



Planning Commission Meeting Agenda

281 James D. Nabors Drive
Public Works Meeting Room
Thursday, July 13, 2023 --- Meeting at 4:00 p.m.

Call to Order:

Approval of Minutes: June 13, 2023

Approval of Agenda: July 13, 2023

Public Hearing:

- 1) Public Hearing: Rezone on Comer Street from R2 to I1

Unfinished Business: None

New Business:

- 1) Appeal Case 2023-11: Rezone on Comer Street from R2 to I1

Parcels:

620507353002050.000 (vacant)

620508344001063.000 (vacant)

620508344001063.003 (vacant)

621201022001002.004 (vacant)

Special Reports:

Reports from Council: Chris Brown

Reports from City of Alexander City:

Comments:

Adjournment:



Planning Commission Meeting

281 James D. Nabors Drive
Public Works Meeting Room

The Planning Commission regular scheduled meeting for Tuesday, July 11, 2023 has been rescheduled for Thursday, July 13, 2023 at 4:00pm at the Municipal Complex in the Public Works Meeting Room.



**ALEXANDER
CITY**
ALABAMA

Planning Commission Minutes

281 James D. Nabors Drive
Public Works Meeting Room
Tuesday, June 13, 2023 --- Meeting at 4:00 p.m.

CALL TO ORDER PLANNING COMMISSION MEETING: Chairperson Mark Lamborne called the meeting to order at 4:01 p.m. on Tuesday, June 13, 2023, in the Public Works Meeting Room of the Municipal Complex.

MEMBERS PRESENT: Chairperson Mark Lamborne, Co-Chairperson Chris Gaston, Mayor Baird, Jerry Wilson, Paige Patterson, Chris Brown and Lee Williams (left the meeting at 4:53pm).
Absent: James Dodwell and Jacob Meacham.

OTHERS IN ATTENDANCE: Jan Jones, Michelle Iverson, Joseph Branch, Ed Caldwell, David Potter, Patrick A. Hardy, Caroline Brown, Steven Arnberg, Thomas Lamberth, Jeff Miller, David Robinette, Dylan Adamson, Tyler Watts, Brian McBrayer, Roger Hyde, Donna McNair and Kay Nichols.

APPROVAL OF THE MINUTES: May 9, 2023 and May 22, 2023

Mayor Woody Baird made a motion to approve May 9, 2023 and May 22, 2023, minutes as presented. The motion was seconded by Chris Gaston. There being no discussion, the minutes were approved with the following roll call vote.

YEAS: BAIRD, BROWN, GASTON, LAMBORNE, PATTERSON, WILLIAMS, WILSON

NAYS: NONE

APPROVAL OF THE AGENDA: June 13, 2023 Agenda

Mayor Woody Baird made a motion to approve the June 13, 2023, Regular Meeting Agenda as presented. The motion was seconded by Chris Gaston. There being no discussion, the agenda was approved with the following roll call vote.

YEAS: BAIRD, BROWN, GASTON, LAMBORNE, PATTERSON, WILLIAMS, WILSON

NAYS: NONE

PUBLIC HEARING:

1. Rezone RR to SD1-The Pines at Lake Martin
Chairman Mark Lamborne opened the Public Hearing at 4:03 PM.
Joseph Branch, Dave Potter, Jeff Miller, Donna McNair, Michelle Iverson, Patrick Hardy, David Robinette and Steven Arnberg spoke regarding the development.
Chairman Mark Lamborne closed the Public Hearing at 4:49 PM.
2. Preliminary Plat Approval-The Heritage Plat 3
Chairman Mark Lamborne opened the Public Hearing at 4:49 PM.
Chairman Mark Lamborne closed the Public Hearing at 4:50 PM.
3. Rezone I1 to B2-Dadeville Road and Patterson Road-2 parcels
Chairman Mark Lamborne opened the Public Hearing at 4:50 PM.
Chairman Mark Lamborne closed the Public Hearing at 4:51 PM.
4. CAB District-Holiday Inn Express
Chairman Mark Lamborne opened the Public Hearing at 4:51 PM.
Chairman Mark Lamborne closed the Public Hearing at 4:52 PM.

UNFINISHED BUSINESS:

1. Appeal Case 2023-07: K2 Self Storage requested the approval of the CAB District Compliance application. Mayor Woody Baird made a motion to approve the CAB District application for K2 Self Storage. The motion was seconded by Chris Brown. The application was approved with the following roll call vote.
YEAS: BAIRD, BROWN, GASTON, LAMBORNE, PATTERSON, WILLIAMS, WILSON
NAYS: NONE

NEW BUSINESS:

1. Appeal Case No. 2023-06: Amadeus Group requested the rezone of property (approx. 440.80 acres) located on Coven Abbett Highway. Chris Brown made a motion to approve the rezoning from a RR to SD-1. The motion was seconded by Mayor Woody Baird. The request was approved with the following roll call vote.
YEAS: BAIRD, BROWN, GASTON, LAMBORNE, PATTERSON, WILLIAMS, WILSON
NAYS: NONE

2. Appeal Case No. 2023-08: Russell Lands requested the approval of The Heritage Plat 3. Mayor Wood Baird made a motion to approve the preliminary plat as presented. The motion was seconded by Chris Brown. The request was approved with the following roll call vote.
YEAS: BAIRD, BROWN, GASTON, LAMBORNE, PATTERSON, WILSON
NAYS: NONE
ABSENT: WILLIAMS

3. Appeal Case No. 2023-09: The City of Alexander City requested the rezone of property located at Dadeville Road and Patterson Street. Chris Gaston made a motion to approve the rezoning from a I1 to B2. The motion was seconded by Mayor Woody Baird. The request was approved with the following roll call vote.
YEAS: BAIRD, BROWN, GASTON, LAMBORNE, PATTERSON, WILSON
NAYS: NONE
ABSENT: WILLIAMS

4. Appeal Case No. 2023-10: Steven Speaks requested the approval of the CAB District Compliance application. Mayor Woody Baird made a motion to approve the CAB District application for The Holiday Inn Express. The motion was seconded by Chris Brown. The application was approved with the following roll call vote.
YEAS: BAIRD, BROWN, GASTON, LAMBORNE, PATTERSON, WILSON
NAYS: NONE
ABSENT: WILLIAMS

REPORTS FROM COUNCIL: Chris Brown

REPORTS FROM CITY: Caroline Brown

COMMENTS: Mayor Woody Baird thanked the residents of Raintree for attending the meeting.

ADJOURNMENT: There being no further business to come before the Planning Commission, Mayor Woody Baird made a motion to adjourn. The motion was seconded by Chris Gaston. The members voted to adjourn the meeting with the following roll call vote.

YEAS: BAIRD, BROWN, GASTON, LAMBORNE, PATTERSON, WILSON

NAYS: NONE

The meeting was adjourned at 5:05 p.m. on Tuesday, June 13, 2023.

Mark Lamborne, Chairperson

Jan Jones, Secretary



Planning Commission Meeting

281 James D. Nabors Drive
Public Works Meeting Room
Thursday, July 13, 2023 --- Meeting at 4:00 p.m.

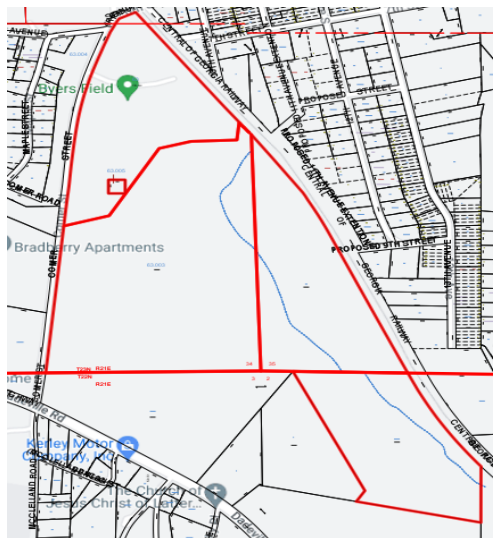
The Planning Commission of the City of Alexander City, Alabama, will hear public comment on the proposed rezoning of certain property at the request of City of Alexander City as described:

- A. City of Alexander City
- B. City of Alexander City Municipal Complex
281 James D. Nabors Drive, Alexander City, AL 35010
- C. Property Locations: Comer Street
Parcels:
620507353002050.000 (vacant)
620508344001063.000 (vacant)
620508344001063.003 (vacant)
621201022001002.004 (vacant)
- D. To rezone multiple properties within the Alexander City Corporate Limits from R-2 (Medium Density) to I-1 (Light Industry).
- E. Thursday, July 13, 2023 at 4:00 p.m.

The meetings will be accessible to all persons on a first-come, first-served basis. If you or someone attending have a disability which may require special services, materials or assistance or need further information, please contact Jan Jones, Zoning, at (256) 329-8426.

Jan Jones

Date & Time Posted





**ALEXANDER
CITY**
ALABAMA

P.O. Box 552 • Alexander City • Alabama 35011-0552 • (256) 329-6700

www.alexandercityal.gov

Rezoning Application

Property owners in the City of Alexander City who request a change in the zoning classification that applies to one or more specific properties must complete a Rezoning Application form. To apply for a rezoning, please complete the following application. Incomplete applications will not be processed.

Applicant Information:

Name of Applicant: City of Alexander City

Mailing Address: 281 James D. Nabors Drive Alexander City, Alabama 35010

Business Hours Telephone #: 256-329-6700 Alt. Phone #: _____

Email address: amanda.thomas@alexandercityal.gov

Property Information:

Name of Owner(s), if different from above: SAME

Street Address of Subject Property: Comer Street - 4 parcels - See attached

Tax Map & Lot Number of Property: _____

Size of Subject Property: _____ [] Acres [] SqFt

Current Zoning Classification of Subject Property: _____

Current Use of Subject Property: R2

Proposed Use of Subject Property: I1

Is the Subject Property being considered for annexation? [] Yes [] No

Certifications:

Applicant:

I hereby certify and attest that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer, Planning Commission, or City Council to determine the compliance of the proposed property construction or improvement activities with the City of Alexander City, Alabama Zoning Ordinance. Finally, I hereby agree to reimburse the City of Alexander City, Alabama for the cost of all public hearing advertisement costs required for the processing of this application.

Amanda F. Thomas
Applicant's Signature

7/5/23
Date

Property Owner:

I hereby certify and attest that I have reviewed this application, and that, to the best of my knowledge and abilities, the information provided in this application is true and accurate. Further, I agree to provide any additional information within my powers that may be required by the Enforcement Officer, Planning Commission, or City Council to determine the compliance of the proposed property construction or improvement activities with the City of Alexander City, Alabama Zoning Ordinance.

Amanda F. Thomas
Property Owner's Signature

7/5/23
Date

Submit completed application and any supporting documents to:

Attn: Rezoning Application
City of Alexander City
P.O. Box 552
Alexander City, AL 35011

For questions, call (256) 329-6712

INTERNAL USE ONLY

Date Filed: _____ Received by: _____

Application Fee Received: \$_____ [] Cash [] Card [] Check # _____

Date Reviewed: _____ Decision: [] Approved [] Denied

Enforcement Officer's Signature: _____

Public Hearing Date: _____

Date Public Hearing was Closed (if Different from Above): _____

Planning Commission Action on Preliminary Plat: [] Approved [] Denied

Date of Final Action by Planning Commission: _____

Planning Commission Findings and/or Special Conditions of Approval:

Planning Commission Chairman Signature

Date

Tallapoosa County Alabama 2023 - Subscription GIS

W15/M100 - f23.5.1-s23.5.1 - TallapoosaSub - 06-21-2023

Parcel Details

[FavLink](#) [PRC](#) [NewSrch](#) [Back](#) [Print](#)

| | | | | | |
|--|----------------------------|-----------|---------------------|-----------|------------|
| Account Pin STR | 127950 : 6191 : 35-23N-21E | | | | |
| Parcel No: | 62 05 07 35 3 002 050.000 | | | | |
| Prop Addr: | | | | | |
| Tax Dist: | 03 - Alexander City | | Exempt:0 | | |
| Deed Acres: | 19.00ac | | | | |
| Deed Bk,Pg,Date | 293069 | 0 | 09-11-2014 | | |
| Subdivision: | | | | | |
| Neighborhood: | AC SCOTT RD/AVENUES | | | | |
| Owner | | | | | |
| Name: | THE CITY OF ALEXANDER CITY | | | | |
| Address: | PO BOX 552 | | | | |
| City, State, ZIP: | ALEXANDER CITY, AL 35011 | | | | |
| Values | | | | | |
| Land Total: | | | \$38,000 | | |
| Building & Improvements Total: | | | \$0 | | |
| Total Appraised Value: | | | \$38,000 | | |
| Yrly Tax: | | | \$0 for 2022 | | |
| Sales History | | | | | |
| SDate | SPrice | Type | DBook | DPage | |
| 09-11-2014 | \$0 | 0 | 293069 | | |
| 10-11-2007 | \$0 | 0 | 233117 | | |
| 01-10-2007 | \$0 | 0 | 224111 | | |
| 10-25-2006 | \$0 | 0 | 222123 | | |
| Mapping History | | | | | |
| DocID | DDate | DBook | DPage | DType | Mpr Note |
| | 09-11-2014 | 293069 | | WARRAN | NAME CHANG |
| | 10-11-2007 | 233117 | | WARTTY | LIST OF PA |
| | 01-10-2007 | 224111 | | WARTTY | DEED ATTAC |
| | 10-25-2006 | 222123 | | WARTTY | DEED ATTAC |
| Land | | | | | |
| CalcType | Units | UnitPrice | MktValue | CUValue | |
| 07-Large Tract (HS) | 19 (ac) | \$1,700 | \$32,300 | Not In CU | |
| Basic Parcel Bldg Land Sale | | | | | |



Tallapoosa County Alabama 2023 - Subscription GIS

W15/M100 - f23.5.1-s23.5.1 - TallapoosaSub - 06-21-2023

Parcel Details

| FavLink | PRC | NewSrch | Back | Print | |
|--------------------------------|------------------------------|-------------------------|----------------------|-----------------------|------------|
| Account Pin STR | 127950 : 8898 : 34-23N-21E | | | | |
| Parcel No: | 62 05 08 34 4 001 063.000 | | | | |
| Prop Addr: | SOFTBALL FIELDS | | | | |
| Tax Dist: | 03 - Alexander City Exempt:0 | | | | |
| Deed Acres: | 15.54ac | | | | |
| Deed Bk,Pg,Date | 293068 | 0 | 09-17-2014 | | |
| Subdivision: | | | | | |
| Neighborhood: | AC AREA GENERAL (5,12) | | | | |
| Owner | | | | | |
| Name: | THE CITY OF ALEXANDER CITY | | | | |
| Address: | PO BOX 552 | | | | |
| City, State, ZIP: | ALEXANDER CITY, AL 35011 | | | | |
| Values | | | | | |
| Land Total: | | | | \$182,800 | |
| Building & Improvements Total: | | | | \$71,000 | |
| Total Appraised Value: | | | | \$253,800 | |
| Yrly Tax: | | | | \$0 for 2022 | |
| Sales History | | | | | |
| SDate | SPrice | Type | DBook | DPage | |
| 09-17-2014 | \$0 | 0 | 293068 | | |
| 10-11-2007 | \$0 | 0 | 233117 | | |
| 10-11-2007 | \$0 | 0 | 233117 | | |
| 10-11-2007 | \$0 | 0 | 233117 | | |
| 01-10-2007 | \$0 | 0 | 224111 | | |
| 10-25-2006 | \$0 | 0 | 222123 | | |
| Mapping History | | | | | |
| DocID | DDate | DBook | DPage | DType | Mpr Note |
| | 09-17-2014 | 293068 | | SPLIT | PART TO 05 |
| | 10-11-2007 | 233117 | | SPLIT | PART TO 06 |
| | 10-11-2007 | 233117 | | PLAT | PART TO 06 |
| | 10-11-2007 | 233117 | | WARRTY | LIST OF PA |
| | 01-10-2007 | 224111 | | WARRTY | DEED ATTAC |
| | 10-25-2006 | 222123 | | WARRTY | DEED ATTAC |
| Misc Improvements | | | | | |
| Imprv No | Type | Yr Built | Area SF | Dim | Value |
| 1 | 318-FENCE | 0 | 3920 | 0 x 0 | \$23,300 |
| 2 | 122-FLOOD | 2007 | 20 | 0 x 0 | \$42,000 |
| 3 | 185-UTIL | 2020 | 480 | 0 x 0 | \$5,700 |

Tallapoosa County Alabama 2023 - Subscription GIS

W15/M100 - f23.5.1-s23.5.1 - TallapoosaSub - 06-21-2023

Parcel Details

[FavLink](#) [PRC](#) [NewSrch](#) [Back](#) [Print](#)

| | | | | | |
|--|----------------------------|-----------|---------------------|-----------|------------|
| Account Pin STR | 127950 : 8901 : 34-23N-21E | | | | |
| Parcel No: | 62 05 08 34 4 001 063.003 | | | | |
| Prop Addr: | | | | | |
| Tax Dist: | 03 - Alexander City | | Exempt:0 | | |
| Deed Acres: | 40.46ac | | | | |
| Deed Bk,Pg,Date | 293069 | 0 | 09-11-2014 | | |
| Subdivision: | | | | | |
| Neighborhood: | AC AREA GENERAL (5,12) | | | | |
| Owner | | | | | |
| Name: | THE CITY OF ALEXANDER CITY | | | | |
| Address: | PO BOX 552 | | | | |
| City, State, ZIP: | ALEXANDER CITY, AL 35011 | | | | |
| Values | | | | | |
| Land Total: | | | \$400,000 | | |
| Building & Improvements Total: | | | \$0 | | |
| Total Appraised Value: | | | \$400,000 | | |
| Yrly Tax: | | | \$0 for 2022 | | |
| Sales History | | | | | |
| SDate | SPrice | Type | DBook | DPage | |
| 09-11-2014 | \$0 | 0 | 293069 | | |
| Mapping History | | | | | |
| DocID | DDate | DBook | DPage | DType | Mpr Note |
| | 09-11-2014 | 293069 | | SPLIT | NAME CHANG |
| Land | | | | | |
| CalcType | Units | UnitPrice | MktValue | CUValue | |
| 04-Site Value (HS) | 40.46 (ac) | \$400,000 | \$400,000 | Not In CU | |
| Basic Parcel Bldg Land Sale | | | | | |



Tallapoosa County Alabama 2023 - Subscription GIS

W15/M100 - f23.5.1-s23.5.1 - TallapoosaSub - 06-21-2023

Parcel Details

| FavLink PRC NewSrch Back Print | | | | | |
|---|--------------------------------|-----------|------------|-----------|---------------------|
| Account Pin STR | 127950 : 16842 : 02-22N-21E | | | | |
| Parcel No: | 62 12 01 02 2 001 002.004 | | | | |
| Prop Addr: | | | | | |
| Tax Dist: | 03 - Alexander City Exempt:0 | | | | |
| Deed Acres: | 17.00ac | | | | |
| Deed Bk,Pg,Date | 293069 | 0 | 09-11-2014 | | |
| Subdivision: | | | | | |
| Neighborhood: | AC AREA GENERAL (5,12) | | | | |
| Owner | | | | | |
| Name: | THE CITY OF ALEXANDER CITY | | | | |
| Address: | PO BOX 552 | | | | |
| City, State, ZIP: | ALEXANDER CITY, AL 35011 | | | | |
| Values | | | | | |
| Land Total: | | | | | \$93,500 |
| Building & Improvements Total: | | | | | \$0 |
| Total Appraised Value: | | | | | \$93,500 |
| Yrly Tax: | | | | | \$0 for 2022 |
| Sales History | | | | | |
| SDate | SPrice | Type | DBook | DPage | |
| 09-11-2014 | \$0 | 0 | 293069 | | |
| Mapping History | | | | | |
| DocID | DDate | DBook | DPage | DType | Mpr Note |
| | 09-11-2014 | 293069 | | SPLIT | NAME CHANG |
| Land | | | | | |
| CalcType | Units | UnitPrice | MktValue | CUValue | |
| 09-Custom Acre (HS) | 17 (ac) | \$5,500 | \$93,500 | Not In CU | |
| Basic Parcel Bldg Land Sale | | | | | |

