



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## CITY COUNCIL

MIKE RENEGAR  
PRESIDENT  
DISTRICT 5

NATHAN D. FANK  
PRESIDENT PRO TEMPORE  
DISTRICT 7

ALBERT C. STRIPLIN  
DISTRICT 1

WILLIE WOOD, JR.  
DISTRICT 2

DEAN R. ARGO  
DISTRICT 3

TOM MILLER  
DISTRICT 4

RAY C. BOLES  
DISTRICT 6

## City of Prattville Planning Commission

The minutes of the July 21, 2011 meeting of the  
City of Prattville Planning Commission were  
approved.

---

Roy McAuley, Chairman

10/20/11

Date



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

## CITY COUNCIL

MIKE RENEGAR  
PRESIDENT  
DISTRICT 5

NATHAN D. FANK  
PRESIDENT PRO TEMPORE  
DISTRICT 7

ALBERT C. STRIPLIN  
DISTRICT 1

WILLIE WOOD, JR.  
DISTRICT 2

DEAN R. ARGO  
DISTRICT 3

TOM MILLER  
DISTRICT 4

RAY C. BOLES  
DISTRICT 6

## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA July 21, 2011 3:00pm

### Call to Order:

### Roll Call:

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

### Minutes:

April 21, 2011 and June 16, 2011

### Old Business:

None

### New Business:

1. Re-plat: Glynwood Office Park, Plat 1B *District*  
Located at 1831 Glynwood Drive  
Petitioner: Dunbar-Minter, LLC  
Representative: Chambliss Engineering, LLC
2. Re-plat: Dunbar-Minter Plat 1 (Unicare) *District*  
Located at 842 Peachtree Street  
Petitioner: Dunbar-Minter, LLC  
Representative: Larry Speaks & Associates

### Miscellaneous:

### Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES  
July 21, 2011**

**Call to Order:**

The regular meeting of the Prattville Planning Commission was held on July 21, 2011. Chairman Roy McAuley called the meeting to order at 3:00 p.m.

**Roll Call:**

The secretary called the roll. Present: Chairman Roy McAuley, Chief Dallis Johnson, Mrs. Paula Carpenter, Mr. Gene Hall, and Mr. Bobby Nelson, Mayor Bill Gillespie, Councilman Ray Boles, Vice-Chairman Reuben Gardner, and Mr. Tim Smith. Absent: None.

*(Quorum present)*

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

**Minutes:**

Mr. Nelson moved to approve the minutes of the April 21, 2011 and June 16, 2011 meetings. Mr. Gardner seconded the motion. The motion to approve passed unanimously.

**Old Business:**

None

**New Business:**

- 1. Re-plat: Glynwood Office Park, Plat 1B**  
**Located at 1831 Glynwood Drive**  
**Petitioner: Dunbar-Minter, LLC**  
**Representative: Chambliss Engineering, LLC**

Replat - Glynwood Office Park 1B: Read by Chairman McAuley, and presented by Clyde Chambliss Engineering, LLC. Location cited at 1831 Glynwood Drive, indication of two existing lots proposed for replatting into one for a new dentist office development, requesting approval. Motion to approve by Councilman Boles, 2<sup>nd</sup> by Mr. Smith. Motion to approve passed unanimously.

- 2. Re-plat: Dunbar-Minter Plat 1 (Unicare)**  
**Located at 842 Peachtree Street**  
**Petitioner: Dunbar-Minter, LLC**  
**Representative: Larry Speaks & Associates**

Replat - Dunbar-Minter Plat 1: read by Chairman McAuley, & presented by Larry Speaks & Associates, Greg Gillian. He explained that the existing lot configuration with 4 lots is proposed for replatting into one for the existing Unicare building expansion located at 842 Peachtree Street, & requested approval. Motion to approve by Mr. Gene Hall, 2<sup>nd</sup> by Vice-Chairman Gardner. Motion to approved passed unanimously.

**3. Final Plat: Legends Park @ HomePlace #5**  
**Located at Legends Court**  
**Petitioner:**  
**Representative: AllSouth Corporation**

Final Plat – “Request add on to the agenda” Legends Park @ HomePlace Plat 5 This plat was requested by the developer representatives, AllSouth. Mr. Joel Duke explained the request for the plat was due to revisions with the previous plat approved by the Planning Commission on June 16, 2011. Resolution was read by Mrs. Carpenter for adding the revised plat, motion by Mr. Bobby Nelson, 2<sup>nd</sup> by Vice-Chairman Gardner. Mr. Duke presented the past actions with the approval by the P. C. Indication was made that since the first plat draft was presented that the lot configuration had been altered by developer & owner. Motion for approval made by Mrs. Carpenter, 2<sup>nd</sup> by Chief Dallis Johnson. Motion to approve passed unanimously.

**Miscellaneous:**

Vice-Chairman Chairman Gardner spoke of any available vacant properties survey. Mr. Duke indicated the coordinated process for updating is included with other ongoing pending project studies with the staff.

**Adjourn:**

Motion made to adjourn by Chairman McAuley.

Prepared by,



George Stathopoulos, Acting Secretary  
Prattville Planning Commission



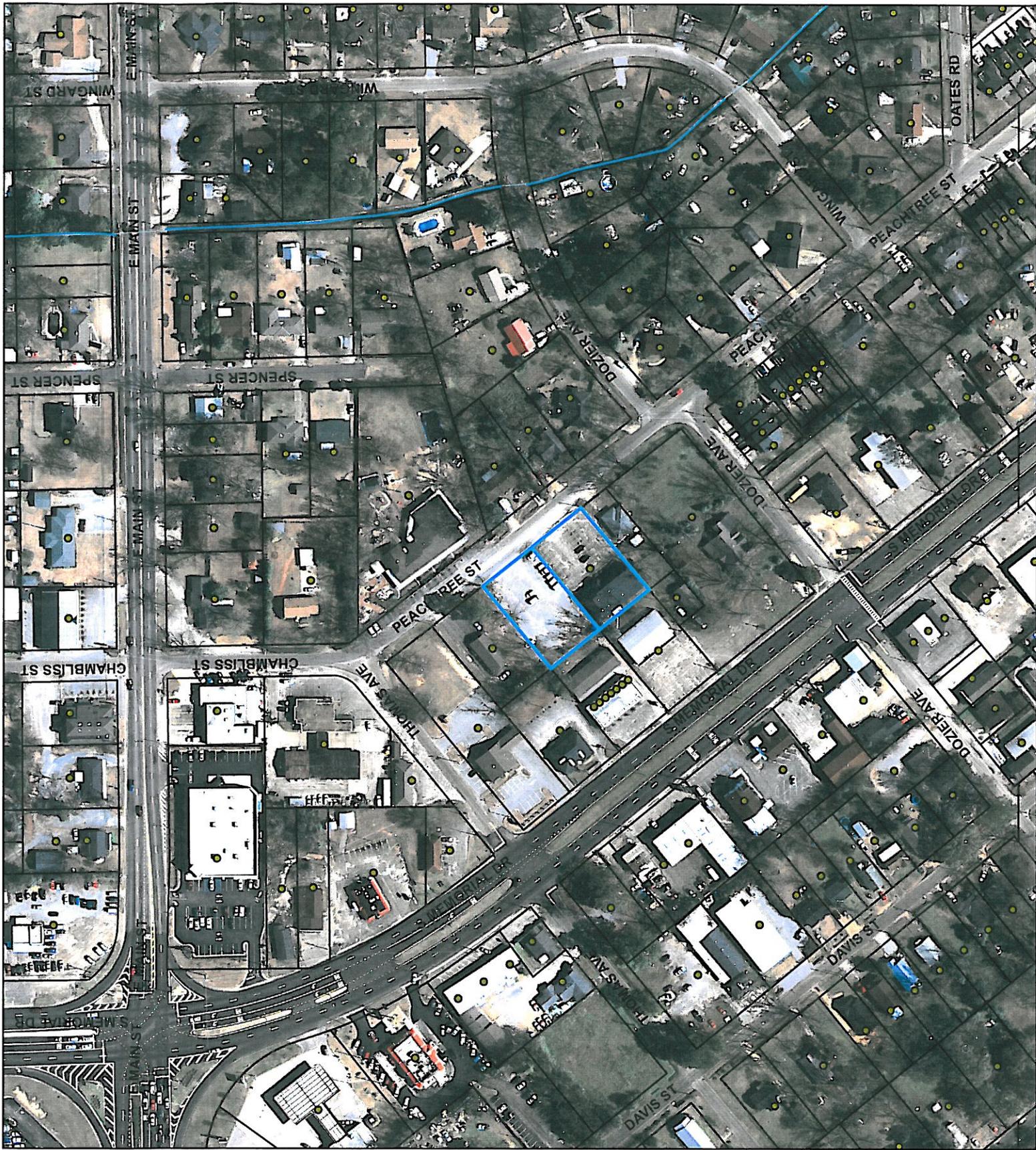
City of Prattville  
 Planning Commission  
 Location Map  
 Glynwood Office Park,  
 Plat 1B

- Legend
- ADDRESS\_POINTS
  - Hydrology - Stream/River
  - Tax Parcel

1 inch = 200 feet





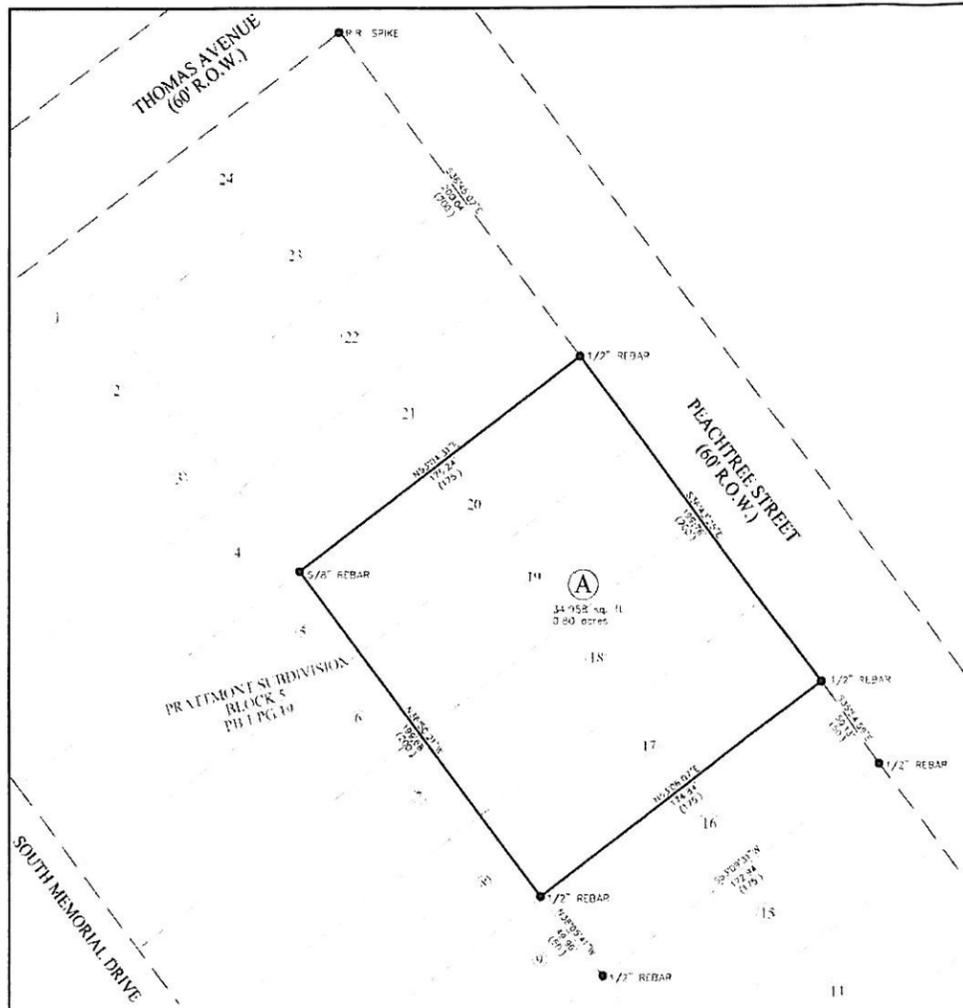


City of Prattville  
 Planning Commission  
 Location Map  
 Dunbar-Minter Plat 1

- Legend
- ADDRESS\_POINTS
  - Hydrology - Stream/River
  - Tax Parcel

1 inch = 200 feet





**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, Gregory M. Gillon, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of Dunbar-Minter L.L.C., an Alabama Limited Liability Corporation, situated in Autauga County, Alabama, Vista and more particularly described as follows:

Lots 17, 18, 19, & 20, Block 5 of Prattmont Subdivision as recorded in Map Book 1 @ Pg 19 in the Office of the Judge of Probate, Autauga County, Alabama.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, length, width and name of the streets, said map further shows the relation to the land so platted to the Government Survey, and that permanent monuments have been placed at point marked thus (a) as hereon shown, and I further certify that all parts of this survey and drawing have been conducted in accordance with the current requirements for the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Gregory M. Gillon  
Alabama Registration No. 16163

**DEDICATION:**

I, John B. Dunbar, as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Dunbar-Minter Plat No. 1, said subdivision lying in Section 15, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

Member \_\_\_\_\_

**ACKNOWLEDGMENT:**

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Dunbar, whose name as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**DEDICATION:**

I, Evelyn M. Dunbar, as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Dunbar-Minter Plat No. 1, said subdivision lying in Section 15, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

Member \_\_\_\_\_

**ACKNOWLEDGMENT:**

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn M. Dunbar, whose name as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**DEDICATION:**

I, Clinton F. Minter, Jr., as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Dunbar-Minter Plat No. 1, said subdivision lying in Section 15, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

Member \_\_\_\_\_

**ACKNOWLEDGMENT:**

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clinton F. Minter, Jr., whose name as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**DEDICATION:**

I, Diana L. Minter, as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Dunbar-Minter Plat No. 1, said subdivision lying in Section 15, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

Member \_\_\_\_\_

**ACKNOWLEDGMENT:**

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diana L. Minter, whose name as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**DEDICATION:**

I, Diana L. Minter, as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Dunbar-Minter Plat No. 1, said subdivision lying in Section 15, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

Member \_\_\_\_\_

**ACKNOWLEDGMENT:**

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diana L. Minter, whose name as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**DEDICATION:**

I, John B. Dunbar, as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Dunbar-Minter Plat No. 1, said subdivision lying in Section 15, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

Member \_\_\_\_\_

**ACKNOWLEDGMENT:**

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John B. Dunbar, whose name as Member, Dunbar-Minter, L.L.C., an Alabama limited liability corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**CERTIFICATE OF APPROVAL  
BY THE AUTAUGA COUNTY HEALTH DEPARTMENT**

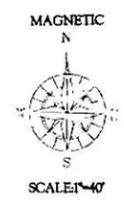
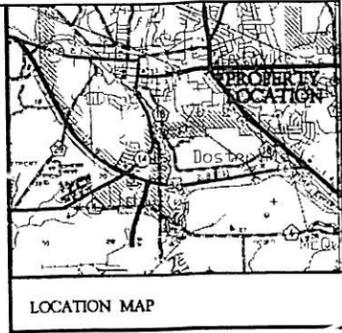
The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Health Officer  
Autauga County, Alabama

**CERTIFICATE OF THE WATER WORKS BOARD**

The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Water Works Board  
Prattville, Alabama



- LEGEND**
- FOUND IRON PIN (3/4" REBAR CAPHEAD) W/ EA-C0017-L5
  - (INSET) FOUND IRON PIN (3/4" REBAR CAPHEAD) W/ EA-C0017-L5
  - PLAT COMPARISON PRATTMON SUBDIVISION PL 1 PG 19

**CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT**

The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Fire Department  
Prattville, Alabama

**CERTIFICATE OF THE CITY ENGINEER**

The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
CITY ENGINEER  
Prattville, Alabama

**CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT**

The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Director of Planning & Development  
Prattville, Alabama

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER**

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_ 2011.

\_\_\_\_\_  
Autauga County Engineer

**OFFICE OF THE JUDGE OF PROBATE**

**STATE OF ALABAMA  
AUTAUGA COUNTY**

I hereby certify that this Plat or Map was filed in this Office this the \_\_\_\_\_ day of \_\_\_\_\_ 2011, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and recorded in Book \_\_\_\_\_ of Plats and Maps, Page \_\_\_\_\_ Recording \_\_\_\_\_ said.

**DUNBAR-MINTER  
PLAT NO. 1  
Prattville, Alabama**



**RESOLUTION**

**Final Plat (Revised)**

**Legends Park at HomePlace #5**

**July 21, 2011**

**Whereas**, Rock Hill, LLC is the owner and developer of Legends Park at HomePlace, Plat 5; and

**Whereas**, the Commission approved the final plat for Legends Park at HomePlace, Plat 5 on June 16, 2011; and

**Whereas**, Rock Hill, LLC has not recorded the approved final plat and has submitted a revision requesting reconsideration by the Planning Commission

**Whereas**, the city departments have reviewed and raised no objection to the submitted revision to Plat 5.

**Now, Therefore, Be It Resolved**, that the City of Prattville Planning Commission hereby approves the revised final plat of Legends Park at HomePlace Plat 5.

**APPROVED:**



---

**Roy McAuley, Chairman**



---

**George Stathopoulos, Acting Secretary**

The motion to approve passed unanimously.  
7/21/11

