

**City of Prattville
Planning Commission**

**The minutes of the February 5, 2009 meeting of
the City of Prattville Planning Commission
were approved.**



Reuben Gardner, Chairman

3/5/09

Date

**CITY OF PRATTVILLE
PLANNING COMMISSION
AGENDA
February 5, 2009
3:00pm**

Call to Order:

Roll Call:

Mayor Byard, Councilman Renegar, Chairman Gardner, Vice-Chairman McAuley, Chief Brown, Mrs. Carpenter, Mr. Hall, and Mr. Nelson.

Minutes:

December 4, 2008; December 18, 2008;and January 15, 2009

Old Business:

None

New Business:

- 1. Preliminary Plat: Habitat for Humanity Autauga County #1**
Located off Lower Kingston Road/Old Allenville Road
Owner/Developer: Habitat for Humanity Autauga County
Representative: Goodwyn, Mills &Cawood Inc.

- 2. Final Plat: Habitat for Humanity Autauga County #1**
Located off Lower Kingston Road/Old Allenville Road
Owner/Developer: Habitat for Humanity Autauga County
Representative: Goodwyn, Mills &Cawood Inc

Public Hearing
District 1

Miscellaneous:

- 3. Resolution - Street Connection**
Poplar Street & East Poplar Street

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
February 5, 2009**

Call to order:

The meeting of the Prattville Planning Commission was held on February 5, 2009. The meeting was called to order at 3:08 p.m.

Roll Call:

The secretary called the roll. Present: Mayor Jim Byard, Chairman Reuben Gardner, Vice-Chairman Roy McAuley, Mrs. Paula Carpenter, and Mr. Gene Hall. Absent: Councilman Mike Renegar, Chief Terry Brown, and Mr. Bobby Nelson.

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

Minutes:

Mrs. Carpenter moved to approve the minutes of the December 4, 2008; December 18, 2008; and January 15, 2009 meeting. Mayor Byard seconded the motion. The motion to approve passed unanimously.

Old Business:

None

New Business:

- 1. Preliminary Plat: Habitat for Humanity Autauga County #1
Located off Lower Kingston Road/Old Allenville Road
Owner/Developer: Habitat for Humanity Autauga County
Representative: Goodwyn, Mills & Cawood Inc.**

Chairman Gardner opened the public hearing.

Victor Apodaca, petitioner representative, stated that Habitat had received approval in December 2008 from the Board of Zoning Adjustment (BZA) to build three houses on the property.

Mr. Duke stated that the property is a half acre parcel that is an extension of West Sixth Street. The property is currently zoned B-4 and received BZA approval to build three (3) single family residential units. He stated that this property along with all the property south of Durden Road is located in the flood way, which requires special guidelines for construction. The developer is aware of the flood plain issues and has indicated as such on the preliminary plat for recording. He recommended approval.

The Chairman closed the public hearing.

Mrs. Carpenter introduced a resolution approving the preliminary plat of Habitat for Humanity – Autauga County Plat #1 and moved for its approval. Mayor Byard seconded the motion.

There were not enough members present to vote on the preliminary plat. **Mr. McAuley moved to hold the item until the next meeting. Mayor Byard seconded the motion.**

The motion to hold passed unanimously.

- 2. Final Plat: Habitat for Humanity Autauga County #1**
Located off Lower Kingston Road/Old Allenville Road
Owner/Developer: Habitat for Humanity Autauga County
Representative: Goodwyn, Mills & Cawood Inc

Action carried with the preliminary plat to hold.

Miscellaneous:

- 3. Resolution - Street Connection**
Poplar Street & East Poplar Street

Mr. McAuley introduced a resolution approving its petition to Mayor Byard and the City Council to move forward with authorization and construction of the street connection of Poplar Street & East Poplar Street and moved for its approval. Mr. Hall seconded the motion.

The motion to approve passed unanimously.

Mr. Duke reminded the Commissioners about the upcoming events.

1. Audio Conference **“Informed Decisions: A Guide to Gathering Facts and Evidence”** at 3 pm on February 18, 2009 in the City Hall Annex Conference Room.
2. Project Prattville-Community Vision – **Comprehensive Plan-Public Meeting #2** at 7 pm on February 23, 2009 at the Doster Center.

Adjourn:

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

Respectfully submitted,



Alisa Morgan, Secretary
Planning Commission

Prattville Planning Commission

Sign-In Sheet

2/5/09

3:00 p.m.

Name	Address
1. Fiction Assoc	# 1206 JAMES TOWN DR
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

CITY COUNCIL

DEAN R. ARGO **TOM MILLER** **BILL GILLESPIE, JR.** **WILLIE WOOD, JR.** **MIKE RENEGAR** **RAY C. BOLES** **NATHAN D. FANK**
PRESIDENT PRESIDENT PRO TEMPORE DISTRICT 1 DISTRICT 2 DISTRICT 5 DISTRICT 6 DISTRICT 7
DISTRICT 3 DISTRICT 4

MEMORANDUM

DATE: January 29, 2009
TO: Prattville Planning Commission
FROM: Joel T. Duke, City Planner *JTD*
RE: Agenda Items – February 5, 2009

Please accept the following comments as the staff report for items on the February 5 agenda.

New Business Items 1 and 2. - Habitat for Humanity, Plat 1 – Preliminary and Final Plats.

Autauga County Habitat for Humanity proposes the division of a .52 acre lot in the northwest corner of the Lower Kingston Road/Old Allenville Road intersection. The subdivision will create three lots with an area of at least 6,000 square feet. One of the lot will front Lower Kingston Road, one will face Old Allenville Road and the third will have frontage on both streets. The parcel is zoned B-1, Neighborhood Commercial. The applicant has received use-on-appeal approval from the Board of Zoning Adjustment to develop the property for a residential use in a B-1 district. The city staff review resulted in several comments and adjustment that must be addressed before plat approval. A copy of the comment letter is attached

Miscellaneous Business Item 1. – Resolution Supporting Connection of Poplar and E. Poplar Streets

As requested by Commissioners Nelson and McAuley, Planning Department staff prepared a resolution in support of a culvert or bridge over Pine Creek connecting Poplar Street and East Poplar Street. The resolution is a restatement of the Commission's resolution adopted on September 1, 2005. A copy of the proposed resolution and the 2005 adopted resolution are attached.

If you have any questions concerning these agenda items, please do not hesitate to call me at 361-3657.

PLANNING AND DEVELOPMENT

RESOLUTION

**Street Connection
(Poplar Street & East Poplar Street)
February 5, 2009**

Whereas, the Prattville Planning Commission has consistently promoted and required connectivity between subdivisions since adoption of the 1996 Comprehensive Plan; and

Whereas, connectivity between the Woodland Heights subdivision and the east side of Pine Creek (now developed as Lake Haven Subdivision and Silver Hills Subdivision) was listed as a transportation improvement goal in the 1996 plan; and

Whereas, a bridge or culvert over Pine Creek is required to complete the connection of Poplar Street and East Poplar Street; and

Whereas, the Planning Commission required the development of Lake Haven, Fiveash Oaks, Silver Hills and Brookstone subdivisions to align East Poplar Street in anticipation of such a connection over Pine Creek; and

Whereas, the Commission believes a bridge will help achieve the overall goals of reducing traffic congestion on the city's major arterials and improving pedestrian circulation between neighborhoods; and

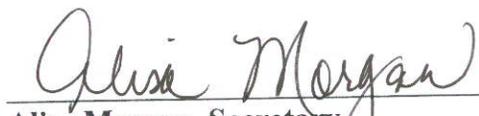
Whereas, the Prattville Planning Commission adopted a resolution on September 1, 2005 urging the Mayor and City Council to complete a Pine Creek crossing connecting Poplar Street and East Poplar Street.

Now therefore be it resolved, that the Prattville Planning Commission reissues its petition to Mayor Byard and the City Council to move forward with authorization and construction of this needed project.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed by 4/0 /1vote as recorded. Favor: Chairman Gardner, Vice-Chair McAuley, Mr. Hall, and Mrs. Carpenter. Oppose: None. Mayor Byard abstained.