



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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## CITY COUNCIL

MIKE RENEGAR  
PRESIDENT  
DISTRICT 5

NATHAN D. FANK  
PRESIDENT PRO TEMPORE  
DISTRICT 7

ALBERT C. STRIPLIN  
DISTRICT 1

WILLIE WOOD, JR.  
DISTRICT 2

DENISE B. BROWN  
DISTRICT 3

TOM MILLER  
DISTRICT 4

RAY C. BOLES  
DISTRICT 6

## City of Prattville Planning Commission

The minutes of the February 15, 2012 meeting of the City of Prattville Planning Commission were approved.

4/19/12

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Roy McAuley, Vice-Chairman

Date



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

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## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA February 15, 2012 3:00pm

### Call to Order:

### Roll Call:

Mayor Gillespie, Councilman Boles, Chairman McAuley, Vice-Chairman Gardner, Chief Johnson, Mrs. Carpenter, Mr. Hall, Mr. Nelson, and Mr. Smith.

### Election of Officers:

### Minutes:

November 17, 2011, and January 19, 2012

### Old Business:

None

### New Business:

1. Preliminary Plat: Davis Family, Plat 1  
Located on Corley Road  
Owner: Warren Davis  
Engineer/Representative: Jarvis & Associates, Inc.
2. Final Plat: Davis Family, Plat 1  
Located on Corley Road  
Owner: Warren Davis  
Engineer/Representative: Jarvis & Associates, Inc.
3. Re-plat: Avalon Place, Plat VII  
Located on MLK Blvd  
Owner: Claude Walker/Avalon Properties Prattville, LLC  
Engineer/Representative: Jarvis & Associates, Inc.
4. Preliminary Plat: Glennbrooke Subdivision, Phase 2  
Located off Old Ridge Road  
Owner: Larry and Diane Avant  
Engineer/Representative: Barrett-Simpson, Inc.

*Public Hearing  
District*

*Public Hearing  
District*

### Miscellaneous:

### Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**February 15, 2012**

**Call to order:**

Chairman Roy McAuley called the meeting to order at 3:00 p.m.

**Roll Call:**

The secretary called the roll. Present: Chairman Roy McAuley, Vice-Chairman Reuben Gardner, Chief Dallis Johnson, Mr. Gene Hall, Mr. Tim Smith, and Mr. Bobby Nelson. Absent: Mayor Bill Gillespie, Councilman Ray Boles, and Mrs. Paula Carpenter.

***(Quorum present)***

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

**Election of Officers:**

Chairman McAuley opened the nomination for officers. Mr. Nelson nominated Mr. Reuben Gardner for Chairman and Mr. Hall nominated Mr. McAuley for Chairman. There were no other nominations. The motion to close the nominations was made and seconded. The Commissioners voted by majority vote to elect Mr. Reuben Gardner as Chairman.

Chairman Gardner appointed Vice-Chairman McAuley to chair the meeting.

Vice-Chairman McAuley opened the nomination for Vice-Chairman. Chief Johnson seconded the motion. There were no other nominations. The motion to close the nominations was made and seconded. The Commissioners voted unanimously to elect Mr. Roy McAuley as Vice-Chairman.

**Minutes:**

Mr. Hall moved to approve the minutes of the November 17, 2011 and January 19, 2012 meetings. Mr. Gardner seconded the motion. The motion to approve passed unanimously.

**Old Business:**

None

**New Business:**

- 1. Preliminary Plat: Davis Family, Plat 1  
Located on Corley Road  
Owner: Warren Davis  
Engineer/Representative: Jeffcoat & Associates, Inc.**

Guthrie Jeffcoat of Jeffcoat and Associates representing the property owner Davis Family Plat 1 presented the proposed preliminary plat. He stated that they have made a note that lots 1, 2, 3, and 5 are restricted from access off County Road 4. He stated that the lots are being divided to disperse to family.

The public hearing was opened. There were none to speak. The public hearing was closed.

Mr. Hall introduced a resolution recommending approval of the preliminary plat of Davis Family Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke provided the staff report. He stated that there are several items that needed to be addressed. He stated that the preliminary plat was lacking stormwater plans. He stated that the description of the use of land is still to be determined. He stated that the existing access off County Road 4 is understandable but it is preferable that the future access of the proposed lots access from Corley Road due to the potential increase of traffic from expected growth in the area.

Mr. Hall stated that he is in favor as long as the lots do not access off County Road 4.

Mr. Gardner asked what the intent use of the property is and the plans for stormwater management. Mr. Jeffcoat replied that the property owner's intent is to use for residential. He stated that stormwater is currently directed in stable outlets and there will be no grading of the property.

Mr. Hall moved to amend the motion to approve contingent that the property is noted "outside" city limits, further development does not change the current water flow, future lots will access from Corley Road and the property is residential development. Mr. Smith seconded the motion. The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

- 2. Final Plat: Davis Family, Plat 1**  
**Located on Corley Road**  
**Owner: Warren Davis**  
**Engineer/Representative: Jeffcoat & Associates, Inc.**

Mr. Smith introduced a resolution recommending approval of the final plat of Davis Family Plat 1 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

- 3. Re-plat: Avalon Place, Plat VII**  
**Located on MLK Blvd**  
**Owner: Claude Walker/Avalon Properties Prattville, LLC**  
**Engineer/Representative: Jeffcoat & Associates, Inc.**

By request of the petitioner representative, Jeffcoat & Associates, Inc., the request was removed from the agenda. (Letter via e-mail made a part of the minutes)

- 4. Preliminary Plat: Glennbrooke Subdivision, Phase 2**  
**Located off Old Ridge Road**  
**Owner: Larry and Diane Avant**  
**Engineer/Representative: Barrett-Simpson, Inc.**

Blake Rice of Barrett-Simpson, Inc. introduced the preliminary plat of Glennbrooke Subdivision Phase 2. He stated that the plat consists of a 114 lots for single family residents. He stated that they have received comments from the staff. He stated that a majority of the comments have been

addressed. He stated that an outstanding question will be addressed with a meeting with the city's engineer Robby Anderson.

The public hearing was opened.

Barry Fagan, 787 Glennbrooke Blvd. property owner in Glennbrooke Subdivision Phase 1 spoke on concerns with construction traffic. He stated that there are about 24 children in the current Phase 1 of Glennbrooke. He stated he wished to see the developers make a temporary construction entrance instead of using the main entrance into the development.

The public hearing was closed.

Chief Johnson introduced a resolution recommending approval of the preliminary plat for Glennbrooke Subdivision, Phase 2. Mr. Nelson moved for its approval. Mr. Gardner seconded the motion.

Mr. Rice, addressing public comments, stated that there was no other viable access for construction traffic. He stated that all he could do is to caution the developers of the situation.

Mr. Duke provided the staff report. He stated that the property is located outside city limits and the petitioners have indicated their desire to have the property annexed. He stated that a moratorium on annexation is currently in place until November 2012. He stated that without annexation or permission from the city council, the available sanitary sewer cannot be extended to the property. He stated that the street layout and lot layout matches the approved sketch plan. He stated that the city's major concern is the phasing of subdivision segments and the remoteness of the subdivision lots since Glennbrooke Blvd. is the only way in and out. He stated that a revised proposal has been submitted but is still in review. He stated that he and Chief Johnson had reviewed it and would rather see the Benson Street connection made as early as possible. He stated that the connection would allow for temporary emergency access through plat 1-B. He also stated that the initial sketch plan approved for Glennbrooke Subdivision included a park in the Northwest corner of the property; the park concept should be made a part of the preliminary approval and the lots in the proposed park property (121 – 126) removed from the plat. He stated that the city's engineer had outstanding questions about the sanitary sewer layout and asked that it be addressed by Mr. Rice.

Mr. Rice addressed the concerns of the commission. He stated that the developer is willing to remove lots 121-126 until additional site for park is determined. He stated that they are working on a sketch plan for the property behind this plat with plans for a more extensive park. He stated that the access has been difficult to create. He stated they are working to get access thru Riverchase North Subdivision. He stated that they are aware that a secondary access is needed. He stated that in the revised phasing E will be second and C will be third. He stated that there would 40 lots with one access before that second access is constructed.

Chief Johnson stated that the 40 lots with one access violate the city's adopted fire code unless the homes are sprinkled. He stated that he could not vote favorably for the plat as presented.

During the discussion, Mr. Hall called for question. Mr. McAuley recognized the motion and called for the question.

The motion to approve the preliminary plat of Glennbrooke Subdivision Phase 2 failed by 5/1 vote. The votes are as recorded. Favor: Vice-Chairman McAuley, Chairman Gardner, Mr. Hall, Mr. Smith, and Mr. Nelson. Oppose: Chief Johnson.

**Miscellaneous Business:**

None

**Adjourn:**

The meeting was adjourned at 3:18 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan".

Alisa Morgan, Secretary  
Prattville Planning Commission

Prattville Planning Commission

Speaker Sign-In Sheet

2/15/12

3:00 p.m.

Name	Address
1. <i>BARRY FISKAN</i>	<i>787 CLEWIS BROOKS BLVD</i>
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**RESOLUTION**

**Preliminary Plat**

**Davis Family, Plat 1**

**February 15, 2012**

**Whereas**, Warren Davis is the owner of Davis Family Plat 1; and

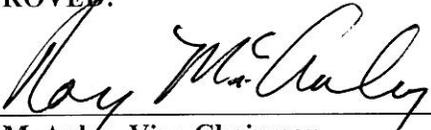
**Whereas**, the proposed development is located *outside* the city limits on Corley Road; and

**Whereas**, the preliminary plat was approved on February 15, 2012; and

**Whereas**, the required city departments have reviewed and commented on the proposed final plat.

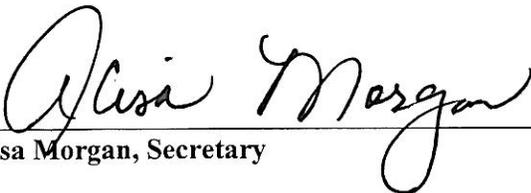
**Now, Therefore, Be It Resolved** that the City of Prattville Planning Commission hereby gives its favorable review of the submitted preliminary plat of Davis Family Plat 1 *contingent that the property is noted "outside" city limits, further development does not change the current water flow, future lots will access from Corley Road and the property is residential development.*

**APPROVED:**



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Roy McAuley, Vice-Chairman



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Alisa Morgan, Secretary

The motion to approve with contingencies passed unanimously.  
2/15/12



# CITY OF PRATTVILLE

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DISTRICT 1

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DISTRICT 2

DEAN R. ARGO  
DISTRICT 3

TOM MILLER  
DISTRICT 4

RAY C. BOLES  
DISTRICT 6

February 8, 2012

O. Guthrie Jeffcoat, Jr.  
Jeffcoat Engineers & Associates  
928 South Hull Street  
Montgomery, Alabama 36104

**RE: Prattville Replat Plan Review #120006  
Davis Family, Plat 1**

Dear Guthrie:

The replat for the **Davis Family Plat 1** has been reviewed by the city departments with the following comments:

### PLANNING DEPARTMENT:

1. Preliminary plat lacking required stormwater and utility plans.
2. How will utilities be extended to these lots?
3. All lots will access Corley Rd.

### ENGINEERING DEPARTMENT:

1. Access for all lots to be limited to Corley Rd by plat.
2. No storm water plan is provided.

These items noted above need to be addressed with revised plans submitted. If I can be of further assistance, please do not hesitate to contact me at (334) 361-3613.

Sincerely,

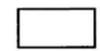
George Stathopoulos  
Senior Planner

City of Prattville  
Planning Commission

LOCATION MAP

Davis Family  
Plat 1

Legend

 PARCELS

 Davis Family  
Plat 1

1" = 400'





**RESOLUTION**

**Final Plat**

**Davis Family, Plat 1**

**February 15, 2012**

**Whereas,** Warren Davis is the owner of Davis Family Plat 1; and

**Whereas,** the proposed development is located outside the city limits on Corley Road; and

**Whereas,** the preliminary plat was approved on February 15, 2012; and

**Whereas,** the required city departments have reviewed and commented on the proposed final plat.

**Now, Therefore, Be It Resolved,** that the City of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of Davis Family Plat 1.

**APPROVED:**



Roy McAuley, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.  
2/15/12

## Morgan, Alisa

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**From:** Stathopoulos, George  
**Sent:** Tuesday, February 14, 2012 3:15 PM  
**To:** Jeffcoat Engineers (jeffcoatllc@jeffcoateng.com)  
**Subject:** FW: Avalon Place Plat VII  
**Attachments:** Teresa C. Walley.vcf

Mr. Jeffcoat,

We have received the below message and will notify the staff & Planning Commission of the Avalon Plat 7 replat postponement. Please contact us in your follow-up appointment in the near future.

Thank you,

George Stathopoulos  
SP/P&D/COPAL

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**From:** Jeffcoat Engineers [mailto:jeffcoatllc@jeffcoateng.com]  
**Sent:** Tuesday, February 14, 2012 12:49 PM  
**To:** Stathopoulos, George  
**Subject:** Avalon Place Plat VII

George,

On behalf of the owners of the above referenced plat, I am hereby requesting postponement of the hearing and vote of tomorrow until such time you and I can meet and discuss your comments and agree on a public hearing date. Please respond that you have received this request and will pull it from the agenda.

Thank you,

Guthrie Jeffcoat

JEFFCOAT ENGINEERS & SURVEYORS, LLC  
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Montgomery, Alabama 36104  
334-265-1246 / 334-265-1268 (fax)  
205-755-3677 (Clanton)  
334-566-0030 (Troy)  
[www.jeffcoateng.com](http://www.jeffcoateng.com)