



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

4/21/16

Tim Smith, Chairman

Date

Planning & Development Department

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



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CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

February 18, 2016
3:00pm

Call to Order:

Roll Call:

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

Minutes:

January 21, 2016

Old Business:

None

New Business:

1. Re-Plat: High Point Town Center Plat 2-C *District*
Location: Vista Point Drive and Pinnacle Place
Owner: BVCV High Point LLC
Representative: Gonzalez-Strength & Associates, Inc.
2. Final Plat: Oaks of Buena Vista Plat 6 *District*
Location: Vintage Way
Owner: Oaks of Buena Vista, LLC
Representative: Larry Speaks & Associates

Miscellaneous:

Adjourn:

Planning & Development Department

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**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

February 18, 2016

Call to order:

Chairman Tim Smith called the meeting to order at 3:03 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. McAuley moved to approve the minutes of the January 21, 2016 meeting. Mr. Nelson seconded the motion.

The motion passed unanimously.

Old Business:

None

New Business:

- 1. Re-Plat: High Point Town Center Plat 2-C**
Location: Vista Point Drive and Pinnacle Place
Owner: BVCV High Point LLC
Representative: Gonzalez-Strength & Associates, Inc.

Mr. Duke introduced the re-plat of High Point Town Center. He stated that the single parcel is being divided out of Lot 6, High Point Town Center 2-A for development.

Bill Wilson, petitioner's representative, presented the site plan for the lot that would be developed as retail and restaurant spaces.

Chief Johnson moved for the approval of the re-plat of High Point Town Center Plat 2-C. Mr. Gardner seconded the motion.

The motion to approve was passed unanimously.

- 2. Final Plat: Oaks of Buena Vista Plat 6**
Location: Vintage Way
Owner: Oaks of Buena Vista, LLC
Representative: Larry Speaks & Associates

Mr. Duke stated that the Oaks of Buena Vista Plat 6 was not substantially complete, and not ready for final plat approval. He recommended holding the request.

Mr. Gardner introduced a resolution recommending approval of the final plat of Oaks of Buena Vista Plat 6 and moved for its approval. Mrs. Carpenter seconded the motion.

Mr. McAuley moved to hold the request. Chief Johnson seconded the motion.

The motion to hold passed unanimously.

Miscellaneous Business:

Mr. Duke provided the report the meeting that was held by the subcommittee members for the zoning review of the Spring Hill Community. (Spring Hill Neighborhood Study-Preliminary Report attached and made a part of the minutes). He stated that the next step is to meet with the community to review the study. The next Committee meeting is scheduled for March 3, 2016 at 3:00 in the City Hall Annex Conference Room.

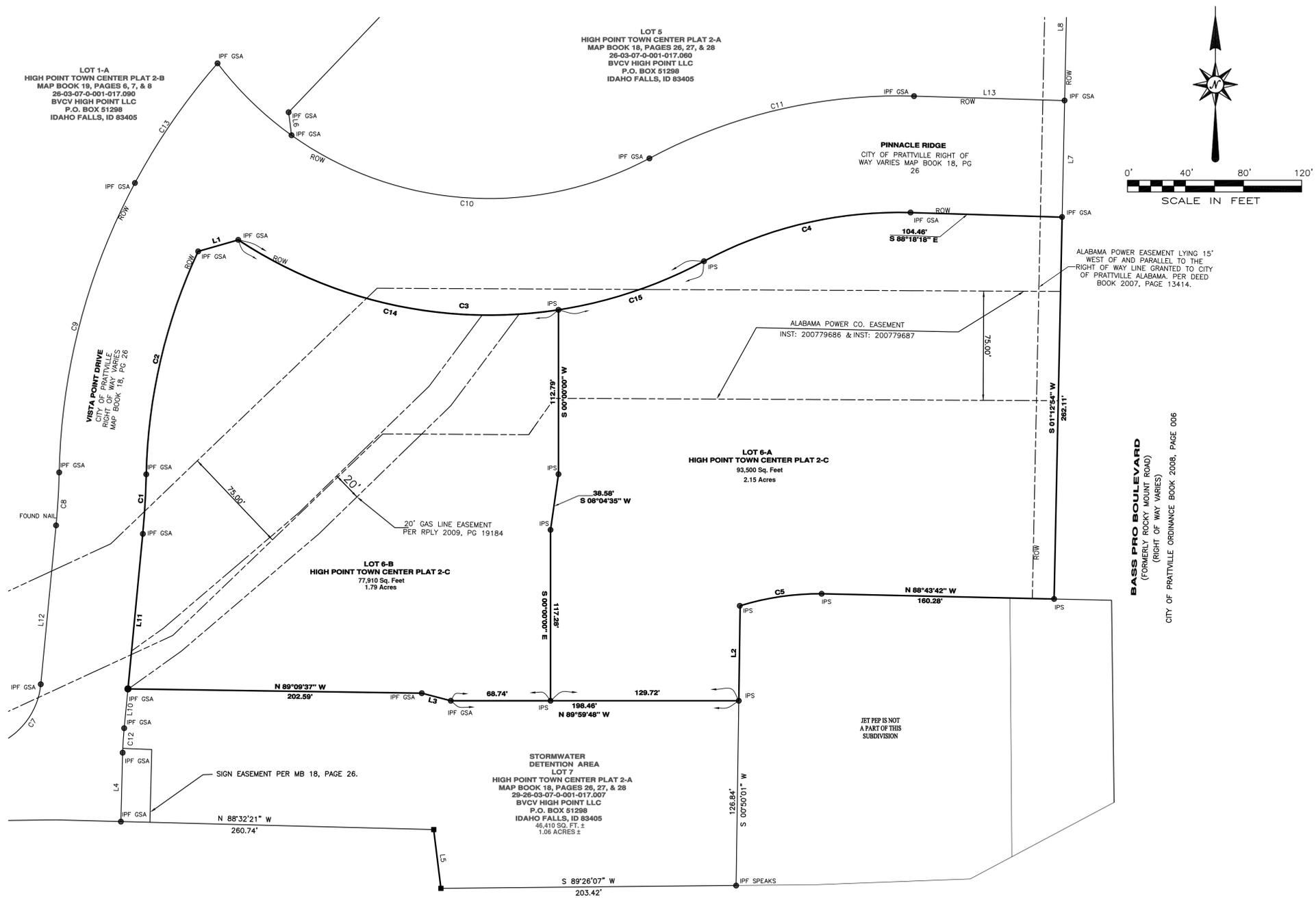
Adjourn:

The meeting was adjourned at 3:22 p.m.

Respectfully submitted,

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

Alisa Morgan, Secretary
Prattville Planning Commission



**STATE OF ALABAMA
ELMORE COUNTY**

The undersigned, Derek S. Meadows, a Professional Land Surveyor of the State of Alabama, as Surveyor, and BVCV High Point, LLC as Owner, hereby certify that this plat or map was made pursuant to a survey made by said surveyor and that said survey and this plat or map were made at the instance of said Owner; that this plat or map is a true and correct plat or map of lands shown hereon and known as HIGH POINT TOWN CENTER PLAT 2-C, showing the streets, alleys, and public grounds, giving the bearings, length, width, and the name of each street as well as the number of each lot and block, showing the relation of the lands to the Government Survey, and that iron pins have been installed (or will be installed) at all lot corners and curve points as shown and designated by small, solid circles on said plat or map. The undersigned appoint the City of Prattville as agent for the purpose of filing said plat or map, together with this instrument, for record, and certify that they have full authority to execute this instrument and map.

Dated: _____ BVCV High Point, LLC
Gonzalez-Strength & Associates, Inc. Its Manager

By: _____
Derek S. Meadows Surveyor Its:
Ala. Reg. No. 29996

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said county in said state, hereby certify that Derek S. Meadows, whose name is signed to the foregoing as Surveyor, and who is known to me, acknowledged before me on this date that, after having been duly informed of the contents of said certificate, he executed the same voluntarily as such officer with full authority therefor.

Given under my hand and seal this the _____ day of _____, 2016.

Notary Public My commission expires: _____

**STATE OF ALABAMA
COUNTY OF _____**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that _____, whose name as _____ of BVCV HIGH POINT LLC, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said BVCV HIGH POINT LLC, acting in its capacity as Manager of said limited liability company.

Given under my hand this the _____ day of _____, 2016.

Notary Public My commission expires: _____

**STATE OF ALABAMA
COUNTY OF _____**

I hereby certify that this plat or map was filed in this office for record this the _____ day of _____, 2016, at _____ o'clock _____ m and recorded in book _____ of plats and maps, page _____ recording _____ paid.

By: _____
JUDGE OF PROBATE
ELMORE COUNTY, ALABAMA

PRATTVILLE WATER WORKS BOARD

The undersigned, as authorized by the Water Works Department of The City of Prattville, Alabama hereby accepts the within plat for recording of the same in the Probate Office of Elmore County, Alabama, this the _____ day of _____, 2016.

By: _____
Water Authority
Prattville, Alabama

CERTIFICATE OF ENGINEERING DEPARTMENT

The undersigned, as Director of Engineering Department of The City of Prattville, Alabama hereby accepts the within plat for recording of the same in the Probate Office of Elmore County, Alabama, this the _____ day of _____, 2016.

By: _____
Director of City Engineering Department
Prattville, Alabama

**HIGH POINT TOWN CENTER
PLAT 2-C**

BEING A RE-PLAT OF LOT 6 OF HIGH POINT TOWN CENTER PLAT 2-A AS RECORDED IN MAP BOOK 18, PAGES 26-28 IN THE OFFICE OF THE JUDGE OF PROBATE ELMORE COUNTY, ALABAMA

Prepared for:
BVCV HIGH POINT, LLC.
Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
ENGINEERING, LAND PLANNING, & SURVEYING
SUITE 407 - 117 GEMINI CIRCLE
BIRMINGHAM, ALABAMA 35209
PHONE: (205) 942-2486
FAX: (205) 942-3033
Gonzalez-Strength.com © Copyright 2001

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT
The undersigned, as authorized by the Fire Department of The City of Prattville, Alabama hereby accepts the within plat for recording of the same in the Probate Office of Elmore County, Alabama, this the _____ day of _____, 2016.

By: _____
Fire Department
Prattville, Alabama

CERTIFICATE OF COUNTY HEALTH DEPARTMENT
The undersigned, as authorized by the Elmore County Health Department, Alabama hereby accepts the within plat for recording of the same in the Probate Office of Elmore County, Alabama, this the _____ day of _____, 2016.

By: _____
Health Officer
Prattville, Alabama

CERTIFICATE OF COUNTY ENGINEER
The undersigned as County Engineer of the County of Elmore hereby certifies as evidence by certificate and required by state law, that the Prattville Planning Commission approved the within Plat for recording of same in the Probate Office of Elmore County, Alabama, this _____ day of _____, 2016.

By: _____
County Engineer

CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT
The undersigned, as Director of Planning and Development of The City of Prattville, Alabama hereby accepts the within plat for recording of the same in the Probate Office of Elmore County, Alabama, this the _____ day of _____, 2016.

By: _____
Director of Planning and Development
Prattville, Alabama

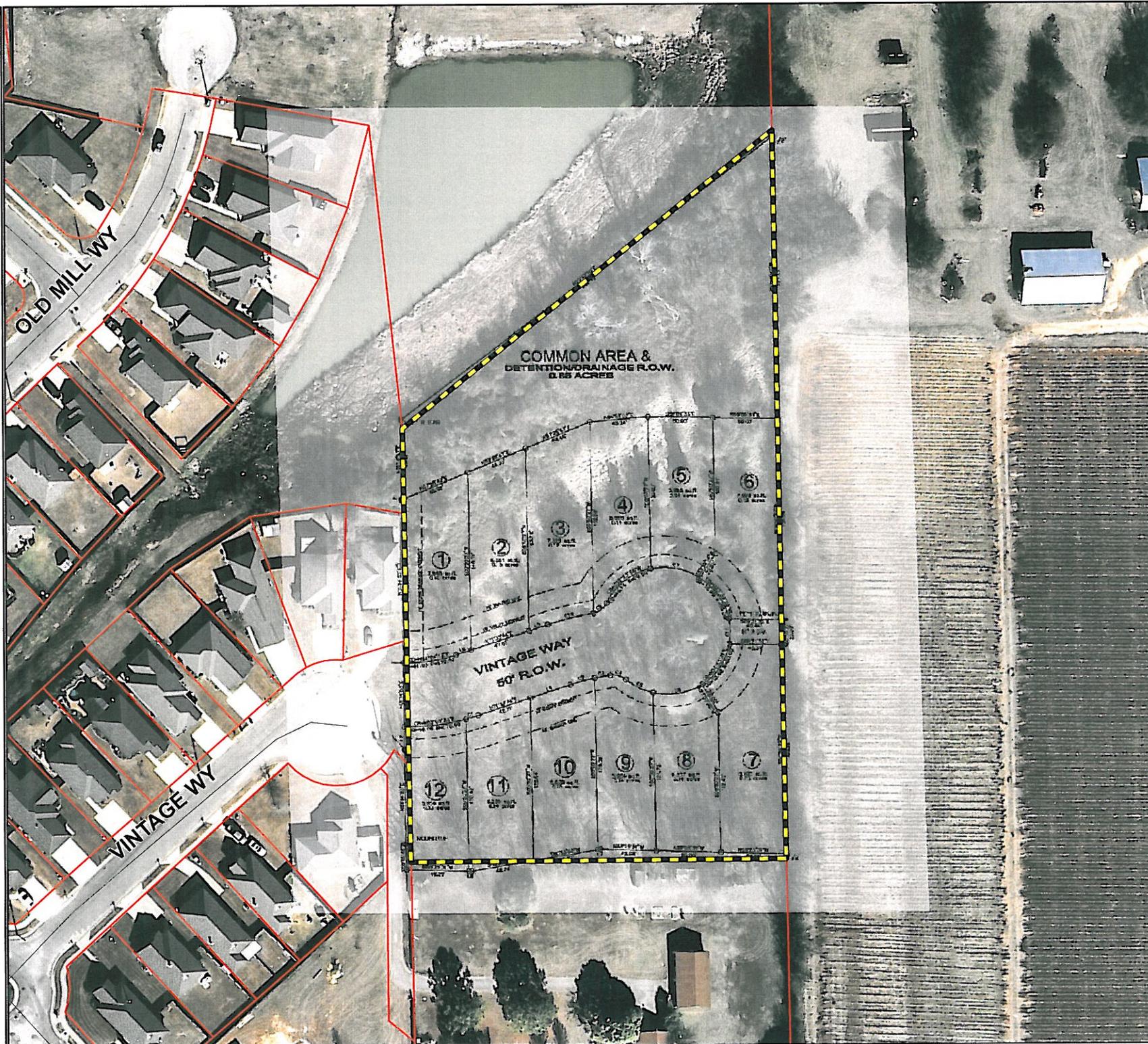
CITY OF PRATTVILLE, AL

The Oaks Of Buena Vista
Plat 6

Scale: 1" = 100'



— STREETS
□ TAX PARCEL





CITY OF PRATTVILLE

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DISTRICT 7

MEMORANDUM

DATE: February 18, 2016

TO: Planning Commission

FROM: Joel T. Duke, City Planner

RE: Spring Hill Neighborhood Study - Preliminary Report

The Spring Hill neighborhood is a traditionally minority community covering approximately 168 acres between U.S. Highway 82 and International Paper. The neighborhood is bisected by a four lane access street, Jensen Road, installed in the mid-1960's to serve Union Camp Corporation's (now International Paper) new operations in Prattville. In addition to the paper mill, the neighborhood is bordered by other industrial uses, including the two of the city's industrial parks. Despite the pressures from surrounding industrial uses and a high volume transportation corridor, Spring Hill remains a viable residential area.

Residential areas require periodic reinvestment to sustain property values and replace deteriorated housing. Housing in Spring Hill consists of site built structures and manufactured housing. Much of the site built housing is over fifty years in age and many of the manufactured homes predate the 1976 standard code adopted by the U. S. Department of Housing and Urban Development. Over the last several years, much of the community's aging housing has become deteriorated or dilapidated. Many units have been removed by the owners or through city action, but few have been replaced. In addition, the Prattville Planning Department has received requests to place new or recent manufactured housing the neighborhood. Since the predominant zoning in the area is R-2 and R-3, where manufactured housing is a prohibit use, these requests have been denied. Some residents have sought relief and been successful in obtaining permission through the city's Board of Zoning Adjustment. However this route is not guaranteed and places the BZA in the position of granting use variances. Given these conditions, the Planning Department is conducting a study of the Spring Hill neighborhood to

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identify the land uses, housing conditions, and current zoning with the aim of creating a zoning classification that helps the Spring Hill residential properties remain healthy and gain value.

Below are the initial results and analysis of the data. This information was shared with the Planning Commission committee on February 16, 2016.

Study Area and Area of Interest

For the analysis, the department identified a study area large enough to encompass the land uses influencing the smaller Spring Hill neighborhood. The area reaches includes The Cove subdivision and Cobblestone Curve to the north and properties along Washington Ferry Road to the south. The area covers the city's West Industrial Park and establishes Autauga Creek as the eastern edge. Within the study area, the traditional Spring Hill neighborhood is delineated as shown on Map A.

Characteristics – Area of Interest

Transportation – The Spring Hill neighborhood exists around the intersection of Jensen Road with U. S, Highway 82 and with Autauga County Road 4. Jensen Road is a four-lane, undivided public street providing employee and materials access to the International Paper plant immediately south of the study area. County Road 4 is a two-lane, county road connecting Alabama Highway 14 to U. S. 31. Both roads carry a high volume of commuter and industrial traffic. Access to the neighborhood lots is provided by seven public streets. All are private or county maintained streets where maintenance has been assumed by the city. All are below modern standards for width and drainage facilities. A few, such as Hazel Street and Peagler Street, have pavement and drainage improvements installed with past federal grant projects. The others were paved at the same width as the previous dirt street.

Lot Layout - The Spring Hill neighborhood was settled prior to being located in the city limits and before city subdivision regulations were applied in the city and in the police jurisdiction. As a result, most of the lots in the neighborhood were create through metes and bounds transfers rather than through a subdivision process. The lots are irregular in size and dimensions and may contain multiple structures. Many have little or no public street frontage.

Parks – Spring Hill houses one city park, Spring Hill Park. The seven acre park contains playgrounds, basketball courts, restrooms and pathways. The park is allow home to a facility operated by the Prattville Boys and Girls Club. Access to the park is available from the end of Moore Street, Jensen Road, and Washington Ferry Road.

Physical Characteristics – The Spring Hill neighborhood sits higher than most of the surrounding area. This characteristic, which was likely a factor in its original settlement, allows the area to drain without a major drainageway running through the neighborhood. Most drainage is handled by the roadside ditches or natural conveyances across undeveloped lots. The closest floodplain is on the east boundary of the study area along Autauga Creek. The area is predominately flat with gentle relief.

Land Use – The predominant land use in the area of interest is single-family residential. A February 2016 survey of the area shows two commercial uses, a mortuary and a private fueling

facility, and two churches. The remaining structures are used as single-family residences. The residential may be further classified as site built structures and manufactured homes. Of the 116 residential units, 88 (76%) are site built and 28 (24%) are manufactured housing. The land use survey results are summarized on Maps B.

Structural Conditions – The February 2016 survey also classified each of the structure according to condition. Sound building showed no defect in the structure and had all windows and doors intact. Deteriorated structures showed some defects in the windows, doors and façade. Dilapidated structures showed obvious structural defects and were missing major portions of the façade. The results of the survey are shown in the table below and summarized on Maps B and C. Generally, 57% of the neighborhood's site built housing and 54% of the manufactured housing may be classified as deteriorated or dilapidated. The 2016 survey indicates that 19 deteriorated or dilapidated structures (11 site built structures, 8 manufactured homes) were removed from the areas of interest since 2006.

	Commercial	Institutional	Site Built Residential	Manufactured Housing
Sound	1	1	29 (33%)	13 (46%)
Deteriorated	1	1	48 (54%)	11 (39%)
Dilapidated			11 (13%)	4 (15%)
Total	2	2	88	28

Zoning Analysis

Zoning Districts – The Spring Hill neighborhood is covered by eight different zoning classifications, R-2, R-3, RD-1, T-1, T-2, T-3, B-1, and B-2. The predominant classifications are R-3, RD-1, and R-2. The T districts exists in small pockets on individual lots. The B-1 and B-2 are located near the Jensen Road/U.S. 82 intersection and on Hazel Street and County Road 4. The districts, their allowed and prohibited uses, and the required area minimums are listed in Appendix A. The allocation of districts is shown on Map D

Property Allocation Among Districts – Based on information in the city's geographic database the 162 lots in the Spring Hill community are divided among the districts as follows:

District	Number of Lots
R-2	34
R-3	73
RD-1	22
T-1	2
T-2	3
T-3	2
B-1	5
B-2	8

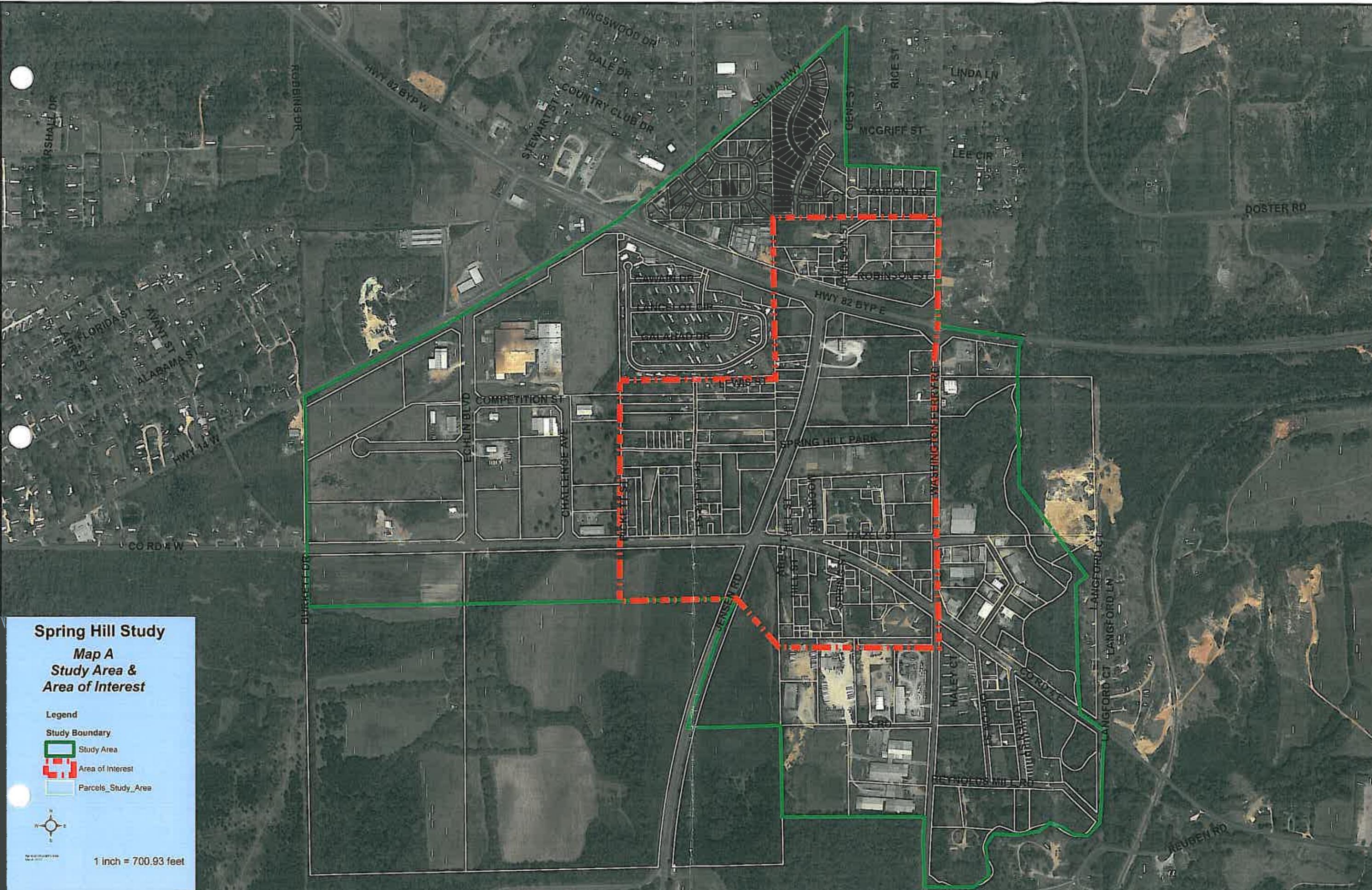
Non-Conforming Uses- The data from the February 2016 survey of the neighborhood indicates the location and number of uses that are prohibited in the underlying zoning district. These uses are classified by the Section 4 of the Prattville Zoning Ordinance as legal non-conforming uses and allowed to continue under certain conditions. Section 4 is included as Appendix B. The neighborhood has 17 residential properties that are classified as non-conforming uses. 12 are manufactured homes and 5 are site structures. Since the existing use is prohibited by the zoning district, these units may not be replace or expanded.

Non-Conforming Lots – In addition to non-conforming uses, the survey showed that a small percentage of the existing lots in the R-2 and R-3 district are of an insufficient size to meet the minimum requirements of the residential districts. Of the 34 R-2 lots, 8 (24%) are too small to be developed or redeveloped under the existing zoning. Of the 73 R-3 lots, 15 (21%) are smaller than the 7,500 square foot minimum.

Preliminary Findings

At this point of the analysis, the data suggests that:

1. The neighborhood housing stock is aging and deteriorating. A significant amount of the site built and manufactured housing in the Area of Interest was built before the 1980's. Over 50% of the housing stock may be classified as deteriorated or dilapidated.
2. Little of the neighborhood's housing stock is being replaced. Since 2006, the available residential structures have decreased by 14%. In the last five years, only three permits have been issued in the neighborhood for new site built or manufacture housing.
3. Manufactured housing has been used in the neighborhood before and after annexation. Given its use throughout the neighborhood, it appears to be generally accepted by the residents. Much of the neighborhood is zoned as an "R" or "B" district where manufactured housing is prohibited. As a result, much of the existing manufactured housing may not be legally replaced.
4. Most the property division in the neighborhood occurred without the benefit of city subdivision regulations. As a result, lots in the R-2 and R-3 zoning prevalent in the central and northern portions of the neighborhood may not be sized or appropriately configured to allow new development by right.



Spring Hill Study
Map A
Study Area &
Area of Interest

Legend

-  Study Area
-  Area of Interest
-  Parcels_Study_Area



1 inch = 700.93 feet

Spring Hill Study

Map B Current Land Use

Legend

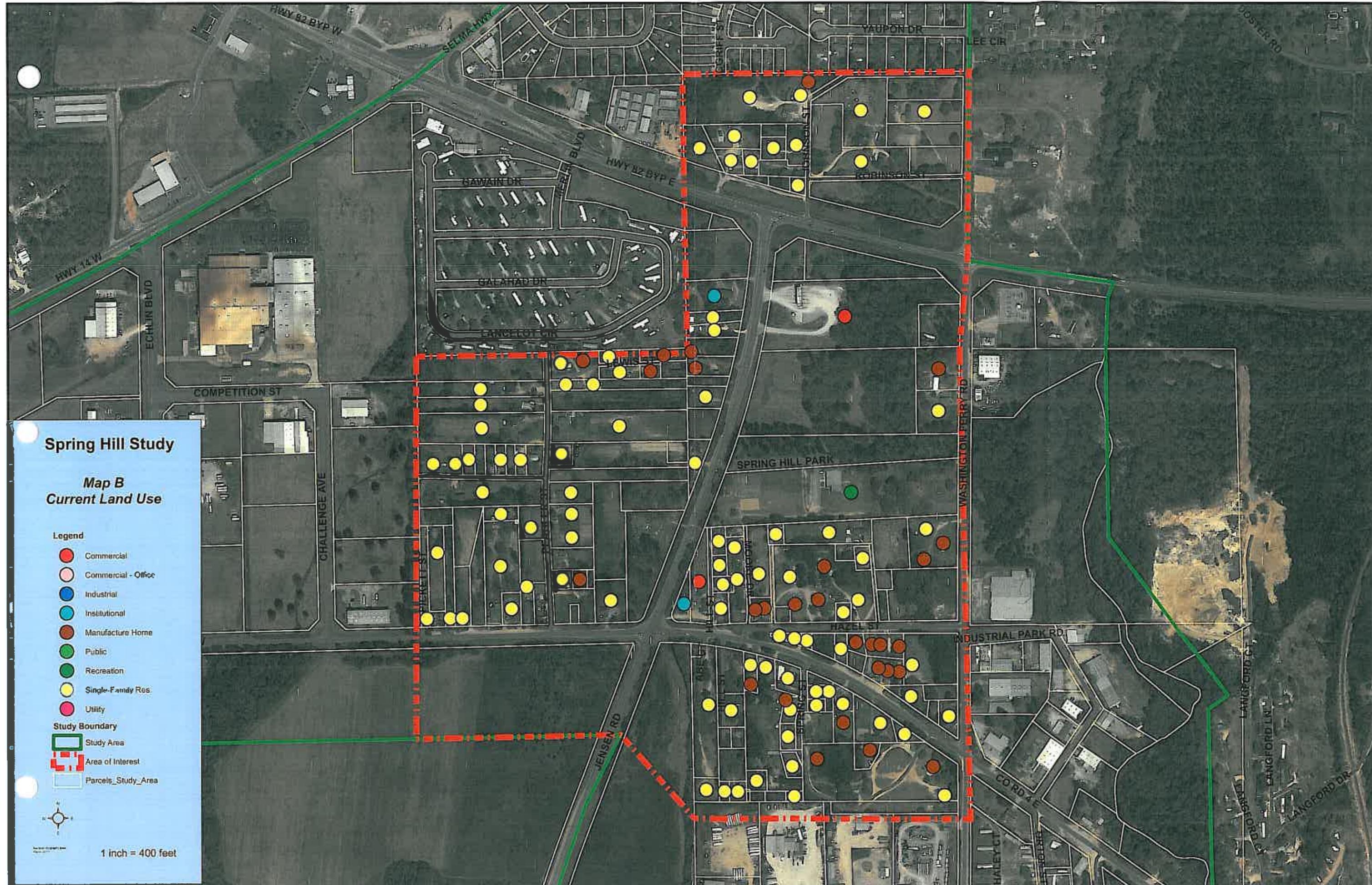
- Commercial
- Commercial - Office
- Industrial
- Institutional
- Manufacture Home
- Public
- Recreation
- Single-Family Res.
- Utility

Study Boundary

- Study Area
- Area of Interest
- Parcels_Study_Area



1 inch = 400 feet



Spring Hill Study

Map C Land Use/Condition

Legend

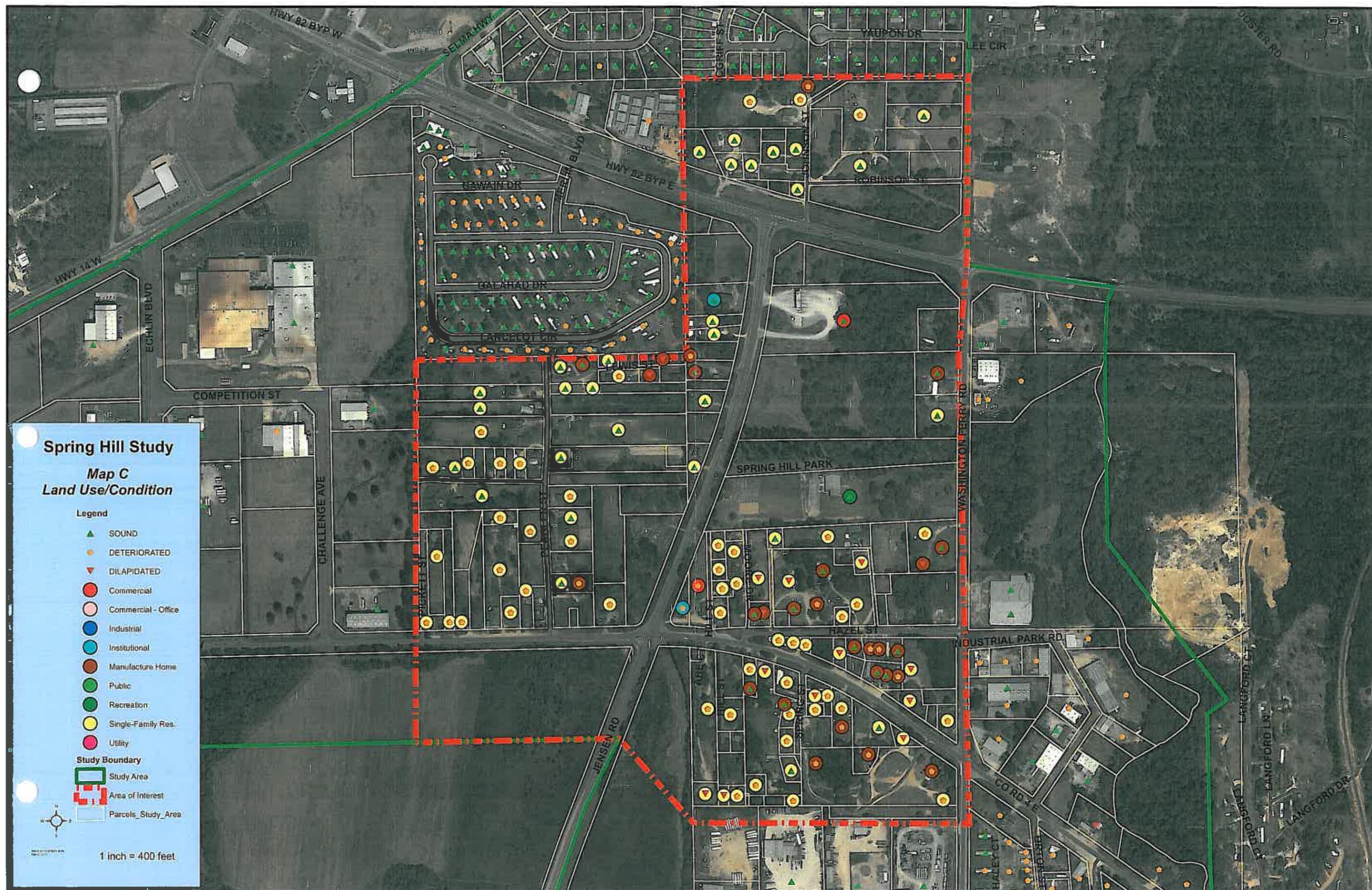
- ▲ SOUND
- DETERIORATED
- ▼ DILAPIDATED
- Commercial
- Commercial - Office
- Industrial
- Institutional
- Manufacture Home
- Public
- Recreation
- Single-Family Res.
- Utility

Study Boundary

- ▭ Study Area
- ▭ Area of Interest
- ▭ Parcels_Study_Area



1 inch = 400 feet



Appendix A

Zoning Districts – Spring Hill Neighborhood

	R-2	R-3	RD-1	T-1	T-2	T-3	B-1	B-2
Permitted Uses	Single-family dwellings	Single-family dwellings	Single- family, multifamily, manufactured home dwelling units not to exceed four (4) units per lot or parcel. Public facilities including parks. Customary accessory structures.	Mobile Homes on single lot	Permanent or temporary parking for mobile homes	Rental spaces for parking mobile homes	Neighborhood retail stores and markets	Any retail or wholesale business or service not specifically restricted or prohibited.
Prohibited Uses	Mobile homes, commercial and industrial uses	Mobile homes, commercial and industrial uses	None listed	Commercial and Industrial uses	Commercial and Industrial uses	None listed	Major auto repair, Mobile homes	Stockyard; live animal or poultry sales; coal yard, mobile homes
Permitted on Appeal	Churches; cemeteries; semi-public buildings; etc.	Multi-family residential, Churches; cemeteries; semi-public buildings; etc.	Neighborhood and convenience stores	Churches; cemeteries; semi-public buildings; etc.	Churches; cemeteries; semi-public buildings; etc.	None	Filling stations where no major repair work is done; restaurants	Manufacturing incidental to a retail business
Minimum Lot Area (sq. feet)	10,500	7,500	7,500 + 2,000 for each additional unit	6,500	7,500	3,150	None specified	None specified
Maximum Lot Coverage	25%	25%	40%	40%	40%	30%	None specified	None specified
Minimum Width at the Building Line	75 feet	60 feet	None specified	60 feet	60 feet	35 feet	None specified	None specified
Minimum Yard Setbacks (F, R, S, S Feet)	35/40/10/10	25/35/8/6	20/25/6/8	20/10/10/6	25/10/10/6	20/10	20/25/8/8	None specified – generally controlled by site landscaping requirements

Appendix B
City of Prattville Zoning Ordinance, Section 4

Section 4. - Uses.

- (A) In each district, no use other than the types specified as "permitted" or "permitted on appeal," shall be allowed. (See: Article 7.) Uses specified as "permitted" shall be permitted upon application to the Director of Planning and Development. Uses specified as "permitted on appeal" are exceptions and no permit shall be issued for such uses except with the written approval of the Board of Zoning Adjustment and subject to such conditions as said Board may require to preserve and protect the character of the district.
- (B) Any use or structure existing at the time of enactment or of subsequent amendment to this ordinance, but not in conformity with its provisions, may be continued with the following limitations: Any use or structure which does not conform to the provisions of this ordinance, except with the written approval of the Board of Zoning Adjustment, shall not be:
- (a) Chained to another nonconforming use.
 - (b) Re-established after discontinue [discontinuance] for one (1) year.
 - (c) Rebuilt after fire or storm loss, exceeding its value, above foundation, at the time of loss.
- (C) Mobile homes which do not conform to the district in which they are located may be replaced if totally destroyed or moved by fire, wind, flood or the elements, provided that such replacement occurs within ninety (90) days of the initial movement or distinction. Nonconforming mobile homes shall not be otherwise replaced.

(Ord. of 9-6-1983(2))