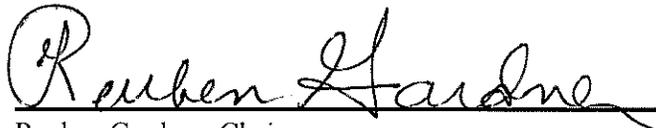


**City of Prattville
Planning Commission**

**The minutes of the October 15, 2009 meeting of
the City of Prattville Planning Commission
were approved.**



Reuben Gardner, Chairman

11/19/09

Date



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

CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

October 15, 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:

Old Business:

None

New Business:

1. Preliminary Plat – Oak Creek, Plat 3 (*Time Extension*) *District 2*
Located off Upper Kingston Road @ Live Oak Drive
Petitioner: Magna Developers and Builders, LLC
Representative: Larry E. Speaks and Associates, Inc.
2. Preliminary Plat – Carver Street, Plat 1 (*Time Extension*) *District 2*
Located on Carver Street – west side, north of Live Oak Drive
Petitioner: M.A.P., LLC
Representative: Larry E. Speaks and Associates, Inc.
3. Final Plat: The Exchange @ HomePlace Phase 4 *District 5*
Located at corner of Legend Drive
Owner/Developer: The Coffee Exchange, Inc.
Representative: Chambliss Engineering LLC
4. Final Plat: The Summit at Old Farm Plat 2 *District 4*
Located at Howard Murfee Boulevard
Owner/Developer: Nelda M. Ziegler
Representative: ECE, Inc.

Miscellaneous:

1. Project Prattville: The Next Chapter
Presentation of the Draft Comprehensive Plan for Planning Commission Review and Consideration
Joel T. Duke, City Planner and Dennis Madsen, Urban Collage, Inc.

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
October 15, 2009**

Call to order:

The meeting of the Prattville Planning Commission reconvened on October 15, 2009. Chairman Reuben Gardner called the meeting to order at 3:02 p.m.

Roll Call:

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

Quorum present.

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

Minutes:

None

Old Business:

None

New Business:

Chief Brown moved to move the following new business items to consent agenda. Mr. Nelson seconded the motion. The motion to approve passed unanimously.

1. Preliminary Plat – Oak Creek, Plat 3 (*Time Extension*)
2. Preliminary Plat – Carver Street, Plat 1 (*Time Extension*)
3. Final Plat: The Exchange @ HomePlace Phase 4
4. Final Plat: The Summit at Old Farm Plat 2

Mayor Byard moved to approve the consent agenda items. Mr. Hall seconded the motion. The motion to approve passed unanimously.

At the request of Councilman Miller, Mr. Duke provided an update to the commissioners on the status of the injunction to sale/transfer remnant lots in the Lake Haven Plat 3 filed against CVJGJ Development, LLC.

Miscellaneous:

1. Project Prattville: The Next Chapter
Presentation of the Draft Comprehensive Plan for Planning Commission Review and Consideration
Joel T. Duke, City Planner and Dennis Madsen, Urban Collage, Inc.

Project Prattville: The Next Chapter is a twelve month process initiated by the City of Prattville to completely update the city's comprehensive development plan. A draft version will be displayed on City of Prattville website (Project Prattville). A public hearing to adopt the draft will be held on November 19.

Mayor Byard moved to reschedule the November 19, 2009 Planning Commission meeting to 6:00 p.m. Mr. Smith seconded the motion.

The motion to approve passed unanimously.

2. Chief Brown invited the Commissioners to the Fire Safety Demo on October 24, 2009 at the Home Depot parking lot from 10am to 11am.

Adjourn:

Mr. Nelson moved to adjourn the meeting. Chief Brown seconded the motion. The meeting was adjourned at 3:41 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: October 9, 2009

TO: Prattville Planning Commission

FROM: Joel T. Duke, AICP
City Planner

RE: October 15, 2009 Commission Meeting

Enclosed is the agenda for the October 15, 2009 Commission meeting. Listed below are the staff recommendations for each subdivision plat. Location maps and copies of each plat are enclosed for your reference.

1. Oak Creek Subdivision, Plat 3 – Preliminary Plat – Requesting renewal of preliminary plat approval initially granted on November 1, 2007 and renewed by Commission on October 16, 2008. Recommend approval.
2. Carver Street Subdivision, Plat 1 – Preliminary Plat – Requesting renewal of preliminary plat approval initially granted on September 6, 2007 and renewed by Commission on October 16, 2008. Recommend approval.
3. The Exchange at HomePlace, Plat 4 – Final Plat – The approved preliminary plat improvements are substantially complete. Recommend approval.
4. The Summit at Old Farm, Plat 2 – Final Plat – The approved preliminary plat improvements are substantial complete. Recommend approval.

Also included with this packet is a list requested by the Commission of those currently active preliminary plats. The list includes the plats' approval date and any renewals granted by the Commission.

Note that the draft comprehensive plan will be formally presented for your review and comment. This roughly 20 minute presentation will also kick-off a public review period. A memorandum and copies of the drafts were distributed on October 2. If you have not received your copy,

please let us know. Included with this packet is a copy of the project Inventory and Assessment Report complete earlier in the year. It provides much of the supporting data for the comprehensive plan's policies and recommendations.

If you have any questions concerning the agenda items or the Project Prattville presentation, please do not hesitate to call, e-mail or drop by the office.

Preliminary Plats - Pending

<u>Subdivision</u>		<u>Initial Approval by Commission</u>	<u>1st Extension</u>	<u>2nd Extension</u>
Creekside Estates Subdivision	Preliminary	December 7, 2006	December 6, 2007	December 18, 2008
Golson Place #1	Preliminary	January 18, 2007	June 19, 2008 (renewal)	
HomePlace PUD, Plats 1(D) and 1(K)	Preliminary	May 24, 2007		
Brierfield Estates, Plat 1	Preliminary	June 7, 2007	June 19, 2008	September 17, 2009
New Tower Run Subdivision	Preliminary	June 7, 2007	July 17, 2008	July 23, 2009
Serenity Subdivision, Plat 1	Preliminary	June 7, 2007		
Pendlebrook Subdivision	Preliminary	August 16, 2007	September 18, 2008	September 17, 2009
Carver Street Subdivision, Plat 1	Preliminary	September 6, 2007	October 16, 2008	
Covered Bridge Patio Homes Subdivision	Preliminary	November 1, 2007		
Logan's Run Subdivision	Preliminary	November 1, 2007	October 16, 2008	
Oak Creek Subdivision, Plat 3	Preliminary	November 1, 2007	October 16, 2008	
Hearthstone Subdivision, Plat 3	Preliminary	November 15, 2007		
Avalon Place Plat #5	Preliminary	July 17, 2008	July 23, 2009	
The Summit at Old Farm Plat 2	Preliminary	July 17, 2008		
Avalon Plat 6	Preliminary	September 18, 2008		
Gallagher Plat 1	Preliminary	July 23, 2009		
Old Ridge Crossing Plat #3	Preliminary	September 17, 2009		

RESOLUTION

Preliminary Plat (*Time Extension*)

Oak Creek Subdivision Plat #3

October 15, 2009

Whereas, Magna Developers and Builders, LLC, is the owner of Oak Creek Subdivision Plat 3; and

Whereas, the proposed development is located off Upper Kingston Road at Live Oak Drive; and

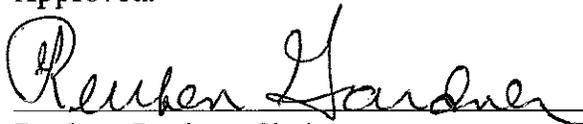
Whereas, the proposed preliminary plat was approved for time extension on October 16, 2008; and

Whereas, the developer has requested for a time extension of one (1) additional year.

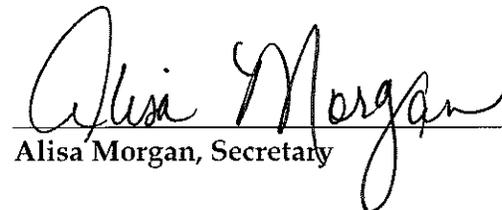
Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat Oak Creek Subdivision Plat 3.

Now, Therefore, Be It Further Resolved, that all contingencies of November 1, 2007 preliminary plat approval remain in effect.

Approved:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

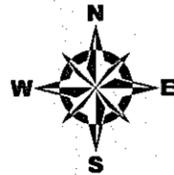
The motion to approve passed unanimously.
10/15/09

City of Prattville Location Map

Legend

- Hydrology - Stream/River
- Structures - March 2005
- Tax Parcel
- Carver Street 1
- Oak Creek 3

1 inch = 401 feet



RESOLUTION

Preliminary Plat (*Time Extension*)

Carver Street Subdivision, Plat 1

October 15, 2009

Whereas, M.A.P., LLC, is the owner of Carver Street Subdivision, Plat 1; and

Whereas, the proposed development is located on the west side of Carver Street, north of Live Oak Drive; and

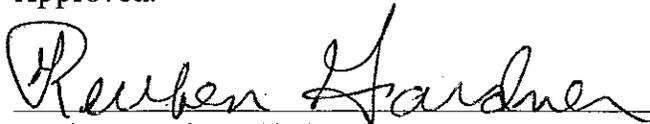
Whereas, the proposed preliminary plat was approved for time extension on October 16, 2008; and

Whereas, the developer has requested for a time extension of one (1) additional year.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat Carver Street Subdivision.

Now, Therefore, Be It Further Resolved, that all contingencies of September 6, 2007 preliminary plat approval remain in effect.

Approved:

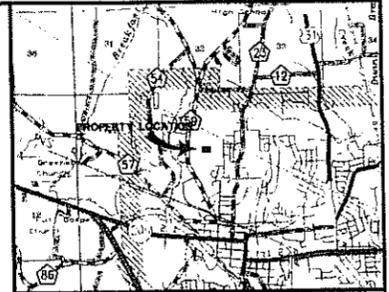


Reuben Gardner, Chairman

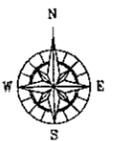


Alisa Morgan, Secretary

The motion to approve passed unanimously.
10/15/09



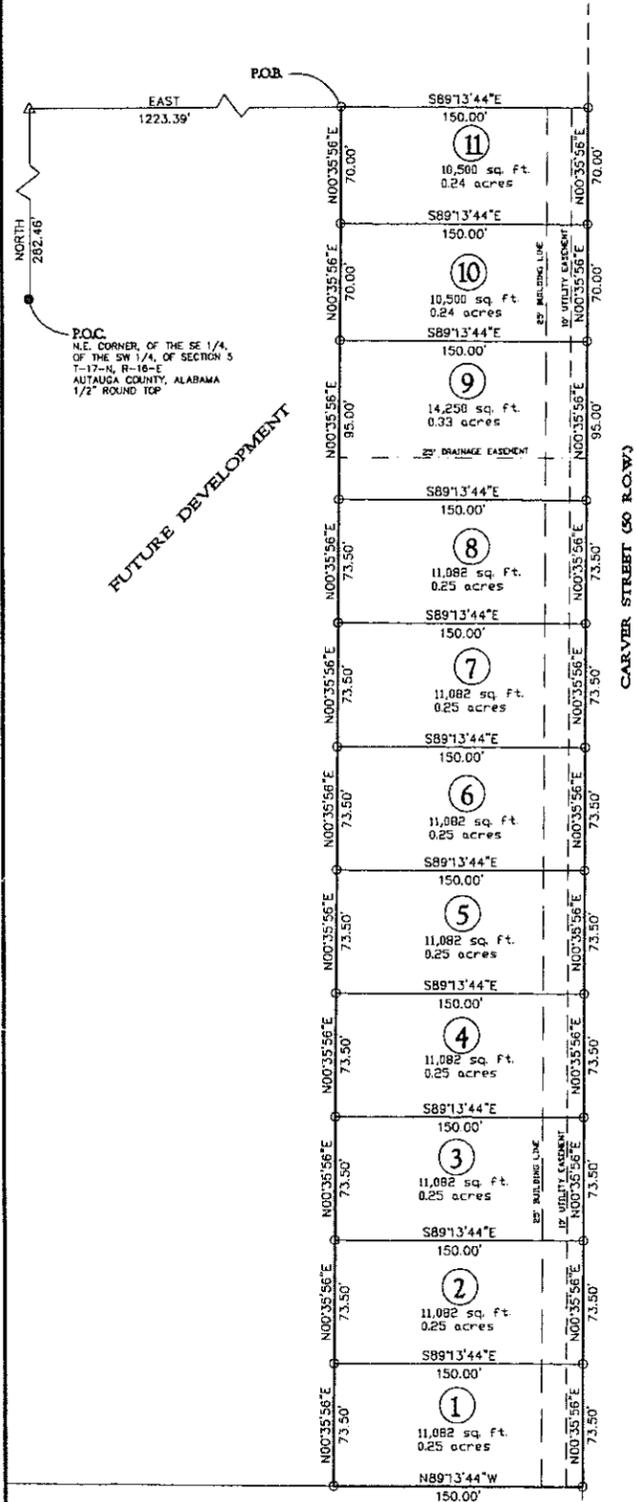
BEARINGS ROTATED TO MATCH OAK CREEK PLAT NO. 1 IN PB 2005
 PG 6 AUTAUGA COUNTY, ALABAMA



SCALE: 1" = 50'

LEGEND

- FOUND IRON PIN (5/8" REBAR CAPPED) W/# CA-00017LS (UNLESS OTHERWISE NOTED)
- SET IRON PIN (5/8" REBAR CAPPED) W/# CA-00017LS
- △ CALCULATED POINT



**STATE OF ALABAMA
 COUNTY OF AUTAUGA**

I, Gregory M. Gillian, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Autauga County, Alabama, hereby certify that I have surveyed the property of M.A.P., L.L.C., Inc. an Alabama limited liability company, situated in Autauga County, Alabama, and more particularly described as follows:

**STATE OF ALABAMA
 AUTAUGA COUNTY**

Commence at an iron pin known as the Northeast Corner of the SE 1/4 of the SW 1/4 of Section 5, T-17-N, R-16-E, Autauga County, Alabama; thence leaving said point of commencement North 282.46' to a calculated point; thence East 1,223.39' to an iron pin and POINT OF BEGINNING for the herein described parcel of land; thence leaving said point of beginning S 89°13'44" E 150.00' to iron pin located on the West R.O.W. of Carver Street (50' R.O.W.); thence along said R.O.W. S 00°35'56" W 823.00' to an iron pin; thence leaving said R.O.W. N 88°13'44" W 150.00' to an iron pin; thence N 00°35'56" E 823.00' to an iron pin and point of beginning. Containing 2.83 acres, more or less.

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 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 point marked thus (o) as hereon shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements for 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 _____, 2007.

Gregory M. Gillian
 Alabama Registration No. 16163

DEDICATION:

I, Mac Post, Managing Member, M.A.P., L.L.C., as owner, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Carver Street Plat No. 1, a part of Section 5, T-17-N, R-16-E, Autauga County, Alabama, and that the (Streets, Drives, Public Easements, etc.) as shown on said plat have been dedicated to the use of the public, and I do hereby join in and sign the foregoing Surveyor's Certificate, map and plat, and adopt and approve this instrument on this the _____ day of _____, 2007.

M.A.P., L.L.C.

Mac Post
 Managing Member

**ACKNOWLEDGMENT:
 STATE OF ALABAMA
 AUTAUGA COUNTY**

I, _____ a Notary Public in and for said County, in said foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such Managing Member, executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____, 2007.

Notary Public
 My Commission Expires: _____

**CERTIFICATE OF APPROVAL
 BY THE AUTAUGA COUNTY HEALTH DEPARTMENT**

The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Health Officer
 Autauga County, Alabama

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 same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Water Works Board
 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 same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2007.

Fire Department
 Prattville, Alabama

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 _____, 2007.

CITY ENGINEER
 Prattville, Alabama

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

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 Office of Autauga County, Alabama. This the _____ day of _____, 2007.

Director of Planning & Development
 Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

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 _____, 2007.

Autauga County Engineer

OFFICE OF THE JUDGE OF PROBATE

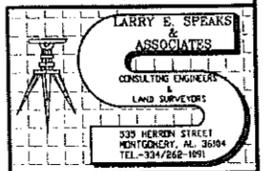
STATE OF ALABAMA
 AUTAUGA COUNTY

I hereby certify that this Plat or Map was filed in this Office this the _____ day of _____, 2007, at _____ o'clock _____ M, and recorded in Book _____ of Plats and Maps, Page _____ Recording _____ paid.

Judge of Probate
 Autauga County, Alabama

**Preliminary Plat
 CARVER STREET
 PLAT NO. 1
 Prattville, Alabama**

DATE: 7/10/07



RESOLUTION

Final Plat

HomePlace Exchange, Plat 4

October 15, 2009

Whereas, The Coffee Exchange, Inc. is the owner of HomePlace Exchange Plat 4; and

Whereas, the proposed development is located at the corner of Legends Drive; and

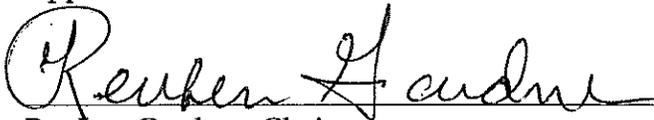
Whereas, the proposed development is located inside the Prattville city limits; and

Whereas, the preliminary plat for the proposed development was approved October 2, 2008; and

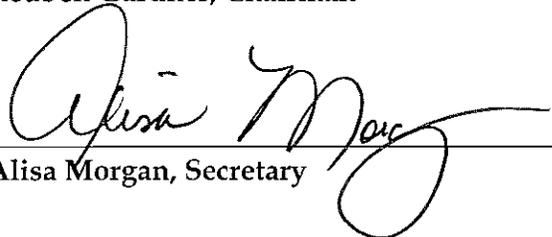
Whereas, the city Department Heads have reviewed and commented on the proposed development.

Now, Therefore, Be It Resolved, that the City Of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of HomePlace Exchange Plat 4.

Approved:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

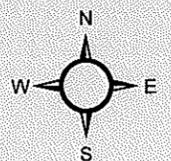
The motion to approve passed unanimously.
10/15/09



The Exchange @HomePlace, Plat 4

Location Map

The Exchange @
HomePlace, Plat 4



1 inch = 400 feet

RESOLUTION

Final Plat

The Summit at Old Farm, Plat #2

October 15, 2009

Whereas, Nelda M. Zeigler is the owner of the Summit at Old Farm Plat #2; and

Whereas, the proposed development is located off Old Farm Lane and Cobbs Ford Road at the west end of Howard Murfee Boulevard; and

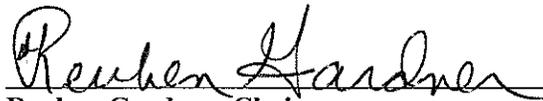
Whereas, the proposed development is located inside the city limits; and

Whereas, the preliminary plat for the proposed development was approved on July 17, 2008; 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 submitted final plat of the Summit at Old Farm Plat #2.

APPROVED:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
10/15/09

CITY OF
PRATTVILLE, ALABAMA

LOCATION MAP
SUMMIT AT OLD FARM
PLAT 2

HOWARD MURFEE BLVD



	STREETS
	SUMMIT @ OLD FARM
	TAX PARCELS
	STRUCTURES
	PRATTVILLE CITY LIMIT



Ryan DeBorja, GIS Coordinator





Alisa

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: October 1, 2009

TO: Prattville Planning Commission

FROM: Joel T. Duke, AICP
City Planner

RE: Project Prattville – Final Stages

Over the past twelve months, our community has joined in a comprehensive planning process known as *Project Prattville, The Next Chapter*. This citizen driven process has produced development principles, policies, and projects based on public input and professional assessment. On schedule, a draft plan is under review by city staff and the project advisory committee. The draft plan consists of four sections: 1) Inventory and Assessment, 2) Comprehensive Plan, 3) Implementation Plan, and 4) Resource Manual. A final draft of the Inventory and Assessment continues to be available on the Project Prattville website (www.projectprattville.com). Full drafts of Sections 2 and 3 are enclosed with this memorandum. Section 4, a collection of studies such as the market study and records of the public workshops and surveys, will be published at the end of the process. Much of the Section 4 information is also available on the Project Prattville web site.

Under Alabama code, municipal planning commissions are assigned the responsibility of formulating and adopting a city's comprehensive plan. Following the method used with great success during the 1996 plan, responsibility for drafting the plan was expanded to an advisory committee. That committee includes representation from the Planning Commission and City Council, and reaches out for input from various community and interest groups. As we near the end of the planning process and consider adoption of the Project Prattville documents, the Commission must now assume the central role.

After speaking with Chairman Gardner, city staff has initiated a review and public hearing process that will begin with your October 15, 2009 meeting. At the October 15 meeting, city staff and the project consultant team will formally present the draft comprehensive plan for review and consideration by the Commission. This presentation will kick-off a month long public review and comment period. The draft plan and all supporting documentation will be available for public review at www.projectprattville.com, city offices and the Prattville/Autauga County Library. Comments will be accepted until a public hearing scheduled during your regular meeting on November 19, 2009. I request this meeting be scheduled for 6:00 pm to promote greater attendance by those working out of town. Alabama law permits the comprehensive plan to be adopted following a public hearing. The Commission may wish to consider adoption at the November 19 meeting, however, I suggest waiting until any comments and amendments can be fully reviewed before moving to approve the plan. Adoption could wait until the December 17 meeting or be scheduled for earlier in the month. Once adopted, the Commission will forward the plan to the City Council for its consideration and adoption.

If you have any questions concerning the plan or the review and adoption process, please do not hesitate to call, e-mail or drop by the office.