

**City of Prattville  
Planning Commission**

**The minutes of the May 7, 2009 meeting of the  
City of Prattville Planning Commission were  
approved.**

*Reuben Gardner*

Reuben Gardner, Chairman

**7/16/09**

Date

D  
CITY OF PRATTVILLE  
PLANNING COMMISSION  
AGENDA  
May 7, 2009  
3:00pm

**Call to Order:**

**Roll Call:**

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

**Minutes:**

April 2, 2009

**Old Business:**

1. **Re-Plat: Burton Manor Phase 6B** (*Re-plat Lots 23 & 24*)  
Located off Manchester Court  
Owner: English Hill Properties, Inc.  
Representative: Robert Burton
  
2. **Sketch Plan: Lake Haven Phase 3 & 4 (Southern Portion)**  
Located on Lake Haven Way at East Main Street  
Owner: James & Janice Baker  
Representative: Jeffcoat Engineers
  
3. **Re-Plat: Lake Haven Plat 2A**  
Located on Lake Haven Way  
Owner: James & Janice Baker  
Representative: Jeffcoat Engineers

**New Business:**

4. **Preliminary Plat: Luker Plat #1**  
Located at the end of Rosewood Drive off Graham Lane  
Owner: Larry Luker  
Representative: Environmental Consulting & Engineering, Inc.
  
5. **Final Plat: Luker Plat #1**  
Located at the end of Rosewood Drive off Graham Lane  
Owner: Larry Luker  
Representative: Environmental Consulting & Engineering, Inc.

*Public Hearing  
District 4*

**Miscellaneous:**

6. **Planning Commission Meeting**

**Adjourn:**

D

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES  
May 7, 2009**

**Call to order:**

The meeting of the Prattville Planning Commission was held on May 7, 2009. Chairman Reuben Gardner called the meeting to order at 3:00 p.m.

**Roll Call:**

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

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

**Minutes:**

Mrs. Carpenter moved to approve the minutes of the April 2, 2009 meeting. Mr. McAuley seconded the motion. The motion to approve passed unanimously.

**Old Business:**

1. **Re-Plat: Burton Manor Phase 6B** (*Re-plat Lots 23 & 24*)  
**Located off Manchester Court**  
**Owner: English Hill Properties, Inc.**  
**Representative: Robert Burton**

The re-plat is the combining of two (2) existing lots into one (1) lot. Mr. McAuley moved to approve the re-plat of Burton Manor Phase 6B. Mrs. Carpenter seconded the motion. The motion to approve passed unanimously.

2. **Sketch Plan: Lake Haven Phase 3 & 4 (Southern Portion)**  
**Located on Lake Haven Way at East Main Street**  
**Owner: James & Janice Baker**  
**Representative: Jeffcoat Engineers**

Mrs. Carpenter introduced a resolution recommending approval of the sketch plan of Lake Haven Phase 3 & 4 (Southern Portion) and moved for its approval. Mr. McAuley seconded the motion.

**Guthrie Jeffcoat of Jeffcoat Engineers, petitioner representative**, introduced the sketch plan of the southern portion of Lake Haven Phase 3 & 4. He stated that the submitted sketch plan is proposed for 62 lots. He stated that there would be a lot of common area for the stream, wildlife, pond and the wetlands there. He stated that comments received from the city staff have been addressed. He stated that a sketch plan for the proposed property was approved in 1996 (Scott Property) and also in 2004 (Ricky Glenn Property) with a right in/right intersection off E. Main Street. He presented an optional sketch plan (B) showing no access off E. Main Street. The creek and the wetlands would be protected. Also proposes to build 1.85 acre of wetlands out of 8.1 acres. The remnant (non-buildable) lots are proposed for transfer/sale to the adjacent property owners.

Mr. Duke presented the staff findings for the sketch plan of Lake Haven Subdivision-Plats 3 & 4 (Staff Report made a part of the minutes). He stated that if the Commission determined that the

remnant lots are transferrable to the existing lots they should be platted individually at time of transfer/sale. Thus keeping any unsold property as a part of the common area.

Mr. McAuley moved to hold the sketch plan until the next meeting and refer to subcommittee for further review. Mr. Smith seconded the motion. The motion to hold passed by 6/1 vote as recorded. Favor: Mr. McAuley, Mr. Smith, Mrs. Carpenter, Mayor Byard, Councilman Miller, and Chairman Gardner. Oppose: Mr. Hall.

Chairman Gardner appointed the following Commissioners to the Lake Haven 3 & 4 Subcommittee: Mr. Hall, Mayor Byard, Mr. McAuley, and Mr. Smith.

**3. Re-Plat: Lake Haven Plat 2A**  
**Located on Lake Haven Way**  
**Owner: James & Janice Baker**  
**Representative: Jeffcoat Engineers**

Mr. Duke recommended holding the re-plat until the sketch plan of Lake Haven 3 & 4 could be reviewed and approved by the Commission. The proposed plat adds a portion of the Lake Haven common area to the rear of Lot 11, Lake Haven Plat 2. The property has been transferred and built on without proper platting procedure approval from the Planning Commission.

Mrs. Carpenter moved to hold the re-plat of Lake Haven Plat 2A. Mr. McAuley seconded the motion.

The motion to hold passed by 6/1 vote as recorded. Favor: Mrs. Carpenter, Mr. McAuley, Mr. Hall, Mr. Smith, Councilman Miller, and Chairman Gardner. Oppose: Mayor Byard.

**New Business:**

**4. Preliminary Plat: Luker Plat #1**  
**Located at the end of Rosewood Drive off Graham Lane**  
**Owner: Larry Luker**  
**Representative: Environmental Consulting & Engineering, Inc.**

**Glenn Luker, petitioner**, stated that one (1) acre of the 5.95 acre parcel is being divided for construction of one (1) single family dwelling.

Chairman Gardner opened the public hearing.

**Joan Fornwalt, 114 Rosewood Drive** concerned that her privacy may be impaired; requested that the builder place a privacy fence around the property.

Mr. Luker stated that he would not mind putting up a privacy fence but could not place it up to the entrance way.

After no further comments, the public hearing was closed.

Mr. Hall introduced a resolution recommending approval of the preliminary plat of Luker Plat #1 and moved for its approval. Mayor Byard seconded the motion.

Mr. Duke stated that the Subdivision Regulations (Section E) allow for One Lot Sell-off. However, the lot is located on a private street in which it has been forwarded to the Commission

for review and approval. The plat should be adjusted to include the remaining property; showing both lots. He also commented that privacy fence is not required.

The motion to approve passed unanimously.

**5. Final Plat: Luker Plat #1**

**Located at the end of Rosewood Drive off Graham Lane**

**Owner: Larry Luker**

**Representative: Environmental Consulting & Engineering, Inc.**

Mr. McAuley introduced a resolution recommending approval of the final plat of Luker Plat #1 and moved for its approval. Mr. Hall seconded the motion.

The motion to approve passed unanimously.

**Miscellaneous:**

**6. Planning Commission Meeting**

At a recent Planning Commission meeting, a request was made to explore whether the Commission may reduce the number of meetings (2) per month to one. Meeting dates are set by the Planning Commission Bylaws. Changing the date requires six affirmative votes.

Mr. McAuley moved to amend Article IV, Section 1 of the Planning Commission Bylaws to change the regular meeting dates to once a month on the third Thursday. Mrs. Carpenter seconded the motion.

The motion to approve passed unanimously.

**Adjourn:**

The meeting was adjourned at 3:57 p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Planning Commission



PLANNING  
DEPARTMENT

# CITY OF PRATTVILLE

JIM BYARD, JR.  
MAYOR

## CITY COUNCIL

DEAN R. ARGO  
PRESIDENT  
DISTRICT 3

TOM MILLER  
PRESIDENT PRO TEMPORE  
DISTRICT 4

BILL GILLESPIE, JR.  
DISTRICT 1

WILLIE WOOD, JR.  
DISTRICT 2

MIKE RENEGAR  
DISTRICT 5

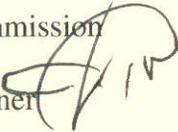
RAY C. BOLES  
DISTRICT 6

NATHAN D. FANK  
DISTRICT 7

## MEMORANDUM

**DATE:** May 1, 2009

**TO:** Prattville Planning Commission

**FROM:** Joel T. Duke, City Planner 

**RE:** Planning Commission Packet – May 7, 2009 Meeting

Please accept the following as the staff report for the following items on your May 7, 2009 agenda.

1. Re-Plat – Burton Manor 6B – Recommend approval. The proposed plat will combine Lots 23 and 24 of Burton Manor, Plat 6 into a single lot. The original plat was approved by the Commission in 2005.
2. Preliminary and Final Plats – Luker, Plat 1- Graham Lane – Recommend approval with adjustments to the plat. The owner of 5.95 acre parcel on the private street known as Graham Lane request approval to divide and transfer ownership of a 1.20 acre lot on the north side of the existing parcel. Ordinarily, such divisions and transfers are handled by the Planning Department as a One Lot Sell-off as defined by Section E.4. of the Subdivision Regulations. However, one lot selloffs located on easements or private streets have generally been forwarded to the Commission for review and approval.
3. Re-Plat – Lake Haven, Plat 2A – Recommend holding or tabling request until Sketch Plan for remainder of Lake Haven is reviewed and approved by the Commission. The proposed plat will add a portion of the Lake Haven common area to the rear of Lot 11, Lake Haven, Plat 2. How to handle the Lake Haven common area and access to the lake are some of the issues pending with the Lake Haven sketch plan also on the agenda. The sketch plan should be resolved before considering the proposed re-plat.
4. Sketch Plan – Lake Haven Subdivision, Phases 3 and 4 – Recommend that sketch plan be held until an in depth review and report can be completed by a Commission subcommittee. The following items are included in this packet for your review:

- a. Staff Report submitted for the April 16, 2009 Commission meeting.
  - b. Staff Comments dated April 13, 2009
  - c. Applicants response to staff comments dated April 23, 2009
  - d. Copy of revised sketch plan submitted with April 23, 2009 response highlighted to show floodway, 100 year floodplain and wetlands.
  - e. Staff comment letter dated May 1, 2009.
5. Memorandum – April 15, 2009 – Commission Meeting Dates.

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

D  
Prattville Planning Commission  
Sign-In Sheet  
5/7/09  
3:00 p.m.

Name	Address
1. <i>Joan F. Bennett</i>	<i>114 Rosewood</i>
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

**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 Autauga County, Alabama, this the \_\_\_ day of \_\_\_\_\_, 2009.

Water Works Board  
Prattville, Alabama

**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 the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_ day of \_\_\_\_\_, 2009.

City Engineer  
Prattville, Alabama

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

The undersigned, as Director of Planning & Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_ day of \_\_\_\_\_, 2009.

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 same in the Probate Office of Autauga County, Alabama, this the \_\_\_ day of \_\_\_\_\_, 2009.

Director of Planning & Development  
Prattville, Alabama

**ELECTRICAL DISTRIBUTION**

The Electrical Distribution System has been installed by Central Alabama Electric Cooperative to serve the subdivision. The undersigned, as authorized by the Central Alabama Electric Cooperative, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the \_\_\_ day of \_\_\_\_\_, 2009.

Central Alabama Electric Cooperative

**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 same in the Probate Office of Autauga County, Alabama, this the \_\_\_ day of \_\_\_\_\_, 2009.

Autauga County Engineer

**OFFICE OF THE JUDGE OF PROBATE  
AUTAUGA COUNTY**

I hereby certify that this was filed in this office this \_\_\_ day of \_\_\_\_\_, 2009, at \_\_\_ o'clock, \_\_\_ m., and recorded in Book \_\_\_ of Plats and Maps, Page \_\_\_ and.

Judge of Probate  
Autauga County, Alabama

**DEDICATION**

STATE OF ALABAMA  
COUNTY OF AUTAUGA

Pursuant to a resolution of its Board of Directors herein adopted, English Hill Properties, Inc. owner of the property shown above, hereby joins in, executes and signs the foregoing surveyor's certificate, plat map and restrictions and adopts and approves this said plat map on this the \_\_\_ day of \_\_\_\_\_, 2009.

Robert O. Burton  
President, English Hill Properties, Inc.

**NOTARY**

STATE OF ALABAMA  
AUTAUGA COUNTY

I, \_\_\_\_\_ Notary Public in and for said County, in said State, hereby certify that Robert O. Burton whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me 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 \_\_\_\_\_, 2009.

Notary Public  
My Commission expires: \_\_\_\_\_

**NOTES:**

1) PROTECTIVE COVENANTS THAT ARE RECORDED AS A SEPARATE DOCUMENT ARE A PART OF THIS PLAT AS IF RECORDED HEREON

2) THERE SHALL BE A FIVE FOOT (5') PRIVATE DRAINAGE EASEMENT ON EACH SIDE OF EACH LOT LINE PLATTED HEREIN FOR THE USE OF THE ADJOINING PROPERTY OWNER AND/OR DEVELOPER, UNLESS SPECIFICALLY NOTED OTHERWISE. SAID DRAINAGE EASEMENTS ARE NOT SHOWN FOR CLARITY.

3) THIS SUBDIVISION MEETS THE APPROVAL OF THE AUTAUGA COUNTY HEALTH DEPARTMENT, SUBJECT TO CERTAIN CONDITIONS OF APPROVAL AND/OR LOT DELETIONS ON FILE WITH SAID HEALTH DEPARTMENT, WHICH CONDITIONS ARE MADE A PART OF THIS APPROVAL AS IF SET OUT HEREON.

4) THE BUILDING SETBACK LINES OF THE LOTS PLATTED HEREIN MAY BE ADJUSTED SUBSEQUENT TO THE RECORDING OF THIS PLAT MAP BY THE DEVELOPER IN ITS SOLE DISCRETION BY A SEPARATE WRITING RECORDED IN THE AUTAUGA COUNTY PROBATE COURT.

**SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED**

STATE OF ALABAMA  
COUNTY OF AUTAUGA

I, HUEY W. MORGAN, a registered Surveyor of Alabama hereby certify that I have surveyed the property of ENGLISH HILL PROPERTIES, INC., a corporation or proprietor situated in AUTAUGA COUNTY, Alabama, and that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and/or perimeter bearing boundaries of each lot and its number and showing the streets, alleys and public grounds and giving the bearings, lengths, width and name of the streets; that permanent monuments have been placed at points marked thus (O) as hereon shown; I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the \_\_\_ day of \_\_\_\_\_, 2009.

HUEY W. MORGAN

Registration #: 18384

**CERTIFICATE OF THE COUNTY HEALTH DEPARTMENT**

The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_ day of \_\_\_\_\_, 2009.

Health Officer  
Autauga County, Alabama

**DEDICATION**

Pursuant to a resolution of its Board of Directors herein adopted, ENGLISH HILL PROPERTIES, INC., as proprietors have caused the land embraced in the within plat to be surveyed, laid out and platted to known as BURTON MANOR, PHASE 6b, said subdivision lying in the NW corner of Section 11, T17N, R15E, AUTAUGA County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of the Public.

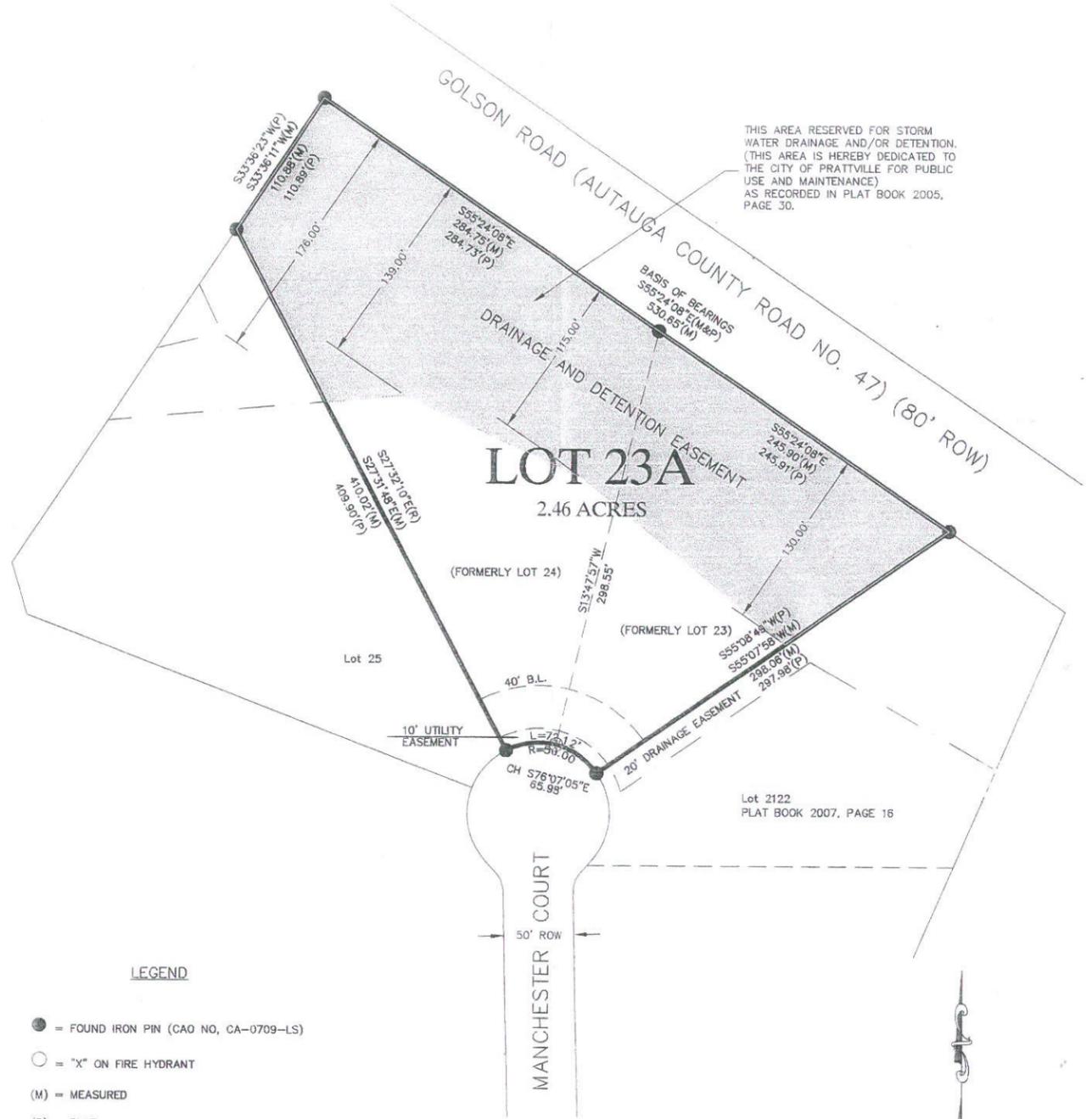
WITNESS \_\_\_\_\_ PROPERTY OWNER

**NOTARY**

STATE OF ALABAMA  
AUTAUGA COUNTY

I, \_\_\_\_\_ Notary Public in and for said County, in said State, hereby certify that Robert O. Burton whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me 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 \_\_\_\_\_, 2009.

Notary Public  
My Commission expires: \_\_\_\_\_



THIS AREA RESERVED FOR STORM WATER DRAINAGE AND/OR DETENTION. (THIS AREA IS HEREBY DEDICATED TO THE CITY OF PRATTVILLE FOR PUBLIC USE AND MAINTENANCE) AS RECORDED IN PLAT BOOK 2005, PAGE 30.

**LEGEND**

- = FOUND IRON PIN (CAO NO. CA-0709-LS)
- = "X" ON FIRE HYDRANT
- (M) = MEASURED
- (P) = PLAT

1" = 50'  
SCALE  
FEET

**BURTON MANOR, PHASE 6B;**

A MAP OF LOT 23A, BEING A REPLAT OF LOT 23 AND 24, BURTON MANOR PHASE 6, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN AUTAUGA COUNTY, ALABAMA IN PLAT BOOK 2005, PAGE 30. PLAT DATED JULY 15, 2005.



NO.	REVISION	DATE	ENG.	ISSUED FOR
1	REVISED AS PER OWNER	3/2/2009	GST	OWNER



Alabama Municipal and Environmental Engineers, Inc.

4013-A EAST SHIRLEY LANE, MONTGOMERY, ALABAMA 36117 PH. (334)277-2866

VERIFY SCALES	DESIGNER	APPROVED	SEAL
1" = 50'	GST		
0" = 1"	BR		
	GST	APPROVED	
	GST		
	DATE	01/2009	

ENGLISH HILL PROPERTIES, INC.

BURTON MANOR PHASE 6B

(BEING A REPLAT OF LOTS 23 & 24)

SCALE
1" = 50'
PROJECT NO.
2009-002
DRAWING NO.
2009-02-1
SHEET
1 OF 1

**Resolution**

**Preliminary Plat**

**Luker Plat #1**

**May 7, 2009**

**Whereas**, Larry Luker is the owner of Luker Plat #1; and

**Whereas**, the proposed development is located at the end of Rosewood Drive off Graham Lane; and

**Whereas**, the proposed development is located inside the corporate boundaries of the City of Prattville; and

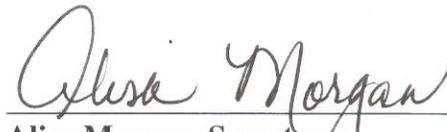
**Whereas**, the public hearing on the proposed subdivision was held on May 7, 2009; and

**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 approval of the preliminary plat of Luker Plat #1.

**APPROVED:**

  
\_\_\_\_\_  
Reuben Gardner, Chairman

  
\_\_\_\_\_  
Alisa Morgan, Secretary



CITY OF  
PRATTVILLE, ALABAMA

1" = 200'

LUKER - PLAT 1

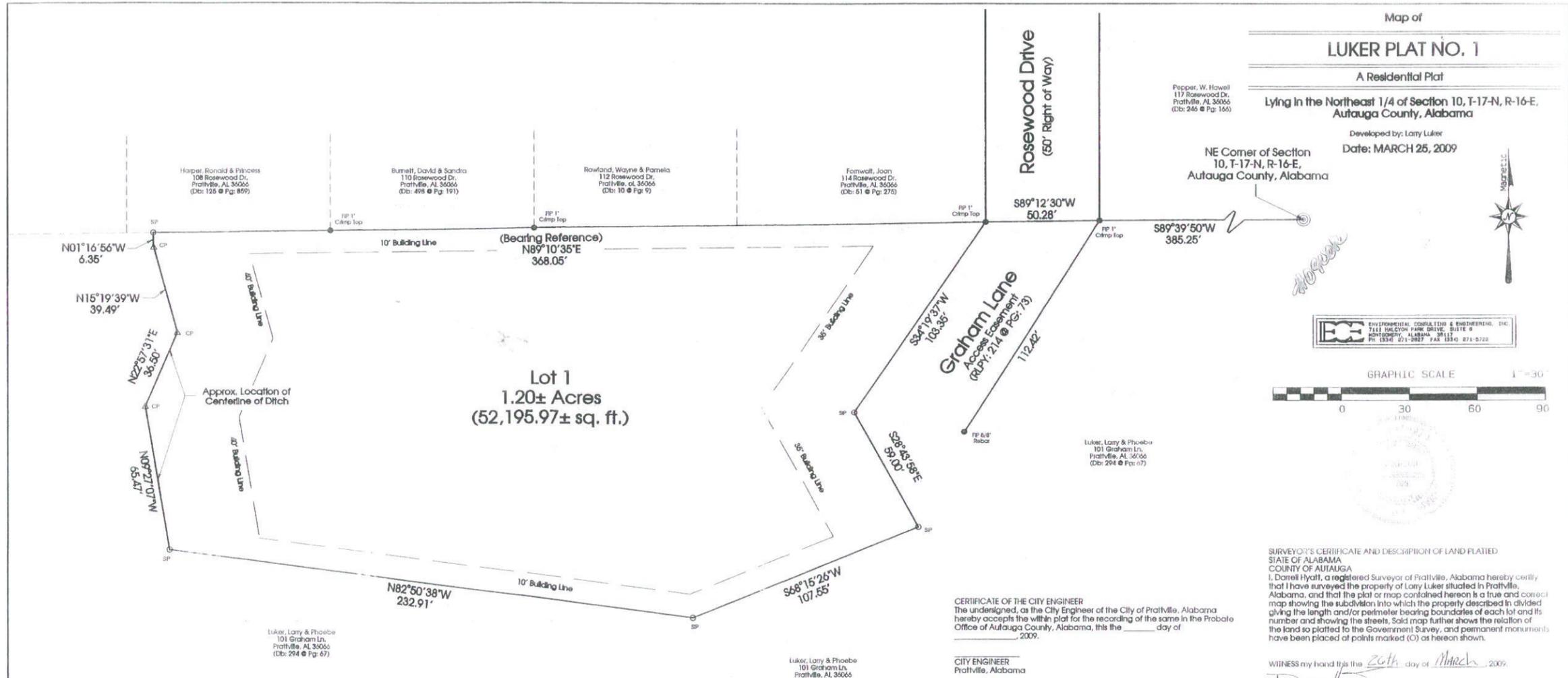
GRAHAM LN AT  
ROSEWOOD DR



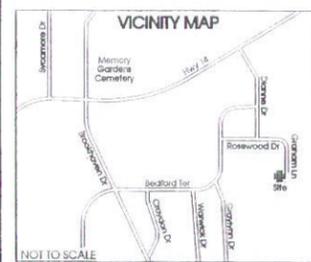
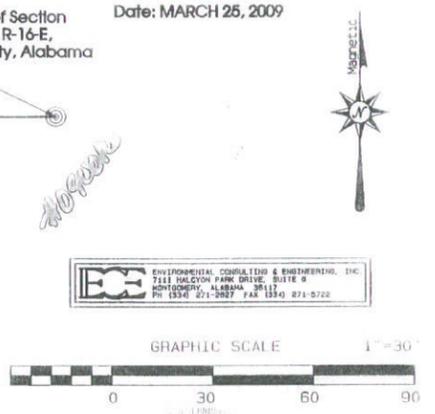
	STREETS
	TAX PARCELS



Ryan Pecharka, G.I.S. Coordinator



Map of  
**LUKER PLAT NO. 1**  
 A Residential Plat  
 Lying in the Northeast 1/4 of Section 10, T-17-N, R-16-E,  
 Autauga County, Alabama  
 Developed by: Larry Luker  
 Date: MARCH 25, 2009



Luker, Larry & Phoebe  
 101 Graham Ln.  
 Prattville, AL 36066  
 (Db: 294 @ Pg: 67)

Luker, Larry & Phoebe  
 101 Graham Ln.  
 Prattville, AL 36066  
 (Db: 294 @ Pg: 67)

**CERTIFICATE OF THE CITY ENGINEER**  
 The undersigned, as the City Engineer of the City of Prattville, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

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 \_\_\_\_\_, 2009.

DIRECTOR OF PLANNING AND DEVELOPMENT  
 Prattville, Alabama

**CERTIFICATE OF COUNTY HEALTH DEPARTMENT**  
 The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

HEALTH OFFICER  
 Autauga County, Alabama

**CERTIFICATE OF THE COUNTY ENGINEER**  
 The undersigned, being the County Engineer of 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 \_\_\_\_\_, 2009.

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 \_\_\_\_\_, 2009.

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 the \_\_\_\_\_ day of \_\_\_\_\_, 2009, 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  
 I, Darrell Hyatt, a registered Surveyor of Prattville, Alabama hereby certify that I have surveyed the property of Larry Luker situated in Prattville, Alabama, and that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described in divided giving the length and/or perimeter bearing boundaries of each lot and its number and showing the streets, said map further shows the relation of the land so platted to the Government Survey, and permanent monuments have been placed at points marked (C) as hereon shown.

WITNESS my hand this the 25th day of March, 2009.  
 Darrell Hyatt  
 Registration # 16673

**NOTARY**  
 STATE OF ALABAMA  
 COUNTY OF AUTAUGA  
 I, Earth Wilson, Notary Public in and for said County, in said State, hereby certify that Darrell Hyatt 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 the instrument, executed the same voluntarily.  
 GIVEN under my hand official this 25th day of March, 2009.  
 [Signature]  
 NOTARY PUBLIC

**DEDICATION**  
 I Larry Luker as owner has caused the land embraced in the within plat to be surveyed, laid out and platted to be known as the Luker Plat. Said subdivision lying in Northeast 1/4 of Section 10, T-17-N, R-16-E Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, etc. shown on said plat are hereby dedicated to the use of Public.

Owner: Larry Luker

**NOTARY**  
 STATE OF ALABAMA  
 COUNTY OF AUTAUGA  
 I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that Larry Luker 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 the instrument, executed the same voluntarily.  
 GIVEN under my hand official this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**NOTARY PUBLIC**  
 \_\_\_\_\_  
 NOTARY PUBLIC

**CERTIFICATE OF THE WATER WORKS BOARD**  
 The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 2009.

**FLOOD DETERMINATION:**  
 Property lies within a Zone "C" (not in flood prone area)  
 FIRM: 010020005C  
 DATE: 10-23-1981  
 No Community Panel Number  
 Field Crew: JM, SW  
 Download File: LUKER  
 Plat Drawn by: FDW  
 Scale: 1" = 30'  
 Check by: WDH

**ZONING:**  
 SUBJECT PROPERTY IS ZONED R-2 (A RESIDENTIAL CLASSIFICATION)  
 Min. Front Yard setback = 35 feet  
 Min. Rear Yard setback = 40 feet  
 Min. Side Yard setback = 10 feet  
 Min. Lot Size Area = 10,500 sq. ft.  
 Min. Lot Size Width at Building Line = 75 feet  
 Max. Building Height = 35 feet / 2 1/2 Stories  
 Max. Building Area Percentage = 25%  
 Off-Street Parking: 1 per Space = 1

**LEGAL DESCRIPTION**  
 State of Alabama  
 Autauga County  
 Commence at the Northeast Corner of Section 10, T-17-E, R-16-E, Autauga County, Alabama; Thence leaving said Corner S89°39'50"W 385.25 feet to an iron pin lying along the Easterly Right of Way of an Access Easement being known as Graham Lane (50' Right of Way); Thence leaving said Right of Way S89°12'30"W 50.28 feet to an iron pin lying along the Westerly Right of Way of said Access Easement, said point being the POINT OF BEGINNING for the following described parcel of land; Thence leaving said Point of Beginning and along said Right of Way S34°19'37"W 103.35 feet to an iron pin; Thence S28°43'58"E 59.00 feet to an iron pin; Thence leaving said Right of Way S68°15'26"W 107.55 feet to an iron pin; Thence N82°50'38"W 232.91 feet to an iron pin; Thence N09°27'07"W 55.47 feet to a point; Thence N22°57'31"E 36.50 feet to a point; Thence N15°19'39"W 39.49 feet to a point; Thence N01°16'56"W 6.35 feet to an iron pin; Thence N89°10'35"E 368.05 feet to the Point of Beginning.

Said described parcel of land lies in the Northeast 1/4 of Section 10, T-17-N, R-16-E, Autauga County, Alabama and containing 1.20 acres (52,195.97± sq. ft.).

**Resolution**

**Final Plat**

**Luker Plat #1**

**May 7, 2009**

**Whereas**, Larry Luker is the owner of Luker Plat #1; and

**Whereas**, the proposed development is located at the end of Rosewood Drive off Graham Lane; and

**Whereas**, the proposed development is located inside the corporate boundaries of the City of Prattville; and

**Whereas**, the preliminary plat of the proposed subdivision was approved on May 7, 2009; and

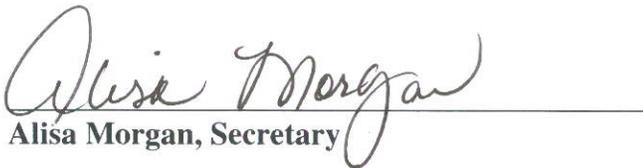
**Whereas**, the city department heads have reviewed and commented on the proposed development.

**Now, therefore, be it resolved**, that the City of Prattville Planning Commission hereby gives its approval of the final plat of Luker Plat #1.

**APPROVED:**



**Reuben Gardner, Chairman**



**Alisa Morgan, Secretary**

The motion to approve passed unanimously.  
5/7/09



PLANNING  
DEPARTMENT

# CITY OF PRATTVILLE

JIM BYARD, JR.  
MAYOR

## CITY COUNCIL

DEAN R. ARGO  
PRESIDENT  
DISTRICT 3

TOM MILLER  
PRESIDENT PRO TEMPORE  
DISTRICT 4

BILL GILLESPIE, JR.  
DISTRICT 1

WILLIE WOOD, JR.  
DISTRICT 2

MIKE RENEGAR  
DISTRICT 5

RAY C. BOLES  
DISTRICT 6

NATHAN D. FANK  
DISTRICT 7

## MEMORANDUM

**DATE:** April 15, 2009

**TO:** Reuben Gardner, Chairman, Prattville Planning Commission

**FROM:** Joel T. Duke, City Planner 

**RE:** Planning Commission Meeting

At a recent Planning Commission meeting, you requested that I explore whether the Commission may reduce the number of meetings per month to one.

The Prattville Planning Commission holds meetings twice a month on the first and third Thursdays at 3 pm. Section 11-52-4, *Code of Alabama 1975*, as amended, states, "The commission shall hold at least one regular meeting each month." Conducting a single meeting each month is permitted by Alabama law.

Article IV, Section 1 of the Bylaws of the Prattville Planning Commission adopted on September 16, 1999 and subsequently amended states, "Regular meetings shall be held on the first and third Thursday of each month at the City Hall in the City of Prattville, Alabama, at 3:00 p.m." Changing to a single meeting per month will require an amendment to Article IV, Section 1 of the bylaws. Per Article VIII, the bylaws may be amended by a Commission resolution receiving six affirmative votes.

If the Commission meetings were reduced to one per month, I suggest the Commission select the third Thursday. Using the third Thursday allows for applications, resolutions, and minutes related to zoning requests to be transmitted to the City Clerk for the first City Council meeting the following month. The zoning process will be shortened by aligning with the first Council meeting.

If you have any questions concerning this information, please do not hesitate to call me at 361-3657.