



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## CITY COUNCIL

**MIKE RENEGAR**  
PRESIDENT  
DISTRICT 5

**NATHAN D. FANK**  
PRESIDENT PRO TEMPORE  
DISTRICT 7

**ALBERT C. STRIPLIN**  
DISTRICT 1

**WILLIE WOOD, JR.**  
DISTRICT 2

**DENISE B. BROWN**  
DISTRICT 3

**TOM MILLER**  
DISTRICT 4

**RAY C. BOLES**  
DISTRICT 6

## City of Prattville Board of Zoning Adjustment

**The minutes of the February 14, 2012 meeting of  
the City of Prattville Board of Zoning Adjustment  
were approved.**

Leo Jamieson, Chairman

4/10/12

Date



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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DISTRICT 3

**TOM MILLER**  
DISTRICT 4

**RAY C. BOLES**  
DISTRICT 6

**CITY OF PRATTVILLE  
BOARD OF ZONING ADJUSTMENT  
A G E N D A  
February 14, 2012  
4:00pm**

### Call to Order:

### Roll Call:

Chairman Leo Jamieson, Vice-Chairman John Gillian, Ms. Kitty Houser, Mr. Mac Macready, and Mrs. Jerry Schanep. Alternate Member: Commander Michael Whaley.

### Minutes:

October 11, 2011

### Old Business:

1. 120110-01 VARIANCE:

To encroach 10' into the 20' front yard setback.  
9 Lots in Eastwood Subdivision Phase II  
R-5 (Patio Garden Homes)  
**Aliant Bank, Petitioner**

*District 5*

### New Business:

2. 120214-01 USE-ON-APPEAL:

To allow an offsite sign.  
1075 South Memorial Drive  
B-2 (General Business)  
**VFW Post 1349, Petitioner**

*District 6*

3. 120214-02 VARIANCE:

To encroach 4' into the 5' side yard setback.  
718 Summer Lane  
R-5 (Patio Garden Homes)  
**Sally Reynolds, Petitioner**

*District 5*

### Miscellaneous:

### Adjourn:

**City of Prattville Board of Zoning Adjustment  
Minutes  
February 14, 2012**

**CALL TO ORDER:**

The regular meeting of the Prattville Board of Zoning Adjustment (BZA) was called to order by Chairman Leo Jamieson at 4:02 p.m. on Tuesday, February 14, 2012.

**ROLL CALL:**

Present: Chairman Leo Jamieson, Vice-Chairman John Gillian, Mr. Mac Macready, Mrs. Jerry Schannep and Commander Michael Whaley. Absent: None.

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

Chairman Jamieson stated the governing rules for the Prattville Board of Zoning Adjustment according to the *Code of Alabama, 1975* and the procedure of the meeting.

**MINUTES:**

Mr. Gillian moved to approve the minutes of the October 11, 2011 meeting. Mr. Macready seconded the motion. The motion to approve passed unanimously.

**OLD BUSINESS:**

**VARIANCE**

**To encroach 10' into the 20' front yard setback.**

**9 Lots in Eastwood Subdivision Phase II**

**R-5 (Patio Garden Homes)**

**Aliant Bank, Petitioner**

Mr. Duke introduced the variance request for nine (9) lots zoned R-5 to encroach 10' into the 20' front yard setback located in the Eastwood Subdivision.

Rhett Loveman of D.R. Horton, Inc. and Mike Finley, construction supervisor were present as the petitioner's representative. Mr. Loveman introduced the variance request to encroach 10' into the 20' front yard setback. Per subdivision covenants, he stated that the subdivision has a very distinct style that was set by the original owner of the development. He stated that each lot must accommodate a home of 2000ft<sup>2</sup>. He stated that the island property shrinks behind lots 19-26 which causes difficulty for the homes to be built at covenant standards without the requested 10' encroachment. He stated that all the homes would be two-story with garage comparable to the existing homes in the subdivision.

Mr. Gillian asked if garages are required. Mr. Loveman replied that he didn't think that garages were a requirement but they are part of the design in all the current homes.

Chairman Jamieson opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Duke stated that the board needs to define a necessary hardship if consideration is given to approve the request. He stated that all nine (9) lots do not require the variance request.

Mr. Loveman stated that all nine lots do not require the variance but they are requesting for all nine so that they will have a more uniformed look.

After no further comments, questions, or discussion, the vote was called. **The BZA voted 4/1 to approve the variance to allow a 10' encroachment into the 20' front yard setback for nine (9) lots in Eastwood Subdivision Phase II. The votes are as recorded. Favor: Chairman Jamieson, Mr. Gillian, Mr. Macready, and Mrs. Schannep. Oppose: Commander Whaley.**

**NEW BUSINESS:**

**USE-ON-APPEAL**

**To allow an offsite sign.**

**1075 South Memorial Drive**

**B-2 (General Business)**

**VFW Post 1349, Petitioner**

Mr. Duke introduced the use-on-appeal request for an offsite sign to advertise the VFW on property at 1063 S. Memorial. He stated that there needs to clarity on how far back off the highway the sign will be located.

Bo Potter of Midstate Advertising and Sign, petitioner representative, stated that the overall height of the sign is 10'. He stated that the 3'x 5' sign will be internally illuminated by underground power.

Chairman Jamieson opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Duke stated that the sign meets size and height regulations. He stated that it should be regulated to meet the minimum 10' setback away from property line and off the right-of-way.

After no further comments, questions, or discussion, the vote was called. **Mr. Gillian moved to approve as submitted contingent that the sign is setback 10' from the right-of-way. Mr. Macready seconded the motion. The BZA voted unanimously to approve the use-on-appeal for an offsite sign to setback 10' from the right-of-way at 1075 South Memorial Drive.**

**VARIANCE**

**To encroach 4' into the 5' side yard setback.**

**718 Summer Lane**

**R-5 (Patio Garden Homes)**

**Sally Reynolds, Petitioner**

Mr. Duke introduced the variance request for an awning to encroach into the side yard line. He stated that the property is zoned R-5 which requires a side yard minimum setback of 0' on one side and 5' on the other. He stated that the awning on which the variance is requested was built without a permit.

Lester Taylor of AirFlow Awning represented Sally Reynolds of 718 Summer Lane. He stated that his workers started this job during the time that he was hospitalized. He stated that he was not aware that the job had not been permitted. He stated that the awning was over to the neighbor's property but they have since fixed it.

Chairman Jamieson opened the public hearing.

Anthony Cox, 716 Summer Lane, spoke in opposition to the request. He stated that the awning was touching his house and they came back and fixed it. He stated the patio slab is about an inch from his house. He stated that there hasn't been sufficient rain to determine if the water is standing. He stated

that he is not against the request but wanted to make sure that there are no water problems on his property.

Mr. Taylor stated that the slab was already there; his company only constructed the awning.

The public hearing was closed.

*Commander Whaley was dismissed at 5:03 p.m.*

A clear answer could not be made to determine if the water runoff is being directed properly, therefore Mr. Gillian moved to table action on the request until the next meeting for the city engineer to evaluate the property and provide an opinion. Mrs. Schannep seconded the motion.

Mr. Duke stated that with this case being a civil matter, the city engineer would not be able to provide an opinion; however, the city staff would provide additional information for the board.

The motion passed unanimously.

**MISCELLANEOUS:**

Chairman Jamieson introduced the newest member to the BZA, Mr. James Miles.

Chairman Jamieson addressed the request for video recording of the meeting. He stated that he would like to receive legal advice from the city attorney before rendering a decision.

**ADJOURN:**

After no further comments, questions or discussion the meeting was adjourned at 5:12.

Respectfully submitted,



Alisa Morgan, Secretary  
Board of Zoning Adjustment

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER: ALLIANT BANK  
1100 CORPORATE PARKWAY  
BIRMINGHAM, AL 35243

REQUEST: VARIANCE TO ENCROACH 10' INTO THE 20' FRONT YARD  
SETBACK.  
9 LOTS IN EASTWOOD SUBDIVISION PHASE II  
R-5 ZONING DISTRICT (PATIO GARDEN HOMES)

ORDER

The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on January 10, 2012 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the variance to allow a 10' encroachment into the 20' front yard setback for nine (9) lots (Lot 19-26 and 32) at property requested.**

**IT IS THEREFORE ORDERED** the petition of Alliant Bank, 1100 Corporate Parkway, Birmingham, AL Prattville, AL is hereby approved.

DONE THIS THE 14th DAY OF February 2012.

BOARD OF ZONING ADJUSTMENT

  
LEO JAMIESON, CHAIRMAN

  
ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT  
PUBLIC HEARING  
SPEAKERS SIGN-IN SHEET**

MEETING DATE: January 10, 2012

PETITIONER: Aliant Bank

ADDRESS OF PETITION: 9-Lots in Eastwood Subdivision Phase II

	NAME	ADDRESS
1.	<i>Rhett Loveman</i>	<i>3570 Grandview Parkway Ste. 100</i>
2.	<i>Mike Finley</i>	<i>ll ll ll</i>
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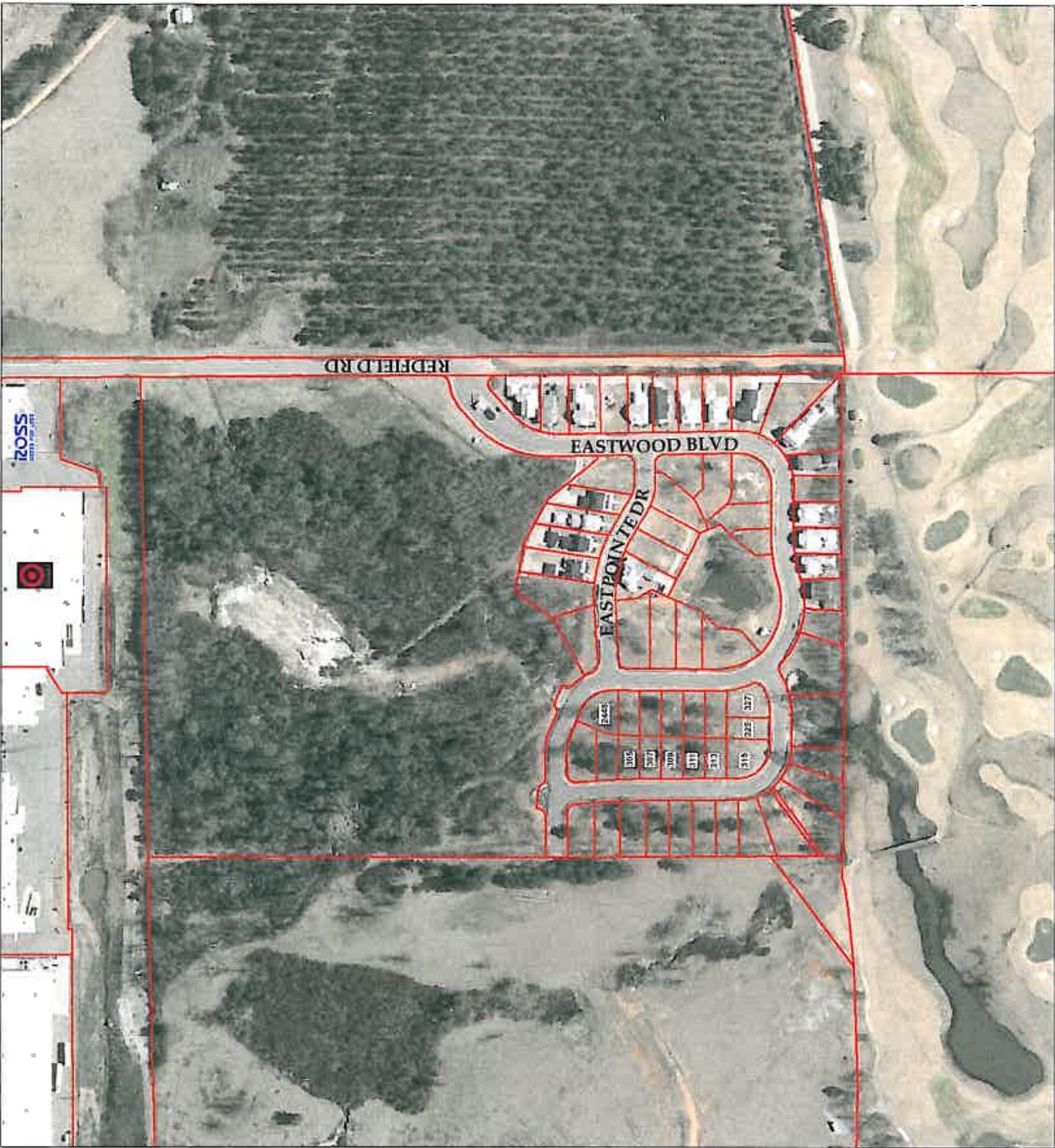
*Blanton  
AL 35293*

**CITY OF PRATTVILLE**  
Board of Zoning Adjustment

Planning Department Staff Report



<b>DATE:</b>	12/30/11
<b>APPLICATION TYPE:</b>	Variance (120110-01)
<b>PROPERTY LOCATION or DESCRIPTION:</b>	Eastgate Drive 9-Lots in Eastwood Subdivision Phase II
<b>PETITIONER(S) AND AGENT(S):</b>	Aliant Bank Petitioner Representative: Rhett Loveman/D. R. Horton, Inc.
<b>ZONING DISTRICT(S)</b>	R-5 (Patio Garden Homes)
<b>REQUESTED ACTION:</b>	To encroach 10' into the 20' front yard line.
<b>ZONING ORDINANCE REFERENCE:</b>	<b>Appendix A-Zoning Ordinance Section 71 Residential district requirements:</b> <b>R-5 District:</b> Minimum Yard Size Front yard - 20' Rear Yard – 15' Side Yard – One side min. 5'





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

**Application  
Prattville Board of Zoning Adjustment**

Application Type:  Use-On-Appeal  Variance  Administrative Appeal

**Applicant /Agent Information**

Notarized letter from the property owner is required if agent is used for representation.

Name: Rhett Loveman / D. R. Horton, Inc.  
Street Address: 3570 Grandview Parkway, Ste 100  
City: Birmingham State AL Zip: 35243  
Phone Number(s): 205-824-4085

**Property Owner Information**

If different than above

Name: Alliant Bank  
Address of Property Owner: 1100 Corporate Parkway  
City: Birmingham State: AL Zip: 35238  
Phone Number: ( ) 205-408-2055

**Property Description**

County Tax Parcel Number/Legal Description: See attached, please

Current Zoning of Property: R-5 Physical Address: See attached, please

Proposed Use of Property (generally): R-5

Describe Proposed Use or Variance: We are requesting a 10' front setback variance on lots 19, 20, 21, 22, 23, 24, 25, 26, and 32 in phase 2 of the Eastwood subdivision.

The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

Hardship: The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." Code of Alabama, 1975, as amended, § 11-52-80(d) (3))

Based on the plot plans submitted, our proposed  
homes will encroach into tree rear alley-way  
unless we are granted a 10' front setback variance  
for these specific lots.

I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the Code of Alabama, 1975, as amended.

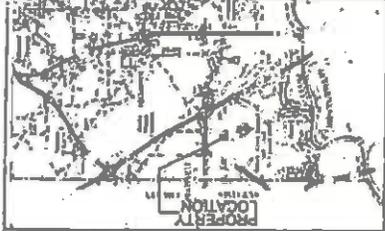
Rhett Loveman                      Rhett Loveman                      12-23-11  
Printed Name                                      Signature                                      Date

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rhett Loveman, whose name is signed to the foregoing petition, and who is known to me, acknowledged same before me on this the 23 day of December, 2011.

[Signature]  
Notary Public  
MY COMMISSION EXPIRES 5/16/2013  
My commission expires \_\_\_\_\_

# BOUNDARY MAP OF EASTWOOD PHASE II PLAT

SECTION 18, TOWNSHIP 17 NORTH, RANGE 17 EAST, ELMORE COUNTY, ALABAMA  
 BEING A REPLAT OF LOTS 31 AND 32 OF THE "EASTWOOD PHASE I PLAT" AS RECORDED IN THE JUDGE  
 OF PROBATE OF ELMORE COUNTY, ALABAMA IN PB. 16 AT PAGE 52 AND ADJACENT UNPLATTED LANDS



**APPROXIMATE ENGINEERS & SURVEYORS, L.L.C.**  
 500 S. WILSON ST.  
 SUITE 100  
 FAYETTEVILLE, ALABAMA 36801  
 PHONE: 256-843-1234  
 FAX: 256-843-1235

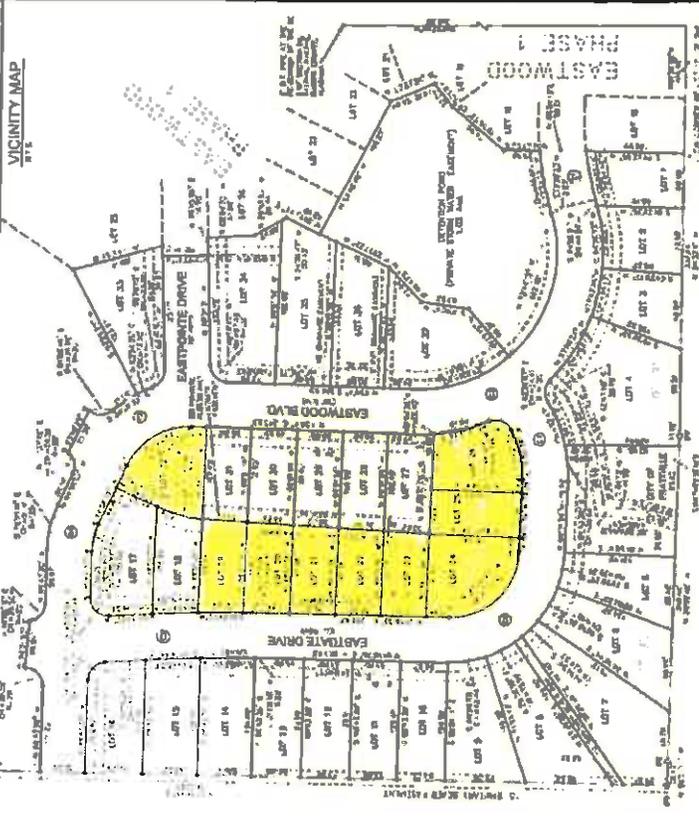
**BRANCH OFFICE**  
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**STATE OF ALABAMA**  
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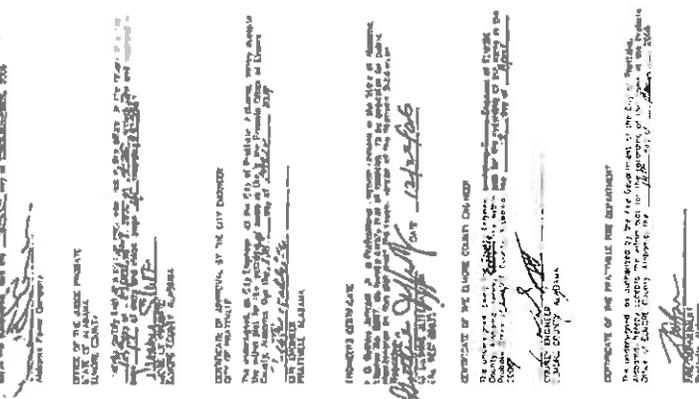
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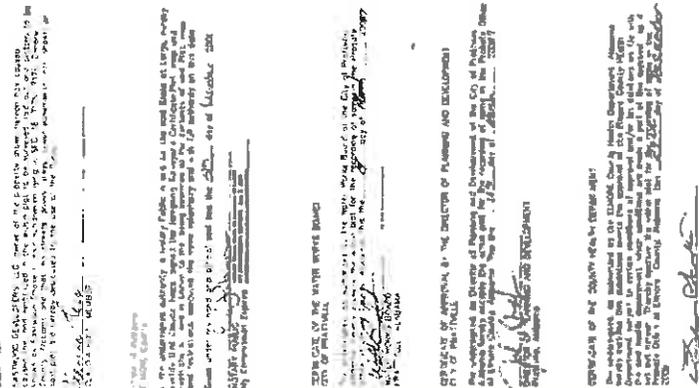
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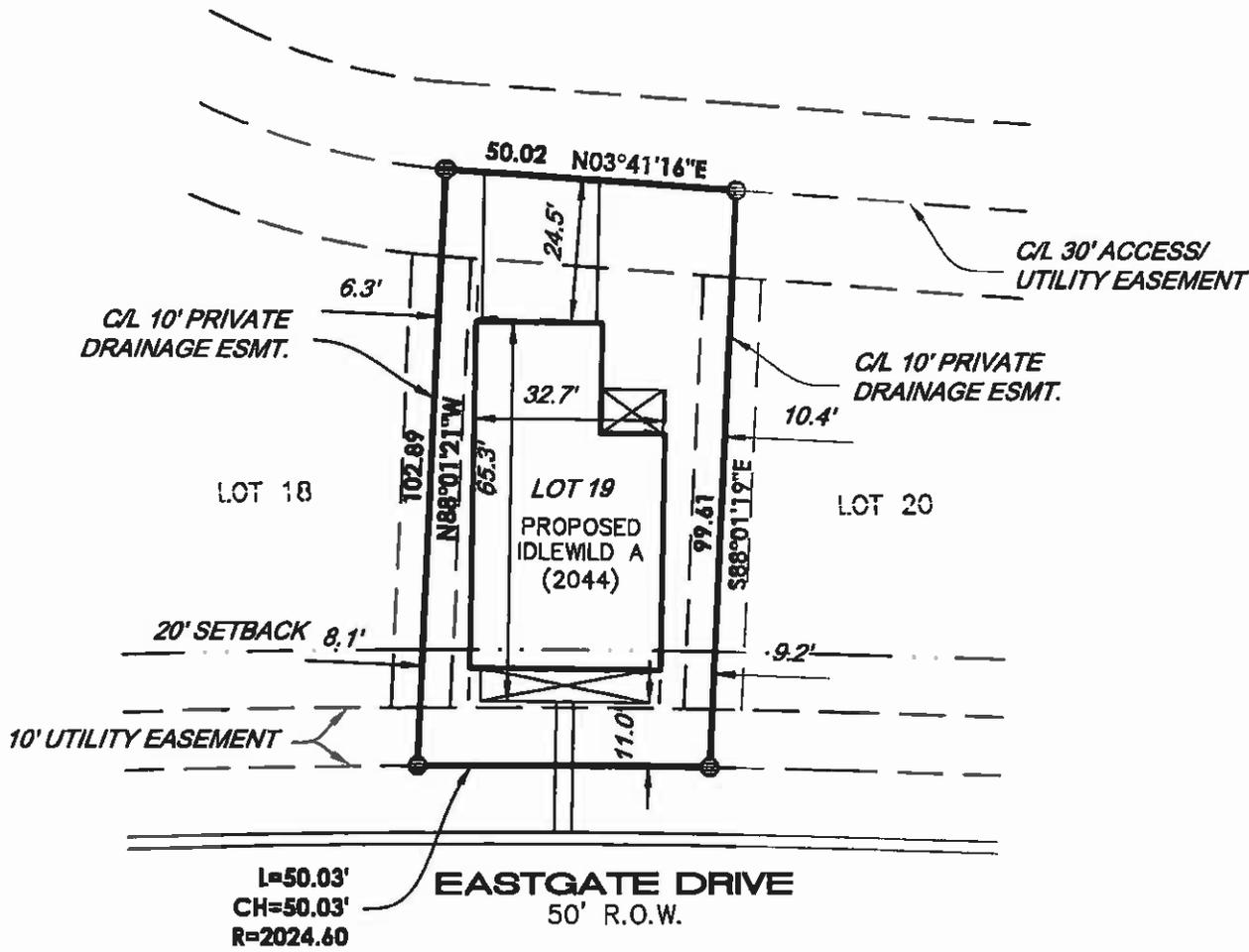
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SCALE: 1" = 30'

**BUILDING SETBACKS (PER CLIENT)**  
 FRONT: 20'  
 REAR: 15'  
 SIDE: 5' (0' LOT LINE IF NEEDED ON ONE SIDE)

LOT 31 CONTAINS 5,057± SQ. FT. (LOT ONLY)  
 STRUCTURE CONTAINS 1,986± SQ. FT.  
 TOTAL CONCRETE 529± SQ. FT.  
 TOTAL SOD 2,542± SQ. FT.  
 TOTAL R.O.W. CONCRETE 34± SQ. FT.  
 TOTAL R.O.W. SOD 539± SQ. FT.

**PLOT PLAN**

**LOT 19 OF  
 EASTWOOD PH II  
 MAP BOOK 17 PAGE 40  
 ELMORE COUNTY, ALABAMA  
 PREPARED FOR: D R HORTON, INC  
 PREPARED 12/23/11 MA  
 PROJECT #19PP1**

**NOTE TO PROSPECTIVE HOME OWNER:**  
 THE DRIVEWAY LOCATION SHOWN ON THIS PLOT PLAN IS SUBJECT TO CHANGE TO BEST MATCH THE LOT GRADE AND/OR EXISTING UTILITY APPURTENANCES.

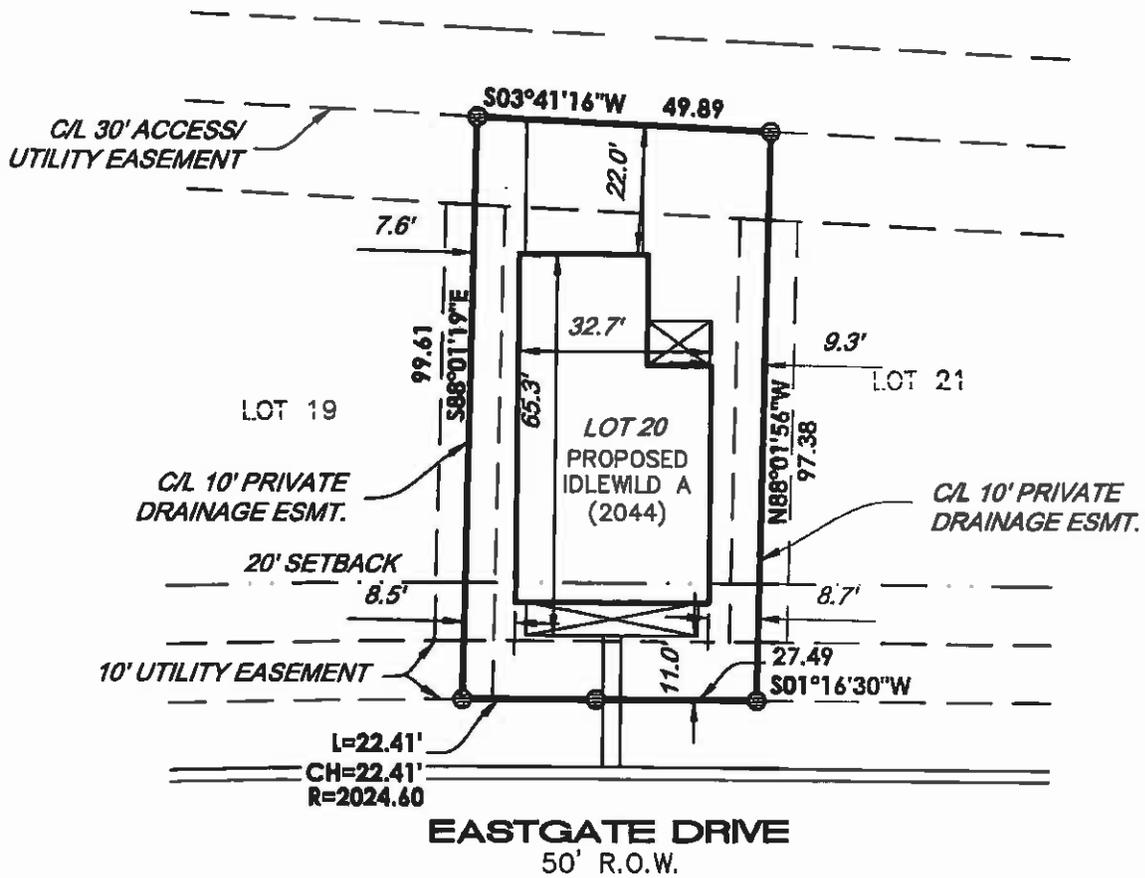
ARRINGTON ENGINEERING AND LAND SURVEYING INC., PERFORMED NO SURVEYING, TITLE SEARCH, OR FLOOD ZONE DETERMINATION IN CONNECTION WITH THE PREPARATION OF THIS PLOT PLAN. WE MAKE NO GUARANTEE THAT THIS PROPERTY IS NOT SUBJECT TO ANY ADDITIONAL EASEMENTS, SETBACKS, RESTRICTIONS OR COVENANTS, OTHER THAN THOSE SHOWN ON THIS PLOT PLAN. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL LOT RESTRICTIONS PRIOR TO CONSTRUCTION.

APPROVED TO STAKE BY:  
 \_\_\_\_\_

**ARRINGTON ENGINEERING**

Civil Engineers - Surveyors - Land Planners

Office: (205) 985-9315 Fax: (205) 985-9385  
 2032 Valleyville Road Birmingham AL 35244



SCALE: 1" = 30'



**BUILDING SETBACKS (PER CLIENT)**  
 FRONT: 20'  
 REAR: 15'  
 SIDE: 5' (0' LOT LINE IF NEEDED ON ONE SIDE)

LOT 31 CONTAINS 4,910± SQ. FT. (LOT ONLY)  
 STRUCTURE CONTAINS 1,986± SQ. FT.  
 TOTAL CONCRETE 475± SQ. FT.  
 TOTAL SOD 2,449± SQ. FT.  
 TOTAL R.O.W. CONCRETE 34± SQ. FT.  
 TOTAL R.O.W. SOD 539± SQ. FT.

**PLOT PLAN**

**LOT 20 OF  
 EASTWOOD PH II  
 MAP BOOK 17 PAGE 40  
 ELMORE COUNTY, ALABAMA  
 PREPARED FOR: D R HORTON, INC  
 PREPARED 12/22/11 MA  
 PROJECT #20PP1**

**NOTE TO PROSPECTIVE HOME OWNER:**  
 THE DRIVEWAY LOCATION SHOWN ON THIS PLOT PLAN IS SUBJECT TO CHANGE TO BEST MATCH THE LOT GRADE AND/OR EXISTING UTILITY APPURTENANCES.

ARRINGTON ENGINEERING AND LAND SURVEYING INC. PERFORMED NO SURVEYING, TITLE SEARCH, OR FLOOD ZONE DETERMINATION IN CONNECTION WITH THE PREPARATION OF THIS PLOT PLAN. WE MAKE NO GUARANTEE THAT THIS PROPERTY IS NOT SUBJECT TO ANY ADDITIONAL EASEMENTS, SETBACKS, RESTRICTIONS OR COVENANTS, OTHER THAN THOSE SHOWN ON THIS PLOT PLAN. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL LOT RESTRICTIONS PRIOR TO CONSTRUCTION.

APPROVED TO STAKE BY:

**ARRINGTON ENGINEERING**  
 Civil Engineers - Surveyors - Land Planners  
 Office: (205) 986-9315 Fax: (205) 986-9385  
 2032 Valleydale Road Birmingham AL 35244

C/L 30' ACCESS/  
UTILITY EASEMENT

C/L 10' PRIVATE  
DRAINAGE ESMT.

LOT 20

LOT 21  
PROPOSED  
IDLEWILD A  
(2044)

LOT 22

8.9' 20' SETBACK

10' UTILITY EASEMENT

EASTGATE DRIVE  
50' R.O.W.

SCALE: 1" = 30'



BUILDING SETBACKS (PER CLIENT)  
FRONT: 20'  
REAR: 15'  
SIDE: 5' (0' LOT LINE IF NEEDED ON ONE SIDE)

LOT 31 CONTAINS 4,816± SQ. FT. (LOT ONLY)  
STRUCTURE CONTAINS 1,986± SQ. FT.  
TOTAL CONCRETE 432± SQ. FT.  
TOTAL SOD 2,398± SQ. FT.  
TOTAL R.O.W. CONCRETE 34± SQ. FT.  
TOTAL R.O.W. SOD 539± SQ. FT.

### PLOT PLAN

LOT 21 OF  
EASTWOOD PH II  
MAP BOOK 17 PAGE 40  
ELMORE COUNTY, ALABAMA  
PREPARED FOR: D R HORTON, INC  
PREPARED 12/22/11 MA  
PROJECT #21PP1

**NOTE TO PROSPECTIVE HOME OWNER:**  
THE DRIVEWAY LOCATION SHOWN ON THIS PLOT PLAN IS SUBJECT TO CHANGE TO BEST MATCH THE LOT GRADE AND/OR EXISTING UTILITY APPURTENANCES.

ARRINGTON ENGINEERING AND LAND SURVEYING INC. PERFORMED NO SURVEYING, TITLE SEARCH, OR FLOOD ZONE DETERMINATION IN CONNECTION WITH THE PREPARATION OF THIS PLOT PLAN. WE MAKE NO GUARANTEE THAT THIS PROPERTY IS NOT SUBJECT TO ANY ADDITIONAL EASEMENTS, SETBACKS, RESTRICTIONS OR COVENANTS, OTHER THAN THOSE SHOWN ON THIS PLOT PLAN. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL LOT RESTRICTIONS PRIOR TO CONSTRUCTION.

APPROVED TO STAKE BY:

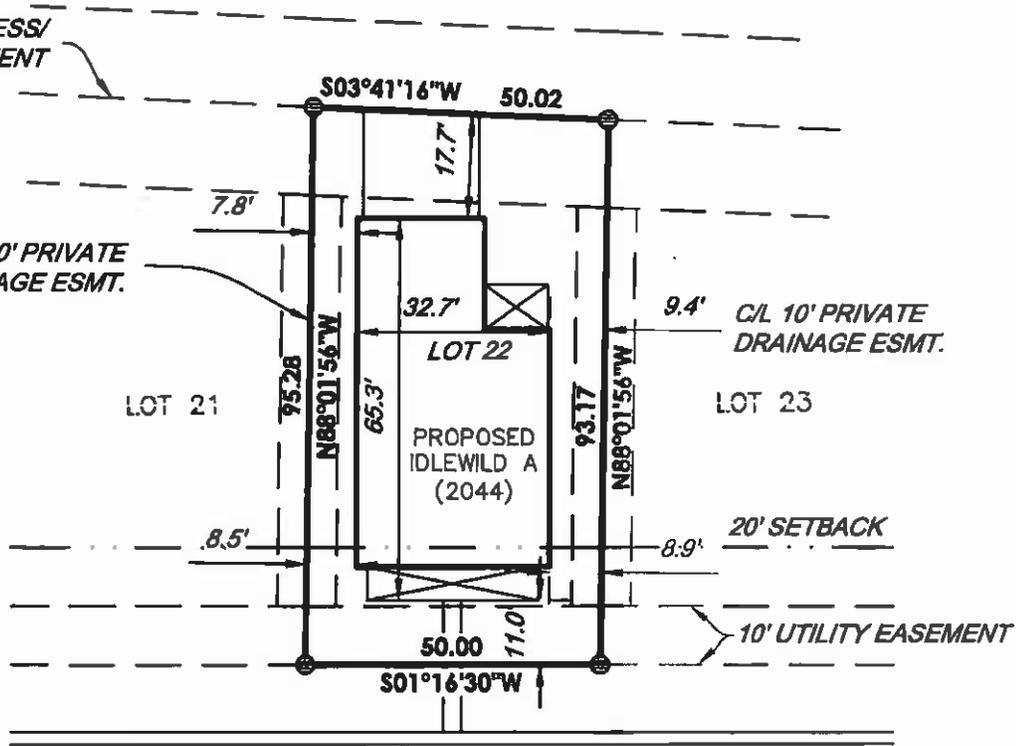


Civil Engineers - Surveyors - Land Planners

Office (205) 985-9315 Fax (205) 985-9306  
2032 VALLEYDALE ROAD Birmingham AL 35244

C/L 30' ACCESS/  
UTILITY EASEMENT

C/L 10' PRIVATE  
DRAINAGE ESMT.



SCALE: 1" = 30'



**BUILDING SETBACKS (PER CLIENT)**  
FRONT: 20'  
REAR: 15'  
SIDE: 5' (0' LOT LINE IF NEEDED ON ONE SIDE)

LOT 31 CONTAINS 4,816± SQ. FT. (LOT ONLY)  
STRUCTURE CONTAINS 1,986± SQ. FT.  
TOTAL CONCRETE 390± SQ. FT.  
TOTAL SOD 2,440± SQ. FT.  
TOTAL R.O.W. CONCRETE 34± SQ. FT.  
TOTAL R.O.W. SOD 539± SQ. FT.

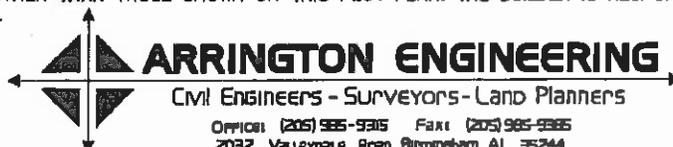
**PLOT PLAN**

**LOT 22 OF  
EASTWOOD PH II  
MAP BOOK 17 PAGE 40  
ELMORE COUNTY, ALABAMA  
PREPARED FOR: D R HORTON, INC  
PREPARED 12/22/11 MA  
PROJECT #22PP1**

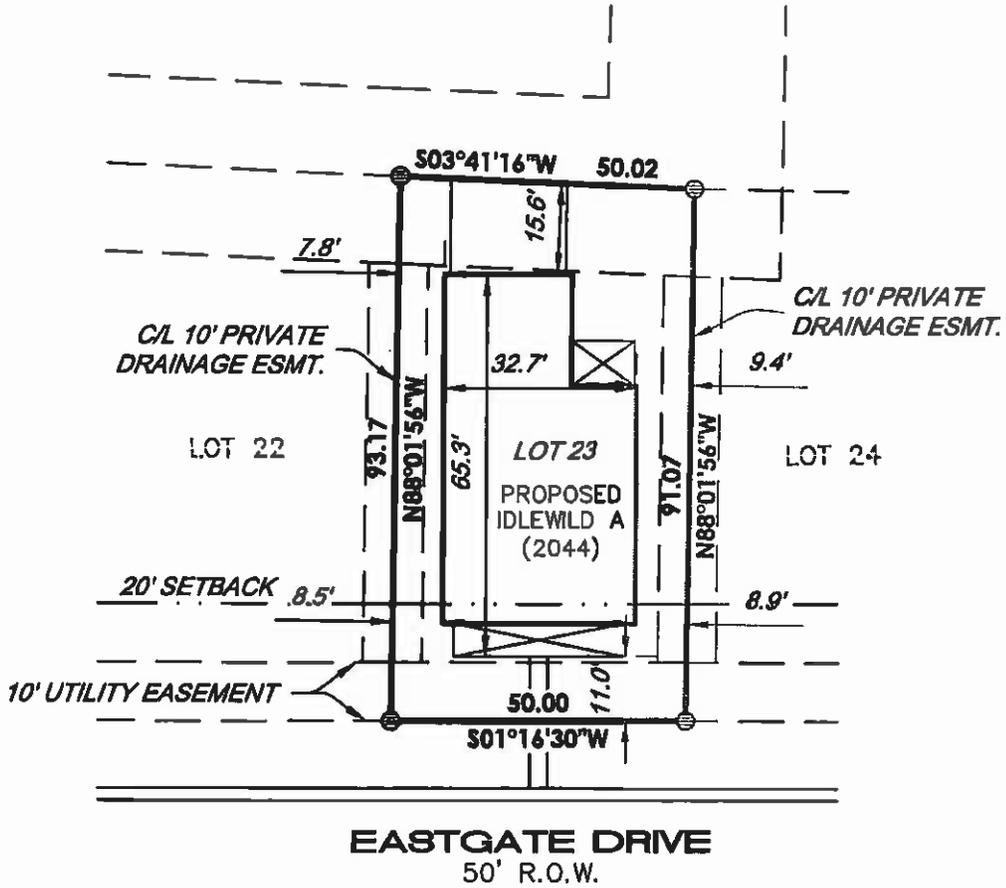
**NOTE TO PROSPECTIVE HOME OWNER:**  
THE DRIVEWAY LOCATION SHOWN ON THIS PLOT PLAN IS SUBJECT TO CHANGE TO BEST MATCH THE LOT GRADE AND/OR EXISTING UTILITY APPURTENANCES.

ARRINGTON ENGINEERING AND LAND SURVEYING, INC. PERFORMED NO SURVEYING, TITLE SEARCH, OR FLOOD ZONE DETERMINATION IN CONNECTION WITH THE PREPARATION OF THIS PLOT PLAN. WE MAKE NO GUARANTEE THAT THIS PROPERTY IS NOT SUBJECT TO ANY ADDITIONAL EASEMENTS, SETBACKS, RESTRICTIONS OR COVENANTS, OTHER THAN THOSE SHOWN ON THIS PLOT PLAN. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL LOT RESTRICTIONS PRIOR TO CONSTRUCTION.

APPROVED TO STAKE BY:



OFFICE (205) 985-9315 FAX (205) 985-9365  
2032 VALLEYHOLE ROAD BIRMINGHAM AL 35244



SCALE: 1" = 30'

**BUILDING SETBACKS (PER CLIENT)**  
 FRONT: 20'  
 REAR: 15'  
 SIDE: 5' (0' LOT LINE IF NEEDED ON ONE SIDE)

LOT 31 CONTAINS 4,816± SQ. FT. (LOT ONLY)  
 STRUCTURE CONTAINS 1,986± SQ. FT.  
 TOTAL CONCRETE 390± SQ. FT.  
 TOTAL SOD 2,440± SQ. FT.  
 TOTAL R.O.W. CONCRETE 34± SQ. FT.  
 TOTAL R.O.W. SOD 539± SQ. FT.

**PLOT PLAN**

**LOT 23 OF  
 EASTWOOD PH II  
 MAP BOOK 17 PAGE 40  
 ELMORE COUNTY, ALABAMA  
 PREPARED FOR: D R HORTON, INC  
 PREPARED 12/22/11 MA  
 PROJECT #23PP1**

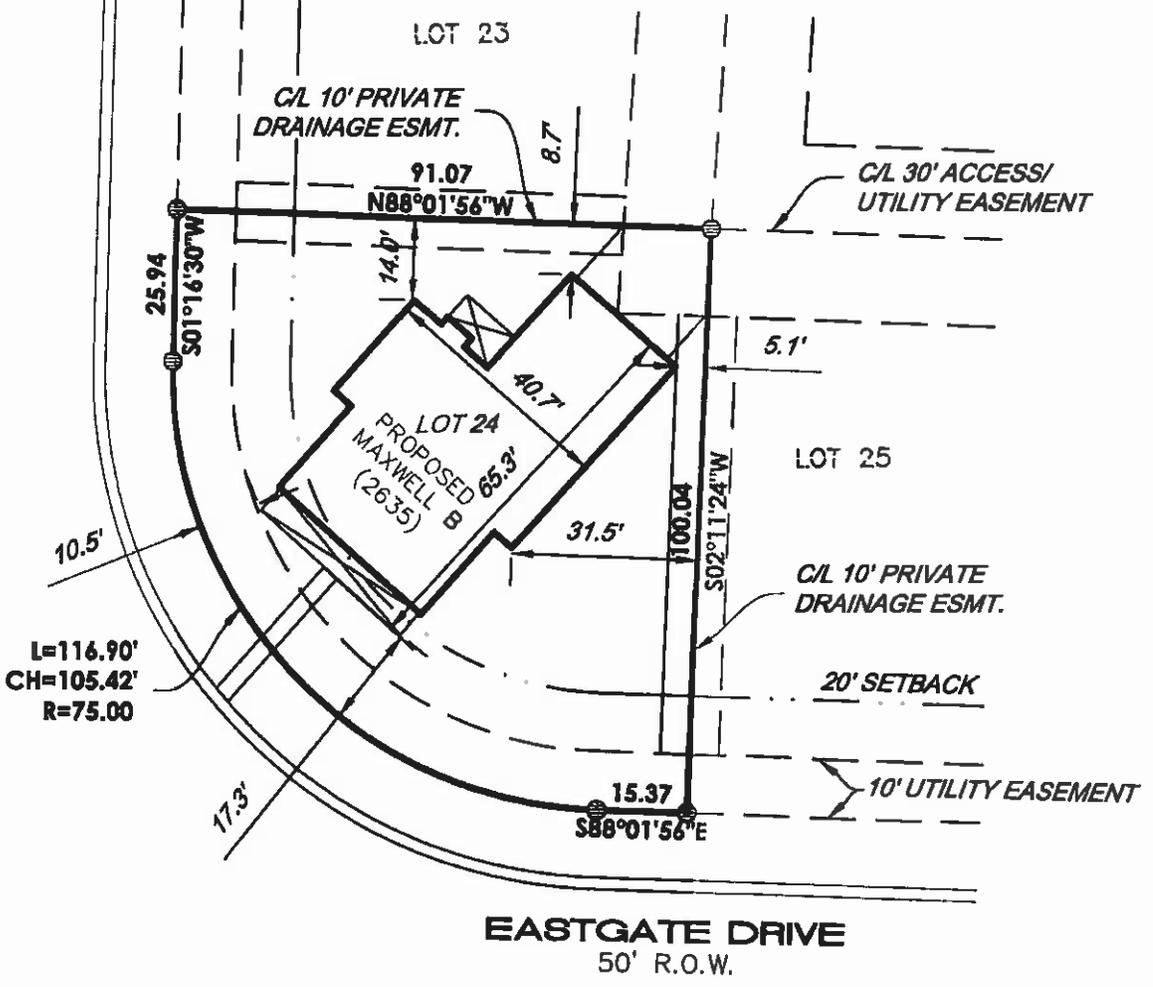
**NOTE TO PROSPECTIVE HOME OWNER:**  
 THE DRIVEWAY LOCATION SHOWN ON THIS PLOT PLAN IS SUBJECT TO CHANGE TO BEST MATCH THE LOT GRADE AND/OR EXISTING UTILITY APPURTENANCES.

ARRINGTON ENGINEERING AND LAND SURVEYING INC. PERFORMED NO SURVEYING, TITLE SEARCH, OR FLOOD ZONE DETERMINATION IN CONNECTION WITH THE PREPARATION OF THIS PLOT PLAN. WE MAKE NO GUARANTEE THAT THIS PROPERTY IS NOT SUBJECT TO ANY ADDITIONAL EASEMENTS, SETBACKS, RESTRICTIONS OR COVENANTS, OTHER THAN THOSE SHOWN ON THIS PLOT PLAN. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL LOT RESTRICTIONS PRIOR TO CONSTRUCTION.

APPROVED TO STAKE BY:  
 \_\_\_\_\_

**ARRINGTON ENGINEERING**  
 Civil Engineers - Surveyors - Land Planners  
 Office: (205) 985-9315 Fax: (205) 985-9385  
 2032 Valleydale Road Birmingham AL 35244

SCALE: 1" = 30'



**BUILDING SETBACKS (PER CLIENT)**  
 FRONT: 20'  
 REAR: 15'  
 SIDE: 5' (0' LOT LINE IF NEEDED ON ONE SIDE)

LOT 31 CONTAINS 7,856± SQ. FT. (LOT ONLY)  
 STRUCTURE CONTAINS 2,178± SQ. FT.  
 TOTAL CONCRETE 390± SQ. FT.  
 TOTAL SOD 5,287± SQ. FT.  
 TOTAL R.O.W. CONCRETE 34± SQ. FT.  
 TOTAL R.O.W. SOD 1,883± SQ. FT.

**PLOT PLAN**

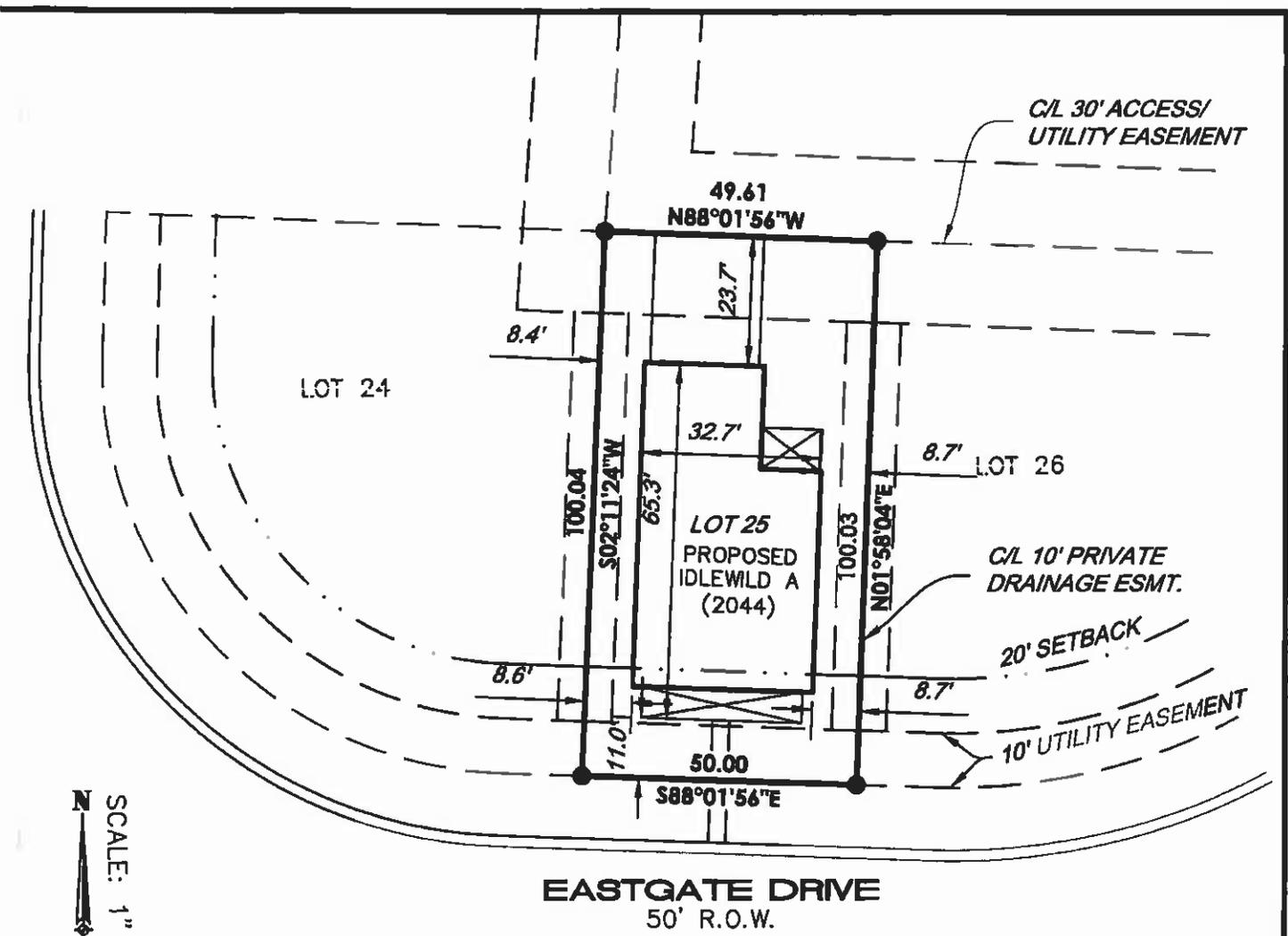
**LOT 24 OF  
 EASTWOOD PH II  
 MAP BOOK 17 PAGE 40  
 ELMORE COUNTY, ALABAMA  
 PREPARED FOR: D R HORTON, INC  
 PREPARED 12/22/11 MA  
 PROJECT #24PP**

**NOTE TO PROSPECTIVE HOME OWNER:**  
 THE DRIVEWAY LOCATION SHOWN ON THIS PLOT PLAN IS SUBJECT TO CHANGE TO BEST MATCH THE LOT GRADE AND/OR EXISTING UTILITY APPURTENANCES.

ARRINGTON ENGINEERING AND LAND SURVEYING INC. PERFORMED NO SURVEYING, TITLE SEARCH, OR FLOOD ZONE DETERMINATION IN CONNECTION WITH THE PREPARATION OF THIS PLOT PLAN. WE MAKE NO GUARANTEE THAT THIS PROPERTY IS NOT SUBJECT TO ANY ADDITIONAL EASEMENTS, SETBACKS, RESTRICTIONS OR COVENANTS, OTHER THAN THOSE SHOWN ON THIS PLOT PLAN. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL LOT RESTRICTIONS PRIOR TO CONSTRUCTION.

APPROVED TO STAKE BY:

**ARRINGTON ENGINEERING**  
 Civil Engineers - Surveyors - Land Planners  
 Office: (205) 985-9315 Fax: (205) 985-9385  
 2032 VALLEYOAK ROAD BIRMINGHAM AL 35244



SCALE: 1" = 30'

**BUILDING SETBACKS (PER CLIENT)**  
 FRONT: 20'  
 REAR: 15'  
 SIDE: 5' (0' LOT LINE IF NEEDED ON ONE SIDE)

LOT 31 CONTAINS 4,982± SQ. FT. (LOT ONLY)  
 STRUCTURE CONTAINS 1,986± SQ. FT.  
 TOTAL CONCRETE 498± SQ. FT.  
 TOTAL SOD 2,498± SQ. FT.  
 TOTAL R.O.W. CONCRETE 34± SQ. FT.  
 TOTAL R.O.W. SOD 539± SQ. FT.

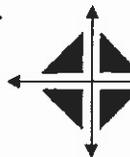
**PLOT PLAN**

**LOT 25 OF EASTWOOD PH II**  
 MAP BOOK 17 PAGE 40  
 ELMORE COUNTY, ALABAMA  
 PREPARED FOR: D R HORTON, INC  
 PREPARED 12/23/11 MA  
 PROJECT #25PP1

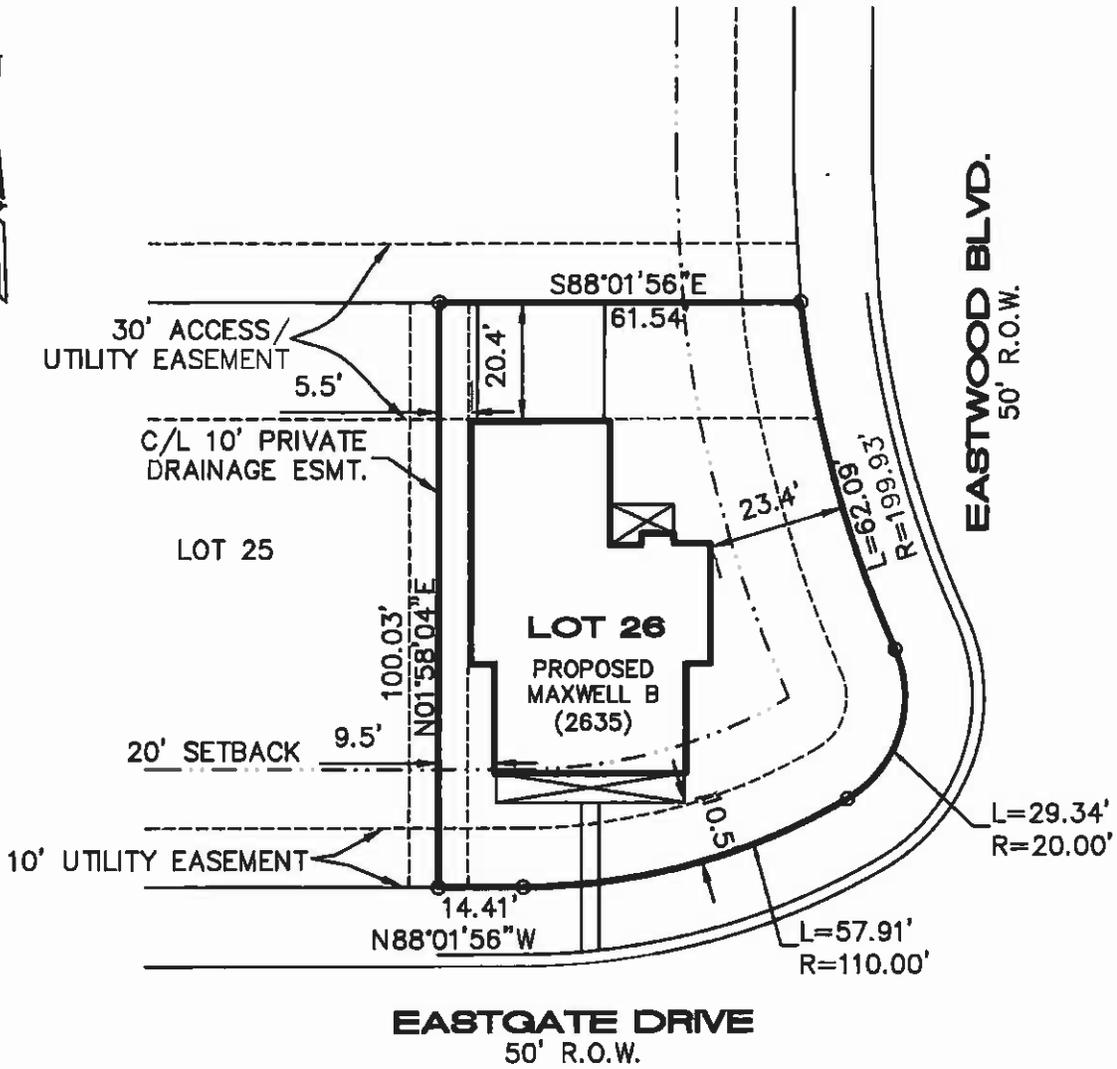
**NOTE TO PROSPECTIVE HOME OWNER:**  
 THE DRIVEWAY LOCATION SHOWN ON THIS PLOT PLAN IS SUBJECT TO CHANGE TO BEST MATCH THE LOT GRADE AND/OR EXISTING UTILITY APPURTENANCES.

ARRINGTON ENGINEERING AND LAND SURVEYING INC., PERFORMED NO SURVEYING, TITLE SEARCH, OR FLOOD ZONE DETERMINATION IN CONNECTION WITH THE PREPARATION OF THIS PLOT PLAN. WE MAKE NO GUARANTEE THAT THIS PROPERTY IS NOT SUBJECT TO ANY ADDITIONAL EASEMENTS, SETBACKS, RESTRICTIONS OR COVENANTS, OTHER THAN THOSE SHOWN ON THIS PLOT PLAN. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL LOT RESTRICTIONS PRIOR TO CONSTRUCTION.

APPROVED TO STAKE BY:


**ARRINGTON ENGINEERING**  
 Civil Engineers - Surveyors - Land Planners  
 OFFICE: (205) 985-9315 FAX: (205) 985-9385  
 2032 VALLEYDALE ROAD BIRMINGHAM AL 35244

SCALE: 1" = 30'



**BUILDING SETBACKS (PER CLIENT)**  
 FRONT: 20'  
 REAR: 15'  
 SIDE: 5' (0' LOT LINE IF NEEDED ON ONE SIDE)

LOT 31 CONTAINS 6,805± SQ. FT. (LOT ONLY)  
 STRUCTURE CONTAINS 2,178± SQ. FT.  
 TOTAL CONCRETE 482± SQ. FT.  
 TOTAL SOD 4,145± SQ. FT.  
 TOTAL R.O.W. CONCRETE 35± SQ. FT.  
 TOTAL R.O.W. SOD 1964± SQ. FT.

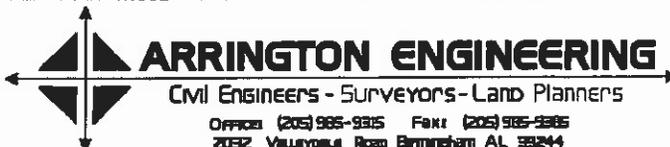
**PLOT PLAN**

**LOT 26 OF  
 EASTWOOD PH II  
 MAP BOOK 17 PAGE 40  
 ELMORE COUNTY, ALABAMA  
 PREPARED FOR: D R HORTON, INC  
 PREPARED 12/23/11 MA  
 PROJECT #2028P21**

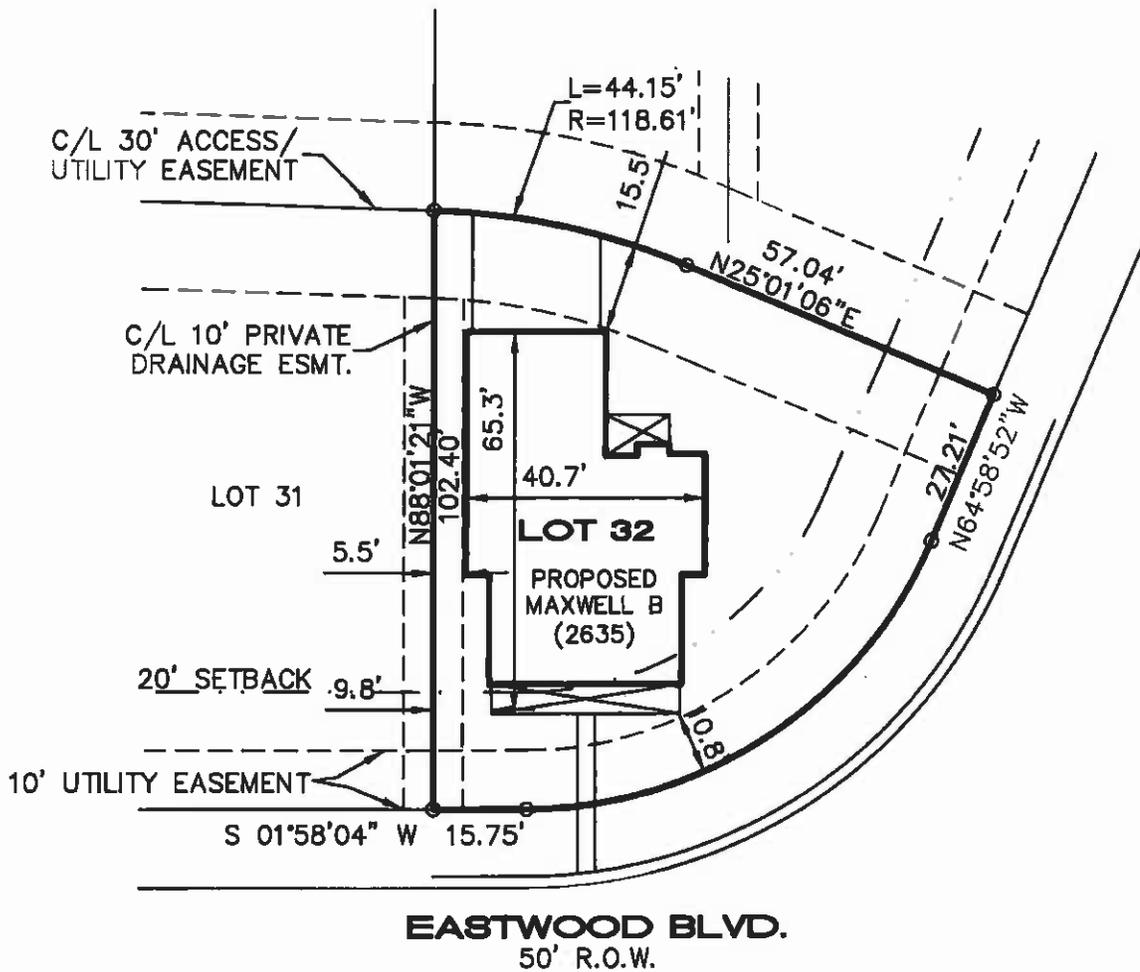
**NOTE TO PROSPECTIVE HOME OWNER:**  
 THE DRIVEWAY LOCATION SHOWN ON THIS PLOT PLAN IS SUBJECT TO CHANGE TO BEST MATCH THE LOT GRADE AND/OR EXISTING UTILITY APPURTENANCES.

ARRINGTON ENGINEERING AND LAND SURVEYING INC. PERFORMED NO SURVEYING, TITLE SEARCH, OR FLOOD ZONE DETERMINATION IN CONNECTION WITH THE PREPARATION OF THIS PLOT PLAN. WE MAKE NO GUARANTEE THAT THIS PROPERTY IS NOT SUBJECT TO ANY ADDITIONAL EASEMENTS, SETBACKS, RESTRICTIONS OR COVENANTS, OTHER THAN THOSE SHOWN ON THIS PLOT PLAN. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL LOT RESTRICTIONS PRIOR TO CONSTRUCTION.

APPROVED TO STAKE BY:



OFFICE (205) 985-9315 FAX (205) 985-9385  
 2032 VALLEYHILL ROAD BIRMINGHAM AL 35244



SCALE: 1" = 30'

**BUILDING SETBACKS (PER CLIENT)**  
 FRONT: 20'  
 REAR: 15'  
 SIDE: 5' (0' LOT LINE IF NEEDED ON ONE SIDE)

**PLOT PLAN**

**LOT 32 OF  
 EASTWOOD PH II  
 MAP BOOK 17 PAGE 40  
 ELMORE COUNTY, ALABAMA  
 PREPARED FOR: D R HORTON, INC  
 PREPARED 12/14/11 MA  
 PROJECT #32PP2**

**NOTE TO PROSPECTIVE HOME OWNER:**  
 THE DRIVEWAY LOCATION SHOWN ON THIS PLOT PLAN IS SUBJECT TO CHANGE TO BEST MATCH THE LOT GRADE AND/OR EXISTING UTILITY APPURTENANCES.

ARRINGTON ENGINEERING AND LAND SURVEYING INC., PERFORMED NO SURVEYING, TITLE SEARCH, OR FLOOD ZONE DETERMINATION IN CONNECTION WITH THE PREPARATION OF THIS PLOT PLAN. WE MAKE NO GUARANTEE THAT THIS PROPERTY IS NOT SUBJECT TO ANY ADDITIONAL EASEMENTS, SETBACKS, RESTRICTIONS OR COVENANTS, OTHER THAN THOSE SHOWN ON THIS PLOT PLAN. THE BUILDER IS RESPONSIBLE FOR VERIFYING ALL LOT RESTRICTIONS PRIOR TO CONSTRUCTION.

APPROVED TO STAKE BY:


**ARRINGTON ENGINEERING**  
 Civil Engineers - Surveyors - Land Planners  
 Office (205) 985-9315 Fax (205) 985-9385  
 2032 Valleydale Road Birmingham AL 35244

PRATTVILLE BOARD OF ZONING ADJUSTMENT

PETITIONER:       RANDY MEHARG  
                          1075 SOUTH MEMORIAL DRIVE  
                          PRATTVILLE, AL 36067

REQUEST:            USE-ON-APPEAL TO ALLOW AN OFFSITE SIGN  
                          1075 SOUTH MEMORIAL DRIVE  
                          B-2 ZONING DISTRICT (GENERAL BUSINESS)

ORDER

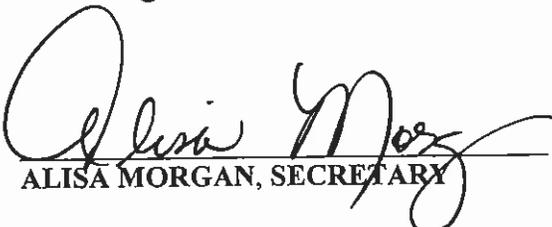
The above petition having been duly considered at a public hearing meeting before the Board of Zoning Adjustment of the City of Prattville, having been advertised in *The Prattville Progress*, a newspaper of general circulation in the city limits of Prattville, Alabama, and setting forth notice of the request for a variance to the Zoning Laws of Prattville, Alabama, as set out in the aforesaid petition and giving notice that a public hearing would be held on February 14, 2012 at the City Hall in Prattville, Alabama, and after due consideration of the party in interest, the Board of Zoning Adjustment of the City of Prattville **voted to approve the use-on-appeal to allow an offsite sign contingent that the sign is setback 10' from the right-of-way at property requested.**

**IT IS THEREFORE ORDERED** the petition of Randy Meharg, 1075 S. Memorial Drive, Prattville, AL is hereby approved.

**DONE THIS THE 14th DAY OF February 2012.**

BOARD OF ZONING ADJUSTMENT

  
\_\_\_\_\_  
LEO JAMIESON, CHAIRMAN

  
\_\_\_\_\_  
ALISA MORGAN, SECRETARY

**CITY OF PRATTVILLE BOARD OF ADJUSTMENT  
PUBLIC HEARING  
SPEAKERS SIGN-IN SHEET**

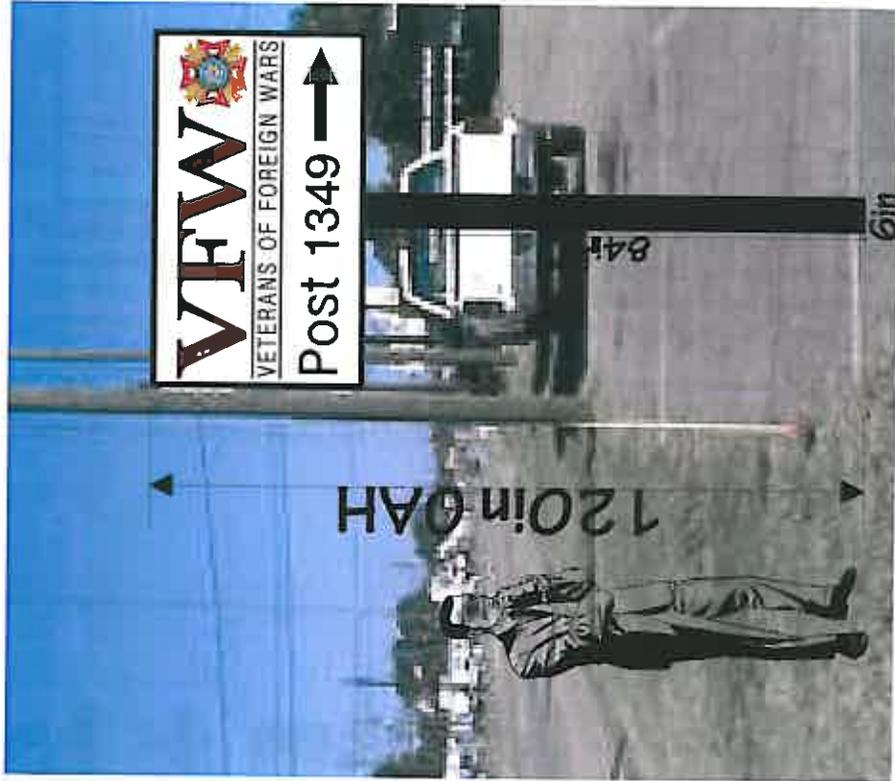
**MEETING DATE:** February 14, 2012

**PETITIONER:** VFW Post 1349

**ADDRESS OF PETITION:** 1075 South Memorial Drive

	NAME	ADDRESS
1.	<i>Bo Potter</i> 	<i>1212 Adams Ave</i> <i>Mgr. AL</i>
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		

(x1) Double-faced illuminated cabinet w/ vinyl on flat acrylic faces & pole.



60in



36in

This Proof is for Estimating Purposes ONLY - Full Survey Required-

**Midsate**  
Advertising & Signs  
INDOOR · OUTDOOR · BILLBOARDS · SERVICE  
**(334) 262-6340**

DATE	PRELIMINARY <input checked="" type="checkbox"/>	NOTES
OVERALL SOFT	FINAL	

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CUSTOMER APPROVAL SIGNATURE

REALTOR APPROVAL SIGNATURE

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**CITY OF PRATTVILLE**  
Board of Zoning Adjustment

Planning Department Staff Report



<b>DATE:</b>	1/31/12
<b>APPLICATION TYPE:</b>	Use-On-Appeal (120214-01)
<b>PROPERTY LOCATION or DESCRIPTION:</b>	1075 South Memorial Drive (High Caliber Gun and Pawn Shop)
<b>PETITIONER(S) AND AGENT(S):</b>	VFW Post 1349 Petitioner Representative: Midstate Advertising & Signs
<b>ZONING DISTRICT(S)</b>	B-2 (General Business)
<b>REQUESTED ACTION:</b>	To allow an offsite sign.
<b>ZONING ORDINANCE REFERENCE:</b>	<b>Article 12 (c) Appendix A-Zoning Ordinance Section 134</b> <b>Business districts, office districts and</b> <b>manufacturing districts requirements:</b>  <b>Permitted On Appeal:</b> Offsite signs

 CITY OF  
PRATTVILLE, ALABAMA

Scale: 1" = 50'  
Aerial Photo: 2005

STREETS  
TAX PARCEL





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

**120214-01**

Use-On-Appeal  
 To allow an offsite sign

**Application  
 Prattville Board of Zoning Adjustment**

pe:  Use-On-Appeal     Variance     Administrative Appeal

**Applicant /Agent Information**  
Notarized letter from the property owner is required if agent is used for representation.

Name: Midstate Advertising | VFW  
 Street Address: 1212 Adams Ave  
 City: Montgomery State AL Zip: 36104  
 Phone Number(s): 334-262-0340

**Property Owner Information**  
If different than above

Name: Randy Meharg  
 Address of Property Owner: 1077 South Memorial Dr.  
 City: Prattville State: AL Zip: 36007  
 Phone Number: 334, 305-0000

**Property Description**

County Tax Parcel Number/Legal Description: See attached

Current Zoning of Property: \_\_\_\_\_ Physical Address: 1075 South Memorial Dr.

Proposed Use of Property (generally): Pawn Shop Business

Describe Proposed Use or Variance: \_\_\_\_\_  
Use on appeal for offsite sign



The following items must be attached to the application (check those items included):

- Tax record map from the Autauga County or Elmore County Tax Assessors Office
- Site sketch plan (drawn to scale) showing any property lines, required and proposed setbacks, existing and proposed structures and any additional information you believe will be helpful to the Board of Adjustment
- Application fees: Variance and Administrative Appeal - Fifty dollars (\$50), Use-on-Appeal - Two hundred fifty dollars (\$250).
- Names and address of all property owners immediately adjacent to the subject property (not required for administrative appeals). Adjacent properties include those directly across the street from the subject property.
- If person signing application is someone other than property owner, attach authorization to file application (i.e. notarized letter, real estate contract, etc.)

**Hardship:** The Board requests a statement of hardship to justify any variance application:

"To authorize upon appeal in specific cases such variance from the terms of the (zoning) ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provision of the (zoning) ordinance will result in unnecessary hardship and so that the spirit of the (zoning) ordinance shall be observed and substantial justice done." *Code of Alabama, 1975, as amended. § 11-52-80(d) (3)*

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I certify that I am the property owner, or authorized agent, and attest that all facts are true and correct. I do hereby certify that the property owner list attached to this application was obtained from the Autauga County Revenue Office, (Elmore County if applicable), and is a complete list of all real property owners adjacent to the parcel submitted for consideration. I also attest that I have read and understand what a hardship is according to the *Code of Alabama, 1975, as amended.*

Randy Meharg      [Signature]      1-23-12  
 Printed Name      Signature      Date

I the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Randy Meharg, whose name is signed to the forgoing petition, and who is known to me, acknowledged same before me on this the 23 day of Jan, 2012

[Signature]  
Notary Public

My commission expires \_\_\_\_\_  
**NOTARY PUBLIC STATE OF ALABAMA AT LARGE**  
**MY COMMISSION EXPIRES: July 3, 2013**  
**BONDED THRU NOTARY PUBLIC UNDERWRITERS**

(x1) Double-faced illuminated cabinet w/ vinyl on flat acrylic faces & pole.

120214-01/A

Use-On-Appeal  
To allow an offsite sign



60in



36in

This Proof is for Estimating Purposes ONLY - Full Survey Required-



INDOOR OUTDOOR BILLBOARDS SERVICE  
**(334) 262-6340**

DATE	PRELIMINARY	<input checked="" type="checkbox"/>	NOTES
OVERALL COST	FINAL	<input type="checkbox"/>	

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REALTOR APPROVAL SIGNATURE	

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# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## CITY COUNCIL

**MIKE RENEGAR**  
PRESIDENT  
DISTRICT 5

**NATHAN D. FANK**  
PRESIDENT PRO TEMPORE  
DISTRICT 7

**ALBERT C. STRIPLIN**  
DISTRICT 1

**WILLIE WOOD, JR.**  
DISTRICT 2

**DENISE B. BROWN**  
DISTRICT 3

**TOM MILLER**  
DISTRICT 4

**RAY C. BOLES**  
DISTRICT 6

## MEMORANDUM

**DATE:** February 9, 2012

**TO:** Prattville Board of Zoning Adjustment

**FROM:** Joel T. Duke, City Planner 

**RE:** Video Recording – Web Site Posting

---

Mayor Gillespie's office has requested permission to begin video recording the monthly meetings of the Board of Zoning Adjustment. These recordings will be added to the archive of events and meetings available on the city's web site.

Your meeting on February 14, 2012 will be recorded, but it will not be posted to the web site unless the Board approves of recording this and future meetings. Allowing your meetings to be recorded and posted can be accomplished with a simple motion and vote.

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