

## NOTICE OF PUBLIC HEARING

Please take notice that on the **21st day of February 2022**, the **Planning Commission** of the City of Priceville will conduct a public hearing at the Priceville Municipal Building, 242 Marco Drive, Priceville, AL 35603 during the Commission's meeting commencing at **7:00 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 resolution 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 6 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: 02/11/2022

  
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Matt Spicer  
Planning Commission Secretary

RESOLUTION NUMBER 2022 -

**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: \_\_\_\_\_

BY: \_\_\_\_\_

Matt Spicer, Planning Commission Secretary

Kelly Butler, Chairwoman

