



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## CITY COUNCIL

**WILLIE WOOD, JR.**  
PRESIDENT  
DISTRICT 2

**ALBERT C. STRIPLIN**  
PRESIDENT PRO TEMPORE  
DISTRICT 1

**DENISE B. BROWN**  
DISTRICT 3

**JERRY STARNES**  
DISTRICT 4

**CLYDE CHAMBLISS, JR.**  
DISTRICT 5

**RAY C. BOLES**  
DISTRICT 6

**LORA LEE BOONE**  
DISTRICT 7

## City of Prattville Planning Commission

The minutes of the March 21, 2013 meeting of the  
City of Prattville Planning Commission were  
approved.

4/18/13

Reuben Gardner, Chairman

Date

### PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677  
FACSIMILE  
planning.prattvilleal.gov



# CITY OF PRATTVILLE

BILL GILLESPIE, JR.  
MAYOR

## CITY COUNCIL

WILLIE WOOD, JR.  
PRESIDENT  
DISTRICT 2

ALBERT C. STRIPLIN  
PRESIDENT PRO TEMPORE  
DISTRICT 1

DENISE B. BROWN  
DISTRICT 3

JERRY STARNES  
DISTRICT 4

CLYDE CHAMBLISS, JR.  
DISTRICT 5

RAY C. BOLES  
DISTRICT 6

LORA LEE BOONE  
DISTRICT 7

## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

March 21, 2013 (Revised)

3:00pm

### Call to Order:

### Roll Call:

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

### Minutes:

February 21, 2013

### Old Business:

None

### New Business:

1. Final Plat: Glennbrooke Subdivision Plat 2-C *District 3*  
Glennbrooke Blvd  
Owner: Stone Martin Builders, LLC  
Engineer/Representative: Barrett-Simpson, Inc.
2. Preliminary Plat: CSB Alabama CRE Holdings, LLC Plat 1 *Public Hearing*  
Selma Highway & Highway 82 Bypass West *District 2*  
Owner: CSB Alabama CRE Holdings, LLC  
Engineer/Representative: Grounded Engineering Services, LLC
3. Preliminary Plat: Oaks of Buena Vista, Plat 3 (*Time Extension*) *District 7*  
Windmill Way  
Owner: Parker Prescott Builders  
Engineer/Representative: Larry Speaks & Associates, Inc.

### Miscellaneous:

### Adjourn:

## PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677  
FACSIMILE  
planning.prattvilleal.gov

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**March 21, 2013**

**Call to order:**

Chairman Reuben Gardner called the meeting to order at 3:08 p.m.

**Roll Call:**

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

***(Quorum present)***

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

**Minutes:**

Mr. Nelson moved to approve the minutes of the February 21, 2013 meeting. Mr. Hall seconded the motion. The motion to approve passed unanimously.

**Old Business:**

None

**New Business:**

- 1. Final Plat: Glennbrooke Subdivision Plat 2-C  
Glennbrooke Blvd  
Owner: Stone Martin Builders, LLC  
Engineer/Representative: Barrett-Simpson, Inc.**

Mr. Nelson introduced a resolution recommending approval of the final plat of Glennbrooke Subdivision Plat 2-C and moved for its approval. Mr. McAuley seconded the motion.

Mr. Duke provided the staff report. He stated that the development was substantially complete. He recommended approval.

Blake Rice, petitioner representative, presented the final plat of Glennbrooke Subdivision Plat 2-C. He stated that the plat was a 40 lot extension of Glennbrooke Subdivision. He stated that lots 123-126 are to be removed and reserved for park area until a new park area was located. He stated that lot 127 was to be removed also because a section of that stub out was incomplete.

Mrs. Carpenter moved to amend the approval contingent that lots 123-127 are removed from the final plat. Mr. Nelson seconded the motion.

The motion to amend passed unanimously.

The amended motion to approve passed unanimously.

**2. Preliminary Plat: CSB Alabama CRE Holdings, LLC Plat 1  
Selma Highway & Highway 82 Bypass West  
Owner: CSB Alabama CRE Holdings, LLC  
Engineer/Representative: Grounded Engineering Services, LLC**

Chris Settles, petitioner representative, presented the preliminary plat of CSB Alabama CRE Holdings, LLC Plat 1. He stated that the plat was being subdivided into two commercial lots; one for immediate development and the other for future development.

Chairman Gardner opened the public hearing.

Carol Carter Burchett, 304 Atasi Drive, Montgomery, AL stated that she was an adjacent property owner and was interested in what was being developed on the property.

Mr. Settles stated that a Family Dollar was proposed for development on the property.

Chairman Gardner closed the public hearing.

Mr. Duke introduced the preliminary plat of CSB Alabama CRE Holdings, LLC Plat 1. He stated that the plat consisted of three parcels which were being subdivided into two lots for commercial use. He stated that the building plans for the Family Dollar were being reviewed. He stated that a final plat approval must be granted before construction plans are released. He recommended approval.

Mayor Gillespie introduced a resolution recommending approval of the preliminary plat of CSB Alabama CRE Holdings, LLC Plat 1 and moved for its approval. Mr. Hall seconded the motion.

Mr. Hall stated that he was concerned about any current water problems. Mr. Duke stated that development plan review provide for a detention pond to address water issues on the lot.

The motion to approve passed unanimously.

**3. Preliminary Plat: Oaks of Buena Vista, Plat 3 (Time Extension)  
Windmill Way  
Owner: Parker Prescott Builders  
Engineer/Representative: Larry Speaks & Associates, Inc.**

Mr. Hall introduced a resolution recommending approval for the time extension of the preliminary plat of Oaks of Buena Vista, Plat 3 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Duke stated that the final plat approval included a small segment of the original preliminary plat (Plat 3A approved 7/2012). He stated that petitioner was requesting a time extension to ensure the remaining lots are within the deadline for final plat approval.

The motion to approve passed unanimously.

**Miscellaneous Business:**

None

**Adjourn:**

The meeting was adjourned at 3:32 p.m.

*Approved 4/18/13*

Respectfully submitted,

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

Alisa Morgan, Secretary  
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

3/21/13

3:00 p.m.

Name	Address
1. Carol Burkett	304 Hasi Dr Mt Al 36117
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

**RESOLUTION**

**Final Plat**

**Glennbrooke Subdivision Plat 2C**

**March 21, 2013**

**Whereas,** Stone Martin Builders is the developer of Glennbrooke Subdivision Plat 2C; and

**Whereas,** the proposed development is located off Glennbrooke Blvd.; and

**Whereas,**

1. the proposed development is located outside the city limits
2. the sketch plan was approved on November 1, 2011 with contingencies;
3. the preliminary plat was approved on March 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 Glennbrooke Subdivision Plat 2C *contingent that lots 123-127 are removed from the final plat .*

**APPROVED:**

  
Reuben Gardner, Chairman

  
Alisa Morgan, Secretary

The motion to approve passed unanimously.  
3/21/13

CITY OF  
PRATTVILLE, ALABAMA  
GLENBROOKE  
SUBDIVISION

1" = 400'



STREETS  
TAX PARCELS





**RESOLUTION**

**Preliminary Plat**

**CSB Alabama CRE Holdings, LLC Plat 1**

**March 21, 2013**

**Whereas,** CSB Alabama CRE Holdings, LLC is the owner of CSB Alabama CRE Holdings, LLC Plat 1; and

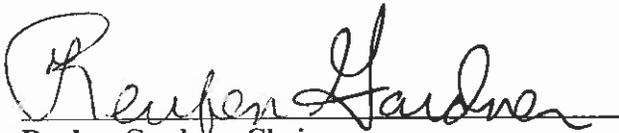
**Whereas,** the proposed development is located inside the Prattville city limits at the corner of Selma Highway & Highway 82 Bypass West; and

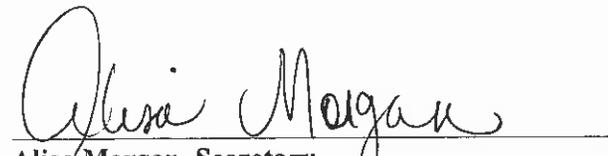
**Whereas,** a public hearing for the proposed development was heard on March 21, 2013; and

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

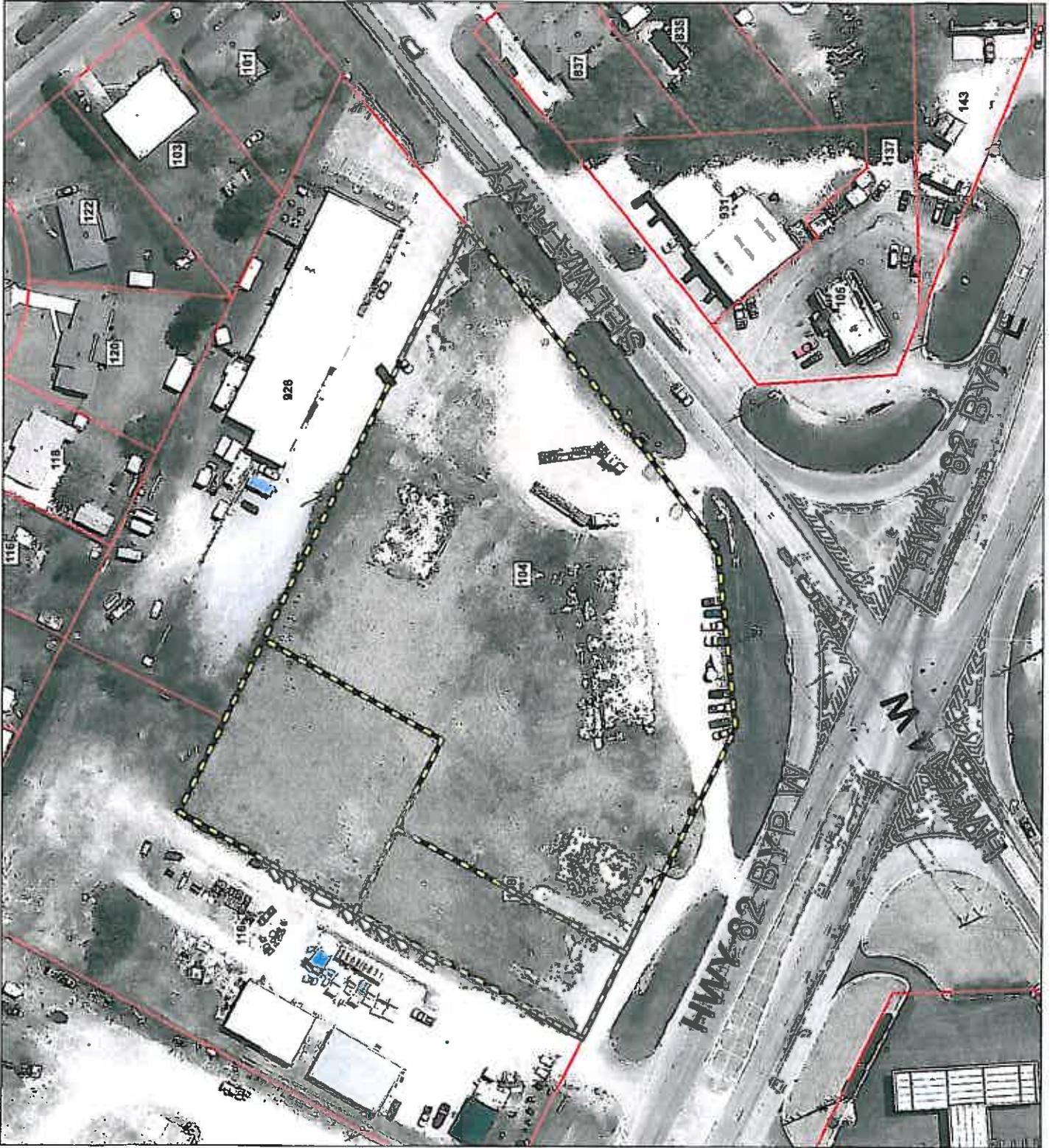
**Now, Therefore, Be It Resolved,** that the City of Prattville Planning Commission hereby gives its favorable review of the submitted preliminary plat of CSB Alabama CRE Holdings, LLC Plat 1.

**APPROVED:**

  
Reuben Gardner, Chairman

  
Alisa Morgan, Secretary

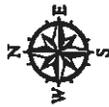
The motion to approve passed unanimously.  
3/21/13



CITY OF  
PRATTVILLE, ALABAMA

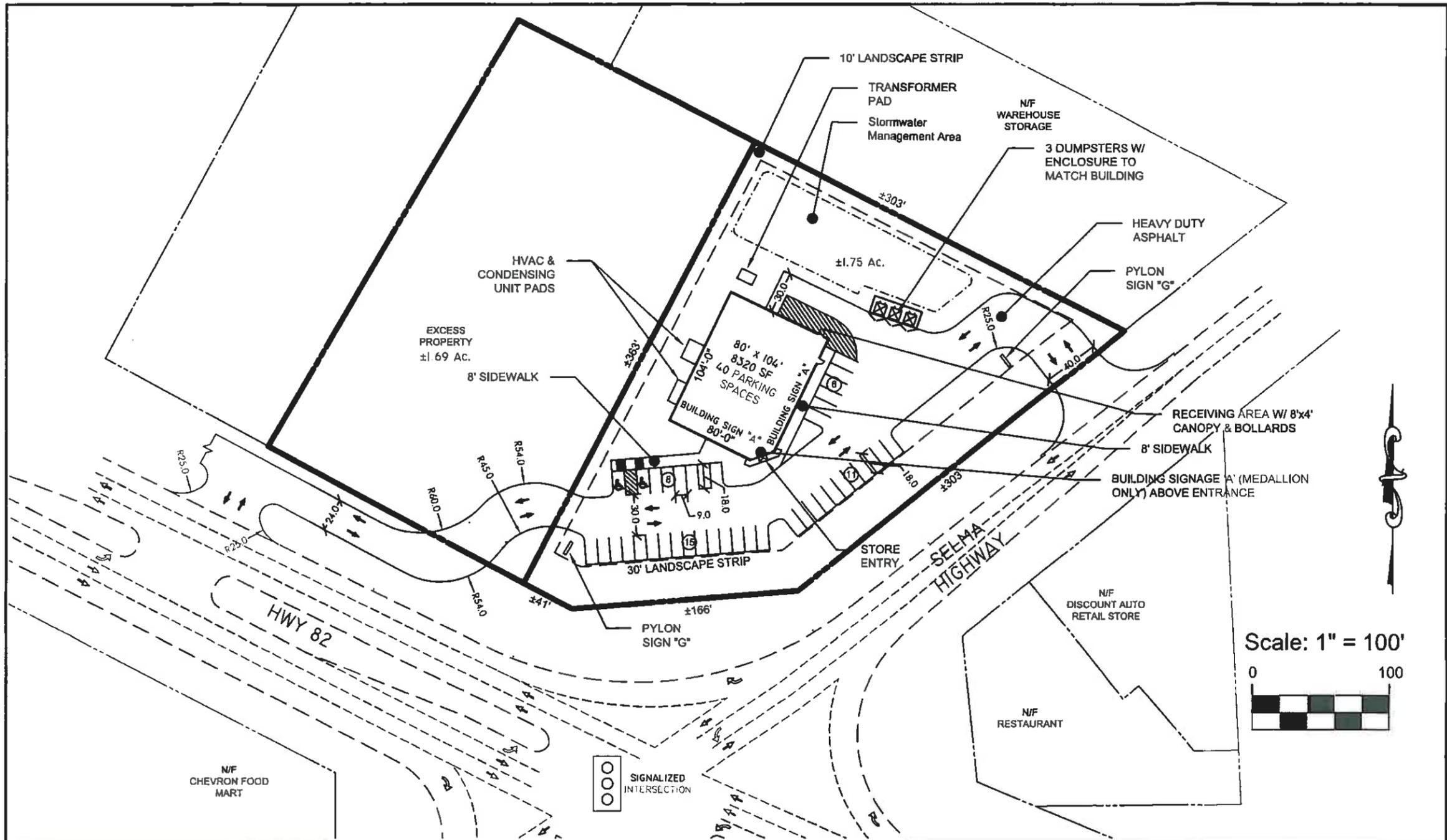
CSB ALABAMA  
CRE HOLDINGS, LLC  
FLAT 1  
104  
HWY 82 BYP W

SCALE: 1" = 100'



STREETS  
TAX PARCELS





SITE SUMMARY		
	SQ. FT	ACRE.
TOTAL SITE AREA	76,230	1.75
PAVING AREA	38,469	0.88

ZONING	
CURRENT/PROPOSED	B-2/SAME

**SPECIAL NOTES**

	SETBACKS			
	FRONT	REAR	SIDE	LANDSCAPE
REQ./PROV.	0/104'	0/85'	0/13'	10'&30'

PARKING			
TOTAL BLDG	REQUIREMENT	REQ./PROV.	SPACE SIZE
8,320 SF	5/1,000	42/40	9' x 18'

**RETAIL STORE**  
**Highway 82 & Selma Highway**  
**PRATTVILLE, AL**  
**PRELIMINARY**  
**SITE PLAN**

DRAWN BY:  
 RKS Green Consulting Group

Russ Folsom  
 770-617-2305  
 rfolsom@rksgreen.com

DATE:  
 11/5/2012

RESOLUTION

Preliminary Plat (*Time Extension*)

The Oaks at Buena Vista #3

March 21, 2013

Whereas, The Oaks of Buena Vista, LLC, is the owner and developer of The Oaks at Buena Vista #3; and

Whereas, the proposed development is located inside the city limits off County Road 4 on Windmill Way; and

Whereas,

1. the sketch plan for the proposed development was approved January 5, 2006; and
2. a public hearing for the proposed development was heard on July 15, 2010; and
3. the preliminary plat was approved on July 22, 2010; and

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

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 of The Oaks of Buena Vista #3.

Now, Therefore, **Be It Further Resolved**, that all contingencies of July 22, 2010 preliminary plat approval remain in effect.

Approved:



Reuben Gardner, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.  
3/21/13

The Oaks at Buena Vista, Plat 3A



