



## Planning Commission Meeting Agenda

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281 James D. Nabors Drive  
Public Works Meeting Room  
Tuesday, May 7, 2024 --- Meeting at 4:00 p.m.

**Call to Order:**

**Approval of Minutes:** March 5, 2024  
April 2, 2024

**Approval of Agenda:** May 7, 2024

**Unfinished Business:** None

**Public Hearing:**

1. Request to Rezone a parcel of land located at the corner of Highway 280 & Coven Abbett Highway

**New Business:**

1. Appeal Case 2024-07 – Request to rezone 36.91 acres of a parcel totaling 67.64 acres that is currently zoned R-R to B-2  
Parcel No.: 62 12 01 12 4 001 006. 000  
Corner of Highway 280 & Coven Abbett Highway  
Lake Martin Commercial Group & Pinnacle Design Group, Inc.

**Public Comment:** None

**Executive Session:** None

**Special Reports:** None

**Reports from Council:** Chris Brown

**Reports from City of Alexander City:** Amanda Thomas

**Comments:**

**Adjournment:**

**Next meeting is Tuesday, June 4, 2024 at 4:00 p.m.**



**ALEXANDER  
CITY**  
ALABAMA

## Planning Commission Minutes

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281 James D. Nabors Drive  
Public Works Meeting Room  
Tuesday, March 5, 2024 --- Meeting at 4:00 p.m.

**CALL TO ORDER PLANNING COMMISSION MEETING:** Chairperson Mark Lamborne called the meeting to order at 4:00 p.m. on Tuesday, March 5, 2024, in the Public Works Meeting Room of the Municipal Complex.

**MEMBERS PRESENT:** Chairperson Mark Lamborne, Mayor Baird, Chris Brown, Chris Gaston, Jacob Meacham, Paige Patterson, Lee Williams, and Jerry Wilson

Absent: James Dodwell

**OTHERS IN ATTENDANCE:** Caroline Brown, Amanda Thomas, and Steven Speaks

**APPROVAL OF THE MINUTES:** February 6, 2024

Lee Williams made a motion to approve the February 6, 2024, minutes with the amendment of changing Sandra Fuller to Sandra Edwards. The motion was seconded by Chris Gaston. There being no discussion, the minutes were approved with the following vote.

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

NAYS: NONE

**APPROVAL OF THE AGENDA:** March 5, 2024

Chris Brown made a motion to approve the March 5, 2024, Regular Meeting Agenda as presented. The motion was seconded by Jacob Meacham. There being no discussion, the agenda was approved with the following vote.

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

NAYS: NONE

**UNFINISHED BUSINESS:** None

**PUBLIC HEARING:** None

**NEW BUSINESS:**

1. Appeal Case No. 2024-04: Larry E. Speaks & Associates, Inc. and Bay Pines LMP, LLC requested final plat approval for Bay Pine Road Subdivision Plat No. 1A (a condominium plat). This plat is a replat of Lots 1-6, Bay Pines Subdivision Plat No. 1, as recorded in Plat Book 13, Page 129, Tallapoosa County, Alabama. This plat will contain one (1) lot and will remain a privately maintained subdivision. Jacob Meacham made a motion to approve the final plat as proposed. The motion was seconded by Chris Gaston. The request was approved with the following roll call vote.

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

NAYS: NONE

**PUBLIC COMMENT:** None

**EXECUTIVE SESSION:** None

**SPECIAL REPORTS:** None

**REPORTS FROM COUNCIL:** Chris Brown - None

**REPORTS FROM CITY OF ALEXANDER CITY:** Amanda Thomas

**COMMENTS:** None

**ADJOURNMENT:** With no further business to come before the Planning Commission, Paige Patterson made a motion to adjourn. The motion was seconded by Chris Brown. The members voted to adjourn the meeting with the following vote.

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

NAYS: NONE

The meeting was adjourned at 4:15 p.m. on Tuesday, March 5, 2024.

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Mark Lamborne, Chairperson

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Caroline Brown, Secretary

Minutes prepared by Caroline Brown.



**ALEXANDER  
CITY**  
ALABAMA

## Planning Commission Minutes

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281 James D. Nabors Drive  
Public Works Meeting Room  
Tuesday, April 2 2024 --- Meeting at 4:00 p.m.

**CALL TO ORDER PLANNING COMMISSION MEETING:** Chairperson Mark Lamborne called the meeting to order at 4:00 p.m. on Tuesday, February 6, 2024, in the Public Works Meeting Room of the Municipal Complex.

**MEMBERS PRESENT:** Chairperson Mark Lamborne, Mayor Baird, Chris Gaston, Jacob Meacham, Lee Williams, and Jerry Wilson

Absent: Chris Brown, James Dodwell, and Paige Patterson

**OTHERS IN ATTENDANCE:** Caroline Brown, Amanda Thomas, Aaron Gortney, Jay Taylor, Angela Pitts, and Steven Speaks

**APPROVAL OF THE MINUTES:** Approval of the March 5, 2024, minutes will be approved at the May 7, 2024, meeting.

**APPROVAL OF THE AGENDA:** April 2, 2024

Mayor Baird made a motion to approve the April 2, 2024, Regular Meeting Agenda as presented. The motion was seconded by Jerry Wilson. There being no discussion, the agenda was approved with the following vote.

YEAS: BAIRD, GASTON, LAMBORNE, MEACHAM, WILLIAMS, WILSON

NAYS: NONE

**UNFINISHED BUSINESS:** None

**PUBLIC HEARING:** None

**NEW BUSINESS:**

1. Appeal Case No. 2024-05: Larry E. Speaks & Associates, Inc. and Russell Lands Development, LLC, requested final plat approval of The Heritage Plat No. 4A, originally submitted for preliminary plat approval as Wicker Point-Heritage Golf Residential Plat No. 1. This plat includes 9 lots and 698 linear feet of new roadway, water, and sewer. Mayor Baird made a motion to approve the final plat as proposed. The motion was seconded by Lee Williams. The request was approved with the following roll call vote.

YEAS: BAIRD, GASTON, LAMBORNE, MEACHAM, WILLIAMS, WILSON

NAYS: NONE

2. Appeal Case No. 2024-06: Larry E. Speaks & Associates, Inc. and Russell Lands Development, LLC, requested approval of the Performance Bond for The Heritage Plat No. 4A in the amount of \$59,761.98. Mayor Baird made a motion to approve the Performance Bond as proposed. The motion was seconded by Jacob Meacham. The request was approved with the following roll call vote.

YEAS: BAIRD, GASTON, LAMBORNE, MEACHAM, WILLIAMS, WILSON

NAYS: NONE

**PUBLIC COMMENT:**

1. Sandra Fuller owns property at 846 3<sup>rd</sup> Street. She discussed options regarding subdividing this parcel to allow for her contractor, Rayfield Foster, to remodel the existing home on that parcel and construct a new single family home on the proposed subdivided portion of the existing parcel.

**EXECUTIVE SESSION:** None

**SPECIAL REPORTS:** None

**REPORTS FROM COUNCIL:** Chris Brown - None

**REPORTS FROM CITY OF ALEXANDER CITY:** Amanda Thomas

- The consultants for the Comprehensive Plan will be meeting with outside agencies April 30, 2024, and May 1, 2024.
- City staff is working on a batch of houses, 20-30, for 2024 Condemnation.
- The demolition of the downtown buildings, former police department and courthouse and former City Hall, are set to begin May 1, 2024, and complete by September 30, 2024.

**COMMENTS:**

- Planning Commission requested that the minutes and documentation of approval for the signage and façade for K-2 Self Storage be pulled and brought the May 7, 2024, meeting for review.

**ADJOURNMENT:** With no further business to come before the Planning Commission, Jacob Meacham made a motion to adjourn. The motion was seconded by Lee Williams. The members voted to adjourn the meeting with the following vote.

YEAS: BAIRD, GASTON, LAMBORNE, MEACHAM, WILLIAMS, WILSON

NAYS: NONE

The meeting was adjourned at 4:32 p.m. on Tuesday, April 2, 2024.

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Mark Lamborne, Chairperson

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Caroline Brown, Secretary

Minutes prepared by Caroline Brown.



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

[www.alexandercityal.gov](http://www.alexandercityal.gov)

## Zoning Permit Application

The purpose of the Zoning Permit Application is to establish compliance with the Zoning Ordinance prior to commencement of construction activities. Such activities shall include site preparation and excavation for the construction of new buildings (including accessory or temporary structures), moving any structures onto a property, relocating existing structures on a property, alteration or repair of a structure (excluding painting, interior remodeling, or any alteration or repair activity that will not change the character, size, or position of the structure as it exists on the property).

Applicant must receive an approved Zoning Permit prior to commencement of construction activities. Approval of said permit shall not imply or constitute approval of any other applicable permit requirements including, but not limited to, subdivision plat approval, building permits, septic-system approval from the Tallapoosa County Health Department, and wetland permits from the U.S. Army Corps of Engineers.

Please complete all applicable information below. Incomplete applications will not be processed.

### Applicant Information:

Name of Applicant: LAKE MARTIN COMMERCIAL GROUP

Mailing Address: 22234 Hwy 280, Camp Hill, AL 36850

Business Hours Telephone #: 256-794-1836 Alt. Phone #: 256-896-1400

Email address: marketing@lakemartincg.com

### Property Information:

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

Street Address of Subject Property: Corner Hwy 280 E / Coven Abbett Hwy, Alexander City, AL 35010

Tax Map & Lot Number of Property: 62 1201124001006.000

Size of Subject Property: +/- 36.91 [ X ] Acres [ ] SqFt

Current Zoning Classification of Subject Property: R-R

Does the Subject Property Contain any Existing Structures? [ ] Yes [ X ] No

Was the Property (if vacant) or Existing Improvement(s) created or constructed prior to the effective date of the Zoning Ordinance? [ ] Yes [ X ] No

**Project Information:**

Do you propose to: (Please check all activities that apply to your project.)

- Construct a new building or accessory structure on the property?
- Move a new or used structure onto the property?
- Construct an addition to an existing building or accessory structure on the property?
- Move or relocate an existing building or accessory structure to a new location on the subject property?
- Replace or repair a building or accessory structure that was damaged or destroyed by fire or act of God?
- Erect a sign?
- Erect a telecommunication tower, antenna, or associated facilities?
- Other activity (please explain):

Please attach one reproducible copy of a site plan showing the proposed project activities. The site plan must show the entire boundaries of the subject property and must be drawn to scale in ink, preferably by a licensed and certified or registered surveyor, architect, or engineer. For single family residential projects, the required site plan may be drawn to scale on a survey plat contained in a closing document or a copy of the tax map showing the subject property. In addition, the site plan must contain or show the following information as may be applicable to the subject property or project, except where special site plan instructions are specified within the Zoning Ordinance for special development activity:

- A. A north arrow.
- B. A scale bar.
- C. The length in feet of all property lines
- D. The outline of all existing buildings or structures and any proposed buildings, structures, impervious surfaces, or building additions on the property in their proper locations. (New buildings or additions should be hatched).
- E. The shortest distance in feet from all property lines to the closest point on any existing building or accessory structure or proposed new construction on the property.
- F. The minimum width in feet (between opposing property lines of the property).
- G. The maximum height in feet of any proposed new structure or addition.
- H. The location of any existing or proposed street access or curb cut.
- I. The location of any existing streams, lakes, ponds, or rivers on the property.
- J. The boundaries of any floodway or 100-year Flood Hazard Area on the property as identified on the applicable Flood Insurance Rate Map.
- K. Any boundaries of the Alabama Power Flood Easement on the property.
- L. The outline and location of any existing or proposed septic system and associated leach field on the property.

**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 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.

  
Applicant's Signature

April 9th, 2024  
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 to determine the compliance of the proposed property construction or improvement activities with the City of Alexander City, Alabama Zoning Ordinance.

  
Property Owner's Signature

April 9th, 2024  
Date

*Submit completed application and supporting documents mail to:*

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

For questions, call (256) 329-6712



INTERNAL USE ONLY

Date Filed: 4.11.24 Received by: Caroline Brown

Date Reviewed: \_\_\_\_\_ Decision: [ ] Approved [ ] Denied

Enforcement Officer's Signature: \_\_\_\_\_

**Review Checklist (To be completed by Enforcement Officer Only):**

- Proposed Land Use: [ ] Allowed in Zone [ ] Not Allowed (Rezoning Required)
- Lot Size/Area: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Lot Width: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Street Frontage: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Front Yard: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Side Yard: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Rear Yard: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Impervious Surfaces: [ ] Complies/Grandfathered [ ] Exceeds limits (Variance Needed)
- Dwelling Size: [ ] Complies/Grandfathered [ ] Too small (Variance Required)
- Building Height: [ ] Complies/Grandfathered [ ] Too high (Variance Required)

Special Requirements/Conditions (required buffers, setbacks, etc.):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Other Permits/Approvals Required:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approval Conditions/Reasons for Denial (if necessary):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# CITY OF ALEXANDER CITY

## Planning Commission Rezone

Receipt No. 00099570  
Date: 04/11/2024  
Time: 09:01 AM  
ACCHWS15 vicki.alford

Planning Commission Meeting Date: 5/7/2024

APPEAL CASE NUMBER: 2024-07

DESCRIPTION: Rezone property from R-R to B-2

ADDRESS: Corner of Hwy 280 & Coven Abbett Hwy Alexander City, AL 35010

OWNER: Lake Martin Commercial Group

REZONE PLANNING COMM  
CORNER HWY 280 &  
COVEN ABBETT  
LAKE MARTIN COMMERCIAL GR

001-00000-39308  
Dev Committee P  
lan Review 1,000.00

Cash 0.00  
Check No. 1026 1,000.00  
Credit Card Pmt 0.00  
Change 0.00

DATE PAID 4/11/2024 CHECK # 1026 FEE: \$ 1,000.00

LAKE MARTIN COMMERCIAL GROUP LLC

1026

04/09/2024

City of Alexander City

Rezoning App

1,000.00

BUSINESS INTEREST CHECKING (7849) -

1,000.00



## Planning Commission Meeting

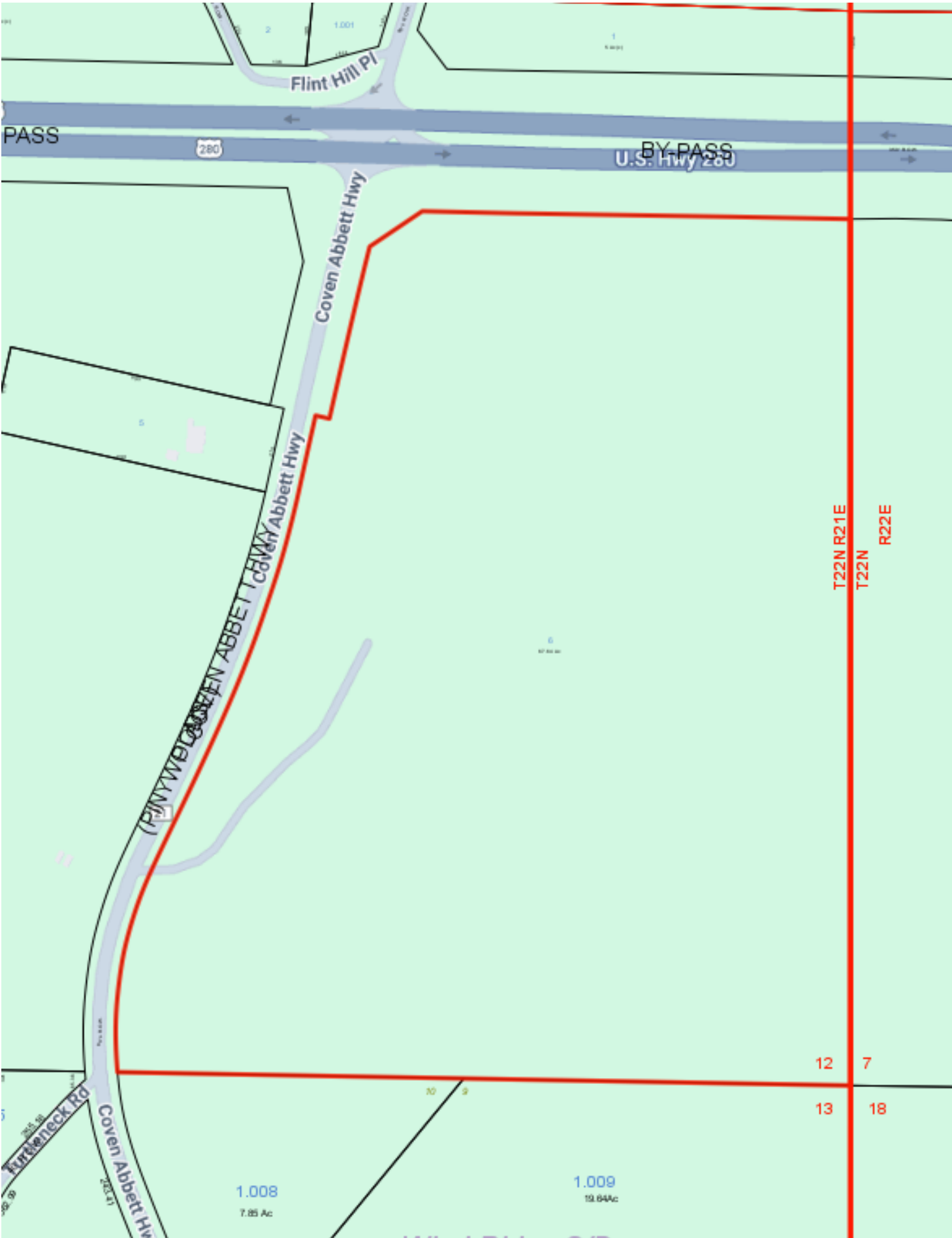
281 James D. Nabors Drive  
Public Works Meeting Room  
Tuesday, May 7, 2024 --- Meeting at 4:00 p.m.

The Planning Commission of the City of Alexander City, Alabama, will hear public comment on a Rezone at the request of City of Alexander City as described:

- A. Lake Martin Commercial Group
- B. City of Alexander City Municipal Complex:  
281 James D. Nabors Drive, Alexander City, AL 35010
- C. Property Location: Corner of Hwy 280 & Hwy 63 S Alexander City, Alabama 35010  
Parcel Numbers: 62 12 01 12 4 001 006. 000
- D. Rezone 36.91 acres of a parcel totaling 67.64 acres from RR-Reserve Residential to B2-General Business in the Alexander City Corporate limits
- E. Tuesday, May 7, 2024, at 4:00 p.m.

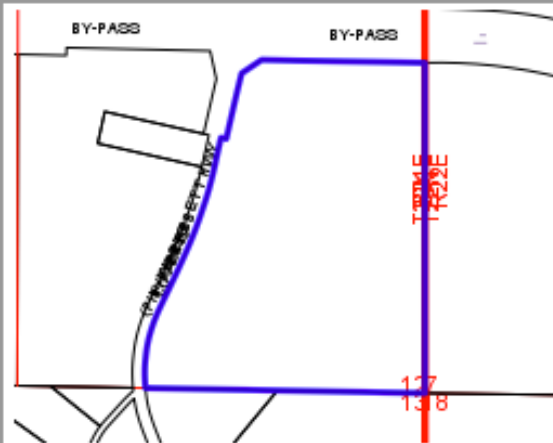
The meetings will be accessible to all persons on a first-come, first-served basis. If you or someone attending have a disability which may require special services, materials or assistance or need further information, please contact Caroline Brown, Zoning, at (256) 329-6712.

Caroline Brown	Date & Time Posted



## 2025 Property Record Card

[Print](#) [Close](#)



### Parcel Info

Parcel Number		Account #	PPin	Exempt	AMENTITES	Last Deed B/P/D	
62 12 01 12 4 001 006.000		705518	17346	0			
Physical Addr	---						
Subdivision	None						
Neighborhood		HWY 280 E COMMERCIAL					
District	City	S-T-R	Deed Acres	Calc Acres			
03 - Alexander City	CAMP HILL	12-22N-21E	67.64	0.00		B-376917 P-1 D- 12/15/2023	
Legal	COM @ THE SE COR OF SEC 12 T22N R21E BEING THE POB; NE ALG E BOUNDARY OF SEC 2006.64' TO PT ON S ROW OF US 280; TH NW ALONG ROW 1160.32'; TH SW 186.56'; SW 400.00'; TH NW 34.57' TO PT E PINEYWOOD PLACE RD, SE 80.23'; TH SW 1558.45'; TH SE 1779.95' TO POB.						

### Owner

Name	LAKE MARTIN COMMERCIAL GROUP LLC
Mailing Addr	22234 US HIGHWAY 280 CAMP HILL, AL 36850

### Values

Land Total:	\$1,014,600.00
Building Total:	\$0.00
Appraised Value:	\$1,014,600.00
Yrly Tax:	\$162.01 for 2023

### Mapping History

TaxYr	DDate	DBook	DPage	DType	Grantor	Grantee
2005	06-18-2004	194698		WARRANTY	SCOTT SARAH ELIZABET	GRANGER ROY W

### Sales History

SDate	SPrice	Type	DBook	DPage
06-18-2004	\$0	0	194698	

### Land Elements

CalcType	Location	Units	UnitPrice	MktValue	CUValue	IsHome
09-Custom Acre		67.64 (ac)	\$15,000	\$1,014,600	Not In CU	Not Home Std

Current Zoning of parcel: R-R



**Zoning Districts**

Zoning Districts

ZoneID

- B-1
- B-2
- B-3
- I-1
- I-2
- P-D
- R-1
- R-2
- R-3
- R-3M
- R-R
- SD-1

