



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

City of Prattville Planning Commission

The minutes of the March 18, 2010 meeting of the City of Prattville Planning Commission were approved.



Reuben Gardner, Chairman

5/20/10

Date



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CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA
March 18, 2010
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.

Election of Officers:

Minutes:

January 21, 2010

Old Business:

None

New Business:

1. Rezoning: R-2 (Single Family Residential) to R-3 (Single Family Residential)
Old Ridge Road
Garden Park, LLC, Petitioner *Public Hearing
District 3*
2. Sketch Plan (Revised): Pendlebrook Subdivision
Located on Old Ridge Road-North of Riverchase North
Owner: Joe Watkins, Garden Park, Inc.
Engineer: Barrett-Simpson, Inc. *District 3*
3. Sketch Plan: Lake Haven Plat #3
Located on Lake Haven Way
Owner: CVJGJ Land Development, LLC
Engineer: Jeffcoat Engineers & Surveyors, LLC *District 4*

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
March 18, 2010**

Call to order:

The meeting of the Prattville Planning Commission was held on March 18, 2010. Chairman Reuben Gardner called the meeting to order at 3:05 p.m.

Roll Call:

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

(Quorum present)

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

Election of Officers:

Mr. McAuley moved to nominate Reuben Gardner as Chairman. Mr. Nelson seconded the motion. The motion passed unanimously. Mr. Gardner was elected to serve as Chairman.

Mr. Nelson moved to nominate Roy McAuley as Vice-Chairman. Mayor Byard seconded the motion. The motion passed unanimously. Mr. McAuley was elected to serve as Vice-Chairman.

(Mr. Hall stepped out before the election of officers and returned after the voting of the officers).

Minutes:

Mayor Byard moved to approve the minutes of the January 21, 2010 meeting. Mr. Nelson seconded the motion. The motion to approve passed unanimously.

Old Business:

None

New Business:

- 1. Rezoning: R-2 (Single Family Residential to R-3 (Single Family Residential)
Old Ridge Road
Garden Park, LLC, Petitioner**

Blake Rice of Barrett-Simpson, Inc., petitioner representative, introduced the rezoning request and sketch plan of Pendlebrook Subdivision. He stated that the subdivision would be build out in three phases. He stated that the revising of the sketch plan increases the lots from 146 to 210. He stated that the existing approved sketch plan for 70' lots does not work for his client's proposed design for smaller 60' lots. He stated that there are five roundabouts proposed for traffic calming along with additional devices inside the straight-a-way streets to help calm traffic.

Chairman Gardner opened the public hearing.

Larry Avant, 711 Fairview Ave., adjacent property owner, spoke in opposition to the request stating that the lots were too small in comparison to the surrounding residential developments (Hollybrooke and Riverchase North). He stated that there is no proposal for parks or walking

trails. He stated that he signed an agreement for sewer/drainage easement for 75' lots for Phase 1 of the development on the initial plat. He stated that the legality of this easement should be addressed if the zoning is changed.

Robert "Bob" Hatfield, 1901 Hollybrooke Lane, spoke in opposition to the rezoning request stating that the smaller lots are not compatible with the adjacent Hollybrooke Subdivision.

Will Hamm, 1912 Hollybrooke Lane, spoke in opposition to the rezoning request stating that he was attracted to the Hollybrooke Subdivision because of the standards that set forth to make it a beautiful neighborhood. The smaller lots that the petitioner is proposing would take away from the existing standards set forth by the existing subdivisions.

David Avant, 626 Fairview Ave., adjacent property owner, spoke in opposition to the request stating that there is no proposal for parks or green space for the subdivision.

Mr. Rice addressed the concerns made by public comments. He stated that the subdivision would be a first class development; downsizing the lot's width is not downsizing the property. He stated that the homes would be constructed in concrete masonry siding which is quality material. The subdivision will have one of the most rigorous set of restrictive covenants. He stated that the subdivision guidelines for the development are being adhered to and the city's subdivision regulations do not require parks in the development.

Mayor Byard expressed his desire to see green space in the development because of increase in lots presented on the revised sketch plan. He also stated that the legality of the easement need to be determined by the legal staff. He would like to see the proposal in committee review.

The public hearing was closed.

Mr. Nelson introduced a resolution recommending approval of the rezoning of Old Ridge Road and moved for its approval. Mayor Byard seconded the motion.

Mr. Duke provided the staff report for the rezoning of Old Ridge Road which also covered the revised sketch plan of Pendlebrook Subdivision. He stated that the rezoning request is consistent with the Comprehensive Plan. He recommended the rezoning of R-3. He stated that the proposed revised sketch plan is consistent with the initial approved sketch plan. He stated that the proposed pattern works in diffusing with traffic. He stated that the second connection to the west was added which provides for connectivity.

Mayor Byard moved to hold until a committee could discuss the 1) the legality of easement, 2) solution to green space and 3) alternate rezoning plan to keep Phase 1 as R-2. Mr. Hall seconded the motion.

The motion to hold passed unanimously.

2. Sketch Plan (Revised): Pendlebrook Subdivision
Located on Old Ridge Road-North of Riverchase North
Owner: Joe Watkins, Garden Park, Inc.
Engineer: Barrett-Simpson, Inc.

Mr. McAuley introduced a resolution recommending approval of the revised sketch plan of Pendlebrook Subdivision and moved for its approval. Mr. Nelson seconded the motion.

Mr. McAuley moved to hold for committee review. Mr. Nelson seconded the motion.

The motion to hold passed unanimously.

Chairman Gardner appointed Mr. Nelson, Mr. McAuley, and Councilman Miller to committee review.

- 3. Sketch Plan: Lake Haven Plat #3
Located on Lake Haven Way
Owner: CVJGJ Land Development, LLC
Engineer: Jeffcoat Engineers & Surveyors, LLC**

Mayor Byard moved to hold until the next meeting at the petitioner's request. Mr. McAuley seconded the motion.

The motion to hold passed unanimously.

Miscellaneous:

Adjourn:

The meeting was adjourned at 4:53 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Planning Commission

Prattville Planning Commission

Sign-In Sheet

3/18/10

3:00 p.m.

Name	Address
1. R. HATFIELD	1901 HOLLYBROOKE
2. Blake Rice	Opelika
3. Will Hamm	1912 Holly Brooke Ln
4. LARRY ADAMS	711 FAIRVIEW AVE.
5. Spidant	624 Fairview
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Duke, Joel

From: Teresa Walley [teresawalley@jeffcoateng.com]
Sent: Thursday, March 18, 2010 11:58 AM
To: Duke, Joel
Subject: Sketch plan Lake Haven Plat 3
Attachments: Teresa C. Walley.vcf

Mr. Duke:

On behalf of CVJGJ Land Development, LLC, I am hereby requesting that the Planning Commission postpone action on the above subject until their next regularly scheduled meeting in April, 2010. Family matters are preventing me from attending the meeting this afternoon. Thank you in advance for your consideration.

**Guthrie Jeffcoat
Jeffcoat Engineers & Surveyors, LLC
928 South Hull Street
Montgomery, Alabama 36104
334-265-1246 / 334-265-1268 (fax)
205-755-3677 (Clanton)
334-566-0030 (Troy)**