



# 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

**GARY L. WHITESIDE**  
DISTRICT 5

**RAY C. BOLES**  
DISTRICT 6

**LORA LEE BOONE**  
DISTRICT 7

## City of Prattville Planning Commission

The minutes of the April 16, 2015 meeting of the City of Prattville Planning Commission were approved.

10/15/15

---

Tim Smith, Chairman

Date

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile  
planning.prattvilleal.gov



# 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

GARY L. WHITESIDE  
DISTRICT 5

RAY C. BOLES  
DISTRICT 6

LORA LEE BOONE  
DISTRICT 7

## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA April 16, 2015 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 19, 2015

### Old Business:

1. Street Dedication: Inzer Lane *Held 3/19*  
Location: Doster Road *District 1*  
Petitioner, Samuel & Mary Lue Abney
2. Preliminary Plat: Oak Creek Plat 3 *Held 3/19*  
Location: Dunvegan & Portree Drive *District 1*  
Owner: Magna Development & Builders, LLC  
Engineer/Representative: Larry Speaks & Associates
3. Final Plat: Pendlebrooke Subdivision Plat 2C *Held 3/19*  
Location: Gathering Way *District 3*  
Owner: Terravia Construction, LLC  
Engineers/Representative: Barrett Simpson, Inc.

### New Business:

4. Zoning: R-4 (Multi-Family Residential) *Public Hearing*  
Swan Property *District 3*  
Location: Rocky Mount Road at Old Farm Lane  
Petitioner: Spencer Swan  
Representative: Larry E. Speaks & Associates
5. Zoning: R-3 (Single Family Residential) and R-5 (Patio Garden Homes) *Public Hearing*  
Glennbrooke Phase 4A *District 3*  
Location: Glennbrooke Subdivision  
Petitioner: David Avant  
Representative: Barrett-Simpson, Inc.
6. Re-Plat: Exchange at HomePlace 1-B *District 5*  
Location: Cobbs Ford Road & Sugar Exchange  
Owner: DH Holdings-1, Inc.  
Representative: AllSouth Corporation
7. Preliminary Plat: Glennbrooke Subdivision Plat 4A *Public Hearing*  
Location: Glennbrooke Blvd. & Barkley Street *District 3*  
Owner: Terravia Construction, LLC  
Representative: Barrett Simpson, Inc.

### Miscellaneous:

### Adjourn:

Planning & Development Department

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**April 16, 2015**

**Call to order:**

Chairman Tim Smith called the meeting to order at 3:07 p.m.

**Roll Call:**

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

***(Quorum present)***

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

**Minutes:**

None

**Old Business:**

**1. Street Dedication: Inzer Lane**

**Location: Doster Road**

**Petitioner, Samuel & Mary Lue Abney**

Mr. Duke stated that the request to accept the private street, Inzer Lane, for public ownership and maintenance was held at the previous meeting (March, 2015). He stated that ownership has been clarified. He stated that Inzer Lane does not meet standards for development of a public street and the street currently functions as a drive way. He stated that the city staff recommends that Inzer Lane should not be accepted for public ownership or maintenance.

Mr. McAuley moved to pass report to City Council that the Planning Commission does not recommend acceptance of Inzer Lane. Mr. Nelson seconded the motion.

The motion passed unanimously.

**2. Preliminary Plat: Oak Creek Plat 3**

**Location: Dunvegan & Portree Drive**

**Owner: Magna Development & Builders, LLC**

**Engineer/Representative: Larry Speaks & Associates**

Mr. Duke stated that the petitioner submitted a request to hold the request. (Letter made a part of the minutes).

Mr. McAuley moved to hold the request per petitioner's request. Chief Johnson seconded the motion.

The motion to hold passed by unanimously.

- 3. Final Plat: Pendlebrooke Subdivision Plat 2C**  
**Location: Gathering Way**  
**Owner: Terravia Construction, LLC**  
**Engineers/Representative: Barrett Simpson, Inc.**

Mr. Duke stated that the item was held at the previous meeting to investigate drainage issues (March, 2015). He stated that the issues were addressed and the city staff recommends approval.

Blake Rice of Barrett Simpson, Inc., petitioner's representative, stated that all is complete.

The motion to approve passed unanimously.

**New Business**

- 4. Zoning: R-4 (Multi-Family Residential)**  
**Swan Property**  
**Location: Rocky Mount Road at Old Farm Lane**  
**Petitioner: Spencer Swan**  
**Representative: Larry E. Speaks & Associates**

Greg Gillian of Larry Speaks & Associates, petitioner's representative, presented the zoning request of the Swan Property. He stated that the 32.14 acre property located at the intersection of Rocky Mount Road and Old Farm Lane will be annexed and zoned for multi-family used.

Chairman Smith opened the public hearing.

Jon Lee Finnegan, 211 Deer Trace, stated concerns for traffic increase. Asked how many units would be allowed on the 32 acre lot and would there be future widening of Rocky Mount Road.

Jim Cobb, 2364 Rocky Mount Road, stated that his property borders the Swan property. Asked question about development and access plans.

Sharon Cobb, owner of Rocky Mount Wedding & Events, wanted information on development plans.

The public hearing was closed.

Mrs. Carpenter introduced a resolution recommending approval of the zoning of Swan Property to R-4 and moved for its approval. Mr. Gardner seconded the motion.

Mr. Duke provided the staff report of the zoning of the Swan Property. He stated that development plans did not accompany the zoning request. He stated that 2010 Comprehensive Plan shows the property as Mixed Use-Transitional; designed to support a broad range of redevelopment types. He stated that the proposed zoning is consistent with the future land use plan's vision of a mixture of housing at various densities.

The motion to approve passed by 5/1 vote as recorded. Favor: Mrs. Carpenter, Mr. McAuley, Mr. Nelson, Chief Johnson and Mr. Smith. Oppose: Mr. Gardner.

- 5. Zoning: R-3 (Single Family Residential) and R-5 (Patio Garden Homes)**  
**Glennbrooke Phase 4A**

**Location: Glennbrooke Subdivision**  
**Petitioner: David Avant**  
**Representative: Barrett-Simpson, Inc.**

Blake Rice of Barrett-Simpson, Inc., petitioner's representative, introduced the zoning request of Glennbrooke Phase 4A. He stated that the zoning request was in line with the approved sketch plan.

Mr. McAuley introduced a resolution recommending the approval of the zoning of Glennbrooke Phase 4A and moved for its approval. Mr. Gardner seconded the motion.

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

Mr. Rice stated that the plat contained 128 lots to be annexed into the city.

Mr. Duke provided the staff report for the zoning request of Glennbrooke Phase 4A. He stated that the zoning request was in keeping with the approved revised sketch plan. He stated that the staff recommended approval.

The motion to approve passed unanimously.

**6. Re-Plat: Exchange at HomePlace 1-B**  
**Location: Cobbs Ford Road & Sugar Exchange**  
**Owner: DH Holdings-1, Inc.**  
**Representative: AllSouth Corporation**

Katherine Porter, petitioner's representative, stated that the petitioner request to hold the request until the May meeting. (Letter made a part of the minutes).

Chief Johnson moved to hold the item at the petitioner's request. Mr. McAuley seconded the motion.

The motion to hold passed unanimously.

**7. Preliminary Plat: Glennbrooke Subdivision Plat 4A**  
**Location: Glennbrooke Blvd. & Barkley Street**  
**Owner: Terravia Construction, LLC**  
**Representative: Barrett Simpson, Inc.**

Blake Rice of Barrett-Simpson, Inc., petitioner's representative, introduced the preliminary plat of Glennbrooke Subdivision Plat 4A.

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

Mr. Nelson introduced a resolution recommending approval of the preliminary plat of Glennbrooke Subdivision Plat 4A and moved for its approval. Mr. McAuley seconded the motion.

Mr. Rice stated that no lots past this preliminary plat would be recorded unless 10 acres park property is dedicated.

*Approved 10/15/15*

Mr. Duke stated that they are working thru drainage concerns.

The motion to approve passed unanimously.

**Miscellaneous Business:**

**Adjourn:**

The meeting was adjourned at 4:12 p.m.

Respectfully submitted,

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

Alisa Morgan, Secretary  
Prattville Planning Commission



# 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

GARY L. WHITESIDE  
DISTRICT 5

RAY C. BOLES  
DISTRICT 6

LORA LEE BOONE  
DISTRICT 7

## MEMORANDUM

**DATE:** April 15, 2015  
**TO:** Prattville Planning Commission  
**FROM:** Joel T. Duke, City Planner  
**RE:** March 19, 2015 - Agenda

---

Please accept this memorandum as the Planning Department staff report for items on the April 16, 2015 agenda.

- 1. Street Dedication – Planning Commission Recommendation – Inzer Lane:** The City of Prattville received a request from the residents of Inzer Lane to accept the private street for public ownership and maintenance. Per the procedure adopted in 2001 by City Council Resolution 2001A-011(copy attached), the request was forwarded the Prattville Planning Commission for review and recommendation. A review of county probate records indicates that Inzer Lane is located on property owned by Melissa Hagan and the Prattville Development Group. The application for acceptance was signed by the owners and occupants of the single residence, Samuel and Mary Lue Abney, rather than the owners of the property and road. Until 2011, Mr. and Mrs. Abney held a right of access easement for Inzer Road. It has not been renewed. Without consent and a petition from the true property owners, the Commission should recommend against acceptance of the street for public maintenance.
- 2. Preliminary Plat – Oak Creek, Plat 3 – Dunvegan Drive and Portree Drive:** In July 2002, the Planning Commission granted approval for the sketch plan of the Oak Creek Subdivision. The initial phase of 54 lots extending Live Oak Drive from Court Street to Upper Kingston Road was completed in January 2005. In July 2007, the Commission approved a request by Mack Post to revise the initial sketch plan to reconfigure the remaining 52 acres north of Live Oak Drive into 115 single-family lots zoned R-3. At the March 2015 Commission meeting, Magna Development and Builders, LLC proposed development of 49

additional lots in two separate preliminary plats. The first plat (Plat 2) contains two lots and a short street extension on the north end of Portree Drive. The Commission granted approval for the Plat 2 on March 19, 2015. The second plat (Plat 3) contains 47 lots on extensions of Dunvegan Drive and Portree Drive. The street and lot layouts are consistent with the approved sketch plan. After discussion regarding the availability of water pressure and flow, the Commission elected to hold the request until the April meeting. At this time, the applicant has not provided a response to the water pressure question.

3. **Final Plat – Pendlebrooke Subdivision, Plat 2C – Pendlebrooke Drive:** On August 15, 2013, the Planning Commission granted approval of the 26 lot preliminary plat for Pendlebrooke Subdivision, Plat 2. With Plat 2C, Terravia Construction, LLC requested approval of the final 11 lots in the R-3 zoned subdivision. At the March 2015 meeting, representatives for Terravia Construction stated that construction was incomplete, requested approval of the plat, and offered to post a surety to cover the outstanding items. Based on comments from adjacent residents concerning erosion control, the Commission elected to hold approval until the April 16, 2015 meeting
4. **Zoning Request – Pre-Annexation – R-4, Multi-Family Residential - Swan Property – Rocky Mount Road/Old Farm Lane:** See staff report sent by separate email.
5. **Zoning Request – Pre-Annexation – Glennbrooke Subdivision, Phase 4A -- R-3, Single-Family Residential and R-5, Patio Garden Homes – Avant Properties (David and Larry Avant) – Old Ridge Road and Glennbrooke Boulevard:** On May 16, 2013, the Planning Commission approved a sketch plan for Glennbrooke Subdivision, Phases 4-7. The Commission considered and approved a revision to the sketch plan in September 2014 and a second revision at the March 19, 2015 agenda. The final revision reduced the number of lots in Phase 4 by 43 to 356. The lot reduction and reconfiguration was largely due to wetland and terrain limitation identified within the site. The revision relocated the public park to roughly the same location at Old Ridge Road it occupied in the sketch approved on May 16, 2013. Based on Commission comments, the park property was increased to a full 10 acres.

Item 5 is a request to zone 28.14 acres within the approved sketch plan to R-3 (25.59 acres) and R-5 (2.55 acres). The request accompanies and corresponds with the first preliminary plat in Phase 4 (Item 7 on the agenda) and an annexation request pending before the City Council. The zoning request is consistent with the approved sketch plan and the city's Comprehensive Plan. The request should be forwarded to the City Council with a favorable recommendation.

Attachment A - Sketch Plan Approved by Planning Commission March 19, 2015  
Attachment B – Zoning Request – R-3 and R-5, Provided by Applicant  
Attachment C – City of Prattville, 2010 Future Land Use Maps

6. **Re-plat – The Exchange at HomePlace. Plat 1-B – DHS Holdings-1, Inc. – Sugar Exchange/Cobbs Ford Road:** Request to separate Lot 2 of The Exchange at HomePlace, Plat 1 into a 0.92 acre parcel and a 5.09 acre parcel. Recommend approval.
7. **Preliminary Plat – Glennbrooke Subdivision, Phase 4A – Terravia Construction, LLC – Old Ridge Road and Glennbrooke Boulevard:** The applicant has submitted a preliminary plat for 128 lots on 28.14 acres corresponding with the overall sketch plan approved by the Commission on March 19, 2015. The plat extends Glennbrooke Boulevard and Barkley Drive and includes parts or all of three additional streets.

Comments regarding the plat have been returned to the applicant and included with this memorandum as Attachment D. As noted under Item 5, the plat corresponds with a pending petition for annexation and a rezoning request. While the lots may be platted as configured without being in the city limits, the sanitary sewer may not be installed and connected as proposed without either annexation approval or Council authorization to extend sewer beyond the city limits. Based on the number of comments outstanding and the pending Council actions, Item 7 should be held until May 21, 2015.

Attachment D – Staff Comment Letter – April 15, 2015  
Attachment E – Plat 4A – Overall Layout

If you have any questions concerning these items, please do not hesitate to contact me or stop by the office.

Prattville Planning Commission

Speaker Sign-In Sheet

4/16/15

3:00 p.m.

Name	Address
1. <i>Jon Lee Funnegan</i>	<i>211 Deer Trace</i>
2. <i>Jim Cobb</i>	<i>2364 Rocky Mt Rd</i>
3. <i>Sharon W. Cobb</i>	<i>" "</i>
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	

# CITY OF PRATTVILLE

## Planning Commission

### Planning Department Staff Report

---



**PRIVATE STREET REQUEST**      Inzer Lane  
**DATE**      April 16, 2015

#### **PROPOSED PUBLIC STREET**

**Petitioner:**      Samuel and Mary Lue Abney (See Attachment A)  
**Property Owner:**      Melissa Hagan and Prattville Development Group  
**Agent:**      None  
**Location:**      Inzer Lane. Intersects Doster Road near Doster Cut-Off Road. See Attachment B.

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

*Submission Status:*      Initial request for street acceptance.  
*Previous Approvals:*      No previous development  
*Conditions of Previous Approvals:*      None.

#### **Property Configuration**

*Street and Property Configuration:*      Inzer Lane is a private driveway providing access to agriculturally fields, a pine tree plantation, two cellular towers, and a private residence on one acre.  
The driveway is 10' wide without an improved drainage ditch or cross drainage. Utilities are provided by overhead service.

#### **CITY STAFF EVALUATION**

The submitted request to accept Inzer Lane for public ownership and maintenance has been evaluated by the city staff as required by Prattville City Council Resolution 2001A-011. This report summarizes the recommendations of the required staff members.

Resolution 2001A-011 requires the Prattville Planning Commission offer a recommendation to the City Council addressing the following four points:

1. Is the street compatible with the requirements of the Prattville Subdivision Regulations?
2. Does the street meet the standards applied by the Planning Commission for the development of a public street?
3. If the street is substandard, what is the feasibility of upgrading the street to the requirements of the Prattville Subdivision Regulations? What are the costs related to the upgrade?
4. What are the initial and ongoing maintenance costs to the City of Prattville if the street is accepted for public maintenance?

**Reviewed by:** Robby Anderson, City Engineer  
Joel T. Duke, City Planner  
Dallis Johnson, Fire Marshal

**Site Visits Conducted:** Various times since submission of request

**Recommendation:** Inzer Lane should not be accepted for public ownership or maintenance.

**Staff Comments:**

Engineering Department

1. This is a private driveway. The driveway is not constructed to city standards.

Fire Department

1. Does not appear to meet the minimum requirements for all weather surface per International Fire Code 2009.
2. Does not meet City ordinance for fire hydrants

Planning Department

Our report is primarily focused on points 1 and 2 of the required evaluation. Inzer Lane has no basic components of a subdivision street: it does not end in a required cul-de-sac, no formal or improved ditch or drainage swale, or standard width. The characteristics of each component are listed and compared with the requirements of the Prattville Subdivision Regulations.

Inzer Lane	Prattville Subdivision Regulations
1,256'± length without an improved turn-around.	Maximum cul-de-sac permitted = 1,000'. Streets greater than 150' must end with a temporary or permanent cul-de-sac.
Unpaved dirt driveway	Street pavement build-up = 6" base, 3" initial asphalt layer, 1" final asphalt surface
10' wide driveway exists as an expired easement across an unplatted parcel.	Street must be in a dedicated 50' right-of-way. Alternative street standards (60' right-of-way) may be used in areas of lower traffic.
No improved ditch or drainage swale. No piped cross drainage	Where all lots are at least 1.5 acres in area with 150' feet of roadway frontage, the Planning Commission may permit open ditch drainage.
Sidewalks are not provided.	Sidewalks are may be omitted on cul-de-sac's serving twenty or fewer lots.
Wastewater disposal is provided by private septic tank and field lines	Subdivisions within 1,200' of an existing sanitary sewer main must connect. A City of Prattville main is located within 1,200' of the eastern property line of the 56.6 acre tract.

The comparison indicates several characteristics that are inconsistent with the Prattville Subdivision Regulations. First, the length of the cul-de-sac is 885' longer than the 1000' permitted by regulation. Second, the driveway in no way meets city's basic construction standards.

A significant question that has not been resolved by the petitioner is ownership of the driveway. A review of county probate records indicates that Inzer Lane is located on property owned by Melissa Hagan and the Prattville Development Group. The application for acceptance was signed by the owners and occupants of the single residence accessed by the driveway, Samuel and Mary Lue Abney, rather than the owners of the driveway. Mr. and Mrs. Abney held a right of access easement for Inzer Road, which expired in 2011. City staff cannot find where it has been renewed. Without consent and a petition from the owner of the property containing the road, the city cannot legally accept it for maintenance.

Given the conditions and status detailed in this report, the Planning Department recommends the application for public ownership and maintenance be denied.

## **ATTACHMENTS**

- A. Property Owner Petition
- B. Location Map



# ATTACHMENT A



## 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	GARY L. WHITESIDE DISTRICT 5	RAY C. BOLES DISTRICT 6	LORA LEE BOONE DISTRICT 7
---	---	-------------------------------	-----------------------------	---------------------------------	----------------------------	------------------------------

### MEMORANDUM

TO: Joel Duke, City Planner

FROM: Cathy Dickerson, City Clerk

DATE: January 27, 2015

RE: Certification and Evidence of Public Road – Inez Lane  
Samuel and Mary Lou Abney



On January 27, 2015, Mr. Sam Abney delivered the attached Certification and Evidence of a Public Road form in regard to Inez Lane.

In accordance with Resolution Book 2001-A, Page 011, adopted on July 10, 2001, all requests for public maintenance of private streets made to the City Council shall be referred to the Prattville Planning Commission for a formal recommendation prior to action by the Council.

**CERTIFICATION AND EVIDENCE OF A PUBLIC ROAD**

WE THE UNDERSIGNED being all the owners, partial owners and /or residents of Inzer Lane (road name) commencing at Doster Road (road name) to its termination do by the execution of this document acknowledge that said road has been maintained by the City of Prattville or by Autauga County prior to the City of Prattville's maintenance for a period in excess of twenty (20) years before this date.

That in addition to said road being maintained by a governmental entity for over twenty (20) years, said roadway, for over twenty (20) years, has been known to be a public roadway and is not a private drive or private road. This is to acknowledge that this document may be filed in the Office of the Judge of Probate of Autauga County, Alabama and to the extent that the undersigned own any lands that this road crosses, this is to acknowledge that the public's right of way on said road has been an open, continuous, exclusive, adverse and notorious possession for over twenty (20) years.

<u>NAME (printed)</u>	<u>SIGNATURE</u>	<u>DATE</u>
Mary Lou Abney	<i>Mary Lou Abney</i>	1/27/15
SAMUEL M. Abney	<i>Samuel M. Abney</i>	1/27/15
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

## RESOLUTION

[Procedure for Accepting Private Streets for Public Maintenance]

WHEREAS, the City Council of the City of Prattville may accept private streets and driveways for public maintenance as allowed by Alabama Law; and,

WHEREAS, the Prattville Planning Commission, under the authority of *Title 11, Chapter 52 of the Code of Alabama, 1975* as amended is charged with promoting sound Municipal planning, recommending programs for public structures and improvements and the adoption of municipal subdivision regulations; and

WHEREAS, the Prattville Planning Commission has adopted subdivision regulations that set the characteristics and standards for the construction of streets to be accepted for public use and maintenance; and,

WHEREAS, the Prattville Planning Commission reviews the construction of new Public streets before subdivisions are platted and the streets presented to the City Council for acceptance; and,

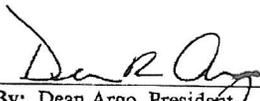
WHEREAS, the Prattville Planning Commission has provided advice from time to time to the Prattville City Council on various items including the acceptance of subdivisions for maintenance and the rezoning of property.

**NOW THEREFORE BE IT RESOLVED** by the City Council of the City of Prattville that:

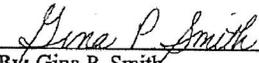
- A. All requests for public maintenance of private streets, easements or driveways made to the City Council shall be referred to the Prattville Planning Commission for a formal recommendation prior to action by the Council.
- B. Prior to making a recommendation to the City Council, the Prattville Planning Commission shall:
  1. Review the streets, driveways or easement contained in the maintenance request for compatibility with the *Prattville Subdivision Regulations*.
  2. Determine whether or not the street, driveway or easement meets the standards for public streets as defined in the *Prattville Subdivision Regulations*.
  3. Determine the cost and feasibility of upgrading the streets, driveways, or easements in the request to the standard set by the *Prattville Subdivision Regulations*.
  4. Determine the initial and annual maintenance cost of the streets, driveways, or easements if they are accepted for public maintenance.

- C. The Prattville Planning Commission shall obtain a written opinion from the City Engineer, City Planner and the Head of the Street Department prior to making a recommendation to the City Council.
- D. The Prattville Planning Commission may hold public hearings and request expert opinions to obtain the information necessary to render a recommendation to the City Council.
- E. The formal recommendation from the Planning Commission shall be made in the form of a resolution and shall be returned to the City Council within sixty (60) days of the referral from the City Council. Copies of all supporting minutes, written opinions and related correspondence shall be forwarded with the Commission resolution to the City Clerk.

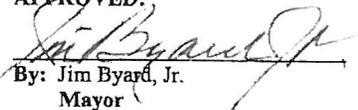
ADPOTED THIS 10<sup>TH</sup> DAY OF JULY, 2001.

  
By: Dean Argo, President  
Prattville City Council

AUTHENTICATED THIS 10<sup>TH</sup> DAY OF JULY, 2001.

  
By: Gina P. Smith  
City Clerk

APPROVED:

  
By: Jim Byard, Jr.  
Mayor

**ATTACHMENT B**



**CITY OF  
PRATTVILLE, AL**

**Width of Inzer Ln  
is roughly 20 Ft  
(Unpaved Road)**

**Scale: 1" = 300'**



- STREETS
- TAX PARCELS





**LARRY E. SPEAKS & ASSOCIATES, INC.**  
**CONSULTING ENGINEERS & LAND SURVEYORS**

535 Herron Street  
Montgomery, Alabama 36104  
Telephone: 334.262.1091  
Facsimile: 334.262.2211



AIRPORTS  
BRIDGE DESIGN  
CONSTRUCTION MANAGEMENT  
ENVIRONMENTAL PERMITS  
HIGHWAY DESIGN  
LAND DEVELOPMENT PLANNING & DESIGN  
LAND USE STUDIES  
MUNICIPAL WORKS  
PARKS & RECREATION FACILITIES

SEWAGE COLLECTION, TREATMENT & DISPOSAL  
SOLID WASTE LANDFILLS  
STORM DRAINAGE STUDIES & DESIGN  
SUBDIVISIONS  
SURVEYING: LAND SURVEYS  
CONSTRUCTION SURVEYS  
TOPOGRAPHIC MAPS  
WATER SUPPLY, TREATMENT & DISTRIBUTION

April 16, 2015

City of Prattville  
Planning Commission  
101 West Main Street  
Prattville, AL 36066

**ATTN: Mr. Tim Smith, Chairman**

**RE: Planning Commission- Agenda Item No. 2  
Preliminary Plat Oak Creek Plat No. 3  
Prattville, Alabama**

Dear Mr. Smith:

On behalf of the owner, we hereby request the above referenced item be held until the next Planning Commission meeting date.

Should you have any questions, please do not hesitate to call.

Yours very truly,

Gregory M. Gillian

GMG/kw

Cc: Mr. Mack Post  
file

**RESOLUTION**

**Final Plat**

**Pendlebrooke Subdivision Plat 2C**

**March 19, 2015**

**Whereas,** Stone Martin Builders is the developer of Pendlebrooke Subdivision Plat 2; and

**Whereas,** the proposed development is located inside the city limits at the west side of Old Ridge Road, north of existing Glennbrooke Subdivision, Plats 1 & 2 at Gathering Way; and

**Whereas,** the revised sketch plan for the proposed Pendlebrooke Subdivision Plat 2 & Glennbrooke Subdivision Plat 3 was approved on July 18, 2013; 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 Pendlebrooke Subdivision Plat 2C.

**APPROVED:**



**Tim Smith, Chairman**



**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.  
4/16/15**

# PENDLEBROOKE SUBDIVISION, PLAT 2C

BEING A PART OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST  
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

- NOTES:**
- Survey North is Grid North based upon Alabama West State Plane Coordinates, NAD83, by GPS observation.
  - Basis for Survey:
    - Deed Book 2011, Page 2301 as recorded in the Office of the Judge of Probate of Autauga County, Alabama.
    - Glennbrooke Subdivision, Plat 3A, recorded in Plat Book 2013, Page 21, in the Office of the Judge of Probate of Autauga County, Alabama.
    - Pendlebrooke Subdivision, Plat 2A, recorded in Plat Book 2013, Page 22, in the Office of the Judge of Probate of Autauga County, Alabama.
    - Pendlebrooke Subdivision, Plat One, recorded in Plat Book 2010, Page 3, in the Office of the Judge of Probate of Autauga County, Alabama.
  - According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Community Map No. 01001C0356D, effective June 16, 2009, the subject property is located in a Zone X (areas of minimal flooding) Flood hazard Area.
  - Plat Data:
    - Total Number of Lots: 11
    - Total Number of Residential Lots: 11
    - Area of Largest Lot: 0.37 Ac
    - Area of Smallest Lot: 0.21 Ac
    - Total Acreage: 3.44 Ac
  - This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
  - There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
  - This drawing becomes void if any alterations or changes are made by others.
  - This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.

EAST MEMORIAL BAPTIST CHURCH  
435 SHEILA BLVD  
PRATTVILLE, AL 36066

PLAT OF

OFFICE OF THE JUDGE OF PROBATE  
AUTAUGA COUNTY

STATE OF ALABAMA  
AUTAUGA COUNTY

I, hereby certify that this, Plat or Map was filed in this Office this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and recorded in Book \_\_\_\_\_ of Plats and Maps, Page \_\_\_\_\_, Recording \_\_\_\_\_ paid.

JUDGE OF PROBATE  
AUTAUGA COUNTY, ALABAMA

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA  
COUNTY OF AUTAUGA

All that certain tract or parcel of land containing 3.44 acres located in and being a part of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows: Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama go N32°33'21"W 1573.94 feet; then N02°43'54"E 142.11 to the Southern right of way of Addison Way; then N02°43'54"E 50.07 feet to the Northern right of way of Addison Way; then leaving mentioned right of way N02°38'05"E 150.14 feet; then N06°04'03"E 147.63 feet to the Southern right of way of Pendlebrooke Drive; then N00°03'04"E 50.32 feet to the Northern right of way of Pendlebrooke Drive; then leaving mentioned right of way N00°21'50"W 87.50 feet to the POINT OF BEGINNING; then N88°05'13"W 148.37 feet to the Eastern right of way of Gathering Way; then N88°05'13"W 50.00 feet to the Western right of way of Gathering Way; then leaving mentioned right of way N01°54'47"E 14.75 feet; then N88°05'13"W 139.49 feet; then N01°04'08"E 436.89 feet; then N89°35'59"E 326.02 feet; then S00°23'34"E 142.10 feet to the Northern right of way of Gathering Way; then S00°20'57"E 50.00 feet to the Southern right of way of Gathering Way; then leaving mentioned right of way S00°21'50"E 273.02 feet to the POINT OF BEGINNING.

I, George W. Barrett, a Professional Land Surveyor in the State of Alabama hereby certify that I have surveyed the property of Terravia Construction, LLC an Alabama Limited Liability Corporation, shown herein as Pendlebrooke Subdivision, Plat 2C and situated in Autauga County, Alabama.

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

WITNESS my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

George W. Barrett, P.L.S. Alabama Registration No. 11666

DEDICATION

STATE OF ALABAMA  
COUNTY OF AUTAUGA

Terravia Construction, LLC, owners of the property as shown hereon, have caused the land embraced in the within plat to be surveyed, laid out, and platted to be known as Pendlebrooke Subdivision Plat 2C, said subdivision lying in part of Section 35, Township 18 North, Range 16 East, Autauga County, Alabama, Easements and right-of-way as shown on said plat, if not previously dedicated, are hereby tendered to the use of the public.

Bryan Stone, Manager

NOTARY

STATE OF ALABAMA  
COUNTY OF AUTAUGA

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that Terravia Construction, LLC, an Alabama Limited Liability Corporation by Bryan Stone, Manager, whose name is signed to the foregoing conveyance, and is known to me, 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 seal this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

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

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT CITY OF PRATTVILLE

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 \_\_\_\_\_, 2015.

Director of Planning and Development  
Prattville, Alabama

CERTIFICATE OF THE WATER WORKS BOARD CITY OF PRATTVILLE

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 \_\_\_\_\_, 2015.

Water Works Board  
Prattville, Alabama

CERTIFICATE OF THE FIRE DEPARTMENT CITY OF PRATTVILLE

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 \_\_\_\_\_, 2015.

Fire Department  
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER CITY OF PRATTVILLE

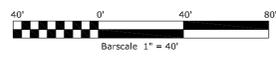
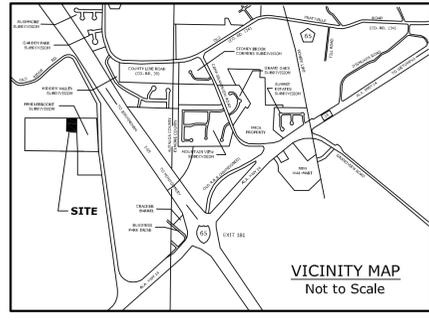
The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

City Engineer  
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER AUTAUGA COUNTY

The undersigned, being the 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 \_\_\_\_\_, 2015.

Autauga County Engineer



DATE: 23 FEB., 2015  
FILE: 13-0243  
FIELD BY: JAH  
SCALE: 1"=40'  
PROJECT NO: 13-0243  
DRAWN BY: JAH  
DRAWING NO:



Curve #	Length	Radius	Chord Bearing	Chord
C1	58.55'	175.00'	N80° 02' 47"E	58.27'
C2	3.35'	175.00'	N69° 54' 48"E	3.35'
C3	29.60'	25.00'	S76° 42' 46"E	27.90'
C4	39.35'	50.00'	S65° 20' 10"E	38.34'
C5	41.20'	50.00'	N68° 30' 51"E	40.04'
C6	41.94'	50.00'	N20° 52' 54"E	40.72'
C7	34.37'	50.00'	N22° 50' 17"W	33.70'
C8	29.60'	25.00'	N08° 36' 24"W	27.90'
C9	7.52'	175.00'	N24° 05' 04"E	7.52'
C10	63.96'	175.00'	N12° 22' 59"E	63.60'
C11	191.37'	125.00'	S45° 46' 18"W	173.22'

**LAND SURVEYOR**  
George W. Barrett  
Ala. Reg. PLS No. 11666  
Barrett-Simpson, Inc.  
223 South 9th Street  
Opelika, AL 36801

**DEVELOPER**  
Terravia Construction, LLC  
1125 Preston Street  
Opelika, AL 36801

- LEGEND**
- IRON PIN OR PIPE FOUND
  - REBAR IRON PIN SET WITH PLASTIC IDENTIFICATION CAP
  - CONCRETE MONUMENT FOUND
  - CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP
  - FENCE
  - ELECTRIC LINE W/POLE
  - LIQUID FUEL (LF)
  - GUY WIRE (GW)
  - ELECTRIC METER (EM)
  - SEWER LINE W/SDRH
  - WATER LINE
  - TELEPHONE BOX/CABINET
  - TELEPHONE LINE
  - △ CALCULATED POINT
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT (FH)
  - R.O.W. RIGHT-OF-WAY
  - NIF NOW OR FORMERLY
  - DB: DEED BOOK
  - PB: PLAT BOOK
  - PG: PAGE
  - ( ) RECORD DISTANCE OR BEARING
  - (TYP.) TYPICAL EXAMPLE
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - NOT TO SCALE

**BARRETT-SIMPSON, INC.**  
Engineers & Land Surveyors  
706 12th STREET, PRATTVILLE, AL 36068 (PH 334-297-2423, FAX 334-297-2449)  
121 W. BROAD STREET, EUFALA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)  
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

**RESOLUTION**

**Zoning Request to R-4**

**Rocky Mount Road at Old Farm Lane**

**Spencer Swan, Petitioner**

**April 16, 2015**

**Whereas**, Spencer Swan has applied for zoning of the property described in Attachment A and shown in Attachment B; and

**Whereas**, the property to be zoned is located outside the city limits on Old Farm Lane and Rocky Mount Road; and

**Whereas**, the petitioner wishes to zone the property to R-4, Multi-Family Residential; and

**Whereas**, a public hearing on the proposed zoning was held by the Prattville Planning Commission on April 16, 2015.

**Now, Therefore, Be it Resolved**, that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-4.

**APPROVED:**



**Tim Smith, Chairman**



**Alisa Morgan, Secretary**

The motion to approve passed by 5/1 vote as recorded. Favor: Mrs. Carpenter, Mr. McAuley, Mr. Nelson, Chief Johnson and Mr. Smith.  
Oppose: Mr. Gardner.  
4/16/15

**Attachment A  
Legal Description**

**Swan Property  
Zoning Request to R-4  
Legal Description**

**STATE OF ALABAMA  
AUTAUGA COUNTY**

**Proposed R-4 Zoning  
LEGAL DESCRIPTION FOR SUBJECT PROPERTY**

Begin at an iron pin known as the Northwest Corner of the SW 1/4 of the SE 1/4 of Section 6, T-17-N, R-17-E, Elmore County, Alabama; thence S 89°18'09" E 704.55' to an iron pin located in a curve on the West Right-of-Way (R.O.W. Varies) of Interstate No. 65; thence along said West Right-of-Way the following three (3) courses: (1) Chord Bearing S 34°59'23" E, Chord Distance 245.11', Radius 34,207.47'; (2) S 40°14'43" E 291.36'; (3) Chord Bearing S 33°47'27" E, Chord Distance 547.52', Radius 34,237.47' to an aluminum pipe; thence leaving said West Right-of-Way S 00°36'40" E 402.84' to an iron pin; thence S 89°36'16" W 490.40' to an iron pin located in a curve on the North Right-of-Way (60' Prescriptive R.O.W.) of Rocky Mount Road; thence along said North Right-of-Way the following two (2) courses: (1) Chord Bearing N 78°36'58" W, Chord Distance 196.46', Radius 490.00'; (2) S 89°49'10" W 586.89' to a right-of-marker located at a right-of-way flare; thence northwesterly along said right-of-way flare N 50°08'16" W 63.34' to a right-of-way marker located on the East side of Old Farm Lane and end of said flare; thence along said east side of Old Farm Lane the following two (2) courses: (1) N 00°00'57" W 756.55'; (2) Chord Bearing N 14°58'28" W, Chord Distance 90.18', Radius 508.34' to an iron pin; thence leaving said East side of Old Farm Lane N 00°00'57" W 371.81' to the point of beginning. Containing 32.14 acres, more or less, and lying in and being a part of the SW 1/4 of the SE 1/4 of Section 6, T-17-N, R-17-E, Autauga County, Alabama.

CITY OF PRATTVILLE, AL



Scale: 1" = 300'

Not in Prattville City Limit 4/7/15



STREETS

TAX PARCEL



# CITY OF PRATTVILLE

## Planning Commission

### Planning Department Staff Report

---



#### **REZONING APPLICATION**

Swan Property – Northeast corner of the Old Farm Lane/Rocky Mount Road intersection

Rezoning – RZ-2015-01

Elmore Co. ID: 29-26-03-06-0-001-011.000

#### **DATE**

April 14, 2015

#### **PROPOSED DEVELOPMENT**

##### **Petitioner:**

Spencer Swan

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

Spencer Swan, Leila Turner, and Sherry Swan Curtis

##### **Agent:**

Larry E. Speaks and Associates, Inc.

##### **Location:**

Northeast corner of the Old Farm Lane/Rocky Mount Road intersection. Please see Attachment 1.

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

##### *Submission Status:*

Applicant is requesting to pre-zone 32.14 acres as R-4, Multi-family Residential. The applicant's annexation request for the same property is currently being reviewed and presented for consideration by the City Council.

Applicant has not indicated a specific use of the property other than allowing it to be marketed for higher density residential.

##### *Previous Approvals:*

No previous development on the subject tract. Property is currently vacant and forested.

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

N/A.

#### **Property Configuration**

##### *Acreage:*

32.14 acres

<i>Proposed Number of Lots and Configuration:</i>	Rezoning request is not accompanied by a development plan. Applicant has stated plans to market property for higher density residential uses
<i>Proposed Uses:</i>	Medium and high density residential, including multi-family.
<i>Consistency with Adopted Future Land Use Plan</i>	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 Mixed Use - Transitional. Mixed-Use – Transitional. The proposed higher density residential zoning is consistent with the plan. Plan consistency is discussed in greater detail in the staff analysis.
<i>Current Zoning:</i>	Outside city limits. Not currently subject to city zoning classification. Annexation application pending.
<i>Proposed Zoning:</i>	<p>The zoning request accompanies an annexation petition under consideration by the City Council. As permitted by Code of Alabama, 1975 Section 11-52-85, the applicant requests the entire 32 acre parcel be zoned R-4 upon annexation into the city limits.</p> <p>Permitted Uses in R-4 Districts: Dwellings and apartments for any number of families. Permitted uses common to all R districts.</p> <p>Uses Permitted on Appeal in R-4 Districts: Clubs, not conducted for profit; rooming and boarding houses. (See regulations common to all "R" Districts, listed above.) Uses Permitted on Appeal in all R districts. See Attachment B</p>
<i>Surrounding Developments and Uses:</i>	<p>North: Large Wooded, vacant parcel and Prattville Christian Academy.</p> <p>South: Large wooded and agricultural parcels. Smaller, half acre single family residential lots along Old Farm Lane and Rocky Mount Road</p> <p>East: I-65 runs along the eastern property line. Further east is the Millbrook city limits.</p>

West: Large Wooded, vacant parcels

*Street Extensions or New Streets:* None proposed. Public street extensions may be necessary with further development

*Water and Sewer:* Adequate potable water service is available to the site from the Prattville Water Works Board. Mains are available for connection on Old Farm Lane.

City of Prattville sanitary sewer mains do not extend to the subject property. The nearest sanitary sewer main is approximately 1,200 feet north on Old Farm Lane. Sanitary sewer is not present on Rocky Mount Road.

### **PLANNING STAFF EVALUATION**

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

**Site Visits Conducted:** Various times during March and April 2015

**Recommendation:** Recommend approval due to consistency with Comprehensive Plan and the area's ability to accommodate high density residential development.

#### **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 Mixed Use – Transitional. According to Page 2.16 of the plan, this land use category is, "designed specifically to support a broad range of redevelopment types while limiting additional retail that might soften the existing market...The designation is geared towards creating a model of development and redevelopment that augments and supports the existing retail corridor on Cobbs Ford Road. Acceptable uses would include office, housing (of a variety of densities), hospitality, institutional, light industrial, flex office and greenspace, among others. Retail might be accommodated, but at a very limited scale, and of a purely local-serving variety." The requested R-4 designation is consistent with the future land use plan's vision of a mixture of housing at various densities.

Timing - The Planning Department continues to receive periodic inquiries about the availability of land for higher density residential. Currently, no acreage of a useful size in the

city's eastern and northeastern growth corridors is zoned for high density residential. Based on the proximity to the clustered retail at both I-65 interchanges, the proximity to Montgomery employment centers, and the access provided by the improved road, the community can anticipate the Old Farm Lane corridor being attractive for and marketed for higher density housing. While the Commission has often requested specific development plans accompany a zoning application, the current deficit of higher density residential zoning and ability of the improved Old Farm Lane to accommodate greater traffic volumes suggest zoning the subject property R-4 is appropriate at this time.

**ATTACHMENTS**

- A. Location Map
- B. Residential District Classifications
- C. Future Land Use Maps – Subject Property Indicated

# ATTACHMENT A

## Location Map Swan Property R-4 Zoning

### Legend

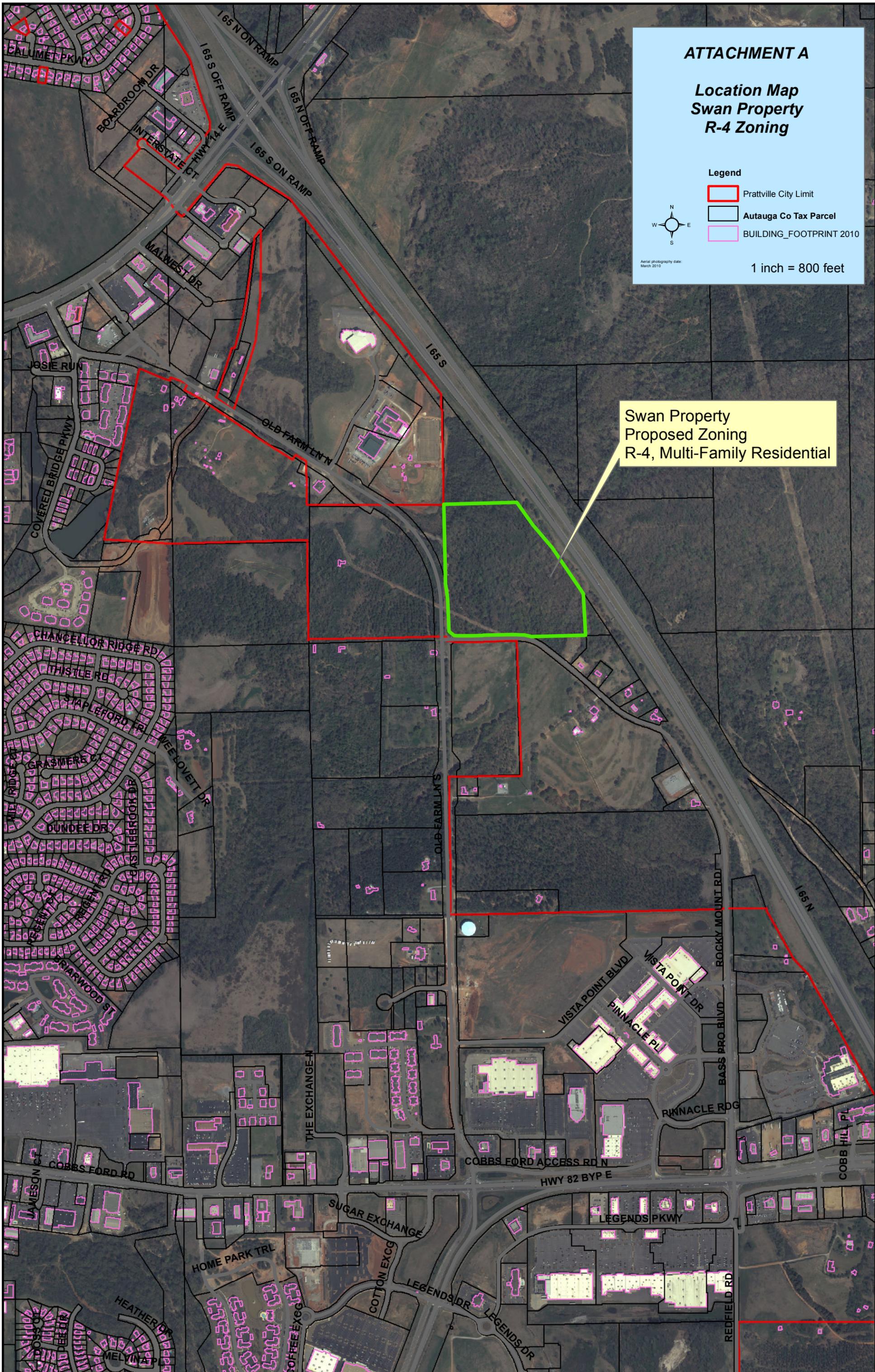
-  Prattville City Limit
-  Autauga Co Tax Parcel
-  BUILDING\_FOOTPRINT 2010



Aerial photography date:  
March 2010

1 inch = 800 feet

Swan Property  
Proposed Zoning  
R-4, Multi-Family Residential



**ARTICLE 7. DISTRICT REQUIREMENTS**

**Section 71. Residential district requirements.**

<i>District</i>	<i>Use Regulations</i>	<i>Space and Height Regulations</i>
All "R" Districts	<p><b>USES PERMITTED:</b> Accessory structures; gardens, playgrounds and parks; public buildings, including public schools and libraries; satellite dishes or discs as herein defined by that ordinance, and no other; and parking of recreational vehicles, as herein defined subject to the following conditions: a) At no time shall such parked or stored camping and recreational equipment be occupied or used for living, sleeping or housekeeping purposes. b) If the camping and recreational equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front of the building line of the lot. c) Notwithstanding the provisions of subparagraph (b), camping and recreational equipment may be parked anywhere on the premises for loading and unloading purposes.</p> <p><b>USES PERMITTED ON APPEAL:</b> Customary home occupations; public utility structures, such as electric substations, gas metering stations, sewage pumping stations and similar structures; general hospitals for humans, except primarily for mental cases; churches; cemeteries; semi-public buildings; golf courses; municipal, county, state or federal use; kindergartens, nurseries, nursery schools, day care centers, private schools; and satellite dishes or discs, not defined herein.</p> <p><b>USES PROHIBITED:</b> Mobile homes, house trailers, trailer courts or camps, commercial and industrial uses, including parking lots or parking areas in connection with these uses, not specifically permitted.</p>	<p><b>MINIMUM YARD SIZE:</b> For public and semi-public structures: Front Yard: 35 feet; Rear Yard: 35 feet; Side Yard: 35 feet. For accessory structures: Front Yard: 5 feet; Rear Yard: 5 feet.</p> <p><b>MINIMUM LOT SIZE:</b> Width at building line: 45 feet.</p> <p><b>MAXIMUM HEIGHT:</b> 50 feet 2 stories.</p>

<i>District</i>	<i>Use Regulations</i>	<i>Space and Height Regulations</i>
R-1	USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)	MINIMUM YARD SIZE: Front Yard: 40 feet; Rear Yard: 45 feet; Side Yard: 15 feet. MINIMUM LOT SIZE: Area in Square Feet: 15,000; Width at building line: 100. MAXIMUM HEIGHT: 35 Feet; 2½ stories. MAXIMUM BUILDING AREA PERCENT: 25% OFF STREET PARKING CAR SPACES: One.
R-2	USES PERMITTED: Single-family dwellings. (See: regulations common to all "R" Districts, listed above.)	MINIMUM YARD SIZE: Front Yard: 35 feet; Rear Yard: 40 feet; Side Yard: 10 feet. MINIMUM LOT SIZE: Area in Square Feet: 10,500; Width at building line: 75 feet. MAXIMUM HEIGHT: 35 feet; 2½ stories. MAXIMUM BUILDING AREA PERCENT: 25% OFF STREET PARKING CAR SPACES: One.
R-3	USES PERMITTED: Single-family dwellings. USES PERMITTED ON APPEAL: Duplexes and other apartments, Clubs not conducted for profit; rooming and boarding houses. (See: regulations common to all "R" Districts, listed above.)	MINIMUM YARD SIZE: Front Yard: 25 feet; Rear Yard: 30 feet; Side Yard: 8 feet one side; 6 feet the other side. MINIMUM LOT SIZE: Area in Square Feet: One or two family dwellings: 7,500; For each additional family unit, add: 2,000. Width at Building Line: One or two family dwellings 60 feet; For each additional family unit, add: 6 feet. MAXIMUM HEIGHT: 35 feet 3 stories. MAXIMUM BUILDING AREA PERCENT: 35%

<i>District</i>	<i>Use Regulations</i>	<i>Space and Height Regulations</i>
R-4	<p>USES PERMITTED: Dwellings and apartments for any number of families.</p> <p>USES PERMITTED ON APPEAL: Clubs, not conducted for profit; rooming and boarding houses. (See: regulations common to all "R" Districts, listed above.)</p>	<p>MINIMUM YARD SIZE: Front Yard: 25 feet; Rear Yard: 30 feet; Side Yard: 8 feet on one side; 6 feet on the other side.</p> <p>MINIMUM LOT SIZE: Area in Square Feet: One or two family dwellings 6,000; For each additional family unit, add: 5 feet.</p> <p>MAXIMUM HEIGHT: 35 feet; 3 stories.</p> <p>MAXIMUM BUILDING AREA PERCENT: 40%</p>

Note "A": A carport, porte-cochere, porch or structure or part thereof as defined in Section 68 hereof, shall be considered as part of the main building and shall be subject to the setback and side yard requirements for the district in which it is located.

(Ord. of 7-2-1968; Ord. of 3-15-1983(2); Ord. of 5-23-1985; Ord. No. 98-021, 9-1-1998)

**ATTACHMENT C**

**LEGEND:**

- Low-Density Residential
- Medium-Density Residential
- Commercial
- Industrial
- Institutional
- Mixed-Use - Transitional
- Mixed-Use - Commercial
- Mixed-Use - Residential
- Conservation & Greenspace

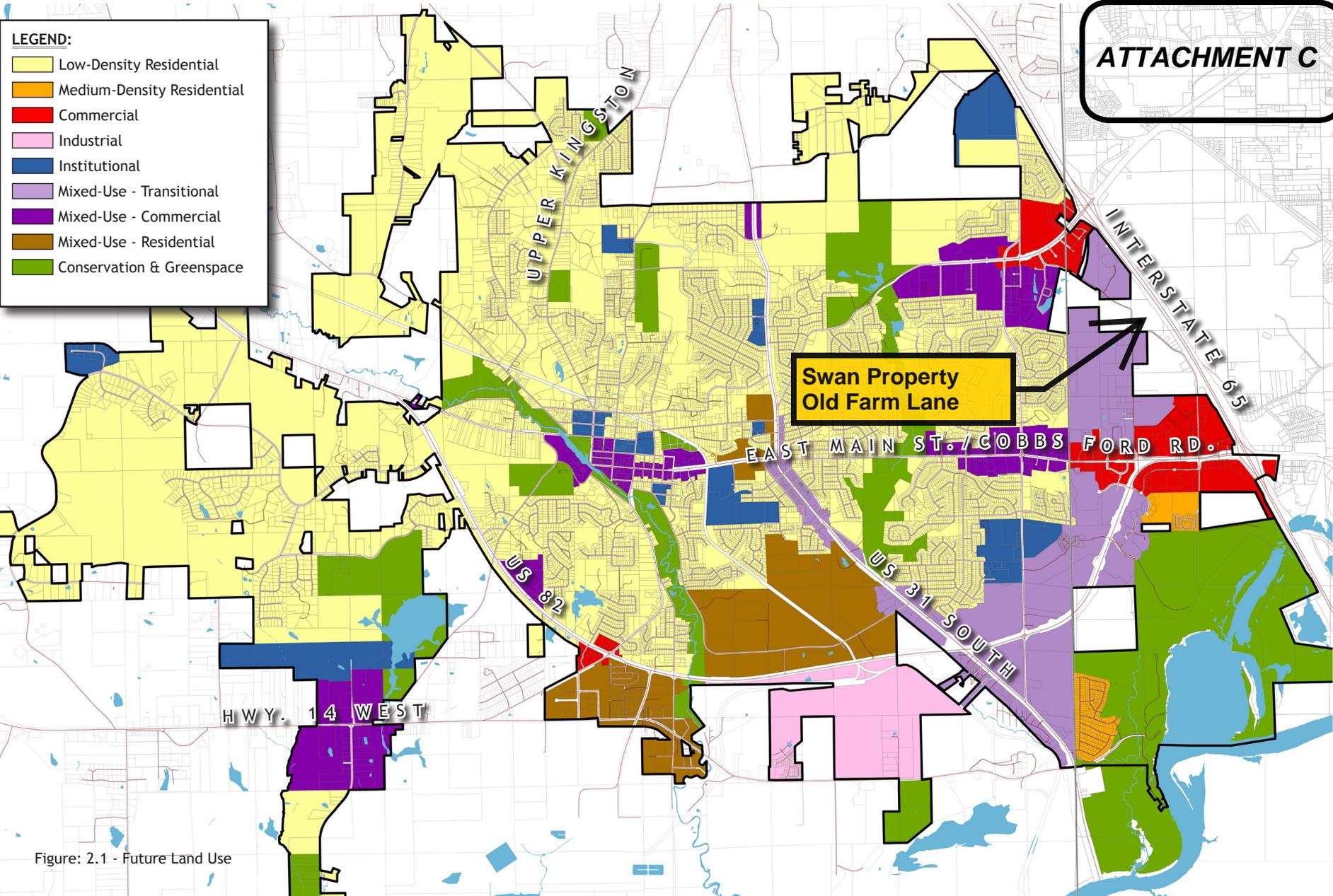


Figure: 2.1 - Future Land Use

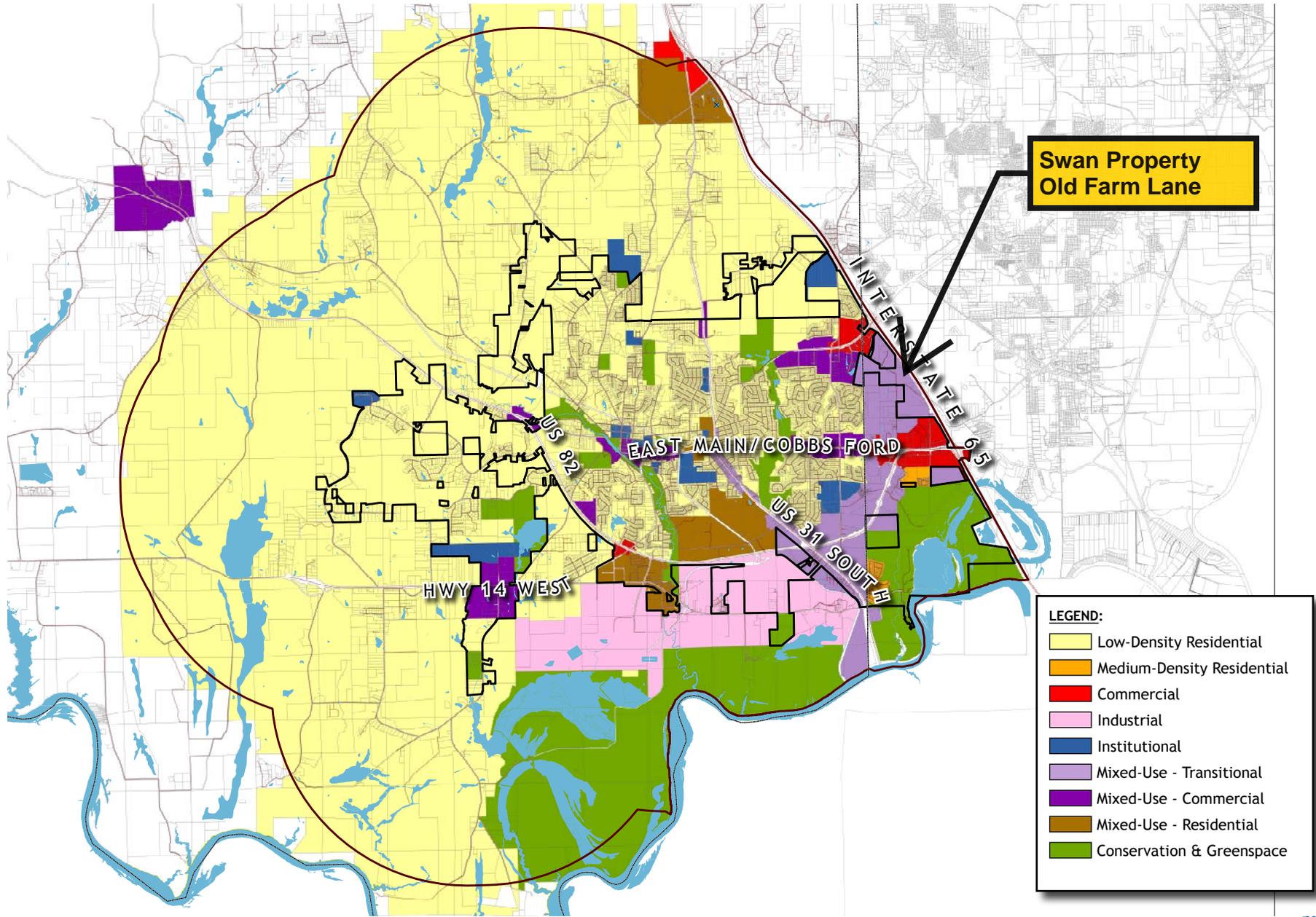


Figure: 2.2 - Extended Future Land Use

**RESOLUTION**

**Zoning Request to R-3 & R-5**

**Glennbrooke Subdivision 4A**

**David Avant , Petitioner**

**April 16, 2015**

**Whereas,** David Avant has applied for zoning of the property in Attachment; and

**Whereas,** the property to be rezoned is located outside the city limits in the Glennbrooke Subdivision; and

**Whereas,** the petitioner wishes to zone the property from R-3, Single Family Residential, & R-5, Patio Garden Homes; and

**Whereas,** a public hearing on the proposed zoning was held by the Prattville Planning Commission on April 16, 2015.

**Now, Therefore, Be it Resolved,** that the City of Prattville Planning Commission hereby recommends the zoning of said property to R-3 & R-5.

**APPROVED:**



---

**Tim Smith, Chairman**



---

**Alisa Morgan, Secretary**

The motion to approve passed unanimously.  
4/16/15

**Attachment A  
Legal Description**

**Glennbrooke Phase 4A  
Rezoning Request  
Legal Description**

**STATE OF ALABAMA  
AUTAUGA COUNTY**

**Proposed Zoning**

**Area to be zoned R-3:**

All that certain tract or parcel of land containing 28.14 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows: Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama go along the South line of said Section 35, also being the South line of Glennbrooke Subdivision Plat 1B, S89°12'10"W 1276.15 feet to the Southwest corner of Lot 104, Glennbrooke Subdivision Plat 1B ; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-B, S89°12'28"W 728.31 feet to the Southwest corner of Lot 144, Glennbrooke Subdivision, Plat 2-B; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-C, S89°12'28"W 413.52 feet to the Southwest corner of Lot 137, Glennbrooke Subdivision, Plat 2-C; thence along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 617.13 feet to the POINT of BEGINNING; thence continue along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 343.84 feet to the Northwest corner of Lot 129, Glennbrooke Subdivision, Plat 2-C; thence N02°04'40"W 389.45 to the Southwest corner of Lot 27, Glennbrooke Subdivision, Plat 3C; thence along the West line of Glennbrooke Subdivision, Plat 3C, N00°15'16"W 1090.86 feet to the Northwest corner of Lot 18, Glennbrooke Subdivision, Plat 3C; thence N87°06'13"W 187.36 feet; thence N00°20'23"W 229.31 feet; thence N89°45'00"W 43.49 feet; thence S18°07'21"W 85.89 feet; thence S88°18'02"W 310.69 feet; thence S51°25'50"W 62.50 feet; thence S88°18'02"W 150.00 feet; thence S01°41'58"E 22.50 feet; thence S88°18'02"W 180.00 feet; thence S01°41'58"E 64.57 feet; thence along a curve to the right having an Arc Length of 37.70 feet, a Radius of 25.00 feet, and a Chord of S42°48'44"W 35.66 feet; thence S88°18'02"W 50.06 feet; thence along a curve to the left having an Arc Length of 42.24 feet, a Radius of 275.00 feet, and a Chord of S83°54'02"W 42.19 feet; thence S01°46'33"W 51.30 feet; thence S12°56'56"E 191.85 feet; thence S88°15'08"W 41.83 feet; thence S00°38'14"W 131.18 feet; thence S15°11'07"W 598.86 feet; thence S74°48'57"E 35.01 feet; thence S15°11'03"W 199.96 feet; thence N74°48'57"W 35.04 feet; thence S15°11'14"W 89.99 feet; thence S15°11'04"W 70.11 feet; thence S13°24'05"W 69.94 feet; thence S12°18'02"W 54.74 feet; thence S01°41'58"E 461.57 feet; thence N79°09'26"E 60.39 feet; thence S05°24'22"W 67.65 feet; thence S61°46'21"E 187.07 feet; thence S27°45'38"W 76.05 feet; thence S63°20'00"E 150.03 feet; thence S28°36'37"W 131.89 feet; thence S12°07'12"E 276.81 feet; thence N72°51'16"E 170.70 feet; thence N52°04'10"E 1123.04 feet to the POINT of BEGINNING. Less and except: All that certain tract or parcel of land containing 2.55 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows: Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama

go along the South line of said Section 35, also being the South line of Glennbrooke Subdivision Plat 1B, S89°12'10"W 1276.15 feet to the Southwest corner of Lot 104, Glennbrooke Subdivision Plat 1B ; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-B, S89°12'28"W 728.31 feet to the Southwest corner of Lot 144, Glennbrooke Subdivision, Plat 2-B; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-C, S89°12'28"W 413.52 feet to the Southwest corner of Lot 137, Glennbrooke Subdivision, Plat 2-C; thence along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 617.13 feet; thence continue along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 343.84 feet to the Northwest corner of Lot 129, Glennbrooke Subdivision, Plat 2-C; thence N02°04'40"W 389.45 to the Southwest corner of Lot 27, Glennbrooke Subdivision, Plat 3C; thence along the West line of Glennbrooke Subdivision, Plat 3C, N00°15'16"W 1090.86 feet to the Northwest corner of Lot 18, Glennbrooke Subdivision, Plat 3C; thence N87°06'13"W 187.36 feet; thence N00°20'23"W 229.31 feet; thence N89°45'00"W 43.49 feet; thence S18°07'21"W 85.89 feet; thence S88°18'02"W 310.69 feet; thence S51°25'50"W 62.50 feet; thence S88°18'02"W 150.00 feet; thence S01°41'58"E 22.50 feet; thence S88°18'02"W 180.00 feet; thence S01°41'58"E 64.57 feet; thence along a curve to the right having an Arc Length of 37.70 feet, a Radius of 25.00 feet, and a Chord of S42°48'44"W 35.66 feet; thence S88°18'02"W 50.06 feet; thence along a curve to the left having an Arc Length of 42.24 feet, a Radius of 275.00 feet, and a Chord of S83°54'02"W 42.19 feet; thence S01°46'33"W 51.30 feet; thence S12°56'56"E 191.85 feet to the POINT of BEGINNING; thence S88°15'08"W 41.83 feet; thence S00°38'14"W 131.18 feet; thence S15°11'07"W 598.86 feet; thence S74°48'57"E 35.01 feet; thence S15°11'03"W 150.00 feet; thence S74°48'57"E 70.00 feet; thence along a curve to the left having an Arc Length of 39.27 feet, a Radius of 25.00 feet, and a Chord of N60°11'03"E 35.36 feet; thence N15°11'03"E 671.18 feet; thence along a curve to the left having an Arc Length of 142.92 feet, a Radius of 485.00 feet, and a Chord of N06°44'33"E 142.40 feet; thence N01°41'58"W 78.49 feet; thence S88°15'08"W 82.82 feet to the POINT of BEGINNING.

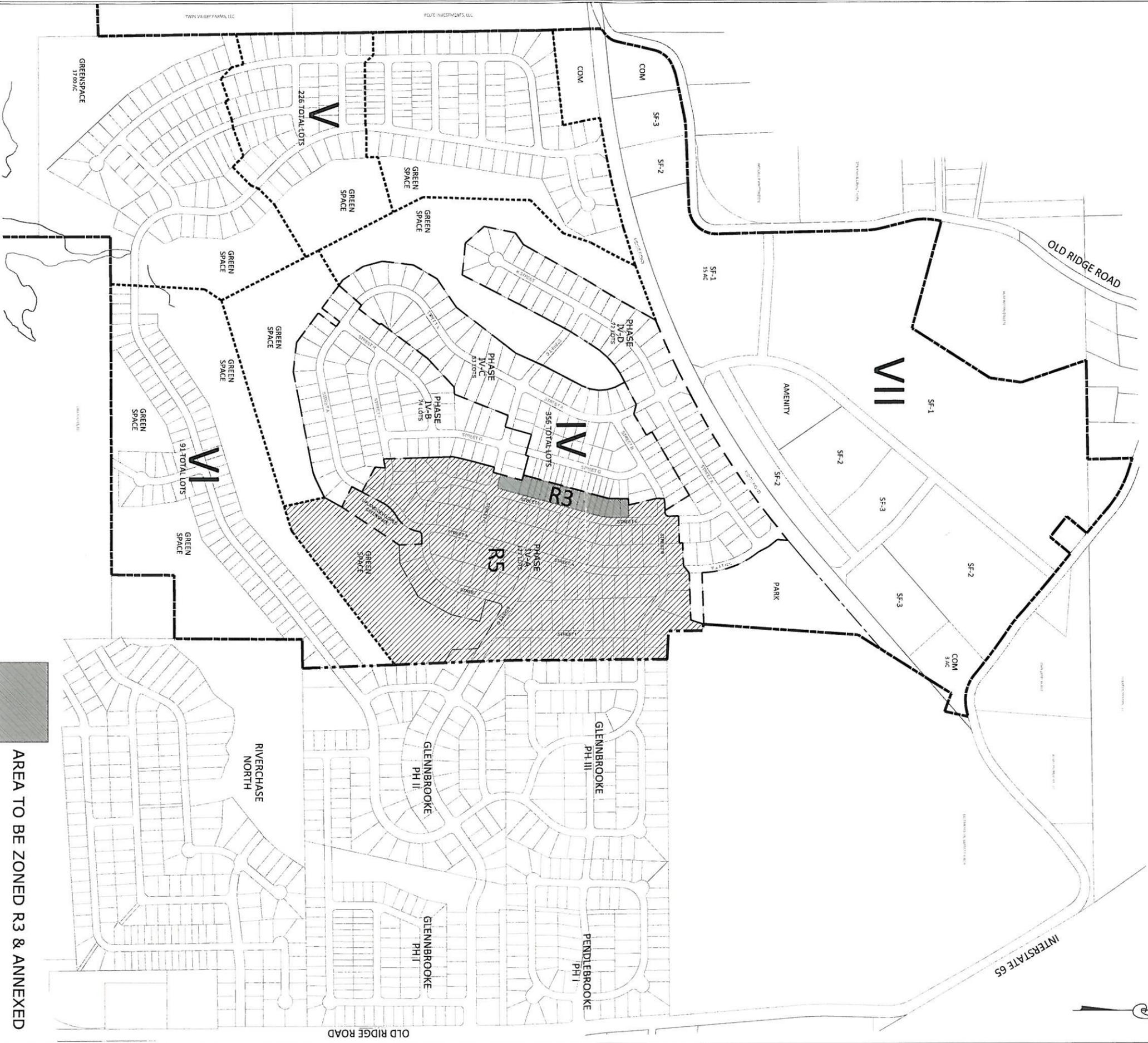
Area to be zoned R-5:

All that certain tract or parcel of land containing 2.55 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama and being more particularly described as follows: Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama go along the South line of said Section 35, also being the South line of Glennbrooke Subdivision Plat 1B, S89°12'10"W 1276.15 feet to the Southwest corner of Lot 104, Glennbrooke Subdivision Plat 1B ; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-B, S89°12'28"W 728.31 feet to the Southwest corner of Lot 144, Glennbrooke Subdivision, Plat 2-B; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-C, S89°12'28"W 413.52 feet to the Southwest corner of Lot 137, Glennbrooke Subdivision, Plat 2-C; thence along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 617.13 feet; thence continue along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 343.84 feet to the Northwest corner of Lot 129, Glennbrooke Subdivision, Plat 2-C; thence N02°04'40"W 389.45 to the Southwest corner of Lot 27, Glennbrooke Subdivision, Plat 3C; thence along the West line of Glennbrooke Subdivision, Plat 3C, N00°15'16"W 1090.86 feet to the Northwest corner of Lot 18, Glennbrooke Subdivision, Plat 3C; thence N87°06'13"W 187.36 feet; thence N00°20'23"W 229.31 feet; thence N89°45'00"W 43.49 feet; thence S18°07'21"W 85.89 feet; thence S88°18'02"W 310.69 feet; thence S51°25'50"W 62.50 feet; thence S88°18'02"W 150.00 feet; thence S01°41'58"E 22.50 feet; thence S88°18'02"W 180.00 feet; thence S01°41'58"E 64.57 feet; thence along a curve to the right having an Arc Length of 37.70 feet, a Radius of 25.00 feet, and a Chord of S42°48'44"W 35.66 feet; thence

S88°18'02"W 50.06 feet; thence along a curve to the left having an Arc Length of 42.24 feet, a Radius of 275.00 feet, and a Chord of S83°54'02"W 42.19 feet; thence S01°46'33"W 51.30 feet; thence S12°56'56"E 191.85 feet to the POINT of BEGINNING; thence S88°15'08"W 41.83 feet; thence S00°38'14"W 131.18 feet; thence S15°11'07"W 598.86 feet; thence S74°48'57"E 35.01 feet; thence S15°11'03"W 150.00 feet; thence S74°48'57"E 70.00 feet; thence along a curve to the left having an Arc Length of 39.27 feet, a Radius of 25.00 feet, and a Chord of N60°11'03"E 35.36 feet; thence N15°11'03"E 671.18 feet; thence along a curve to the left having an Arc Length of 142.92 feet, a Radius of 485.00 feet, and a Chord of N06°44'33"E 142.40 feet; thence N01°41'58"W 78.49 feet; thence S88°15'08"W 82.82 feet to the POINT of BEGINNING.

# ZONING & ANNEXATION EXHIBIT OF GLENNBROOKE SUBDIVISION

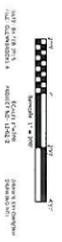
Autauga County, Alabama  
March 2, 2015



 AREA TO BE ZONED R3 & ANNEXED

 AREA TO BE ZONED R5 & ANNEXED

**BSI**  
**BARRETT-SIMPSON, INC.**  
*Engineers & Land Surveyors*  
 706 12th STREET, PRICHARD CITY, AL 36888 (PH 334-297-2423, FAX 334-297-2449)  
 1721 W. BROAD STREET, OPELIKA, AL 36027 (PH 334-687-4257, FAX 334-687-6829)  
 223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

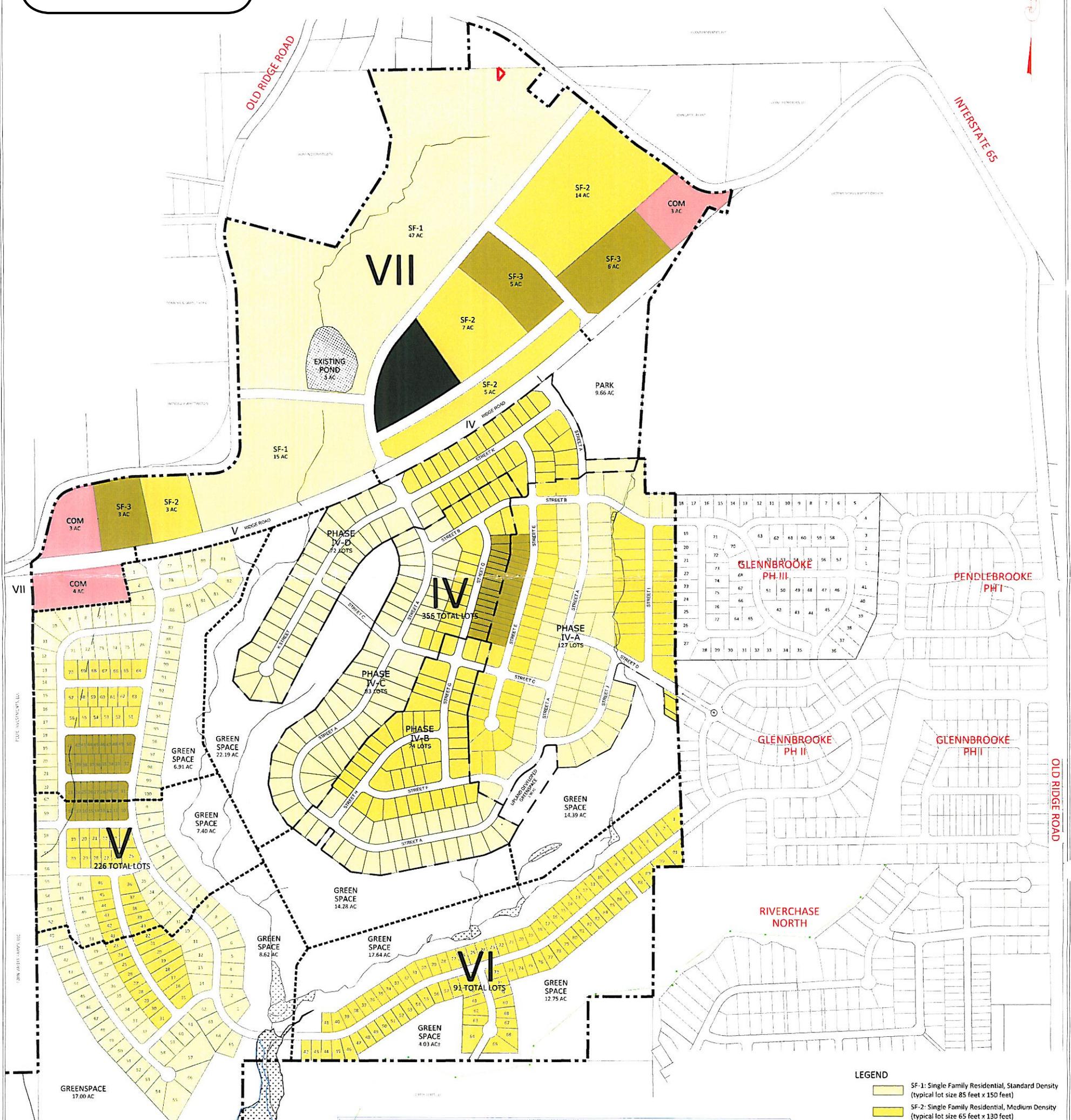


# GLENNBROOKE SUBDIVISION

Autauga County, Alabama

February 04, 2015

## ATTACHMENT A



PHASE IV	PHASE V	PHASE VI	PHASE VII
TOTAL ACREAGE 141 AC	TOTAL ACREAGE 82 AC	TOTAL ACREAGE 24 AC	TOTAL ACREAGE 130 AC
355 - LOTS	226 - LOTS	91 - LOTS	262 - LOTS
SF-1 58 AC	SF-1 44 AC	SF-1 N/A	SF-1 62 AC
SF-2 42 AC	SF-2 15 AC	SF-2 N/A	SF-2 29 AC
SF-3 04 AC	SF-3 5 AC	SF-3 20 AC	SF-3 14 AC
MUNICIPAL PARK 10 AC	COM 4 AC	COM 20 AC	COM 5 AC
UPLAND DEVELOPED GREENSPACE 2 AC	LENGTH OF STREETS ROW AREA 11,675 LF 14 AC	LENGTH OF STREETS ROW AREA 3,610 LF 4 AC	AMENITY POND 3 AC
LENGTH OF STREETS ROW AREA 8,381 LF 25 AC	TOTAL ACREAGE: 513 AC	TOTAL GREENSPACE: 125 AC	OLD RIDGE ROAD: 11 AC
TOTAL LOTS: 1035 LOTS			

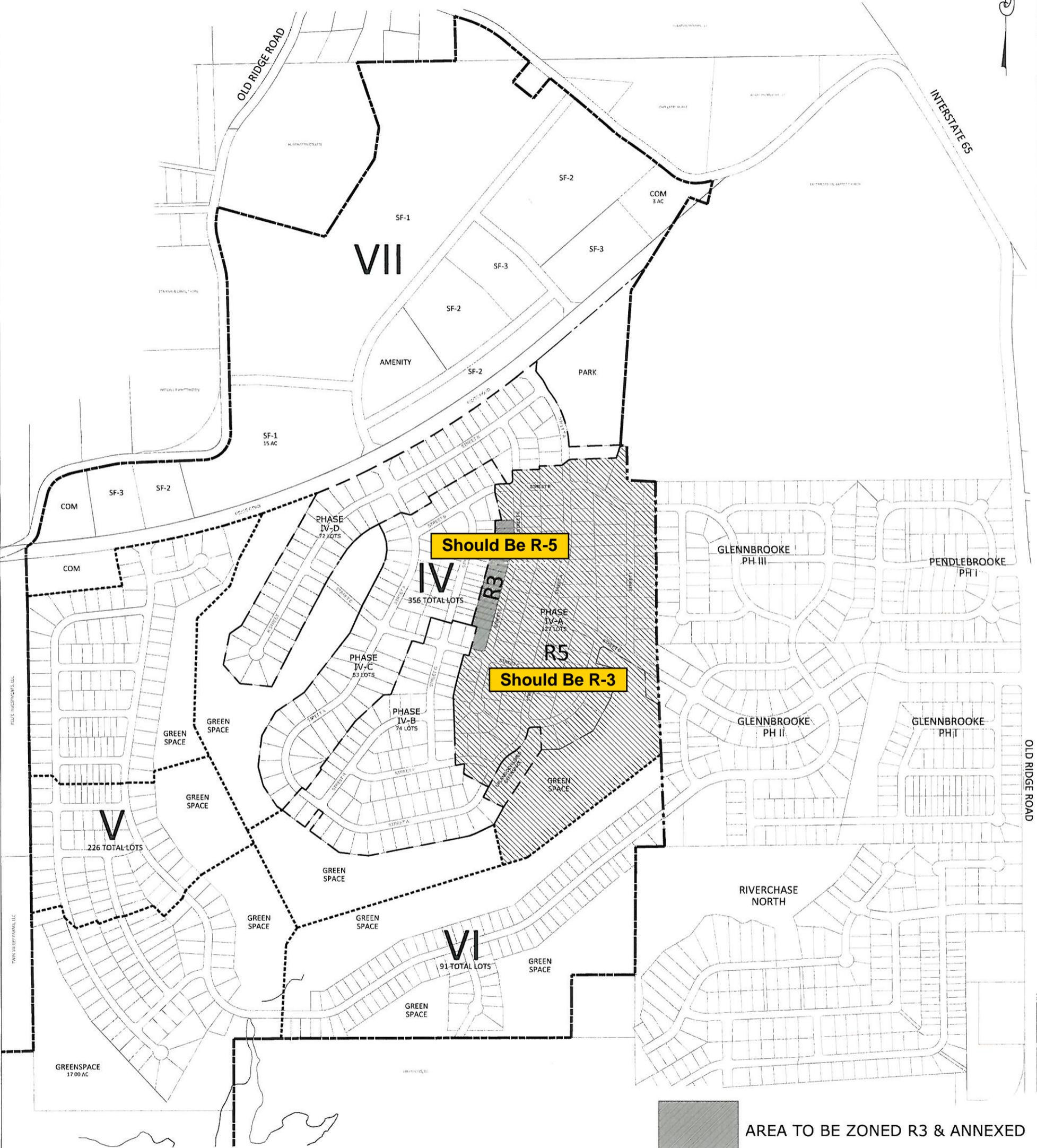
- LEGEND**
- SF-1: Single Family Residential, Standard Density (typical lot size 85 feet x 150 feet)
  - SF-2: Single Family Residential, Medium Density (typical lot size 65 feet x 130 feet)
  - SF-3: Single Family Residential, High Density (typical lot size 40 feet x 130 feet)
  - AMENITY
  - COM: Commercial
  - GREENSPACE
  - MUNICIPAL PARK
  - DETENTION

**ATTACHMENT B**

# ZONING & ANNEXATION EXHIBIT OF GLENNBROOKE SUBDIVISION

Autauga County, Alabama

March 2, 2015



**Should Be R-5**

**Should Be R-3**



AREA TO BE ZONED R3 & ANNEXED



AREA TO BE ZONED R5 & ANNEXED

**BARRETT-SIMPSON, INC.**  
Engineers & Land Surveyors  
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)  
121 W. BROAD STREET, EUFULA, AL 36027 (PH 334-687-4257, FAX 334-687-8829)  
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)



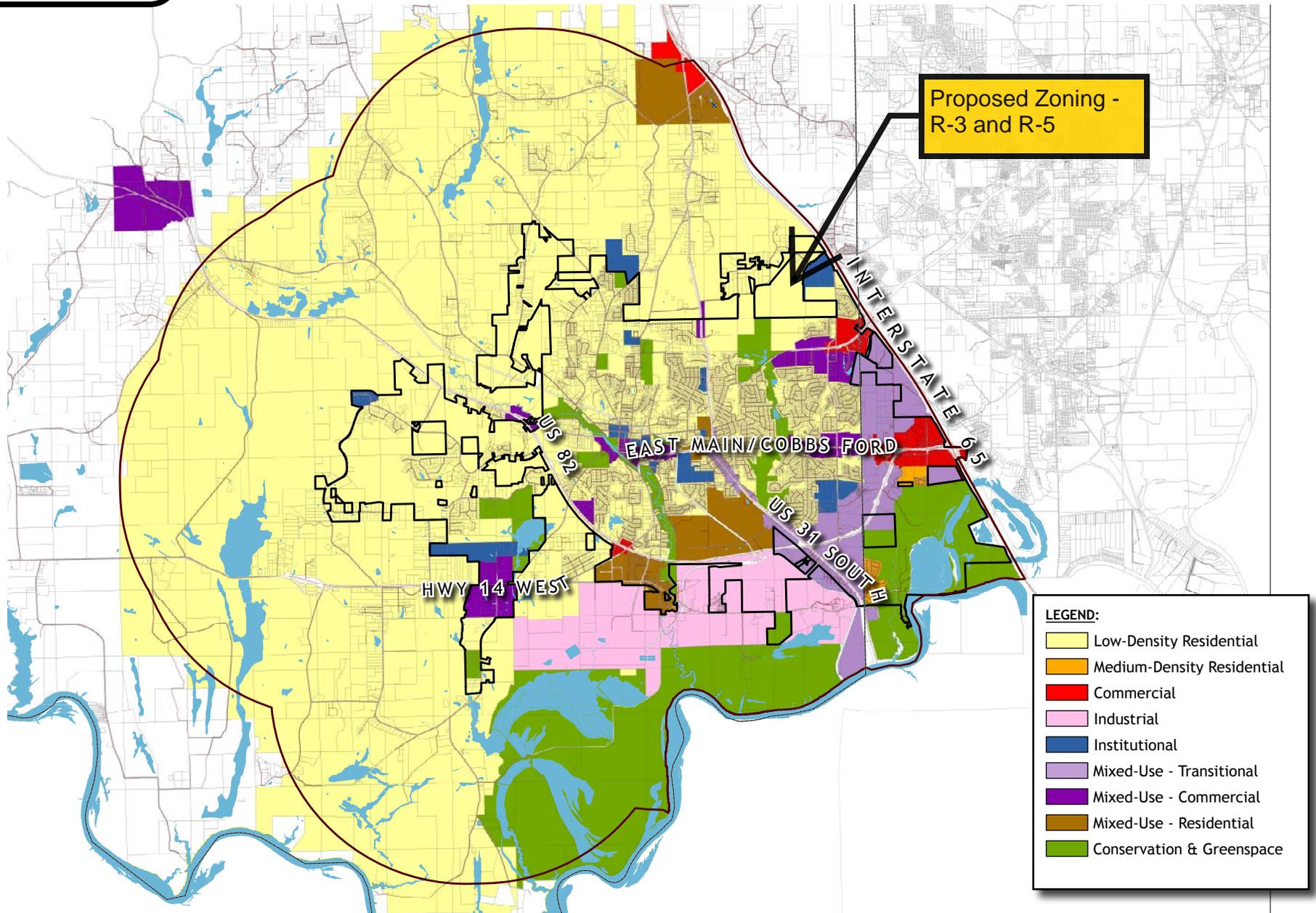


Figure: 2.2 - Extended Future Land Use



April 9, 2015

Mr. Joel Duke, Planner  
City of Prattville  
102 West Main Street  
Prattville, AL 36067



RE: The Exchange at HomePlace, Plat 1B (originally marked as 1A)

Joel:

Please remove Plat 1B for The Exchange at HomePlace from the April 16, 2015 Planning Commission meeting.

We are now requesting presentation at the regularly scheduled *May 21, 2015* Planning Commission meeting. If you have any comments on the plat please contact me.

I would like to meet with you April 13<sup>th</sup> or 14<sup>th</sup> at your convenience to discuss the plat. If these dates are not convenient then April 20 – 22 are available.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

Joe Turner

**CITY OF  
PRATTVILLE, AL**  
**The Exchange At  
Homeplace**

**Plat 1 B**

**Scale: 1" = 200'**



- STREETS
- TAX PARCEL



Source: Esri, DigitalGlobe, GeoEye, Earthstar, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community

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

The undersigned as City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for recording of same in the Probate Office of Elmore County, Alabama.

This the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

City Engineer, Prattville, Alabama

**CERTIFICATE OF THE WATER WORKS BOARD CITY OF PRATTVILLE**

The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Water Works Board Prattville, Alabama

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

The undersigned as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Offices of Autauga and Elmore Counties, Alabama. This the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Director of Planning & Development Prattville, Alabama

**CERTIFICATE OF THE FIRE DEPARTMENT CITY OF PRATTVILLE**

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 Offices of Autauga and Elmore Counties, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Fire Department, Prattville, Alabama

**ELECTRICAL DISTRIBUTION**

The Electric Distribution System will be installed by Alabama Power Company to serve the subdivision. This the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Alabama Power Company

**DEDICATION STATE OF ALABAMA ELMORE COUNTY**

DHS Holdings-1, Inc. owner of the property shown hereon has caused the land embraced in the within plat to be surveyed, laid out, and platted to be known as The Exchange at HomePlace, Plat 1A, said subdivision lying in the NW1/4 of Section 18, T-17-N, R-17-E, Elmore County, Alabama, and that the streets shown on said plat are hereby dedicated to the use of the public.

DHS Holdings-1, Inc.

By: \_\_\_\_\_

It's: \_\_\_\_\_

**Notary**

State of Alabama  
County of \_\_\_\_\_  
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of DHS Holdings-1, Inc., an Alabama corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the ac of aid corporation. Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
My commission expires: \_\_\_\_\_

**THE EXCHANGE AT HOMEPLACE, PLAT 1-B**

BEING A REPLAT OF PREVIOUSLY PLATTED LANDS KNOWN AS LOT 2, THE EXCHANGE AT HOMEPLACE PLAT 1 (PB 17, PG 30-31. LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 17 NORTH, RANGE 17 EAST, ELMORE COUNTY, ALABAMA.

**JOINDER**

Enoree, LLC, a corporation, hereby joins in, executes this instrument for the purpose of consenting and agreeing to said plat and map and to the Declaration of Protective Covenants, Conditions, Restrictions and Easements as referenced hereon.

Enoree, LLC

By: \_\_\_\_\_

It's: \_\_\_\_\_

**Notary**

State of Alabama  
County of \_\_\_\_\_  
I, the undersigned, a Notary Public in and for said County in said State, hereby certify that \_\_\_\_\_, whose name as \_\_\_\_\_ of Enoree, LLC, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the ac of aid corporation. Given under my hand this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

Notary Public  
My commission expires: \_\_\_\_\_

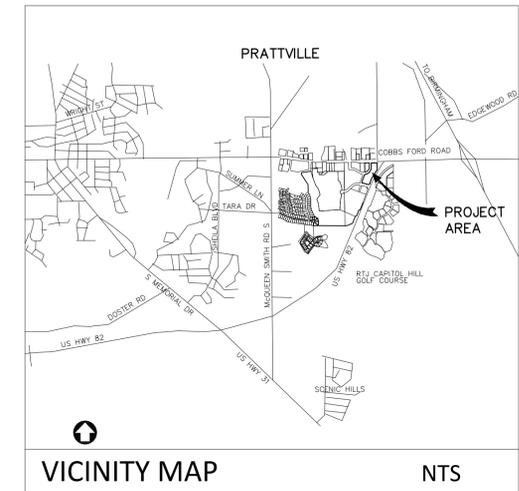
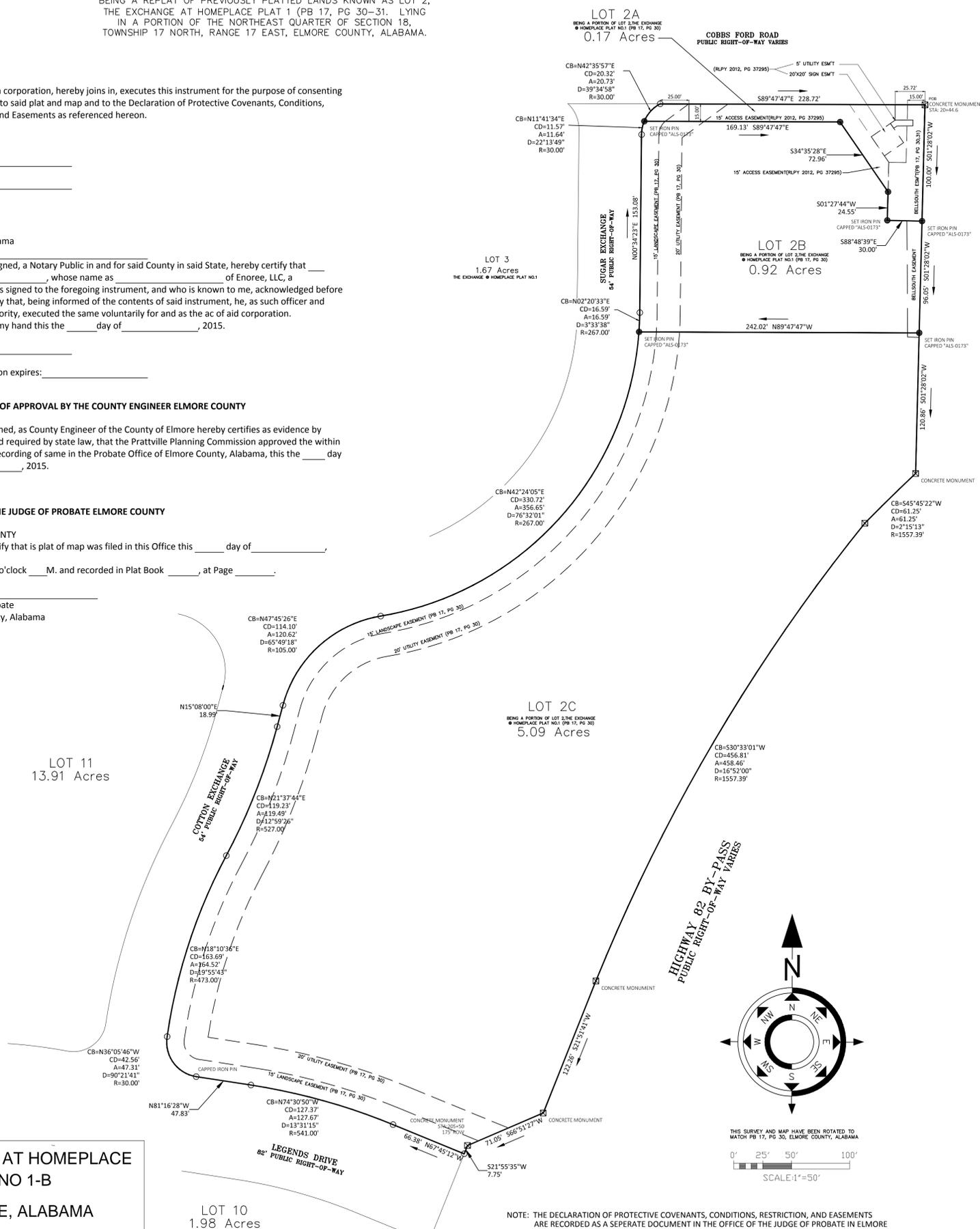
**CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER ELMORE COUNTY**

The undersigned, as County Engineer of the County of Elmore hereby certifies as evidence by certificate and required by state law, that the Prattville Planning Commission approved the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

**OFFICE OF THE JUDGE OF PROBATE ELMORE COUNTY**

ELMORE COUNTY  
I, hereby certify that is plat of map was filed in this Office this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Plat Book \_\_\_\_\_, at Page \_\_\_\_\_.

Judge of Probate  
Elmore County, Alabama



MONUMENTATIONS	ABBREVIATIONS	ABBREVIATIONS
○ FIP - FOUND IRON PIN	AC - ACRES / SQ. FT. - SQUARE FEET	CONC - CONCRETE
● SET IRON PIN (ALS-0173)	(XX)XX - RECORDED DISTANCE / BEARING	DRAIN - DRAINAGE
▲ CP - CALCULATED POINT	XX.XX - FIELD MEASURED DISTANCE / BEARING	PB - PLAT BOOK
□ CM - CONCRETE MONUMENT	ROW - RIGHT OF WAY	DB - DEED BOOK
⊠ FP - FENCE POST	UTIL - UTILITY	PG - PAGE
	ESMT. - EASEMENT	

LINE TYPES	ABBREVIATIONS
---	EASEMENT LINE
---	FENCE LINE
---	ADJOINING PROPERTY
---	RIGHT OF WAY LINE

**Legal Description- Overall**

Situated in Section 18, of Township 17 North, Range 17 East, Elmore County, Alabama, and bounded and described as follows:  
Beginning at a concrete right-of-way monument being the Northeast corner of The Exchange at HomePlace, Lot 2; thence continue along the right-of-way with a bearing of S 01°28'02" W a distance of 316.91 feet to concrete right-of-way monument; thence in a southwesterly direction with a non-tangent curve turning to the left with a radius of 1557.39 feet, having a chord bearing of S 45°45'22" W and a chord distance of 61.25, having a central angle of 02°15'13" and an arc length of 61.25 to a concrete monument; thence in a southwesterly direction with a non-tangent curve turning to the left with a radius of 1557.39 feet, having a chord bearing of S 30°33'01" W and a chord distance of 456.81, having a central angle of 16°52'00" and an arc length of 456.81 to a concrete monument; thence with a bearing of S 21°51'14" W a distance of 122.26 feet to a concrete monument; thence with a bearing of S 66°51'27" W a distance of 71.05 feet to a concrete monument; thence with a bearing of S 21°55'35" W a distance of 7.75 feet to an iron pin; thence with a bearing of N 67°45'12" W a distance of 66.38 feet to an iron pin; thence in a westerly direction with a tangent curve turning to the left with a radius of 541.00 feet, having a chord bearing of N 74°30'50" W and a chord distance of 127.37, having a central angle of 13°31'15" and an arc length of 127.67 to an iron pin; thence with a bearing of N 81°16'28" W a distance of 47.83 feet to an iron pin; thence in a northwesterly direction with a tangent curve turning to the right with a radius of 30.00 feet, having a chord bearing of N 36°05'46" W and a chord distance of 42.56, having a central angle of 90°21'41" and an arc length of 47.31 to an iron pin; thence in a northerly direction with a non-tangent curve turning to the right with a radius of 473.00 feet, having a chord bearing of N 18°10'36" E and a chord distance of 163.69, having a central angle of 19°55'43" and an arc length of 164.52 to an iron pin; thence in a northerly direction with a reverse non-tangent curve turning to the left with a radius of 527.00 feet, having a chord bearing of N 21°37'44" E and a chord distance of 119.23, having a central angle of 12°59'26" and an arc length of 119.49 to an iron pin; thence with a bearing of N 15°08'00" E a distance of 18.99 feet to an iron pin; thence in a northeasterly direction with a non-tangent curve turning to the right with a radius of 105.00 feet, having a chord bearing of N 47°45'26" E and a chord distance of 114.10, having a central angle of 65°49'18" and an arc length of 120.62 to an iron pin; thence in a northeasterly direction with a reverse tangent curve turning to the left with a radius of 266.99 feet, having a chord bearing of N 40°37'14" E and a chord distance of 343.58, having a central angle of 80°05'46" and an arc length of 373.24 to an iron pin; thence with a bearing of N 00°34'22" E a distance of 153.08 feet to an iron pin; thence in a northeasterly direction with a tangent curve turning to the right with a radius of 30.01 feet, having a chord bearing of N 31°28'53" E and a chord distance of 30.83, having a central angle of 61°48'41" and an arc length of 32.38 to an iron pin; thence with a bearing of S 89°47'47" E a distance of 228.72 feet to the POINT OF BEGINNING.

Said parcel lies in the Northwest Quarter of Section 18, Township 17, North, Range 17 East, Elmore County, Alabama and contains 6.18 Acres, more or less.

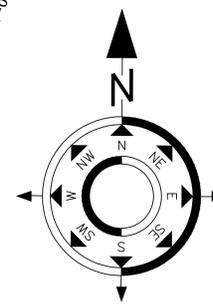
**SURVEYOR'S CERTIFICATION**  
STATE OF ALABAMA  
COUNTY OF ELMORE

I, James D. Monk, a Licensed Land Surveyor of Elmore County, Alabama hereby certify that I have surveyed the property shown hereon as The Exchange at HomePlace, Plat 1-B and that the plat or map contained herein is a true and correct map showing the subdivision into which the property described is divided, giving the length and bearings of each lot and its number and showing the streets, alleys, public grounds, and name of the streets.

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the current Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the 5th day of March, 2015.

*J.D. Monk*  
James D. Monk  
Alabama Registration No. 34763



NOTE: THE DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTION, AND EASEMENTS ARE RECORDED AS A SEPARATE DOCUMENT IN THE OFFICE OF THE JUDGE OF PROBATE IN ELMORE COUNTY, ALABAMA IN BOOK 2014, PAGE 49688.

**Alabama Land Surveyors, Inc.**  
752 S Memorial Drive, Prattville, AL 36067  
334-264-0266 www.alabamalandsurveyors.us

SHEET TITLE: FINAL PLAT	NO. 1	REVISIONS: JWB@RS COMMENTS	DATE: 3/18/15
SHEET NUMBER: 01	SURVEY END DATE: 3/3/2015		
01 OF 01	DRAWING SCALE: AS SHOWN		
	DRAWING END DATE: 3/4/2015		

**THE EXCHANGE AT HOMEPLACE  
PLAT NO 1-B  
PRATTVILLE, ALABAMA**

ALABAMA LAND SURVEYOR'S, INC. COPYRIGHT © 2008-2015, ALL RIGHT RESERVED

**RESOLUTION**

**Preliminary Plat**

**Glennbrooke Subdivision Phase 4A**

**April 16, 2015**

**Whereas,** Terravia Construction, LLC is the developer of Glennbrooke Subdivision Phase 4A; and

**Whereas,** the proposed development is located outside the city limits at Glennbrooke Boulevard and Barkley Street; and

**Whereas,** the initial sketch plan was approved on May 16, 2013 as Glennbrooke Subdivision Phase 3-6, endorsing the realignment plan of Old Ridge Road; and

**Whereas,** a revised sketch plan was approved for the development on September 18, 2014; and

**Whereas,** a revised sketch plan was approved for the development on March 19, 2015; 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 preliminary plat of Glennbrooke Subdivision Phase 4A.

**APPROVED:**



---

**Tim Smith, Chairman**



---

**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.  
4/16/15**

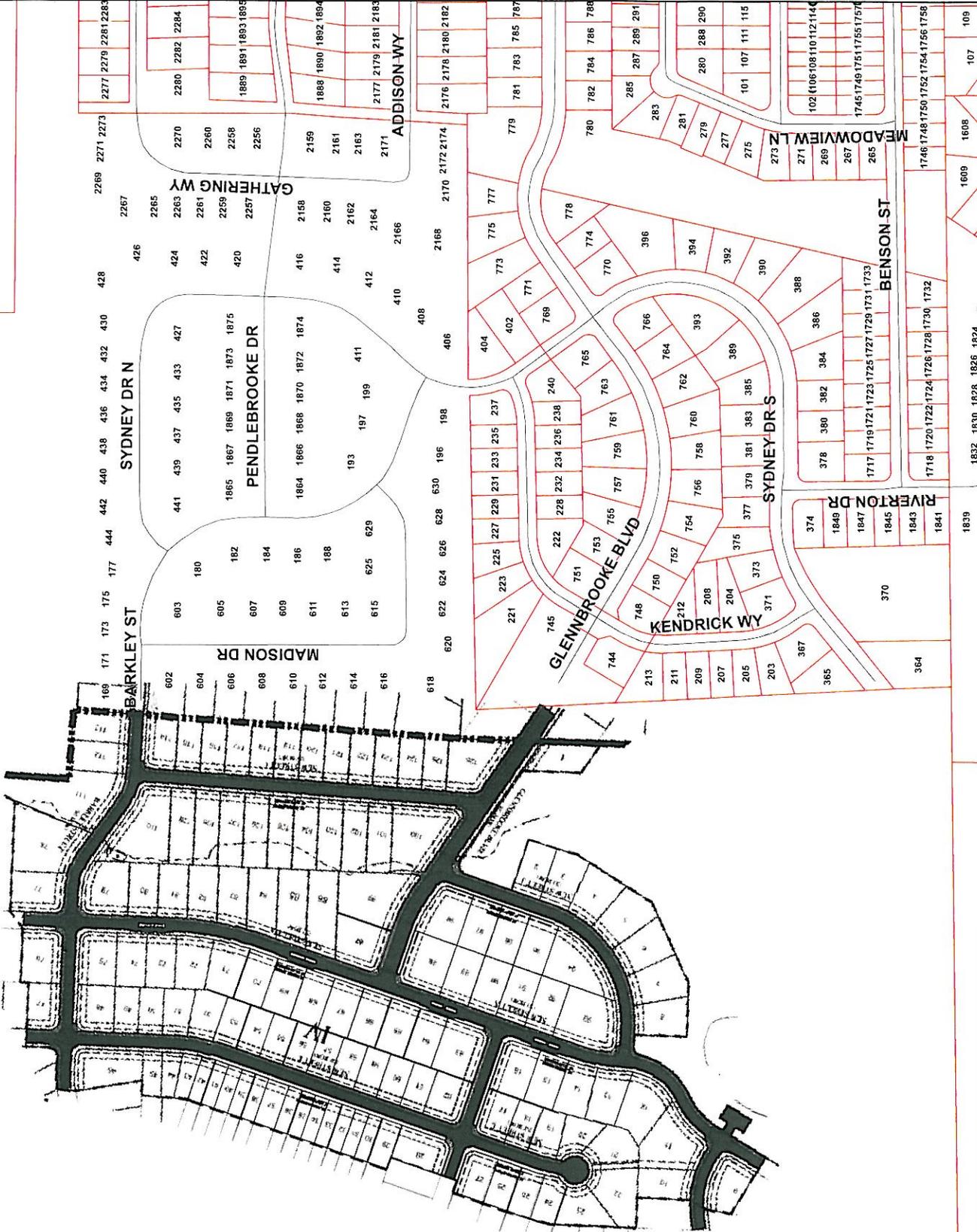
CITY OF PRATTVILLE, AL

Glennbrooke Plat 4 A

Scale: 1" = 400'



STREETS  
TAX PARCEL



# PRELIMINARY PLAT OF GLENNBROOKE SUBDIVISION, PLAT 4A

BEING A PART OF SECTION 2, TOWNSHIP 17 NORTH, RANGE 16 EAST &  
SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST  
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

**NOTES:**

- Survey North is Grid North based upon Alabama West State Plane Coordinates, NAD83, by GPS observation.
- Basis for Survey:
  - Glennbrooke Subdivision, Plat 3C, recorded in Plat Book 2015, Page 2, in the Office of the Judge of Probate of Autauga County, Alabama.
  - Glennbrooke Subdivision, Plat 2-C, recorded in Plat Book 2013, Page 5, in the Office of the Judge of Probate of Autauga County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map Number 01001C0356E, revised September 3, 2014, the subject property is located in a shaded Zone X (areas determined to be outside the 0.2% annual chance floodplain) Flood hazard Area.
- Plat Data:
  - Total Number of Lots: 128
  - Total Number of Residential Lots: 127
  - Area of Largest Lot: 16.35 Ac
  - Area of Smallest Lot: 0.12 Ac
  - Total Acreage: 64.51 Ac
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION**



**LEGEND**

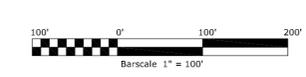
●	IRON PIN OR PIPE FOUND	△	CALCULATED POINT
○	REBAR IRON PIN SET WITH PLASTIC IDENTIFICATION CAP	⊗	WATER METER
■	CONCRETE MONUMENT FOUND	⊕	WATER VALVE
□	CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP	⊙	FIRE HYDRANT (FH)
—	FENCE	R.O.W.	RIGHT-OF-WAY
—	ELECTRIC LINE W/POLE	N/F	NOW OR FORMERLY
—	LIGHT POLE (LP)	DB	DEED BOOK
—	CONCRETE MONUMENT FOUND	PLB	PLAT BOOK
—	CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP	PG	PAGE
—	SEWER LINE W/SMH	( )	RECORD DISTANCE OR BEARING
—	WATER LINE	(TYP.)	TYPICAL EXAMPLE
—	TELEPHONE/POLE/CABINET	P.O.C.	POINT OF COMMENCEMENT
—		R.O.B.	POINT OF BEGINNING
—		—	NOT TO SCALE

**BARRETT-SIMPSON, INC.**  
*Engineers & Land Surveyors*  
 706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)  
 121 W. BROAD STREET, EUFAULA, AL 36027 (PH 334-687-4257, FAX 334-687-8823)  
 223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

**LAND SURVEYOR**  
 Jonathan A. Ham  
 Ala. Reg. P.L.S. No. 34761  
 Barrett-Simpson, Inc.  
 223 South 9th Street  
 Opelika, AL 36801

**DEVELOPER**  
 Terravia Construction, LLC  
 1125 Preston Street  
 Barrett-Simpson, Inc.  
 Opelika, AL 36801

REVISED:  
 03/25/15 - Corrected Lot Numbers to reflect Construction Plans



DATE: 19 MAR., 2015  
 FILE: GLENNBROOKE 4  
 FIELD BY: JAH

SCALE: 1" = 100'  
 PROJECT NO: 14-0272  
 DRAWN BY: JAH  
 DRAWING NO:



## 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

**GARY L. WHITESIDE**  
DISTRICT 5

**RAY C. BOLES**  
DISTRICT 6

**LORA LEE BOONE**  
DISTRICT 7

**March 15, 2015**

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

**RE: Prattville Final Plan Review # 150007**  
**Glennbrooke Subdivision Phase 4-A Preliminary**

**Dear Blake:**

The preliminary plat for the Glennbrooke Subdivision Phase 4-A has been reviewed by the various City departments with the following comments:

#### PLANNING DEPARTMENT:

1. Given requirements by the Planning Commission that a public park be included in phase A of Plat 4, provide details of how plat will be extended to accommodate.
2. Who will own Lot 127?
3. A platted lot is required for the lift station location.
4. Street "A" contains 8 ft. wide islands. What is the intended purpose? ROW must be extended to accommodate sidewalk setback, separate sidewalk from street edge.
5. Appears that stream running lots between Street "A" and Street "I" will be left as an open ditch, is this correct?
6. No easement is indicated on the plat, why not? If natural ditch/flow-way is intended, protection buffer is inadequate. Need further discussion with the Planning Department. Plan does not appear to anticipate impact of concentrated flows on natural ditch.
7. Plat outside city limits, sewer cannot be implemented without Council approval or annexation.
8. **NOTE FROM PREVIOUS COMMENT IN THE LAST SKETCH: Construction access for Phase 4 and continuing needs to be discussed at preliminary plat stage.**

#### ENGINEERING DEPARTMENT:

1. "S" inlets not to be located in the radius of intersection.
2. All storm pipe to be R.C.P.

**Planning & Development Department**

3. Sanitary Sewer mains and laterals shall be ductile iron where storm crossings have less than 3 ft. separation.
4. Verify depth of Sanitary Sewer Lift Station and provide hoist for station.
5. Provide storm details on street "I", "S" inlets shown on the east side, one shown on West.
6. Verify inlet spacing: 400 ft. maximum spacing.

**FIRE DEPARTMENT:**

1. Need hydrant location per City ordinance: with one (1) at every intersection; no more than 800 ft. between hydrants; no more than 400 ft. of hose lay in one direction.

**WASTEWATER DEPARTMENT:**

1. Access to proposed lift station needs to be provided with a 20 ft. ROW minimum (deeded) unobstructed gravel or better drive.
2. Lift Station needs a stand by generator sufficient to power both pump and controls. Davit hoist for pump removal, depending on the size/weight, may need to be electrically powered. Pump power cables and level control cables need to be in separate conduits.
3. Developer responsible for SCADA connection to City System, verify wet-well depth and elevations.
4. Forcemain easement needs to be a 20 ft. ROW minimum (deeded) unobstructed gravel or better drive.

These comments noted above need to be addressed and revised preliminary plat sets resubmitted. If we can be of further assistance please contact.

Sincerely,

George Stathopoulos  
Senior Planner

