approved.  
8/18/16

**Attachment A**  
**Legal Description**

**642 West Fourth Street**

A resurvey of Lots 24 and 25 of Yarbrough Subdivision containing one and seventy-eight (1.78) acres, more or less, and being more particularly described as follows: Begin at an iron pin found monumenting the Southwest corner of Lot 24 of said subdivision; thence run in a Southeasterly direction and along the Northeastern right of way boundary of Alabama Highway No. 206 (a 100 foot R.O.W.) for a distance of 200.00 feet to a point; thence with an interior angel of  $92^{\circ} 06' 17''$  (right) run in a Northeasterly direction and along a fence line of old standing for a distance of 379.31 feet to the corner post of said fence line; thence with an interior angle of  $90^{\circ} 49' 49''$  (right) run in a Northwesterly direction for a distance of 203.00 feet to a point lying on a fence line of old standing; thence with an interior angle of  $88^{\circ} 42' 47''$  (right) run in a Southwesterly direction and along said fence line for a distance of 389.61 feet to the point of beginning, forming an interior closure angle of  $88^{\circ} 21' 07''$ .

# CITY OF PRATTVILLE

## Planning Commission

### Planning Department Staff Report

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#### **REZONING APPLICATION**

642 W. 4<sup>th</sup> Street

Rezoning – RZ-2016-03 – B-2, General Business to T-2, Mobile Home Parking Area.

July 19, 2016

#### **PROPOSED DEVELOPMENT**

**Petitioner:** Burl and Melba Jean Arant  
**Property Owner:** Same as petitioner  
**Agent:** N/A  
**Location:** 642 W. 4<sup>th</sup> Street – north side of West 4<sup>th</sup> Street approximately 600 feet east of Allenville Road (west end)/West 4<sup>th</sup> Street intersection.

#### **Development Status and History**

*Submission Status:* Applicant is requesting rezoning of 1.84 acre parcel (400' x 200') from B-2, General Business T-2, Mobile Home Parking Area. Lot contains one site-built single family structure dating from 1968 and two manufactured homes.

Applicant is requesting the zoning change to allow replacement and placement of manufactured homes on the lot.

*Previous Approvals:* No previous development plans are on file for the subject tract.

*Conditions of Previous Approvals:* N/A.

#### **Property Configuration**

*Acreage:* 1.84 acres

*Proposed Number of Lots and Configuration:* Rezoning request is not accompanied by a formal development plan.

*Proposed Uses:* Single-family residential and three manufactured housing units

*Consistency with Adopted Future Land Use Plan* The Future Land Use 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 “Low Density Residential”. The requested zoning to T-2, Mobile Home Parking Area is consistent with the adopted plan.

*Current Zoning:* B-2, General Business District –

USES PERMITTED: Any retail or wholesale business or service not specifically restricted or prohibited. Major auto repair; funeral homes; places of amusement and assembly; business recycling facilities, community recycling facilities and community recycling receptacles; any use permitted in a B-1 Local Shopping District.

USES PERMITTED ON APPEAL: Animal clinics, hospitals or kennels, dry cleaners and laundries. Manufacturing incidental to a retail business where articles are sold at retail on the premises, not specifically prohibited herein. Any use permitted or permitted on appeal in the R-4 Residential District, and subject to all district requirements of an R-4 District as specified in Section 71, hereof.

USES PROHIBITED: Stockyard; live animal or poultry sales; coal yard; lumber yard or mill; auto wrecking; gasoline, oil or alcohol storage above the ground in excess of five hundred (500) gallons; grist or flour mill; ice plant; junk, scrap paper, rag storage or baling; stone or monument works; mobile homes, house trailers, trailer courts or camps.

MINIMUM LOT SIZE: It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the other operations of the business or service.

MINIMUM YARD SIZE: None specified.

MAXIMUM HEIGHT: 65 feet or 5 stories.

*Proposed Zoning:*

T-2, Mobile Home Parking Area –

USES PERMITTED: Permanent or temporary parking for mobile homes. Any use permitted or permitted on appeal in the R-4 residential district and subjected to all district requirements of an R-4 district as specified in Section 71 hereof.

USES PERMITTED ON APPEAL: Same as T-1 district. (from T-1) - 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; semipublic buildings, golf courses; municipal, county, state, or federal use; kindergartens, nurseries, nursery schools, day care centers, and private schools.

USES PROHIBITED: Commercial and industrial uses, including parking lot or parking areas in connection with these uses; double parking or connection of two or more mobile homes except that two mobile homes with totally identical exterior finishes may be connected under one roof.

	<i>T-2</i>
<i>Minimum Lot Size</i>	7,500 ft <sup>2</sup>
<i>Minimum Width at Building Line</i>	60 feet
<i>Maximum Lot Coverage</i>	40%
<i>Front Setback</i>	25 feet
<i>Rear Yard</i>	10 feet
<i>Side Yards</i>	10 feet/6 feet

*Surrounding Developments and Uses:* North: Single-family residential structures and manufactured housing  
South: Single-family residential structures  
East: Single-family residential units and manufactured housing  
West: Single-family residential units and manufactured housing

*Street Extensions or New Streets:* None proposed.

## **PLANNING STAFF EVALUATION**

**Reviewed by:** Joel T. Duke, AICP  
City Planner

**Site Visits Conducted:** Various times during April 2016 and again on July 19, 2016

**Recommendation:** Proposed rezoning is consistent with existing development pattern in the neighborhood. The mixture of site-built and manufacturing housing appears to be an acceptable pattern to the residents and property owners. The property's current zoning, B-2, appears to have been applied as a part 1987 comprehensive rezoning; possibly to encourage business development. Single-family residential uses, site-built and manufactured homes have been the persistent land use in the neighborhood since that time. Planning staff recommends approval of the application.

### **Staff Comments:**

**Property Evaluation** – The subject property is a 200' by 400' parcel with an area of 1.84 acres. It presently houses a single site built residential structure locate approximately 90 feet from W 4<sup>th</sup> Street and approximately 50 feet from the front property line. The lot also contains two single-wide manufactured home units located near the rear property line with the short building faces oriented north and south. According to the county revenue office, the house

was built in 1968. The property owners, who reside in the house, are unclear on when manufactured homes were added to the property; and suggest that up to three may have existed on the property at one time. It is unclear how manufactured units were first permitted on the property given the present B-2 zoning. A review of city aerial photography since 1985 shows only the house present in 1985, but mobile home units present in 2000 and each five year period since. The Planning Department records indicate no variances were issued for the manufactured units. Regardless, two manufactured homes have been present on the property for the approximately twenty-five years.

**Compatibility with Neighborhood** – A quick review of the Location Map and Zoning Map and the neighborhood immediately surrounding the subject property shows a mixture of site built and manufactured housing. A review of aerial photography indicates an increase in the number of manufactured homes over time. The zoning has also evolved since 1987 to permit more T-2 and T-3 (Mobile Home Park) areas. The consistency of this pattern suggests it is generally accepted by the neighborhood property owners and residents.

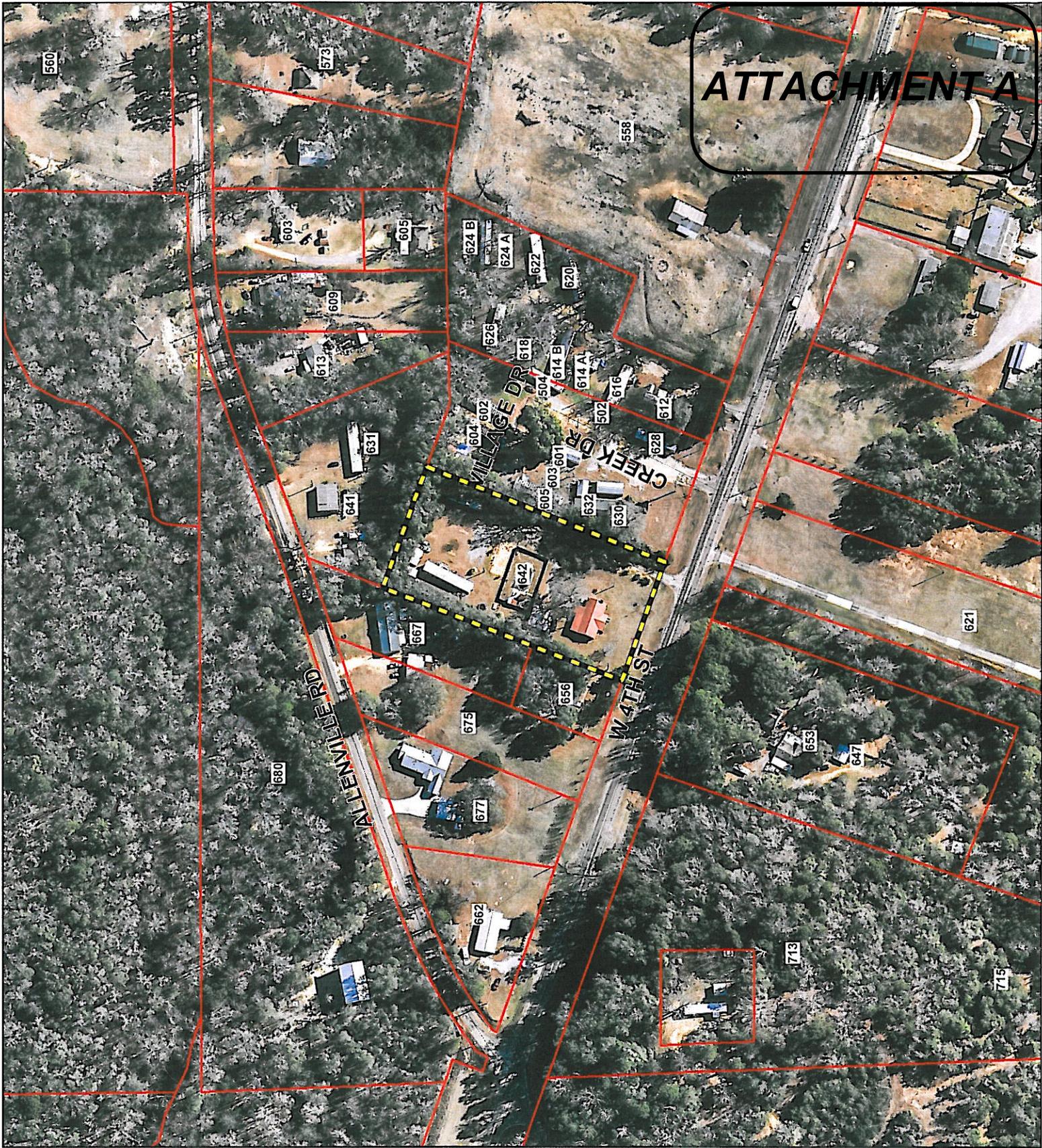
The current B-2 zoning appears to have been applied to the property as part of comprehensive zoning scheme established in 1987. The scheme assumed certain intersections, or transportation nodes, would be desirable locations to focus and encourage commercial development. As a result, they were proactively zoned for business. Given the persistent residential development of the W. 4<sup>th</sup> Street corridor, the requested designation for a residential use is more consistent with the neighborhood than the present B-2 designation.

**Consistency with Comprehensive Plan** - On January 21, 2010, the Planning Commission adopted an updated Prattville Comprehensive Plan. The Future Land Use Plan and Map in Section 2.2 of the document shows the subject parcels as “Low Density Residential” (See Attachment C). As stated on Page 2.14, “Low Density Residential refers to single family homes on single lots, usually at least one-sixth of an acre or larger. These lots have front, side and rear setbacks, and will only in very rare cases abut a land use other than single-family or greenspace. Target densities would not exceed eight units per acre.” The development pattern along the north side of W. 4<sup>th</sup> Street of multiple units per lot differs from the concept of single units per lot, but meets the land use and density targets for Low Density Residential. The existing zoning designation of B-2 is inconsistent with adopted land use plan for this area.

## **ATTACHMENTS**

- A. Location Map
- B. Current Zoning Map
- C. Future Land Use Maps – Subject Property Indicated
- D. Staff Photos of the site

# ATTACHMENT A



CITY OF PRATTVILLE, AL



Zoning: B-2

Scale: 1" = 200'



STREETS  
TAX PARCEL



CITY OF  
PRATTVILLE  
ALABAMA

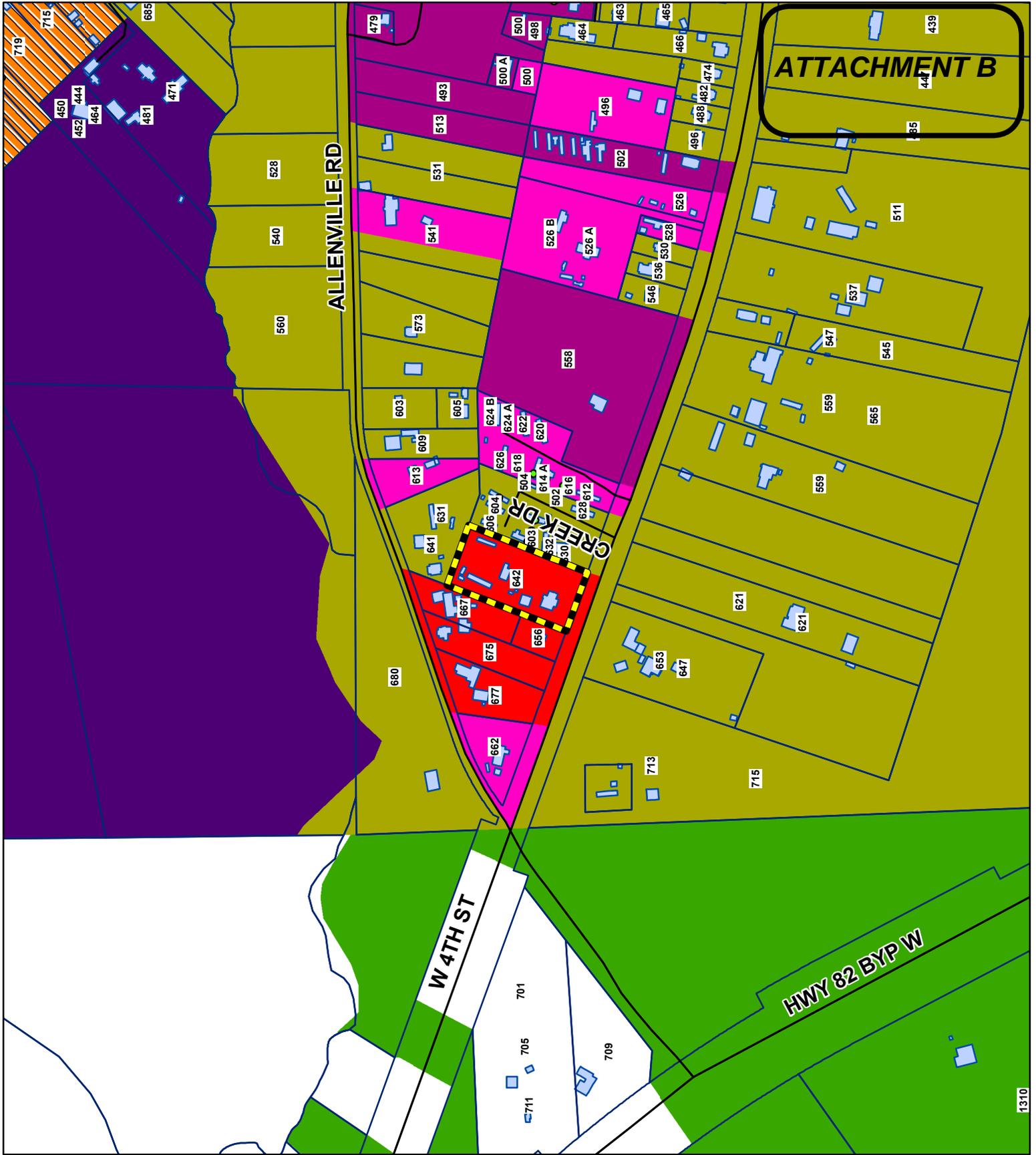


Zoning: B-2

Scale: 1" = 400'



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



**ATTACHMENT B**

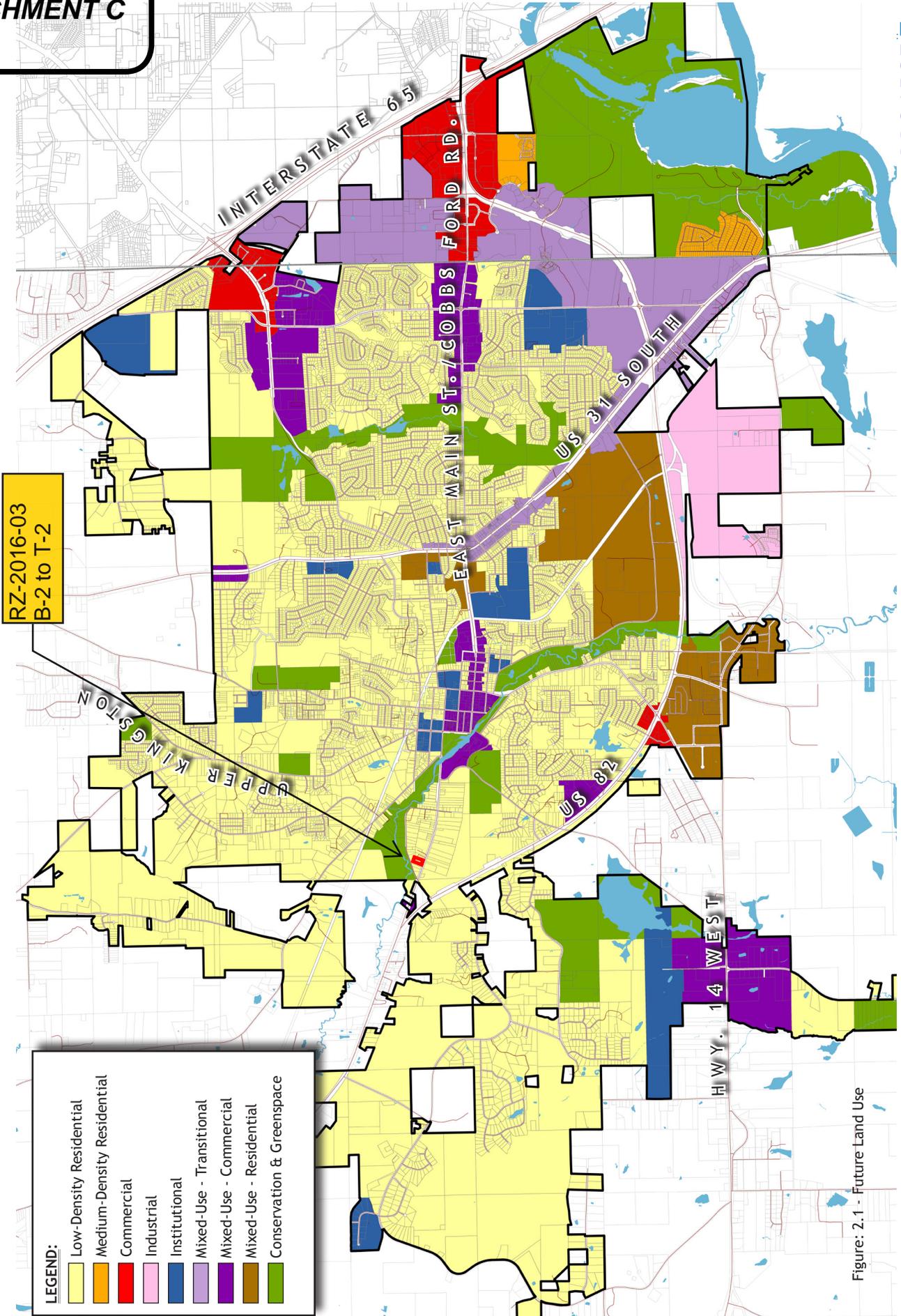


Figure 2.1 - Future Land Use

**ATTACHMENT D**





CITY OF PRATTVILLE, AL

Ridge At Pratt Farms

Zoning: R-3

Scale: 1" = 400'



STREETS  
TAX PARCEL

