



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## 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 May 15, 2014 meeting of the  
City of Prattville Planning Commission were  
approved.

7/24/14

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Tim Smith, Chairman

Date

### PLANNING & DEVELOPMENT DEPARTMENT

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



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

## CITY COUNCIL

WILLIE WOOD, JR.      ALBERT C. STRIPLIN      DENISE B. BROWN      JERRY STARNES      CLYDE CHAMBLISS, JR.      RAY C. BOLES      LORA LEE BOONE  
PRESIDENT      PRESIDENT PRO TEMPORE      DISTRICT 3      DISTRICT 4      DISTRICT 5      DISTRICT 6      DISTRICT 7  
DISTRICT 2      DISTRICT 1

## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA May 15, 2014 3:00pm

### Call to Order:

### Roll Call:

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

### Minutes:

March 20, 2014 and April 17, 2014

### Old Business:

1. Rezoning: B-2 (General Business) & R-5 (Patio Garden Homes) to R-4 (Multi Family)  
Location: McQueen Smith Road and Cobbs Ford Road  
Petitioner: MHL, Inc.

*Held  
District 5*

### New Business:

2. Rezoning: FAR (Forest, Agricultural, Recreation) to B-2 (General Business)  
Location: Corner of Hwy. 82 West and Golson Road  
Owner: Larry R. Gentry, Evelyn Rhodes, and Marvin Gentry  
Representatives: The Broadway Group, LLC

*Public Hearing  
District 1*

3. Preliminary Plat: Gentry Plat 1  
Location: Southeast corner of Golson Road and Hwy. 82 West  
Owners: Marvin Gentry, Larry Gentry and Evelyn Rhodes  
Representative: The Broadway Group, LLC

*Public Hearing  
District 1*

4. Rezoning: R-2 (Single Family Residential) to R-3 (Single Family Residential)  
Location: End of Honeysuckle Drive  
Owner: Melanie Chambliss  
Representative: Goodwyn, Mills & Cawood, Inc.

*Public Hearing  
District 6*

5. Sketch Plan: Midtown Oaks Subdivision  
Location: Honeysuckle Drive, George Drive & Sunset Drive  
Owner: George T. Goodwyn, Jr.  
Representative: Goodwyn, Mills & Cawood, Inc.

*District 6*

6. Preliminary Plat: Pigg Enterprises Plat 1  
Location: 1183 South Memorial Drive  
Owner: Pigg Enterprises, LLC  
Representative: Prattville Land Surveying

*Public Hearing  
District 6*

7. Final Plat: Pigg Enterprises Plat 1  
Location: 1183 South Memorial Drive  
Owner: Pigg Enterprises, LLC  
Representative: Prattville Land Surveying

*District 6*

8. Final Plat: Glennbrooke Subdivision Plat 3B  
Location: Pendlebrooke Drive & Barkley Street  
Owner: Stone Martin Builders, LLC  
Representative: Barrett Simpson, Inc.

*District 3*

9. Re-Plat: Guardian Credit Union Plat 1  
Location: East Main Street at Prattville East Shopping Center  
Owner: Florida Concepts  
Representative: Flowers & White Engineering, LLC

*District 5*

### Miscellaneous:

### Adjourn:

## PLANNING & DEVELOPMENT DEPARTMENT

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**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**May 15, 2014**

**Call to order:**

Chairman Tim Smith called the meeting to order at 3:01 p.m.

**Roll Call:**

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

***(Quorum present)***

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

**Minutes:**

None

**Old Business:**

- 1. Rezoning: B-2 (General Business) & R-5 (Patio Garden Homes) to R-4 (Multi Family)  
Location: McQueen Smith Road and Cobbs Ford Road  
Petitioner: MHL, Inc.**

Mr. McAuley moved to bring the rezoning request of MHL, Inc. to the floor for discussion. Mr. Gardner seconded the motion.

At the petitioner's wish to withdraw the rezoning request (letter made part of the minutes), Mr. McAuley moved to remove the item from the agenda. Mr. Gardner seconded the motion.

The motion passed unanimously.

**New Business:**

- 2. Rezoning: FAR (Forest, Agricultural, Recreation) to B-2 (General Business)  
Location: Corner of Hwy. 82 West and Golson Road  
Owner: Larry R. Gentry, Evelyn Rhodes, and Marvin Gentry  
Representatives: The Broadway Group, LLC**

Page Lewis of The Broadway Group, LLC, petitioner's representative, presented the rezoning requests for property at the corner of Highway 82 west and Golson Road. She stated that the proposed use of the property was for a retail store.

Chairman Smith opened the public hearing.

Larry Gentry, owner of property of proposed rezoning spoke in favor of the request.

Mrs. Carpenter introduced a resolution recommending approval of the rezoning of property at the corner of Highway 82 west and Golson Road from FAR to B-2 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke presented the staff report. He stated that the proposed rezoning of B-2 was inconsistent with the Prattville Comprehensive Plan. He stated that there were no other plans for the larger 127 acre tract. He stated that the primary access was not planned to come off Highway 82 but off Golson Road. He stated that the access needed to be a certain distance away from the future right of way.

Ms. Lewis stated that they designed their site plans by city requirements. She stated that the driveway was 230' from the right of way.

The motion to approve passed unanimously.

**3. Preliminary Plat: Gentry Plat 1**

**Location: Southeast corner of Golson Road and Hwy. 82 West**

**Owners: Marvin Gentry, Larry Gentry and Evelyn Rhodes**

**Representative: The Broadway Group, LLC**

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

Mr. Gardner introduced a resolution recommending the approval of the preliminary plat of Gentry Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

**4. Rezoning: R-2 (Single Family Residential) to R-3 (Single Family Residential)**

**Location: End of Honeysuckle Drive**

**Owner: Melanie Chambliss**

**Representative: Goodwyn, Mills & Cawood, Inc.**

Brian McBrayer of Goodwyn, Mills and Cawood, Inc., petitioner's representative, introduced the rezoning request of property at the end of Honeysuckle Drive.

Mr. Duke provided the staff report for the rezoning of property located at the southern end of Honeysuckle Drive and western end of Sunset Drive. He stated that the sketch plan for the proposed property plans for 88 lots single family residential which increases the density above the existing sketch plan. He stated that R-2 zoning requires 75' at the minimum width at building line and R-3 requires 60' minimum width at building line.

He stated that the Chairman Smith opened the public hearing.

The following public comments were offered by adjacent property owners and concerned citizens who spoke in opposition to the rezoning request. The comments may be summarized as concern for the effect the proposed development would have on traffic congestion.

Jimmy Cherry, 709 Stonewall Drive  
Robert Lloyd, 1103 Honeysuckle Drive  
James Waldrope, 707 Stonewall Drive  
James Fuller, 104 Danya Drive  
Kevin Karr, 1025 Gaddis Avenue  
Virginia Beck, 115 Danya Drive

George Goodwyn, developer of the proposed property, stated the development would improve traffic flow with new road connectivity. He stated that the revised sketch plan shows modification to proposed phasing and street alignment/connections.

Mr. Duke stated that the city supports the development with the street interconnectivity.

The public hearing was closed.

Mayor Gillespie introduced a resolution recommending the approval of the rezoning of property located at the end of Honeysuckle Drive and moved for its approval. Mr. Gardner seconded the motion.

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

- 5. Sketch Plan: Midtown Oaks Subdivision**  
**Location: Honeysuckle Drive, George Drive & Sunset Drive**  
**Owner: George T. Goodwyn, Jr.**  
**Representative: Goodwyn, Mills & Cawood, Inc.**

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

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

- 6. Preliminary Plat: Pigg Enterprises Plat 1**  
**Location: 1183 South Memorial Drive**  
**Owner: Pigg Enterprises, LLC**  
**Representative: Prattville Land Surveying**

Jessica Pigg presented the preliminary plat for Pigg Enterprises Plat 1. She stated that adjustments were made to the property line.

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

Mr. Nelson introduced a resolution recommending the approval of the preliminary plat of Pigg Enterprises Plat 1 and moved for its approval. Mrs. Carpenter seconded the motion.

The motion to approve passed unanimously.

- 7. Final Plat: Pigg Enterprises Plat 1**  
**Location: 1183 South Memorial Drive**  
**Owner: Pigg Enterprises, LLC**  
**Representative: Prattville Land Surveying**

Chief Johnson introduced a resolution recommending the approval of the final plat of Pigg Enterprises Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

- 8. Final Plat: Glennbrooke Subdivision Plat 3B**  
**Location: Pendlebrooke Drive & Barkley Street**  
**Owner: Stone Martin Builders, LLC**  
**Representative: Barrett Simpson, Inc.**

Mr. Hall introduced a resolution recommending approval of the Glennbrooke Subdivision Plat 3B and moved for its approval. Mr. Gardner seconded the motion.

Mr. Duke stated that the subdivision was substantially complete and recommended approval.

The motion to approve passed unanimously.

- 9. Re-Plat: Guardian Credit Union Plat 1**  
**Location: East Main Street at Prattville East Shopping Center**  
**Owner: Florida Concepts**  
**Representative: Flowers & White Engineering, LLC**

Ken White, Jr. of Flowers & White Engineering, LLC, petitioner's representative, introduced the replat to approve the re-plat of an existing plat for the Guardian Credit Union Plat 1. He stated that the property was located to the west of the existing Burger King off East Main Street.

Mr. Duke asked that that if approval was granted that it be granted conditional to staff making adjustment of lot lines within reason once site plan is reviewed.

Tom Corbit, petitioner, stated that they had no plans to move the lot lines. He stated that the adjustment will be made to the site plan to fit the proposed lot layout.

Mr. McAuley moved to approve the re-plat of Guardian Credit Union Plat 1 as proposed. Mr. Gardner seconded the motion.

The motion to approve passed unanimously.

**Miscellaneous Business:**

**Adjourn:**

The meeting was adjourned at 4:28 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Prattville Planning Commission



# CITY OF PRATTVILLE

BILL GILLESPIE, JR.  
MAYOR

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RAY C. BOLES  
DISTRICT 6

LORA LEE BOONE  
DISTRICT 7

## MEMORANDUM

**DATE:** May 13, 2014  
**TO:** Prattville Planning Commission  
**FROM:** Joel T. Duke, City Planner  
**RE:** May 15, 2014 - Agenda

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Please accept this memorandum as the Planning Department staff report for items on the May 15, 2014 agenda.

- 1. Rezoning - B-2 & R-5 to R-4, Pecan Ridge Subdivision, MHL, Inc. Petitioner:** A request from the MHL, Inc. was received on May 12, 2014 requesting withdrawal of their application for rezoning. Recommend removing the held motion on the floor from consideration by way of a substitute motion to remove the item from the agenda.
- 2. Rezoning – FAR to B-2, General Business – Gentry Property – SE corner of Golson Road and U.S. Highway 82:** Please see the staff report for Re-Zoning Case RZ-2014-03.
- 3. Preliminary Plat – Gentry Property, Plat 1 – SE corner of Golson Road and U.S. Highway 82:** Please see the staff report for Re-Zoning Case RZ-2014-03.
- 4. Rezoning – R-2, Single-family Residential to R-3, Single-family Residential – Chambliss Property - South end of Honeysuckle Drive:** See attached staff report.
- 5. Sketch Plan – Midtown Oaks Subdivision, South end of Honeysuckle Drive:** See attached staff report.
- 6. Preliminary Plat: Pigg Enterprises, Plat 1:** Pigg Enterprises located at 1183 S. Memorial Drive recently completed an addition to their office building. The new building straddled an existing property line. The submitted plat will shift the property line placing the modified structure within a single lot. No infrastructure is involved with the plat. Since the property is not a part an existing subdivision, both preliminary and final approval is required. **Staff Recommendation: Approval.**

Planning & Development Department

7. **Final Plat: Pigg Enterprises, Plat 1:** Please see discussion for Item 6. **Staff Recommendation: Approval.**
8. **Final Plat: Glennbrooke Subdivision, Plat 3B:** Stone Martin Builders has completed a twenty lot final plat of the preliminary approved on August 15, 2013. The plat meets the city substantial completion requirements. **Staff Recommendation: Approval.**
9. **Re-plat: Guardian Credit Union, Plat 1 – Adjacent to Burger King – East Main Street:** Guardian Credit Union proposes to purchase a .57 acre lot within the existing Prattville East Commercial, Plat 5 subdivision. Division of the lot requires a re-platting of the subdivision. Subdivision has been presented for approval ahead of site development plan. The plat may require a different configuration to comply with review comments and instructions from city departments. **Staff Recommendation: Approval with condition that plat be held until site plan approval is obtained.**

**Miscellaneous Items:**

1. **College Heights/Martin Luther King Drive Neighborhood Study:** The City of Prattville recently received a Community Development Block Grant from the Alabama Department of Economic and Community Affairs to conduct a neighborhood study in the College Heights area along Martin Luther King Drive. The Planning Department recently issued a Request for Qualifications in order to select a consultant to guide this planning process. I will present additional information concern the planning process and the Commission's role during your Thursday meeting.
2. **Wastewater System Work Session:** I request that the Commission consider setting aside time in the near future for a work session. The primary topic of the session will be city's wastewater treatment system, its operation, and its current and future needs.

If you have any questions concerning these items, please do not hesitate to contact me.

Prattville Planning Commission

Speaker Sign-In Sheet

5/15/14

3:00 p.m.

Name	Address
1. Marwin Gentry	1267 Adell St Prville
2. Paige Lewis, Representative	132 Holmes Ave. Huntsville 35801
3. Jimmy N. Cherry	
4. ROBERT W. LLOYD	1103 HONEY SUCKLE PN
5. James Waldrop	707 Stonegate Dr
6. JAMES FULLER	104 DANYA DR
7. KEVIN R. KARR	1025 GADDIS AVE (PARENTS LIVE @ 104 DANYA DR)
8. George Goodwyn Jr	2939 Chestnut St Montgomery
9. Virginia Beck	115 Danya Dr.
10. JESSICA Pigg	1505 Trolley Rd Prattville, Al. 36061
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	

## Morgan, Alisa

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**From:** Duke, Joel  
**Sent:** Tuesday, May 13, 2014 9:06 PM  
**To:** Kevin Buckner  
**Cc:** Morgan, Alisa  
**Subject:** RE: Rezoning Request

Mr. Buckner,

Your request has been received and forwarded to the Planning Commission Secretary. Due to your withdrawal, the Commission sub-committee meeting scheduled for tomorrow afternoon has been cancelled.

Your re-zoning application will remain on the Commission agenda for May 15, 2014 until removed by a motion during the meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Joel T. Duke, AICP  
City Planner | City of Prattville Alabama  
102 West Main Street | Prattville, AL 36067  
334 595 0501 | FAX 334 361 3677  
[www.prattvilleal.gov](http://www.prattvilleal.gov)  
[joel.duke@prattvilleal.gov](mailto:joel.duke@prattvilleal.gov)

**From:** Kevin Buckner [<mailto:kbuckner@tbgresidential.com>]  
**Sent:** Monday, May 12, 2014 4:25 PM  
**To:** Chambliss, Clyde; Duke, Joel  
**Subject:** Rezoning Request

**Fom:** Kevin Buckner  
**Sent:** Monday, May 12, 2014 5:21 PM  
**To:** 'joel.duke@prattvilleal.gov'  
**Cc:** 'clyde.chambliss@prattville.gov'; Scott Harris ([scott.harris@aronov.com](mailto:scott.harris@aronov.com))  
**Subject:** Rezoning Request

Joel –

We appreciate your effort in helping us with our rezoning request. At this time please be advised that have decided to withdraw our application.

If you have any questions please do not hesitate to call me.

Sincerely,

Kevin Buckner

Kevin Buckner  
TBG Residential  
3825 Paces Walk, SE  
Suite 100

**RESOLUTION**

**Rezoning Request FAR to B-2**

**Corner of Highway 82 West and Golson Road**

**The Broadway Group, LLC, Petitioner**

**May 15, 2014**

**Whereas,** The Broadway Group, LLC has placed the subject property under contract and applied for rezoning of the property described in Attachment A and shown in Attachment B; and

**Whereas,** Larry R. Gentry, Evelyn Rhodes, and Marvin Gentry are the owners of the property; and

**Whereas,** the property to be rezoned is located inside the city limits in the southeast corner of the intersection of Highway 82 west and Golson Road; and

**Whereas,** the petitioner wishes to rezone the property from FAR, Forest, Agriculture and Recreation to B-2, General Business; and

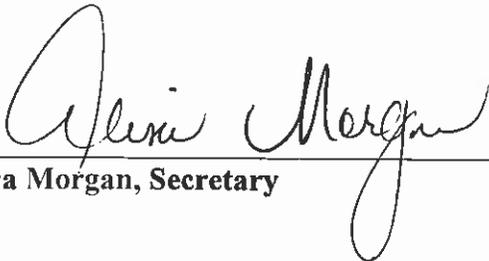
**Whereas,** a public hearing on the proposed zoning was held by the Prattville Planning Commission on May 15, 2014.

**Now, Therefore, Be it Resolved,** that the City of Prattville Planning Commission hereby recommends the rezoning of said property from FAR to B-2.

**APPROVED:**



**Tim Smith, Chairman**



**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.  
5/15/14**

**Attachment A  
Legal Description**

**Gentry Property  
Rezoning Request FAR to B-2  
Legal Description**

**STATE OF ALABAMA  
AUTAUGA COUNTY**

**Proposed B-2 Zoning  
LEGAL DESCRIPTION FOR SUBJECT PROPERTY**

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 15 EAST, AUTAUGA COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A 1-INCH OPEN TOP PIPE MARKING THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 15 EAST, AUTAUGA COUNTY, ALABAMA; THENCE NORTH 1 DEGREE 0 MINUTES 11 SECONDS WEST A DISTANCE OF 1,821.29 FEET TO A 1-INCH CRIMP TOP PIPE; THENCE NORTH 1 DEGREE 51 MINUTES 17 SECONDS WEST A DISTANCE OF 369.83 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED CA451LS) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE NORTH 63 DEGREES 11 MINUTES 18 SECONDS WEST A DISTANCE OF 459.34 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED CA451LS) LOCATED ON THE EAST RIGHT-OF-WAY MARGIN OF GOLSON ROAD / COUNTY ROAD 47 (80 FOOT RIGHT-OF-WAY); THENCE ALONG SAID MARGIN NORTH 24 DEGREES 50 MINUTES 52 SECONDS EAST A DISTANCE OF 206.33 FEET TO A CONCRETE MONUMENT; THENCE ALONG A RIGHT-OF-WAY FLARE NORTH 72 DEGREES 43 MINUTES 15 SECONDS EAST A DISTANCE OF 134.33 FEET TO A CONCRETE MONUMENT LOCATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY 82 (248 FOOT RIGHT-OF-WAY); THENCE ALONG SAID MARGIN AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 5,898.51 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 41 MINUTES 27 SECONDS EAST 205.38 FEET; THENCE LEAVING SAID MARGIN SOUTH 2 DEGREES 47 MINUTES 22 SECONDS EAST A DISTANCE OF 200.01 FEET TO A 2-INCH OPEN TOP PIPE; THENCE SOUTH 1 DEGREE 51 MINUTES 17 SECONDS EAST A DISTANCE OF 137.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.50 ACRES MORE OR LESS.

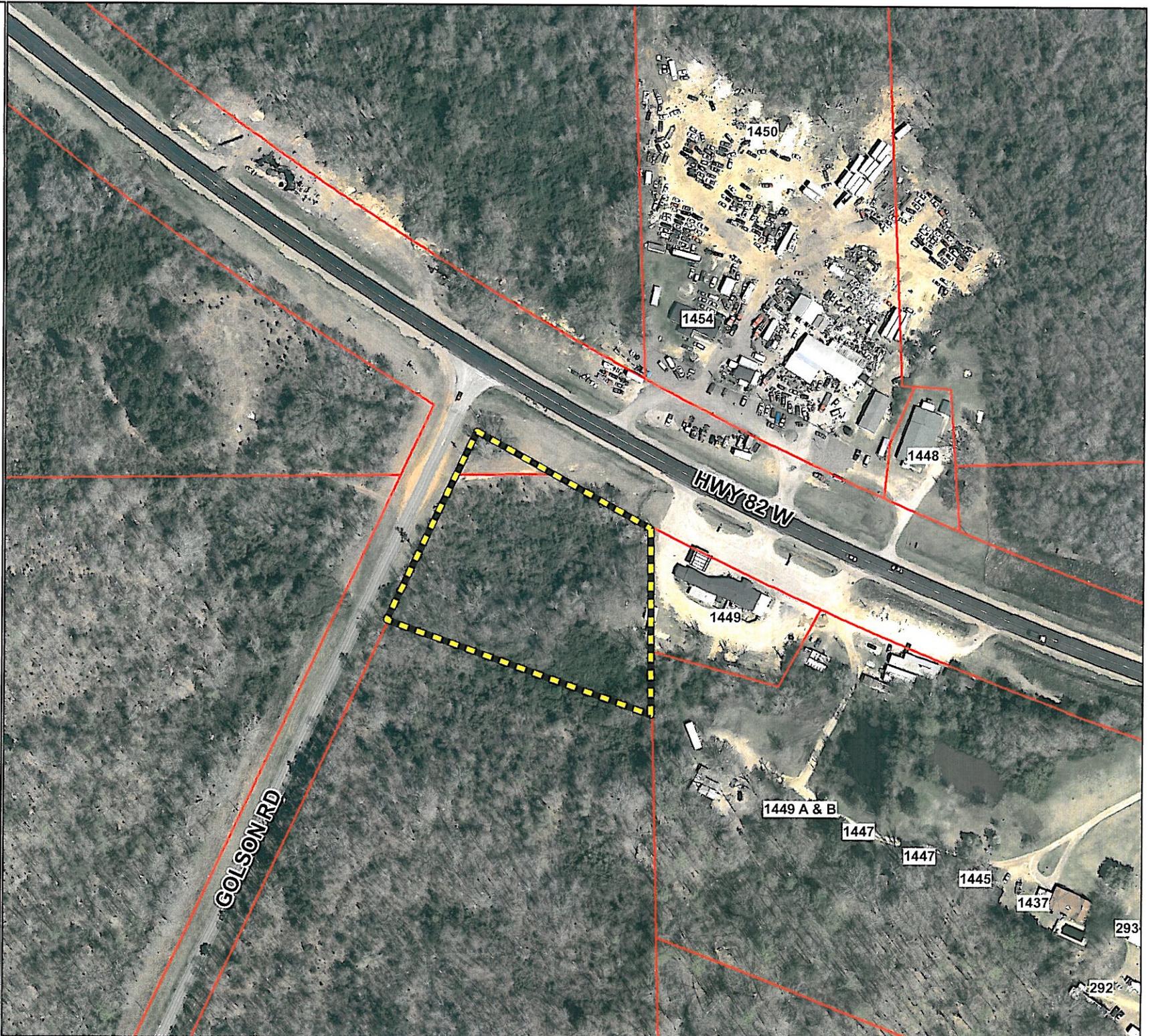
CITY OF  
PRATTVILLE, AL

S.E. Corner of  
Intersection  
Hwy 82 West &  
Golson Rd

Tax Parcel I.D.  
18010200000070000  
18011100000010000



— STREETS  
□ TAX PARCELS



# CITY OF PRATTVILLE

## Planning Commission

### Planning Department Staff Report

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#### **REZONING APPLICATION**

Gentry Property – Southeast corner of the Golson Road/U.S. 82 intersection

Rezoning – RZ-2014-03

#### **DATE**

May 13, 2014

#### **PROPOSED DEVELOPMENT**

##### **Petitioner:**

The Broadway Group, LLC

##### **Property Owner:**

Larry Gentry, Evelyn Rhodes, and Marvin Gentry

##### **Agent:**

The Broadway Group, LLC

##### **Location:**

Southeast corner of the Golson Road/U.S. 82 intersection. Please see Attachment 1.

#### **Development Status and History**

##### *Submission Status:*

Request to rezone 2.5 acres from FAR, Forest, Agriculture, Recreation to B-2, General Business. The applicant has also submitted a subdivision request to divide the 2.5 acres out of an existing 127.78 tract. The parent property surrounds all corners of the Golson Road/U.S. 82 intersection and extends southward along Golson Road approximately 2,200 feet. The parent and subject tracts are shown on Attachment 1.

Applicant has indicated, and presented the Planning Department with plans for, use of the site for a single occupant retail center.

##### *Previous Approvals:*

No previous development on the subject or parent tract.

##### *Conditions of Previous Approvals:*

N/A.

#### **Property Configuration**

##### *Acreage:*

2.5 acres

*Proposed Number of Lots and Configuration:*

Proposing a single lot with access to Golson Road

*Proposed Uses:*

Commercial use – retail store

*Consistency with Adopted Future Land Use Plan*

The Future Land Plan/Map in Section 2.2 of the Prattville Comprehensive Plan adopted by the Planning Commission on January 21, 2010 shows the subject property as Low Density Residential. The requested zoning of B-2, General Business is inconsistent with the adopted plan. The future land use is discussed further in the staff comments.

*Current Zoning:*

FAR. Forest, Agriculture, Recreation.

Permitted Uses: General and specialized farming, forestry and agricultural uses, except commercial feed lots; roadside stands for the sale of produce raised on the farm premises. Conservation areas and structures for the development, protection, preservation and conservation of open space, watersheds, water, soil, forest and wildlife resources. Parks, playgrounds, play fields, general recreation facilities, golf courses and clubhouses. Single-family detached dwellings. Accessory structures or use customarily incidental to any of the aforementioned permitted uses. Home occupations only in accordance with the provisions specified in Article 6

*Required Zoning:*

The proposed retail commercial use may be accommodated by the B-1, B-2, B-3 district classifications. The applicant selected B-2, General Business.

Permitted Uses in B-2 Districts: Any retail or wholesale business or service not specifically restricted or prohibited. Major auto repair; funeral homes; places of amusement and assembly; business recycling facilities, community recycling facilities and community recycling receptacles; any use permitted in a B-1 Local Shopping District.

*Surrounding Developments and Uses:*

North: Vacant parcel in the city limits – zoned FAR. Outside the city limits – automobile salvage yard. Majority of property north of U.S. 82 is located in the Autauga Creek floodplain.

South: Vacant, undeveloped portions of parent 127 acres – zoned FAR

East: Mixture of small retail commercial, larger lot single-family residential and manufactured housing. Area is outside the city limits and un-zoned.

West: Vacant, undeveloped portions of parent 127 acres – zoned FAR

*Street Extensions or New Streets:*

None proposed

*Water and Sewer:*

Adequate potable water service is available to the site from the Prattville Water Works Board. Mains are available for connection on Golson Road and U.S. 82.

City of Prattville sanitary sewer mains do not extend further west than the U.S. 82 bypass. Waste water treatment will be provided by private septic system.

**PLANNING STAFF EVALUATION**

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

**Site Visits Conducted:** Various times during May 2014

**Recommendation:** Recommend delaying a zoning recommendation until the Commission can review the impact of introducing commercial zoning the Golson Road/U.S. 82 intersection.

**Staff Comments:**

**Consistency with Comprehensive Plan** - The Future Land Plan/Map in Section 2.2 of the Prattville Comprehensive Plan adopted by the Planning Commission on January 21, 2010 shows the subject property and all surrounding property as Low Density Residential. On the western side of the city limits, a mixed use commercial cluster is envisioned at the West 4<sup>th</sup> Street/U.S. 82 intersection with areas further west in and out of the city limits remaining low density residential. The plan places emphasis on higher density

development, protecting neighborhoods, and preventing sprawling/leap frog growth of the city. As a result, commercial uses are directed to areas closer to the city's existing core. Most of the stretch of U.S. 82 West between the West 4<sup>th</sup> Street intersection and Golson Road is located outside the city limits. As a result, the development pattern has been a haphazard mixture of small commercial uses, single-family residential and scattered manufactured housing. The future land use plan does not ignore the existing development pattern, but indicates the preferred pattern given the comprehensive plans overall goals and the area's lack of sanitary sewer and the presence of the Autauga Creek floodplain on the south side of U.S. 82. Being outside the city limits, the city does regulate land uses and will have little influence over development decisions for a majority of the area.

While the city has little influence along U.S. 82, all four corners of the Golson Road/U.S. 82 intersection, including the subject property, are located in the city limits and covered by the city's land development codes. The requested rezoning to B-2, General Business is the first such request to change the density and pattern of development for this area of the city. For the last decade, the Commission has approved the sporadic development of large lot subdivisions in the area, such as Golson Place, Burton Manor and Noland Falls. Golson Road is a primary transportation route for the residents of these developments. The Golson Road/U.S. 82 intersection may be a desirable location for retail uses to serve this area.

The primary questions before the Commission regarding the subject zoning request:

1. Does the request represent a significant deviation from the adopted plan,
2. If approved, will the B-2 zoning encourage further development of the Golson Road intersection for commercial development?
3. Is a commercial node needed and desired at this location? If so, what are the limits of this commercial area?

While broader than the simple rezoning of the requested 2.5 acres, these questions are important to the future development of the 125 acres in the Gentry property and the general area. Zoning decisions at this location will also have implications for the city's goals of compact development and reducing sprawl. The questions should be addressed by the Commission prior to making a recommendation to the City Council.

## **ATTACHMENTS**

1. Location Map
2. Rezoning – FAR to B-2
3. Future Land Use Maps – Subject Property Indicated

**LOCATION MAP**

**RZ-2014-03  
Gentry Plat 1**

**FAR to B-2**

**Legend**

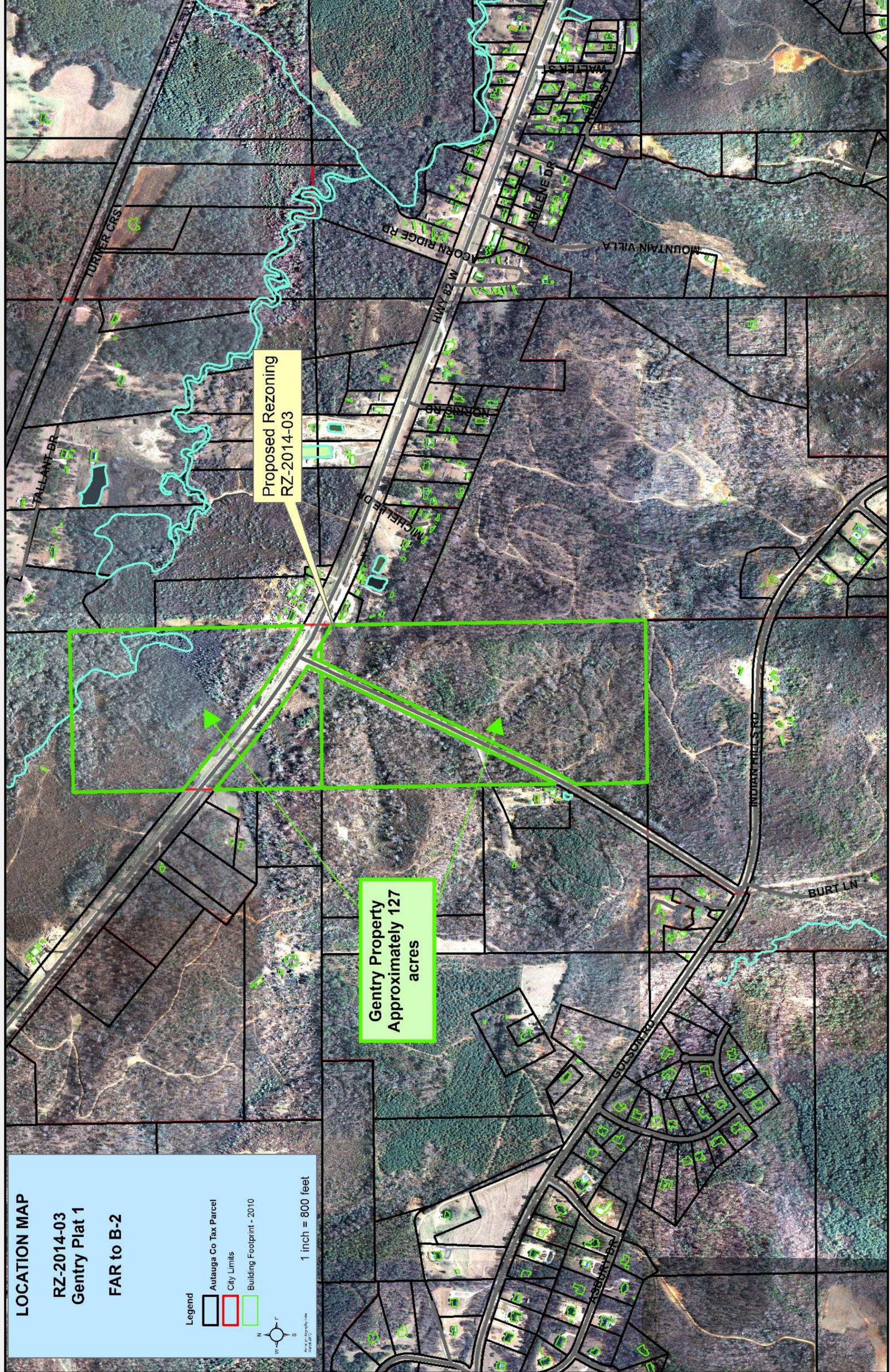
-  Autauga Co Tax Parcel
-  City Limits
-  Building Footprint - 2010



1 inch = 800 feet

Proposed Rezoning  
RZ-2014-03

Gentry Property  
Approximately 127  
acres



CITY OF  
PRATTVILLE  
ALABAMA



Zoning: F.A.R.

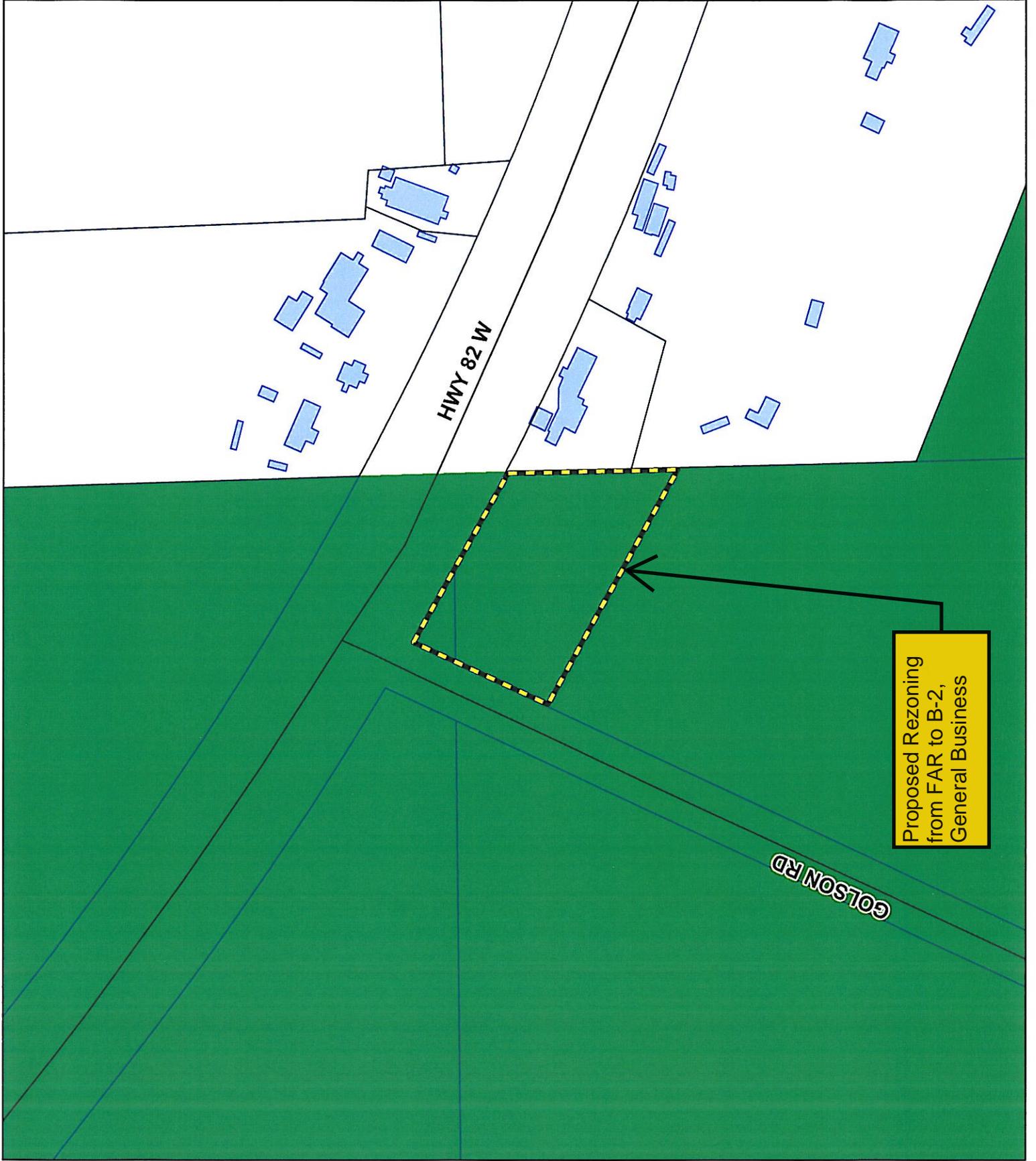
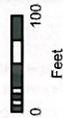
Parcel I.D.  
1801110000010000 &  
18010200000070000



LEGEND

- STREETS
- TAX PARCELS
- BUILDING FOOTPRINT
- ZONING 2007
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RD-1
- B-1
- B-2
- B-3
- B-4
- O-1
- M-1
- M-2
- T-1
- T-2
- T-3
- F.A.R.

HOMEPLACE P.U.D.



Proposed Rezoning  
from FAR to B-2,  
General Business

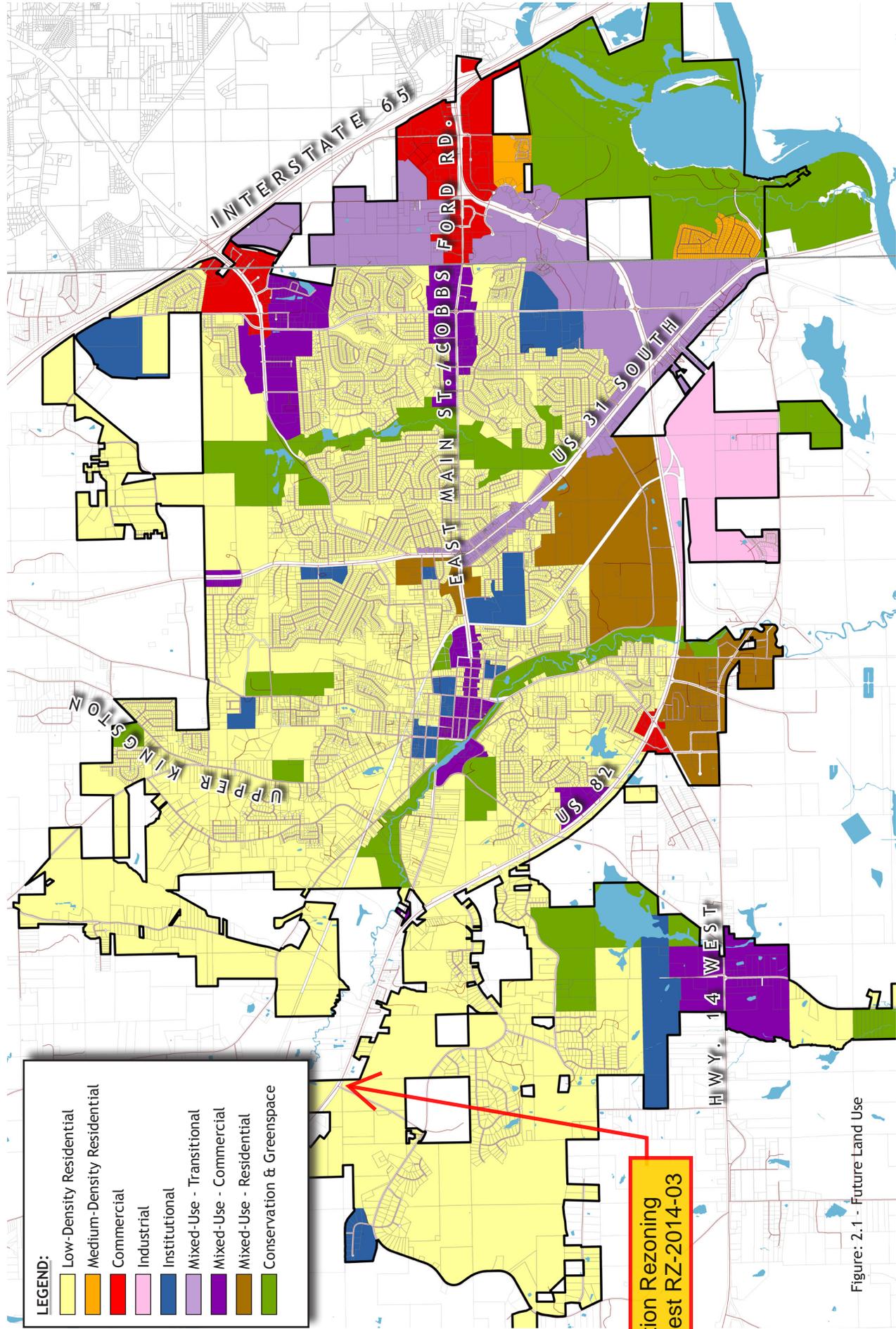


Figure 2.1 - Future Land Use

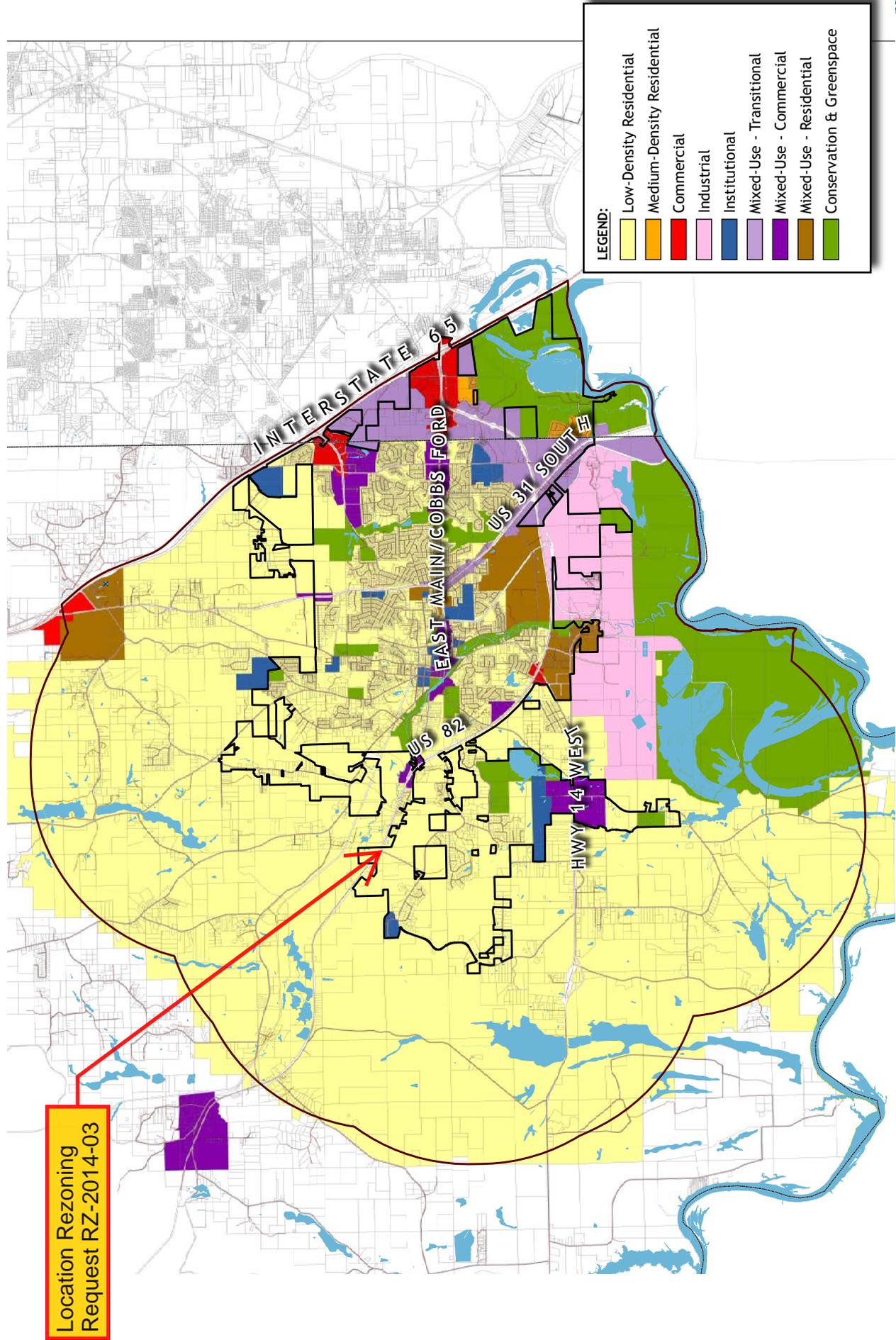


Figure 2.2 - Extended Future Land Use

**RESOLUTION**

**Preliminary Plat**

**Gentry Plat 1**

**May 15, 2014**

**Whereas,** Larry R. Gentry, Evelyn Rhodes, and Marvin Gentry are the owners of the Gentry property; and

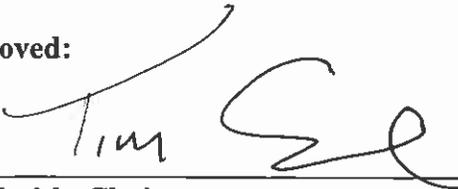
**Whereas,** the proposed development is located inside the city limits on the southeast corner of Highway 82 west and Golson Road; and

**Whereas,** a public hearing for the proposed development was heard on May 15, 2014; and

**Whereas,** the required 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 gives its favorable review of the submitted preliminary plat of Gentry Plat 1.

**Approved:**



---

**Tim Smith, Chairman**

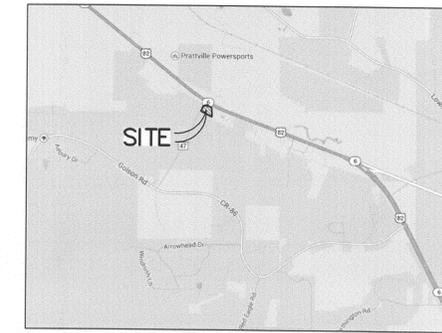
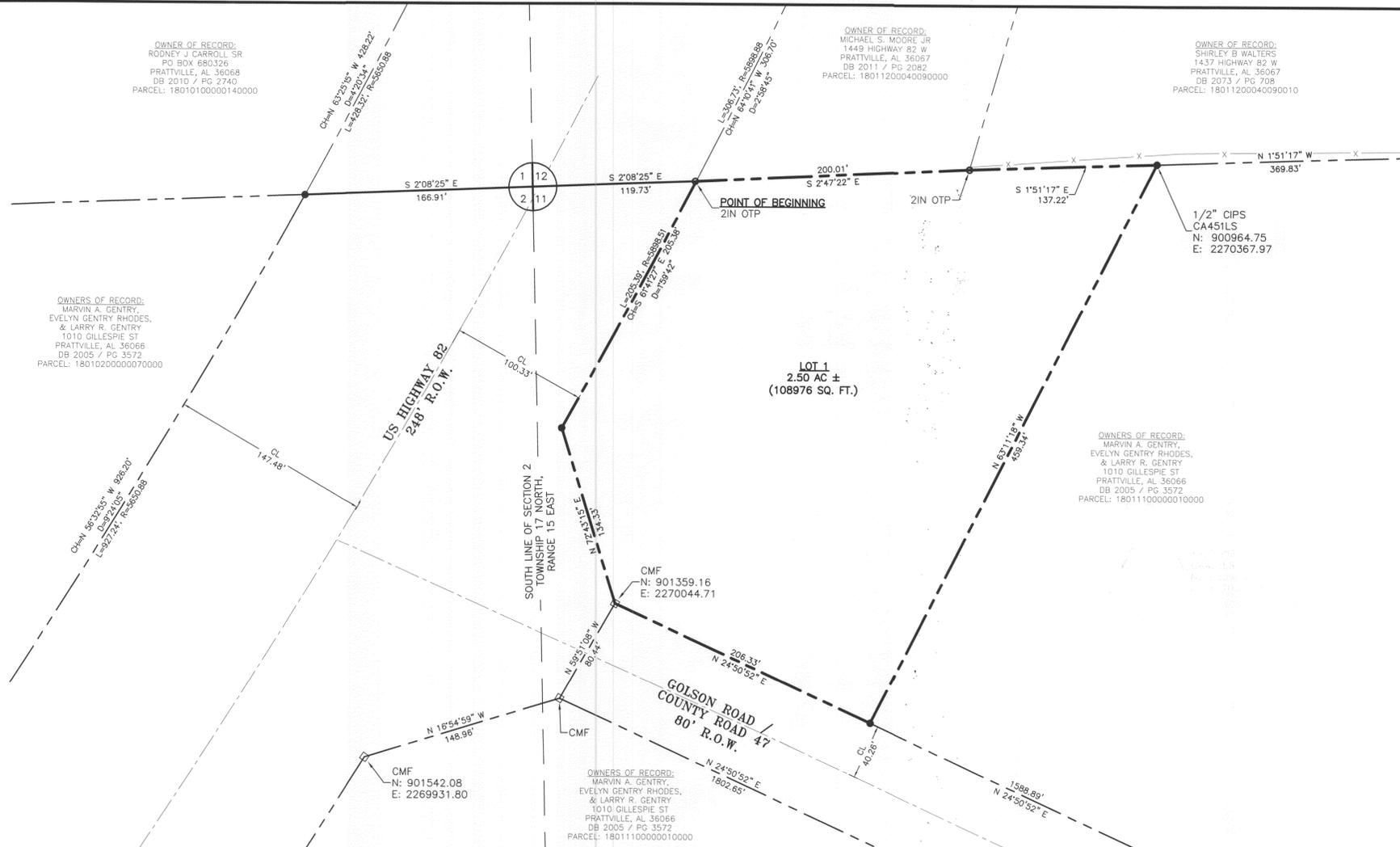


---

**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.  
5/15/14**





VICINITY MAP  
(NOT TO SCALE)

**LEGEND**

□	CONCRETE MONUMENT FOUND
○	PROPERTY CORNER FOUND
●	PROPERTY CORNER SET CA451LS
---	PROPERTY LINE
-x-x-	FENCE

**ABBREVIATIONS**

CIFP	CAPPED IRON PIN FOUND
CIPS	CAPPED IRON PIN SET
CL	CENTERLINE
CMF	CONCRETE MONUMENT FOUND
CTP	CRIMP TOP PIPE
ESM'T	EASEMENT
EX	EXISTING
IPF	IRON PIN FOUND
OTP	OPEN TOP PIPE
(M)	MEASURED
M.B.L.	MINIMUM BUILDING LINE
P.O.B.	POINT OF BEGINNING
ROW	RIGHT-OF-WAY
U & D	UTILITY & DRAINAGE

**FLOOD INFORMATION:**  
BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONES "X" UNSHADED, OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), AUTAUGA COUNTY, ALABAMA, COMMUNITY PANEL NUMBER 01001C0332D, MAP REVISED JUNE 16, 2009.

**GENERAL NOTES:**

1. THIS SUBDIVISION CONTAINS 1 LOT TOTALING 2.50 ACRES ±
2. THE SMALLEST LOT IS 2.50 ACRES ±
3. THERE ARE 0 LINEAR FEET OF ROAD IN THIS SUBDIVISION
4. SEE CURRENT CITY OF PRATTVILLE ZONING REGULATIONS FOR MINIMUM BUILDING LINES.
5. STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.
6. NORTH ARROW AS SHOWN HEREON IS BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD '83.
7. ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
8. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
9. SURVEY ONLY REFLECTS VISIBLE EASEMENTS OR RECORDED EASEMENTS PROVIDED IN TITLE COMMITMENT.
10. THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
11. THESE CERTIFICATIONS ARE IN ACCORDANCE WITH THE STATE ADMINISTRATIVE CODE; RULE 330-X-2.01 PARAGRAPH 8 AND RULE 330-X-14.05, CANNON IV, PRACTICE-RULE OF PROFESSIONAL CONDUCT
12. SOURCES OF INFORMATION: DB 2005 PG 3572 DB 2011 PG 2329 DB 683 PG 68 DB 110 PG 600 DB 2009 PG 8438 DB 512 PG 366 DB 48 PG 139 DB 2008 PG 17 DB 2011 PG 2082

**SURVEYORS CERTIFICATE:**

STATE OF ALABAMA  
AUTAUGA COUNTY  
I, KENNETH JOSEPH MILLS, A LICENSED PROFESSIONAL LAND SURVEYOR OF HUNTSVILLE, MADISON COUNTY ALABAMA, HEREBY STATE THAT I HAVE SURVEYED THE PROPERTY OF MARVIN A. GENTRY, EVELYN GENTRY RHODES, AND LARRY R. GENTRY, SITUATED IN THE CITY OF PRATTVILLE, AUTAUGA COUNTY, ALABAMA, TO-WIT:

**METES AND BOUNDS DESCRIPTION TO BE PLATTED:**

A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 15 EAST IN THE CITY OF PRATTVILLE, AUTAUGA COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 15 EAST, THENCE SOUTH 2 DEGREES 8 MINUTES 25 SECONDS EAST A DISTANCE OF 119.73 FEET TO A 2-INCH OPEN TOP PIPE LOCATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF U.S. HIGHWAY 82 (248 FOOT RIGHT-OF-WAY) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY; THENCE LEAVING SAID MARGIN SOUTH 2 DEGREES 47 MINUTES 22 SECONDS EAST A DISTANCE OF 200.01 FEET TO A 2-INCH OPEN TOP PIPE; THENCE SOUTH 1 DEGREE 51 MINUTES 17 SECONDS EAST A DISTANCE OF 137.22 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED CA451LS); THENCE NORTH 63 DEGREES 11 MINUTES 18 SECONDS WEST A DISTANCE OF 459.34 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED CA451LS) LOCATED ON THE SOUTH RIGHT-OF-WAY MARGIN OF GOLSAN ROAD / COUNTY ROAD 47 (80 FOOT RIGHT-OF-WAY); THENCE ALONG SAID MARGIN NORTH 24 DEGREES 50 MINUTES 52 SECONDS EAST A DISTANCE OF 205.33 FEET TO A CONCRETE MONUMENT AND THE START OF A RIGHT-OF-WAY FLARE; THENCE ALONG SAID FLARE NORTH 72 DEGREES 42 MINUTES 15 SECONDS EAST A DISTANCE OF 134.33 FEET TO A 1/2-INCH CAPPED IRON PIN (STAMPED CA451LS) LOCATED ON THE SOUTH RIGHT OF WAY MARGIN OF U.S. HIGHWAY 82; THENCE ALONG SAID MARGIN AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 5898.51 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 41 MINUTES 27 SECONDS EAST 205.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.50 ACRES MORE OR LESS.

I FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.  
SIGNED THIS 2<sup>ND</sup> DAY OF APRIL 2014.  
KENNETH JOSEPH MILLS  
PLS# 30352

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

THIS IS TO CERTIFY THAT WE MARVIN A. GENTRY, EVELYN GENTRY RHODES & LARRY R. GENTRY, THE UNDERSIGNED ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED ON THE PLAT, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DESCRIPTION.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
MARVIN A. GENTRY - PRINTED  
EVELYN GENTRY RHODES - PRINTED  
LARRY R. GENTRY - PRINTED  
MARVIN A. GENTRY - SIGNED  
EVELYN GENTRY RHODES - SIGNED  
LARRY R. GENTRY - SIGNED

**NOTARY (OWNERS):**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_  
I, \_\_\_\_\_ A NOTARY IN AND FOR SAID COUNTY AND STATE DO CERTIFY THAT, MARVIN A. GENTRY, EVELYN GENTRY RHODES & LARRY R. GENTRY WHOSE NAMES ARE SUBSCRIBED TO THE CERTIFICATION OF OWNERSHIP AND DEDICATION, APPEARED DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED, SEALED AND DELIVERED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED, SEALED AND DELIVERED SAID INSTRUMENT AT HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.  
GIVEN UNDER MY HAND AND NOTORIAL SEAL \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

**CERTIFICATE FOR RECORDING:**

STATE OF ALABAMA  
COUNTY OF AUTAUGA  
I, \_\_\_\_\_ JUDGE OF PROBATE OF THE COUNTY AND STATE AFORESAID, CERTIFY THAT THE WITHIN AND FOREGOING INSTRUMENT OF WRITING WAS FILED FOR RECORD IN THIS OFFICE ON THIS:  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014 AT \_\_\_\_\_ O'CLOCK AND DULY RECORDED AS:  
MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
JUDGE OF PROBATE \_\_\_\_\_

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

THE UNDERSIGNED AS AUTHORIZED BY THE AUTAUGA COUNTY HEALTH DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
HEALTH OFFICER  
AUTAUGA COUNTY, ALABAMA

**CERTIFICATE OF APPROVAL BY WATER WORKS BOARD:**

THE UNDERSIGNED AS AUTHORIZED BY THE WATER WORKS BOARD OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
WATER WORKS BOARD  
PRATTVILLE, ALABAMA

**CERTIFICATE OF APPROVAL BY THE PRATTVILLE FIRE DEPARTMENT:**

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF PRATTVILLE FIRE DEPARTMENT HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CITY ENGINEER:**

THE UNDERSIGNED AS CITY ENGINEER OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
CITY ENGINEER  
PRATTVILLE, ALABAMA

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

THE UNDERSIGNED AS DIRECTOR OF CITY OF PRATTVILLE PLANNING AND DEVELOPMENT DEPARTMENT, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
PLANNING & DEVELOPMENT DIRECTOR \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER:**

THE UNDERSIGNED AS COUNTY ENGINEER OF AUTAUGA COUNTY, HEREBY APPROVES THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA.  
SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2014.  
COUNTY ENGINEER  
AUTAUGA COUNTY, ALABAMA

land planning engineering land surveying  
**ASITE** INCORPORATED  
7500 S. Memorial Pkwy., Ste. 209 • Huntsville, AL 35802  
phone: 256-539-1221 • fax: 256-539-1220  
http://www.4siteinc.biz



**GENTRY PLAT NO. 1**  
A RESUBDIVISION OF THE UN-PLATTED LANDS DESCRIBED IN DEED BOOK 2005 PAGE 3572 PRATTVILLE, ALABAMA - AUTAUGA COUNTY SEC. 2 & 11, T-17-N, R-15-E

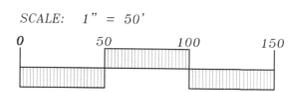
**REVISIONS:**

DRAWN BY:	A. GILLESPIE
FIELD DATE:	12-19-13
OFFICE DATE:	4-21-14
CHECKED BY:	KG
DWG. NO.:	PRATTVILLE_AL_PLAT1.DWG

JOB NO.: 13-168  
SCALE: AS NOTED  
SHT. NO. 1 OF 1



FINAL PLAT



**FLOOD INFORMATION:**

BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OUT-UNSHADED) OF THE NATIONAL FLOOD INSURANCE PROGRAM, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM), AUTAUGA COUNTY ALABAMA, COMMUNITY PANEL NUMBER 0100103320, MAP REVISED JUNE 16, 2009. ZONE "X" (OUT-UNSHADED) DENOTES NO SPECIAL FLOOD HAZARDS AND IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

**STATEMENT OF POTENTIAL ENCROACHMENTS**

- A. EXISTING METAL SHED BUILDINGS ENCR OACH OVER EAST PROPERTY LINE

NOTES CORRESPONDING TO TITLE INSURANCE COMPANY SCHEDULE B - SECTION II EXCEPTIONS COMMITMENT COMMITMENT DATE: 11/15/13

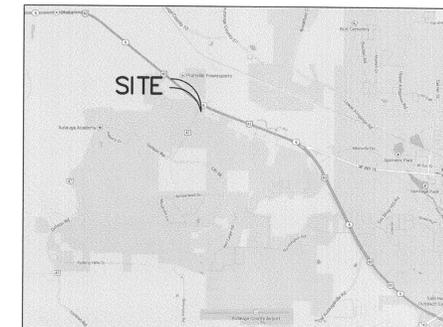
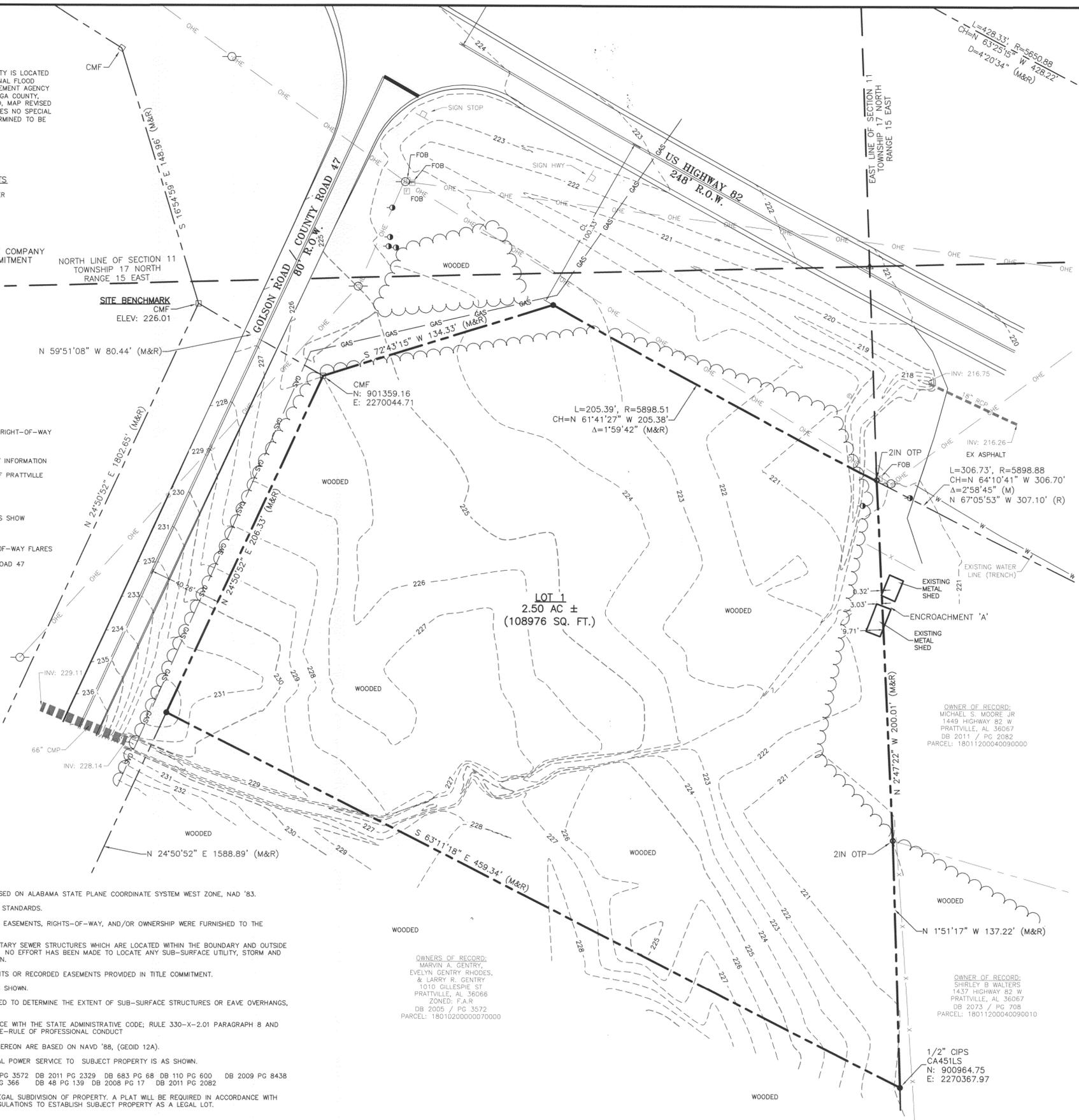
- CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
- CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
- SEE STATEMENT OF POTENTIAL ENCROACHMENTS
- NO FIELD EVIDENCE FOUND
- NO EASEMENTS FOUND
- CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
- CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
- TOTAL ACREAGE IS 2.50
- CANNOT BE PROPERLY ADDRESSED BY SURVEYOR
- NO RESTRICTIONS PROVIDED BY TITLE WORK
- NO PORTION OF SUBJECT PROPERTY LIES WITHIN A RIGHT-OF-WAY
- NO EVIDENCE OF MINERAL DAMAGES FOUND
- COORDINATE WITH LOCAL ALDOT OFFICE FOR PERMIT INFORMATION
- COORDINATE WITH AUTAUGA COUNTY & THE CITY OF PRATTVILLE FOR SUBDIVISION REQUIREMENTS.
- AFFECTS SUBJECT PROPERTY.
- AFFECTS SUBJECT PROPERTY. CURRENT R.O.W. MAPS SHOW HIGHWAY 82 AS A 248' RIGHT-OF-WAY
- AFFECTS SUBJECT PROPERTY. DEED IS FOR RIGHT-OF-WAY FLARES AND IMPROVEMENTS TO GOLSON ROAD / COUNTY ROAD 47
- DOES NOT AFFECT SUBJECT PROPERTY
- CANNOT BE PROPERLY ADDRESSED BY SURVEYOR

**ZONING DISTRICT:**

ZONE: F.A.R. - FOREST AGRICULTURE RESIDENTIAL  
 MAXIMUM HEIGHT:  
 MAXIMUM BUILDING COVERAGE:  
 DISTRICT YARD SETBACK REQUIREMENTS PER ZONING:  
 FRONT YARD:  
 SIDE YARD:  
 REAR YARD:  
 PARKING REQUIREMENTS:  
 LANDSCAPE REQUIREMENTS:  
 ZONING AUTHORITY:  
 PHONE NUMBER:  
 CONTACT PERSON:

**GENERAL NOTES:**

- NORTH ARROW AS SHOWN HEREON IS BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM WEST ZONE, NAD '83.
- ALL MEASUREMENTS SHOWN ARE TO U.S. STANDARDS.
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN.
- ONLY SURFACE UTILITY, STORM AND SANITARY SEWER STRUCTURES WHICH ARE LOCATED WITHIN THE BOUNDARY AND LISTED OF DESIGNATED EASEMENTS ARE SHOWN. NO EFFORT HAS BEEN MADE TO LOCATE ANY SUB-SURFACE UTILITY, STORM AND SANITARY SEWER LINES EXCEPT AS SHOWN.
- SURVEY ONLY REFLECTS VISIBLE EASEMENTS OR RECORDED EASEMENTS PROVIDED IN TITLE COMMITMENT.
- ENCROACHMENTS ABOVE GROUND ARE AS SHOWN.
- THERE WAS NO FIELD LOCATION ATTEMPTED TO DETERMINE THE EXTENT OF SUB-SURFACE STRUCTURES OR EAVE OVERHANGS, EXCEPT AS SHOWN.
- THESE CERTIFICATIONS ARE IN ACCORDANCE WITH THE STATE ADMINISTRATIVE CODE; RULE 330-X-2.01 PARAGRAPH 8 AND RULE 330-X-14.05, CANNON IV, PRACTICE-RULE OF PROFESSIONAL CONDUCT
- CONTOURS AND ELEVATIONS AS SHOWN HEREON ARE BASED ON NAVD '88, (GEOID 12A).
- SANITARY SEWER, WATER OR ELECTRICAL POWER SERVICE TO SUBJECT PROPERTY IS AS SHOWN.
- SOURCES OF INFORMATION: DB 2005 PG 3572 DB 2011 PG 2329 DB 683 PG 68 DB 110 PG 600 DB 2009 PG 8438 DB 512 PG 366 DB 48 PG 139 DB 2008 PG 17 DB 2011 PG 2082
- THIS SURVEY DOES NOT CONSTITUTE A LEGAL SUBDIVISION OF PROPERTY. A PLAT WILL BE REQUIRED IN ACCORDANCE WITH THE CITY OF PRATTVILLE SUBDIVISION REGULATIONS TO ESTABLISH SUBJECT PROPERTY AS A LEGAL LOT.



VICINITY MAP (NOT TO SCALE)

**ABBREVIATIONS**

BLDG.	BUILDING
CALC.	CALCULATED
CIPF	CAPPED IRON PIN FOUND
CIPS	CAPPED IRON PIN SET
CMP	CORRUGATED METAL PIPE
CO	CLEAN-OUT
CONC.	CONCRETE
ELEV.	ELEVATION
ESMT	EDGE OF PAVEMENT
EX	EASEMENT
EX.	EXISTING
F.F.E.	FINISHED FLOOR ELEVATION
F.S.L.	FRONT SETBACK LINE
I.E.	INVERT ELEVATION
INV.	INVERT
(M)	MEASURED
M.B.L.	MINIMUM BUILDING LINE
MH	MANHOLE
MON.	MONUMENT
OTP	OPEN TOP PIPE
P.O.B.	POINT OF BEGINNING
(R)	RECORDED
RCP	REINFORCED CONCRETE PIPE
R.S.L.	REAR SETBACK LINE
R.O.W.	RIGHT-OF-WAY
S.S.	SANITARY SEWER
TYP.	TYPICAL
U & D	UTILITY & DRAINAGE

**LEGEND**

□	CONCRETE MONUMENT FOUND
●	CONCRETE MONUMENT SET CA451LS
○	PROPERTY CORNER FOUND
●	PROPERTY CORNER SET CA451LS
△	CALCULATED POINT
---	PROPERTY LINE
---	FENCE
---	OVERHEAD TELEPHONE LINE
---	OVERHEAD ELECTRIC LINE
---	UNDERGROUND ELECTRIC LINE
---	CONCRETE
⊙	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER LINE
---	EXISTING UTILITY POLE
---	EXISTING LIGHT POLE
---	EXISTING WATER LINE
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER METER
---	EXISTING GAS VALVE
---	EXISTING SIGN
---	GUY WIRE
---	EXISTING TREELINE



TICKET NUMBER: 133220331 & 133220335

**OWNERS OF RECORD:**  
 MARVIN A. GENTRY,  
 EVELYN GENTRY RHODES,  
 & LARRY R. GENTRY  
 1010 GILLESPIE ST  
 PRATTVILLE, AL 36066  
 ZONED: F.A.R  
 DB 2005 / PG 3572  
 PARCEL: 1801020000070000

**LEGAL DESCRIPTION FOR SUBJECT PROPERTY**

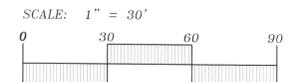
STATE OF ALABAMA  
 AUTAUGA COUNTY  
 A LOT OR PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 15 EAST IN THE CITY OF PRATTVILLE, ALABAMA, AUTAUGA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 ALL OF LOT 1, BROADWAY - GOLSON ROAD, PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ AS RECORDED IN THE OFFICE OF THE PROBATE FOR SAID COUNTY AND STATE.  
 LOT CONTAINING 2.50 ACRES MORE OR LESS.

**TO THE BROADWAY GROUP LLC & CHICAGO TITLE INSURANCE COMPANY:**

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,5,6,8,11,13, & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12-19-13.  
 I, KENNETH JOSEPH MILLS, A REGISTERED PROFESSIONAL LAND SURVEYOR WITH THE FIRM OF 4SITE, INC. HEREBY CERTIFY THAT TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THAT THE SURVEY SHOWN HEREON HAS BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA.

ACCORDING TO THIS SURVEY, UNDER MY SUPERVISION, THIS THE  
 23rd DAY OF DECEMBER, 2013.

*Kenneth Joseph Mills*  
 KENNETH JOSEPH MILLS PLS # 30352



ALTA / ACSM LAND TITLE SURVEY

land planning  
 civil engineering  
 land surveying  
**4SITE**  
 INCORPORATED  
 7500 S. Memorial Pkwy., Ste. 209 • Huntsville, AL 35802  
 phone: 256-359-1221 • fax: 256-359-1220  
 http://www.4siteinc.biz



**ALTA / ACSM**  
**LAND TITLE SURVEY**  
 PREPARED FOR THE BROADWAY GROUP LLC  
 PRATTVILLE, ALABAMA  
 SEC. 11, T-17-N, R-15-E

REVISIONS:

NO.	DATE	DESCRIPTION

DRAWN BY: A. GILLESPIE  
 FIELD DATE: 12-19-13  
 OFFICE DATE: 12-22-13  
 CHECKED BY: K. MILLS  
 PLOT NO.: PRATTVILLE, AL, DWG

JOB NO.: 13-168  
 SCALE: AS NOTED  
 SHT. NO. **1** OF **1**

**RESOLUTION**

**Rezoning Request R-2 to R-3**

**End of Honeysuckle Drive**

**Melanie Chambliss, Petitioner**

**May 15, 2014**

**Whereas**, Melanie Chambliss on behalf of the Prattville Development Group, has applied for rezoning of the property in Attachment A and shown in Attachment B; and

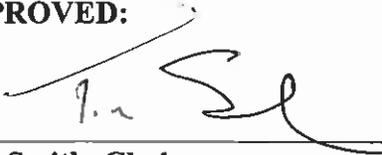
**Whereas**, the property to be rezoned is located inside the city limits on the south end of Honeysuckle Drive and the west end of Sunset Drive; and

**Whereas**, the petitioner wishes to rezone the property from R-2, Single Family Residential to R-3, Single Family Residential; and

**Whereas**, a public hearing on the proposed zoning was held by the Prattville Planning Commission on May 15, 2014.

**Now, Therefore, Be it Resolved**, that the City of Prattville Planning Commission hereby recommends the rezoning of said property from R-2 to R-3.

**APPROVED:**



**Tim Smith, Chairman**



**Alisa Morgan, Secretary**

The motion to approve passed by 7/1 vote as recorded. Favor: Mayor Gillespie, Chairman Smith, Chief Johnson, Mrs. Carpenter, Mr. Hall, Mr. McAuley and Mr. Nelson. Oppose: Mr. Gardner. (Absent: Councilman Boles)  
5/15/14

**Attachment A  
Legal Description**

**Chambliss Property  
Rezoning Request R-2 to R-3  
Legal Description**

**STATE OF ALABAMA  
AUTAUGA COUNTY**

**Proposed R-3 Zoning  
LEGAL DESCRIPTION FOR SUBJECT PROPERTY**

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, THENCE RUN N 01°14'21" W, 79.84 FEET TO A POINT, THENCE RUN N 02°12'40" W, 77.56 FEET TO A POINT, THENCE RUN N 02°11'43" W, 188.58 FEET TO A POINT, THENCE RUN N 02°14'46" W, 214.14 FEET TO A POINT, THENCE RUN N 02°09'47" W, 80.01 FEET TO A POINT, THENCE RUN N 02°07'20" W, 311.94 FEET TO A POINT, THENCE RUN N 89°42'26" E, 663.59 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY OF HONEYSUCKLE DRIVE, THENCE RUN ALONG SAID WEST RIGHT OF WAY S 27°55'05" E, 339.66 FEET TO A POINT, THENCE LEAVING SAID WEST RIGHT OF WAY RUN N 86°41'55" E, 50.88 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY OF HONEYSUCKLE DRIVE, , THENCE LEAVING SAID EAST RIGHT OF WAY RUN N 89°54'27" E, 465.26 FEET TO A POINT, THENCE RUN S 01°15'22" E, 580.00 FEET TO A POINT, THENCE RUN S 02°51'22" E, 43.18 FEET TO A POINT, THENCE RUN S 88°27'50" W, 1324.42 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING IN AND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA AND CONTAINING 24.48 ACRES, MORE OR LESS.

# CITY OF PRATTVILLE

## Planning Commission

### Planning Department Staff Report

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#### **SKETCH PLAN & REZONING**

Midtown Oaks Subdivision

RZ-2014-05 – R-2, Single Family Residential to R-3, Single Family Residential

Development Plan – 140031

#### **DATE**

May 13, 2014 (Revised May 19, 2014)

#### **PROPOSED DEVELOPMENT**

##### **Petitioners:**

Re-zoning Applicant – Melanie Walthall on behalf of the Prattville Development Group.

Sketch Plan Applicant - Goodwyn Builders, Inc.

##### **Property Owners:**

Prattville Development Group, Inc.

##### **Agent:**

Goodwyn, Mills, and Cawood, Inc. (Brain McBrayer)

##### **Location:**

Southern end of Honeysuckle Drive and western end of Sunset Drive. (see Attachment 1)

#### **Development Status and History**

##### *Submission Status:*

Requesting rezoning of the property from R-2 to R-3 corresponding with a sketch plan for the development of 88 single-family lots.

A different sketch plan for subject property was previously approved by the Planning Commission on November 17, 2005. R-2 zoning classification established in 1987.

##### *Previous Approvals:*

Sketch plan approved as Walthall Estates, Plat 6 on November 17, 2005.

##### *Conditions of Previous Approvals:*

Provide roadway connection between Honeysuckle Drive and Sunset Drive.

**Property Configuration**

*Acreage:* Zoning: 24.48 acres, Sketch Plan 22.72 acres.

*Proposed Number of Lots and Configuration:* 88 lots zoned as R-3, Single-Family Residential with typical dimensions of 65' x 120'. All lots will face new streets constructed with the subdivision. The proposed sketch is included as Attachment 2.

The subdivision contains four new streets. The central east/west street through the property is an extension of Sunset Drive terminating at an existing stub street (George Drive) connecting to Lawrence Street. 200' long new Street A connects Sunset Drive and Honeysuckle Drive. New Streets B and C branch off Sunset Drive and terminate within the site as cul-de-sacs. Honeysuckle Street is not extended through the subdivision. All streets are to be constructed within the required 50' right-of-way for a local street.

*Proposed Use:* Single-family residential

*Current Zoning:* **Currently zoned:** R-2, Single-Family Residential  
**Allowed Uses:** Single-family units, accessory structures, and various public and semi-public uses.  
**Minimum Lot Size:** 10,500 ft<sup>2</sup>  
**Minimum Width at Building Line:** 75'  
**Minimum Setbacks:**  
 F: 35'  
 R: 40'  
 S: 10'/10'

*Required Zoning:* Designation as R-3 district is the lowest density classification that can accommodate the specifications of the smallest lots presented. The differences between the existing and proposed districts are presented below. Allowed and conditional uses in R-3 are the same as in R-2 with the exception of multi-family which is allowed as a use-on-appeal to the Board of Zoning Adjustment.

	R-2	R-3
<b>Minimum Lot Size</b>	10,500 ft <sup>2</sup>	7,500 ft <sup>2</sup>

<b>Minimum Width at Building Line</b>	75 feet	60 feet
<b>Maximum Lot Coverage</b>	25%	35 %
<b>Front Setback</b>	35 feet	25 feet
<b>Rear Yard</b>	40 feet	30 feet
<b>Side Yards</b>	10 feet/10 feet	8 feet/6 feet

*Consistency with Adopted Future Land Use Plan*

The Future Land Plan/Map adopted by the Planning Commission on January 21, 2010 shows the subject property's designation as Low Density Residential. The requested zoning to R-3, Single-family Residential is consistent with the adopted plan.

*Surrounding Developments and Uses:*

The proposed 24.48 acre sketch plan is part of a larger 335 acres currently used for silviculture and agriculture.

North of the proposed development are the Danya Court Apartments and the Prattville Intermediate School.

West and East of the proposed development are existing plats of the Walthall Family Estates and Oakleigh Heights subdivisions containing single-family residential units

South of the proposed development are the remaining 310 undeveloped acres located roughly between U.S. 31 (Memorial Drive), the Norfolk Southern Railroad, and Doster Road.

*Street Extensions or New Streets:*

The proposed sketch plan contains three new streets branching from intersections with an extension of Sunset Drive.

*Water and Sewer:*

Potable water service is available from the Prattville Water Works Board from mains on Honeysuckle Drive, Sunset Drive and Lawrence Street. No details concerning the sufficiency of potable water service was presented by the applicant or the Prattville Water Works Board at this time.

An 8" sanitary sewer main owned by the City of Prattville is

located adjacent to the proposed development. Capacity is sufficient at the present to serve the number of residential customers presented in the sketch plan.

*Unique Features:*

Proposed 24.48 acre sketch is part of a larger 355 acres owned by the Prattville Development Group. Development of the parcel will provide long requested and needed additional access to the neighborhoods surrounding the Prattville Intermediate and Elementary Schools.

## **PLANNING STAFF EVALUATION**

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

**Site Visits Conducted:** November 2005 and May 2014

**Recommendation:** Rezoning Request (R-2 to R-3): Approval due to consistency with Future Land Use Plan.

Subdivision Sketch Plan: Approval with modifications to proposed phasing and street alignment/connections. See staff comments for additional explanation.

### **Planning Staff Comments:**

- The property owner's and developer's request to re-zone the property from R-2 to R-3 does not create a significant change to the character of the surrounding neighborhood. While accommodating the developer's desire to increase the potential density of the development from the 62 lots proposed in 2005 to the 88 in the current proposal, the proposed 65' wide lots are still consistent with the low density designation found in the 2010 Future Land Use Plan.
- Dead-end neighborhoods generally create traffic headaches. Having the Prattville Elementary and Intermediate Schools traffic funneled into and back out of a neighborhood through Patrick and Honeysuckle Streets has long been a burden for the residents and a concern for local officials. As with the 2005 proposal (included as Attachment 3), development of the subject 24 acres between existing subdivisions and south of the school and their existing access route creates secondary access and relief to the cut-off neighborhood. The 2005 plan was adjusted to accommodate movement of the anticipated school traffic through the

subdivision with minimal impact. The 2005 plan extended Honeysuckle Drive south to an intersection with Sunset Drive. The current proposal connects to Honeysuckle Drive via a new side street. The proposed alignment appears to be designed to discourage through traffic by routing it through a long street section rather than accommodating and efficiently moving it through the neighborhood. Given that the subdivision will provide the only other access to the cut-off neighborhood and the schools, traffic will use the subdivision's streets whether accommodated or not. An extension of Honeysuckle Drive should be included in the proposal and the streets redesigned to move the anticipated traffic through the neighborhood with as little impact as possible. A possible layout was forwarded to the developer and is included here as Attachment 4.

- Development phasing of the subdivision shows initial access to the site provided via George Drive and connections to the existing Sunset Drive in the third or final phase. Accessing the site through Lawrence Street and George Drive will introduce new traffic to the cut-off neighborhood which can be better accommodated by making connections to Honeysuckle Drive or Sunset Drive first. Given the benefit to the surrounding existing neighborhoods, connections to Sunset Drive should be made earlier than the final phase.

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

#### **FIRE DEPARTMENT:**

1. Provide hydrant locations plan

#### **ENGINEERING DEPARTMENT:**

1. Extend Honeysuckle Drive to the south.
2. Show stormwater management and detention plan (overall & phased).

### **ATTACHMENTS**

1. Location Map
2. Sketch Plan – Current Proposal
3. Sketch Plan – 2005 Approved Layout
4. Staff Recommended Street Alignment

Attachment 1

Location Map

Midtown Oaks  
Subdivision

Scale 1" = 400'



LAND AREA	
PLAT 1	6.91 ±
PLAT 2	6.51 ±
PLAT 3	9.30 ±
TOTAL	22.72 ±

LOT COUNT	
PLAT 1	27
PLAT 2	25
PLAT 3	36
TOTAL	88

TYPICAL LOT SIZE  
65'x120'

ZONING DATA

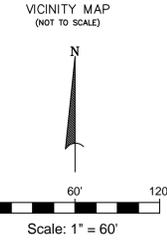
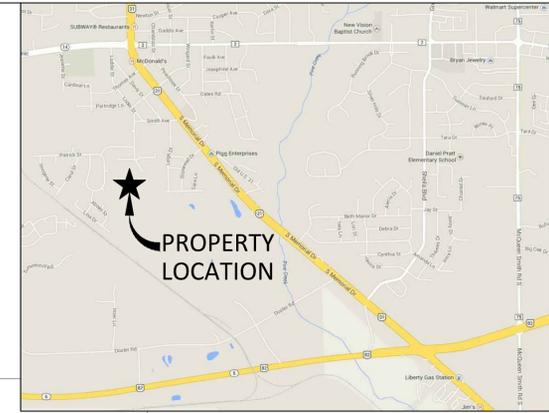
CURRENT ZONING: R-2 (75' MIN. WIDTH)  
PROPOSED ZONING: R-3 (60' MIN. WIDTH)

PLANNED UTILITY IMPROVEMENTS

- 8" GRAVITY SANITARY SEWER WITH MANHOLES TIED TO EXISTING SANITARY STUBOUTS ON THE NORTHEAST AND SOUTHWEST ENDS OF THE PROPERTY. ADEQUACY OF EXISTING SYSTEM TO ACCOMMODATE ADDITIONAL FLOW TO BE DETERMINED DURING DESIGN PHASE AND COORDINATED WITH PRATTVILLE WATER WORKS BOARD.
- APPROPRIATELY SIZED WATER MAINS TO BE EXTENDED FROM EXISTING WATER MAIN STUBOUTS ON THE NORTHEAST AND SOUTHWEST ENDS OF THE PROPERTY. ADEQUACY OF EXISTING SYSTEM TO ACCOMMODATE ADDITIONAL FLOW TO BE DETERMINED DURING DESIGN PHASE AND COORDINATED WITH PRATTVILLE WATER WORKS BOARD.

PLANNED STREET IMPROVEMENTS

- ASPHALT STREETS
- CURB & GUTTER
- STREET WIDTH TO BE 29' FACE OF CURB TO FACE OF CURB IN ACCORDANCE WITH SUBDIVISION REGULATIONS.



LAWRENCE ST.  
(50' ROW)

WALTHALL FAMILY ESTATES  
SECTION 1 PLAT A  
(MB 119, PG 54)

Raymond, Allison, & Vera Winfree  
174 Lawrence St.  
Prattville, AL 36067

EXISTING WATER MAIN EXISTING

GEORGE DR.  
(50' ROW)

EXISTING SANITARY SEWER STUBOUT

Donna L. Watson  
170 Lawrence St.  
Prattville, AL 36067

Judy Corley  
428 Co. Rd. 41  
Prattville, AL 36067

Larry E. Webb  
164 Lawrence St.  
Prattville, AL 36067

Kay D. & Mattie H. Higdon  
160 Lawrence St.  
Prattville, AL 36067

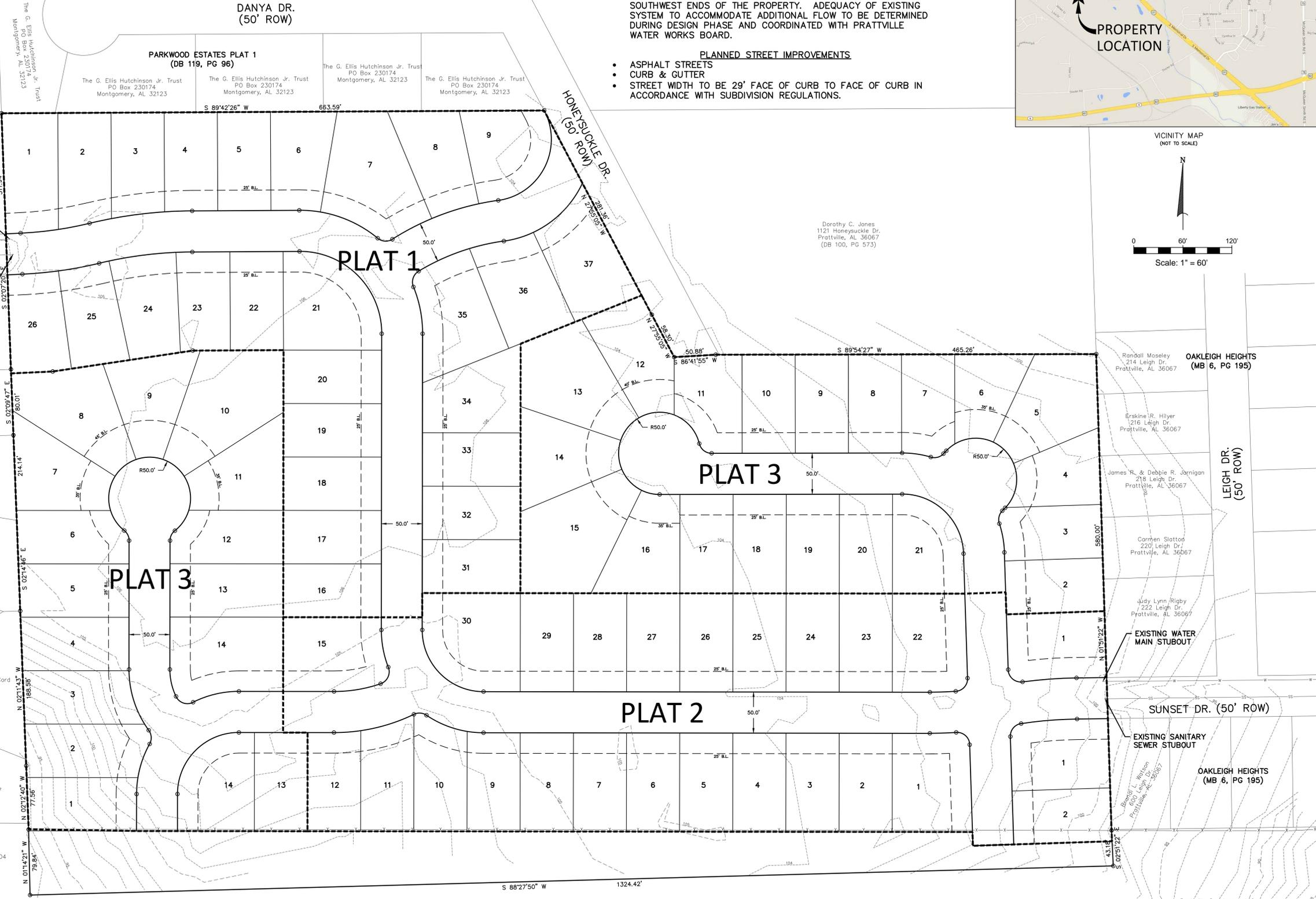
Shelby Clifton Durrence, Jr.  
156 Lawrence St.  
Prattville, AL 36067

Daniel A. & Shelley R. McCord  
107 Louise Ct.  
Prattville, AL 36067

WALTHALL FAMILY ESTATES  
SECTION 1 PLAT B  
(MB 119, PG 94)

Donna L. Watson  
170 Lawrence St.  
Prattville, AL 36067

Douglas Dent  
1405 S. Perry St.  
Montgomery, AL 36104



Prattville Development Group  
880 Doster Rd.  
Prattville, AL 36067  
(DB 2009, PG 3755)

Prattville Development Group  
880 Doster Rd.  
Prattville, AL 36067  
(DB 2009, PG 3755)

ISSUE DATE	DATE
Submitted	04/15/2024

Midtown Oaks Subdivision  
Prattville, Alabama

SKETCH PLAN

GOODWYN MILLS CAWOOD



2660 EastChase Lane, Suite 200 | Montgomery, AL 36117  
Tel 334.271.3200 | GMCNETWORK.COM

Sketch Plan & Rezoning Submittal

C-1  
sheet 1 of 1



LAND AREA	LOT COUNT
PLAT 1 6.91 ±	PLAT 1 27
PLAT 2 6.51 ±	PLAT 2 25
PLAT 3 8.30 ±	PLAT 3 36
TOTAL 22.72 ±	TOTAL 88

TYPICAL LOT SIZE  
65'x120'

ZONING DATA

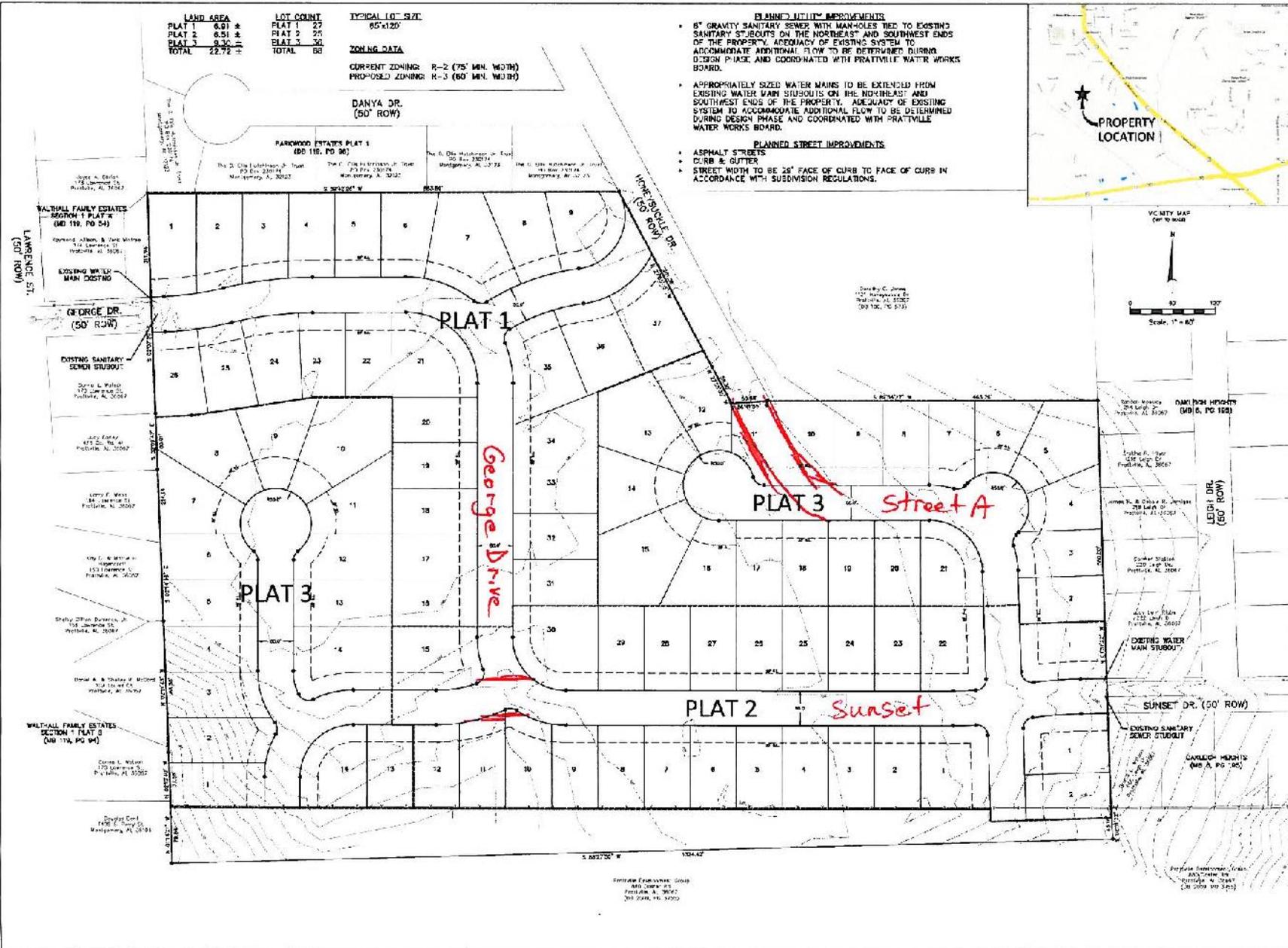
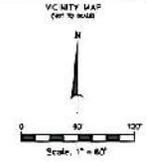
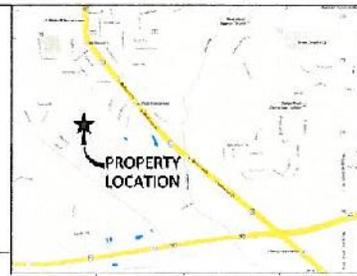
CURRENT ZONING: R-2 (75' MIN. WIDTH)  
PROPOSED ZONING: R-3 (60' MIN. WIDTH)

DANYA DR.  
(50' ROW)

PARKWOOD ESTATES PLAT 1  
(60' IS. PG 96)

- PLANNED UTILITY IMPROVEMENTS**
- 8" GRAVITY SANITARY SEWER WITH MANHOLES TIED TO EXISTING SANITARY STUBOUTS ON THE NORTHEAST AND SOUTHWEST ENDS OF THE PROPERTY. ADEQUACY OF EXISTING SYSTEM TO ACCOMMODATE ADDITIONAL FLOW TO BE DETERMINED DURING DESIGN PHASE AND COORDINATED WITH PRATTVILLE WATER WORKS BOARD.
  - APPROPRIATELY SIZED WATER MAINS TO BE EXTENDED FROM EXISTING WATER MAIN STUBOUTS ON THE NORTHEAST AND SOUTHWEST ENDS OF THE PROPERTY. ADEQUACY OF EXISTING SYSTEM TO ACCOMMODATE ADDITIONAL FLOW TO BE DETERMINED DURING DESIGN PHASE AND COORDINATED WITH PRATTVILLE WATER WORKS BOARD.

- PLANNED STREET IMPROVEMENTS**
- ASPHALT STREETS
  - CURB & GUTTER
  - STREET WIDTH TO BE 28' FACE OF CURB TO FACE OF CURBS IN ACCORDANCE WITH SUBDIVISION REGULATIONS.



**GOODWYN MILLS CAWOOD**

2440 East Chase Lane, Suite 500 | Montgomery, AL 36117  
Tel: 334.271.2300 | CHCNETWORK.COM

ISSUE DATE	REVISION

Midtown Oaks Subdivision  
Prattville, Alabama

Sketch Plan & Rezoning Submittal

**SKETCH PLAN**

**C-1**  
Sheet 1 of 1

**RESOLUTION**

**Sketch Plan**

**Midtown Oaks Subdivision**

**May 15, 2014**

**Whereas,** Goodwyn Builders, Inc. has presented a sketch plan of Midtown Oaks for consideration by the Planning Commission; and

**Whereas,** the proposed development is located inside the city limits on the south end of Honeysuckle Drive and the west end of Sunset Drive; and

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

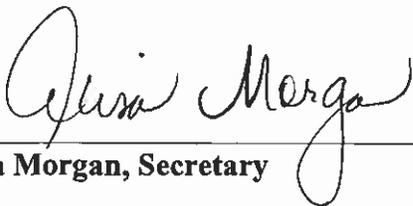
**Now, Therefore, Be It Resolved,** that the City Of Prattville Planning Commission hereby gives its favorable review of the revised sketch plan of Midtown Oaks Subdivision.

**Approved:**



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**Tim Smith, Chairman**



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**Alisa Morgan, Secretary**

The motion to approve passed by 7/1 vote as recorded. Favor: Mayor Gillespie, Chairman Smith, Chief Johnson, Mrs. Carpenter, Mr. Hall, Mr. McAuley and Mr. Nelson. Oppose: Mr. Gardner. Absent: Councilman Boles.  
5/15/14

CITY OF  
PRATTVILLE, AL

Midtown Oaks

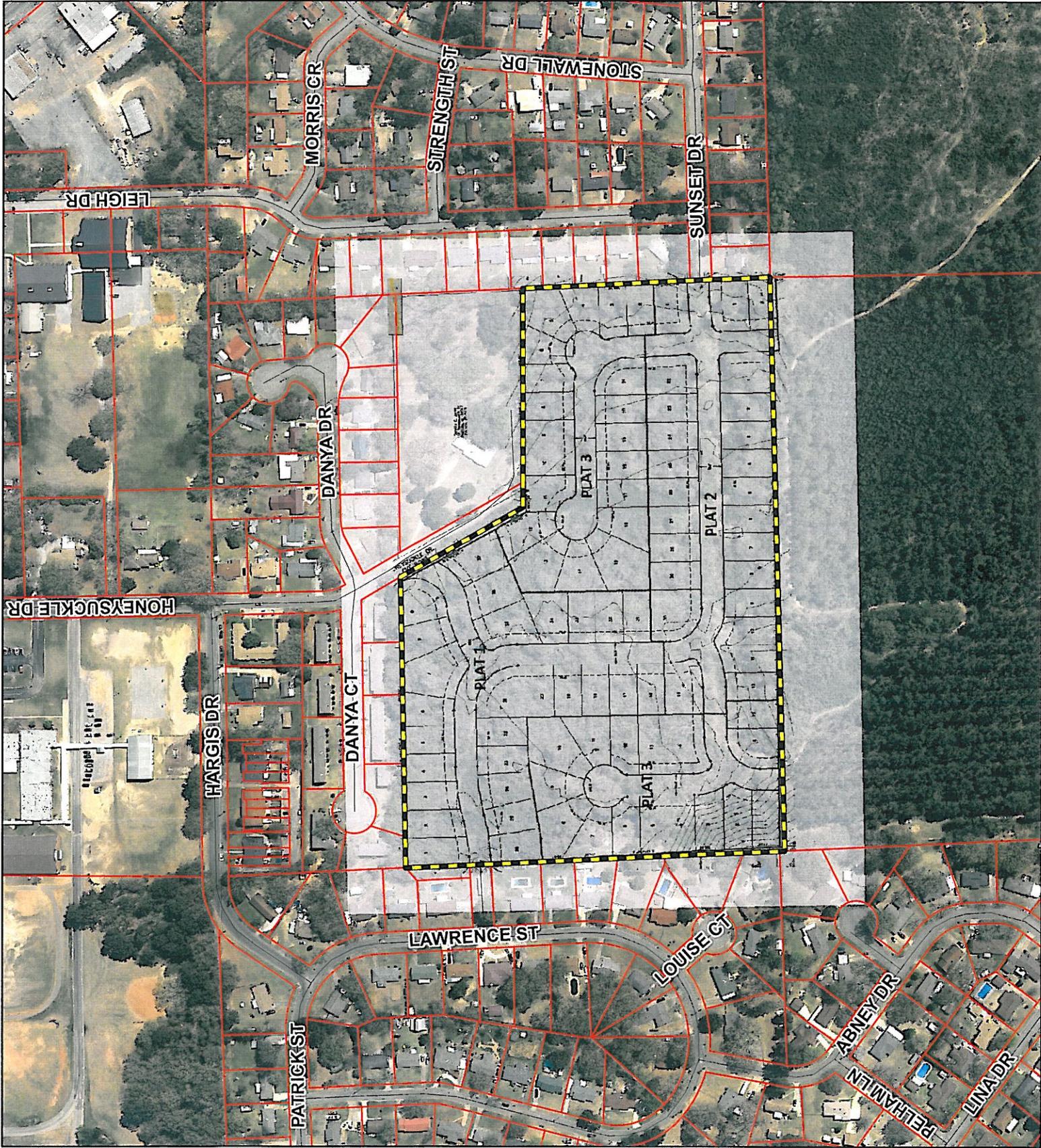
Location Map

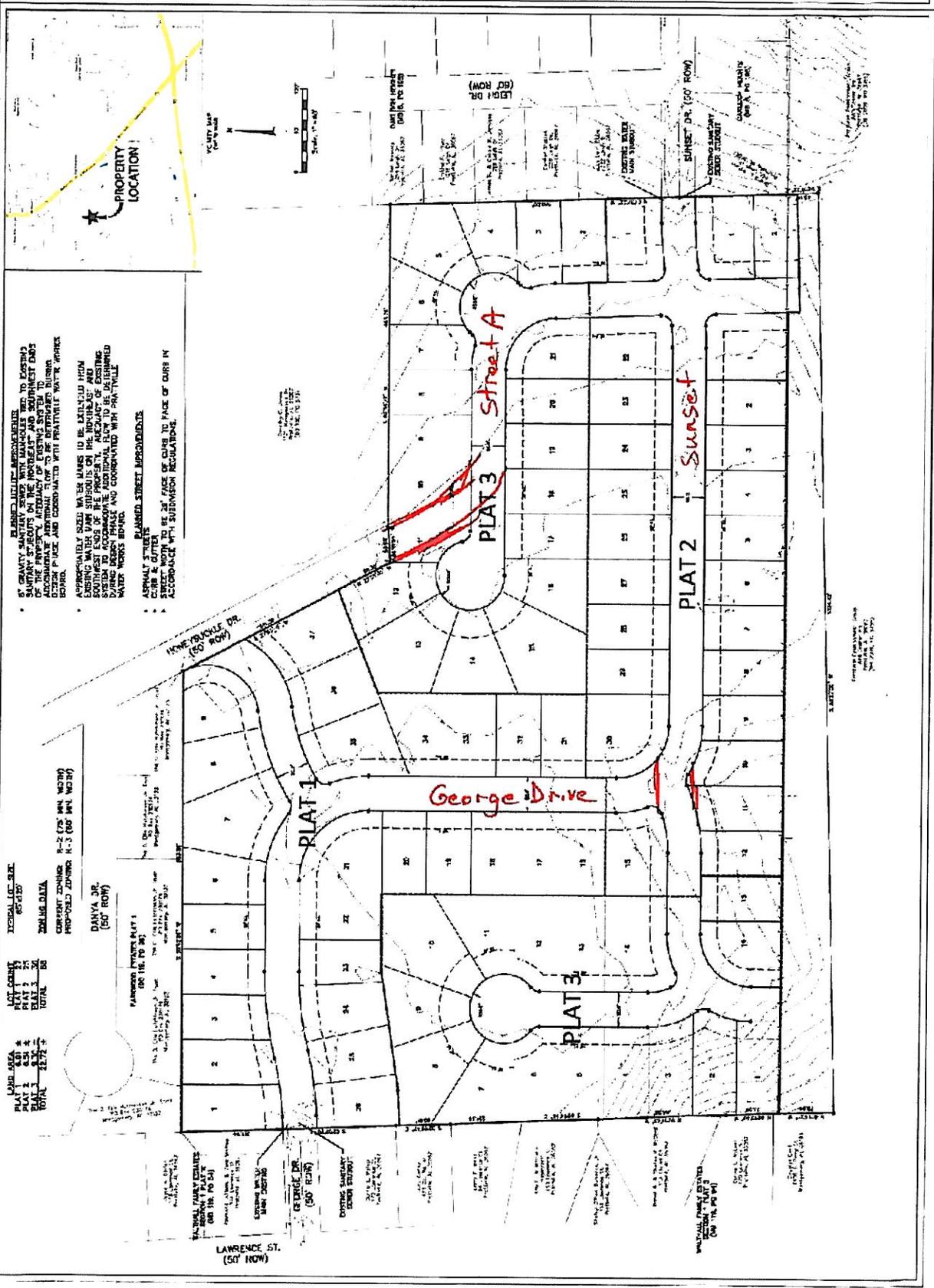
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— STREETS

□ TAX PARCELS





- BEHIND ALL OTHER IMPROVEMENTS
- GRANTY SANITARY SEWER MAINS SHALL BE INSTALLED TO EXISTING SANITARY STREETS ON THE NORTHEAST AND SOUTHWEST SIDES OF THE PROPERTY. ADJACENT TO EXISTING SYSTEM TO MAINTAIN EXISTING FLOW AND COORDINATED WITH PRATTVILLE WATER WORKS BOARD.
- APPROPRIATELY SIZED WATER MAINS TO BE EXTENDED FROM EXISTING MAINS PARALLEL TO THE NORTHEAST AND SOUTHWEST SIDES OF THE PROPERTY. ADJACENT TO EXISTING SYSTEM TO MAINTAIN EXISTING FLOW AND COORDINATED WITH PRATTVILLE WATER WORKS BOARD.
- SMALL STAIN PLANNED STREET IMPROVEMENTS
- CURB & GUTTER
- STREET WIDTH TO BE 24' FACE OF CURB TO FACE OF CURB IN ACCORDANCE WITH SUBDIVISION REGULATIONS.

TOTAL LOT SIZE: 657,430  
 ZONING DATA: R-2 (25' MIN. WIDTH)  
 PROPOSED ZONING: R-3 (30' MIN. WIDTH)  
 DANVA, JR. (50' ROW)

PLAT	LOT #	AREA
PLAT 1	1-10	12,774 ±
PLAT 2	11-37	488,100 ±
PLAT 3	38-47	16,556 ±
<b>TOTAL</b>		<b>617,430 ±</b>

PLANNED IMPROVEMENTS  
 (SEE PLAT 1)  
 (SEE PLAT 2)  
 (SEE PLAT 3)

LAWRENCE ST.  
 (50' ROW)

GEORGE DR.  
 (50' ROW)

INVERCHOULE DR.  
 (60' ROW)

SUNSET DR.  
 (50' ROW)

STREET A

STREET B

STREET C

STREET D

STREET E

STREET F

STREET G

STREET H

STREET I

STREET J

LAND AREA	
PLAT 1	6.91 ±
PLAT 2	6.51 ±
PLAT 3	9.30 ±
TOTAL	22.72 ±

LOT COUNT	
PLAT 1	27
PLAT 2	25
PLAT 3	36
TOTAL	88

TYPICAL LOT SIZE  
65'x120'

ZONING DATA

CURRENT ZONING: R-2 (75' MIN. WIDTH)  
PROPOSED ZONING: R-3 (60' MIN. WIDTH)

DANYA DR.  
(50' ROW)

PARKWOOD ESTATES PLAT 1  
(DB 119, PG 96)

The G. Ellis Hutchinson Jr. Trust  
PO Box 230174  
Montgomery, AL 32123

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PO Box 230174  
Montgomery, AL 32123

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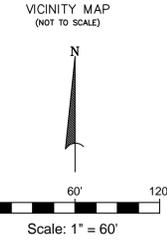
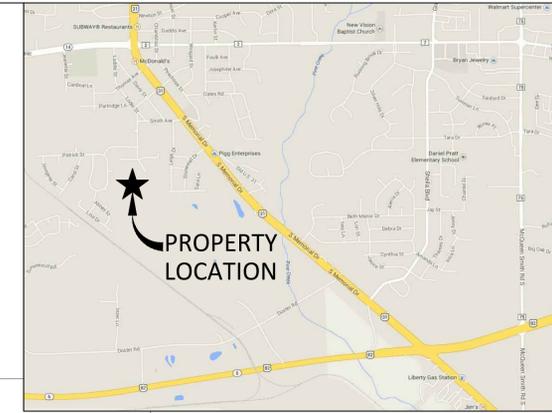
The G. Ellis Hutchinson Jr. Trust  
PO Box 230174  
Montgomery, AL 32123

PLANNED UTILITY IMPROVEMENTS

- 8" GRAVITY SANITARY SEWER WITH MANHOLES TIED TO EXISTING SANITARY STUBOUTS ON THE NORTHEAST AND SOUTHWEST ENDS OF THE PROPERTY. ADEQUACY OF EXISTING SYSTEM TO ACCOMMODATE ADDITIONAL FLOW TO BE DETERMINED DURING DESIGN PHASE AND COORDINATED WITH PRATTVILLE WATER WORKS BOARD.
- APPROPRIATELY SIZED WATER MAINS TO BE EXTENDED FROM EXISTING WATER MAIN STUBOUTS ON THE NORTHEAST AND SOUTHWEST ENDS OF THE PROPERTY. ADEQUACY OF EXISTING SYSTEM TO ACCOMMODATE ADDITIONAL FLOW TO BE DETERMINED DURING DESIGN PHASE AND COORDINATED WITH PRATTVILLE WATER WORKS BOARD.

PLANNED STREET IMPROVEMENTS

- ASPHALT STREETS
- CURB & GUTTER
- STREET WIDTH TO BE 29' FACE OF CURB TO FACE OF CURB IN ACCORDANCE WITH SUBDIVISION REGULATIONS.



LAWRENCE ST.  
(50' ROW)

WALTHALL FAMILY ESTATES  
SECTION 1 PLAT A  
(MB 119, PG 54)

Raymond, Allison, & Vera Winfree  
174 Lawrence St.  
Prattville, AL 36067

EXISTING WATER MAIN EXISTING

GEORGE DR.  
(50' ROW)

EXISTING SANITARY SEWER STUBOUT

Donna L. Watson  
170 Lawrence St.  
Prattville, AL 36067

Judy Corley  
428 Co. Rd. 41  
Prattville, AL 36067

Larry E. Webb  
164 Lawrence St.  
Prattville, AL 36067

Kay D. & Mattie H. Higdon  
160 Lawrence St.  
Prattville, AL 36067

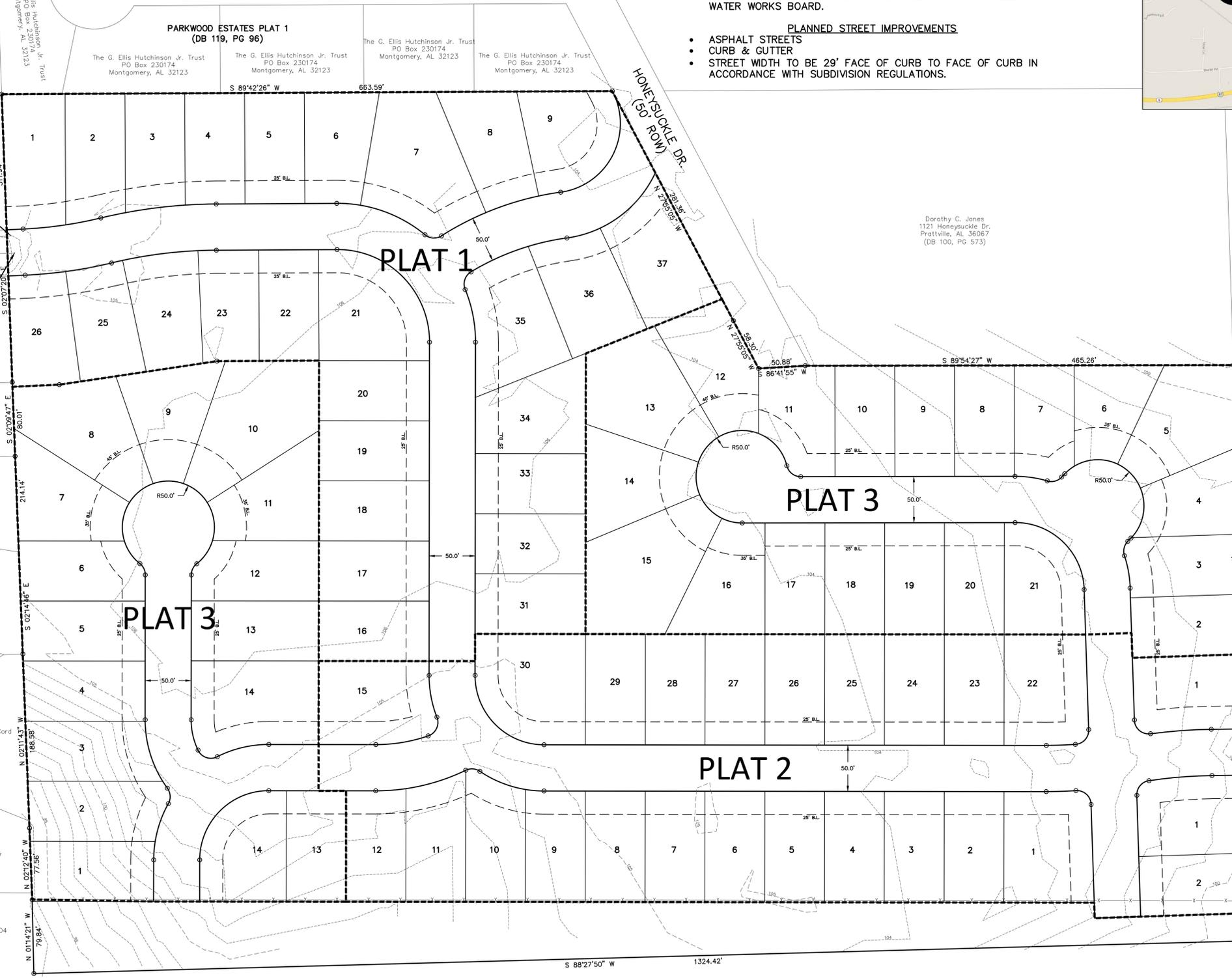
Shelby Clifton Durrence, Jr.  
156 Lawrence St.  
Prattville, AL 36067

Daniel A. & Shelley R. McCord  
107 Louise Ct.  
Prattville, AL 36067

WALTHALL FAMILY ESTATES  
SECTION 1 PLAT B  
(MB 119, PG 94)

Donna L. Watson  
170 Lawrence St.  
Prattville, AL 36067

Douglas Dent  
1405 S. Perry St.  
Montgomery, AL 36104



Dorothy C. Jones  
1121 Honeyuckle Dr.  
Prattville, AL 36067  
(DB 100, PG 573)

Randall Moseley  
214 Leigh Dr.  
Prattville, AL 36067

Erskine R. Hiyer  
1216 Leigh Dr.  
Prattville, AL 36067

James R. & Debbie R. Jernigan  
218 Leigh Dr.  
Prattville, AL 36067

Carmen Slotton  
220 Leigh Dr.  
Prattville, AL 36067

Judy Lynn Rigby  
222 Leigh Dr.  
Prattville, AL 36067

EXISTING WATER MAIN STUBOUT

SUNSET DR. (50' ROW)

EXISTING SANITARY SEWER STUBOUT

OAKLEIGH HEIGHTS  
(MB 6, PG 195)

Prattville Development Group  
880 Doster Rd.  
Prattville, AL 36067  
(DB 2009, PG 3755)

Prattville Development Group  
880 Doster Rd.  
Prattville, AL 36067  
(DB 2009, PG 3755)

ISSUE DATE	DATE
Submitted	04/15/2024

Midtown Oaks Subdivision  
Prattville, Alabama

SKETCH PLAN



**RESOLUTION**

**Preliminary Plat**

**Pigg Enterprises Plat 1**

**May 15, 2014**

**Whereas,** Pigg Enterprises LLC is the owner of the Pigg Enterprises Plat 1 property; and

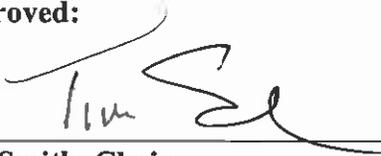
**Whereas,** the proposed development is located inside the city limits at 1183 South Memorial Drive; and

**Whereas,** a public hearing for the proposed development was heard on May 15, 2014; and

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

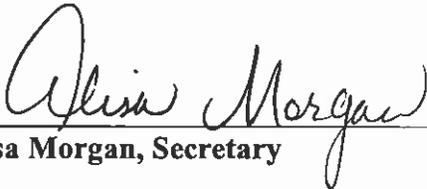
**Now, Therefore, Be It Resolved,** that the City of Prattville Planning Commission hereby gives its favorable review of the submitted preliminary plat of Pigg Enterprises Plat 1.

**Approved:**



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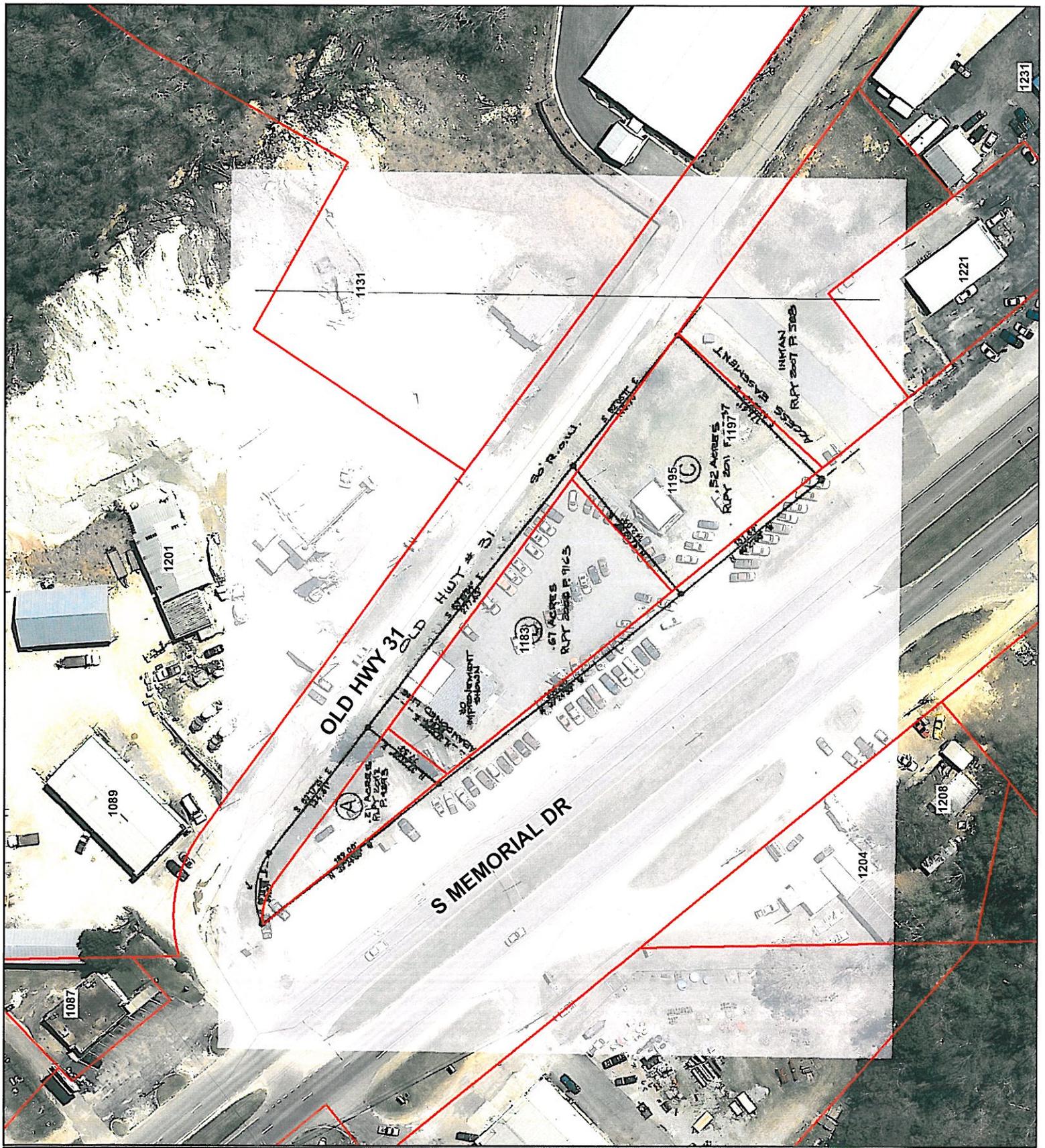
**Tim Smith, Chairman**



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**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.  
5/15/14**



**CITY OF  
PRATTVILLE, AL**

**Pigg  
Enterprises**

**Plat 1**

**Scale: 1" = 100'**

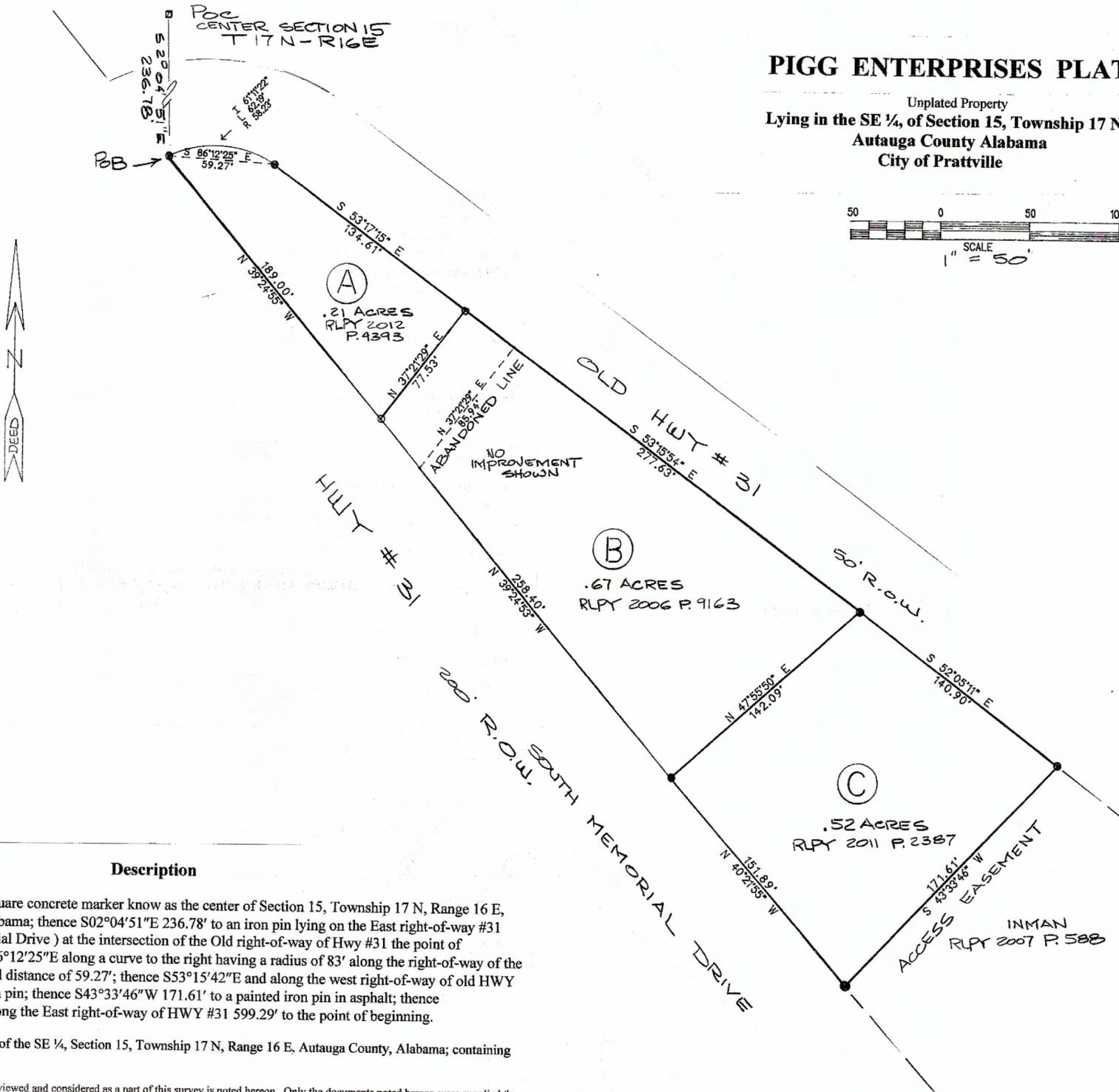
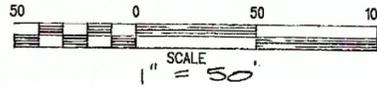


- STREETS
- ▭ TAX PARCELS



# PIGG ENTERPRISES PLAT NO. 1

Unplated Property  
Lying in the SE 1/4, of Section 15, Township 17 N, Range 16 E  
Autauga County Alabama  
City of Prattville



### Description

Commence at a 4" square concrete marker know as the center of Section 15, Township 17 N, Range 16 E, Autauga County, Alabama; thence S02°04'51"E 236.78' to an iron pin lying on the East right-of-way #31 (AKA South Memorial Drive) at the intersection of the Old right-of-way of Hwy #31 the point of beginning; thence S86°12'25"E along a curve to the right having a radius of 83' along the right-of-way of the old HWY #31 a chord distance of 59.27'; thence S53°15'42"E and along the west right-of-way of old HWY #31 553.14' to an iron pin; thence S43°33'46"W 171.61' to a painted iron pin in asphalt; thence N39°24'53"W and along the East right-of-way of HWY #31 599.29' to the point of beginning.

All lying in the NW 1/4, of the SE 1/4, Section 15, Township 17 N, Range 16 E, Autauga County, Alabama; containing 1.4 acres more or less.

Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record, which would affect this parcel. No attempt has been made as a part of this survey to obtain or show data concerning base flood elevation, elevation datum or flood elevation.

This Survey is made subject to any and all easements, restrictions and reservations of covering the above described property.

- Legend**
- POB Point of Beginning
  - IPS Iron Pin Set w/cap, (Stamp P.L.S. 14721)
  - IPF Iron Pin Found
  - △ Calculated Point Only
  - p- Overhead Utility Lines
  - x-x- Fence
  - ( ) Recorded Distance/ Bearing
  - Al Not to Scale
  - q- Centerline
  - POC Point of Commencement

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for the Surveying in the State of Alabama to the best of my knowledge, information, and brief. Copyrighted by David C. McLain, no part of this drawing may be copied, added to, altered or reproduced by any means with out written permission from **David C. McLain AL Reg. No. 14721.** According to my survey this the 1<sup>st</sup> day of March, 2014.

*David C. McLain*  
AL Reg. No. 14721  
**NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH EMBOSSED SEAL**

Closing or Loan Survey  
By:  
**Prattville Land Surveying**  
616 Washington Ferry Rd  
Prattville, AL 36067  
334-365-1122

File No. S2592 P

According to FIRM  
Property lying in Zone X  
Panel # 01.001 C 0354 D  
Effective Date; 6/16/2009

### DEDICATIONS

I John Pigg as proprietors have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Pigg Enterprises Plat No. 1; said subdivision lying in the center of, Section 15, Township 17 N, Range 16 E; Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, drainage easement, etc., shown on said plat are hereby dedicated to the use of the Public.

STATE OF ALABAMA  
COUNTY OF AUTAUGA

Notary

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that John Pigg whose name is signed in the foregoing instrument, and who is known to be, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.

GIVEN under my hand and official this \_\_\_\_\_ day of \_\_\_\_\_, 201 .

**John Pigg**

NOTARY PUBLIC

### 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 the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

WATER WORKS BOARD CHAIRMAN

### 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 the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

CITY ENGINEER  
Prattville Alabama

### CERTIFICATE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT

The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

DIRECTOR OF PLANNING AND DEVELOPMENT  
Prattville, Alabama

### CERTIFICATE OF COUNTY HEALTH DEPARTMENT

The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

HEALTH OFFICER  
Autauga Co. Alabama

### CERTIFICATE OF THE COUNTY ENGINEER

The undersigned, being the County Engineer or Acting County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

COUNTY ENGINEER  
Autauga Co., Alabama

### 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 the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

FIRE DEPARTMENT  
Prattville Alabama

### OFFICE OF THE JUDGE OF PROBATE AUTAUGA COUNTY

I hereby certify that this plat or map was filed in this office for record this the \_\_\_\_\_ day of \_\_\_\_\_, 201 . at \_\_\_\_\_ o'clock \_\_\_\_\_ m and recorded in Map Book \_\_\_\_\_ of plats and maps, Page \_\_\_\_\_ recording paid.

JUDGE OF PROBATE  
Autauga County, Alabama

**RESOLUTION**

**Final Plat**

**Pigg Enterprises Plat 1**

**May 15, 2014**

**Whereas,** Pigg Enterprises LLC is the owner of the Pigg Enterprises Plat 1 property; and

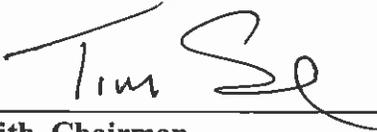
**Whereas,** the proposed development is located inside the city limits at 1183 South Memorial Drive; and

**Whereas,** a preliminary plat for the proposed development was approved on May 15, 2014; and

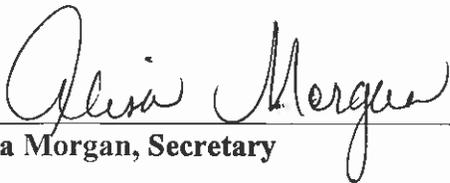
**Whereas,** the required city department heads have reviewed and commented on the proposed final plat.

**Now, Therefore, Be It Resolved,** that the City of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of Pigg Enterprises Plat 1.

**Approved:**



**Tim Smith, Chairman**



**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.  
5/15/14**

**RESOLUTION**

**Final Plat**

**Glennbrooke Subdivision Plat 3B**

**May 15, 2014**

**Whereas,** Stone Martin Builders is the developer of Glennbrooke Subdivision Plat 3; and

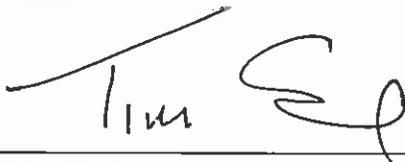
**Whereas,** the proposed development is located inside the city limits at Pendlebrooke Drive and Barkley Street; and

**Whereas,** the preliminary plat of the proposed development was approved on August 15, 2013; and

**Whereas,** the city department heads have reviewed and commented on the proposed development.

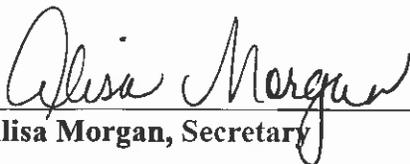
**Now, Therefore, Be It Resolved,** that the City of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of Glennbrooke Subdivision Plat 3B.

**APPROVED:**



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**Tim Smith, Chairman**



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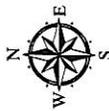
**Alisa Morgan, Secretary**

The motion to approve passed unanimously.  
5/15/14

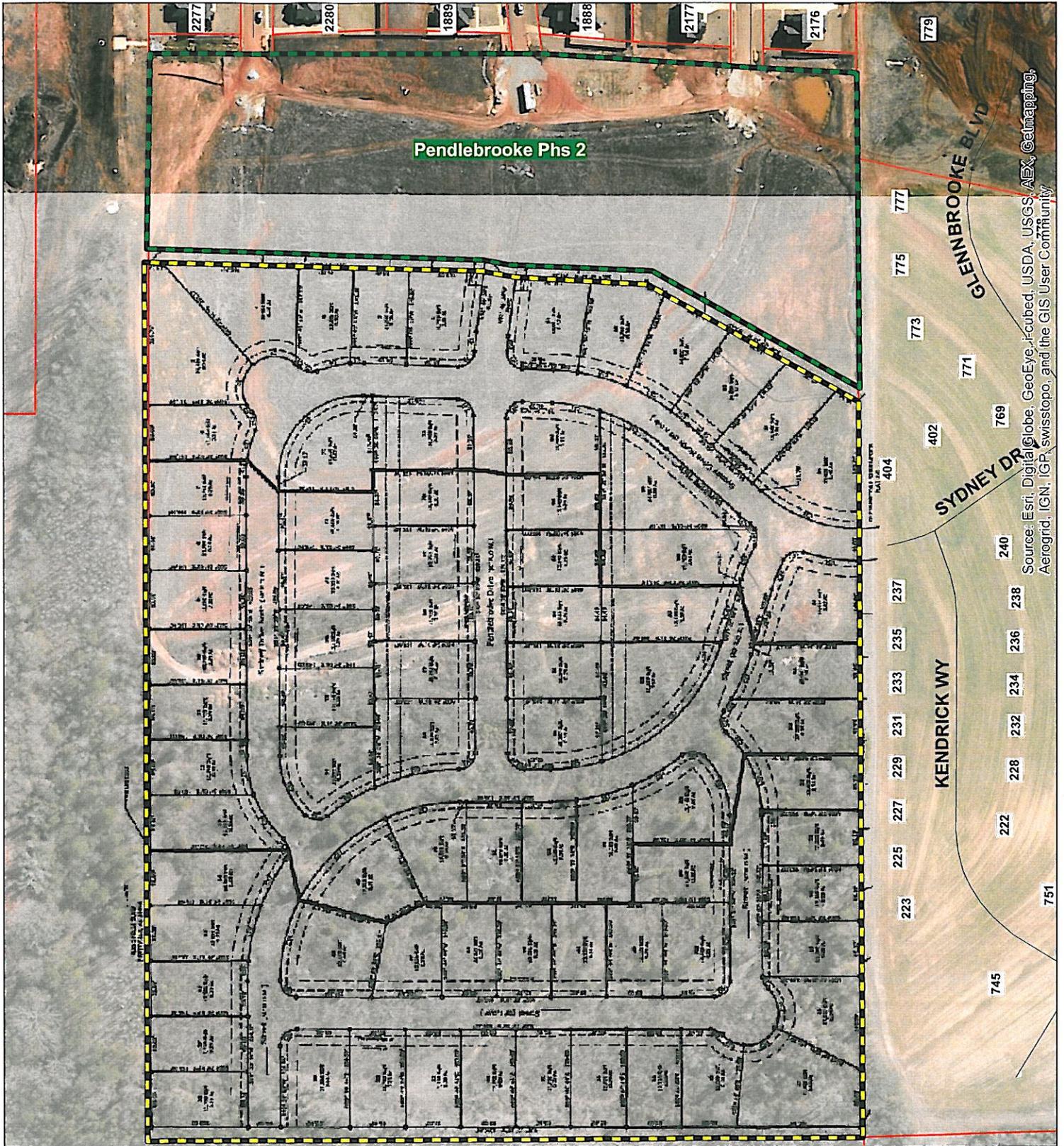
CITY OF  
PRAITVILLE, ALABAMA

**GLENNBROOKE  
SUBDIVISION  
PLAT 3**

Scale: 1" = 200'



— STREETS  
□ TAX PARCELS



Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGR, swisstopo, and the GIS User Community



CITY OF  
PRATTVILLE, AL

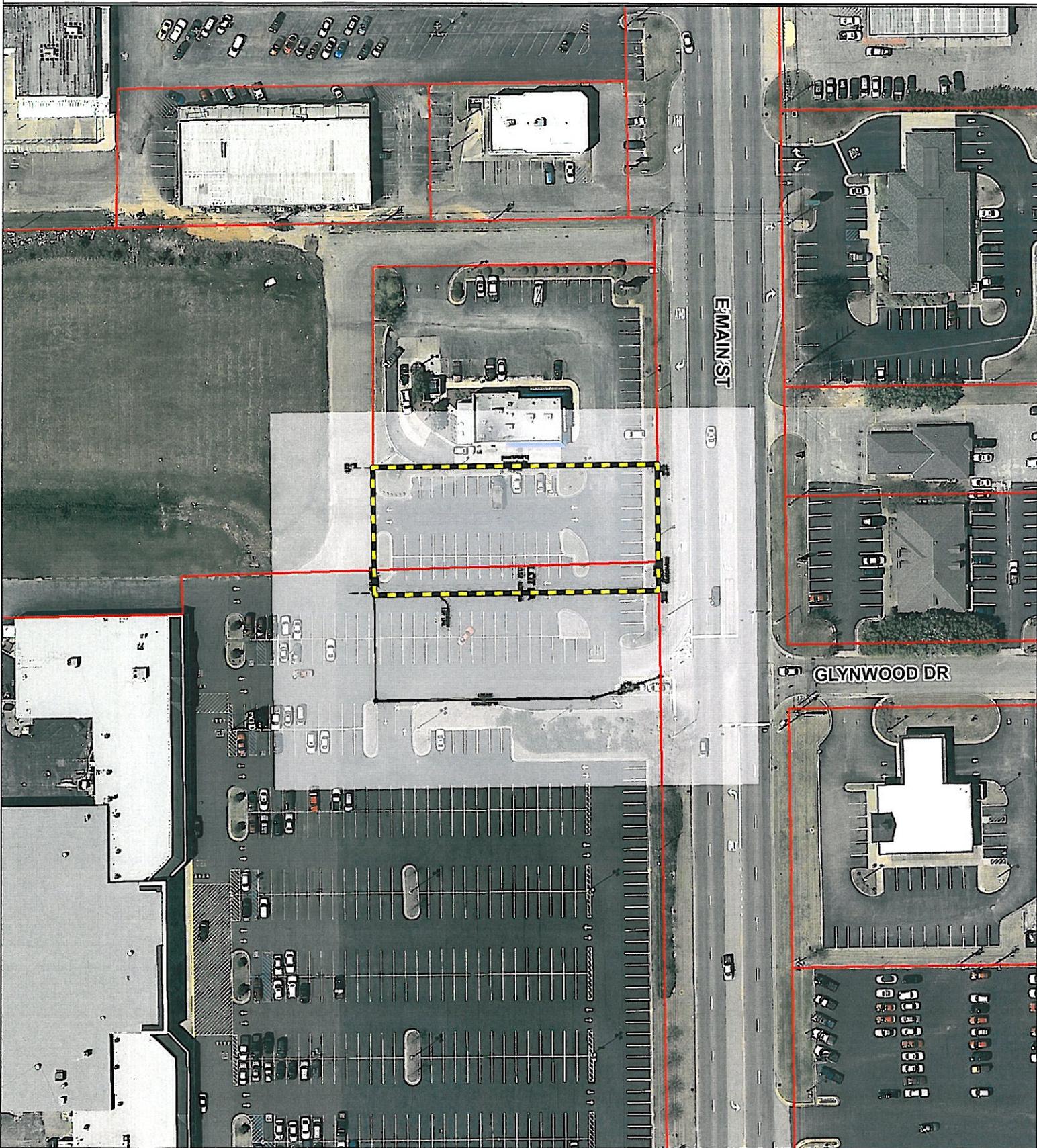
Guardian  
Credit Union

Plat 1

Prattville East  
Shopping Center

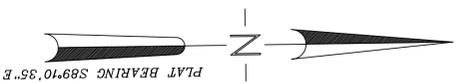


— STREETS  
TAX PARCELS



**LEGEND**

- IRON PIN SET (CAPPED CA0966)
- IRON PIN FOUND (AS NOTED)
- EXISTING LOT LINE
- RIGHT OF WAY LINE
- PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- EASEMENT LINE
- FUTURE DEVELOPMENT



**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 THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
CITY ENGINEER  
PRATTVILLE, ALABAMA

**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 THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
FIRE DEPARTMENT  
CITY OF PRATTVILLE, ALABAMA

**CERTIFICATE OF THE COUNTY ENGINEER**

THE UNDERSIGNED, BEING THE COUNTY ENGINEER OR ACTING COUNTY ENGINEER OF AUTAUGA COUNTY, ALABAMA HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
COUNTY ENGINEER  
AUTAUGA COUNTY, ALABAMA

**CERTIFICATE OF COUNTY HEALTH DEPARTMENT**

THE UNDERSIGNED, AS AUTHORIZED BY THE AUTAUGA COUNTY HEALTH DEPARTMENT, ALABAMA HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
HEALTH OFFICER  
AUTAUGA COUNTY, ALABAMA

**CERTIFICATE OF THE WATER WORKS BOARD**

THE UNDERSIGNED, AS AUTHORIZED BY THE WATER BOARD OF THE CITY OF PRATTVILLE, ALABAMA HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
WATER WORKS BOARD CHAIRMAN

**CERTIFICATE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT**

THE UNDERSIGNED, AS DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF PRATTVILLE, ALABAMA HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT  
PRATTVILLE, ALABAMA

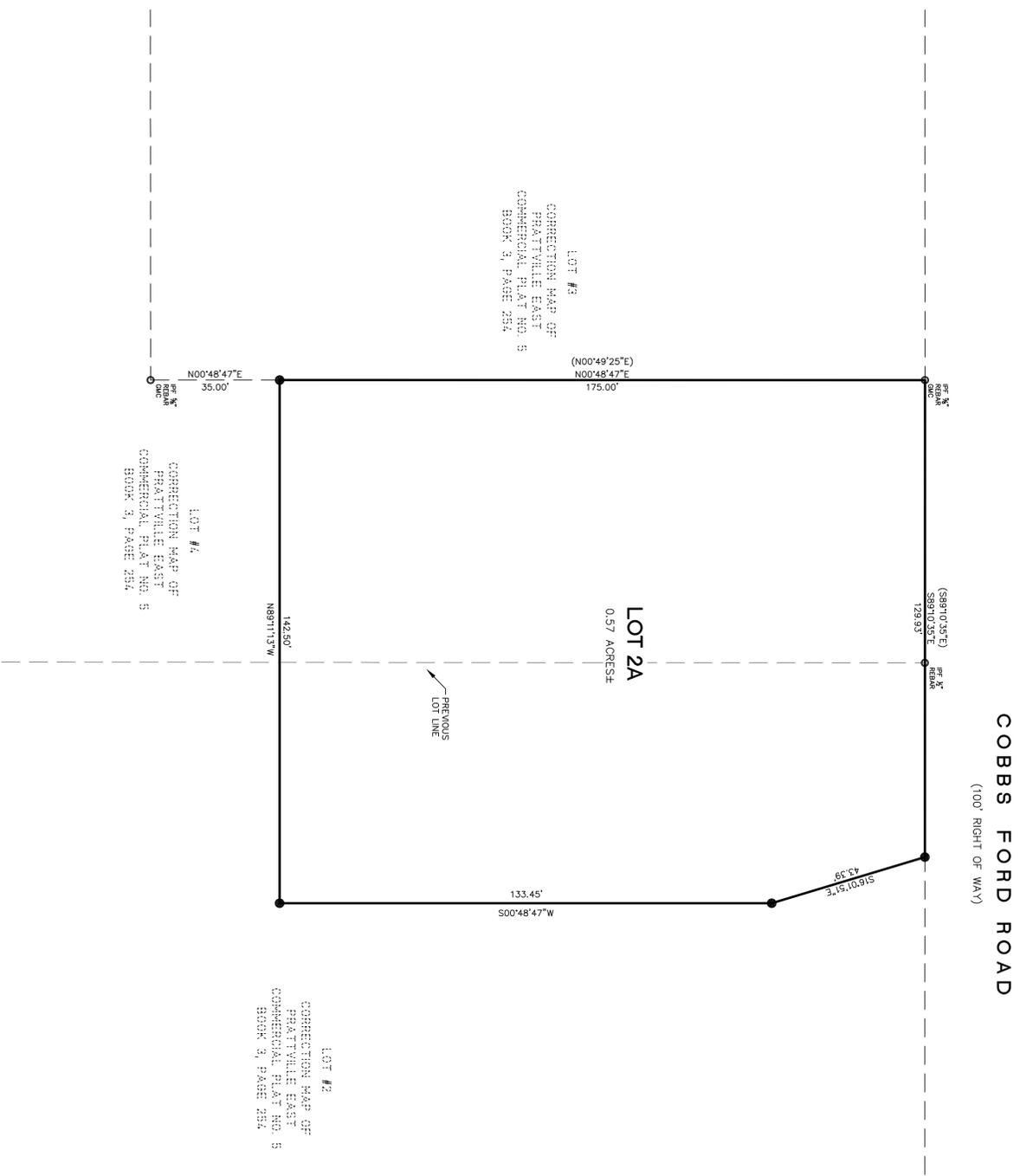
**OFFICE OF THE JUDGE OF PROBATE**

STATE OF ALABAMA)  
AUTAUGA COUNTY)

STATE OF ALABAMA)  
AUTAUGA COUNTY)

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ AM, AND RECORDED IN BOOK \_\_\_\_\_ OF PLATS AND MAPS, PAGE \_\_\_\_\_ RECORDING PAID.

BY: \_\_\_\_\_  
JUDGE OF PROBATE  
AUTAUGA COUNTY, ALABAMA



STATE OF ALABAMA)  
AUTAUGA COUNTY)

THE UNDERSIGNED, \_\_\_\_\_ OWNER OF THE PROPERTY SHOWN, HEREIN, HEREBY JOINS IN AND SIGNS THE FOREGOING SURVEYOR'S CERTIFICATE AND ADOPTS AND APPROVES SAID PLAT ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

STATE OF ALABAMA)  
AUTAUGA COUNTY)

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT \_\_\_\_\_ OWNER OF THE PROPERTY SHOWN, HEREIN, SIGNED TO THE FOREGOING SURVEYOR'S CERTIFICATE, PLAT AND MAP, AND KNOWN TO ME AS \_\_\_\_\_, AND BEING INFORMED OF THE CONTENTS AND PURPOSES OF SAID CERTIFICATE, PLAT AND MAP, I FULLY AUTHORIZE, EXECUTE THE SAME VOLUNTARILY ON THE DAY SAID BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF ALABAMA)  
AUTAUGA COUNTY)

THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN CONSIDERED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE ALABAMA PROFESSIONAL SURVEYING BOARD AND I AM Satisfied THAT THE SAME ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

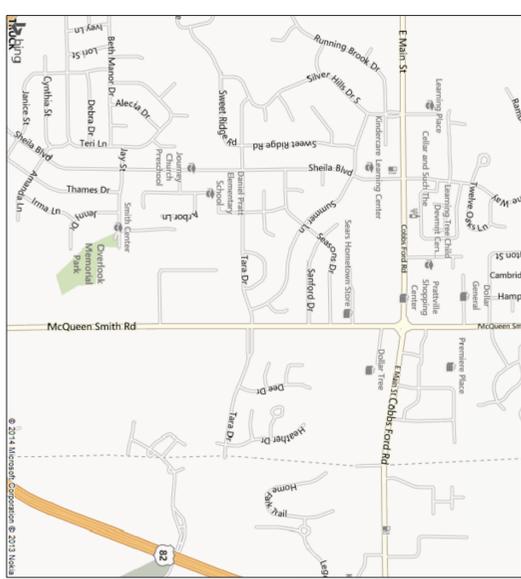
ACCORDING TO MY SURVEY THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

BRADLEY W. FLOWERS, PLS  
ALABAMA REG. NO. 31822

**GUARDIAN CREDIT UNION PLAT NO. 1**

BEING A RE-PLAT OF A PORTION OF LOTS 2 & 4 OF THE CORNER EAST QUARTER OF SECTION 18, T-17-N, R-17-E, AUTAUGA COUNTY, ALABAMA.

RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA, IN PLAT BOOK 3, PAGE 254.



**NOTES:**

ALL UTILITY, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENTS SHOWN HEREON ARE FOR THE USE OF ANY UTILITY WHICH MAY REQUIRE THEM AND FOR SURFACE DRAINAGE AS NEEDED. THESE EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS FOR THE MAINTENANCE OF THE PROPERTY, FACILITIES AND APPURTENANCES INCLUDED IN THESE EASEMENTS AND ARE NOT THE RESPONSIBILITY OF THE CITY OF PRATTVILLE OR THE COUNTY OF AUTAUGA, ALABAMA.

ALL EASEMENTS OR RIGHTS-OF-WAY, EXCEPT UTILITY, PRIVATE DRAINAGE AND PRIVATE ACCESS EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF PRATTVILLE AND/OR THE COUNTY OF AUTAUGA, ALABAMA, FOR PUBLIC USE. EASEMENTS INCLUDE THE RIGHTS OF INGRESS AND EGRESS BY THE CITY AND/OR COUNTY EMPLOYEES FOR MAINTENANCE OF THE EASEMENTS.

EASEMENTS FOR WATER MAINS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE WATER WORKS BOARD OF THE CITY OF PRATTVILLE, ALABAMA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF WATER LINES AND THEIR APPURTENANCES.

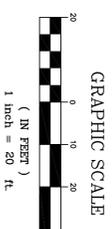
EASEMENTS FOR SANITARY SEWERS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE CITY OF PRATTVILLE, ALABAMA, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE OF SANITARY SEWERS AND THEIR APPURTENANCES.

MAINTENANCE OF STREETS, WATER LINES AND PUBLIC DRAINAGE SHALL NOT BE UNDERTAKEN BY THE CITY OF PRATTVILLE. THE PRATTVILLE WATER WORKS BOARD OR AUTAUGA COUNTY UNTIL SUCH EASEMENTS, FACILITIES OR APPURTENANCES ARE ACCEPTED FOR MAINTENANCE BY SPECIFIC ACTION OF THE CITY COUNCIL, THE WATER WORKS BOARD OR THE COUNTY COMMISSION.

STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

NO PERMANENT STRUCTURE MAY BE PLACED OVER ANY PART OF ANY EASEMENT.

DIMENSIONS ON CURVES ARE CHORD MEASUREMENTS UNLESS NOTED DIFFERENTLY.



4-15-14

**FLOWERS & WHITE**  
ENGINEERING, L.L.C.

PO BOX 231286 - MONTGOMERY, AL 36128  
PH: (334) 396-7600 - FAX: (334) 396-1281