

NOTICE OF PUBLIC HEARING

Please take notice that on the **14th day of March 2022**, the **City Council** of the City of Priceville will conduct a public hearing at the Priceville Municipal Building, 242 Marco Drive, Priceville, AL 35603 during the Council's meeting commencing at **6:30 p.m.** The purpose of the public hearing will be to consider a request to change the zoning classification of real property as follows:

Owner(s): Morgan County Board of Education
Applicant/Agent: Two Oaks Development, LLC.
Subject Property: 23.90 acres located on the south (rear) side of Priceville Elementary School on Cave Spring Rd, west of Gin Creek Crossing.
Requested Change: From A-1, Agricultural to R-3, Medium Density Residential

All persons who desire an opportunity to be heard in opposition to, or in favor of the attached proposed ordinance relating to this rezoning request may be heard at the time and place stated above.

This Notice shall be posted in the following four (4) conspicuous places in the City of Priceville for a period of 15 days prior to the date set for the hearing.

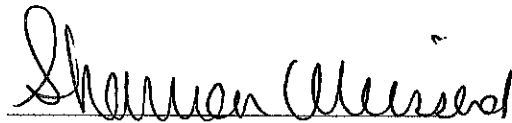
Priceville Municipal Building, 242 Marco Drive, Priceville, AL

Priceville Library, 1612 South Bethel Road, Priceville, AL

Minuteman Food Store, 172 Highway 67, Priceville, AL

Priceville Foodland, 470 Highway 67, Priceville, AL

Date: 02/22/2022


Shannon Weissend, City Clerk

**ORDINANCE NUMBER 2022-
AN ORDINANCE AMENDING THE ZONING MAP
FOR THE CITY OF PRICEVILLE**

WHEREAS, pursuant to Ordinance 2021-11, as amended, the Zoning Ordinance of the City of Priceville the City assigns zoning classifications to all property located within the city on the official Zoning Map of the City of Priceville;

WHEREAS, Two Oaks Development, LLC., the authorized agent of the Morgan County Board of Education (hereinafter "Owner"), the owner of 23.90 acres located on the south (rear) side of Priceville Elementary and west of Gin Creek Crossing, Priceville, Alabama, of record in the Office of the Judge of Probate of Morgan County, Alabama, as shown on the drawing attached as Exhibit A, has requested that the Zoning Map of the City of Priceville be amended under the provision of Ala. Code §11-52-70, to change the zoning classification of said property from A-1, Agricultural, to R-3, Medium Density Residential; and

WHEREAS, the Planning Commission of the City of Priceville considered the Owner's request after a public hearing conducted by the Commission and recommended that the City Council deny the requested change in zoning classification; and

WHEREAS, the City Council of the City of Priceville, posted notice of a public hearing and a copy of this ordinance at least 15 days before the date scheduled for the hearing, in accordance with Ala. Code §11-52-77; and

WHEREAS, at the time and place stated in said notice, the City Council conducted the Public Hearing immediately before consideration of this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE PRICEVILLE CITY COUNCIL THAT THE OFFICIAL ZONING MAP OF THE CITY OF PRICEVILLE IS HEREBY AMENDED AS FOLLOWS:

Section 1. The zoning classification of the above-referenced property is changed from A-1, Agricultural, to R-3, Medium Density Residential, as shown on the drawing attached as Exhibit A.

Section 2. The appropriate zoning official of the City is directed to revise the Official Zoning Map of the City of Priceville to change the zoning classification of the referenced property consistent with the provisions of this ordinance.

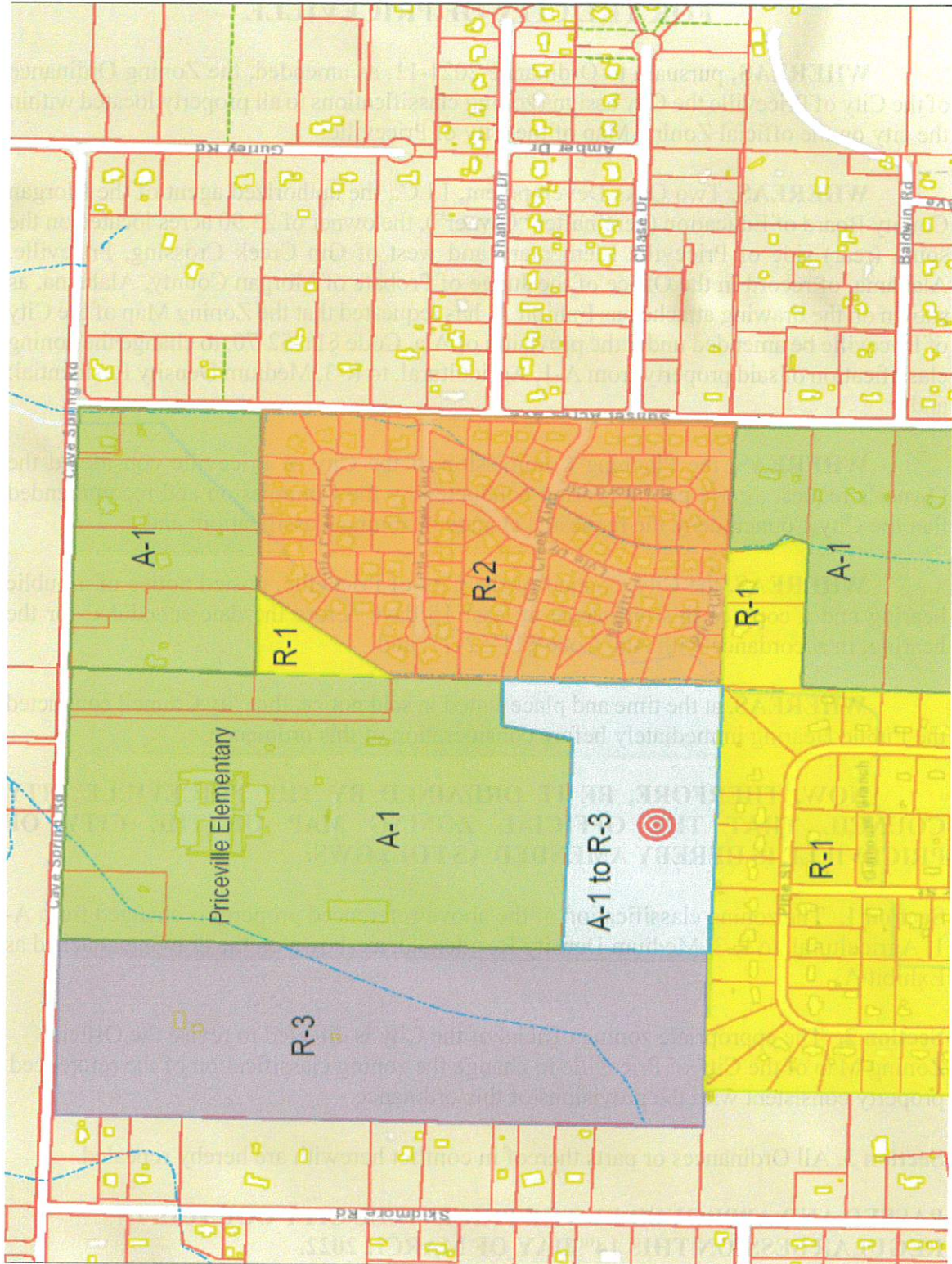
Section 3. All Ordinances or parts thereof in conflict herewith are hereby repealed.

**PASSED AND APPROVED BY THE PRICEVILLE CITY COUNCIL IN
REGULAR SESSION THIS 14th DAY OF MARCH 2022.**

BY: _____
Sam Heflin, Mayor

Attest: _____
Shannon Weissend, City Clerk

Exhibit A



RESOLUTION NUMBER 2022 - 01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PRICEVILLE REGARDING A REQUEST TO AMEND THE ZONING CLASSIFICATION OF CERTAIN PROPERTY ON THE ZONING MAP FOR THE CITY OF PRICEVILLE

WHEREAS, the Planning Commission of the City of Priceville has received a request from Two Oaks Development, LLC, the authorized agent of the Morgan County Board of Education, the owner(s) of certain property located on the south (rear) side of Priceville Elementary - west of Gin Creek Crossing, in the City of Priceville, as more particularly described herein below, to Amend the Zoning Map of the City of Priceville to change the current zoning classification of said property from A-1, Agricultural to R-3, Medium Density Residential; and

WHEREAS, the Planning Commission, pursuant to Ala. Code §11-52-79 gave proper notice, scheduled and conducted a public hearing on February 21, 2022 for the purpose of hearing any and all persons interested in speaking for or against said rezoning request; and

WHEREAS, the Priceville Planning Commission has given due consideration to the request, as well as all comments received by the Commission in favor of and in opposition to the proposed amendment to the current zoning classification of the referenced property and makes this final report to the Priceville City Council regarding the requested change to the zoning classification of such property.

NOW, THEREFORE, BE IT RESOLVED BY THE PRICEVILLE PLANNING COMMISSION:

1. That this Resolution be transmitted to the Priceville City Council as the final report of the Planning Commission with respect to the request of the referenced property owner to modify the zoning classification of the referenced property.

2. That the Planning Commission of the City of Priceville makes its recommendation

in favor of against

the request to change the zoning classification of the above-referenced property, which is more particularly described as follows:

SITUATED WITHIN SECTION 8, TOWNSHIP 6 SOUTH, RANGE 3 WEST, DECATUR, MORGAN COUNTY, ALABAMA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS,
BEGIN AT THE NORTHEAST PROPERTY CORNER OF LOT 18 OF SIX WAY SUBDIVISION ADDITION NO. 3 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR MORGAN COUNTY IN MAP BOOK 5, PAGE 96 AND RUN SOUTH 88 DEGREES 17 MINUTES 55 SECONDS EAST ALONG THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF 1316.46 FEET A POINT; THENCE NORTH 00 DEGREES 48 MINUTES 53 SECONDS EAST A DISTANCE OF 894.57 FEET TO A POINT; THENCE NORTH 88 DEGREES 22 MINUTES 29 SECONDS WEST A DISTANCE OF 488.80 FEET TO A POINT; THENCE SOUTH 01 DEGREES 42 MINUTES 05 SECONDS WEST A DISTANCE OF 163.89 FEET TO A POINT; THENCE NORTH 88 DEGREES 17 MINUTES 03 SECONDS WEST A DISTANCE OF 824.22 FEET TO A POINT; THENCE SOUTH 00 DEGREES 53 MINUTES 04 SECONDS WEST A DISTANCE OF 730.20 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 23.90 ACRES MORE OR LESS.

from A-1, Agricultural to R-3, Medium Density Residential.

(continued)

PASSED AND APPROVED BY THE PRICEVILLE PLANNING COMMISSION IN REGULAR SESSION
THIS 21 DAY OF February, 2022.

ATTEST: *Matt Spicer*

Matt Spicer, Planning Commission Secretary

BY: *Kelly Butler*

Kelly Butler, Chairwoman

