



CITY OF PRATTVILLE

City of Prattville Planning Commission

The minutes of the January 20, 2011 meeting of the City of Prattville Planning Commission were approved.

Roy McAuley, Chairman

2/17/11

Date



CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

TOM MILLER
PRESIDENT
DISTRICT 4

HILL GILLESPIE, JR.
PRESIDENT PRO TEMPORE
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

MIKE MENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANE
DISTRICT 7

CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

January 20, 2011
3:00pm

Call to Order:

Roll Call:

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

Election of Officers:

Minutes:

November 18, 2010

Old Business:

None

New Business:

1. Zoning: R4, (Multi-Family Residential); R-5 (Single-Family Residential); T-3 (Mobile Home Subdivision) and B-1 (General Business) *Public Hearing
Outside City Limits*
Rice Property Development
Located at County Road 4 and Corley Road
Petitioner: Estate of Charles Bell Rice (Jim Marshall)
Representative: Greg Gillian
Engineer: Larry E. Speaks & Associates
2. Preliminary Plat: Creekside Estates Plat 1 *(Time Extension)* *District 1*
Located at Simmons Road and Red Eagle Road
Owner: Rolling Tiger LLC
Representative: Jarvis & Associates, Inc.
3. Preliminary Plat: Bridge Creek Reserve, Plat 2 *(Time Extension)* *District 1*
Located at Coleman Way
Owner: Pell Avenue, Inc.
Representative: Charles D. Brown, Jr., P. E., P.L.S.
4. Sketch: Hilltop Oaks Subdivision *Outside City Limits*
Located at County Road 4 and Corley Road
Owner: Rice Property
Representative: Larry E. Speaks & Associates
5. Preliminary Plat: Pendlebrook South, Plat 1 *Public Hearing
Outside City Limits*
Old Ridge Road
Owner: Stone Martin Builders
Representative: Barrett-Simpson, Inc.
6. Final: Hughes-Precise Plat 1 *(Re-plat)*
Located at 315 & 321 County Road 82
Owner: Sherrie Hughes and Beverly Precise
Representative: Jarvis & Associates, Inc.

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
January 20, 2011**

Call to order:

The regular meeting of the Prattville Planning Commission was held on January 20, 2011. Chairman Reuben Gardner called the meeting to order at 3:00 p.m.

Roll Call:

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

(Quorum present)

Staff present: Mr. Joel Duke, City Planner; and Ms. Alisa Morgan, Secretary.

Election of Officers:

Mr. Nelson nominated Mr. Roy McAuley for Chairman. Mrs. Carpenter seconded the motion. The motion to approve passed unanimously.

The gavel was passed. Chairman McAuley resumed with the meeting.

Mrs. Carpenter nominated Mr. Reuben Gardner as Vice-Chairman. Mr. Hall seconded the motion. The motion to approve passed unanimously.

Minutes:

Mr. Nelson moved to approve the minutes of the November 18, 2010 meeting. Chief Brown seconded the motion. The motion passed unanimously.

Old Business:

None

New Business:

- 1. Zoning: R4 (Multi-Family Residential); R-5 (Patio-Garden Homes); T-3 (Mobile Home Subdivision) and B-1 (General Business)**

Rice Property Development

Located at County Road 4 and Corley Road

Petitioner: Estate of Charles Bell Rice (Jim Marshall)

Representative: Greg Gillian

Engineer: Larry E. Speaks and Associates, Inc.

Chairman McAuley stated that item #4 Sketch plan of Hilltop Oaks subdivision would be heard in conjunction to the zoning request.

Greg Gillian of Larry Speaks & Associates, petitioner representative, introduced the zoning request for Rice Property development and the sketch plan for Hilltop Oaks Subdivision. He stated that they had received comments from the staff and had resubmitted a revised sketch plan to address those changes. He stated that the Mobile Home Subdivision is used for rentals.

Chairman McAuley opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Nelson introduced a resolution recommending approval to zone the property at County Road 4 and Corley Road to R-4; R-5; T-3; and B-1 and moved for its approval. Mr. Gardner seconded the motion.

Mr. Duke provided the staff report for the development (see attached). He stated that the development consists of medium to high density residential. He stated that consideration should be given to this development being adjacent to property that is currently zoned M-2 for heavy industrial development. The requested zoning by the petitioner is inconsistent with the city's Comprehensive Plan, which shows the south industrial park and surrounded parcels as heavy industrial. He stated that ideal residential uses should be separate from industrial uses to protect the value of each. He stated that other options for this development would depend upon availability of sanitary sewer. Being that it is outside city limits, the City Council would have to approve any extension of sanitary sewer to this development.

Chief Brown commented that during the process of review for the adoption of the Comprehensive Plan, South Industrial Park was a large topic of discussion on how the city would like to see the area developed.

With the commissioners need to review the revised sketch plan in detail and review possible availability for sanitary sewer and the infrastructure layout, Mr. Nelson moved to hold the request and send to committee for further review. Mr. Gardner seconded the motion.

The motion to hold passed unanimously.

Committee members appointed are: Chairman McAuley, Chief Brown and Mrs. Carpenter.

- 2. Preliminary Plat: Creekside Estates Plat 1 (Time Extension)**
Located at Simmons Road and Red Eagle Road
Owner: Rolling Tiger LLC
Representative: Jarvis & Associates, Inc.

Chief Brown introduced a resolution recommending the time extension for the preliminary plat of Creekside Estates Plat 1 and moved for its approval. Mr. Gardner seconded the motion.

The motion to approve passed unanimously.

- 3. Preliminary Plat: Bridge Creek Reserve, Plat 2 (Time Extension)**
Located at Coleman Way
Owner: Pell Avenue, Inc.
Representative: Charles D. Brown, Jr., P. E., P.L.S.

Mrs. Carpenter introduced a resolution recommending the time extension for the preliminary plat of Bridge Creek Reserve, Plat 2 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

4. Sketch: Hilltop Oaks Subdivision
Located at County Road 4 and Corley Road
Owner: Rice Property
Representative: Larry E. Speaks & Associates

Mr. Gardner introduced a resolution recommending approval for the sketch plan of Hilltop Oaks Subdivision and moved for its approval. Mr. Nelson seconded the motion.

Mayor Gillespie moved to hold the request. Chief Brown seconded the motion.

The motion to hold passed unanimously.

Mr. Hall left at 3:28.

5. Preliminary Plat: Pendlebrooke South, Plat 1
Located at Old Ridge Road
Owner: Stone Martin Builders
Representative: Barrett-Simpson, Inc.

Blake Rice of Barrett-Simpson, Inc., petitioner representative, presented the preliminary plat of Pendlebrooke South, Plat 1. He stated that a revised plat addressing the comments as received from the staff was submitted. He stated that connection to the south is shown on the revised sketch plat submitted following the November 18, 2010 Planning Commission meeting.

Chairman McAuley opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Smith introduced a resolution recommending approval for the preliminary plat of Pendlebrook South, Plat 1 and moved for its approval. Mr. Gardner seconded the motion.

Mr. Duke provided the staff report for the development. He stated that issue raised at sketch plan approval had been resolved by making the connection to the southern end of the property. The submitted revised plan shows the adjustments recommended by staff comments. Mr. Duke stated revision to the initial preliminary plat had been received in the Planning Department. He stated that full review had not been completed, but it appeared that all comments had been addressed.

Chief Brown moved to amend that the approval is contingent upon staff approval. Mrs. Carpenter seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

6. Final: Hughes-Precise Plat 1 (Re-plat)
Located at 315 & 321 County Road 82
Owner: Sherrie Hughes and Beverly Precise
Representative: Jarvis & Associates, Inc.

Larry Jarvis of Jarvis & Associates, Inc. presented the plat for the re-plat of Hughes-Precise Plat 1. He stated that the owner is requesting to consolidate three lots into two. They have provided on the plat that the property cannot be further subdivided.

Mr. Gardner moved to approve the replat of Hughes-Precise Plat #1 from three lots to two. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

Miscellaneous:

Adjourn:

The meeting was adjourned at 3:38 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary
Prattville Planning Commission



CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

CITY COUNCIL

TOM MILLER
PRESIDENT
DISTRICT 4

BILL GILLESPIE, JR.
PRESIDENT PRO TEMPORE
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

MIKE RENEGAR
DISTRICT 5

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

MEMORANDUM

DATE: January 13, 2011
TO: Prattville Planning Commission
FROM: Joel T. Duke, AICP
City Planner
RE: January 20, 2011 Commission Meeting

Enclosed is the agenda for the January 20, 2011 Commission meeting. Listed below are the staff recommendations for each item. Location maps and copies of each plat are also enclosed for your reference.

1. **Hilltop Oaks Subdivision (Rice Property) –Zoning Request** – Please see enclosed staff report for background and a recommendation on this development (covers Items 1 and 4).
2. **Creeside Estates, Plat 1 – Preliminary Plat** – Rolling Tiger, LLC requests an extension of the preliminary plat approved by the Commission on December 7, 2006. Preliminary plat approval has been extended three times before on December 6, 2007, December 18, 2008, and January 21, 2010. Planning staff recommends referring the request to Committee for evaluation prior the February 2011 Commission meeting.
3. **Bridge Creek Reserve, Plat 2 – Preliminary Plat** – Pell Avenue, LLC requests an extension of the preliminary plat approved by the Commission on January 21, 2010. Planning staff recommends allowing an extension of the preliminary plat.
4. **Hilltop Oaks Subdivision – Sketch Plan** – see Agenda item 1.
5. **Pendlebrooke South, Plat 1 – Preliminary Plat** – Barrett Simpson, INC request approval of a preliminary plat for 105 lots in a subdivision adjacent to Old Ridge Road. The request matches the sketch plan approved by the Planning Commission on November 18, 2010. City staff requests that the Commission hold this request until the

February 2011 meeting so that several engineering questions can be addressed. Please attached staff comment letter for details.

6. **Hughes-Precise, Plat 1 (Replat of Pine Level Subdivision, Lots 5, 6 and 7)** – The owner of Lots 5, 6 and 7 of the Pine Level subdivision, as approved by the Commission on May 24, 2007, requests consolidation of the three lots into two. Planning staff recommends approval.

If you have any questions concerning the agenda items, please do not hesitate to call, e-mail or drop by the office.

Prattville Planning Commission

Sign-In Sheet

1/20/11

3:00 p.m.

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RESOLUTION

Preliminary Plat (*Time Extension*)

Creekside Estates

January 20, 2011

Whereas, Rolling Tiger, LLC is the developer of Creekside Estates received preliminary plat approval on December 7, 2006; and

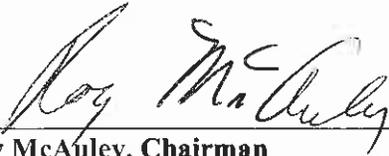
Whereas, the developer has requested for a (fourth) time extension of one (1) additional year.

Whereas, the preliminary plat approval was approved for an additional year on January 21, 2010.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat of Creekside Estates.

Now, Therefore, Be It Further Resolved, that all contingencies of December 7, 2006 preliminary plat approval remain in effect and approve the time extension contingent that the preliminary plat is modified to comply with the building/fire codes in effect.

APPROVED:



Roy McAuley, Chairman



Alisa Morgan, Secretary

RESOLUTION

Preliminary Plat (*Time Extension*)

Bridge Creek Reserve Plat 2

January 20, 2011

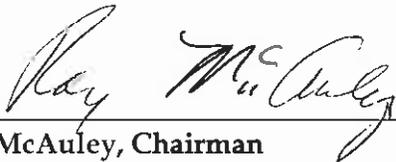
Whereas, Pell Avenue, LLC, is the owner and developer of Bridge Creek Reserve receive preliminary plat approval on January 21, 2010; and

Whereas, the developer has requested for a time extension of one (1) additional year.

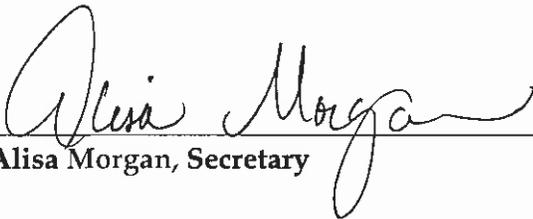
Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat of Bridge Creek Reserve Plat 2.

Now, Therefore, Be It Further Resolved, that all contingencies of January 21, 2010 preliminary plat approval remain in effect.

Approved:



Roy McAuley, Chairman



Alisa Morgan, Secretary

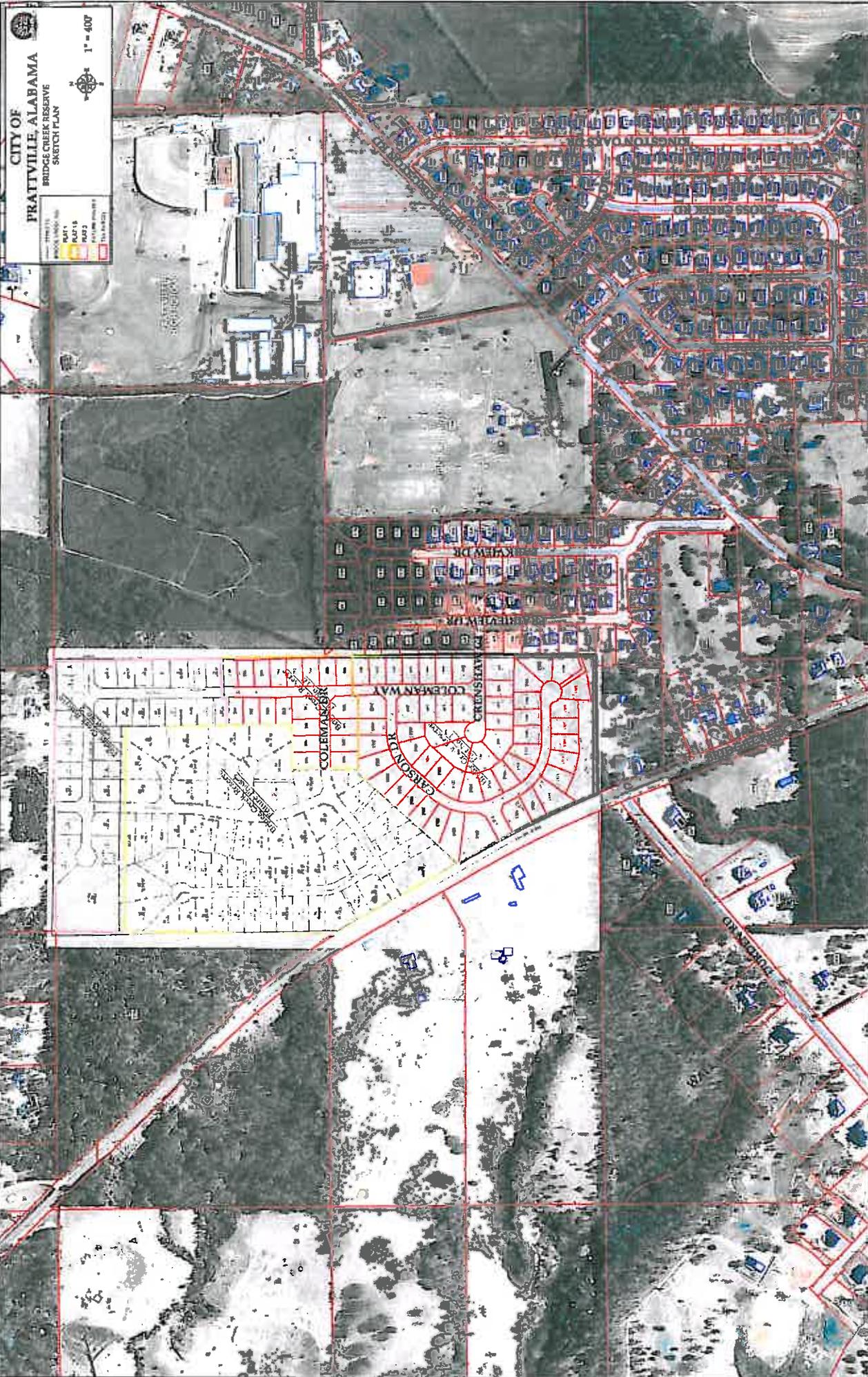
**Motion passed unanimously.
1/20/11**

CITY OF PRATTVILLE, ALABAMA
BRIDGES CREEK RESERVE
SKETCH PLAN

APPROXIMATE
 BRIDGE NUMBER

WAT 1
 WAT 15
 WAT 3

1" = 400'



RESOLUTION

Preliminary Plat

Pendlebrooke South Plat 1

January 20, 2011

Whereas, Stone Martin Builders is the owner of Pendlebrooke South Plat 1; and

Whereas, the proposed development is located on the north side of Riverchase North Subdivision, south of Pendlebrooke Subdivision, west of Hollybrooke Subdivision; and

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

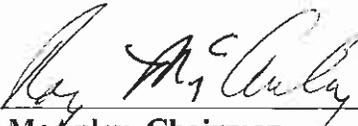
Whereas, the sketch plan for the proposed subdivision was approved on November 18, 2010; and

Whereas, the public hearing of Pendlebrooke South Plat 1 was heard on January 20, 2011; and

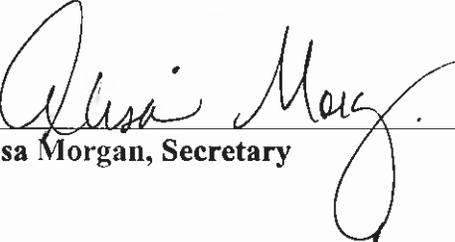
Whereas, the city department heads have reviewed and commented on the proposed preliminary plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted preliminary plat of Pendlebrooke South Plat 1 *contingent upon staff approval*.

APPROVED:



Roy McAuley, Chairman



Alisa Morgan, Secretary

The amended motion to approve passed unanimously.
1/20/11



City of Prattville
Planning Commission
LOCATION MAP
Pendlebrook South
Subdivision

Legend

- Pendlebrooke South
- Pendlebrook_Subdivision
- PARCELS

1" = 800'

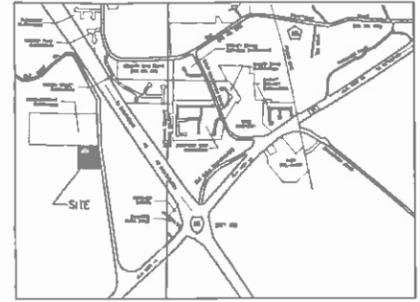


RIVER CHASE NORTH PLAT NO. 6

RIVER CHASE NORTH PLAT NO. 1

PENDLEBROOKE SOUTH S/D (FUTURE PHASES)

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE OPINION OF TITLE COMPANY. THE SURVEYOR'S SEARCH OF PUBLIC RECORDS WAS LIMITED TO THOSE MATTERS AFFECTING THE BOUNDARIES OF THE SUBJECT PROPERTY ONLY. THERE MAY BE MATTERS OF RECORD SUCH AS EASEMENTS, EASEMENTS' RIGHT OF WAY, ETC. THAT AFFECT THE TITLE TO THE SUBJECT PROPERTY WHICH ARE NOT KNOWN TO THE SURVEYOR AND NOT DISCLOSED BY THIS SURVEY.
*SURVEY NORTH BASED UPON STATE PLANE COORDINATES
MADE BY A-B BY GPS OBSERVATION



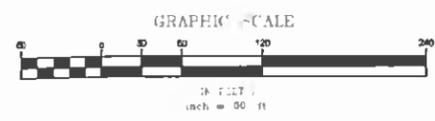
LOCATION MAP:
N.T.S.

DEVELOPMENT DATA:

- TOTAL NUMBER OF LOTS: 105
- ALL LOTS TO BE SERVED BY CITY OF PRATTVILLE SEWER
- AREA OF LARGEST LOT: 1.56 ACRES (68,907 SQ.FT.) (COMMON AREA)
- AREA OF SMALLEST LOT: 0.12 ACRE (5,275 SQ.FT.)
- GROSS AREA TO BE SUBDIVIDED: 28.13 ACRES (1,225,564 SQ.FT.)
- AREA TO BE SUBDIVIDED IS NOT CURRENTLY ZONED
- PROPOSED USE OF PROPERTY: SINGLE FAMILY RESIDENTIAL
- MINIMUM RESIDENTIAL SQUARE FOOTAGE: 1300 SQ. FT.

PENDLEBROOKE S/D (PHASE I)

Curve #	Radius	Arc Length	Chord Length	Chord Bearing	Beta Angle
C1	25,000	39,265	35,352	N44° 52' 18.07"E	089.9895
C2	250,000	60,418	60,271	S83° 40' 04.37"E	013.8469
C3	310,000	73,357	73,186	S83° 45' 55.97"E	013.5582
C4	25,000	39,405	35,451	N44° 58' 41.43"W	090.3106
C5	25,000	39,134	35,259	N45° 01' 18.57"E	089.5894
C6	25,000	39,134	35,259	N45° 01' 18.57"E	089.5894
C7	25,000	39,134	35,259	N45° 01' 18.57"E	089.5894
C8	50,000	28,732	28,339	S58° 24' 22.62"E	032.9250
C9	50,000	49,306	47,332	N76° 52' 25.10"E	056.5001
C10	50,000	64,134	59,827	N11° 53' 06.32"E	073.4919
C11	25,000	14,462	14,262	N36° 45' 21.82"E	033.1454
C12	25,000	6,564	6,545	N17° 20' 39.49"W	015.0442
C13	325,000	39,818	39,793	N19° 48' 08.34"E	007.0187
C14	325,000	68,094	67,970	N10° 18' 24.60"E	012.0046
C15	325,000	23,412	23,407	N02° 14' 28.92"E	004.1274
C16	25,000	38,839	35,049	N44° 40' 59.04"E	089.0119
C17	25,000	14,179	13,990	N73° 53' 07.09"W	032.4963
C18	25,000	6,848	6,826	N49° 47' 25.65"W	015.6934
C19	50,000	52,236	49,692	N75° 06' 23.30"W	059.8575
C20	50,000	39,924	38,872	S52° 05' 23.65"W	045.7497
C21	50,000	62,517	58,524	S06° 36' 17.12"E	071.6396
C22	50,000	4,915	4,913	S45° 14' 27.72"E	005.6327
C23	25,000	21,046	20,430	S23° 56' 24.21"E	046.2343
C24	25,000	39,134	35,259	S45° 01' 18.57"W	089.5894
C25	25,000	39,275	35,359	N45° 07' 41.49"W	090.0103
C26	25,000	39,405	35,451	N44° 58' 41.43"W	090.3106
C27	25,000	29,033	27,428	S56° 35' 51.64"E	066.5377
C28	25,000	49,507	41,803	S33° 24' 08.36"E	113.4623
C29	25,000	39,134	35,259	N45° 01' 18.57"E	089.5894
C30	25,000	39,405	35,451	N44° 58' 41.43"W	090.3106
C31	25,000	38,839	35,049	N44° 40' 59.04"E	089.0119
C32	25,000	39,701	35,659	S45° 19' 00.96"E	090.9881
C33	25,000	39,134	35,259	S45° 01' 18.57"W	089.5894



LEGEND	
[Symbol]	Property Boundary
[Symbol]	Right-of-Way Boundary
[Symbol]	Building Footprint
[Symbol]	Driveway
[Symbol]	Street
[Symbol]	Utility Line
[Symbol]	Survey Point
[Symbol]	Corner Marker
[Symbol]	Iron Pipe
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[Symbol]	Wrought Iron
[Symbol]	Wrought Steel
[Symbol]	Aluminum
[Symbol]	Steel
[Symbol]	Iron
[Symbol]	Copper
[Symbol]	Lead
[Symbol]	Zinc
[Symbol]	Galvanized Steel
[Symbol]	Stainless Steel
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[Symbol]	Cast Steel
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[Symbol]	Wrought Steel
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[Symbol]	Steel
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[Symbol]	



CITY OF PRATTVILLE, ALABAMA
 Planning-Parcels Plat 1
 1" = 200'

STREETS
TAX PARCEL

PINEAPPLE RD

WALTON BLDG

1708

1706

1

2

3

4

5

6

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