

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

November 16, 2017

Call to order:

Chairman Tim Smith called the meeting to order at 3:03 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, Chief Dallis Johnson, and Mr. Mark Hindman. Absent: Mrs. Paula Carpenter, Mr. Roy McAuley, and Mr. Bobby Nelson.

(Quorum present)

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

Minutes:

Mayor Gillespie moved to approve the minutes of the October 19, 2017 meeting. Commissioner Gardner seconded the motion. The motion passed unanimously.

Old Business:

1. **Zoning Amendment: B-2 (General Business) and R-5 (Patio Garden Homes) to R-4 (Multi Family)**

Location: Heather Drive

Owners: MHL, Inc.

Representative: Kevin Buckner

At the previous meeting (October 19) the requested item was heard. With the petitioner requesting a change to the initial application, the Planning Commission voted to hold the request and appoint a committee to further review. The Committee consisted of Commissioners Smith, Johnson and Carpenter.

Mr. Duke stated that the committee met with the applicant on October 31st. He stated that at the October 19th meeting the petitioner presented a request to rezone property zoned B-2 and R-5 to R-4 for a 55 unit complex for senior apartments. At that time, they asked to modify the request to rezone only the portion zoned R-5 to R-3. He stated that R-3 allows apartment use with approval from the Board of Zoning Adjustment (BZA).

Mayor Gillespie asked who monitors if the property is no longer senior adults use. Mr. Duke explained that the tax credit that the developers acquire to build the project ties them to the land for fifteen years. He also stated that zoning violation could be issued if they did not maintain the zoning requirements.

Kevin Buckner of TBG Residential spoke to clarify the area proposed for rezoning. He stated that they are only requesting to rezone the current R-5 area of the property to R-3 and the proposed zoning would be more ideal to receive a special use from the BZA to ensure that they would build the complex under the board's restrictions.

After no further comments, the vote was called.

Chief Johnson moved to amend the request to rezone only the portion zoned R-5 to R-3. Mr. Gardner seconded the motion.

The motion to amend passed unanimously.

The vote was called. The motion to approve as amended passed by 5/1 vote as recorded. Favor: Councilman Cables, Chairman Smith, Mr. Gardner, Chief Johnson and Mr. Hindman. Oppose: Mayor Gillespie.

2. Sketch Plan: Smith Property

Location: Highway 82 E. at McQueen Smith Road and Highway 31 S.

Owners: Smith Property/H. D. & D. Land Company

Representative: Goodwyn, Mills & Cawood

At the previous meeting (October 19) the requested item was heard. The Planning Commission voted to hold the request and appoint a committee to review the sketch plan. The Committee consisted of Commissioners Smith, Johnson and McAuley.

Mr. Duke stated that the committee met with the applicant on October 31st. He stated that the developer has reviewed the sketch plan for 350 acres with portions being developed far into the future.

Councilman Cables introduced a resolution recommending approval of the sketch plan of Smith Property and moved for its approval. Mr. McAuley seconded the motion.

John Bricken of Goodwyn, Mills & Cawood, petitioner's representative, presented the sketch plan of Smith Property. He stated that they have received comments from the city and they are currently reviewing them and working them out. He also stated that a traffic study is in the works; it will guide short term and long term improvements to the street network within and around the Smith Property.

Mayor Gillespie asked which area is proposed to be developed first and stated his concerns about the impact to the sewer, green space and the city park. Mr. Bricken stated that the area on the north side of the Highway 82 McQueen Smith Road intersection is proposed to be developed first.

Chief Johnson stated that being aware that the development in the area could be 10 years or more, he would like to see future connection to Joyce Street.

Chief Johnson moved to amend the motion to approve contingent that future connection is provided to Joyce Street. Mayor Gillespie seconded the motion.

The motion to amend passed unanimously.

The vote was called. The motion as amended passed unanimously.

New Business:

Chairman Smith changed the order that the agenda items was heard.

3. Zoning Amendment: R-2 (Single Family Residential) to R-3 (Single Family)

Glennbrooke 6

Location: West of Sydney Drive South

Petitioner: Larry & David Avant & Greenacres, LLC

Representative: Barrett-Simpson, Inc.

Blake Rice of Barret-Simpson, Inc., petitioner's representative, presented the rezoning request to rezone the proposed Glennbrooke 6 subdivision from R-2 to R-3. He stated that earlier phases of Glennbrooke are zoned R-3 except for a portion of Phase 1 being zoned R-5.

Mr. Duke provided the staff report stating that basic difference between R-2 and R-3 zoning districts is the lot size requirements. He stated that R-3 allows for apartment use, but only as a use-on-appeal approved by the Board of Zoning Adjustment.

Chairman Smith opened the public hearing.

The following speakers were in attendance and spoke in opposition to the zoning request citing negative impact of traffic, decrease property value, erosion problems and their discontent with connectivity to Riverchase North. Also, there were letters and emails received by the Planning Department of residents' concerns. All are attached and made a part of the minutes.

- Scott Carr, 1601 Trolley Road
- Amee Carr, 1601 Trolley Road
- Tammitha Prince, 1513 Trolley Road
- Joe Robertson, 1608 Trolley Road
- Martin Sweet, 1609 Trolley Road
- Wanda Ellis, 1526 Trolley Road
- Chris Reed, 520 Overton Road
- Len Robertson, 1608 Trolley Road
- Erik Lubinger, 364 Sydney Drive South
- Whtiney Bertsch, 1541 Trolley Road
- Mary Ingram, 543 Overton Road
- Kathleen Litz, 1603 Trolley Road
- Don M. Moser, 1525 Trolley Road
- Jennifer Marquis, 539 Overton Drive
- Darren Segura, 208 Kendrick Way
- Hope Gallant, 1606 Trolley Road

Chief Johnson addressed the public's comments on connectivity. He expounded on the public safety code requirements for connectivity to allow for emergency access and the need for more than one way in and out of a subdivision.

Chairman Smith closed the public hearing.

Mr. Gardner introduced a resolution recommending approval of the rezoning of Glennbrooke 6 subdivision from R-2 to R-3 and moved for its approval. Councilman Cables seconded the motion.

Mr. Gardner moved to hold the request. Mayor Gillespie seconded the motion for discussion.

In an effort to allow the petitioner's representative to address comments, Mr. Gardner withdrew his motion to hold. Mayor Gillespie withdrew his second.

Mr. Rice addressed the public's comments:

- He stated that since the inception of the Glennbrooke development they have been mandated by this Commission to provide connectivity to Riverchase North, which they have complied.
- He stated that the property that is causing erosion is owned by Riverchase North developers.
- He stated that the proposed plat of Glennbrooke 6 provides the connectivity as required for life safety codes.

The vote was called. The motion to recommend approval failed by 2/4 vote as recorded. Favor: Chief Johnson and Mr. Hindman. Oppose: Chairman Smith, Mr. Gardner, Mayor Gillespie, and Councilman Cables.

Chairman Smith called a recess at 4:48 p.m. The meeting was called back to order with all previously recorded members present.

5. Sketch Plan: Glennbrooke Phases 5-10 (Revised)

Location: Glennbrooke Blvd., Od Ridge Rd., & Fairview Ave.

Owner: Stone Martin Builders, LLC

Representative: Barrett-Simpson, LLC

Mr. Hindman introduced a resolution recommending approval of the sketch plan of Glennbrooke Phases 5-10 as revised. Mr. Gardner seconded the motion.

Mr. Duke provided the staff report for the revised sketch plan of Glennbrooke Phases 5-10 stating that the lots and Trolley Road extension were previously approved in early sketch plans for Riverchase North subdivision. He stated that the stub to the north has always been a part of Riverchase North.

Blake Rice of Barrett-Simpson, LLC, petitioner's representative, presented the revised sketch plan for Glennbrooke Phases 5-10. He asked the Commission about the issues with the rezoning of Glennbrooke 6 being that it is part of the revised sketch but was not recommended for rezoning.

Chairman Smith stated that connecting Glennbrooke and Riverchase North was the main issue with the rezoning request presented.

Mayor Gillespie moved to hold the request and send to committee for further review. Councilman Cables seconded the motion.

The motion to hold passed unanimously.

Chairman Smith along with Mr. Gardner and Chief Johnson were appointed to the committee to review the revised Sketch Plan of Glennbrooke Phases 5-10.

4. Sketch Plan: Walker Property

Location: Golson Road at Golson Place Blvd.

Owners: Southern Lands, LLC

Representative: Flowers & White Engineering, LLC

Mr. Gardner introduced a resolution recommending approval of the sketch plan of Walker Property and moved for its approval. Councilman Cables seconded the motion.

Mr. Duke provided the staff report for the sketch plan of Walker Property. He stated that the property Golson Place, Plat 1A is part of the Noland Falls Subdivision. He stated that the property platted in 2008 was in foreclosure, and no lots were sold. The property is no longer in foreclosure, and the petitioner is requesting to vacate this plat and street. He explained that vacating this plat will take away public dedication of the road and eliminate the lot lines on the plat. He stated that the complete process will require City Council approval.

Dale Walker, petitioner, presented the sketch plan of Walker Property. He stated that the proposed plat is comprised of about 400 acres of which 48 acres is platted in the Golson Place, Plat 1A. He stated that there will be no new roads and the number of lots will be reduced.

Chief Johnson asked about the plans for the private road (Golson Place Blvd.) connection to Copper Ridge and water main access to. Mr. Walker stated that an access easement can be provided.

The vote was called. The motion to approve passed by a 4/2 vote as recorded. Favor: Mr. Hindman, Mr. Gardner, Councilman Cables and Chairman Smith. Oppose: Mayor Gillespie and Chief Johnson.

6. Sketch Plan: Prattville Retail

Location 1825 East Main Street

Owner: Akin Holding XI Prattville, LLC

Representative: Gonzalez-Strength & Associates, Inc.

Chief Johnson introduced a resolution recommending approval of the sketch plan of Prattville Retail and moved for its approval. Mr. Gardner seconded the motion.

Jon Rasmussen of Gonzalez-Strength & Associates, Inc., petitioner's representative, presented the sketch plan of Prattville Retail. He stated that the existing structure will be demolished and will add two retail buildings. He stated that the connection to McQueen Smith will not be used as the main access. The main access will be from Cobbs Ford Road.

Mr. Duke provided the staff report for the sketch plan of Prattville Retail. He recommended approval.

The vote was called. The motion passed unanimously.

7. Final Plat: Glennbrooke Plat 5-B

Location: Tullahoma Drive & Charleston Drive

Owner: Stone Martin Builders, LLC

Representative: Barrett-Simpson, LLC

Mr. Gardner moved to hold the final plat of Glennbrooke Plat 5-B at the petitioner's request. Chief Johnson seconded the motion.

The motion to hold passed unanimously.

Miscellaneous Business:

Adjourn:

The meeting was adjourned at 5:41 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission