



JULY 28, 2025

**NOTICE OF PUBLIC HEARING AND CONSIDERATION FOR
CONDITIONAL USE APPROVAL**

THERE WILL BE A PUBLIC HEARING BEFORE THE PRICEVILLE PLANNING AND ZONING COMMISSION ON **MONDAY, AUGUST 18, 2025 AT 7:00 P.M.** IN THE CITY COUNCIL CHAMBERS OF THE PRICEVILLE MUNICIPAL BUILDING FOR THE PURPOSE OF HEARING ANY AND ALL PERSONS WISHING TO SPEAK IN FAVOR OF OR OPPOSED TO THE FOLLOWING CONDITIONAL USE APPROVAL:

RV PARK / CAMPGROUND IN AN A-1, AGRICULTURAL ZONE

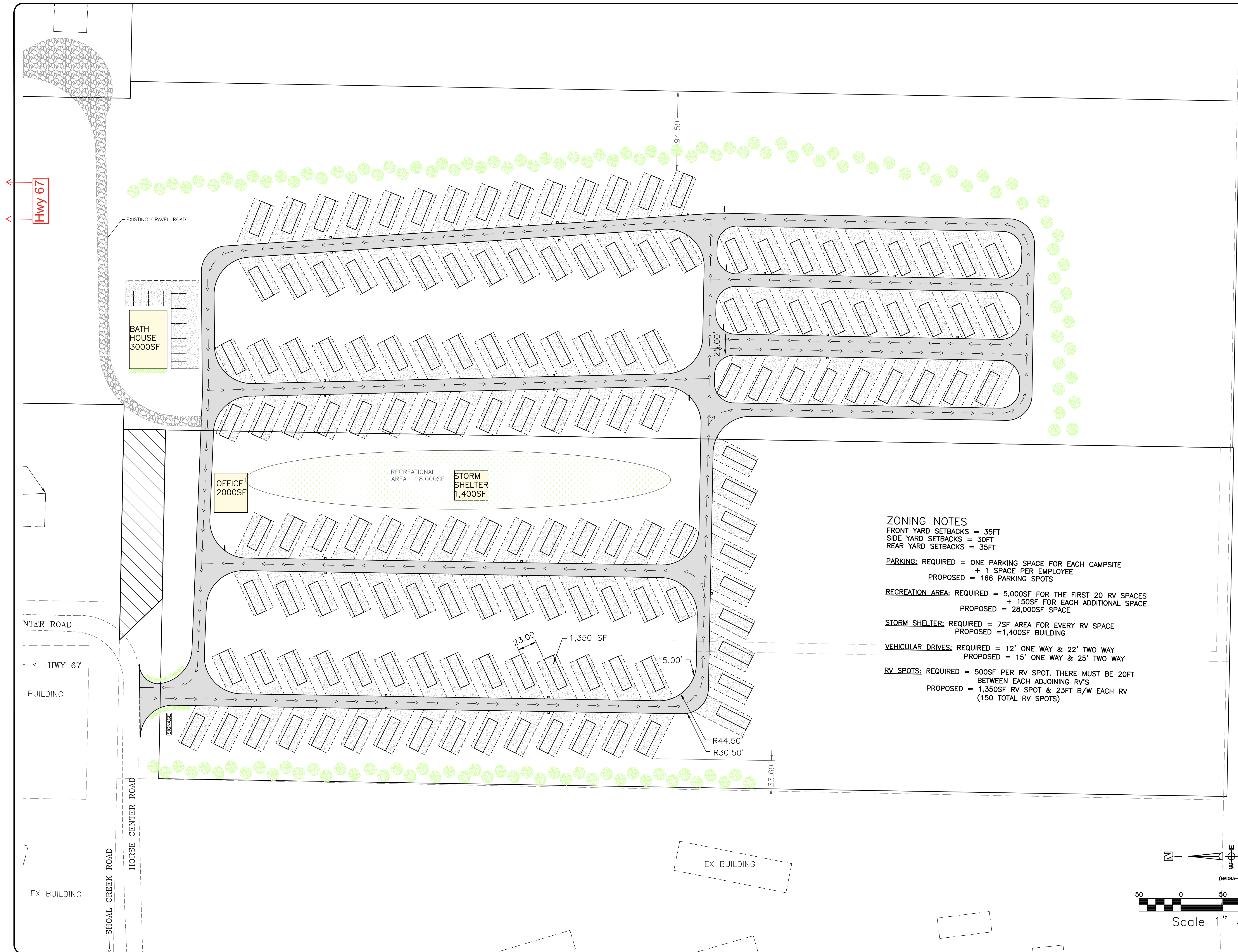
- The property is located to the S/SE of the curve of Horse Center Rd, and along the south side of Hwy 67.
- The property is zoned A-1, Agricultural
- Per the Priceville Zoning Ordinance:
 - Recreational Vehicle Park or Campground is “conditional” in A-1
 - see Priceville ZO Table 6-1 and §13.05

IT IS ALSO THE PURPOSE OF THIS NOTICE TO INFORM THE PUBLIC THAT THE PRICEVILLE PLANNING AND ZONING COMMISSION WILL CONSIDER APPROVING, DISAPPROVING, OR MODIFYING SAID CONDITIONAL USE AT ITS MEETING TO BE HELD ON MONDAY, AUGUST 18, 2025 IMMEDIATELY FOLLOWING SAID PUBLIC HEARING OR AT SUCH TIME AS MAY BE DETERMINED BY SAID PLANNING COMMISSION.

Notice posted at the following five locations
within the City of Priceville:
Priceville Municipal Building, 242 Marco Drive
Priceville Public Library, 1612 S Bethel Rd
Priceville Foodland Grocery Store
Sprint Mart
www.cityofpriceville.com/news

Matt Spicer
Planning Commission Secretary

S:\ep\500 Projects\Parker, Jef\67 Horse Center Rd\500-25 RV Park - 67 Horse Center.dwg



ZONING NOTES

FRONT YARD SETBACKS = 35FT
SIDE YARD SETBACKS = 30FT
REAR YARD SETBACKS = 35FT

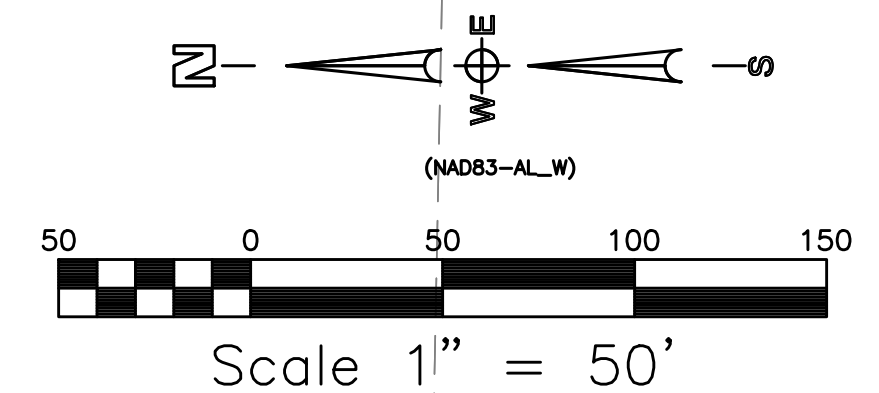
PARKING: REQUIRED = ONE PARKING SPACE FOR EACH CAMPSITE
+ 1 SPACE PER EMPLOYEE
PROPOSED = 166 PARKING SPOTS

RECREATION AREA: REQUIRED = 5,000SF FOR THE FIRST 20 RV SPACES
+ 150SF FOR EACH ADDITIONAL SPACE
PROPOSED = 28,000SF SPACE

STORM SHELTER: REQUIRED = 7SF AREA FOR EVERY RV SPACE
PROPOSED = 1,400SF BUILDING

VEHICULAR DRIVES: REQUIRED = 12' ONE WAY & 22' TWO WAY
PROPOSED = 15' ONE WAY & 25' TWO WAY

RV SPOTS: REQUIRED = 500SF PER RV SPOT. THERE MUST BE 20FT
BETWEEN EACH ADJOINING RV'S
PROPOSED = 1,350SF RV SPOT & 23FT B/W EACH RV
(150 TOTAL RV SPOTS)



REV#	Description	Date
5	..	..
4	..	..
3	..	..
2	..	..
1	..	..

TWO DEALS, LLC RV PARK 67 HORSE CENTER RD SECTION 20 & 29, TOWNSHIP 6 SOUTH, RANGE 3 WEST CITY OF DECATUR, MORGAN COUNTY, ALABAMA	CONCEPTUAL LAYOUT 1
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Date: 07/14/2025
Drawn By: MAF
Approved By: HBM
Scale: 1"=50'

Sign/Seal
SKETCH

Job Number:
590-25

Sheet Number:
C3.0