



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 October 21, 2010 meeting of the City of Prattville Planning Commission were approved.

Roy McAuley, Vice-Chairman

11/18/10

Date



PLANNING
DEPARTMENT

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DISTRICT 7

CITY OF PRATTVILLE PLANNING COMMISSION

AGENDA

October 21, 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.

Minutes:

August 19, 2010

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. Preliminary Plat: Golson Place 1-B (*Time Extension*) *District 1*
Located at Golson Place Blvd.
Owner: Cameron Ernest
Representative: Larry E. Speaks and Associates, Inc.
4. Final: Butch Chandler, Plat 2 (*Re-plat*) *District 5*
Located on McQueen Smith Road
Owner: Butch Chandler
Representative: Jarvis & Associates
5. Final: Brookstone, Plat 9A (*Re-plat*) *District 4*
Located on Briarcliff Place
Owner: Aronov Realty
Representative: Goodwyn, Mills & Cawood

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
October 21, 2010**

Call to order:

The regular meeting of the Prattville Planning Commission was held on October 21, 2010. Vice-Chairman Roy McAuley called the meeting to order at 3:03 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. Nelson moved to approve the minutes of the August 19, 2010 meeting. Chief Brown seconded the motion. The motion passed unanimously.

Old Business:

None

New Business:

- 1. Preliminary Plat – Oak Creek, Plat 3 *(Time Extension)*
Located off Upper Kingston Road @ Live Oak Drive
Petitioner: Magna Developers and Builders, LLC
Representative: Larry E. Speaks and Associates, Inc.**

Mr. Nelson introduced a resolution recommending the time extension for the preliminary plat of Oak Creek, Plat 3 and moved for its approval. Mayor Byard seconded the motion.

Greg Gillian of Larry Speaks & Associates, petitioner representative, introduced the time extension request for Oak Creek, Plat 3. He stated that the developer is requesting a time extension for one additional year.

Mr. Duke stated that this is the third time the preliminary plat has come up for time extension. Approval was granted in 2007. He recommended that consideration be given to allow the plat to expire, then when development is ready to proceed, the developer should resubmit the request. This would allow new adjacent property owners to be aware of the developer's plan. Also conditions may have changed at the time the developer is ready to proceed, such as new building code requirements.

The motion to approve passed unanimously.

- 2. Preliminary Plat – Carver Street, Plat 1 *(Time Extension)*
Located on Carver Street – west side, north of Live Oak Drive
Petitioner: M.A.P., LLC
Representative: Larry E. Speaks and Associates, Inc.**

Greg Gillian of Larry Speaks & Associates, petitioner representative, introduced the time extension request for Carver Street, Plat 1. He stated that the developer is requesting a time extension for one additional year.

Chief Brown introduced a resolution recommending the time extension for the preliminary plat of Carver Street, Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

3. Preliminary Plat: Golson Place 1-B (*Time Extension*)

Located at Golson Place Blvd.

Owner: Cameron Ernest

Representative: Larry E. Speaks and Associates, Inc.

Greg Gillian of Larry Speaks & Associates, petitioner representative, introduced the time extension request for Golson Place 1-B. He stated that the developer is requesting a time extension for one additional year.

Mr. Smith introduced a resolution recommending approval of the time extension for the preliminary plat of Golson Place 1-B and moved for its approval. Mayor Byard seconded the motion.

The motion to approve passed unanimously.

4. Final: Butch Chandler, Plat 2 (*Re-plat*)

Located on McQueen Smith Road

Owner: Butch Chandler

Representative: Jarvis & Associates

Mr. Duke stated that the owner is requesting to divide the 3.28 acre lot into two lots. The two lots will share a common access. The Planning Staff recommends approval.

Chief Brown moved to approve the re-plat of Butch Chandler, Plat 2 as submitted. Mr. Smith seconded the motion.

The motion to approve passed unanimously.

5. Final: Brookstone, Plat 9A (*Re-plat*)

Located on Briarcliff Place

Owner: Aronov Realty

Representative: Goodwyn, Mills & Cawood

Wendy Irvin of Aronov Homes, representative, introduced the request for re-plat of Brookstone Plat 9. She stated that they want to change the side lot line

Mr. Duke stated that realignment of the property line places the drainage easement in the rear yard of Lot 74 and front yard of Lot 73. The staff recommends that the lots remain as originally platted so that the drainage easement remains along the common property line. He added that a request for a survey was made to ensure that the structure is not

built on the easement. The developer was not able to obtain the survey by the meeting time.

Mayor Byard moved to approve the re-plat of Brookstone, Plat 9A. Mr. Hall seconded the motion.

Mr. Nelson moved to table the re-plat of Brookstone, Plat 9A. Mr. Smith seconded the motion.

The motion to table passed unanimously.

Miscellaneous:

In an effort to keep preliminary plats from lingering without development action, the commission offered a solution by placing a limit on renewal of time extension for preliminary plats. **Mayor Byard moved to allow up to three (3) time extension approvals for preliminary plats, upon the fourth request the preliminary plat would be referred to special committee for review. Chief Brown seconded the motion.**

The motion to approve passed unanimously.

Adjourn:

The meeting was adjourned at 3:37 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission



PLANNING
DEPARTMENT

CITY OF PRATTVILLE

JIM BYARD, JR.
MAYOR

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DISTRICT 2

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DISTRICT 6

NATHAN D. FANK
DISTRICT 7

MEMORANDUM

DATE: October 15, 2010

TO: Prattville Planning Commission

FROM: Joel T. Duke, AICP 
City Planner

RE: October 21, 2010 Commission Meeting

Enclosed is the agenda for the October 21, 2010 Commission meeting. Listed below are the staff recommendations for each item. Location maps and copies of each plat are enclosed for reference.

- Oak Creek, Plat 3 – Preliminary Plat** – Magna Developers and Builders, LLC requests an extension of the preliminary plat approved by the Commission on October 1, 2007. Preliminary plat approval has been extended twice before on October 16, 2008 and October 15, 2009. Planning staff recommends allowing preliminary plat approval to expire.
- Carver Street, Plat 1 – Preliminary Plat** – M.A.P., LLC requests an extension of the preliminary plat approved by the Commission on September 6, 2007. Preliminary plat approval has been extended twice before on October 16, 2008 and October 15, 2009. Planning staff recommends allowing preliminary plat approval to expire.
- Golson Place 1-B – Preliminary Plat** – L & E Developers, Inc. requests and extension of the preliminary plat approved by the Commission on November 19, 2010. Planning staff recommends approval.
- Butch Chandler, Plat 2 (Replat of Butch Chandler, Plat 1, Lot A)** – The owner of Lot A of the Butch Chandler, Plat 1, as approved by the Commission on December 7, 2006, requests division of the 3.28 acres Lot A into two lots. The newly created Lot B will contain 1.91 acres in the southern portion of the subdivision. Per the requirements of previous subdivision and development plan approvals, Lots A and B will share a common access aligned with Sanford Drive. Planning staff recommends approval.
- Brookstone, Plat 9A (Replat of Brookstone, Plat 9, Lots 73 and 74)** – Aronov Realty requests realignment of the common property line between Lots 73 and 74. Alignment currently corresponds with the centerline of 20' wide storm drainage easement. The

proposed realignment places the drainage easement in the rear yard of Lot 74 and front yard of Lot 73. Two residential structures have been constructed by the owner within the boundaries and required setbacks of the existing Lots 73 and 74. City Planner and City Engineer recommend the lots remain as originally platted so that the drainage easement remains along the common property line rather than in the center of a front or rear yard.

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

RESOLUTION

Preliminary Plat (*Time Extension*)

Oak Creek Subdivision Plat #3

October 21, 2010

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

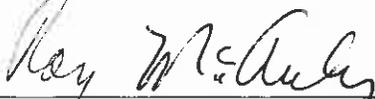
Whereas, the proposed preliminary plat was approved for an additional time extension on October 15, 2009; and

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

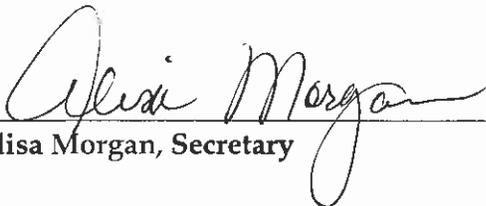
Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat Oak Creek Subdivision Plat 3.

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

Approved:

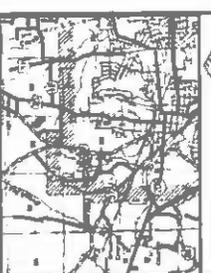


Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
10/21/10



SCALE 1" = 80'
 NORTH ARROW
 LOCATION MAP
 THIS MAP IS TO BE USED IN CONNECTION WITH THE PLAT OF OAK CREEK PLAT NO. 3, A FUTURE PLAT, IN THE CITY OF PRATTVILLE, ALABAMA.

- LEGEND**
- (COLOR SHOWN ON PLAT) (UNLESS OTHERWISE NOTED)
 - (UNLESS OTHERWISE NOTED)
 - 5/8" NEAR CAPPIED
 - 1/4" CA-DEPT'S
 - △ CALCULATED POINT

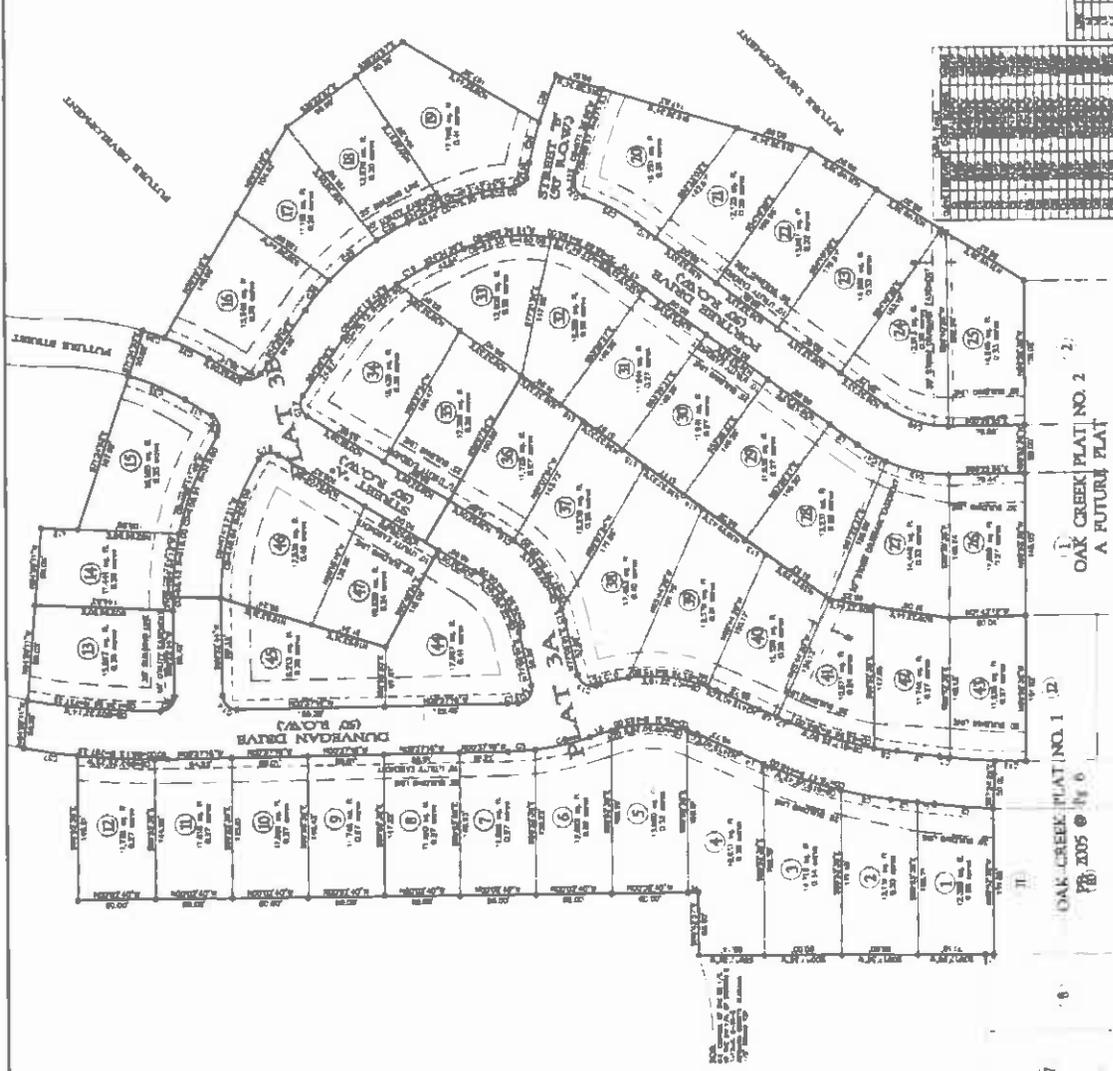
CITY OF PRATTVILLE
 The City of Prattville, Alabama, hereby certifies that it has authorized the issuance of this Preliminary Plat of Oak Creek Plat No. 3, a future plat, in the City of Prattville, Alabama, and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq.

STATE OF ALABAMA
 I, the undersigned, Clerk of the County of Elberta, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Elberta, Alabama, and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq.

COMMISSIONERS OF THE COUNTY OF ELBERTA
 The undersigned, Commissioners of the County of Elberta, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the County of Elberta, Alabama, and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq.

CITY OF PRATTVILLE
 The undersigned, Mayor of the City of Prattville, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the City of Prattville, Alabama, and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq.

CITY OF PRATTVILLE
 The undersigned, Mayor of the City of Prattville, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the City of Prattville, Alabama, and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq., and that the same is in accordance with the provisions of the City Code of Ordinances, Chapter 10, Section 10-1-1, et seq.



Preliminary Plat
OAK CREEK
PLAT NO. 3
Prattville, Alabama

OAK CREEK PLAT NO. 1
 OAK CREEK PLAT NO. 2
 A FUTURE PLAT

DATE 7/10/07

RESOLUTION

Preliminary Plat (*Time Extension*)

Carver Street Subdivision, Plat 1

October 21, 2010

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

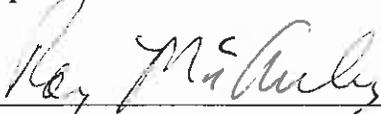
Whereas, the proposed preliminary plat was approved for an additional time extension on October 15, 2009; and

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:



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
10/21/10

RESOLUTION

Preliminary Plat (*Time Extension*)

Golson Place Plat #1-B

November 21, 2010

Whereas, L & E Developers, Inc. is the owner and the developer of Golson Place Plat #1; and

Whereas, the proposed development is located on Golson Road and adjacent to Noland Falls Plat #1; and

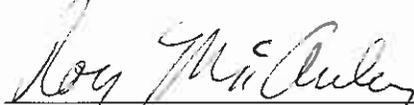
Whereas, the proposed development is located inside the city limits; and

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

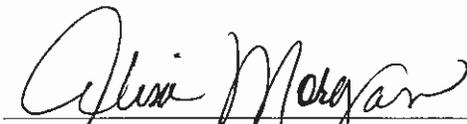
Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its approval to extend the time of completion for the approved preliminary plat Golson Place Plat #1-B.

Now, Therefore, Be It Further Resolved, that all contingencies of November 19, 2009 preliminary plat approval remain in effect.

APPROVED:



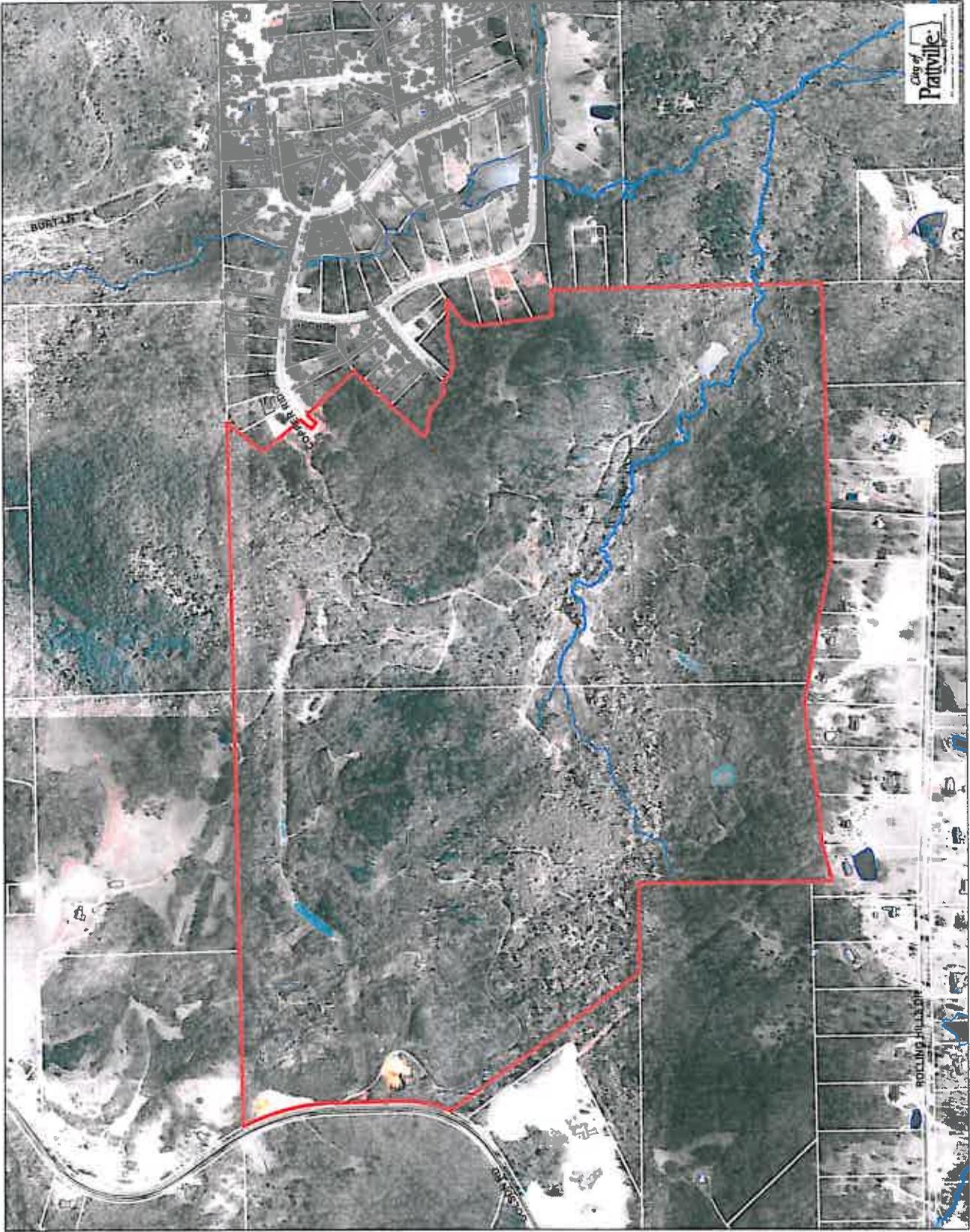
Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
10/21/10

City of Prattville
 Planning Commission
 Golson Place, Plat 1
 Location Map



Legend

- Hydrology - Stream/River
- Railroad
- Hydrology - Stream
- Structures - March 2005
- Hydrology - Lake
- Hydrology - Pond
- Golson_Place
- Tax Parcel



City of Prattville

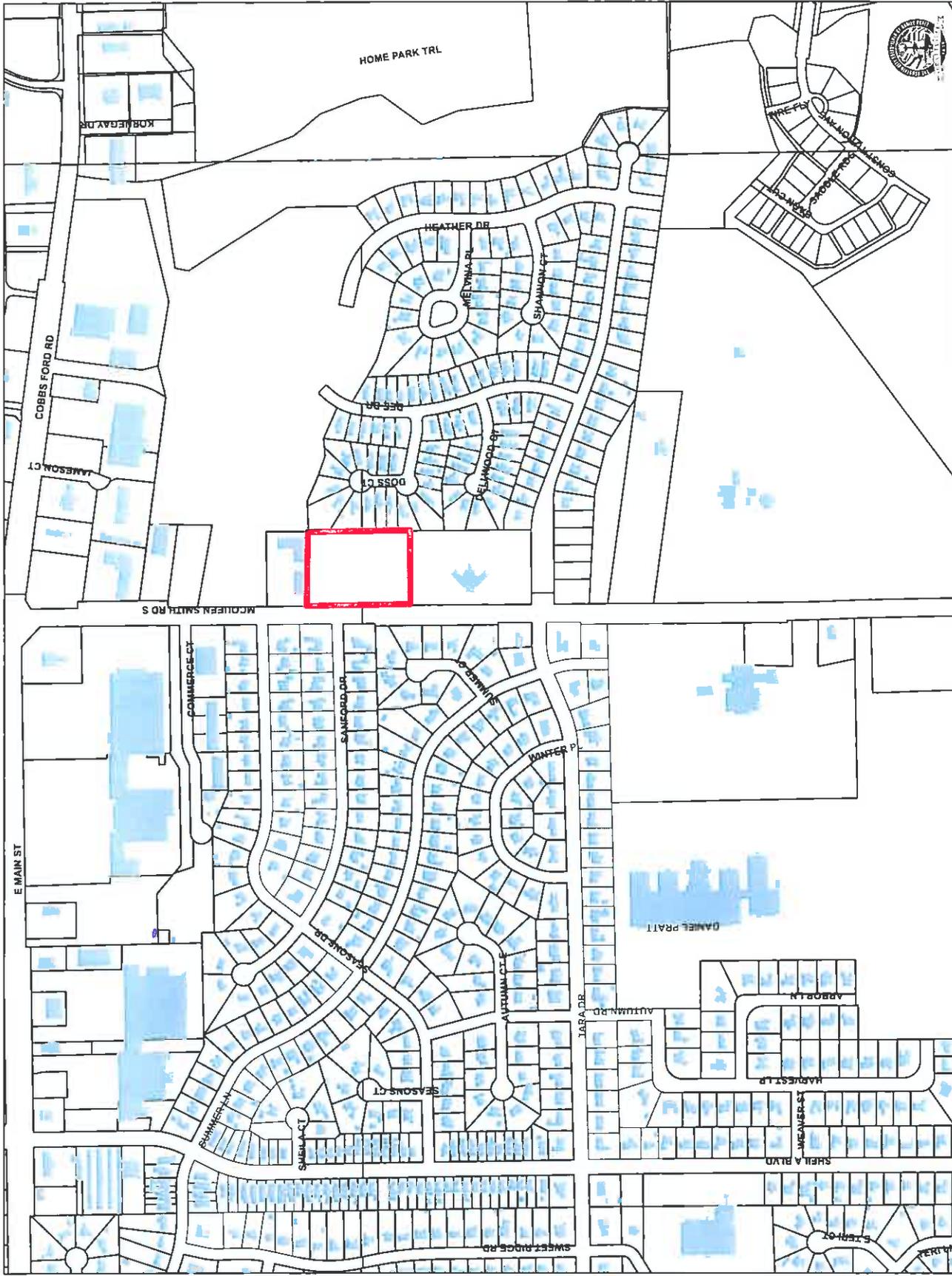
Location Map

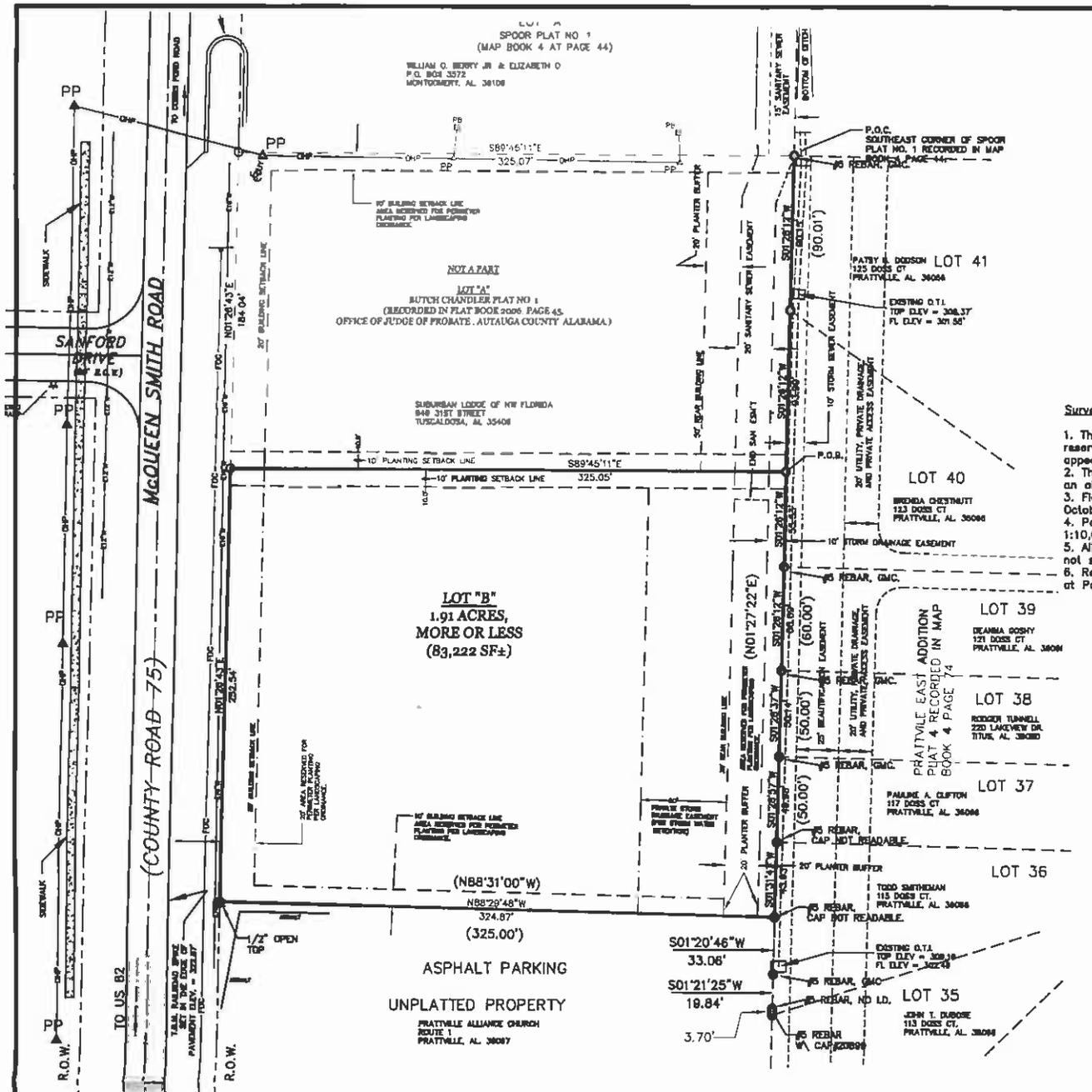
Butch Chandler, Plat 1

Legend

- Hydrology - Stream/River
- Structures - March 2005
- Tax Parcel

1 inch = 400 feet





- Survey
1. This survey appears
 2. This is an ob
 3. File October
 4. Pay 1:10,0
 5. All not at
 6. Rel at Pa

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
AUTAUGA COUNTY

Commence at a found #5 rebar with cap # CA-00156 GMC, Inc. located at the Southeast Corner of Spoor Plat No. 1 as recorded in Plat Book 4 at Page 44 in the Office of the Judge of Probate, Autauga County, Alabama; thence S 01°28'12" W 50.15' to a found #5 rebar with cap # CA-00156 GMC, Inc.; thence S 01°28'12" W 93.90' to a found #5 rebar with cap # CA-00156 GMC, Inc. and point of beginning for the herein described parcel of land; thence continue S 01°28'12" W 115.62' to a found #5 rebar with cap # CA-00156 GMC, Inc.; thence S 01°28'37" W 50.14' to a found #5 rebar with cap # CA-00156 GMC, Inc.; thence S 01°28'57" W 49.98' to a found # 5 rebar with a cap (Not legible); thence S 01°31'47" W 43.03' to a found # 5 rebar with a cap (Not legible); thence N 89°23'45" W 324.87' to a found 0.50' open top located on the east right-of-way (80') of McQueen Smith Road; thence along said right-of-way N 01°26'43" E 252.54' to a set # 4 rebar with cap # CA-520-LS; thence leaving said right-of-way S 89°45'11" E 325.05' to the point of beginning. Containing 1.91 acres, more or less, (83,222 SF±) and lying in and being a part of the North 1/2 of Fractional Section 13, T-17-N, R-16-E, Autauga County, Alabama.

I, Larry R. Jarvis, a Registered Engineer/Surveyor of Prattville, Alabama hereby certify that I have surveyed the property of Suburban Lodge of NW Florida, an Alabama limited liability company 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 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, length, width, and name of streets, and permanent monuments have been placed at points marked thus (O) as hereon shown. I hereby state 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 29 day of June, 2010.

LARRY R. JARVIS Registration # 11621

OWNER'S APPROVAL OF PLAT

Bruce K. Chandler, as managing member of Suburban Lodge of NW Florida, L.L.C., an Alabama limited liability company and Owner of property being platted, has caused the land described within this plat to be surveyed, laid out and platted to be known as Butch Chandler Plat No. 2, said subdivision lying in and being a part of the North 1/2 of Fractional Section 13, T-17-N, R-16-E, Autauga County, Alabama; and that the streets, drives, alleys, easements, etc. shown on said plat are hereby dedicated to the use of the Public.

STATE OF ALABAMA
AUTAUGA COUNTY

I, Alan Wood, Loan Officer of CCB Community Bank of Andalusia, Alabama, mortgagee of the property platted hereon, hereby join in and sign the foregoing surveyor's certificate and adopt this map as true and correct on this the _____ day of _____, 2010.

CCB Community Bank of Andalusia, Alabama
By: Alan Wood
Its: Loan Officer

STATE OF ALABAMA
AUTAUGA COUNTY

I, the undersigned authority, a Notary Public in and for said state at large, hereby certify that Alan Wood, as Loan Officer, CCB Bank of Andalusia, Alabama, is signed to the foregoing surveyor's certificate, plat, map and restrictions, and who is known to me, and being informed of the contents of said certificate, plat, map and restrictions, and with full authority, executed the same voluntarily.

Given under my hand and official seal this the _____ day of _____, 2010.

Notary Public
My Commission expires:

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 _____, 2010.

FIRE DEPARTMENT