



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 October 15, 2015 meeting of the City of Prattville Planning Commission were approved.

11/19/15

Tim Smith, Chairman

Date

Planning & Development Department

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



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**CITY OF PRATTVILLE
PLANNING COMMISSION
AGENDA
October 15, 2015
3:00pm**

Call to Order:

Roll Call:

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

Minutes:

March 19, 2015, April 16, 2015, May 21, 2015, June 18, 2015, July 16, 2015, August 20, 2015; and September 17, 2015

Old Business:

None

New Business:

1. Final Plat: Glennbrooke Plat 4A *District 3*
Location: Glennbrooke Blvd.
Owner: SMB Land, LLC
Representative: Barrett Simpson, Inc.
2. Proposed Ordinance Amendment: Article 4 Section 43-Reapplication *Public Hearing*
3. Proposed Ordinance Amendment: Article 6 Section 63-Swimming and wading pools *Public Hearing*

Miscellaneous:

Adjourn:

Planning & Development Department

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**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

October 15, 2015

Call to order:

Chairman Tim Smith called the meeting to order at 3:04 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. McAuley moved to approve the minutes of the March 19, 2015, April 16, 2015, May 21, 2015, June 18, 2015, July 16, 2015, and September 17, 2015. Mr. Gardner seconded the motion.

The motion passed unanimously.

Old Business:

None

New Business:

- 1. Final Plat: Glennbrooke Plat 4A-1**
Location: Glennbrooke Blvd.
Owner: SMB Land, LLC
Representative: Barrett Simpson, Inc.

Blake Rice of Barrett Simpson, Inc., petitioner's representative, presented the final plat of Glennbrooke Plat 4A-1. He stated that the proposed plat has 29 lots. Four lots that were planned for Phase 2 are included in this plat to make the 29. He stated that the lift station is not complete.

Mr. Duke presented the staff report. He stated that the subdivision is substantially complete. He stated that approval contingent upon bond placement for completion of the lift station would be acceptable.

Mr. McAuley introduced a resolution recommending approval of the final plat of Glennbrooke 4A-1 and moved for its approval. Mr. Gardner seconded the motion.

The motion to approve passed unanimously.

2. Proposed Ordinance Amendment: Article 4 Section 43-Reapplication

Mr. Duke restated his recommendation to amend Article 4 Section 43 made at the August 20, 2015 meeting. He stated that the amendment would limit how often the same property may be considered for rezoning.

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

The motion to recommend approval passed unanimously.

3. Proposed Ordinance Amendment: Article 6 Section 63-Swimming and wading pools

Mr. Duke restated that recommendation to amend Article 6 Section 63 made at the August 20, 2015 meeting. He stated that the amendment would meet building code requirements.

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

The motion to recommend approval passed unanimously.

Miscellaneous Business:

Mr. Duke stated that the Martin Luther King Drive Neighborhood Plan for consideration as an amendment to the City's Comprehensive Plan needed a committee review prior to adoption. Chairman Smith appointed Mr. Gardner to chair along with Commissioner Whiteside and Mayor Gillespie as committee members.

Mr. Duke stated that a committee was needed to study possible rezoning for the Spring Hill Community which is zoned R-3 but has a mixture of uses to include mobile homes of which is not allowed in the district. Chairman Smith appointed Mr. McAuley to chair along with Commissioners Hindman and himself (Smith) as committee members.

Adjourn:

The meeting was adjourned at 3:25 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

None To Speak

Prattville Planning Commission
Sign-In Sheet
10/15/15
3:00 p.m.

Name	Address
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RESOLUTION

Final Plat

Glennbrooke Subdivision Plat 4A-1

October 15, 2015

Whereas, SMB Lands, LLC is the developer of Glennbrooke Subdivision Phase 4A; and

Whereas, the proposed development is located inside 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

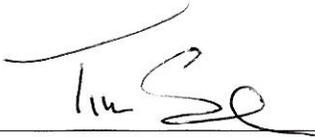
Whereas, a revised sketch plan was approved for the development on March 19, 2015; and

Whereas, the preliminary plat was approved for the development on April 16, 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 final plat of Glennbrooke Subdivision Phase 4A-1.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
10/15/15

RESOLUTION

Proposed Amendment - Article 4, Prattville Zoning Ordinance

August 20, 2015

Whereas, the Prattville Planning Commission may formulate and recommend changes to the “Zoning Ordinance of Prattville, Alabama”;

Whereas, modifications to the procedure for map amendments are required to establish a time frame for requests to rezone a parcel of property; and

Whereas, said modifications are necessary to limit and reduced the impact of repeated rezoning requests on the surrounding neighborhoods, and

Whereas, a public hearing on the proposed amendment to the zoning ordinance was properly advertised and conducted by the Prattville Planning Commission on October 15, 2015.

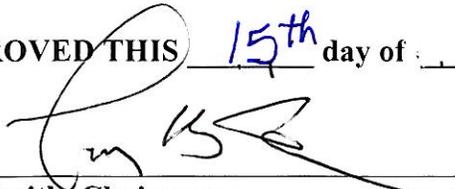
Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends that the Prattville City Council amend the “Zoning Ordinance of Prattville, Alabama” to add

Article 4, Section 43. Reapplication

If a parcel of property or portion of a parcel of property has been considered by the Prattville City Council for rezoning, neither the City Council nor the Prattville Planning Commission may consider another application to change the zoning district classification of the same parcel of property or a portion of that same parcel of property for a period of 365 calendar days from the day the City Council takes action on the rezoning. During the 365 period, the owner, or other party owning a legal interest in the property, may request a public hearing before the Prattville Planning Commission to present facts demonstrating that conditions, as they existed at the time of the previous request, have changed sufficiently to warrant consideration of a rezoning request prior to the expiration of the 365 day period. Such public hearing must be advertised in the legal section of a paper of local circulation at least seven (7) days before the date of the hearing. The Planning Commission may grant a waiver by resolution of the Commission. Such resolution must be approved by six affirmative votes and contain a statement detailing what conditions that have changed since the previous rezoning request.

Be It Further Resolved, that this resolution, upon it adoption, be transmitted by the Secretary of the Planning Commission to the Prattville City Council

APPROVED THIS 15th day of October 2015



Tim Smith, Chairman



Alisa Morgan, Secretary

RESOLUTION

Proposed Amendment - Article 6, Prattville Zoning Ordinance

August 20, 2015

Whereas, the Prattville Planning Commission may formulate and recommend changes to the “Zoning Ordinance of Prattville, Alabama”;

Whereas, Zoning Ordinance, Section 63, Swimming and Wading Pools establishes regulations for placement and configuration of pools constructed in the City of Prattville; and

Whereas, Chapter 105 of the “Code of Ordinances of the City of Prattville” adopts the International Residential Code, 2009 edition and International Property Maintenance Code, 2009 edition as the city’s building code; and

Whereas, the building code provides for the proper design and protection of public and private pools; and

Whereas, the required fence height listed in Section 63 conflicts with the adopted building code; and

Whereas, the regulations for design and protection of swimming pools should be simplified and standardized by amending Section 63, and

Whereas, a public hearing on a proposed amendment to the zoning ordinance was properly advertised and conducted by the Prattville Planning Commission on October 15, 2015.

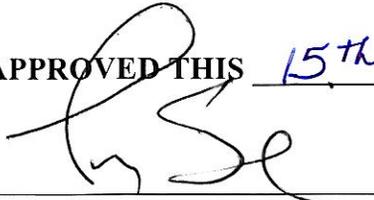
Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends that the Prattville City Council amend Article 6, Section 63 of the “Zoning Ordinance of Prattville, Alabama” to read:

Article 6, Section 63. - Swimming and wading pools.

Swimming pools and wading pools with a depth of one (1) foot or more in any portion of the pool, and not located within a permanently and completely walled structure, shall be constructed no closer than ten (10) feet of any property line.

Be It Further Resolved, that this resolution, upon its adoption, be transmitted by the Secretary of the Planning Commission to the Prattville City Council

APPROVED THIS 15th day of October 2015



Tim Smith, Chairman



Alisa Morgan, Secretary