



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 July 21, 2016 meeting of the City of Prattville Planning Commission were approved.

9/15/16

Tim Smith, Chairman

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

July 21, 2016
3:00 p.m.

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:

June 16, 2016

Old Business:

None

New Business:

1. Zoning Amendment: B-2 (General Business) to T-2 (Mobile Home Parks) *Public Hearing
District 1*
Location: 642 West Fourth Street
Petitioner: Burl & Melba Jean Arant
2. Zoning Amendment: R-1 (Single Family Residential) to O-1 (Office District) *Public Hearing
District 6*
Location: 1145 East Main Street
Petitioner: Clarence and Thelma Evans
Representative: Bo Evans
3. Zoning Amendment: R-5 (Patio Garden Homes) to R-3 (Single Family Residential) *Public Hearing
District 3*
Glennbrooke 4
Location: Glennbrooke Subdivision
Petitioner: SMB Land, LLC
Representative: Barrett-Simpson, Inc.
4. Preliminary Plat: Glennbrooke Plat 4C *Public Hearing
District 3*
Location: Barkley & Campbell Streets
Owner: SMB Land, LLC
Representative: Barrett Simpson, Inc.
5. Final Plat: Glennbrooke Plat 4C *District 3*
Location: Barkley & Campbell Streets
Owner: SMB Land, LLC
Representative: Barrett Simpson, Inc.
6. Final Plat: Oaks of Buena Vista Plat 5 *District 7*
Location: Cotton Blossom Way & Oaks of Buena Vista Blvd.
Owner: SMB Land, LLC
Representative: Barrett Simpson, Inc.

Miscellaneous:

7. Re-plat: Tew Court Plat 1 *District 3*
Location: 101 Tew Court and 303 Fairview Avenue
Owner: Richard Manning
Representative: Glenn Tanner Land Surveying

Adjourn:

Planning & Development Department

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

July 21, 2016

Call to order:

Chairman Tim Smith called the meeting to order at 3:03 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mayor Gillespie moved to approve the minutes of the June 16, 2016 meeting. Mr. Nelson seconded the motion.

The motion passed unanimously.

Old Business:

None

New Business:

1. Zoning Amendment: B-2 (General Business) to T-2 (Mobile Home Parks)

Location: 642 West Fourth Street

Petitioner: Burl & Melba Jean Arant

Burl Arant, petitioner, stated that they are requesting to zone the property from B-2 to T-2 to allow them to move a trailer on the property for family member.

Chairman Smith opened the public hearing.

Judy Roseberry, 642-C West Fourth Street, spoke in favor of the rezoning. She stated that the trailer would be occupied by her mother, to allow them to have her living close when they need to take care of her.

Peggy Wood, spoke in favor of the rezoning. She stated that she would reside in the mobile home. She stated that her health is failing and needs assistance from her family and needed to live near her family. She stated that a mobile home was in this location before.

Gladys Bailey, 677 Allenville Road, spoke in opposition of the rezoning. She stated there are two existing mobile homes on the lot, additional mobile homes would look like a mobile home park.

Ell White, 621 West Fourth Street, spoke in opposition of the rezoning. He stated that he didn't oppose to the addition of another trailer but to rezone the property to allow for a mobile home park would decrease property value in the area.

James Headley, 605 Allenville Road, spoke in opposition to the rezoning stating concern for possible drainage problems.

Joe Tucker, 656 West Fourth Street, spoke in favor of the rezoning since there would only be one mobile home addition.

Kenneth Roseberry, 642-C West Fourth Street stated that the lot was too small to accommodate a mobile home park.

Lenora White, 621 West Fourth Street, stated that object to the rezoning of the property but did not object to one trailer being placed on the property.

Ms. Bailey addressed the Commission again stating that additional mobile homes would depreciate the value of the neighbor's property.

Mr. Roseberry stated that all of the existing mobile home on the property have been legally permitted.

The hearing of public comments was closed.

Mr. Duke provided the staff report stated that T-2 zoning allows for site built homes and mobile homes on the same lot which fits the petitioner's desire. The zoning change will allow the applicant to place and re-place manufactured homes on the lot. He stated that it is unclear how manufactured units were first permitted on the property given the present B-2 zoning. The Planning Department records indicate no variances were issued for the manufactured units. However, two manufactured homes have been present on the property for the approximately twenty-five years. He stated that the requested zoning is consistent with the adopted plan. The proposed rezoning is consistent with the existing development pattern in the neighborhood. The mixture of site-built and manufacturing housing appears to be an acceptable pattern to the residents and property owners. The property's current zoning, B-2, appears to have been applied as a part 1987 comprehensive rezoning; possibly to encourage business development. The existing zoning designation of B-2 is inconsistent with adopted land use plan for this area. He stated that single-family residential uses, site-built and manufactured homes have been the persistent land use in the neighborhood since that time.

Mr. McAuley asked if conditional zoning is allowed.

Mr. Duke stated that it would be inadvisable for the commission to recommend conditional zoning. The city's Board of Zoning Adjustment would be more appropriate board to place conditional uses on individual lots.

Mayor Gillespie asked how many mobile homes could potentially be allowed on this lot.

Mr. Duke stated that given the space requirements by the city's ordinance for mobile home, there could possibly be one additional mobile home besides the one the petitioner is requesting based on the present site layout.

Mr. McAuley introduced a resolution recommending approval of the re-zoning of 642 West Fourth Street from B-2 to T-2 and moved for its approval. Mayor Gillespie seconded the motion.

Mr. Hindman moved to table the request. Mayor Gillespie seconded the motion.

The motion to table passed by 4/2 vote as recorded. Favor: Mayor Bill Gillespie, Chief Dallis Johnson, Mr. Mark Hindman, and Mr. Bobby Nelson. Oppose: Chairman Tim Smith and Mr. Roy McAuley.

Chairman Smith appointed Mr. Hindman, Mr. McAuley and Chief Johnson to committee for further review of the zoning request at 642 West Fourth Street.

2. Zoning Amendment: R-2 (Single Family Residential) to O-1 (Office District)
Location: 1145 East Main Street
Petitioner: Clarence and Thelma Evans
Representative: Bo Evans

Bo Evans, petitioner, presented his request to zone the property from R-1 to O-1. This would allow expansion of his current business at the adjacent property at 1137 East Main Street.

Chairman Smith opened the public hearing.

Betty Savage, 216 Holly Court, spoke in opposition to the request. She owns property at 1155 East Main Street and was concerned that the yard was too small to accommodate business type parking. She stated that the property is unkempt where the current business is located.

Robert Savage 216 Holly Court, spoke in opposition to the request. He was concerned about the multiple points of access to the property.

Mr. Evans addressed the comments stating that the trash on the property was due to construction which has now been cleaned. He stated that there is an existing fence between the two properties and his plan is to remove the fence and place a slab for rear parking.

The hearing of public comments was closed.

Mr. Hindman introduced a resolution recommending approval of the re-zoning of 1145 East Main Street from R-2 to O-1 and moved for its approval. Chief Johnson seconded the motion.

Mr. Duke provided the staff report for the rezoning request of 1145 East Main Street. He stated that the .26 acre lot was one of three remaining in the area of East Main Street between Wingard Street and Kerlin Street as R-2. The requested zoning of O-1, Office District is not consistent with the adopted plan however, the commission should consider the local pattern established during the last decade. He stated that site plan requirements would have to be met prior to development.

The motion to recommend approval passed unanimously.

3. Zoning Amendment: R-5 (Patio Garden Homes) to R-3 (Single Family Residential)
Glennbrooke 4
Location: Glennbrooke Subdivision
Petitioner: SMB Land, LLC
Representative: Barrett-Simpson, Inc.

Chairman Smith opened the public hearing. There were none to speak. The hearing of public comments was closed.

Blake Rice of Barrett-Simpson, Inc., petitioner's representative, presented the zoning request of the Glennbrooke 4 Subdivision. He stated that on the original plan the proposed lot was zoned for patio garden homes. They have now turned to standard R-3 type as the standard for the subdivision which is shown in the preliminary plat of Glennbrooke 4C.

Chairman Smith introduced a resolution recommending approval of the re-zoning of Glennbrooke 4 from R-5 to R-3. Mr. McAuley moved for its approval. Mayor Gillespie seconded the motion.

The motion to recommend approval passed unanimously.

- 4. Preliminary Plat: Glennbrooke Plat 4C**
Location: Barkley & Campbell Streets
Owner: SMB Land, LLC
Representative: Barrett Simpson, Inc.

Chairman Smith opened the public hearing. There were none to speak. The hearing of public comments was closed.

Mr. Nelson introduced a resolution recommending approval of the preliminary plat of Glennbrooke 4C and moved for its approval. Mr. McAuley seconded the motion.

The motion to approve passed unanimously.

- 5. Final Plat: Glennbrooke Plat 4C**
Location: Barkley & Campbell Streets
Owner: SMB Land, LLC
Representative: Barrett Simpson, Inc.

Mr. McAuley introduced a resolution recommending approval of the final plat of Glennbrooke 4C and moved for its approval. Chief Johnson seconded the motion.

The motion to approve passed unanimously.

- 6. Final Plat: Oaks of Buena Vista Plat 5**
Location: Cotton Blossom Way & Oaks of Buena Vista Blvd.
Owner: Oaks of Buena Vista, LLC
Representative: Larry Speaks & Associates

Mayor Gillespie introduced a resolution recommending approval of the final plat of Oaks of Buena Vista Plat 5 and moved for its approval. Mr. Hindman seconded the motion.

Greg Gillian of Larry Speaks & Associates, petitioner's representative, presented the final plat of Oaks of Buena Vista Plat 5.

The motion to approve passed unanimously.

Miscellaneous Business:

- 7. Re-plat: Tew Court Plat 1**
Location: 101 Tew Court and 303 Fairview Avenue
Owner: Richard Manning
Representative: Glenn Tanner Land Surveying

Mr. Duke presented the re-plat of Tew Court Plat 1 of the Crestview Heights Subdivision to convert lots 4 and 5 into one lot.

Chief Johnson moved to approve the re-plat of Tew Court Plat 1 as submitted. Mr. McAuley seconded the motion.

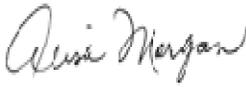
The motion to approve passed unanimously.

Approved 9/15/16

Adjourn:

The meeting was adjourned at 4:32 p.m.

Respectfully submitted,

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

Alisa Morgan, Secretary
Prattville Planning Commission



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DISTRICT 6

LORA LEE BOONE
DISTRICT 7

MEMORANDUM

DATE: July 19, 2016

TO: Prattville Planning Commission

FROM: Joel T. Duke, City Planner

RE: July 21, 2016 – Agenda Items 3, 4, and 5
Glennbrooke Subdivision, Phase 4

At the April 16, 2015 meeting, the Commission approved the preliminary plat for Glennbrooke Subdivision, Phase 4A and recommended approval of a zoning scheme for the subdivision that included both R-3 and R-5 lots. The zoning request was subsequently approved unchanged by the City Council on June 2, 2015. The preliminary plat has been completed in three phases with the Commission approving Plat 4A on October 15, 2015 and Plat 4B on December 17, 2015.

Your July 21, 2016 agenda includes three items covering the last phase of Glennbrooke, Phase 4. Due to a change in market conditions and strategy, the developer proposes to convert 19 lots along the western edge of the plat originally approved as 40' wide, R-5 lots to 10 lots at approximately 85' wide zoned R-3. The change also adds area to two lots; one at the corner of Barkley Street and the other at the corner of Campbell Street. City regulations require changes to a preliminary plat impacting more than 10 lots require a new public hearing and approval by the Commission. The preliminary plat change is covered by Item 4 on your agenda. To eliminate any potential confusion and conflicts between subdivision covenants and city zoning, the developer has elected to change the zoning of the impacted lots from R-5 to R-3. Agenda Item 3 addresses the proposed zoning change. Finally, Item 5 is an ordinary request for final plat approval of Plat 4C. The subdivision is substantially complete and ready for Commission consideration. Planning staff recommends approval of all three agenda items.

Attached for clarification and review:

- Attachment A: Preliminary Plat, Glennbrooke 4, approved April 16, 2015
- Attachment B: Lots Layout, Proposed Rezoning from R-5 to R-3
- Attachment C: Proposed Final Plat, Glennbrooke, Plat 4C

Prattville Planning Commission

Speaker Sign-In Sheet

7/21/16

3:00 p.m.

Name	Address
1. Burl Arant	642 WEST 4TH STREET
2. Judy Roseberry	642 C West 4th St
3. Peggy Wood	
4. Gladys Bailey	677 Allenville Rd
5. ELL WHITE II	621 W 4th Street
6. gamma Headly	605 Allenville Rd
7. Joe Tucker	651 W 4th st
8. KENNETH ROSEBERRY	642 C W. 4th ST
9. LENORA WHITE	621 W. 4th STREET
10. B & ERN	125 Cedar Dr.
11. Betty George	216 Holly St, Hattiesburg, Miss.
12. ROBERT SAVAGE	" "
13.	
14.	
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18.	
19.	
20.	
21.	

CITY OF
PRATTVILLE, AL



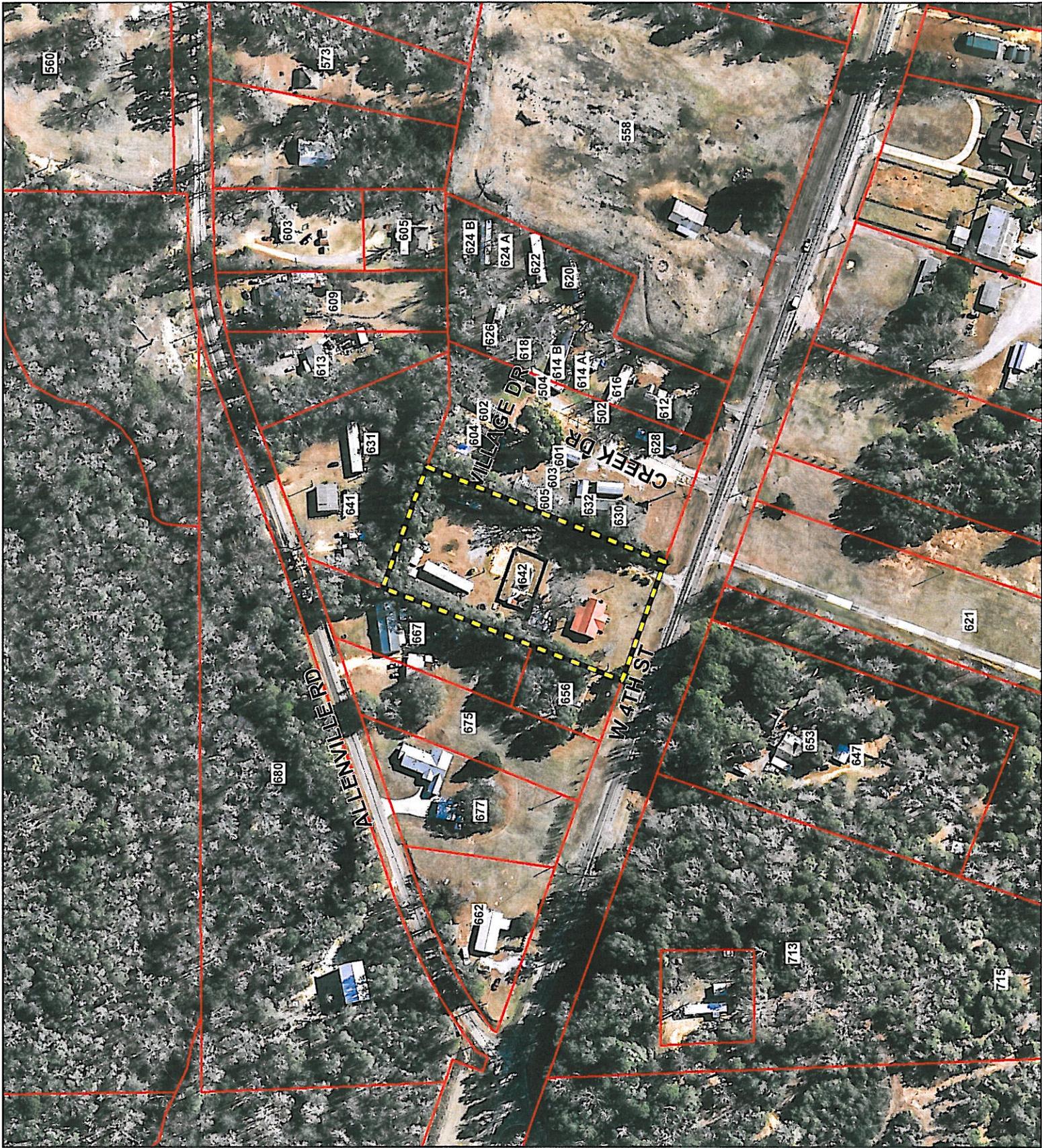
Zoning: B-2

Scale: 1" = 200'



STREETS

TAX PARCEL



RESOLUTION

Zoning Request from R-2 to O-1

1145 East Main Street

Clarence & Thelma Evans, Petitioners

July 21, 2016

Whereas, Clarence & Thelma Evans have submitted a request zone the property in Attachment A; and

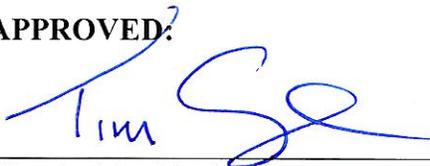
Whereas, the subject property is located inside the city limits; and

Whereas, the petitioner wishes to rezone the property from R-2, Single Family Residential to O-1, Office District; and

Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on July 21, 2016.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the rezoning of said property from R-2 to O-1.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to recommend approval passed unanimously.
7/21/16

Attachment A
Legal Description

1145 East Main Street

Lot Number Fifteen (15) and East Half (1/2) of Lot Number Sixteen (16) in Block Ten (10), as shown on that certain map entitled Revised Map of Prattmont Heights recorded in the Office of the Judge of Probate, Autauga County, Alabama, in Deed Book 81, at Pages 122 and 123.

CITY OF PRATTVILLE

Planning Commission

Planning Department Staff Report



REZONING APPLICATION

1145 E. Main Street

Rezoning – RZ-2016-04 – R-2, Single Family Residential to O-1, Office District

July 19, 2016

PROPOSED DEVELOPMENT

Petitioner: Clarence and Thelma Evans
Property Owner: Same as petitioner
Agent: N/A
Location: 1145 E. Main Street – north side of East Main Street between Wingard Street and Kerlin Street

Development Status and History

Submission Status: Applicant is requesting rezoning of 0.26 acre parcel from R-2, Single-family Residential to O-1, Office District. Lot contains one site-built single family structure dating from 1962.

Applicant is requesting the zoning change to allow conversion of the existing residential structure to office commercial use

Previous Approvals: No previous development plans are on file for the subject tract.

Conditions of Previous Approvals: N/A.

Property Configuration

Acreage: 0.26 acres

Proposed Number of Lots and Configuration: Rezoning request is not accompanied by a formal development plan.

Proposed Uses: Conversion of existing residential structure to office commercial use

Consistency with Adopted Future Land Use Plan The Future Land Use Plan/Map in Section 2.2 of the Prattville Comprehensive Plan adopted by the Planning Commission on January 21, 2010 shows the subject property as “Low Density Residential”. The requested zoning of O-1, Office District is not consistent with the adopted plan. Additional comment and explanation is provided in the staff comment section.

Current Zoning: R-2, Single-family Residential

USES PERMITTED: Single-family dwellings, accessory structures: gardens, playgrounds and parks; public buildings, including public schools and libraries; satellite dishes or discs as herein defined by that ordinance, and no other; and parking of recreational vehicles, as herein defined subject to the following conditions: a) At no time shall such parked or stored camping and recreational equipment be occupied or used for living, sleeping or housekeeping purposes. b) If the camping and recreational equipment is parked or stored outside of a garage, it shall be parked or stored to the rear of the front of the building line of the lot. c) Notwithstanding the provisions of subparagraph (b), camping and recreational equipment may be parked anywhere on the premises for loading and unloading purposes.

USES PERMITTED ON APPEAL: Customary home occupations; public utility structures, such as electric substations, gas metering stations, sewage pumping stations and similar structures; general hospitals for humans, except primarily for mental cases; churches; cemeteries; semi-public buildings; golf courses; municipal, county, state or federal use; kindergartens, nurseries, nursery schools, day care centers, private schools; and satellite dishes or discs, not defined herein.

USES PROHIBITED: Mobile homes, house trailers, trailer courts or camps, commercial and industrial uses,

including parking lots or parking areas in connection with these uses, not specifically permitted.

	<i>R-2</i>
<i>Minimum Lot Size</i>	10,500 ft ²
<i>Minimum Width at Building Line</i>	75 feet
<i>Maximum Lot Coverage</i>	25%
<i>Front Setback</i>	35 feet
<i>Rear Yard</i>	40 feet
<i>Side Yards</i>	10 feet

Proposed Zoning:

O-1, Office District

USES PERMITTED: Business or professional offices; office buildings in which chattels, goods, wares or merchandise are not manufactured, stored, exchanged or sold. Offices which include, but not necessarily limited to, professional offices, medical offices (doctors and dentists), attorneys, accountants, architects, engineers, real estate. Parking lots. Municipal, county, state or federal buildings, state or federal buildings, including schools and libraries. Customary accessory structures or uses.

USES [PERMITTED] ON APPEAL: Offices including not more than ten (10) percent of the total floor area involved in storage and sale of goods or merchandise, provided they meet all other requirements and any other restrictions imposed by the board of adjustment to preserve the character of the neighborhood. Public utility structures. Hospitals. Churches. Customary, accessory structures and uses.

USES PROHIBITED: All uses prohibited in a B-1 District.

MINIMUM LOT SIZE: It is the intent of the ordinance that lots of sufficient size be used for any business or service use to provide adequate parking and loading space in addition to the space required for the normal operations of the business or service.

MAXIMUM HEIGHT: Forty-five (45) feet or three (3) stories.

OFF-STREET PARKING: Two hundred (200) square feet of parking space for each one hundred (100) square feet of interior space for one story buildings, or per each sixty (60) square feet interior space for two (2) or three (3) story buildings.

OFF-STREET LOADING AND UN LOADING: Shall use required rear and side yards for loading and unloading.

	O-1
<i>Minimum Lot Size</i>	See text
<i>Minimum Width at Building Line</i>	See text
<i>Maximum Lot Coverage</i>	See text
<i>Front Setback</i>	25 feet
<i>Rear Yard</i>	20 feet
<i>Side Yards</i>	8 feet were lot abuts residential

Surrounding Developments and Uses:

North: Single-family residential structures

South: Single-family residential structures

East: Single-family residential structures

West: Single-family residential units converted to commercial/office use

Street Extensions or New Streets:

None proposed.

PLANNING STAFF EVALUATION

- Reviewed by:** Joel T. Duke, AICP
City Planner
- Site Visits Conducted:** Various times during April 2016 and again on July 19, 2016
- Recommendation:** Approval based on the pattern of office commercial zoning established over the last twenty years.

Staff Comments:

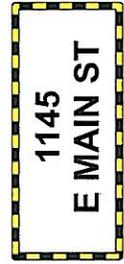
As stated earlier in this report, the city's Future Land Use Map adopted in January 2010 classifies the subject property as "Low Density Residential". This classification is a change from the future land use plan adopted in 1996 which showed the stretch of East Main Street between Memorial Drive and Kerlin Street transitioning to commercial uses. In practice, the Planning Commission has recommended, and the Council has agreed, that B-2 zoning should extend no further than Spencer Street with the remainder of the stretch being zoned O-1, Office Commercial. The 1996 approach assumed that previous pressure to convert to commercial uses should be allowed with the more intense uses (B-2) being encouraged near the Memorial Drive/Main Street intersection. The use of O-1 zoning allowed conversion to limited commercial use while protecting the residential lots on adjacent streets from the intense commercial uses permitted in other commercial zoning classifications.

Efforts were made in the 2010 Future Land Use Plan to both preserve neighborhoods and trim amount of area zoned and dedicated to commercial uses. Limits on commercial uses were considered and adopted based on the market studies conducted during the planning process. The studies showed that Prattville's current inventory of commercially developed or zoned property to be greater than amount that may possibly be used or developed in the next ten year period. The plan adopted for this stretch of East Main Street also reflects the desire to preserve the healthy single-family neighborhoods on either side of the corridor. The plan does not take into account the pattern established by the 1996 plan or the difficulty of sustaining healthy single-family residential uses which front a heavy traffic corridor. The pattern of redevelopment and the likelihood that the structures in this stretch of Main Street will remain or return to viable residential uses is low. In this case and others future petitions, the Commission should consider the local pattern established during the last decade and the likely uses of the property.

ATTACHMENTS

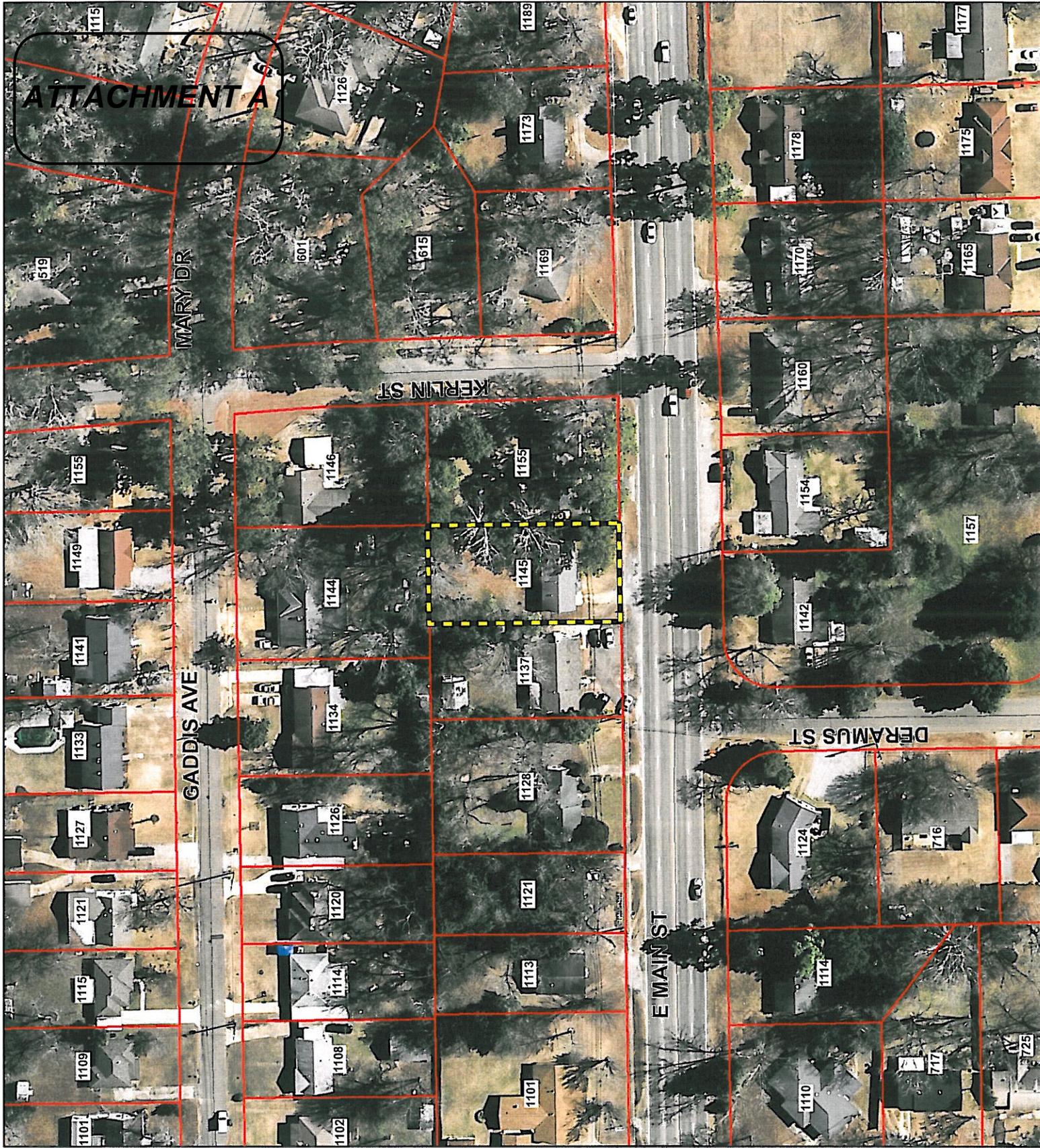
- A. Location Map
- B. Current Zoning Map
- C. Future Land Use Maps – Subject Property Indicated
- D. Staff Photos of the site

CITY OF
PRATTVILLE, AL

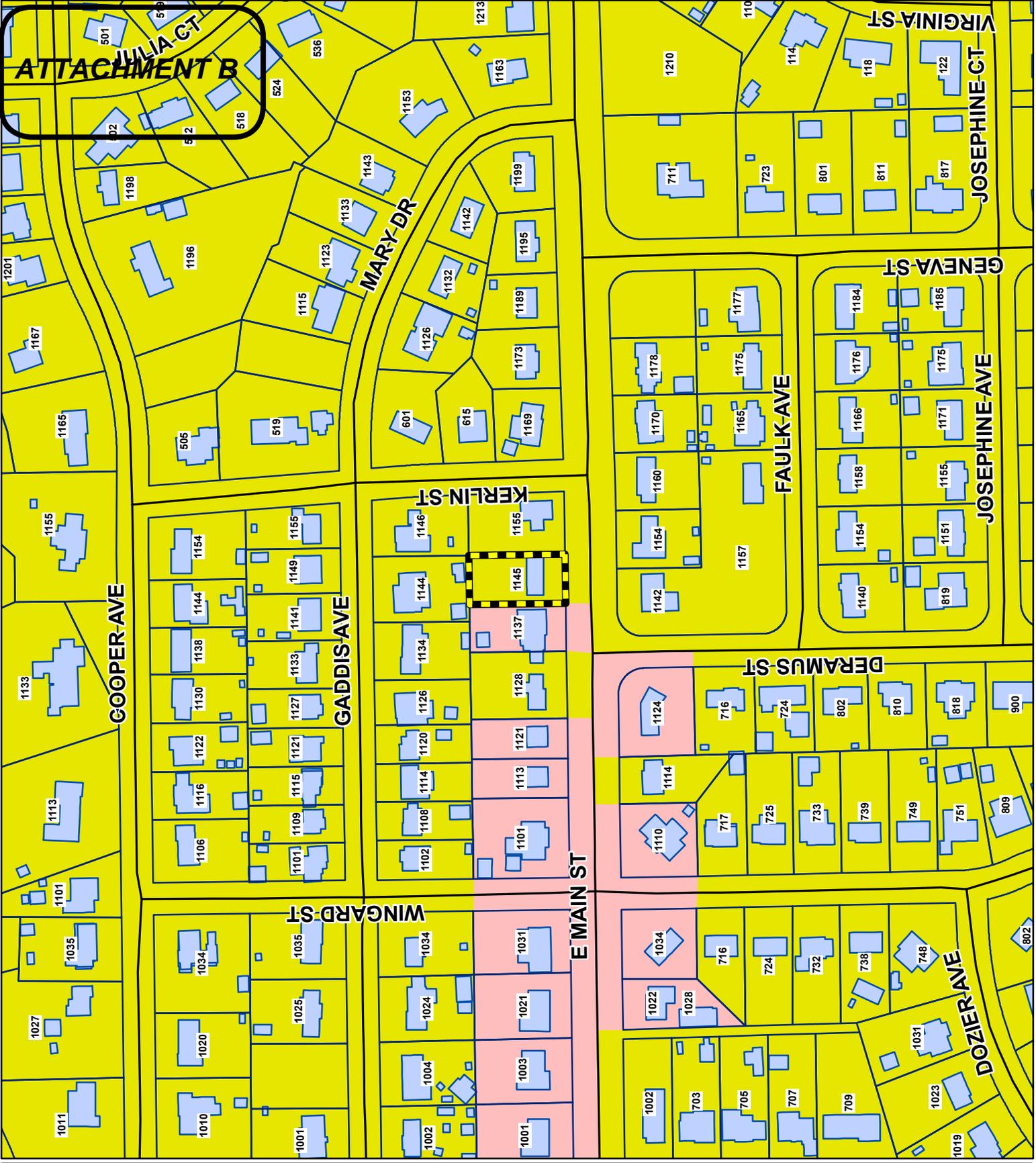


Zoning: R-2

Scale: 1" = 100'



ATTACHMENT A



CITY OF PRATTVILLE ALABAMA

1145 E Main St

Zoning: R-2

Scale: 1" = 200'



- STREETS
- TAX PARCELS
- BUILDING FOOTPRINT
- ZONING 2007
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- RD-1
- B-1
- B-2
- B-3
- B-4
- O-1
- M-1
- M-2
- T-1
- T-2
- T-3
- F.A.R.
- NO ZONING VALUE
- HOMEPLACE P.U.D.



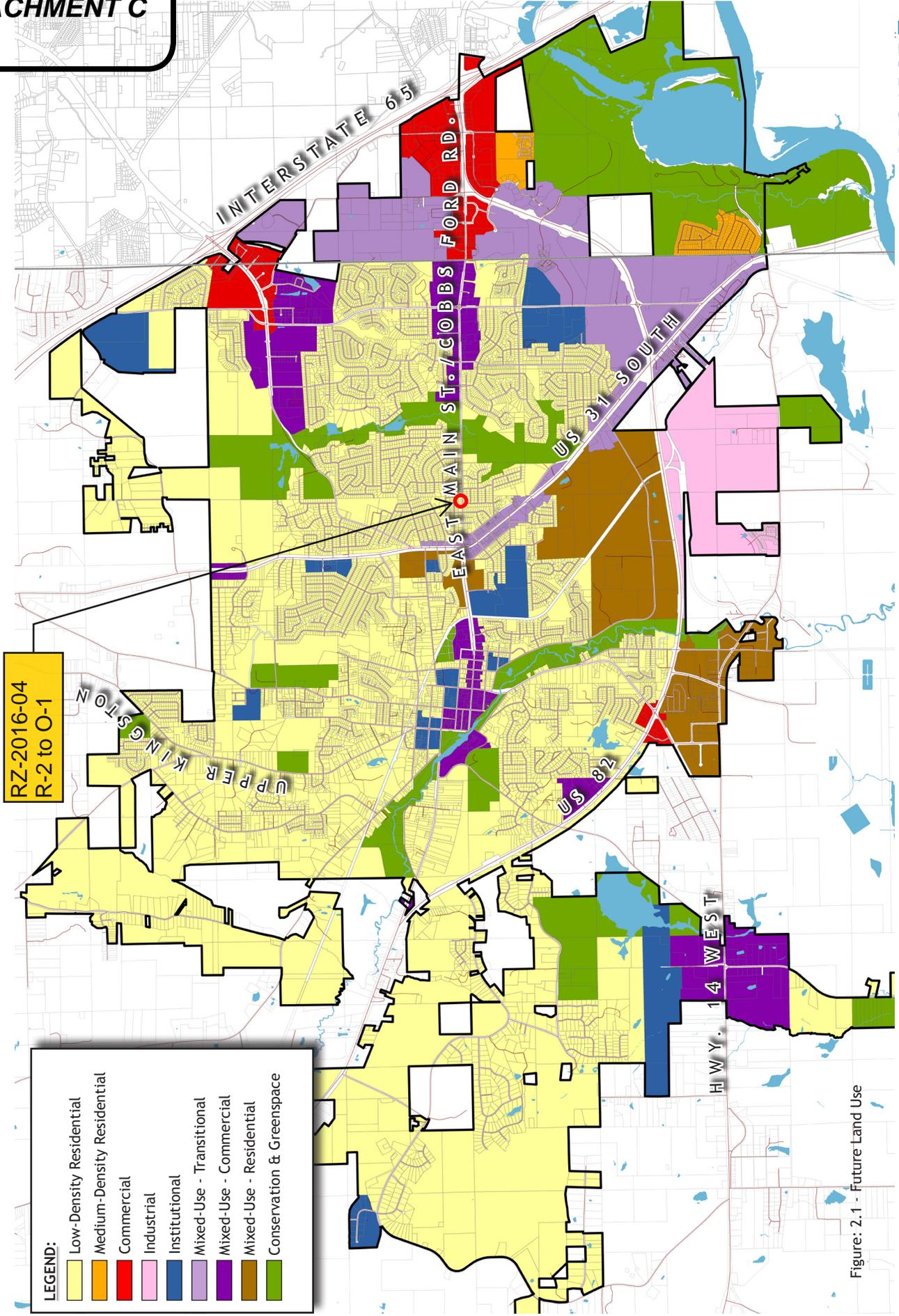


Figure 2.1 - Future Land Use

ATTACHMENT D





RESOLUTION

Zoning Request from R-5 to R-3

Glennbrooke Subdivision Phase 4

SMB Land, LLC, Petitioner

July 21, 2016

Whereas, SMB Land, LLC has submitted a request zone the property in Attachment A; and

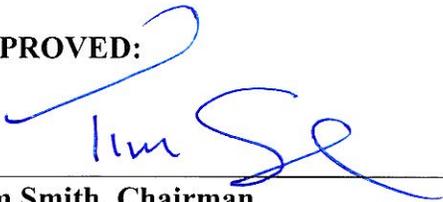
Whereas, the subject property is located inside the city limits; and

Whereas, the petitioner wishes to rezone the property from R-5, Patio Garden Homes to R-3, Single Family Residential; and

Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on July 21, 2016.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the rezoning of said property from R-5 to R-3.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to recommend approval passed unanimously.
7/21/16

Attachment A
Legal Description

Glennbrooke Subdivision Phase 4

All that certain tract or parcel of land containing 2.55 acres located in and being a part of the Southeast Quarter of Section 35, Township 18 North, Range 16 East, Prattville, 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 along the South line of said Section 35, also being the South line of Glennbrooke Subdivision Plat 1B, S89°12'10"W 1276.15 feet to the Southwest corner of Lot 104, Glennbrooke Subdivision Plat 1B ; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-B, S89°12'28"W 728.31 feet to the Southwest corner of Lot 144, Glennbrooke Subdivision, Plat 2-B; thence continue along the South line of said Section 35, also being the South line of Glennbrooke Subdivision, Plat 2-C, S89°12'28"W 413.52 feet to the Southwest corner of Lot 137, Glennbrooke Subdivision, Plat 2-C; thence along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 617.13 feet; thence continue along the West line of Glennbrooke Subdivision, Plat 2-C, N02°04'40"W 343.84 feet to the Northwest corner of Lot 129, Glennbrooke Subdivision, Plat 2C; thence N02°04'40"W 389.45 to the Southwest corner of Lot 27, Glennbrooke Subdivision, Plat 3C; thence along the West line of Glennbrooke Subdivision, Plat 3C, N00°15'16"W 1090.86 feet to the Northwest corner of Lot 18, Glennbrooke Subdivision, Plat 3C; thence N8r06'13"W 187.36 feet; thence N00°20'23"W 229.31 feet; thence N89°45'00"W 43.49 feet; thence S18°07'21"W 85.89 feet; thence S88°18'02"W 310.69 feet; thence S51°25'50"W 62.50 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 64.57 feet; thence along a curve to the right having an Arc Length of 37.70 feet, a Radius of 25.00 feet, and a Chord of S42°48'44"W 35.66 feet; thence S88°18'02"W 50.06 feet; thence along a curve to the left having an Arc Length of 42.24 feet, a Radius of 275.00 feet, and a Chord of S83°54'02"W 42.19 feet; thence S01°46'33"W 51.30 feet; thence S12°56'56"E 191.85 feet to the POINT of BEGINNING; thence S88°15'08"W 41.83 feet; thence S00°38'14"W 131.18 feet; thence S15°11'07"W 598.86 feet; thence S74°48'57"E 35.01 feet; thence S15°11'03"W 150.00 feet; thence S74°48'57"E 70.00 feet; thence along a curve to the left having an Arc Length of 39.27 feet, a Radius of 25.00 feet, and a Chord of N60°11'03"E 35.36 feet; thence N15°11'03"E 671.18 feet; thence along a curve to the left having an Arc Length of 142.92 feet, a Radius of 485.00 feet, and a Chord of N06°44'33"E 142.40 feet; thence N01°41'58"W 78.49 feet; thence S88°15'08"W 82.82 feet to the POINT of BEGINNING.

CITY OF
PRATTVILLE, AL

Glennbrooke
Plat 4

Zoning: R-3 & R-5

Scale: 1" = 300'



STREETS
TAX PARCEL
GLENBROOKE 4 AREA



RESOLUTION

Preliminary Plat

Glennbrooke Subdivision Plat 4C

July 21, 2016

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

Whereas, the proposed development is located inside the city limits at the end of Barkley Street and Campbell Street; 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

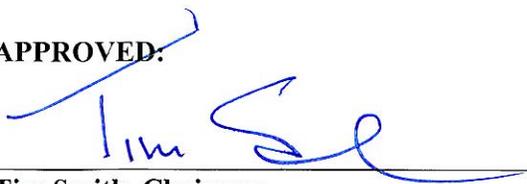
Whereas, the developer has proposed a revision of the preliminary plat approved on April 16, 2015 impacting more than 10 lots; and

Whereas, a public hearing for the proposed preliminary plat was heard on July 21, 2016; 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 preliminary plat of Glennbrooke Subdivision Phase 4C.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/21/16

PLAT OF
GLENNBROOKE SUBDIVISION, PLAT 4C
 BEING A PART OF SECTION 35, TOWNSHIP 18 NORTH, RANGE 16 EAST
 PRATTVILLE, AUTAUGA COUNTY, ALABAMA

ATTACHMENT C

- NOTES
- Survey North is Grid North based upon Alabama West State Plane Coordinates, NAD83, by GPS observation.
 - Block for Survey: Glennbrooke Subdivision, Plat 4B, recorded as Plat Book 1344, in the Public Office of the Judge of Probate of Autauga County, Alabama.
 - According to the FEMA TM RFP Flood Insurance Sale Map (FIRM) Map No. 170810501L, effective September 1, 2015, the subject property is located in Zone 1 (unshaded) and is to be within the 0.2% annual flood frequency flood hazard area.
 - Plot Area: 134,400 sq. ft.
 Area of Tract Lot: 0-11 Ac.
 Area of Tract Lot: 0-21 Ac.
 Total Tract: 12 Tracts
 - This survey was made without the benefit of an attorney's title examination and the surveyor is not responsible for any encumbrances or other matters affecting the boundary of the subject property only. There may be matters of record, such as mortgages, easements, riparian rights, etc., that affect the survey. The surveyor is not responsible for such matters and is not endorsed by this survey.
 - There was no attempt in the field to determine the location of the center of possible encumbrances beneath the surface.
 - This drawing becomes void if any alterations or changes are made by anyone.
 - This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.

STATE OF ALABAMA
 AUTAUGA COUNTY

I, _____, do hereby certify that this Plat or Map was filed in the Office of the Judge of Probate of Autauga County, Alabama, on this _____ day of _____, 2016, at _____ o'clock _____ M and recorded in Book _____ of Plats and Maps, Pages _____ Recording _____ paid.

JUDGE OF PROBATE
 AUTAUGA COUNTY, ALABAMA

CITY OF PRATTVILLE

WITNESSES

Notary Public

City Engineer



Corner #	Length	Bearing	Effective Beginning of Township
C1	333.27	28.00	March 11, 1865 A. 28.36
C2	392.27	28.00	March 11, 1865 A. 28.36
C3	698.84	535.00	March 11, 1865 A. 28.36
C4	66.80	6.00	March 11, 1865 A. 28.36
C5	380.07	79.00	March 11, 1865 A. 28.36
C6	380.24	78.00	March 11, 1865 A. 28.36
C7	273.17	478.00	March 11, 1865 A. 28.36
C8	52.34	80.00	March 11, 1865 A. 28.36
C9	62.20	80.00	March 11, 1865 A. 28.36
C10	54.06	80.00	March 11, 1865 A. 28.36
C11	45.43	80.00	March 11, 1865 A. 28.36
C12	23.96	80.00	March 11, 1865 A. 28.36
C13	23.96	80.00	March 11, 1865 A. 28.36
C14	23.96	80.00	March 11, 1865 A. 28.36
C15	23.96	80.00	March 11, 1865 A. 28.36
C16	23.96	80.00	March 11, 1865 A. 28.36
C17	23.96	80.00	March 11, 1865 A. 28.36
C18	23.96	80.00	March 11, 1865 A. 28.36
C19	23.96	80.00	March 11, 1865 A. 28.36
C20	23.96	80.00	March 11, 1865 A. 28.36
C21	23.96	80.00	March 11, 1865 A. 28.36
C22	23.96	80.00	March 11, 1865 A. 28.36
C23	23.96	80.00	March 11, 1865 A. 28.36
C24	23.96	80.00	March 11, 1865 A. 28.36
C25	23.96	80.00	March 11, 1865 A. 28.36
C26	23.96	80.00	March 11, 1865 A. 28.36
C27	23.96	80.00	March 11, 1865 A. 28.36
C28	23.96	80.00	March 11, 1865 A. 28.36
C29	23.96	80.00	March 11, 1865 A. 28.36
C30	23.96	80.00	March 11, 1865 A. 28.36
C31	23.96	80.00	March 11, 1865 A. 28.36
C32	23.96	80.00	March 11, 1865 A. 28.36
C33	23.96	80.00	March 11, 1865 A. 28.36
C34	23.96	80.00	March 11, 1865 A. 28.36
C35	23.96	80.00	March 11, 1865 A. 28.36
C36	23.96	80.00	March 11, 1865 A. 28.36
C37	23.96	80.00	March 11, 1865 A. 28.36
C38	23.96	80.00	March 11, 1865 A. 28.36
C39	23.96	80.00	March 11, 1865 A. 28.36
C40	23.96	80.00	March 11, 1865 A. 28.36
C41	23.96	80.00	March 11, 1865 A. 28.36
C42	23.96	80.00	March 11, 1865 A. 28.36
C43	23.96	80.00	March 11, 1865 A. 28.36
C44	23.96	80.00	March 11, 1865 A. 28.36
C45	23.96	80.00	March 11, 1865 A. 28.36
C46	23.96	80.00	March 11, 1865 A. 28.36
C47	23.96	80.00	March 11, 1865 A. 28.36
C48	23.96	80.00	March 11, 1865 A. 28.36
C49	23.96	80.00	March 11, 1865 A. 28.36
C50	23.96	80.00	March 11, 1865 A. 28.36
C51	23.96	80.00	March 11, 1865 A. 28.36
C52	23.96	80.00	March 11, 1865 A. 28.36
C53	23.96	80.00	March 11, 1865 A. 28.36
C54	23.96	80.00	March 11, 1865 A. 28.36
C55	23.96	80.00	March 11, 1865 A. 28.36
C56	23.96	80.00	March 11, 1865 A. 28.36
C57	23.96	80.00	March 11, 1865 A. 28.36
C58	23.96	80.00	March 11, 1865 A. 28.36
C59	23.96	80.00	March 11, 1865 A. 28.36
C60	23.96	80.00	March 11, 1865 A. 28.36
C61	23.96	80.00	March 11, 1865 A. 28.36
C62	23.96	80.00	March 11, 1865 A. 28.36
C63	23.96	80.00	March 11, 1865 A. 28.36
C64	23.96	80.00	March 11, 1865 A. 28.36

STATE OF ALABAMA
 AUTAUGA COUNTY

JUDGE OF PROBATE
 AUTAUGA COUNTY, ALABAMA

CITY OF PRATTVILLE

WITNESSES

Notary Public

City Engineer

STATE OF ALABAMA
 AUTAUGA COUNTY

JUDGE OF PROBATE
 AUTAUGA COUNTY, ALABAMA

CITY OF PRATTVILLE

WITNESSES

Notary Public

City Engineer

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WITNESSES

Notary Public

City Engineer

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 AUTAUGA COUNTY

JUDGE OF PROBATE
 AUTAUGA COUNTY, ALABAMA

CITY OF PRATTVILLE

WITNESSES

Notary Public

City Engineer

STATE OF ALABAMA
 AUTAUGA COUNTY

JUDGE OF PROBATE
 AUTAUGA COUNTY, ALABAMA

CITY OF PRATTVILLE

WITNESSES

Notary Public

City Engineer

STATE OF ALABAMA
 AUTAUGA COUNTY

JUDGE OF PROBATE
 AUTAUGA COUNTY, ALABAMA

CITY OF PRATTVILLE

WITNESSES

Notary Public

City Engineer

City

RESOLUTION

Final Plat

Glennbrooke Subdivision Plat 4C

July 21, 2016

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

Whereas, the proposed development is located inside the city limits Barkley Street and Campbell Street and; 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, a preliminary plat was approved for the proposed development on July 21, 2016; and

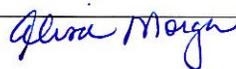
Whereas, the city department heads have reviewed and commented on the proposed development.

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 4C.

APPROVED:



Tim Smith, Chairman





Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/21/16

RESOLUTION

Final Plat

The Oaks of Buena Vista Plat 5

July 21, 2016

Whereas, The Oaks of Buena Vista, LLC, is the owner of The Oaks of Buena Vista Plat 5; and

Whereas, the proposed development is located inside the city limits off Buena Vista Boulevard; and

Whereas, the sketch plan for the proposed development was approved January 5, 2006; and

Whereas, a preliminary plat was approved for the proposed development on June 18, 2015; 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 final plat of The Oaks of Buena Vista Plat 5.

Approved:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
7/21/16

**CITY OF
PRATTVILLE, AL**

**The Oaks Of
Buena Vista
Subdivision**

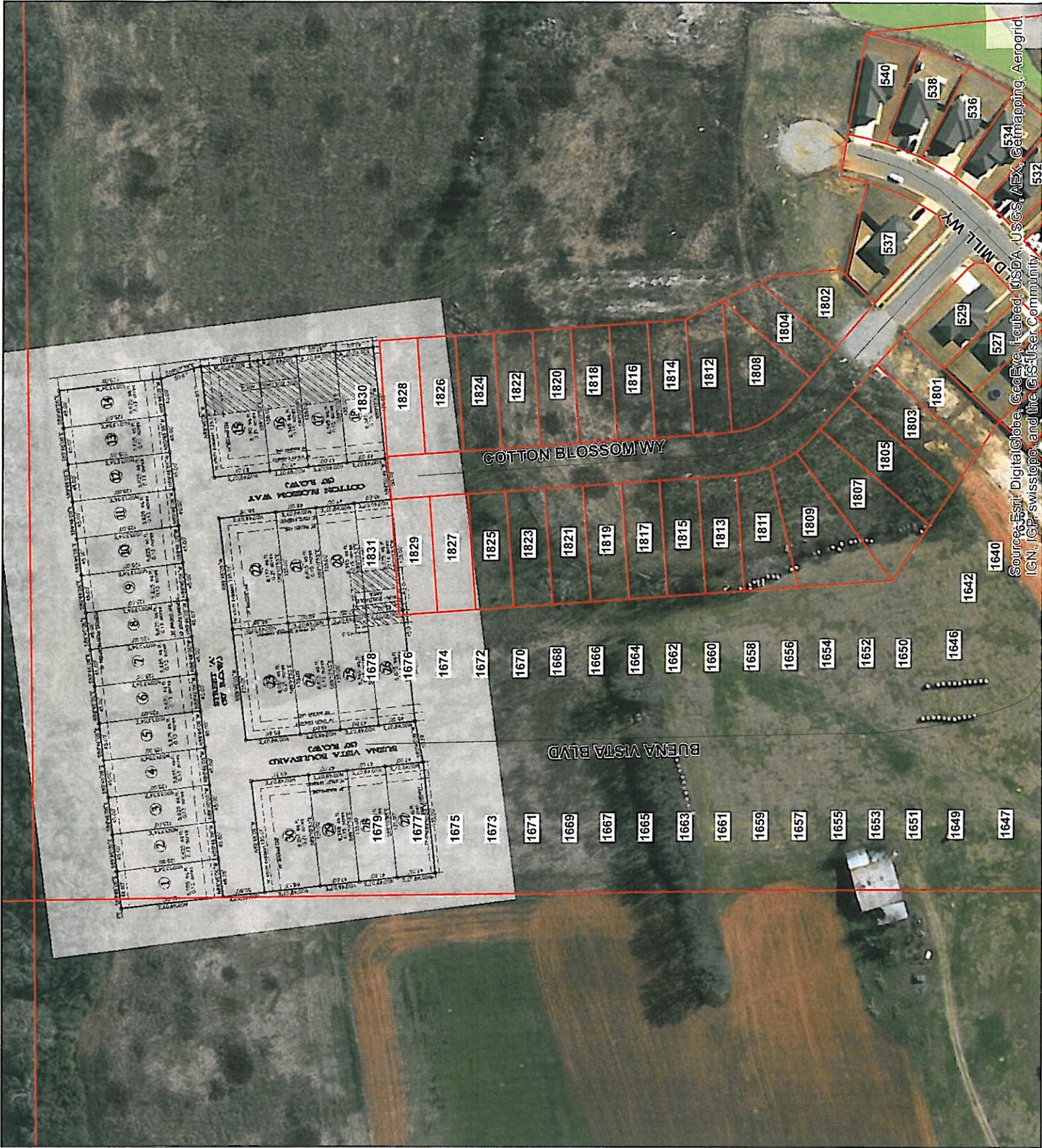
Plat 5

Scale: 1" = 150'

Zoning: R-5



— STREETS
 TAX PARCEL



Source: Esri, DigitalGlobe, GeoEye, Heubel, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

CITY OF
PRATTVILLE, AL

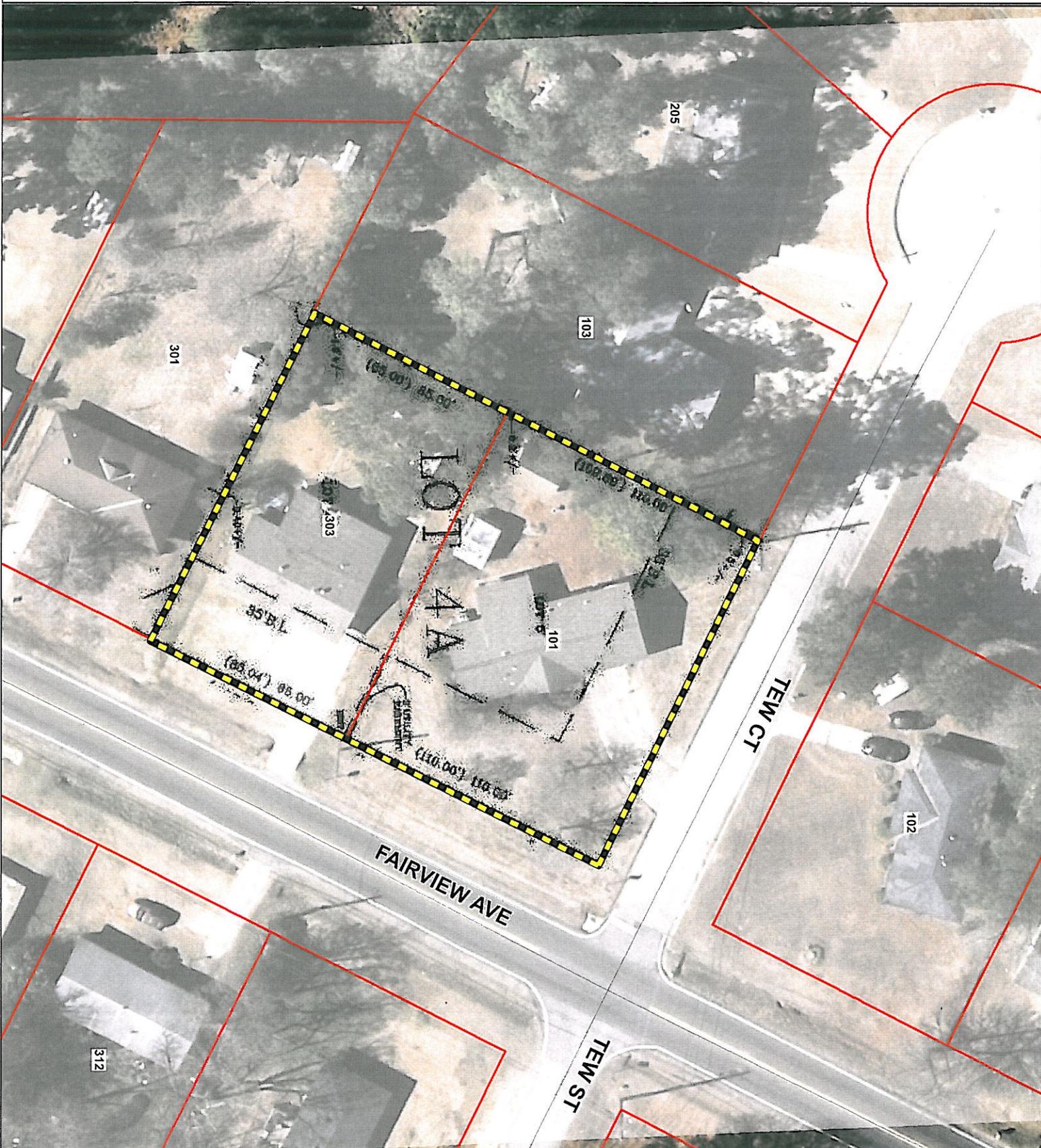
Tew Ct
Plat 1

Zoning: R-2

Scale: 1" = 100'



STREETS
TAX PARCEL



TEW COURT PLAT No.1

BEING A REPLAT OF
 LOT 4 and LOT 5, BLOCK 1,
 NORTH CRESTVIEW HEIGHTS PLAT NO 3
 AS RECORDED IN DEED BOOK 86, PAGES 184-185
 JUDGE OF PROBATE OFFICE,
 AUTAUGA COUNTY, ALABAMA



STATE OF ALABAMA
 AUTAUGA COUNTY

I, GLEN TANNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IN ACCORDANCE WITH THE STANDARDS OF PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA THIS THE 20 DAY OF July, 2016

GLEN TANNER
 PLS REGISTRATION NO. 20899

I, Richard D. Manning, OWNER OF THE PROPERTY SHOWN HEREON, HAVE CAUSED THE LANDS EMBRACED IN THE WITHIN PLAT TO BE SURVEYED AND REPLATTED KNOWN AS TEW COURT PLAT NO.1, THIS THE _____ DAY OF _____, 20____

Richard D. Manning-OWNER

STATE OF ALABAMA
 AUTAUGA COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN STATE, HEREBY CERTIFY THAT Richard D. Manning, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF THE INSTRUMENTS, EXECUTED THE SAME VOLUNTARILY, GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC
 MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL CITY OF PRATTVILLE ENGINEERING

THE UNDERSIGNED, BEING CITY ENGINEER OR ACTING CITY ENGINEER OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE AUTAUGA COUNTY, ALABAMA, THE _____ DAY OF _____, 20____

BY: _____
 CITY ENGINEER
 CITY OF PRATTVILLE, ALABAMA

CERTIFICATE OF APPROVAL DIRECTOR OF PLANNING AND DEVELOPMENT, CITY OF PRATTVILLE

THE UNDERSIGNED, AS DIRECTOR OF PLANNING AND DEVELOPMENT FOR OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE AUTAUGA COUNTY, ALABAMA, THE _____ DAY OF _____, 20____

BY: _____
 DIRECTOR OF PLANNING AND DEVELOPMENT
 CITY OF PRATTVILLE, ALABAMA

CERTIFICATE OF APPROVAL AUTAUGA COUNTY ENGINEERING

THE UNDERSIGNED, BEING THE COUNTY ENGINEER OR ACTING ENGINEER OF AUTAUGA COUNTY, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE AUTAUGA COUNTY, ALABAMA, THE _____ DAY OF _____, 20____

BY: _____
 COUNTY ENGINEER
 AUTAUGA COUNTY, ALABAMA

CERTIFICATE OF APPROVAL AUTAUGA COUNTY HEALTH DEPARTMENT

THE UNDERSIGNED, AS AUTHORIZED BY THE AUTAUGA COUNTY HEALTH DEPARTMENT, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE AUTAUGA COUNTY, ALABAMA, THE _____ DAY OF _____, 20____

BY: _____
 AUTAUGA COUNTY HEALTH OFFICER
 AUTAUGA COUNTY HEALTH DEPARTMENT

CERTIFICATE OF APPROVAL PRATTVILLE WATER WORKS BOARD

THE UNDERSIGNED, AS AUTHORIZED BY THE WATER WORKS BOARD OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE AUTAUGA COUNTY, ALABAMA, THE _____ DAY OF _____, 20____

BY: _____
 PRATTVILLE WATER WORKS BOARD
 PRATTVILLE, ALABAMA

CERTIFICATE OF APPROVAL PRATTVILLE FIRE DEPARTMENT

THE UNDERSIGNED, AS AUTHORIZED BY THE FIRE DEPARTMENT OF THE CITY OF PRATTVILLE, ALABAMA, HEREBY ACCEPTS THE WITHIN PLAT FOR RECORDING IN THE PROBATE OFFICE AUTAUGA COUNTY, ALABAMA, THE _____ DAY OF _____, 20____

BY: _____
 PRATTVILLE FIRE DEPARTMENT
 CITY OF PRATTVILLE, ALABAMA

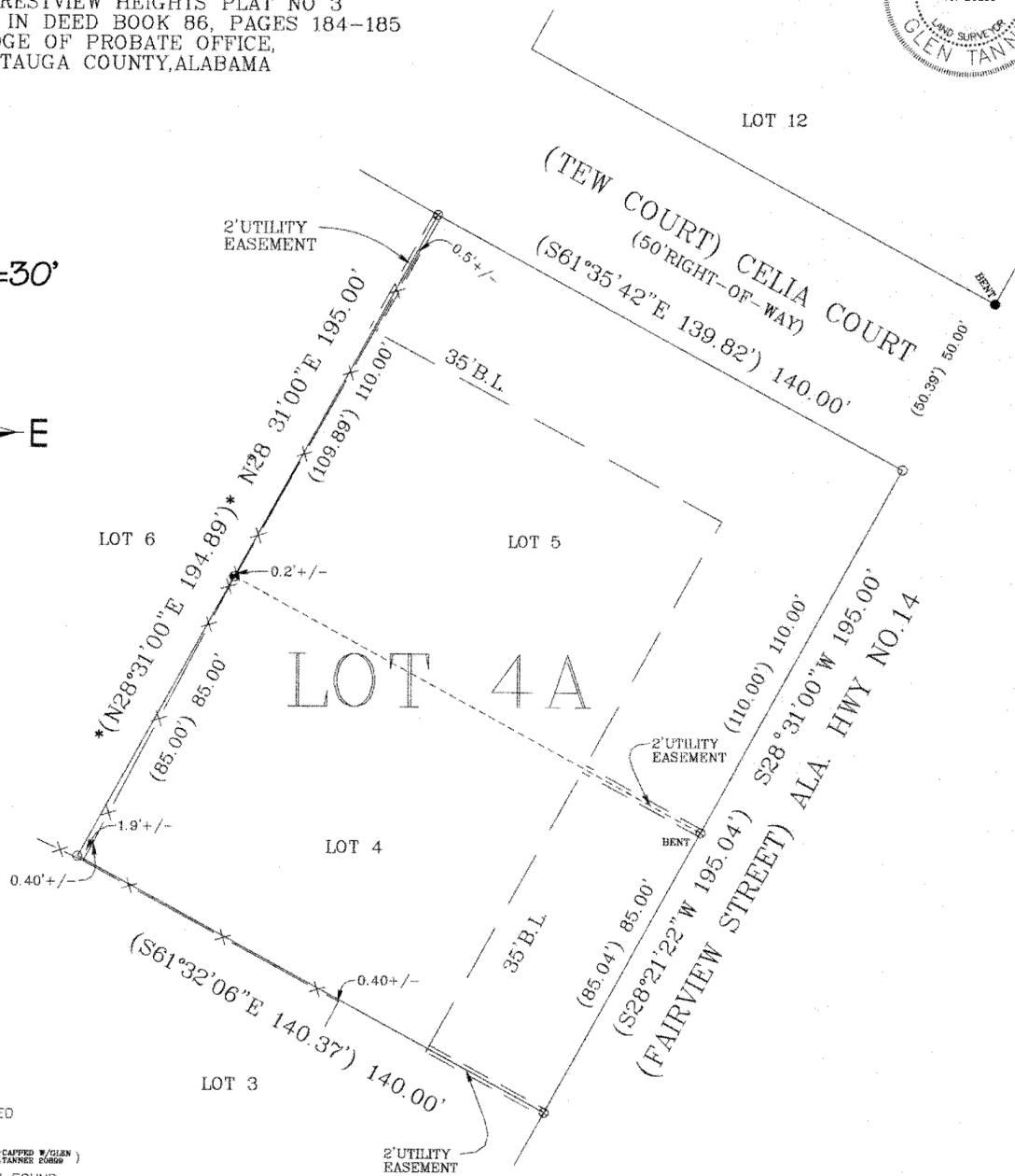
OFFICE OF THE JUDGE OF PROBATE

STATE OF ALABAMA
 AUTAUGA COUNTY

I HEREBY CERTIFY THAT THIS PLAT OR MAP WAS FILED IN THIS OFFICE FOR RECORD THIS THE _____ DAY _____ OF 20____ AT _____ O'CLOCK _____ M AND RECORDED IN BOOK _____ OF PLATS AND MAPS, PAGE _____ RECORDING _____ PAID.

JUDGE OF PROBATE
 AUTAUGA COUNTY, ALABAMA

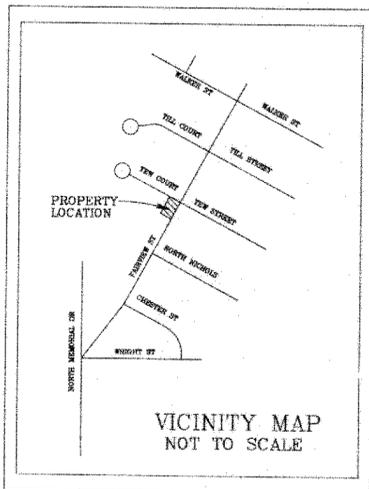
Scale: 1"=30'



LEGEND

- ✕ FENCE LINE
- () FIELD MEASURED
- - - NOT TO SCALE
- SET #5 REBAR (CAPPED BY GLEN TANNER 2006)
- ⊗ 1/2" OPEN IRON FOUND
- ⊙ 1/2" CRIMPED IRON FOUND
- #4 REBAR FOUND
- 3/4" OPEN IRON FOUND
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT

* BEARING TAKEN FROM PLAT *



G T GLEN TANNER LAND SURVEYING
 PHONE: (334) 262-8175
 COOSADA FERRY ROAD
 POST OFFICE BOX 8175
 MONTGOMERY, ALABAMA 36110-0175

SURVEY DRAWN: 06-30-16 FIELD WORK PERFORMED: 09-11-15
 E-MAIL: LANDSURVEYOR8175@AOL.COM
 WWW.GLENTANNERLANDSURVEYING.COM