



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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## CITY COUNCIL

**WILLIE WOOD, JR.**  
PRESIDENT  
DISTRICT 2

**ALBERT C. STRIPLIN**  
PRESIDENT PRO TEMPORE  
DISTRICT 1

**DENISE B. BROWN**  
DISTRICT 3

**JERRY STARNES**  
DISTRICT 4

**CLYDE CHAMBLISS, JR.**  
DISTRICT 5

**RAY C. BOLES**  
DISTRICT 6

**LORA LEE BOONE**  
DISTRICT 7

## City of Prattville Planning Commission

**The minutes of the July 18, 2013 meeting of the  
City of Prattville Planning Commission were  
approved.**



10/17/13

Reuben Gardner, Chairman

Date

### PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677  
FACSIMILE  
planning.prattvilleal.gov



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## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA July 18, 2013 3:00pm

### Call to Order:

### Roll Call:

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

### Minutes:

June 20, 2013

### Old Business:

None

### New Business:

1. Sketch Plan: Pendlebrook Phase 2 & Glennbrooke Phase 3  
Pendlebrooke Drive  
Owner: Trustmark National Bank/Stone Martin Builders  
Engineer/Representative: Barrett-Simpson, Inc.

*District 3*

### Miscellaneous:

### Adjourn:

## PLANNING & DEVELOPMENT DEPARTMENT

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**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**July 18, 2013**

**Call to order:**

Chairman Reuben Gardner called the meeting to order at 3:04 p.m.

**Roll Call:**

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

***(Quorum present)***

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

**Minutes:**

Mr. McAuley moved to approve the minutes of the June 20, 2013 meeting. Mrs. Carpenter seconded the motion. The motion to approve passed unanimously.

**Old Business:**

None

**New Business:**

- 1. Sketch Plan: Pendlebrooke Phase 2 & Glennbrooke Phase 3  
Pendlebrooke Drive  
Owner: Trustmark National Bank/Stone Martin Builders  
Engineer/Representative: Barrett-Simpson, Inc.**

Mayor Gillespie introduced a resolution recommending approval of the revised sketch Plan Pendlebrooke Phase 2 & Glennbrooke Phase 3 and moved for its approval. Mr. McAuley seconded the motion.

Blake Rice of Barrett-Simpson, Inc., petitioner's representative, presented the revised sketch plan of Pendlebrooke Phase 2 & Glennbrooke Phase 3. He stated that the property previously known as Pendlebrooke Phase 2 had been tied up in bankruptcy and had recently become available for purchase. He stated that Stone Martin Builders was in the process of acquiring it. He stated that the revised sketch would provide a second access to the property. He stated that there would be 25-27 proposed lots to the Pendlebrooke Subdivision to include an amenity lot.

Mr. Duke provided the staff report. He stated that this was the fourth sketch plan submission for this property. He stated that the present sketch plan submitted for this property continues the single-family development. He stated that the street pattern was returned to a curvilinear design containing 103 lots. He stated that the 41 acres that remain after Pendlebrooke, Plat 1 are divided into a small continuation of the Pendlebrooke Subdivision and a larger third phase of the Glennbrooke Subdivision.

The motion to approve passed unanimously.

*Approved 10/17/13*

**Miscellaneous Business:**

Mr. Duke discussed flood insurance rates and map changes. He stated that the maps would be available in the Planning Department.

Chairman Gardner opened the floor for public comments or questions on the sketch plan of Pendlebrooke and Glennbrooke because there were some in attendance for the meeting.

Lee Pittman stated that he was representing Pendlebrooke and had questions about the style of the proposed houses and traffic control on Old Ridge Road.

Cleve Mallory, 2184 Addison Way, had questions about the proposed amenity location and how the proposed and existing Home Owners Association would be affected.

**Adjourn:**

The meeting was adjourned at 3:48 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Prattville Planning Commission

**RESOLUTION**

**Sketch Plan (Revised)**

**Pendlebrooke Phase 2 & Glennbrooke Phase 3 Subdivisions**

**July 18, 2013**

**Whereas**, Trustmark National Bank is the owner of the undeveloped portion of the Pendlebrooke Subdivision; and

**Whereas**, Stone Martin Builders have presented a proposed sketch plan for development of the undeveloped land; and

**Whereas**, the proposed development is located on the west side of Old Ridge Road, south of and adjacent to East Memorial Baptist Church, west of and adjacent to Hollybrooke subdivision, north of existing Glennbrooke Subdivision, Phases 1 & 2; and

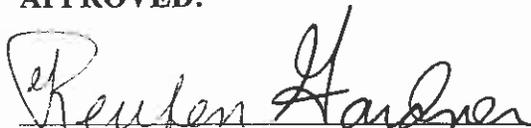
**Whereas**, the proposed development is located inside the city limits; and

**Whereas**, the third revised sketch plan of the proposed development was approved on May 20, 2010; and

**Whereas**, the city department heads have reviewed and commented on the revised sketch plan.

**Now, Therefore, Be It Resolved**, that the City of Prattville Planning Commission hereby approves the submitted revised sketch plan of Pendlebrooke Phase 2 & Glennbrooke Phase 3 Subdivisions.

**APPROVED:**

  
\_\_\_\_\_  
**Reuben Gardner, Chairman**

  
\_\_\_\_\_  
**Alisa Morgan, Secretary**

The motion to approve passed unanimously.  
7/18/13

**CITY OF PRATTVILLE**  
Planning Commission

Planning Department Staff Report



**SKETCH PLAN** Pendlebrooke Subdivision (Revised)  
Pendlebrooke, Phase 2/Glennbrooke, Phase  
3

**DATE** July 16, 2013

**PROPOSED DEVELOPMENT**

**Petitioner:** Stone Martin Builders, LLC  
**Property Owner:** Trustmark National Bank  
**Agent:** Barrett-Simpson, Inc. (Blake Rice)  
**Location:** West side of Old Ridge Road, south of and adjacent to East Memorial Baptist Church. West of and adjacent to Hollybrooke subdivision. North of existing Glennbrooke Subdivision, Phases 1 & 2.

**Development Status and History**

**Submission Status:** Fourth sketch plan submission for this property. First sketch plan and zoning scheme submitted by East Memorial Baptist Church in 2006 was approved by the Commission and rejected by the City Council.

The second sketch plan and zoning scheme was approved by the Commission and Council in the summer of 2007. Sketch plan showed 146 single-family residential lots in R-2 zoning. Initial plat of 49 lots was approved for recording on January 21, 2010.

Third submission maintained single-family zoning and increased the number of lots within the total 60 acres to 211. Streets are modified from a curvilinear design to more of an east/west and north/west oriented grid pattern. Modified sketch plan was submitted in conjunction with a request to change the overall zoning to R-3 and R-5.

The present sketch plan submission for this property continues the single-family development. The street pattern is returned to a curvilinear design containing 103 lots. The 41 acres that remain after Pendlebrooke, Plat 1 are divided into a small continuation of the Pendlebrooke

Subdivision and a larger third phase of the Glennbrooke Subdivision.

*Previous Approvals:*

First sketch plan and rezoning to R-2/R-4 approved by Commission in November 2006. Rezoning rejected by City Council.

Second sketch plan and rezoning to R-2 approved by Commission and City Council in the summer of 2007.

Third sketch plan and rezoning to R-3 and R-5 approved by the Commission and City Council in the summer of 2010.

*Conditions of Previous Approvals:*

Adjustments to the third sketch plan added stub streets to west and south and reserved approximately 4 acres for a public park in the southwestern corner of the property.

**Property Configuration**

*Acreage:*

41.20 acres

*Proposed Number of Lots and Configuration:*

Revised sketch plan shows 103 single-family lots. Lots are configured around an extension of Pendlebrooke Drive west from the existing Pendlebrooke plat and an extension of Sydney Drive north from the existing Glennbrooke, Plat 2. Twenty 26 lots with typical dimensions of 65' x 135' are proposed to finish out the Pendlebrooke subdivision. Seventy-seven lots with typical dimensions of 85' x 150' are proposed for the 2/3 of the property to be developed as Phase 3 of Glennbrooke subdivision.

*Proposed Use:*

Single-family residential on 65' and 85' wide lots

*Current Zoning:*

R-3 Single-family residential  
Minimum 7,500 square foot lot, Minimum width: 65'  
Minimum Yard Setbacks: Front - 25', Rear - 30', Side - 6' one side/8' on the other

R-5 Single-family residential  
Minimum 4,000 square foot lot, Minimum width: 40'  
Minimum Yard Setbacks: Front - 20', Rear - 15', Side - 5' on one side

*Required Zoning:*

The presented sketch plan is permitted within the existing zoning boundaries.

*Surrounding Developments and Uses:* North: East Memorial Baptist Church/East Memorial Christian Academy  
South: Glennbrooke subdivision, Phases 1 and 2 containing single-family residential in R-3 and R-5 zoning districts.  
East: Hollybrooke Subdivision  
West: vacant 270 acres currently used for agriculture. The property was recently presented and approved as the sketch plan for future phases of Glennbrooke Subdivision.

*Street Extensions or New Streets:* The proposed sketch plan changes from the grid pattern with three east/west streets and two north/south streets to a more curvilinear and central street pattern offered in earlier sketch plans (see Attachment 4). In addition to extensions of Pendlebrooke Drive and Sydney Drive, the sketch presents two new 50' right-of-way streets. The street system connects the subdivision to the west and the south.

*Water and Sewer:* Adequate potable water service is available to the site from the Prattville Water Works Board. Mains have been extended into the site with construction of existing phases of Pendlebrooke and Glennbrooke subdivisions.  
City of Prattville sanitary sewer mains have been extended into the property during the construction of existing phases of Pendlebrooke and Glennbrooke subdivision. Sufficient capacity exists for the proposed sketch plan.

*Unique Features:* None.

**PLANNING STAFF EVALUATION**

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

**Site Visits Conducted:** July 16, 2013

**Recommendation:** Approval

**Staff Comments:**

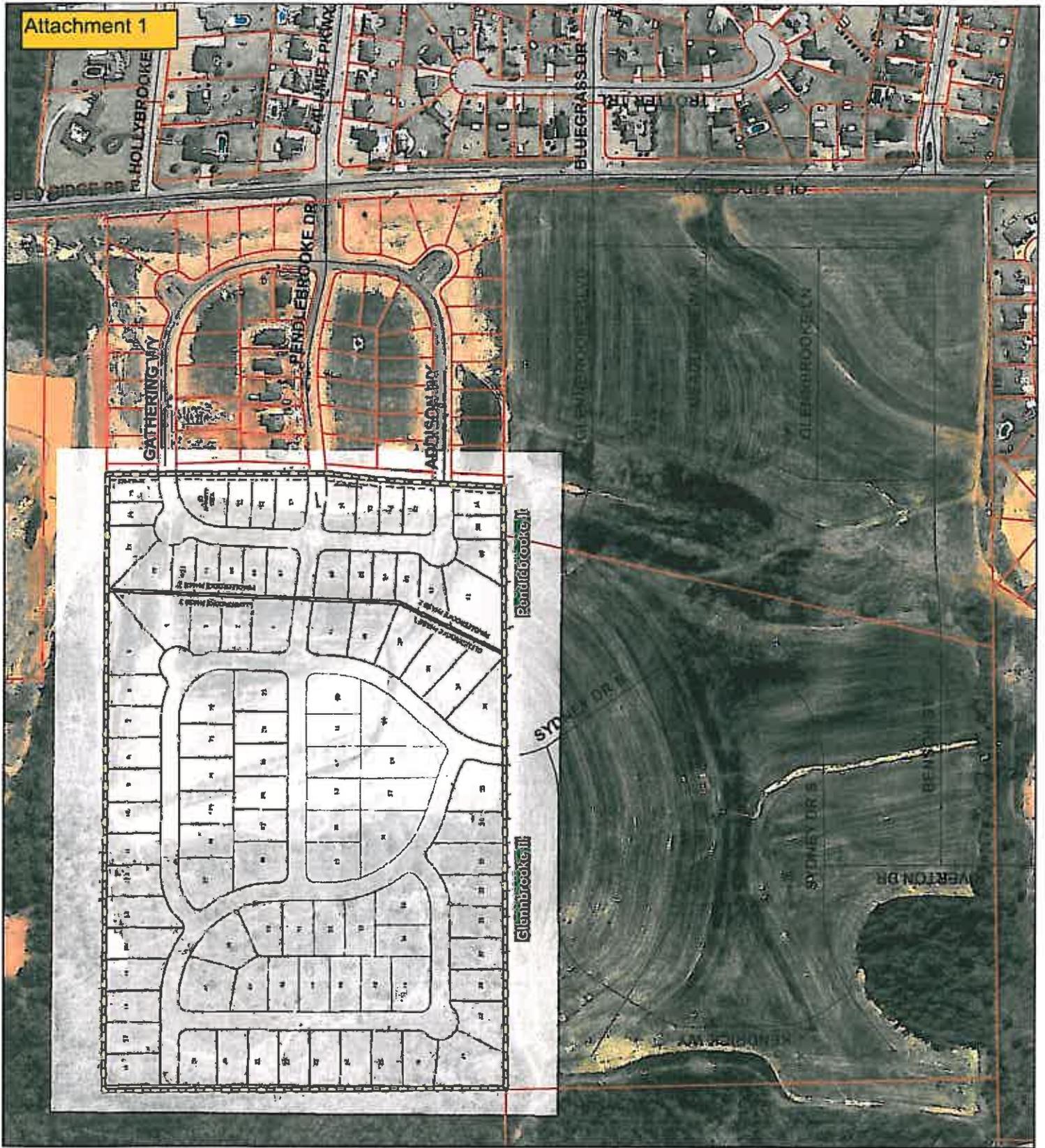
The presented sketch plan is consistent with the existing zoning designation, the Comprehensive Plan and approved sketch plans for the adjacent properties. The sketch plan removes park property approved in the 2010 version; however replacement property has been approved in the sketch plan for the adjacent Avant/Stone-Martin property.

### **COMMENTS FROM OTHER CITY DEPARTMENTS**

See Comment Letter – Attachment 5.

### **ATTACHMENTS**

1. Location Map
2. Zoning Map
3. Proposed Sketch Plan
4. Previous Sketch Plan – Approved May 2010
5. Staff Review Comment Letter – July 12, 2013



CITY OF PRATTVILLE, AL

Glennbrooke  
Subdivision  
Phase 3

Pendlebrooke  
Subdivision  
Phase 2

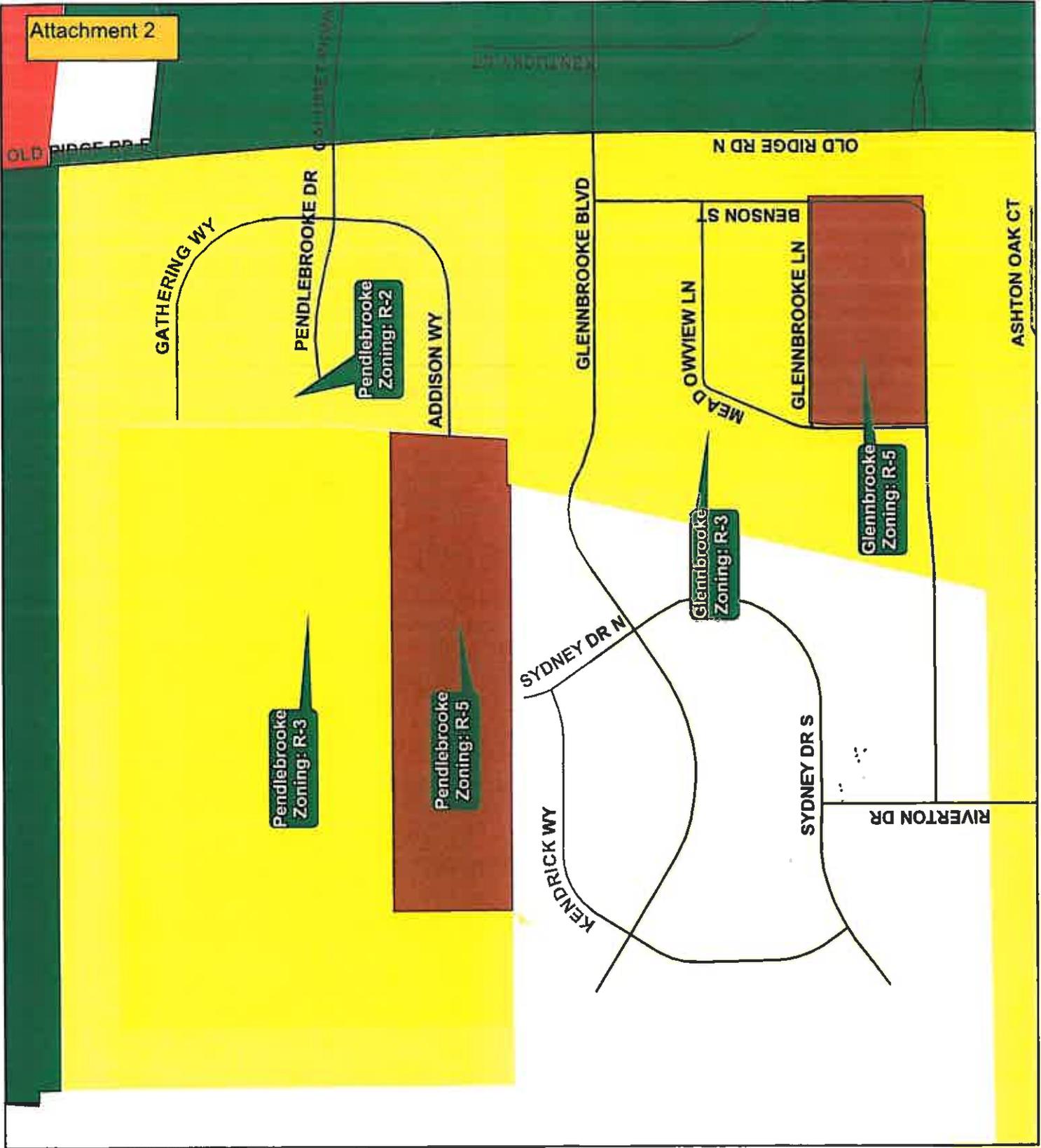
Sketch Plan



— STREETS

□ TAX PARCEL





CITY OF PRATTVILLE, AL

Pendlebrooke Phase 2



STREETS	
ZONING	
R-1	
R-2	
R-3	
R-4	
R-5	
R-6	
RD-1	
B-1	
B-2	
B-3	
B-4	
M-1	
M-2	
O-1	
T-1	
T-2	
T-3	
P.U.D.	
F.A.R.	







SKY IS THE LIMIT  
HOMES, INC.  
PENDLEBROOKE S/D  
PHASE II

PHASE II  
PENDLEBROOKE S/D  
HOMES, INC.  
SKY IS THE LIMIT

DATE: 07/20/10  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
APPROVED BY: [Name]

OVERALL LOT  
LAYOUT

10-0045  
20 JULY 2010

C2



EAST MEMORIAL BAPTIST CHURCH  
425 DREW AVENUE  
PRATTVILLE, AL 36068

**NOTICE TO CONTRACTORS**

CALL BEFORE YOU DIG

**Alabama Call**

LOCATION REQUEST: 1-800-887-8833

8000 (CONSUMER)

GRAPHIC SCALE  
1 inch = 40 feet

**GENERAL NOTES:**

1. THE PORTLAND CEMENT CONCRETE SHALL BE MIXED TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS FOR PORTLAND CEMENT CONCRETE, PART 05 20 00, SECTION 05 20 00-1.00, AND SHALL BE PLACED AND FINISHED AS SHOWN ON THE DRAWINGS.

2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE AGENCIES.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND ALL APPLICABLE AGENCIES.

5. ALL NECESSARY MAJOR CHANGES SHALL BE APPROVED BY THE ARCHITECT AND THE ENGINEER BEFORE CONSTRUCTION BEGINS.

LARRY A DAVIS  
1700 FAIRVIEW AVE  
PRATTVILLE, AL 36068

PLAN  
45520  
3 1/2 DC



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**LORA LEE BOONE**  
DISTRICT 7

July 12, 2013

Blake Rice  
Barrett-Simpson, Inc.  
223 South 9<sup>th</sup> Street  
Opelika, AL 36801

RE: Prattville Revised Sketch Plan Review #130046  
Pendlebrooke Phase 2 & Glennbrooke Phase 3 Sketch

Dear Blake:

The revised subdivision Sketch for the Pendlebrooke Phase 2 & Glennbrooke Phase 3 plat has been reviewed by the city departments with the following comments:

**PLANNING DEPARTMENT:**

(Note: Comments for consideration with preliminary plat.)

1. Verify storm water design at pond north of property designed and built to provide detention. Verify design against Jarvis 2009 design and storm water calculations.
2. Consider connection (pedestrian/bike) to the East Memorial Baptist property.

**ENGINEERING DEPARTMENT:**

1. Need to show the proposed traffic control and calming plan.

**FIRE DEPARTMENT:**

1. Provide the proposed fire hydrant locations.

These items noted above need to be addressed with revised plans (3 sets) submitted. Please note the amendment date on all specific sheets and cover sheets. If I can be of further assistance, please do not hesitate to contact me at (334) 361-3613.

Sincerely,

George Stathopoulos  
Senior Planner

**PLANNING & DEVELOPMENT DEPARTMENT**

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677 FACSIMILE  
planning.prattvilleal.gov

Name

1. Lee Pittman
2. Cleve Mallory  
↳ cleveVA@gmail.com

Address

2184 Addison Way, Prattville 36066