



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

GARY L. WHITESIDE
DISTRICT 5

RAY C. BOLES
DISTRICT 6

LORA LEE BOONE
DISTRICT 7

City of Prattville Planning Commission

The minutes of the December 17, 2015 meeting of the City of Prattville Planning Commission were approved.

Reuben Gardner, Vice-Chairman

1/21/16

Date

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile
planning.prattvilleal.gov



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CITY OF PRATTVILLE PLANNING COMMISSION AGENDA

December 17, 2015

3:00pm

Call to Order:

Roll Call:

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

Minutes:

November 19, 2015

Old Business:

1. Sketch Plan: Patriot Farms
Location: Old Ridge Road
Owners: SMB Lands, LLC
Engineers/Representative: Barrett Simpson, Inc.

*Held 11/19
District 5*

New Business:

2. Final Plat: Glennbrooke Plat 4B
Location: Glennbrooke Blvd. and Tullahoma Drive
Owner: SMB Lands, LLC
Representative: Barrett Simpson, Inc.

District 3

Miscellaneous:

Adjourn:

Planning & Development Department

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**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

December 17, 2015

Call to order:

Vice-Chairman Reuben Gardner called the meeting to order at 3:04 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

There were no minutes available for approval.

Old Business:

- 1. Sketch Plan: Patriot Farms**
Location: Old Ridge Road
Owners: SMB Lands, LLC
Engineers/Representative: Barrett Simpson, Inc.

Mr. Duke stated that the subcommittee met November 30 to review issues related to amenity lots, power lines and billboards and connectivity. He stated that they were able to come to agreement of changes that was agreeable to all.

Mrs. Carpenter provided the a report of the subcommittee meeting as well and stated that all in attendance were satisfied with the proposed changes.

Mr. McAuley moved to approved contingent upon changes as modified in the revised sketch plan of Patriot Farms (1500019-02). Mrs. Carpenter seconded the motion.

The motion to amend passed unanimously.

The amended motion passed unanimously.

New Business:

- 2. Final Plat: Glennbrooke Plat 4B**
Location: Glennbrooke Blvd. and Tullahoma Drive
Owner: SMB Lands, LLC
Representative: Barrett Simpson, Inc.

Mr. Duke stated that the final plat of Glennbrooke Plat 4B public improvements were substantially complete. He stated that a resident of the Glennbrooke Subdivision wanted to address the commission. Although it is not a public hearing, it is completely at the Chairman's discretion to allow public comments.

Mayor Gillespie introduced a resolution recommending approval of the final plat of Glennbrooke Plat 4B and moved for its approval. Mr. Nelson seconded the motion.

Chairman Gardner allowed Mr. Greg Duncan of 782 Glennbrooke Blvd. to address the commission. He spoke to the commission regarding construction traffic being diverted from the residential drive. He stated that he had spoken with several people of SMB Lands, LLC who are sympathetic to his concerns but nothing has been done to address the problem.

Blake Rice of Barrett Simpson, Inc., petitioner's representative, stated that he will address the issue with the owners and developers to work out the issue.

The motion to approve passed unanimously.

Miscellaneous Business:

- 3. Re-plat: Angela Thornton Property, Plat 1
(Replat of Lots 13, 14, and 15 of Breakfast Creek Forest, Plat 1)
Location: County Road 85
Owner: Angela Thornton/Brad Belden**

Mr. Duke recommended approval of the re-plat of Angela Thornton Property, Plat 1 combining lots 13, 14 and 15 into two lots.

Mrs. Carpenter moved to approve the re-plat of Angela Thornton Property, Plat 1 as presented. Chief Johnson seconded the motion.

The motion to approve passed unanimously.

Adjourn:

The meeting was adjourned at 3:29 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission
Sign-In Sheet
3:00 p.m.

Name	Address
1. GREGORY S. DUNCAN	782 GLENNBROOKE BLVD. PRATTVILLE, AL. 36066
2.	
3.	
4.	
5.	
6.	
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RESOLUTION

Sketch Plan

Patriot Farms

November 19, 2015

Whereas, Stone Martin Builders has presented a sketch plan for the Patriot Farms Subdivision; and

Whereas, the property is presently owned by David Avant and Larry Avant; and

Whereas, the property is located adjacent to Old Ridge Road and north of East Memorial Baptist Church; and

Whereas, the proposed development is partially located in the city limits and zoned FAR and B-1; and

Whereas, the required city departments have reviewed and commented on the proposed sketch plan.

Now, Therefore, Be It Resolved that the City of Prattville Planning Commission hereby gives its favorable review of the submitted sketch plan of Patriot Farms *as revised (1500019-2)*.

APPROVED:



Reuben Gardner, Vice-Chairman



Alisa Morgan, Secretary

The amended motion to approve passed unanimously.
12/17/15

CITY OF PRATTVILLE, AL

Patriot Farms Sketch Plan

Location Map

Scale: 1" = 500'



— STREETS

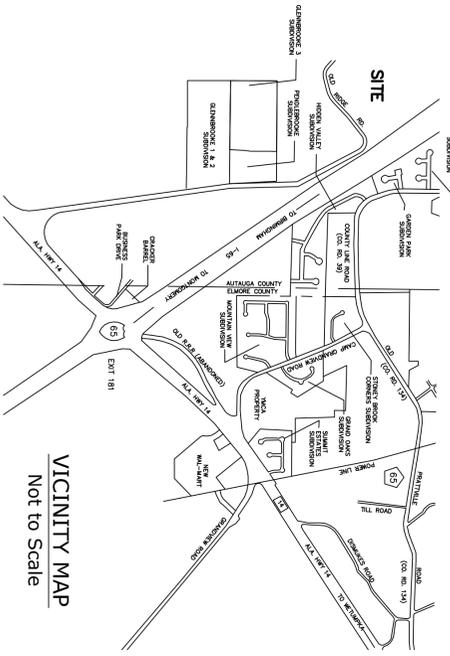
□ TAX PARCEL





SKETCH PLAN OF
PATRIOT FARMS
 BEING A PART OF SECTIONS 26 & 35
 TOWNSHIP 18 NORTH, RANGE 16 EAST
 AUTAUGA COUNTY, ALABAMA

- NOTES:
1. CONTOURS SHOWN ARE BASED ON THE CITY OF PRATTVILLE GIS DATA SHOWN AT 2 FOOT INTERVALS.
 2. **PRELIMINARY, NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION.**
 3. THIS DRAWING REPRESENTS A CONCEPTUAL PLAN FOR THE DEVELOPMENT OF THE SUBJECT PROPERTY. THERE ARE DEVELOPMENT STANDARDS AND REGULATIONS WHICH WOULD ONLY BE DISCLOSED BY A THOROUGH SITE ASSESSMENT, INCLUDING SURVEY, TOPOGRAPHIC SURVEY, ENVIRONMENTAL ASSESSMENT, WETLANDS DELINEATION AND UTILITY AVAILABILITY, WHICH HAVE NOT BEEN PERFORMED FOR THE PURPOSE OF THIS SKETCH PLAN. THERE IS NO ASSURANCE BY BARETT-SIMPSON, INC. THAT THE PROPERTY CAN BE DEVELOPED ACCORDING TO THIS PLAN, OR A REASONABLE COST.
 4. THIS PROPERTY IS CURRENTLY OUTSIDE THE CITY OF PRATTVILLE CITY LIMITS AND WILL REQUIRE ANNEXATION.
 5. THE PROPOSED ZONING FOR THIS PROPERTY IS R-3.



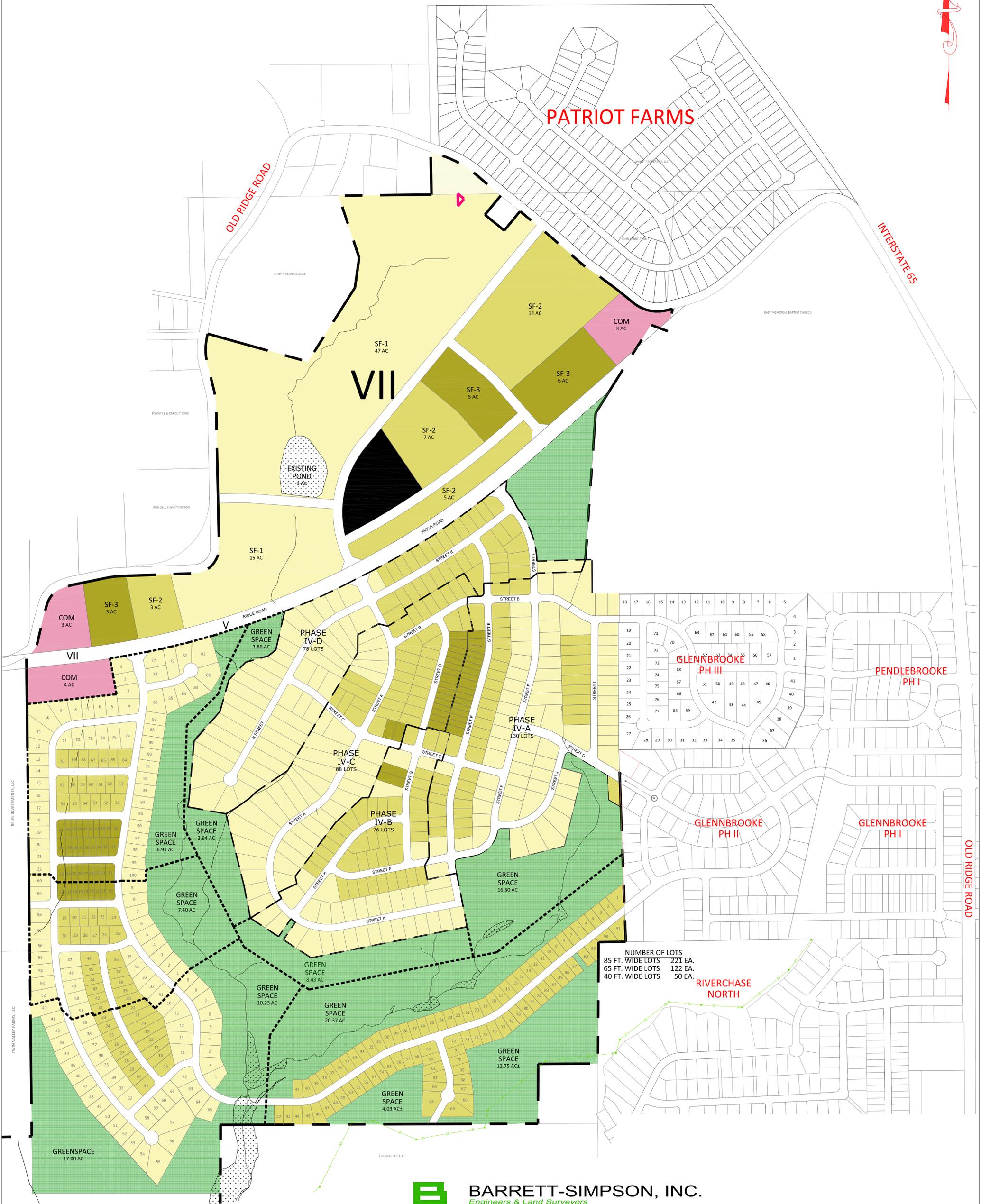
DEVELOPMENT DATA:

Total Acreage:	93.38 AC ±
Developed Acreage:	72.53 AC ±
Undeveloped Acreage:	20.85 AC ±
Number of Lots:	235
Number of Buildable Lots:	228
Linear Feet of Streets:	9,440 LF ±



DATE: 16 OCT. 2015
 FILED: MAWY SUBDIVISION
 FIELD: N/A
 SCALE: 1"=100'
 PROJECT NO: 15-0073
 DRAWING NO:

Overall Map of Glennbrooke & Patriot Farms



NUMBER OF LOTS	221 EA.
85 FT. WIDE LOTS	122 EA.
65 FT. WIDE LOTS	50 EA.
40 FT. WIDE LOTS	

RESOLUTION

Final Plat

Glennbrooke Subdivision Plat 4B

December 17, 2015

Whereas, SMB Lands, LLC is the developer of Glennbrooke Subdivision Phase 4B; and

Whereas, the proposed development is located inside the city limits at Glennbrooke Boulevard and Weston Street and Tullahoma Drive; and

Whereas, the initial sketch plan was approved on May 16, 2013 as Glennbrooke Subdivision Phase 3-6, endorsing the realignment plan of Old Ridge Road; and

Whereas, a revised sketch plan was approved for the development on September 18, 2014; and

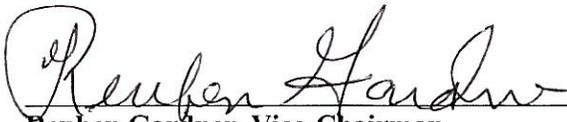
Whereas, a revised sketch plan was approved for the development on March 19, 2015; and

Whereas, the preliminary plat was approved for the development on April 16, 2015; 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 Glennbrooke Subdivision Phase 4B.

APPROVED:



Reuben Gardner, Vice-Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
12/17/15

CITY OF PRATTVILLE, AL

Glennbrooke
Plat 4 B

Scale: 1" = 300'



- STREETS
- TAX PARCEL



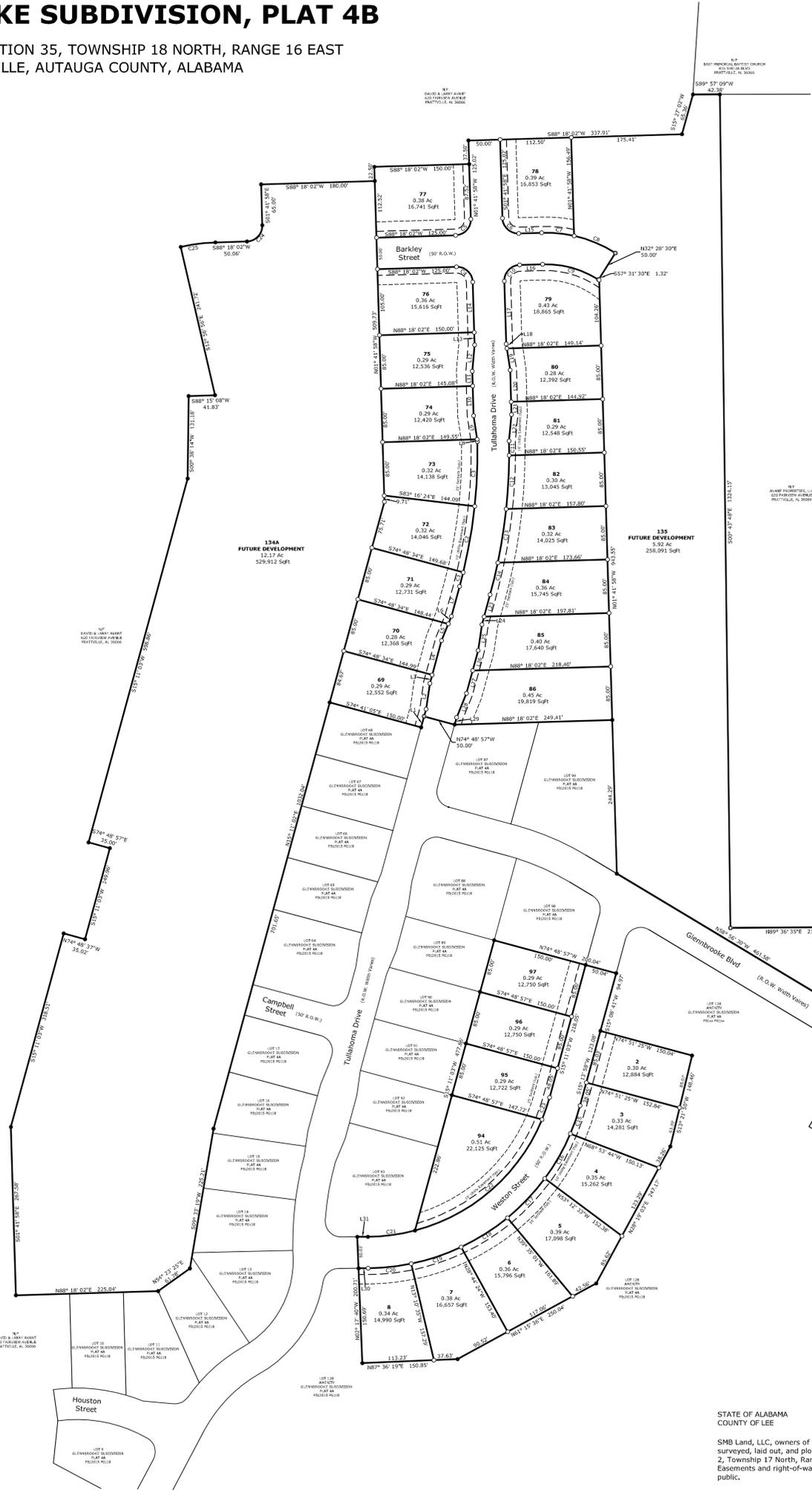
PLAT OF GLENNBROOKE SUBDIVISION, PLAT 4B

BEING A PART OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST
PRATTVILLE, AUTAUGA COUNTY, ALABAMA

- NOTES:
- Survey North is Grid North based upon Alabama West State Plane Coordinates, NAD83, by GPS observation.
 - Basis for Survey:
 - Glennbrooke Subdivision, Plat 4A, recorded in Plat Book 2015, Page 18, in the Office of the Judge of Probate of Autauga County, Alabama.
 - According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01001C0356E, effective September 3, 2014, the subject property is located in a Zone X (areas determined to be outside the 0.2% annual chance floodplain) Flood hazard area.
 - Plat Data:
 - Total Number of Lots: 31
 - Area of Largest Lot: 12.17 Ac
 - Area of Smallest Lot: 0.28 Ac
 - Total Acreage: 30.25 Ac
 - This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
 - There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
 - This drawing becomes void if any alterations or changes are made by others.
 - This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.

Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	22.99	815.00	N14° 22' 34"E	22.99
C2	106.75	815.00	N09° 48' 57"E	106.68
C3	102.91	815.00	N02° 28' 45"E	102.84
C4	39.27	25.00	N46° 41' 58"W	35.36
C5	39.27	25.00	N89° 18' 02"E	35.36
C6	39.27	25.00	S46° 41' 58"W	35.36
C7	51.76	206.00	N64° 30' 04"W	51.63
C8	71.11	206.00	N67° 24' 50"W	70.76
C9	93.05	156.00	N74° 30' 44"W	91.67
C10	39.27	25.00	S43° 18' 02"W	35.36
C11	22.94	865.00	N00° 24' 42"W	22.94
C12	85.34	865.00	N03° 10' 29"E	85.31
C13	85.30	865.00	N08° 51' 58"E	85.47
C14	52.14	865.00	N13° 27' 27"E	52.13
C15	47.09	350.00	N19° 02' 19"E	47.00
C16	82.21	350.00	N29° 37' 18"E	82.02
C17	86.05	350.00	N43° 23' 38"E	85.84
C18	87.02	350.00	N57° 33' 37"E	86.80
C19	83.40	350.00	N71° 30' 53"E	83.27
C20	86.65	350.00	N83° 57' 56"E	86.54
C21	35.40	300.00	N89° 23' 09"E	35.20
C22	27.12	300.00	N46° 43' 17"E	26.73
C23	37.04	300.00	N18° 43' 17"E	37.02
C24	39.28	25.00	N43° 18' 02"E	35.36
C25	55.28	275.00	S82° 32' 31"W	55.19

Line #	Length	Bearing
L1	29.96'	N15° 15' 48"E
L2	41.32'	N08° 12' 28"E
L3	14.01'	N15° 11' 03"E
L4	56.50'	N15° 11' 03"E
L5	28.61'	N22° 07' 22"E
L6	12.93'	N22° 07' 22"E
L7	49.18'	N15° 11' 03"E
L8	3.37'	N89° 26' 41"W
L9	38.05'	N08° 26' 41"W
L10	47.21'	N01° 41' 58"W
L11	23.40'	N01° 41' 58"W
L12	42.01'	N05° 01' 49"E
L13	19.89'	N01° 41' 58"W
L14	80.00'	N01° 41' 58"W
L15	36.28'	N89° 18' 02"E
L16	36.28'	S89° 18' 02"W
L17	99.89'	S01° 41' 58"E
L18	7.10'	S08° 38' 17"E
L19	34.92'	S08° 38' 17"E
L20	50.33'	S01° 41' 58"E
L21	20.27'	S01° 41' 58"E
L22	42.10'	S08° 18' 02"W
L23	36.25'	S15° 11' 03"W
L24	12.89'	S15° 11' 03"W
L25	41.54'	S08° 17' 48"W
L26	33.14'	S15° 11' 03"W
L27	37.46'	S15° 11' 03"W
L28	41.31'	S22° 06' 34"W
L29	11.87'	S15° 11' 03"W
L30	15.14'	S89° 35' 06"W
L31	16.78'	N89° 35' 06"E



OFFICE OF THE JUDGE OF PROBATE
AUTAUGA COUNTY

STATE OF ALABAMA
AUTAUGA COUNTY

I, hereby certify that this Plat or Map was filed in this Office this _____ day of _____, 2015, at _____ o'clock _____ M, and recorded in Book _____ of Plats and Maps, Page _____, Recording _____ paid.

JUDGE OF PROBATE
AUTAUGA COUNTY, ALABAMA



STATE OF ALABAMA
COUNTY OF LEE

SMB Land, LLC, owners of the property as shown herein, have caused the land embraced in the within plat to be surveyed, laid out, and platted to be known as Glennbrooke Subdivision, Plat 4A, said subdivision lying in part of Section 2, Township 17 North, Range 16 East and Section 35, Township 18 North, Range 16 East, Autauga County, Alabama. Easements and right-of-way as shown on said plat, if not previously dedicated, are hereby tendered to the use of the public.

Mitchell Martin, Manager

STATE OF ALABAMA
COUNTY OF LEE

I, _____, a Notary Public in and for said County, in said State, hereby certify that SMB Land LLC, an Alabama Limited Liability Corporation by Mitchell Martin, Manager, whose name is signed to the foregoing conveyance, and is known to me, acknowledged before me on this day, that being informed of the contents of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this _____ day of _____, 2015.

Notary Public _____ My Commission Expires _____

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING & DEVELOPMENT
CITY OF PRATTVILLE

The undersigned, as Director of Planning and Development 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 _____, 2015.

Director of Planning and Development
Prattville, Alabama

CERTIFICATE OF THE WATER WORKS BOARD
CITY OF PRATTVILLE

The undersigned, as authorized by the Water Works Board 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 _____, 2015.

Water Works Board
Prattville, Alabama

CERTIFICATE OF THE FIRE DEPARTMENT
CITY OF PRATTVILLE

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 _____, 2015.

Fire Department
Prattville, Alabama

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

STATE OF ALABAMA
COUNTY OF LEE

All that certain tract or parcel of land containing 30.25 acres located in and being a part of Section 35, Township 18 North, Range 16 East, Autauga County, Alabama and being more particularly described as follows:

Starting at the Southeast corner of Section 35, Township 18 North, Range 16 East, Prattville, Autauga County, Alabama go N64°56'10"E 2716.40 feet to POINT OF BEGINNING at the Southwest corner of Lot 129, Glennbrooke Subdivision Plat 4A, and the Northern right of way of Glennbrooke Blvd; thence along the Western line of Lot 129, Glennbrooke Subdivision Plat 4A, N02°04'40"E 153.49 feet; thence S89°36'35"W 210.08 feet; thence N00°43'48"W 1324.15 feet; thence S89°57'09"W 42.38 feet; thence S15°22'02"W 65.36 feet; thence S88°18'02"W 337.91 feet; thence S01°41'58"W 37.50 feet; thence S88°18'02"W 150.00 feet; thence S01°41'58"E 22.50 feet; thence S88°18'02"W 180.00 feet; thence S01°41'58"E 65.00 feet; thence along a curve to the right having an Arc Length of 39.28 feet, a Radius of 25.00 feet and a Chord of S43°18'02"W 35.36 feet; thence S88°18'02"W 50.06 feet; thence along a curve to the left having an Arc Length of 55.28 feet, a Radius of 275.00 feet and a Chord of S82°32'31"W 55.19 feet; thence S12°56'56"E 241.72 feet; thence S88°18'02"W 41.83 feet; thence S00°38'14"W 131.18 feet; thence S15°11'03"W 598.86 feet; thence S74°48'57"E 35.00 feet; thence S15°11'03"W 149.56 feet; thence N74°48'37"W 35.02 feet; thence S15°11'03"W 318.51 feet; S01°41'58"E 267.58 feet; thence N88°18'02"E 225.04 feet; thence N54°23'25"E 61.78 feet; thence N09°33'19"E 225.21 feet; thence N15°11'02"E 701.65 feet to the Northwest corner of Lot 68, Glennbrooke Subdivision, Plat 4A; thence S74°41'05"E 150.00 feet to the Northeast corner of Lot 68 on the West right of way of Tulahoma Drive; thence N15°15'48"E 29.98 feet along the Western right of way of Tulahoma Drive; thence S74°48'57"E 50.00 feet to the Northwest corner of Lot 87, Glennbrooke Subdivision, Plat 4A, on the Eastern right of way of Tulahoma Drive; thence N88°18'02"E 249.41 feet to the Northwest corner of Lot 99, Glennbrooke Subdivision, Plat 4A; thence S01°41'58"E 244.29 feet to the Southwest corner of Lot 99, Glennbrooke Subdivision, Plat 4A, and the Northern Right of Way of Glennbrooke Blvd; thence S58°56'30"E 461.58 to the POINT OF BEGINNING.

Also Lot 133 as shown on the recorded plat of Glennbrooke Subdivision, Plat 4A, recorded in Plat Book 2015, Page 18, in the Office of the Judge of Probate of Autauga County, Alabama.

I, Jonathan A. Ham, a Professional Land Surveyor in the State of Alabama hereby certify that I have surveyed the property of SMB Land, LLC an Alabama Limited Liability Corporation, shown hereon as Glennbrooke Subdivision, Plat 4A and situated in Autauga County, Alabama.

And that the plat or map contained here 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 points marked (O) as hereon shown; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice in the State of Alabama.

WITNESS my hand this the _____ day of _____, 2015.

Jonathan A. Ham, P.L.S. Alabama Registration No. 34761

LAND SURVEYOR
Jonathan A. Ham
Ala. Reg. PLS No. 34761
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

DEVELOPER
SMB Land, LLC
404 S. 8th Street
Opelika, AL 36801

CERTIFICATE OF THE CITY ENGINEER
CITY OF PRATTVILLE

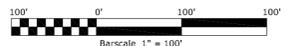
The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2015.

City Engineer
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
AUTAUGA COUNTY

The undersigned, being the County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the _____ day of _____, 2015.

Autauga County Engineer



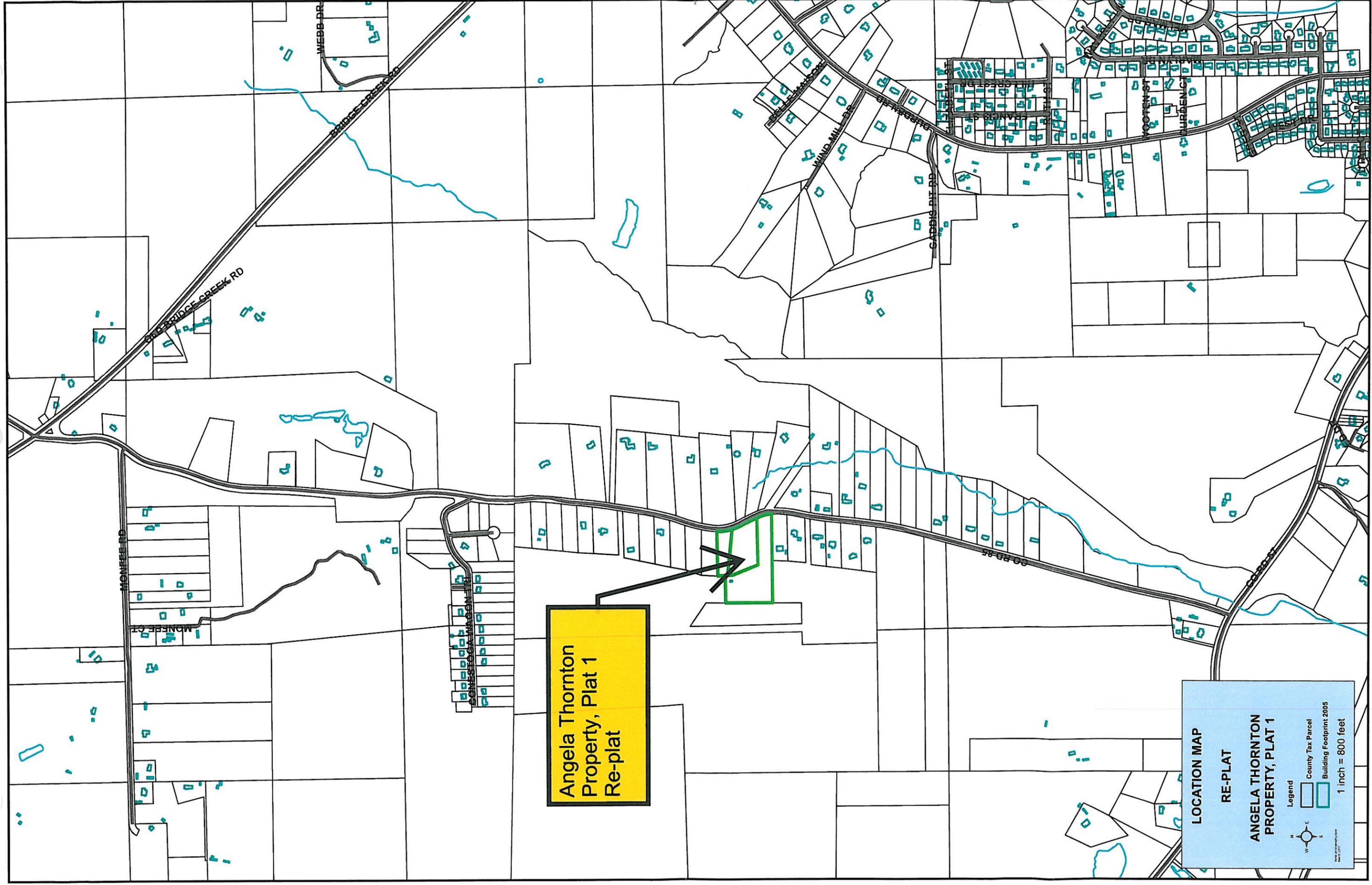
DATE: 26 OCT., 2015
FILE: 14-0272
FIELD BY: JAH

SCALE: 1"=100'
PROJECT NO: 14-0272

DRAWN BY: JAH/RP
DRAWING NO:

LEGEND	
●	IRON PIN OR PIPE FOUND
○	REBAR IRON PIN SET WITH PLASTIC IDENTIFICATION CAP
■	CONCRETE MONUMENT FOUND
□	CONCRETE MONUMENT SET WITH PLASTIC IDENTIFICATION CAP
- - -	FENCE
- - -	ELECTRIC LINE W/POLE
- - -	LIGHT POLE (LP)
- - -	GUY WIRE (GW)
⊕	ELECTRIC METER (EM)
⊕-SS	SEWER LINE W/SSRH
- - -	WATER LINE
⊠	TELEPHONE BOX/CABINET
- - -	TELEPHONE LINE
⊙	CALCULATED POINT
⊕	WATER METER
⊕	WATER VALVE
⊕	FIRE HYDRANT (FH)
R.O.W.	RIGHT-OF-WAY
N.P.	NOW OR FORMERLY
P.B.	PLAT BOOK
P.G.	PAGE
()	RECORD DISTANCE OR BEARING
(TYP.)	TYPICAL EXAMPLE
P.O.B.	POINT OF BEGINNING
- - -	NOT TO SCALE

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th Street, Phenix City, AL 36868 (PH 334-397-2323, FAX 334-397-2440)
121 W. BROAD STREET, OPSELKA, AL 36802 (PH 334-687-4227, FAX 334-687-8829)
323 SOUTH 9th STREET, OPSELKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)



Angela Thornton
Property, Plat 1
Re-plat

LOCATION MAP
RE-PLAT
ANGELA THORNTON
PROPERTY, PLAT 1

Legend

- County Tax Parcel
- Building Footprint 2005

1 inch = 800 feet

Map 2005

