



**BILL GILLESPIE, JR.**  
MAYOR

## CITY OF PRATTVILLE

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### CITY COUNCIL

**ALBERT C. STRIPLIN**  
PRESIDENT  
DISTRICT 1

**DENISE B. BROWN**  
PRESIDENT PRO TEMPORE  
DISTRICT 3

**MARCUS JACKSON**  
DISTRICT 2

**JERRY STARNES**  
DISTRICT 4

**RICHARD CABLES**  
DISTRICT 5

**ROBERT E. STRICHIK**  
DISTRICT 6

**LORA LEE BOONE**  
DISTRICT 7

## City of Prattville Planning Commission

**The minutes of the April 19, 2018 regular meeting  
of the City of Prattville Planning Commission  
were approved.**

5/17/18

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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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PRESIDENT    PRESIDENT PRO TEMPORE    DISTRICT 2    DISTRICT 4    DISTRICT 5    DISTRICT 6    DISTRICT 7  
DISTRICT 1    DISTRICT 3

### CITY OF PRATTVILLE PLANNING COMMISSION AGENDA April 19, 2018 3:00 p.m.

#### Call to Order:

#### Roll Call:

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

#### Minutes:

March 15, 2018

#### Old Business:

1. Sketch Plan: Glennbrooke Phases 5-10 (Revised) *Tabled 2/15, 3/15*  
Location: Glennbrooke Blvd., Old Ridge Rd., & Sydney Drive *District 3*  
Owner: Stone Martin Builders, LLC  
Representative: Barrett-Simpson, Inc.
2. Final Plat: Akin Holdings Plat 1 *Held 2/15, 3/15*  
Location 1825 East Main Street *District 4*  
Owner: Akin Holding XI Prattville, LLC  
Representative: Gonzalez-Strength & Associates, Inc.

#### New Business:

3. Re-Plat: High Point Town Center 1-B *District 5*  
Location: 2585 Bass Pro Blvd.  
Owner: BVCV High Point, LLC  
Representative: Alabama Land Surveyors, Inc.
4. Re-Plat: Winchester Ridge, Plat 1-B *District 7*  
Replat of Lots 2 and 3, Winchester Ridge, Plat 1  
520 and 522 Weatherby Trail  
Owner: Chad and Heather Guidry  
Representative: Alabama Land Surveyors, Inc.

#### Miscellaneous:

#### Adjourn:

**Planning & Development Department**

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**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**April 19, 2018**

**Call to order:**

Chairman Tim Smith called the meeting to order at 3:01 p.m.

**Roll Call:**

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

***(Quorum present)***

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

**Minutes:**

Mr. Hindman moved to approve the minutes of the March 15, 2018 meeting. Mr. Gardner seconded the motion. The motion passed unanimously.

**Old Business:**

- 1. Sketch Plan: Glennbrooke Phases 5-10 (Revised)**  
**Location: Glennbrooke Blvd., Old Ridge Rd., & Sydney Drive**  
**Owner: Stone Martin Builders, LLC**  
**Representative: Barrett-Simpson, Inc.**

At the previous meeting (March 15), the requested item was held at the petitioner's request.

Mr. Duke stated that Stone Martin believed that the revised sketch plan would be necessary if the most recent rezoning request for Glennbrooke Phase 6 was not approved by the Council. He stated that the R-3 zoning was approved on April 3, 2018 and the revised sketch was no longer necessary.

Mayor Gillespie moved to table the request indefinitely. Councilman Cables seconded the motion.

The vote was called. The motion to table indefinitely passed unanimously.

- 2. Final Plat: Akin Holdings Plat 1**  
**Location 1825 East Main Street**  
**Owner: Akin Holding XI Prattville, LLC**  
**Representative: Gonzalez-Strength & Associates, Inc.**

At the previous meeting (March 15), the requested item was held.

Mr. Duke stated that the petitioner is requesting that the item be held until the next meeting.

Mr. Gardner moved to hold the request. Mrs. Carpenter seconded the motion.

The vote was called. The motion to hold passed unanimously.

**New Business:**

- 3. Re-Plat: High Point Town Center 1-B**  
**Location: 2585 Bass Pro Blvd.**  
**Owner: BVCV High Point, LLC**  
**Representative: Alabama Land Surveyors, Inc.**

James Monk of Alabama Land Surveyors, Inc., petitioner's representative, presented the re-plat of High Point Town Center 1-B. He stated that the petitioner is requesting to extend lot size of Lot 5A for a restaurant.

Mr. Duke provided the staff comments for the High Point Town Center 1-B. He stated the re-plat is needed to adjust the lot lines to accommodate for the proposed restaurant. He stated that Lot 4A will remain a buildable lot after the adjustment. He recommended approval.

After no further discussion, the vote was called. Councilman Cables moved to approve the re-plat of Point Town Center 1-B as submitted. Mr. Gardner seconded the motion.

The motion to approve passed unanimously.

**4. Re-Plat: Winchester Ridge, Plat 1-B  
Replat of Lots 2 and 3, Winchester Ridge, Plat 1  
520 and 522 Weatherby Trail  
Owner: Chad and Heather Guidry  
Representative: Alabama Land Surveyors, Inc.**

James Monk of Alabama Land Surveyors, Inc., petitioner's representative, presented the re-plat of Winchester Ridge, Plat 1-B. He stated that the petitioner is requesting to extend the western line 7 feet to accommodate for the driveway. He stated that Lot 2A will remain a buildable lot at the current zoning requirements.

Mr. Duke recommended approval of the re-plat of Winchester Ridge, Plat 1-B.

After no further discussion, the vote was called. Mrs. Carpenter moved to approve the re-plat of Winchester Ridge, Plat 1-B as submitted. Mr. Gardner seconded the motion.

The motion to approve passed unanimously.

**Miscellaneous Business:**

**5. Proposed Zoning Amendment  
R-3 Zoning District  
Mayor Gillespie**

Mayor Gillespie submitted a proposal to make changes to Section 71, R-3 District of the Zoning Ordinance. He requested that the Commission consider making changes limiting residential uses in the district to Single-Family Detached Dwellings. He requested that a public hearing be set to hear those changes.

The Commission was in agreement to consider hearing the proposed changes. Councilman Cables moved to set a public hearing to here propose changes to Section 71, R-3 District. Mr. Gardner seconded the motion.

After no further comments, the vote was called. The motion to approve passed unanimously.

**6. Work Session-Planning Commission 101**

The Commission adjourned for a work session after the meeting.

*Approved 5/17/18*

**Adjourn:**

The meeting was adjourned at 3:16 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Alisa Morgan". The signature is written in black ink and is contained within a thin black rectangular border.

Alisa Morgan, Secretary  
Prattville Planning Commission

## Attachments

Attachments are available by contacting:

Prattville Planning & Development Department  
102 West Main Street  
Prattville, AL 36067  
334-595-0500