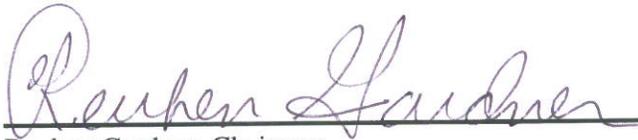


**City of Prattville  
Planning Commission**

**The minutes of the June 18, 2009 meeting of  
the City of Prattville Planning Commission  
were approved.**



Reuben Gardner, Chairman

**7/16/09**

Date

D  
CITY OF PRATTVILLE  
PLANNING COMMISSION  
AGENDA  
June 18, 2009  
3:00pm

**Call to Order:**

**Roll Call:**

Mayor Byard, Councilman Miller, Chairman Gardner, Vice-Chairman McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

**Minutes:**

**Old Business:**

None

**New Business:**

1. **Preliminary Plat: Covered Bridge Subdivision Plat 2**  
Located at Covered Bridge Parkway  
Owner: Thomas Ward, Gateway/Avant Properties, LLC  
Representative: Ray & Gilliland, P. C.
  
2. **Final Plat: Covered Bridge Subdivision Plat 2**  
Located at Covered Bridge Parkway  
Owner: Thomas Ward, Gateway/Avant Properties, LLC  
Representative: Ray & Gilliland, P. C.

**Public Hearing**  
*District 4*

**Miscellaneous:**

**Adjourn:**

D

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES  
June 18, 2009**

**Call to order:**

The meeting of the Prattville Planning Commission was held on June 18, 2009. Chairman Reuben Gardner called the meeting to order at 3:01 p.m.

**Roll Call:**

The secretary called the roll. Present: Councilman Tom Miller, Chairman Reuben Gardner, Vice-Chairman Roy McAuley, Chief Terry Brown, Mrs. Paula Carpenter, Mr. Gene Hall, Mr. Bobby Nelson and Mr. Tim Smith. Absent: Mayor Jim Byard.

Staff present: Mr. Joel Duke, City Planner; and Mr. George Stathopoulos, acting Secretary.

**Minutes:**

None

**Old Business:**

None

**New Business:**

- 1. Preliminary Plat: Covered Bridge Subdivision Plat 2**  
**Located at Covered Bridge Parkway**  
**Owner: Thomas Ward, Gateway/Avant Properties, LLC**  
**Representative: Ray & Gilliland, P. C.**

**Greg Gillian of Larry Speaks & Associates, petitioner representative,** introduced the preliminary plat request for approval of the street dedication of Covered Bridge Parkway. The extension brings a public street to the entrance to Brentwood Landing Apartments, Phase II. This extension allows the continuation of a public street into future development of the Avant property and future extension to Old Farm Lane. During this process Lot 1 was split, therefore, the replatting of those lots is part of this preliminary plat.

Chairman Gardner opened the public hearing.

**Steve Russell, 1904 South Hull Drive, Montgomery, representative of Covered Bridge Developers,** spoke in opposition to the request. (Letter made a part of the minutes).

**Heather Moreland, 1968 Chancellor Ridge Road,** asked if the developer would be responsible for street improvements and maintenance. Chairman Gardner allowed Mr. Duke to reply and he stated that the building permit record plans for Brentwood Landing Apartments, Phase II require a new private street connecting from the new end of Covered Bridge Parkway at the traffic circle northward to Old Farm Lane. This standard, paved street will be open to the public and effectively create a loop traffic flow on Covered Bridge Parkway. The street will be maintained by the apartment complex. With future plats of the Avant property, this private street will be converted to a public facility built to city standards.

**Bill Hodges, 625 Covered Bridge Parkway,** spoke in opposition to the request. He was concerned about the construction traffic impacting Covered Bridge Parkway. Mr. Gillian responded that construction traffic will be required to access the private drive off Old Farm Lane.

**Sue Hodges, 625 Covered Bridge Parkway**, spoke in opposition to the request.

After no further comments, the public hearing was closed.

Mr. Nelson introduced a resolution recommending approval of the preliminary plat of Covered Bridge Subdivision Plat 2 and moved for its approval. Mr. McAuley seconded the motion.

Mr. Duke provided comments based on the staff report (made a part of the minutes). He stated that all requirements had been met to obtain a city building permit. A two way in/out has been met as submitted on the preliminary plat. He stated that the state code allows for bond acceptance with surety from the developer to ensure that the road improvements are complete (Code of Alabama 1975 Section 11-52-31).

The motion to approve passed by 7/1 vote as recorded. Favor: Chairman Gardner, Mr. McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson and Mr. Smith. Oppose: Councilman Miller.

**2. Final Plat: Covered Bridge Subdivision Plat 2**  
**Located at Covered Bridge Parkway**  
**Owner: Thomas Ward, Gateway/Avant Properties, LLC**  
**Representative: Ray & Gilliland, P. C.**

Mr. Hall introduced a resolution recommending approval of the final plat of Covered Bridge Subdivision Plat 2 and moved for its approval. Mr. McAuley seconded the motion.

Chief Brown moved to amend the motion to approve contingent that the public access road (private drive off Old Farm Lane) is provided before construction starts; public access continues after construction is complete, and is maintained by the developer until city takes maintenance. Mr. Hall seconded the motion.

The motion to amend passed unanimously.

The amended motion passed by 6/2 vote as recorded. Favor: Chairman Gardner, Mr. McAuley, Chief Brown, Mrs. Carpenter, Mr. Nelson and Mr. Smith. Oppose: Councilman Miller, and Mr. Hall.

**Miscellaneous:**

Mr. Duke stated that the developer of Lake Haven 3 & 4 (Southern Portion) has requested to be placed on the July 16<sup>th</sup> meeting. He stated that the Planning Commission tabled the sketch plan indefinitely at the May 21<sup>st</sup> meeting.

In an effort to address the issues with the Lake Haven Subdivision transfer/selling of remnant lots, Chief Brown moved to allow Mr. Duke, on behalf of the Planning Commission, to provide a letter to address those concerns to the City Council. Mr. Hall seconded the motion.

Councilman Miller moved to amend the motion to set a deadline that the letter is to be provided by the June 26, 2009. Mr. McAuley seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

Mr. McAuley invited the Commissioners to the Stormwater Conference on June 24, 2009 held at the Chamber of Commerce.

**Adjourn:**

The meeting was adjourned at 3:52 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Planning Commission

Prattville Planning Commission

Sign-In Sheet

6/18/09

3:00 p.m.

Name	Address
1. Steve Russell	1904 So. Hull St. Prattville, AL 36104
2. Bill Hodges	625 Covered Bridge (+627) Prattville AL 36066
3. Sue Hodges	625 Covered Bridge Pkwy (+627) Prattville AL 36066
4. Heather Moreland	1428 Chancellor Ridge Rd Prattville, AL 36066
5.	
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D

Covered Bridge Development  
1616 Mt. Meigs Road  
Montgomery, AL 36107

June 10, 2009

Prattville Planning Commission  
Attn: Ms. Alisa Morgan  
102 West Main Street  
Prattville, AL 36067

Re: Covered Bridge Parkway Subdivision – Plat 2 & Street Dedication

Ms. Morgan:

I am writing in opposition to the plan to extend Covered Bridge Parkway through the Brentwood Apartments to a new apartment development on the adjacent Avant property. As previously proposed, this new development was to be accessed via a new road from Old Farm Lane to the new apartment site. I stated in the last planning commission hearing, when this was proposed, that I did not object to this development if no traffic, construction or permanent, accessed the new site through Covered Bridge Parkway. These developers showed this new road to Old Farm Lane as their proposed access and have now revised their plan to do everything that property owners and residents of Covered Bridge feared.

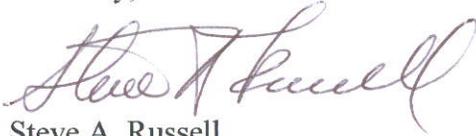
The additional traffic generated by this new development will negatively impact Covered Bridge property owners by increased speed, noise and litter. This new plan provides no access to Old Farm except through Covered Bridge and it appears that all new construction on the Avant property will be routed along Covered Bridge, not only traffic from this first development.

Covered Bridge property owners are already being negatively impacted by the relocation of Old Farm Lane away from its current route. The Avant property development should be accessed only through a new road directly connected to Old Farm Lane. More traffic routed through Covered Bridge Parkway will magnify the congestion at Covered Bridge and the current Old Farm Lane Intersection.



Please deny this proposed development with its access through Covered Bridge Parkway.

Sincerely,



Steve A. Russell  
Covered Bridge Development

cc: Mr. Dean Argo  
Mr. Tom Miller  
Mr. Terry Brown  
Mr. Reuben Gardner  
Mr. Roy McAuley  
Mr. Bobby Nelson  
Ms. Paula Carpenter  
Mr. Tim Smith  
Mr. Gene Hall  
Marvin Campbell, Esq.  
Mr. Steve Parrish  
Mr. Rex Hodges  
Mr. Dustin Woodley  
Ms. Rebecca Allor  
Ms. Janice Baker  
Mr. Charles Hildreth  
Mr. Ray Niland  
Mr. Chad Dannelly  
Plantation Apartments  
River Region Veterinary Service

Renal Associates of Montgomery  
Ms. Della Benton  
Mr. Randall Russell  
Mr. Joseph Jellison  
Mr. William Hix  
Mr. Duane Shipp  
Mr. Cecil Lewis  
Mr. Bob Eddy  
Ms. Francis Smith  
Hattermer Hornsby & Bailey, P.C  
Mr. Skip Dotherow  
Ms. Kelly Marcos  
Mr. Bill Hodges  
Ernest Goodson Builders  
Robertson Homes, LLC  
Covered Bridge Village, LLC  
Royal American

**RESOLUTION**

**Preliminary Plat**

**Covered Bridge Subdivision Plat 2**

**June 18, 2009**

**Whereas**, Brentwood Landing II Apartments, LTD is the developer of Covered Bridge Subdivision Plat 2; and

**Whereas**, the property is located on the southern end of Covered Bridge Parkway; and

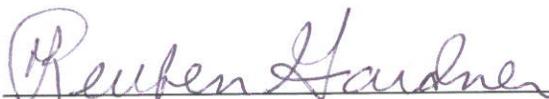
**Whereas**, the proposed development is located outside the city limits of Prattville; and

**Whereas**, the proposed preliminary plat and roadway construction plans were approved by city department with the review of Brentwood Landing, Phase II development plan; and

**Whereas**, a public hearing for the proposed development was held on June 18, 2009.

**Now, Therefore, Be it Resolved**, that the City of Prattville Planning Commission hereby approves the submitted preliminary plat of Covered Bridge Subdivision Plat 2.

**APPROVED:**



**Reuben Gardner, Chairman**



**Alisa Morgan, Secretary**

The motion to approve passed by 7/1 vote as recorded. Favor: Chairman Gardner, Mr. McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, Mr. Nelson and Mr. Smith. Oppose: Councilman Miller.  
6/18/09

**CITY OF PRATTVILLE**  
Planning Commission

Planning Department Staff Report



**PRELIMINARY PLAT**      Cover Bridge Subdivision, Plat 2

**DATE**                      June 18, 2009

**PROPOSED DEVELOPMENT**

**Petitioner:**              Brentwood Landing II Apartments, LTD  
**Property Owner:**      Brentwood Landing II Apartments, LTD  
**Agent:**                  Greg Gillian  
**Location:**              Southern end of Covered Bridge Parkway

**Development Status and History**

*Submission Status:*      Initial platting of property previously submitted and reviewed as the Avant property. Plat will also be a Re-plat of Lot 1, Covered Bridge Subdivision, Plat 1

*Previous Approvals:*      Right-of-way platted with Covered Bridge Subdivision, Plat 1 was vacated to the apartment owner with the approval of Brentwood Landing Apartments, Phase I. Access to Phase I of the apartments was built as a private drive at that time.

Currently proposed roadway construction plans were approved by city departments with the review for Brentwood Landing, Phase II development plan. Permit for Phase II was issued on March 26, 2009

*Conditions of  
Previous Approvals:*      None.

**Property Configuration**

*Acreage:*                  .08 acres in Lot 1  
                                 .06 acres in right-of-way  
                                 15.60 acres in Lot 2

*Proposed Configuration:*

The proposed plat extends Covered Bridge Parkway from its current southern end approximately 1,450 feet to a traffic circle. The access driveway for Brentwood Landing Apartments, Phase II will connect to the southern side of the traffic circle. The street extension will be built to city standards within a 50 foot right-of-way. Per development plan approval a private, paved street will be extended north from the traffic circle to Old Farm Lane. The private street will be maintained by Brentwood Landing, Phase II and open to public use. The street must be maintained to satisfy the apartment complexes fire access requirements.

The plat includes the 15.6 acres covered by the apartment complex and a non-buildable .08 parcel that will contain a stormwater detention facility serving the new apartment complex and the segment of new street.

*Proposed Use:*

Apartment complex and street

*Current Zoning:*

R-4, Multi-family residential – portion of Lot 1, Cover Bridge, Plat 1

Un-zoned – portion of new Lot 1 and Lot 2. Property is located outside the Prattville city limits and remains un-zoned.

*Water and Sewer:*

Potable water from the Prattville Water Works Board is available in the Covered Bridge Parkway right-of-way.

A City of Prattville sanitary sewer main intersects the proposed subdivision and street

*Unique Features:*

Plat presented to allow for platting and dedication of street extension.

**PLANNING STAFF EVALUATION**

**Reviewed by:** Joel T. Duke, AICP

**Site Visits Conducted:** June 10, 2009

**Recommendation:** Approval

**Staff Comments:**

1. **Street Construction/Platting:** The proposed preliminary plat extends Covered Bridge Parkway south and east approximately 1,450 feet and terminates in a traffic

circle. This upgrades the existing access drive to Brentwood Landing, Phase I to public street standards which include a 50 foot right-of-way, curb and gutter and sidewalk. The extension brings a public street to the entrance to Brentwood Landing Apartments, Phase II. This extension allows the continuation of a public street into future development of the Avant property and future extension to Old Farm Lane. The public street extension improves the existing access extending the time before maintenance is required. Pedestrian access to the existing and new apartment complexes is also improved with the new street.

The building permit record plans for Brentwood Landing Apartments, Phase II require a new private street connecting from the new end of Covered Bridge Parkway at the traffic circle northward to Old Farm Lane. This standard, paved street will be open to the public and effectively create a loop traffic flow on Covered Bridge Parkway. The street will be maintained by the apartment complex. With future plats of the Avant property, this private street will be converted to a public facility built to city standards.

- 2. Procedure:** The Commission will recall that this property was presented in late 2008 and earlier in 2009 as the Avant Property. Both requests dealt with the proposed annexation and subsequent zoning of approximately 15 acres the Avant family hoped to sell for the development of Brentwood Landing Apartments, Phase II. The second request also included additional Avant property on the north and south sides of Old Farm Lane. The Avants sought annexation for the sewer service and fire protection that accompanies location in the city limits. Following the second application's hearing before the Planning Commission, the Avant family chose to withdraw their application. Since that time, the city Administration and City Attorney have determined that sewer service was available to the subject property prior to adoption of the current code section requiring location in the city or approval by the City Council to obtain sewer service. As a result, annexation is not required to obtain sewer service at the site. The Avants proceeded to transfer an approximately 15 acre tract to developers of Brentwood Landing, Phase II. The apartment developers sought and obtained a building permit for development of Phase II.

Two requirements of building permit approval were extension of Covered Bridge Parkway as a public street and development of a private street connecting the end of Covered Bridge Parkway to Old Farm Lane. The applicant is seeking preliminary plat approval to permit the platting and dedication of the public Covered Bridge Parkway extension. Creation and sale of the apartment plat did not require plat approval due to the size of the parcel (greater than 5 acres). Construction and dedication of the public street requires Planning Commission subdivision approval. The property covered by the proposed preliminary plat is located partially in the Prattville city limits and partially outside the limits. Since the apartment site remains outside the city limits, zoning does not apply to the Phase II property.

Final plat could be granted at this time. However, the Planning staff recommends that the final plat approval be withheld until the street improvements are complete and a reviewed by city staff.

**COMMENTS FROM OTHER CITY DEPARTMENTS**

None.



Existing Access to Brentwood Landing Apartments, Phase I. Access to be upgraded, converted to public street and redirected to east. Looking north from apartments. – June 10, 2009

Existing Access to Brentwood Landing, Apartments, Phase I. Looking north from dam to current end of Covered Bridge Parkway. June 10, 2009



**ATTACHMENTS**

1. Location Map
2. Preliminary Plat

# Attachment 1

## City of Prattville

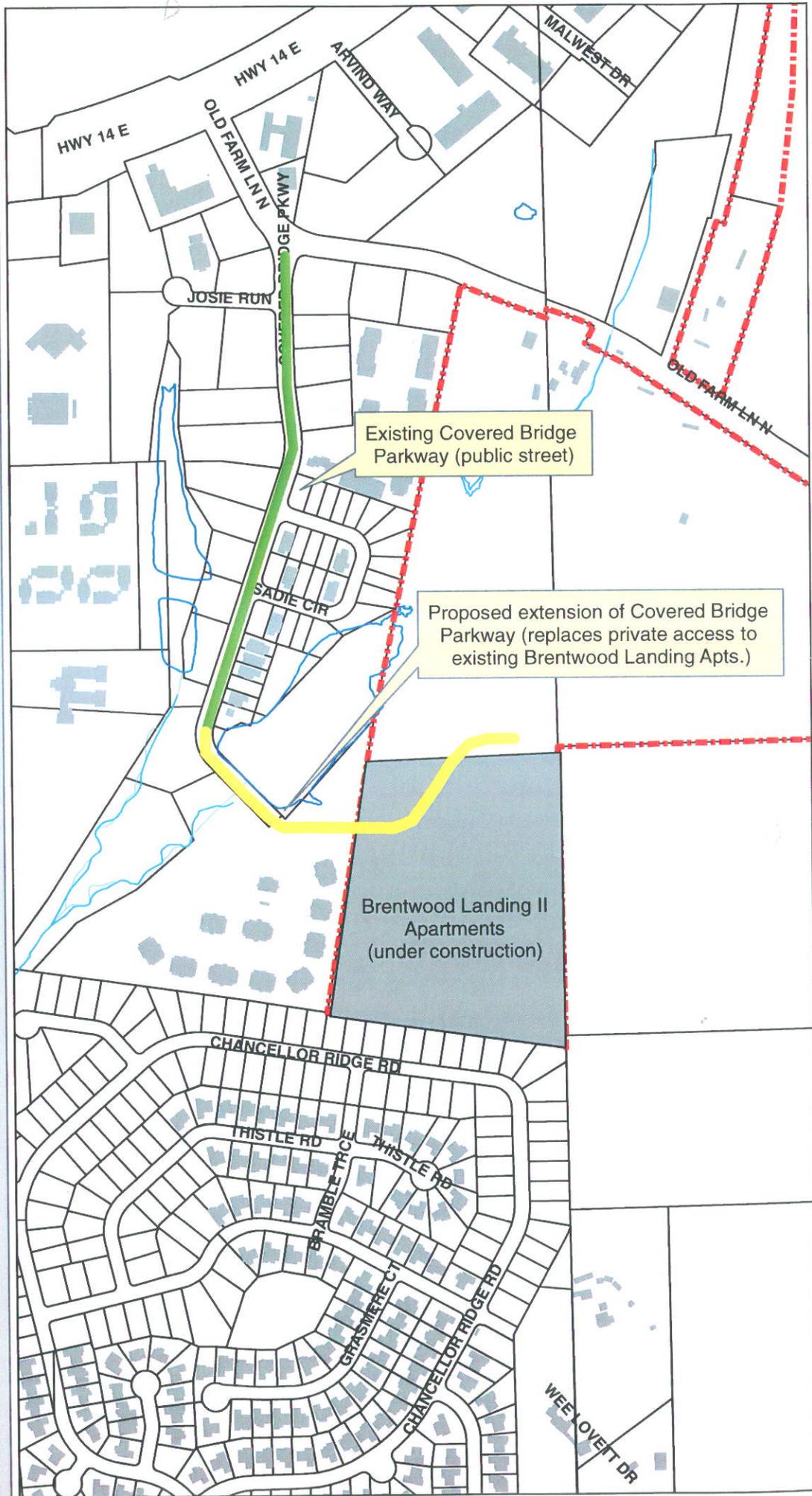
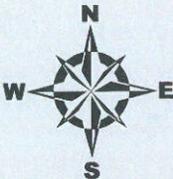
### Location Map

#### Covered Bridge Sub. Plat 2 Extension of Covered Bridge Parkway

#### Legend

-  City Limits
-  Hydrology - Stream/River
-  Structures - March 2005
-  Tax Parcel

1 inch = 500 feet



SITE LOCATION  
AUTAUGA COUNTY ALABAMA

# COVERED BRIDGE PARKWAY STREET DEDICATION UNPLATTED LAND

REVISION DATE FEBRUARY 14TH 2008  
CORRECTED TYPOGRAPHICAL ERRORS  
ADDED EASEMENTS/EASEMENT  
MARCH 27TH 2008 AMENDED PLAT  
TO MOVE DUL-DE-SAC PER  
RECORD BOOK 548 PAGE 580  
DATE 8/22/08  
REVISED 2/10/08

RAY & GILLILAND, P.C.  
103 E FORT WILLIAMS ST.  
P.O. BOX 1183  
ST. LAUGA, ALABAMA 35150  
TEL NO. (256) 245-3243  
FAX NO. (256) 245-3202  
FILE: 08/01.PRAYTV.DWG  
SCALE: 1"=60'  
DATE: 9-15-08

ALSO REFERENCE TO  
SURVEY BY LARRY SPENCE  
& ASSOCIATES DATED 1/7/08  
4-17-08 ADDED SEWER EMBT  
4-24-08 ADDED SEWER EMBT  
MAY 19TH 2008 (CITY REVISIONS)

BOUNDARY/TOPO  
DATE: 9-15-08

EMAL: JMRAY@GILLILAND.NET

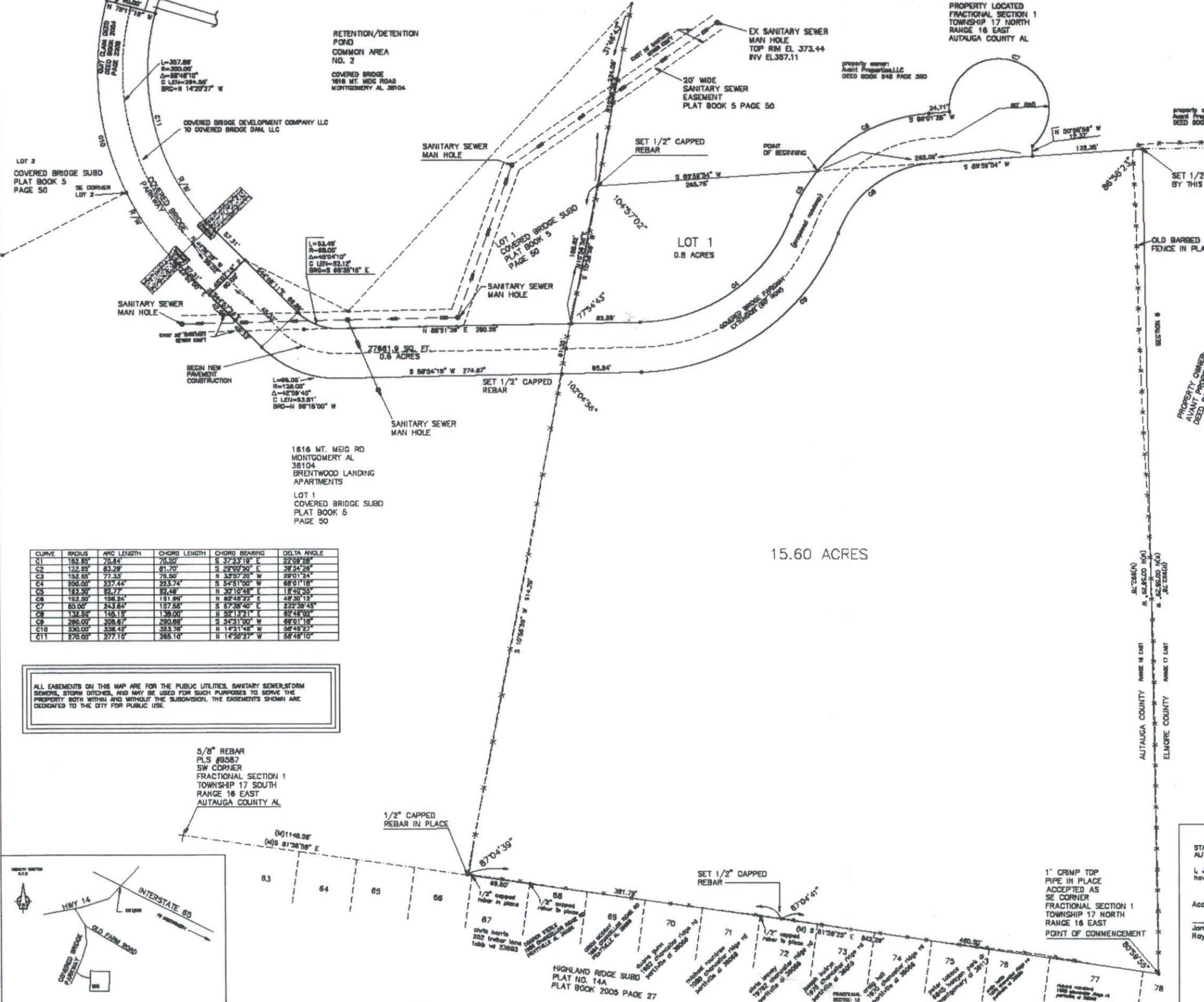
LEGEND  
M MEASURED BY THIS SURVEY  
R PER RECORD DOCUMENT

△ LIGHT POLE  
⊙ SEWER MAN HOLE  
-X-X- FENCE

POINT OF COMMENCEMENT  
ACCEPTED AS  
SE CORNER  
NORTH 1/2 NORTH 1/2  
SOUTHWEST 1/4 SECTION 8  
TOWNSHIP 17 NORTH  
RANGE 17 EAST

PLAT PREPARED  
SEPTEMBER 11TH 2008

0' 60' 120' 180'



PREPARED FOR:  
BRENTWOOD LANDING II APARTMENTS LTD  
920 FLORENCE BOULEVARD  
FLORENCE AL 35631-0220

DEED REFERENCE  
DEED BOOK 548 PAGE 580  
(PAGE 2 PARCEL NUMBER THREE)

QUIT-CLAIM DEED  
BOOK 2004 PAGE 2208  
(COVERED BRIDGE DEVELOPMENT COMPANY  
(LLC TO COVERED BRIDGE DAM, LLC)

BEARING REFERENCE-STATE PLANE NAD-83  
COORDINATES AND NAVD-88 ELEVATIONS BASED  
ON NGS MONUMENT 1-12 ELEVATION 313.65  
FIELD WORK PERFORMED  
JANUARY 2008

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	182.89'	76.84'	70.20'	S 37°23'19" E	22°09'28"
C2	122.99'	82.29'	81.70'	S 29°02'50" E	38°54'25"
C3	152.89'	77.33'	78.50'	N 33°57'20" W	22°01'24"
C4	200.00'	237.44'	223.74'	S 54°51'00" W	68°01'18"
C5	182.30'	82.77'	82.48'	N 30°10'48" E	18°40'45"
C6	182.30'	198.24'	181.99'	N 82°48'22" E	48°30'12"
C7	80.00'	243.84'	187.55'	S 87°38'40" E	232°39'48"
C8	132.50'	148.18'	138.00'	N 52°13'21" E	82°48'02"
C9	280.00'	328.57'	280.89'	S 56°51'00" W	68°01'18"
C10	330.00'	338.42'	323.78'	N 14°21'48" W	58°49'27"
C11	270.00'	277.10'	265.10'	N 14°20'27" W	58°48'10"

ALL EASEMENTS ON THIS MAP ARE FOR THE PUBLIC UTILITIES, SANITARY SEWER/STORM SEWERS, STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE THE PROPERTY BOTH WITHIN AND WITHOUT THE SUBDIVISION. THE EASEMENTS SHOWN ARE DEDICATED TO THE CITY FOR PUBLIC USE.

STATE OF ALABAMA  
AUTAUGA COUNTY

Lot 1: Commence at a 1" crimp top pipe in place being the Southeast corner of Fractional Section 1, Township 17 North, Range 16 East, Autauga County, Alabama; thence proceed North 00° 55' 28" West along the East boundary of said Fractional Section 1 for a distance of 982.78 feet (set 3/8" rebar); thence proceed South 85° 58' 54" West for a distance of 392.61 feet (set 1/2" rebar); said point being the point of beginning. From this beginning point thence proceed South 88° 58' 54" West for a distance of 287.75 feet (set 3/8" rebar); thence proceed South 10° 58' 58" West for a distance of 188.82 feet (set 1/2" rebar); said point being located on the north Right of Way of Covered Bridge Parkway; thence proceed North 88° 31'38" East along the north right of way for a distance of 82.98 feet to the p.c. of a concave curve left having a radius of 200 feet and a chord bearing of North 54° 31' East; thence proceed along the arc for a distance of 237.44 feet to the p.c. of a concave curve right having a radius of 182.3 and a chord bearing of North 30° 10'48" East; thence proceed along the arc for a distance of 82.77 feet to the point of beginning.

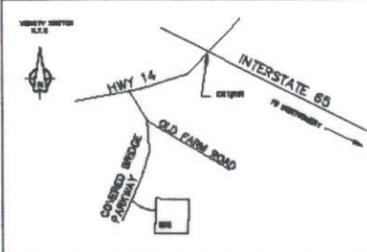
The above described land is located in Fractional 1, Township 17 North, Range 16 East, Autauga County, Alabama and contains 0.80 acres more or less.

STATE OF ALABAMA  
AUTAUGA COUNTY

I, James M. Ray, a Registered Land Surveyor in the State of Alabama, hereby certify that all parts of this survey and plat (or drawings) have been completed in accordance with the requirements of the Standards for the Practice of Surveying in the State of Alabama.

According to my survey this the 17TH day of MAY 2008.

James M. Ray, Ala. Reg. No. 18383  
Ray and Gilliland, P. C. Ala. Board Cert. No. CA-0114-LS



**RESOLUTION**

**Final Plat**

**Covered Bridge Subdivision Plat 2**

**June 18, 2009**

**Whereas**, Brentwood Landing II Apartments, LTD is the developer of Covered Bridge Subdivision Plat 2; and

**Whereas**, the property is located on the southern end of Covered Bridge Parkway; and

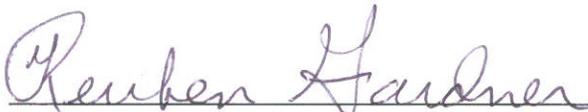
**Whereas**, the proposed development is located outside the city limits of Prattville; and

**Whereas**, the preliminary plat for the proposed development was approved on June 18, 2009; and

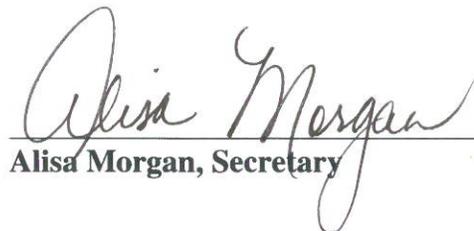
**Whereas**, the developer will provide a bond, in an amount determined by the Prattville City Engineer, to guarantee completion of the street and related improvements.

**Now, Therefore, Be it Resolved**, that the City of Prattville Planning Commission hereby approves the submitted final plat of Covered Bridge Subdivision Plat 2 *contingent that the public access road (private drive off Old Farm Lane) is provided before construction starts; public access continues after construction is complete, and is maintained by the developer until city takes maintenance.*

**APPROVED:**

  
\_\_\_\_\_

**Reuben Gardner, Chairman**

  
\_\_\_\_\_

**Alisa Morgan, Secretary**

The amended motion passed by 6/2 vote as recorded. Favor: Chairman Gardner, Mr. McAuley, Chief Brown, Mrs. Carpenter, Mr. Nelson and Mr. Smith. Oppose: Councilman Miller, and Mr. Hall.  
6/18/09.

