NOTICE OF PUBLIC HEARING

Please take notice that on the **16th day of May 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):	Greenbriar Enterprises, LLC.
Applicant/Agent:	Breland Capital, LLC.
Subject Property:	Approximately 352-acres located on the east side of N Bethel Rd (near Priceville High School and south of Wheeler Wildlife Refuge), and on the north side of E Upper River Rd (north and east of North Park).
Requested Change:	From A-1, Agricultural to PD, Planned Development

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

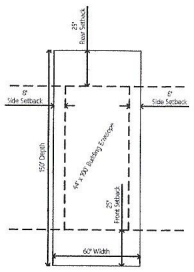
Minuteman Food Store, 172 Highway 67, Priceville, AL

Priceville Foodland, 470 Highway 67, Priceville, AL

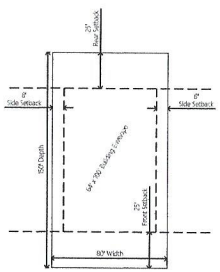
Notice also posted online: https://www.cityofpriceville.com/news/

Date: 04/25/2022

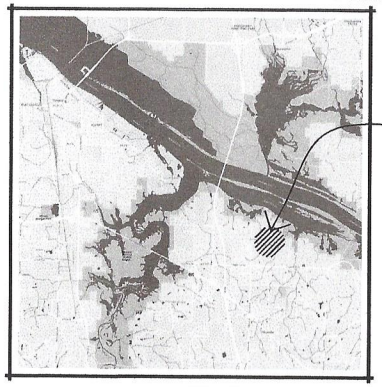
Matt Spicer
Planning Commission Secretary



Typical 60' Lot

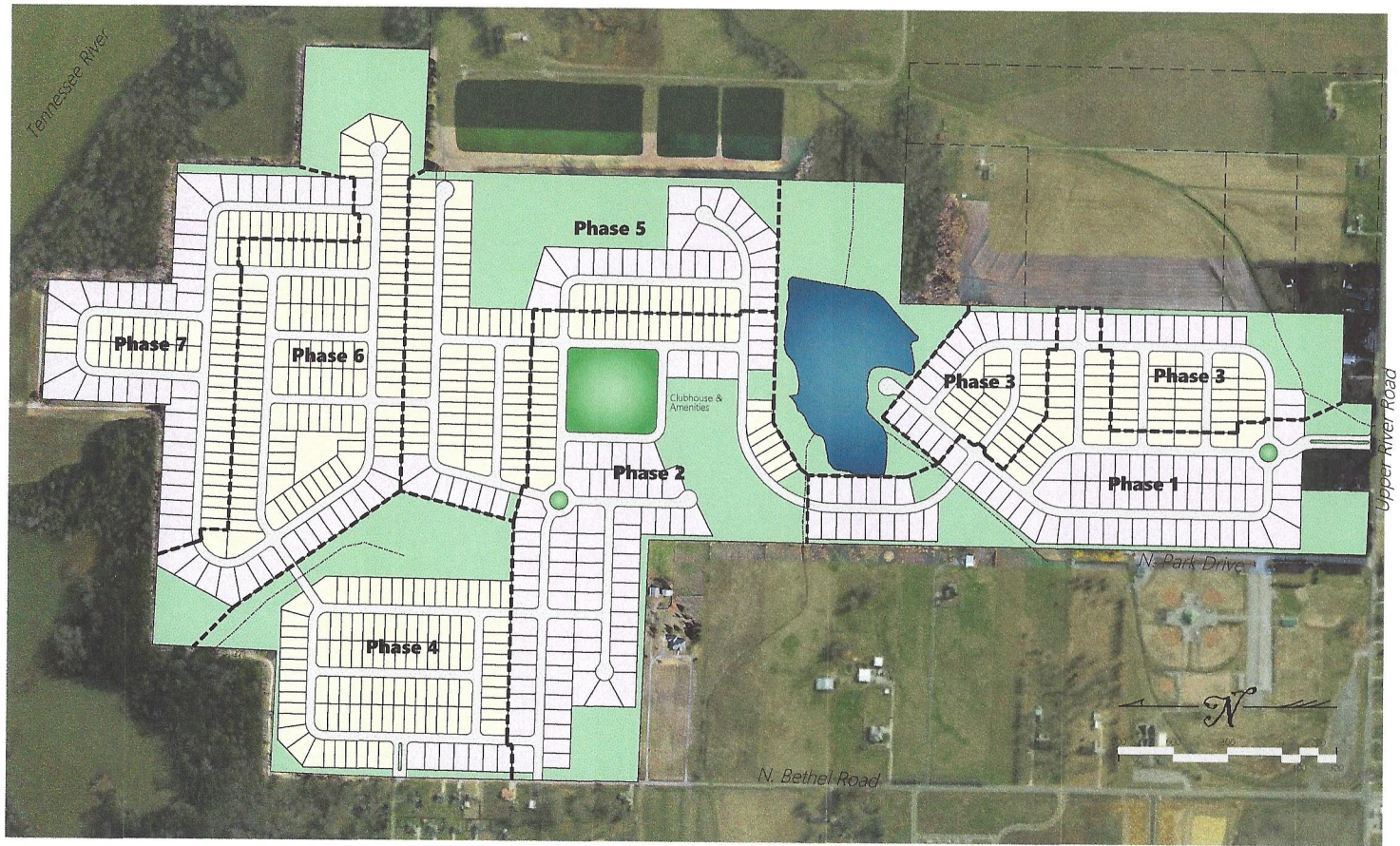


Typical 80' Lot



Lot Counts per Phase:	
Phase 1	98 Lots
Phase 2	115 Lots
Phase 3	83 Lots
Phase 4	110 Lots
Phase 5	122 Lots
Phase 6	142 Lots
Phase 7	104 Lots
Total	774 Lots

Layout Concept Information:	
Total Area	352 Ac.
Total Green Space	104 Ac. (29.5%)
Total Developed Area	248 Ac.
Lot Count Info:	
60 ft	492 Lots
80 ft	282 Lots
Total	774 Lots
Density Info:	
Lots per Total Area	2.2 lots / Ac.
Lots per Developed Area	3.1 lots / Ac.



REVISIONS

No. ---	Date: ---
No. ---	Date: ---
No. ---	Date: ---
No. ---	Date: ---
No. ---	Date: ---
No. ---	Date: ---

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MULLINS, LLC
CIVIL ENGINEERING, DEVELOPMENT DESIGN
SURVEYING, LANDSCAPE ARCHITECTURE
2901 West Clinton Avenue, Suite 501, Huntsville, AL 35805
(256) 690-5312

Nature's Walk at Wheeler

City of Priceville, Morgan County, AL

PREPARED FOR: Greenbrier Enterprises, LLC

Development Layout Plan

Job No: 22-102
Date: 2022.3.28
Drawn by: HMS / JWM
Checked by: JWM

SHEET NUMBER
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