



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 May 19, 2016 meeting of the
City of Prattville Planning Commission were
approved.

6/16/16

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 May 19, 2016 3:00pm

Call to Order:

Roll Call:

Mayor Gillespie, Councilman Whiteside, Chairman Smith, Vice-Chairman Gardner, Chief Johnson, Mrs. Carpenter,

Minutes:

April 21, 2016

Old Business:

None

New Business:

1. Sketch Plan: Birdsong Plat 1
Location: Lower Kingston Road & Birdsong Drive
Owner: Habitat for Humanity
Representative: Alabama Land Survey

District 1

Miscellaneous:

Adjourn:

Planning & Development Department

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**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

May 19, 2016

Call to order:

Chairman Tim Smith called the meeting to order at 3:05 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. Nelson moved to approve the minutes of the April 21, 2016 meeting. Chief Johnson seconded the motion.

The motion passed unanimously.

Old Business:

None

New Business:

- 1. Sketch Plan: Birdsong Plat 1**
Location: Lower Kingston Road & Birdsong Drive
Owner: Habitat for Humanity
Representative: Alabama Land Survey

Chief Johnson introduced a resolution recommending approval of the sketch plan of Birdsong Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

James Monk, petitioner's representative, presented the sketch plan of five lots for Birdsong Plat 1. He stated that the property is located at the intersection of Birdsong Street and Lower Kingston Road. He stated that Birdsong is a private street that has been paved, but no record showing that the road has been adopted as a public street. He stated that they realize that they may lose a lot in order to develop a standard street in the proposed development and would require the commission's guidance on how to move forward with the plan.

Mr. Duke provided the staff report for the sketch plan of Birdsong Plat 1. He stated that the property is located along the private drive of Birdsong Street. He stated that the subdivision regulations require connection to a public street: Each new lot shall front upon a street whose right-of-way is not less than fifty (50) feet in width and which is connected with the public street system. He stated that lots 1 and 2 are eligible for platting without modification to the sketch. He stated that lots 3, 4, and 5 would have to be reconfigured to meet regulations.

Mayor Gillespie moved to amend the motion contingent that approval is granted only for lots 1 and 2 of the proposed sketch plan. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

Approved 6/16/16

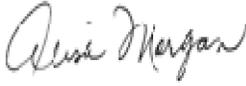
The amended motion to approve passed unanimously.

Miscellaneous Business:

Adjourn:

The meeting was adjourned at 3:19 p.m.

Respectfully submitted,

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

Alisa Morgan, Secretary
Prattville Planning Commission

RESOLUTION

Sketch Plan

Birdsong Plat 1

May 19, 2016

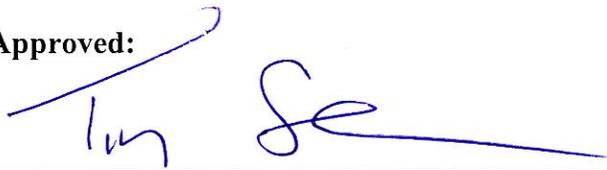
Whereas, Autauga County Habitat for Humanity has presented a sketch plan of Birdsong Plat 1 for consideration by the Planning Commission; and

Whereas, the proposed development is located inside the city limits on the southeast corner of the Lower Kingston Road/Birdsong Road intersection; and

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

Now, Therefore, Be It Resolved, that the City Of Prattville Planning Commission hereby gives its favorable review of the revised sketch plan of Birdsong Plat 1 *contingent that approval is granted only for lots 1 and 2.*

Approved:



Tim Smith, Chairman



Alisa Morgan, Secretary

The amended motion to approve passed unanimously.
5/19/16

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



SKETCH PLAN Birdsong Plat 1
Sketch Plan – 160005

DATE May 18, 2016

PROPOSED DEVELOPMENT

Petitioner: Autauga County Habitat for Humanity
Property Owner: Autauga County Habitat for Humanity
Agent: Alabama Land Surveyors, Inc.
Location: Southeast corner of the Lower Kingston Road/Birdsong Road
intersection

Development Status and History

Submission Status: Initial subdivision submission for 1.34 parcel.

Previous Approvals: No previous subdivision requests for the tract.

Conditions of Previous Approvals: No previous Planning Commission or development conditions.

Property Configuration

Acreage: 1.34 acres

Proposed Number of Lots and Configuration: Property is presently a vegetated, vacant lot. The applicant proposes division of the property into five (5) residential lots. The lots range in size from a minimum of 9,851 square feet to a maximum of 13,644 square feet. The width of the lots vary from 67 feet to 164 feet. The lots are oriented to Lower Kingston Road, Birdsong Street, and Seamon Street. No new public streets are proposed with the subdivision sketch.

Proposed Uses: Five single-family residential lots zoned R-3.

Consistency with Adopted Future Land Use Plan

The Future Land Plan/Map in Section 2.2 of the Prattville Comprehensive Plan adopted by the Planning Commission on January 21, 2010 shows the subject property as Low Density Residential. Section 2.2 states that, "Low Density Residential refers to single family homes on single lots, usually at least one-sixth of an acre or larger. These lots have front, side and rear setbacks, and will only in very rare cases abut a land use other than single-family or greenspace. Target densities would not exceed eight units per acre."

The presented site plan proposes a density of 3.7 units per acre. The layout and the existing R-3 zoning are consistent with the adopted land use plan.

Current Zoning:

R-3, Single-Family Residential

Required Zoning:

The existing R-3 classification will support the five lots proposed

Surrounding Developments and Uses:

North and East: Single-family residential structures and uses of various sizes along Birdsong Street and Seamon Street

West and South: Single-family residential structures and uses along Lower Kingston Road

Street Extensions or New Streets:

The lots are configured along Lower Kingston Road, Birdsong Street, and Seamon Street. Lower Kingston Road is a publicly maintained street within a sixty foot right-of-way. Birdsong Street and Seamon Street are not publically maintained and exist as private driveways.

Prattville Subdivision Regulations, Article V. Section F(5) states that, "Connection to public street required: Each new lot shall front upon a street whose right-of-way is not less than fifty (50) feet in width and which is connected with the public street system."

Water and Sewer:

Adequate potable water service is available to the site from the Prattville Water Works Board.

A sanitary sewer mains is available for extension from Lower Kingston Road.

Unique Features: Three of the five lots front private access driveways rather than a public street.

PLANNING STAFF EVALUATION

Reviewed by: Joel T. Duke, AICP
City Planner

Site Visits Conducted: Various times – April and May 2016

Recommendation: Recommend approval to move forward with platting Lots 1 and 2, which front a public street. Require modified plan for constructing a public street and extending utilities to serve proposed Lots 3 – 5

Staff Comments:

- The proposed sketch plan divides an undeveloped residential parcel into five lots for development by the Autauga County Habitat for Humanity. The parcel has frontage on Lower Kingston Road, Birdsong Street, and Seamon Street. Only Lower Kingston Road is a public street. Birdsong Street and Seamon Street are un-platted, undedicated private driveways with widths varying between 15 feet and 20 feet. Lots 1 and 2 have frontage on Lower Kingston Road. Lot 2 is corner lot with additional frontage on Birdsong Street. Lots 3 – 5 have frontage on Birdsong and Seamon. Article V, Section F (5) of the Prattville Subdivision regulations require newly platted lots to have frontage on public streets with a minimum width of 50 feet. A preliminary plat approved under the proposed configuration would be a violation of the adopted regulations. In addition, it is unclear what legal rights the applicant has to create additional lots on private easements/driveways partially located on property they do not control. The Planning Department has discussed the street frontage requirements with the applicant with recommendations that land be acquired along Birdsong Street, and possibly a portion of Seamon Street, to permit development of regulation public street.
- The proposed sketch plan lacks information on how public water and sewer will be extended to service the planned lots. A new street would also provide a pathway to extend sewer and water mains.

- By dividing the single 1.34 parcel into five lots, the applicant is required to provide adequately facilities for stormwater management. No plans for stormwater are included with the sketch plan. The proposed subdivision is located in a relatively flat area with little defined or formal drainage pathways. The city periodically received complaints concerning drainage from residences south this site and along Lower Kingston Road.
- Given their adequate frontage on a public street and access to public water and sewer, Lots 1 and 2 may be approved to move forward with preliminary and final consideration. Consideration of the remainder of the property should be delayed until a plan for providing street access can be formulated by the applicant.

ATTACHMENTS

- A. Location Map
- B. Proposed Sketch Plan
- C. Future Land Use Map - 2010

ATTACHMENT A



Proposed Birdsong Plat 1

LOCATION MAP
BIRDSONG, PLAT 1
Lower Kingston Road

Legend

- County Tax Parcel
- BUILDING_FOOTPRINT 2010
- COMBINED_INDEX_INTERMED_TOPO FEATURE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR

Aerial photography date: March 2010

1 inch = 100 feet

LOCATION MAP
BIRDSONG, PLAT 1
Lower Kingston Road

- County Tax Parcel
- BUILDING_FOOTPRINT 2010
- COMBINED_INDEX_INTERMED_TOPO FEATURE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR



Aerial photography date: March 2010

1 inch = 100 feet

LOWER KINGSTON RD

BIRDSONG ST

SEAMON ST

924 SEAMON ST

912 SEAMON ST

894 L KINGSTON RD
896 L KINGSTON RD

892 L KINGSTON RD

890 L KINGSTON RD

876 L KINGSTON RD

250

260

230

220

280

290

300

270

220

BIRDSONG PLAT NO.1- SKETCH PLAN

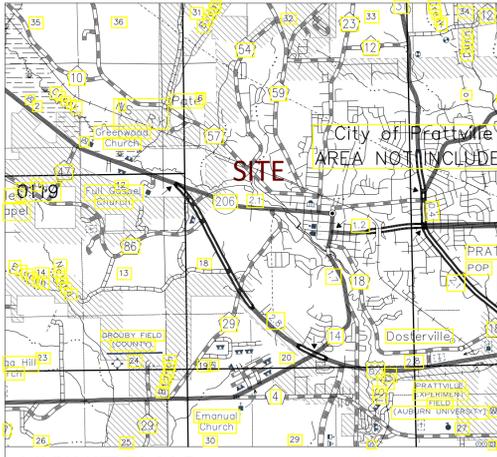
BEING A REPLAT OF A PORTION OF GIBBONS PROPERTY MB 2, PG 81. LYING IN THE SOUTHEAST QUARTER OF SECTION 6, AND THE NORTHEAST QUARTER OF SECTION 7, ALL IN T-17-N, R-16-E AUTAUGA COUNTY, ALABAMA.

WILLIAM & ELLA SHEARON
BIRDSONG ST
DB: 130, PG: 190

NATHANIAL & HANNAH MCCALL
926 SEAMON ST
DB: 2012, PG: 8306

RHONDA SUMMERLIN
LOWER KINGSTON RD
DB: 2006, PG: 338

PEGGY L. DENNIS
925 SEAMON RD
DB: 536, PG: 352

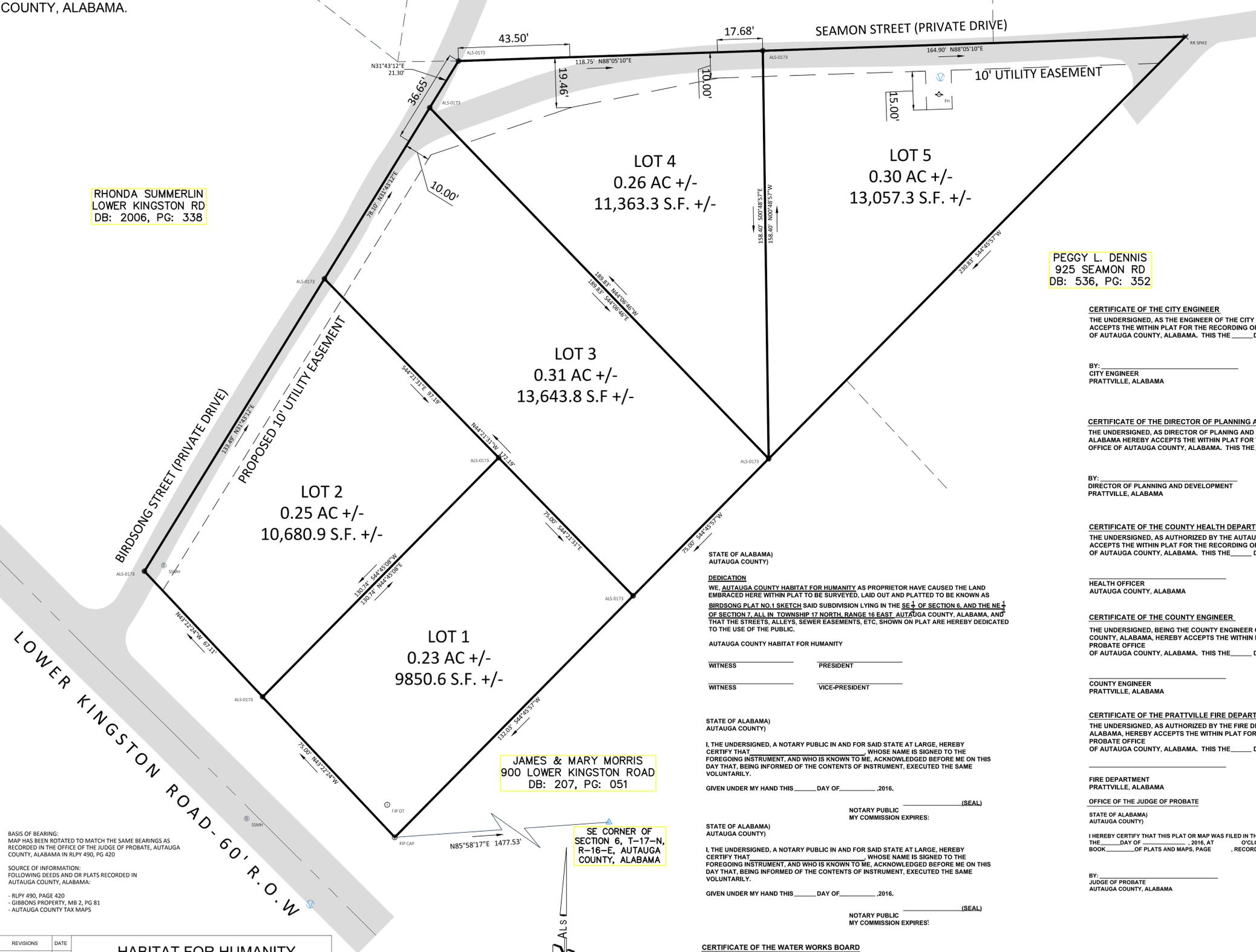


VICINITY MAP NTS

LEGAL DESCRIPTION: AS RECORDED

STATE OF ALABAMA
AUTAUGA COUNTY

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 6, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA, THENCE S 85 DEGREES 58'17" W 1477.53' TO THE NORTHEAST RIGHT OF WAY LINE OF LOWER KINGSTON ROAD AND THE POINT OF BEGINNING (IRON PIN), THENCE N 43 DEGREES 30'00" W ALONG SAID RIGHT OF WAY LINE 142.11' TO THE CENTERLINE OF PAVEMENT OF BIRDSONG ROAD, THENCE N 31 DEGREES 41'28" E 232.89' TO AN IRON PIN, THENCE N 88 DEGREES 07'19" E 283.65' TO A RAILROAD SPIKE, THENCE S 44 DEGREES 45'57" W 437.40' BACK TO THE POINT OF BEGINNING, CONTAINING 1.34 ACRES MORE OR LESS.



MONUMENTATIONS	ABBREVIATIONS	ABBREVIATIONS
⊙ FIP - FOUND IRON PIN	AC - ACRES / SQ. FT. - SQUARE FEET	CONC. - CONCRETE
● SIP - SET IRON PIN (ALS-0173)	[DXX.X] - RECORDED DISTANCE / BEARING	DRAIN - DRAINAGE
▲ CP - CALCULATED POINT	XXX.XX - FIELD MEASURED DISTANCE / BEARING	FB - PLAT BOOK
⊠ CM - CONCRETE MONUMENT	ROW - RIGHT OF WAY	DB - DEED BOOK
⊗ FP - FENCE POST	UTIL. - UTILITY	PG. - PAGE
	ESMT. - EASEMENT	
LINE TYPES		
---	EASEMENT LINE	
---	FENCE LINE	
---	ADJOINING PROPERTY	
---	RIGHT OF WAY LINE	

BASIS OF BEARING:
MAP HAS BEEN ROTATED TO MATCH THE SAME BEARINGS AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE, AUTAUGA COUNTY, ALABAMA IN RLPY 490, PG 420

SOURCE OF INFORMATION:
FOLLOWING DEEDS AND OR PLATS RECORDED IN AUTAUGA COUNTY, ALABAMA:

- RLPY 490, PAGE 420
- GIBBONS PROPERTY, MB 2, PG 81
- AUTAUGA COUNTY TAX MAPS

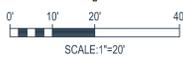
Alabama Land Surveyors, Inc.
752 S Memorial Drive, Prattville, AL 36067
334-264-0266 www.alabamalandsurveyors.us

SHEET TITLE: PRELIMINARY PLAT - SKETCH	NO.	REVISIONS	DATE
SHEET NUMBER: 01			
SURVEY END DATE: 9/21/2015			
DRAWING SCALE: AS SHOWN			
DRAWING END DATE: 3/16/2016			

HABITAT FOR HUMANITY
BIRDSONG PLAT NO.1- SKETCH
PRATTVILLE, ALABAMA

JAMES & MARY MORRIS
900 LOWER KINGSTON ROAD
DB: 207, PG: 051

SE CORNER OF SECTION 6, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA



STATE OF ALABAMA
AUTAUGA COUNTY)

DEDICATION
WE, AUTAUGA COUNTY HABITAT FOR HUMANITY AS PROPRIETOR HAVE CAUSED THE LAND EMBRACED HERE WITHIN PLAT TO BE SURVEYED, LAID OUT AND PLATTED TO BE KNOWN AS BIRDSONG PLAT NO.1 SKETCH SAID SUBDIVISION LYING IN THE SE 1/4 OF SECTION 6, AND THE NE 1/4 OF SECTION 7, ALL IN TOWNSHIP 17 NORTH, RANGE 16 EAST, AUTAUGA COUNTY, ALABAMA, AND THAT THE STREETS, ALLEYS, SEWER EASEMENTS, ETC. SHOWN ON PLAT ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

AUTAUGA COUNTY HABITAT FOR HUMANITY

WITNESS _____ PRESIDENT
WITNESS _____ VICE-PRESIDENT

STATE OF ALABAMA
AUTAUGA COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT _____ WHOSE NAME 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 INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

STATE OF ALABAMA
AUTAUGA COUNTY)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE AT LARGE, HEREBY CERTIFY THAT _____ WHOSE NAME 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 INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND THIS _____ DAY OF _____, 2016.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

CERTIFICATE OF THE WATER WORKS BOARD
THE UNDERSIGNED, AS AUTHORIZED BY THE WATER WORKS BOARD OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE _____ DAY OF _____, 2016.

WATER WORKS BOARD

CERTIFICATE OF THE CITY ENGINEER
THE UNDERSIGNED, AS THE 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 _____, 2016.

BY: _____
CITY ENGINEER
PRATTVILLE, ALABAMA

CERTIFICATE OF THE DIRECTOR OF PLANNING AND DEVELOPMENT
THE UNDERSIGNED, AS DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF PRATTVILLE, ALABAMA HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE _____ DAY OF _____, 2016.

BY: _____
DIRECTOR OF PLANNING AND DEVELOPMENT
PRATTVILLE, ALABAMA

CERTIFICATE OF THE COUNTY HEALTH DEPARTMENT
THE UNDERSIGNED, AS AUTHORIZED BY THE AUTAUGA COUNTY HEALTH DEPARTMENT HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE _____ DAY OF _____, 2016.

HEALTH OFFICER
AUTAUGA COUNTY, ALABAMA

CERTIFICATE OF THE COUNTY ENGINEER
THE UNDERSIGNED, BEING THE COUNTY ENGINEER OR ACTING COUNTY ENGINEER OF AUTAUGA COUNTY, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE _____ DAY OF _____, 2016.

COUNTY ENGINEER
PRATTVILLE, ALABAMA

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT
THE UNDERSIGNED, AS AUTHORIZED BY THE FIRE DEPARTMENT OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF AUTAUGA COUNTY, ALABAMA. THIS THE _____ DAY OF _____, 2016.

FIRE DEPARTMENT
PRATTVILLE, ALABAMA

OFFICE OF THE JUDGE OF PROBATE
STATE OF ALABAMA)
AUTAUGA COUNTY)

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS _____ DAY OF _____, 2016, AT _____ O'CLOCK _____ M. AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____, RECORDING _____ PAID.

BY: _____
JUDGE OF PROBATE
AUTAUGA COUNTY, ALABAMA

STATE OF ALABAMA
AUTAUGA COUNTY
I, JAMES D. MONK, A PROFESSIONAL LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE CURRENT STANDARDS OF PRACTICE OF SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY SIGNATURE AND SEAL THIS THE 16TH DAY OF MARCH, 2016.

ATTACHMENT C

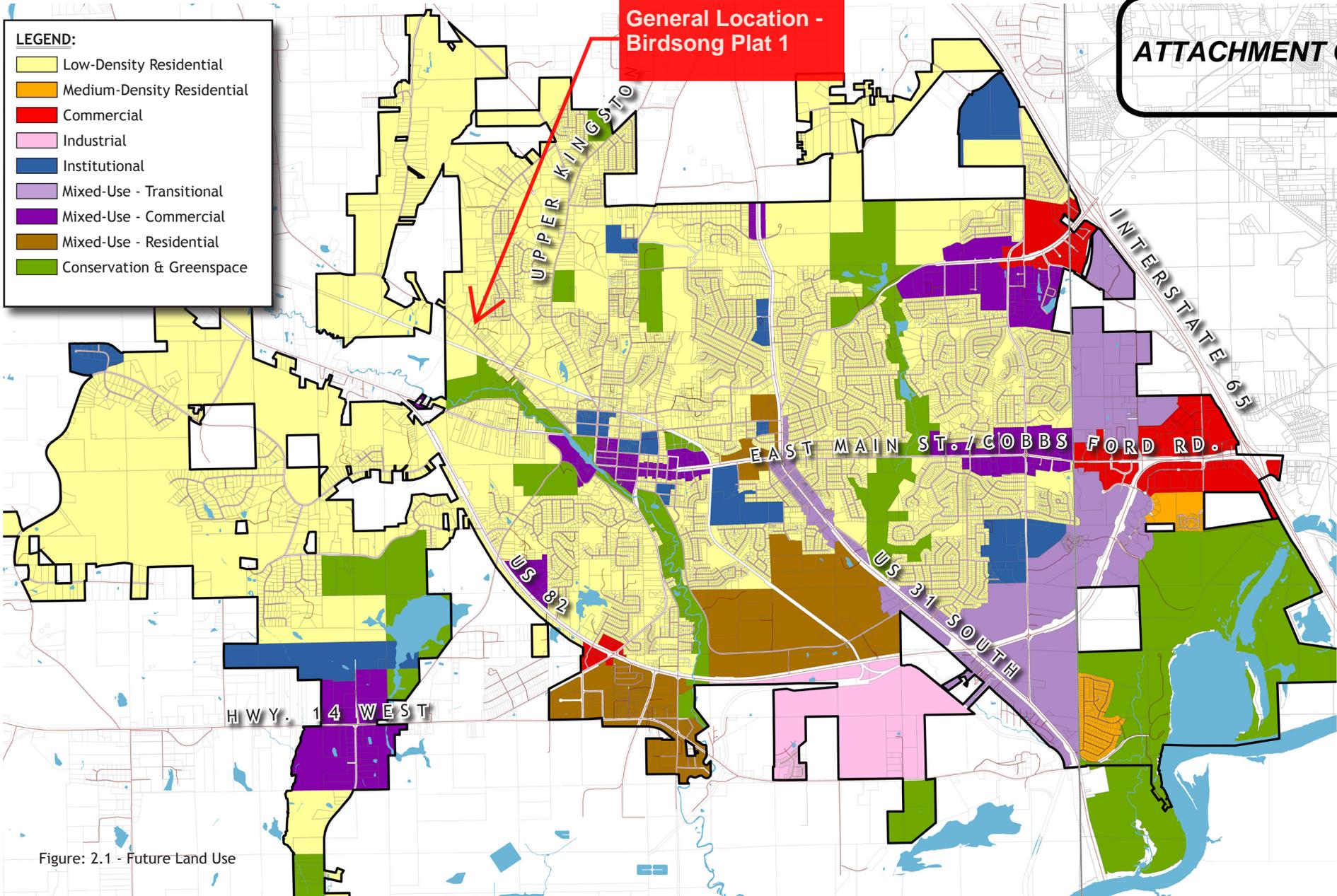


Figure: 2.1 - Future Land Use