



# 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 September 17, 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



# 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 AGENDA

September 17, 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, April 16, 2015, May 21, 2015 and June 18, 2015

### Old Business:

None

### New Business:

1. Zoning: M-1 (Light Industrial)  
Horace Davis Property  
Location: County Road 4 at Jensen Road  
Petitioner: Horace Davis  
Representative: Larry E. Speaks & Associates
2. Sketch Plan: Davis Family Property  
Location: County Road 4 at Jensen Road  
Owner: Horace Davis  
Representative: Larry Speaks & Associates
3. Final Plat: Glennbrooke Plat 4A  
Location: Glennbrooke Blvd.  
Owner: SMB Land, LLC  
Representative: Barrett Simpson, Inc.

*Public Hearing  
District 2*

*District 2*

*District 3*

### Miscellaneous:

### Adjourn:

## Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile  
planning.prattvilleal.gov

CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES

September 17, 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 Gary Whiteside, Chairman Tim Smith, Mr. Mark Hindman, Mr. Roy McAuley and Mr. Bobby Nelson. Absent: Vice-Chairman Reuben Gardner, Chief Dallis Johnson, and Mrs. Paula Carpenter.

***(Quorum present)***

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

**Minutes:**

None

**Old Business:**

None

**New Business:**

- 1. Zoning: B-1 (Neighborhood Commercial); R-3 (Single-Family Residential); M-1 (Light Industrial)  
Horace Davis Property  
Location: County Road 4 at Jensen Road  
Petitioner: Horace Davis  
Representative: Larry E. Speaks & Associates**

Greg Gillian of Larry E. Speaks & Associates, petitioner's representative, presented the zoning request of the Horace Davis Property. He stated that since the last meeting consultation with representatives from the Planning Commission, the project engineer, the petitioner and neighbors in the area have resulted in a revised zoning plan along with a sketch plan which appears to satisfy all involved. He stated that the revision includes residential plans at the southeast corner of the County Road 4 and Jensen Road intersection, business in the southwest corner of the intersection and the remainder of property is planned for light industrial.

Chairman Smith opened the public hearing.

Reverend Freddie Fox, Pastor of Spring Hill Church, stated that the church property is located in the community near the rezoning. He stated that he was speaking on behalf of the church and the community. He stated that they met during the Planning Commission committee meetings with the petitioner since the inception of rezoning request. He stated that the revised zoning plan was a result of those meetings. He further stated that the community favors the proposed changes.

William Lamar Cawthon, Eufaula, AL, stated that he owns property to the west of the proposed rezoning. He stated that the property is historic and wanted to ensure that the historic property is preserved. He stated that he received notice about the rezoning the day before.

Chairman Smith closed the public hearing.

54 Mr. Duke verified that proper notification was sent to property owner listed as Evelyn Cawthon.  
55 He stated that historic information needed to be taken into account. He was not sure if proposal  
56 affects historical aspects.

57  
58 Mr. Duke provided the staff report of the rezoning of Davis Property. He stated that the initial  
59 request for zoning of the property requested that the entire property be zoned M-1, Light  
60 Industrial. Discussion on how best to divide the property and its effects on the Spring Hill  
61 Community led to several committee meetings with developers and the community. The present  
62 plan shows the result of those meetings. He stated that Echlin Boulevard in the Industrial Park is a  
63 major thoroughfare to Highway 14 proposes a future connection to G & S Road.

64  
65 Mr. Duke stated that traffic management and neighborhood preservation (Springhill Community)  
66 have been successfully met in the sketch plan design.

67  
68 The motion to approve passed unanimously.

- 69  
70 **2. Sketch Plan: Davis Family Property**  
71 **Location: County Road 4 at Jensen Road**  
72 **Owner: Horace Davis**  
73 **Representative: Larry Speaks & Associates**  
74

75 Mr. McAuley introduced a resolution recommending approval of the sketch plan of the Davis  
76 Property and moved for its approval. Mr. Nelson seconded the motion.

77  
78 The motion to approve passed unanimously.

- 79  
80 **3. Final Plat: Glennbrooke Plat 4A**  
81 **Location: Glennbrooke Blvd.**  
82 **Owner: SMB Land, LLC**  
83 **Representative: Barrett Simpson, Inc.**  
84

85 Mr. Duke stated that the final plat of Glennbrooke Plat 4A was not substantially complete.

86  
87 Mr. Hindman moved to remove the request from the agenda. Mr. McAuley seconded the motion.

88  
89 The motion passed unanimously.

90  
91 **Miscellaneous Business:**

92  
93 **Adjourn:**  
94 The meeting was adjourned at 3:25 p.m.

95  
96 Respectfully submitted,



97  
98 Alisa Morgan, Secretary  
99 Prattville Planning Commission

Prattville Planning Commission  
 Sign-In Sheet  
 9/17/15  
 3:00 p.m.

Name	Address
1. Rev. Freddie Teaf	303 CO RD 4 (SPRINGHILL AMERICAN)
2. Mrs. Lerner Cowden	349 GLENN ST MONTGOMERY P.O. Box 6028 Eufaula, Alabama 36025
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

**RESOLUTION**

**Zoning Request to R-3, B-1 and M-1**

**County Road 4 at Jensen Road**

**Horace H. Davis, Petitioner**

**August 20, 2015**

**Whereas,** Horace H. Davis has applied for zoning of the property shown in Attachment A; and

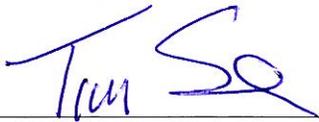
**Whereas,** the property to be zoned is located outside the city limits at the southeast and southwest corners of the Jensen Road and Autauga County Road intersection; and

**Whereas,** the petitioner wishes to zone the property to R-3, Single-family Residential, B-1, Neighborhood Commercial, and M-1, Light Industrial; and

**Whereas,** a public hearing on the proposed zoning was held by the Prattville Planning Commission on September 17, 2015.

**Now, Therefore, Be it Resolved,** that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-3, B-1, and M-1 upon its annexation into the Prattville city limits.

**APPROVED:**



\_\_\_\_\_  
**Tim Smith, Chairman**



\_\_\_\_\_  
**Alisa Morgan, Secretary**

The motion to recommend approval passed unanimously.  
9/17/15

**Attachment A  
Legal Description**

**Davis Property  
Zoning Request to R-3, B-1, and M-1  
Legal Description**

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

**Parcel No. 1 (Requested Zone B-1)**

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 in a curve on the West Right-of-Way (120') of Jensen Road; thence along said West Right-of-Way (120') of Jensen Road the following two (2) courses: (1) Chord Bearing N 12°29'31" E, Chord Distance 1,804.22', Radius 5,789.46'; (2) N 21°27'23" E 658.55' to the POINT OF BEGINNING for the herein described parcel of land; thence leaving said West Right-of-Way (120') of Jensen Road S 88°37'11" W 1,333.88' to a point; thence N 01°22'49" W 250.00' to a point located on the South Right-of-Way (100') of Autauga County Road No. 4; thence along said South Right-of-Way (100') of Autauga County Road No. 4 N 88°37'11" E 1,365.23' to a concrete marker located at a right-of-way flare; thence leaving said South Right-of-Way (100') of Autauga County Road No. 4 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 (120') of Jensen Road S 21°27'23" W 196.56' to the point of beginning. Containing 7.90 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 No. 2 (Requested Zone R-3)**

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 along said East Right-of-Way (120') 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 219.03' to the POINT OF BEGINNING for the herein described parcel of land; thence continue along said East Right-of-Way (120') of Jensen Road N 21°27'23" E 711.15' to an iron pin located at a right-of-way flare; thence leaving said East Right-of-Way (120') of Jensen Road 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 (100') of Autauga County Road No. 4 S 00°44'25" E 647.94' to an iron pin; thence S 00°43'29" E 55.04' to a point; thence West 452.96' to the point of beginning. Containing 5.00 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.

**Parcel No. 3 (Requested Zone M-1)**

Begin 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 (120') 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 219.03' to a point; thence leaving said East Right-of-Way (120') of Jensen Road

East 452.96' to a point; thence S 00°43'29" E 60.06' 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 the point of beginning. Containing 33.07 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.

**Parcel No. 4 (Requested Zone M-1)**

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 (120') of Jensen Road S 88°59'42" W 120.38' to an iron pin located in a curve on the West Right-of-Way (120') of Jensen Road and the POINT OF BEGINNING for the herein described parcel of land; thence leaving said West Right-of-Way (120') of Jensen Road S 88°59'42" W 2,905.50' to 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 (100') of Autauga County Road No. 4 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 1,721.32' to a point; thence leaving said South Right-of-Way (100') of Autauga County Road No. 4 S 01°22'49" E 250.00' to a point; thence N 88°37'11" E 1,333.88' to a point located on the West Right-of-Way (120') of Jensen Road; thence along said West Right-of-Way (120') of Jensen Road the following two (2) courses: (1) S 21°27'23" W 658.55'; (2) Chord Bearing S 12°29'31" W, Chord Distance 1,804.22', Radius 5,789.46' to the point of beginning. Containing 183.63 acres, more or less, and lying in and being a part of the North 1/2 of Section 29, T-17-N, R-16-E, Autauga County, Alabama.

**CITY OF PRATTVILLE**  
Planning Commission

Planning Department Staff Report

---



**REZONING  
APPLICATION/**

Davis Property – Southeast and southwest corners of the Jensen Road and Autauga County Road intersection

**SKETCH PLAN**

Rezoning – RZ-2015-03(2) – R-3, Single-Family Residential, B-1, Neighborhood Commercial, and M-1, Light Industrial

Sketch Plan - 1500017

September 14, 2015

**PROPOSED DEVELOPMENT**

**Petitioner:**

Horace H. Davis

**Property Owner:**

Horace H. Davis and Estate of Tommie F. Davis

**Agent:**

Larry E. Speaks and Associates, Inc.

**Location:**

Southeast and southwest corners of the Jensen Road and Autauga County Road intersection. Please see Attachment A.

**Development Status and History**

*Submission Status:*

At the May 21, 2015 Planning Commission meeting, the applicant requested pre-zoning for 230 acres to M-1, Light Industry. The applicant's annexation request for the same property was submitted concurrently for consideration by the City Council. The applicant did not indicate a specific use of the property other than allowing it to be marketed for industrial uses. After a public hearing on May 21, the Commission elected to hold consideration of the request until the matter could be reviewed by a sub-committee consisting of Mr. Smith, Mr. Gardner, and Mr. Hindman.

At a June 16, 2015 meeting, the committee requested a more in-depth sketch plan of the entire 230 acres be prepared with attention to the areas along County Road 4

forming the boundary between the subject property and the existing neighborhood. At the June 18 Commission meeting, the request was held by agreement with the applicant to allow time for preparation of sketch plan and revised zoning proposal.

The applicant again met with the committee on July 7, 2015. At the meeting, Mr. Davis presented the sketch plan and zoning scheme currently under consideration. On July 16, 2015, the Commission held consideration of the matter until the sketch plan and revised zoning plan could be advertised. At the August 20, 2015 meeting, the Commission approved substituting the new zoning scheme, held the matter, and set a public hearing for September 17, 2015.

*Previous Approvals:* No previous development on the subject tract. Property is currently vacant agricultural or forested land.

*Conditions of Previous Approvals:* N/A.

**Property Configuration**

*Acreage:* 230 acres

*Proposed Number of Lots and Configuration:* The rezoning request was initially presented without a development plan. At the request of the Planning Commission and based on comments from the residents of the Spring Hill neighborhood, the applicant formulated and submitted a sketch plan detailing likely road locations and land uses that focus on buffering the neighboring residential properties from the proposed industrial use.

The subject property is currently divided into three large lots, 38.07, 81, and 110.53 acres as shown on Attachment B. The lots are bordered by Autauga County Road 4 to the north. Running north/south, Jensen Road forms the boundary between the 38.07 acre and 110.53 acre parcels.

The submitted sketch plan, shown in Attachment C, maintains the M-1, Light Industrial zoning designation

presented in the May 2015 request for the majority of the property (216.70 acres). The plan modifies the proposed zoning designation for the southwest and southeast corners of the County Road 4/Jensen Road intersection. A 7.90 acre parcel 250 feet deep and extending from the southwest corner approximately 1,365 feet west to Challenge Avenue is proposed as B-1, Neighborhood Commercial. A 5.00 acre parcel extending approximately 710 feet south along Jensen Road from the southeast corner is proposed as R-3, Single Family residential.

*Proposed Uses:* Residential, commercial and light industrial uses.

*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 "Industrial". The proposed light industrial zoning is consistent with the plan. Plan consistency is discussed in greater detail in the staff analysis.

*Current Zoning:* Outside city limits. Not currently subject to city zoning classification. Annexation application pending.

*Proposed Zoning:* The zoning request accompanies an annexation petition under consideration by the City Council. As permitted by Code of Alabama, 1975 Section 11-52-85, the applicant has requested approval of a zoning designation for the entire 230 acre parcel be applied upon successful annexation into the city limits. The applicant is requesting portions of the property be designated R-3, B-1, and M-1.

See Attachment D for a complete listing of permitted and prohibited uses in the requested districts.

*Surrounding Developments and Uses:*

North: Prattville West Industrial Park and Spring Hill Neighborhood

South: International Paper, Prattville Mill

East: Spring Hill Neighborhood and light industrial area on west side Washington Ferry Road

West: Large 200± acre vacant (wooded or grazing) parcel

*Street Extensions or New Streets:*

The sketch plan divides the proposed industrial acreage with a central street. The street is an extension of the Prattville West Industrial Park's central street, Echlin Boulevard. It begins at the intersection Echlin Boulevard and County Road 4, extends south approximately 1,300 feet; and then turns east to an intersection with Jensen Road. From the new Jensen Road intersection, a street is shown extending east to the current end of G&S Road. The central street offers a new route to County Road 4 and Alabama Highway 14 for existing and future commercial and industrial traffic.

The sketch also shows two cul-de-sacs extending north and south from the east/west portion of Echlin Boulevard as the access to possible industrial lots. All streets are shown with a right-of-way width of 80 feet.

*Water and Sewer:*

Adequate potable water service is available to the site from the Prattville Water Works Board. Mains are available for connection on Jensen Road and County Road 4. Further evaluation is necessary to determine adequacy for eventual uses.

City of Prattville sanitary sewer mains extend to northern edge of the subject property. Adequacy of the sewer for the uses permitted in M-1 zoning is unclear. Area will likely require extension and expansion of the sanitary sewer as development occurs.

The submitted sketch plan does not address extension of water mains or sewer trunk lines or possible storm water detention locations.

## **PLANNING STAFF EVALUATION**

- Reviewed by:** Joel T. Duke, AICP  
City Planner
- Site Visits Conducted:** Various times during April, May, July, and August 2015
- Recommendation:** Recommend approval of presented sketch plan and zoning scheme due to consistency with Comprehensive Plan and land use pattern established with earlier location of industrial uses. B-1 and R-3 zoning areas provide a transition to and a protective buffer for the adjacent Spring Hill neighborhood.

The proposed B-1 and R-3 designations should be approved upon annexation into the city. The western most 81 acres shown as "Parcel A" is proposed a single large lot and a logical extension of the city's West Industrial Park should also be zoned M-1 as requested upon annexation. Until a preliminary subdivision plat can be presented establishing and protecting the right-of-way of the proposed extension of Echlin Boulevard, the remainder of the property proposed for M-1 should be zoned Forest, Agricultural, Recreation (FAR).

### **Staff Comments:**

**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 "Industrial" (See Attachment D). As stated on Page 2.18, "the designation refers specifically to heavy industrial. These are resource-intensive uses that, by and large, need to be appreciably separated from most other land uses, especially residential. The plan specifically removes the sub-category often known as "light industrial", and addresses it within some of the new Mixed-Use categories. It is anticipated that there will be minimal industrial areas identified, likely along the 82 Corridor to the south, where the existing International Paper facility has established some level of precedent." Continuing the use of properties south of and along County Road 4 for manufacturing uses, the proposed sketch plan and zoning request are consistent with the adopted plan.

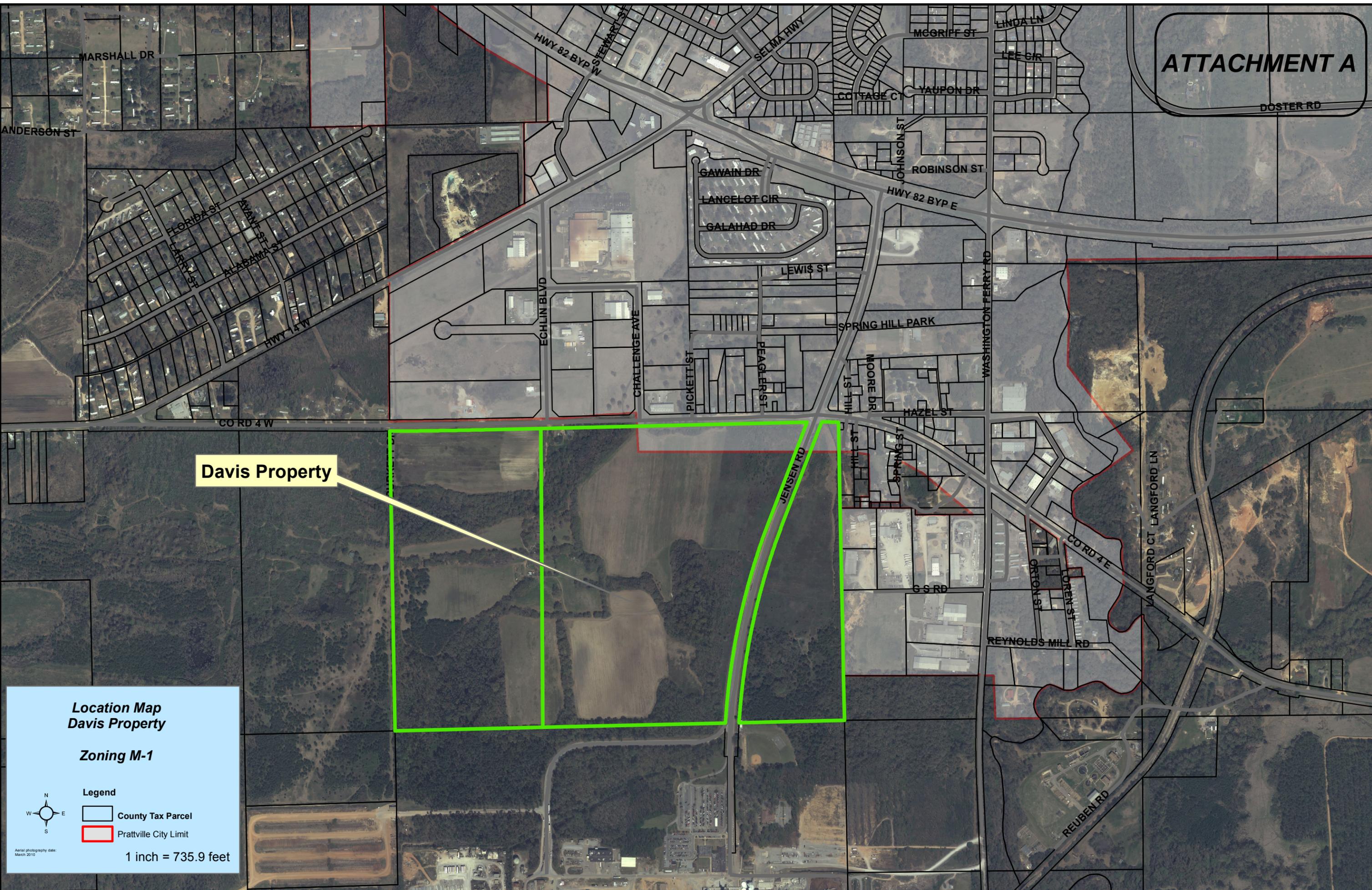
**Impacts on Adjacent Residential Neighborhood.** Spring Hill is a traditionally minority neighborhood located north and west of the subject property. The neighborhood sits roughly between Washington Ferry Road, U.S. Highway 82, the Prattville West Industrial Park and County Road 4. The neighborhood contains several churches and a few businesses, but is a predominantly residential area of small single-family structures and manufactured housing. The cooperative efforts of the Spring Hill neighborhood, Commission, and applicant has resulted the current proposal. By proposing B-1 and R-3 uses for the southwest and southeast corners of the Jensen Road/County Road 4 intersection, the plan eases the transition from manufacturing to the lower intensity residential uses.

**Timing** – Based on its consistency with the city’s development plans and protection of the Spring Hill neighborhood, the current sketch plan should be approved by the Planning Commission as the development for blueprint for the Davis Property. In addition, the property should be annexed as soon as possible so that city land use regulations may be applied fully for the benefit of the property owner and protection of the Spring Hill neighborhood. Similarly, the two Jensen Road/County Road 4 corners should be zoned as requested upon annexation to further the protection for Spring Hill.

At what point the bulk of the Davis Property should be designated M-1 is the remaining question. The sketch plan provides for the logical extension of Echlin Boulevard creating a secondary path to future development and existing industrial uses on Washington Ferry Road. This secondary path is necessary so that the traffic generated by the new industrial zone proposed by the applicant is not focused solely on Jensen Road and Washington Ferry Road. Under the city’s subdivision regulations, lots with an area of 5 acres or greater may be created without oversight and approval by the Planning Commission. Once zoned, lots may be created that do not preserve the central street provided in the sketch plan. If the primary street fails to directly connect the West Industrial Park and Washington Ferry Road, the opportunity for an additional traffic corridor will be lost. Since the city’s subdivision regulations may not be triggered, Prattville’s power to zone is the only land use regulation available to assure that street rights-of-ways/paths are maintained. The proposed M-1 zone contains an area that corresponds with original “Parcel A”. Since this 81 acres is located west of the proposed central street and will not impact its location, the area should be zoned M-1 upon annexation. The remainder of the proposed M-1 zone should be designated FAR until the subdivision regulations are amended to apply to all divisions of land in the city limits or until a specific project is proposed for construction.

## **ATTACHMENTS**

- A. Location Map
- B. Applicant Survey
- C. Sketch Plan/Proposed Zoning
- D. District Classifications – R-3, B-1, and M-1
- E. Future Land Use Maps – Subject Property Indicated



Davis Property

Location Map  
Davis Property

Zoning M-1

Legend

-  County Tax Parcel
-  Prattville City Limit

1 inch = 735.9 feet



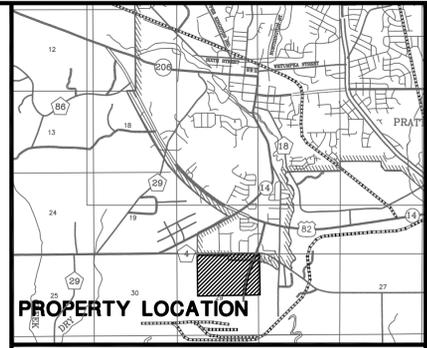
Aerial photography date:  
March 2010

**ATTACHMENT B**

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

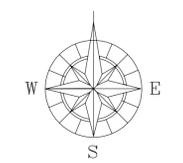
LINE TABLE		
LINE	LENGTH	BEARING
L1	82.21	S34°30'38"E
L2	82.58	N55°47'07"E
L3	120.38	S88°59'42"W
L4	136.29	N89°55'01"W
L5	115.10	S00°43'29"E

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

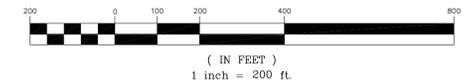


**LOCATION MAP**  
AUTAUGA COUNTY  
SCALE: 1" = 1 MILE

STATE PLANE  
N  
W E  
S

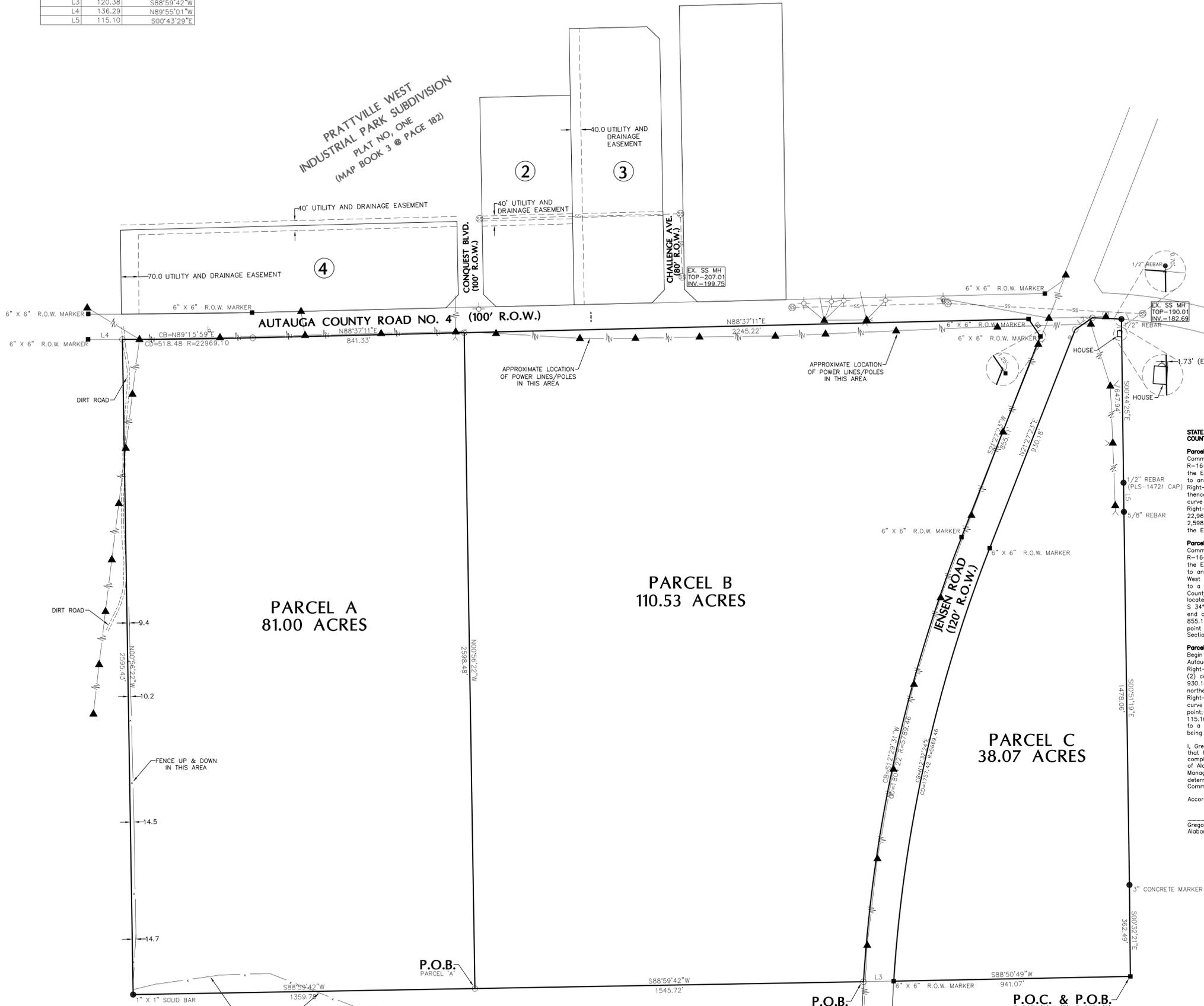


GRAPHIC SCALE  
( IN FEET )  
1 inch = 200 ft.



**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 5,789.46' 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 1,476.06' 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.

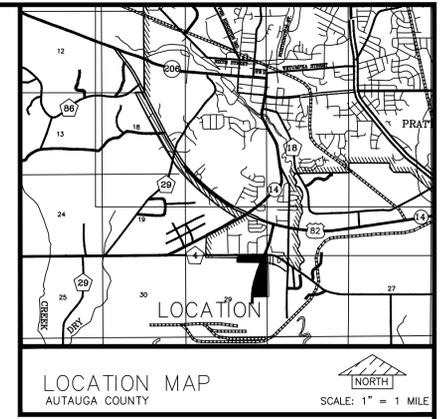
Gregory M. Gillian  
Alabama Registration No. 16163

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

# LEGAL DESCRIPTIONS FOR ZONING 4 PARCELS DAVIS FAMILY PROPERTY LOCATED IN THE NORTH 1/2 OF SECTION 29, T-17-N, R-16-E AUTAUGA COUNTY, ALABAMA



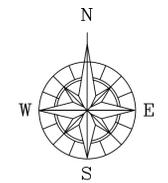
NOTE: ALL IMPROVEMENTS ARE NOT SHOWN  
SOURCE OF INFORMATION:  
DEED RECORDED IN RUPY 2013 @ PG 37  
NOTE: ORIGINAL OVERALL SURVEY  
BY GREGORY M. GILIAN DATED: FEBRUARY 13, 2015

LINE	LENGTH	BEARING
L1	82.21'	S34°30'38"E
L2	196.56'	S21°27'23"W
L3	120.38'	S88°59'42"W
L4	82.58'	N55°47'07"E
L5	55.04'	S00°43'29"E
L6	60.06'	S00°43'29"E

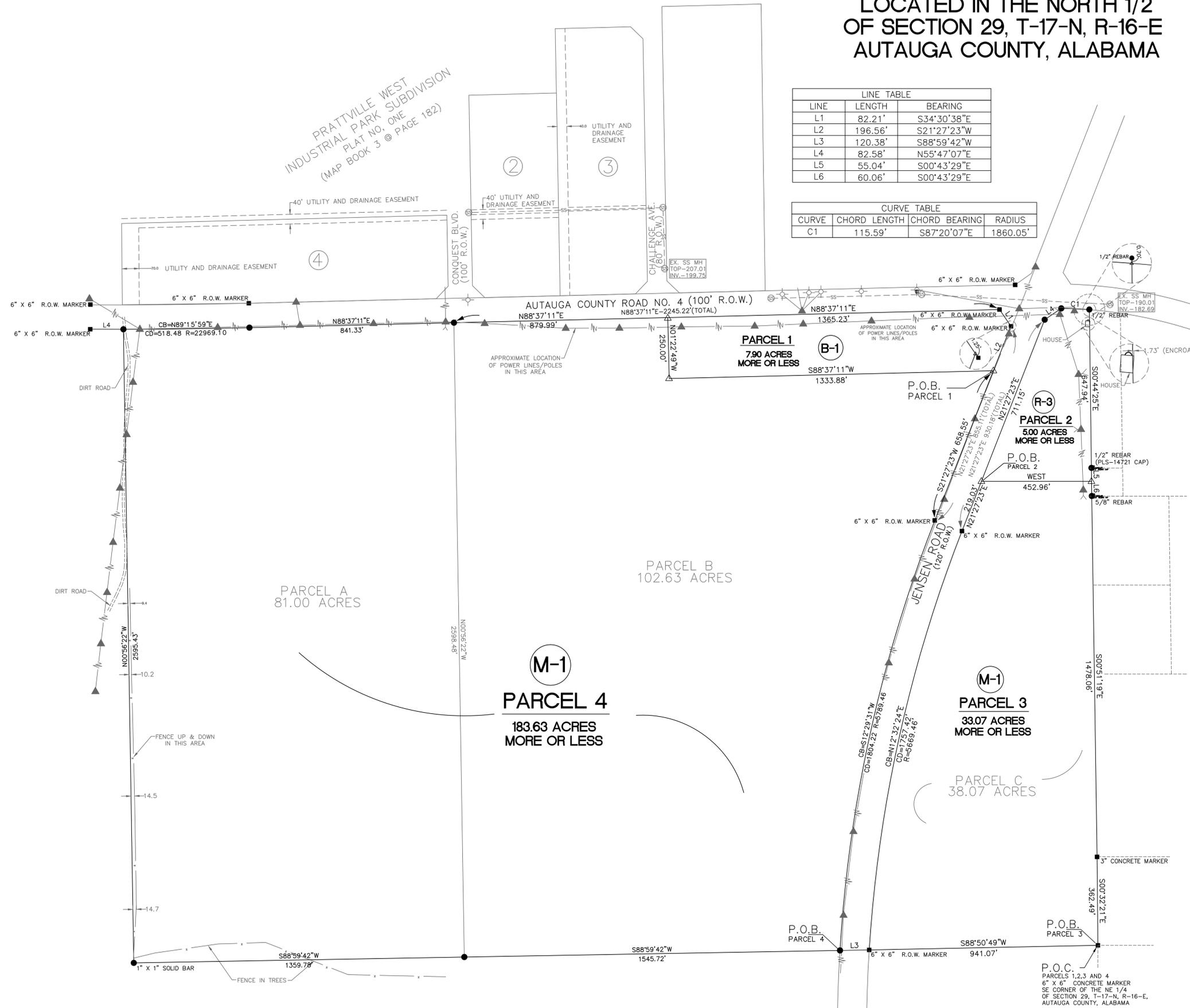
CURVE	CHORD LENGTH	CHORD BEARING	RADIUS
C1	115.59'	S87°20'07"E	1860.05'

LINE	LENGTH	BEARING
L1	82.21'	S34°30'38"E
L2	196.56'	S21°27'23"W
L3	120.38'	S88°59'42"W
L4	82.58'	N55°47'07"E
L5	55.04'	S00°43'29"E
L6	60.06'	S00°43'29"E

STATE PLANE



GRAPHIC SCALE



**Parcel No. 1 (Requested Zone B-1)**  
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 in a curve on the West Right-of-Way (120') of Jensen Road; thence along said West Right-of-Way (120') of Jensen Road the following two (2) courses: (1) Chord Bearing N 12°29'31" E, Chord Distance 1,804.22', Radius 5,789.46'; (2) N 21°27'23" E 658.55' to the POINT OF BEGINNING for the herein described parcel of land; thence leaving said West Right-of-Way (120') of Jensen Road S 88°37'11" W 1,333.88' to a point; thence N 01°22'49" W 250.00' to a point located on the South Right-of-Way (100') of Autauga County Road No. 4; thence along said South Right-of-Way (100') of Autauga County Road No. 4 N 88°37'11" E 1,365.23' to a concrete marker located at a right-of-way flare; thence leaving said South Right-of-Way (100') of Autauga County Road No. 4 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 (120') of Jensen Road S 21°27'23" W 196.56' to the point of beginning. Containing 7.90 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 No. 2 (Requested Zone R-3)**  
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 along said East Right-of-Way (120') 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 219.03' to the POINT OF BEGINNING for the herein described parcel of land; thence continue along said East Right-of-Way (120') of Jensen Road N 21°27'23" E 711.15' to an iron pin located at a right-of-way flare; thence leaving said East Right-of-Way (120') of Jensen Road 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 (100') of Autauga County Road No. 4 and end of said flare; thence S 00°44'25" E 647.94' to an iron pin; thence S 00°43'29" E 55.04' to a point; thence West 452.96' to the point of beginning. Containing 5.00 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.

**Parcel No. 3 (Requested Zone M-1)**  
Begin 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 (120') 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 219.03' to a point; thence leaving said East Right-of-Way (120') of Jensen Road East 452.96' to a point; thence S 00°43'29" E 60.06' 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 the point of beginning. Containing 33.07 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.

**Parcel No. 4 (Requested Zone M-1)**  
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 (120') of Jensen Road S 88°59'42" W 120.38' to an iron pin located in a curve on the West Right-of-Way (120') of Jensen Road and the POINT OF BEGINNING for the herein described parcel of land; thence leaving said West Right-of-Way (120') of Jensen Road S 88°59'42" W 2,905.50' to 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 (100') of Autauga County Road No. 4 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 1,721.32' to a point; thence leaving said South Right-of-Way (100') of Autauga County Road No. 4 S 01°22'49" E 250.00' to a point; thence N 88°37'11" E 1,333.88' to a point located on the West Right-of-Way (120') of Jensen Road; thence along said West Right-of-Way (120') of Jensen Road the following two (2) courses: (1) S 21°27'23" W 658.55'; (2) Chord Bearing S 12°29'31" W, Chord Distance 1,804.22', Radius 5,789.46' to the point of beginning. Containing 183.63 acres, more or less, and lying in and being a part of the North 1/2 of Section 29, T-17-N, R-16-E, Autauga County, Alabama.

I, Steven E. Speaks, a Licensed Professional Engineer and Licensed Professional Land Surveyor, hereby certify that I have surveyed the property shown on this map and plot and the map and plot are true and correct; that all parts of this survey and drawing have been completed in accordance with the Standards of Practice for Land Surveying in the State of Alabama to the best of my knowledge, information and belief, and 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, Map No. 010010361E.

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

Steven E. Speaks  
Alabama Registration Number 20897

DATE: 7/17/15  
ORIGINAL SURVEY DATE: 2/13/15

LARRY E. SPEAKS & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS

535 HERRON STREET  
MONTGOMERY, AL 36104  
TEL-334/262-1091



ARTICLE 7. - DISTRICT REQUIREMENTS

**Section 71. - Residential district requirements.**

District	Use Regulations	Space and Height Regulations
<p>All "R" Districts</p>	<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 or 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>

R-1	<p>USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)</p>	<p>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.</p>
R-2	<p>USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)</p>	<p>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.</p>
R-3	<p>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.)</p>	<p>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.</p>

		MAXIMUM BUILDING AREA PERCENT: 35%
R-4	USES PERMITTED: Dwellings and apartments for any number of families. USES PERMITTED ON APPEAL: 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 on one side; 6 feet on the other side. MINIMUM LOT SIZE: Area in Square Feet: One or two family dwellings 6,000; For each additional family unit, add: 5 feet. MAXIMUM HEIGHT: 35 feet; 3 stories. MAXIMUM BUILDING AREA PERCENT: 40%

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)

Section 72. - Business district requirements.

District	Use Regulations	Space and Height Regulations
<b>B-1 (Local Shopping District)</b>	USES PERMITTED: Neighborhood retail stores and markets, including the following types of stores: food, general merchandise; apparel, furniture; household and hardware; radio and television; drug and sundries; jewelry and gifts; florist; sporting goods; pet shops and similar types; and business recycling facilities. Neighborhood services including the following types: dry cleaning and	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: Front, 25 feet; rear, 20 feet; side, not specified, except on a lot adjoining along its side lot line a lot which is

	<p>laundry pickup stations; barber and beauty shops; shoe repair; offices, hotels, banks, post offices, theaters and similar services.</p> <p>USES PERMITTED ON APPEAL: Filling stations where no major repair work is done; restaurants; community recycling.</p> <p>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.</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p>USES PROHIBITED: Major auto repair; filling stations with gasoline storage above the ground in excess of five hundred (500) gallons; laundry and dry cleaning plants; funeral homes, mobile homes, house trailers, trailer courts or camps, manufacturing; any use prohibited in a B-2 Business District.</p>	<p>in a residential district, there shall be a side yard not less than eight (8) feet wide.</p> <p>MAXIMUM HEIGHT: 45 feet or 3 stories.</p> <p>OFF-STREET PARKING AND UN LOADING: Shall use required rear or side yard for loading and unloading.</p>
<p>B-2 (General Business)</p>	<p>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</p>	<p>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.</p> <p>MINIMUM YARD SIZE: None specified.</p>

	<p>Local Shopping District.</p> <p>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.</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p>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.</p>	<p>MAXIMUM HEIGHT: 65 feet or 5 stories.</p> <p>OFF-STREET LOADING AND UNLOADING: Shall provide space for loading and unloading for structures hereafter erected or altered when same is on lot adjoining a public or private alley.</p>
<p>B-3 (Community Shopping)</p>	<p>USES PERMITTED: Any community type retail stores and markets including the following types of retail business: supermarkets, general merchandise, apparel, furniture, household and hardware, radio and television, drug and</p>	<p>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</p>

	<p>sundries, jewelry and gifts, florist, sporting goods, pet shops, banks, theaters, dry cleaning and laundry pickup stations, barber and beauty shops, shoe repair, delicatessen and variety (5 and 10), business recycling facilities. Must have access to major artery. The plat and/or plan of the proposed subdivision shall have the approval of the Planning Commission and be filed for record before any commercial structures are built in these proposed districts.</p> <p>USES PERMITTED ON APPEAL: Community recycling facilities and community recycling receptacles.</p> <p>TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p>USES PROHIBITED: Any use prohibited in the B-2 (General Business) District.</p>	<p>service.</p> <p>MINIMUM YARD SIZE: At least 35 feet from all property lines.</p> <p>MAXIMUM HEIGHT: 35 feet or 2 stories.</p> <p>MAXIMUM BUILDING AREA: 20% of total lot area.</p>
<p>B-4 (Highway Commercial)</p>	<p>USES PERMITTED: Filling and service stations; automobile repair; truck stops; eating establishments; convenience stores; automobile, boat, mobile home, and heavy equipment sales; automobile parts stores; hotels and motels; gift and souvenir shops; recycling facilities and off-site signs.</p> <p>USES PERMITTED ON APPEAL: Motor</p>	<p>MINIMUM SETBACKS AND YARD SIZES: Front—Fifty (50) feet, unless the publicly owned right-of-way upon which the property fronts and from which at least one entrance is available [and] is greater than one hundred twenty (120) feet, in which case, twenty-five (25) feet shall be required. (Greater setbacks can be required as part of subdivision review; See</p>

	<p>freight terminals and express companies; shopping centers built to the standards of District B-3; individual stores and offices as allowed in District B-1, funeral homes which are adequately buffered for other uses, and single-family housing, community recycling facilities and community recycling receptacles. All uses on appeal must be accompanied by a site plan which must be approved by the board of zoning adjustment. Such approved site plan may not be modified or changed without the permission of the board of zoning adjustment.</p> <p>USES PROHIBITED: All uses prohibited in both Districts B-1 and B-2.</p>	<p>subdivision regulations, Appendix B.) If the highway right-of-way is two hundred (200) feet or greater, the front setback may be reduced to zero (0) feet. Rear—Twenty (20) feet. Sides—Twenty (20) feet.</p> <p>MINIMUM LOT SIZE: Minimum Area—Twenty thousand (20,000) square feet. Lots or areas leased or sold for off-site signs, of lesser area may be allowed provided that the deed or lease for such property restricts the use of the land to signs only.</p> <p>All sign lots shall have the smallest dimension greater than or equal to twice the height of the sign. Minimum Width at Building Line—One hundred (100) feet. Maximum Lot Coverage—Fifty (50) percent. MAXIMUM HEIGHT: Seventy-five (75) feet or five (5) stories; which ever is less.</p> <p>MAXIMUM SIGN HEIGHT: Fifty (50) feet (greater heights may be approved by the board of zoning adjustment where, in the board's judgment, such additional height is required by topographic conditions).</p> <p>PARKING REQUIREMENTS: All parking areas shall be paved with an impervious surface approved by the city's engineer; the number of required spaces to be as provided in Article 1</p>
--	---	---

(Ord. of 9-19-1989; Ord. of 4-17-1990; Ord. of 10-15-1991; Ord. No. 95-033, 10-3-1995)

Section 73. - Industrial business requirements.

District	Use Regulations	Space and Height Regulations
----------	-----------------	------------------------------

M-1  
(Light  
Industry)

USES PERMITTED: Light industrial operations not obnoxious, offensive or detrimental to neighboring property by reason of dust, smoke, vibration, noise, odor, or effluents, and including the following types of business or industry: ice cream plants and creameries; cold storage plants; ice plants; bottling and central distribution plants; baking plants; textile mills, dyeing plants; warehouses; dry cleaners and laundries; trailer camps; and similar types of industries or businesses. All business, service and manufacturing uses permitted in a B-2 Business District.

USES PERMITTED ON APPEAL: Any manufacturing or business use not specifically prohibited herein, including metal fabrications. Any use permitted or permitted on appeal in an R-4 Residential District, and subject to all district requirements of said district as specified in Section 71 hereof.

TEMPORARY STRUCTURE: Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct, or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.

USES PROHIBITED: Abattoir; slaughterhouse; stockyard; bag cleaning; boiler and tank works; central mixing plant for cement, mortar, plater, or paving materials; curing, tanning or storage of hides; distillation of bones, coal, tar, or wood; fat rendering; forge plant; gasoline storage aboveground in excess of five hundred (500) gallons; manufacture of acetylene, acid, alcohol, ammonia, bleaching powder, brick, pottery,

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

MINIMUM YARD SIZE: Front Yard: None specified, except where existing establishments (other than residential) are set back, any new structure shall be set back not less than the average of the setbacks of the existing establishments within one hundred (100) feet each side thereof. Side Yards: None specified, except a lot adjoining along its side lot line another lot which is in a residential district, there shall be a side yard not less than eight (8) feet wide. Rear Yard: None specified.

MAXIMUM HEIGHT: 50 feet or 4 stories.  
OFF-STREET PARKING: Space necessary to store accommodate the cars of all workers in the industry or use. Also, space necessary to store overnight all vehicles incidental to the operation of the industry or use.

OFF-STREET LOADING AND UNLOADING: Shall provide adequate space for loading or unloading all vehicles or trucks incidental to the operation of the industry or use.

	<p>terra cotta or tile, concrete blocks, candles, disinfectants, dye-stuffs, fertilizers, illuminating or heating gas including storage of same; paint, turpentine, varnish, soap, and tar products; wool pulling or scouring; junkyards; cotton waste reclaiming; and similar types of plants or operations.</p>	
<p>M-2 (General Industry)</p>	<p><b>USES PERMITTED:</b> Any industrial, service or commercial use, except those which in the opinion of the Building Inspector would cause noise, smoke, gas, vibration, fumes, dust, or other objectionable conditions, which would affect a considerable portion of the city.</p> <p><b>USES PERMITTED ON APPEAL:</b> Any industrial, service or commercial use, and subject to such conditions and safeguards as the Board of Zoning Adjustment may require to preserve and protect any portions of the city which otherwise could be adversely affected.</p> <p><b>TEMPORARY STRUCTURE:</b> Where such structures shall be used for a period of not to exceed 18 months prior to construction of a permanent structure, which will replace the temporary structure. The owner must give evidence, satisfactory to the Board of Zoning Adjustment, of such owner's good faith and intent to construct or have constructed, a permanent structure. Under no circumstances shall such structures be authorized as a residence or habitation.</p> <p><b>USES PROHIBITED:</b> Residences and apartments, excepting quarters for a watchman or custodian and his family.</p>	<p><b>MINIMUM LOT SIZE:</b> Same as for M-1 Industrial District.</p> <p><b>MINIMUM YARD SIZE:</b> None specified.</p> <p><b>MAXIMUM HEIGHT:</b> 50 feet or 4 stories.</p> <p><b>OFF-STREET LOADING AND UN LOADING:</b> Same as for M-1 Industrial District.</p>

**LEGEND:**

- Low-Density Residential
- Medium-Density Residential
- Commercial
- Industrial
- Institutional
- Mixed-Use - Transitional
- Mixed-Use - Commercial
- Mixed-Use - Residential
- Conservation & Greenspace

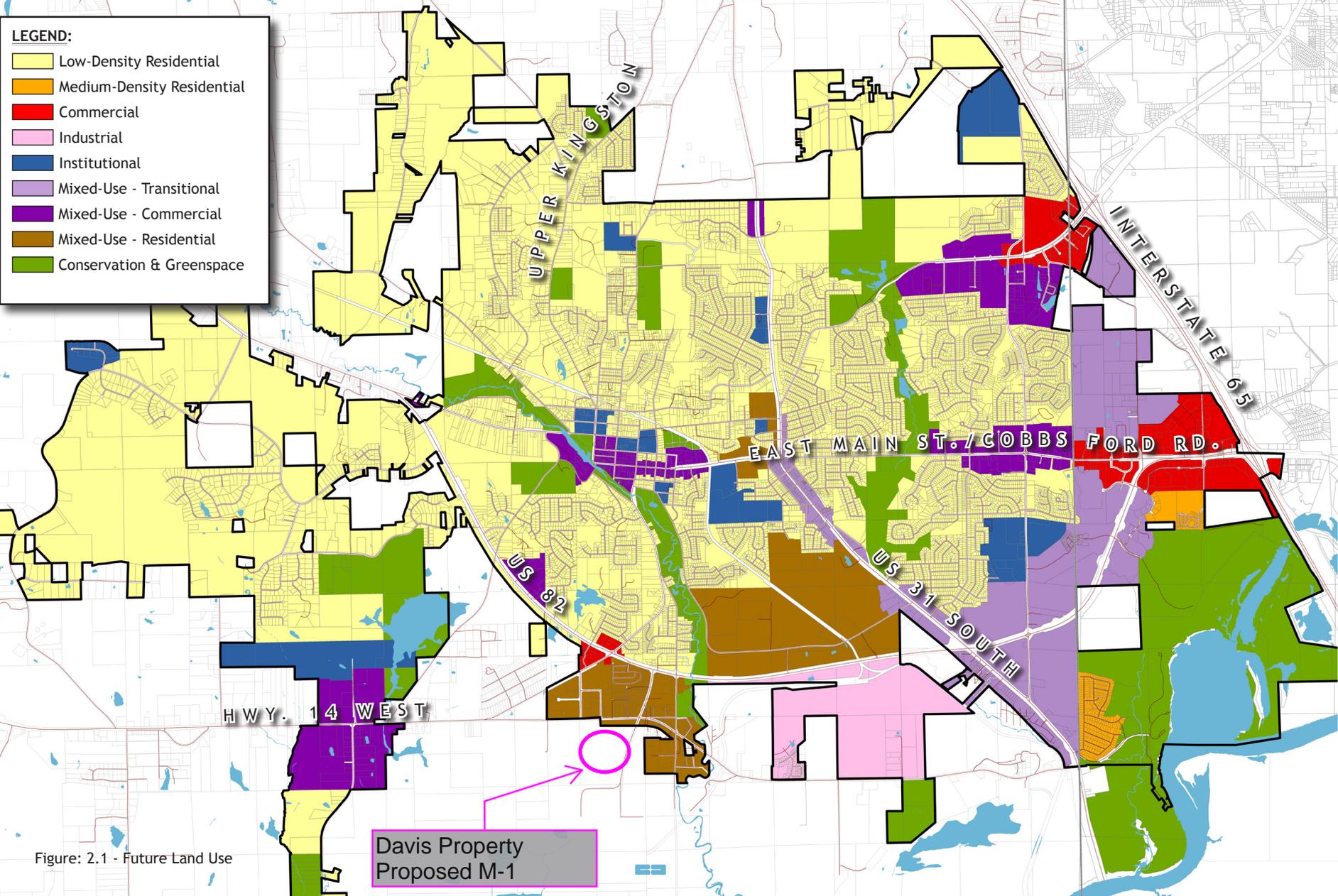


Figure: 2.1 - Future Land Use

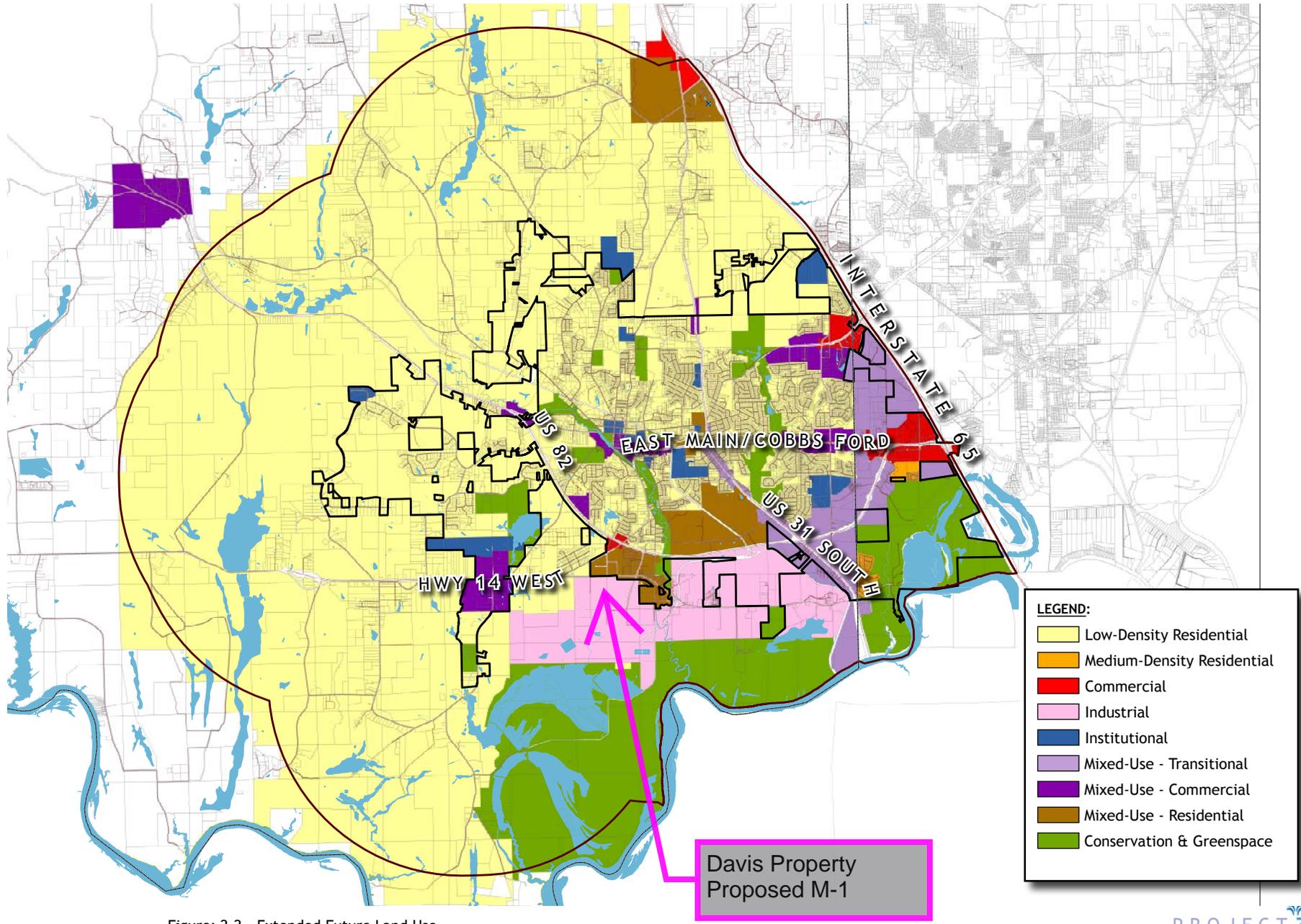


Figure: 2.2 - Extended Future Land Use

**RESOLUTION**

**Sketch Plan**

**Davis Property**

**September 17, 2015**

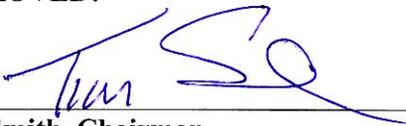
**Whereas,** Horace Davis and Estate of Tommie F. Davis are the owners of Davis Property; and

**Whereas,** the proposed development is located *outside* the city limits on Jensen Road and County Road 4 East; and

**Whereas,** the required city departments have reviewed and commented on the proposed sketch plan.

**Now, Therefore, Be It Resolved** that the City of Prattville Planning Commission hereby gives its favorable review of the submitted sketch plan of Davis Property.

**APPROVED:**



---

**Tim Smith, Chairman**



---

**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.  
9/17/15**

CITY OF  
PRATTVILLE, AL

**DAVIS  
PROPERTY**

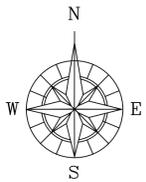
Scale: 1" = 700'



— STREETS  
□ TAX PARCEL



**ATTACHMENT A**



GRAPHIC SCALE

( IN FEET )  
1 inch = 200 ft.

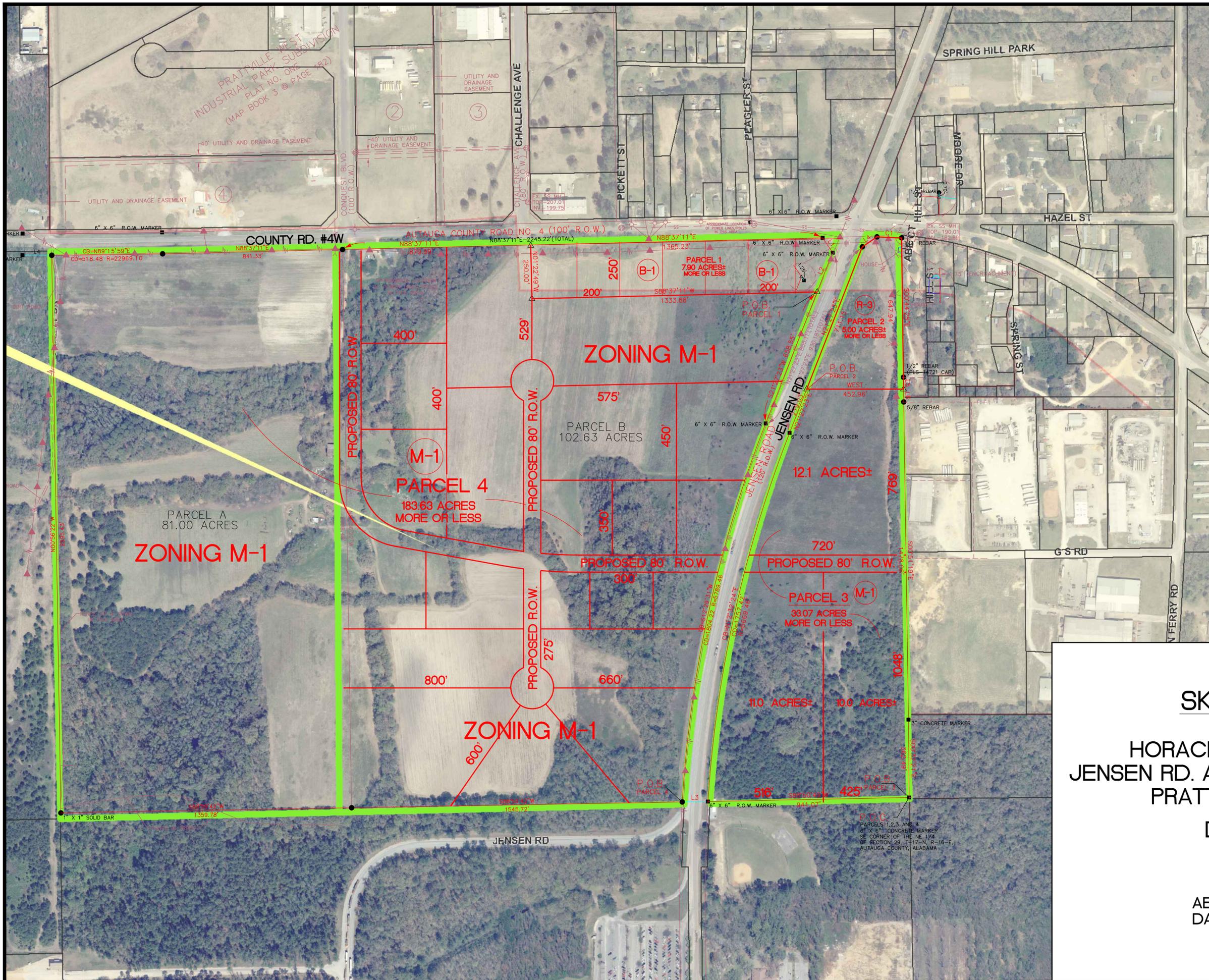
LINE TABLE		
LINE	LENGTH	BEARING
L1	82.21'	S34°30'38"E
L2	196.56'	S21°27'23"W
L3	120.38'	S88°59'42"W
L4	82.58'	N55°47'07"E
L5	55.04'	S00°43'29"E
L6	60.06'	S00°43'29"E

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

**SKETCH PLAN  
FOR  
HORACE DAVIS PROPERTY  
JENSEN RD. AND COUNTY ROAD #4 W  
PRATTVILLE ALABAMA**

DATE:8/18/15

AERIAL PHOTOGRAPHY  
DATE-MARCH 2010





# 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

**August 31, 2015**

**Blake Rice**  
**Barrett Simpson, Inc.**  
**223 South 9<sup>th</sup> Street**  
**Opelika, AL 36801**

**RE: Prattville Final Plat Review #150018**  
**Glennbrooke Subdivision Plat 4A**

**Dear Blake:**

The final plat for Glennbrooke Subdivision, Plat 4A, has been received for departmental review and the Planning Commission agenda. The subdivision is not substantially complete as required by Article 3, Sec. D, Subsection C. This request will be carried over to the next Planning Commission meeting in October. During that time placement onto the agenda will be considered.

If we can be of further assistance, please do not hesitate to contact at (334) 595-0502.

Sincerely,

**George Stathopoulos**  
Senior Planner

**Planning & Development Department**

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile  
planning.prattvilleal.gov