



BILL GILLESPIE, JR.
MAYOR

CITY OF PRATTVILLE

CITY COUNCIL

ALBERT C. STRIPLIN DENISE B. BROWN MARCUS JACKSON JERRY STARNES RICHARD CABLES ROBERT E. STRICHIK LORA LEE BOONE
PRESIDENT PRESIDENT PRO TEMPORE DISTRICT 2 DISTRICT 4 DISTRICT 5 DISTRICT 6 DISTRICT 7
DISTRICT 1 DISTRICT 3

City of Prattville Planning Commission

**The minutes of the March 15, 2018 regular meeting
of the City of Prattville Planning Commission
were approved.**

4/19/18

Tim Smith, Chairman

Date

Planning & Development Department

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



BILL GILLESPIE, JR.
MAYOR

CITY OF PRATTVILLE

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
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**CITY OF PRATTVILLE
PLANNING COMMISSION
AGENDA
March 15, 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:

February 15, 2018

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. | <i>Tabled 2/15
District 3</i> |
| 2. Final Plat: Akin Holdings Plat 1
Location 1825 East Main Street
Owner: Akin Holding XI Prattville, LLC
Representative: Gonzalez-Strength & Associates, Inc. | <i>Held 2/15
District 4</i> |
| 3. Final Plat: Oaks at Buena Vista 7-A
Location: Buena Vista Way & Old Mill Way
Owner: Oaks of Buena Vista, LLC
Representative: Larry Speaks & Associates, Inc. | <i>Held 2/15
District 7</i> |

New Business:

- | | |
|--|--|
| 4. Zoning Amendment: FAR (Forest, Agricultural, Recreation) to B-2 (General Business) and FAR (Forest, Agricultural, Recreation) to R-3 (Single Family Residential) HD & D Land Company Mixed Use
Location: Highway 82 at Highway 31 & McQueen Smith Road
Petitioner: HD & D Land Company
Representative: Goodwyn, Mills & Cawood | <i>Public Hearing
Districts 5, 7</i> |
| 5. Final Plat: Ridge at Pratt Farms 1-C
Location: Benjamin Way & Alison Drive
Owner: SMB Land, LLC
Representative: Barrett-Simpson, LLC | <i>District 5</i> |

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

March 15, 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, Chief Dallis Johnson, Mrs. Paula Carpenter, Mr. Mark Hindman and Mr. Roy McAuley. Absent: Mr. Bobby Nelson.

(Quorum present)

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

Minutes:

Mr. McAuley moved to approve the minutes of the February 15, 2018 meeting. Councilman Cables 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 (February 15), the requested item was held and a committee was appointed to review the sketch plan.

Mr. Duke stated that the Commission sub-committee had an opportunity to meet with the Council Street Committee on March 1. The two committees agreed that the proposed realignment of Old Ridge Road was in the community's best interest, and agreed to continue negotiating with Stone Martin Builders. He also 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 on April 3, 2018. He stated that the petitioner is requesting that the item be held until the next meeting.

Chief Johnson moved to hold the request. Mr. Gardner seconded the motion.

The vote was called. The motion to hold 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 (February 15), the requested item was held.

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

Mr. McAuley moved to hold the request. Mr. Gardner seconded the motion.

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

- 3. Final Plat: Oaks at Buena Vista 7-A**
Location: Buena Vista Way & Old Mill Way
Owner: Oaks of Buena Vista, LLC
Representative: Larry Speaks & Associates, Inc.

The requested item was held at the February 15 meeting for not being substantially complete.

Greg Gillian of Larry Speaks & Associates, Inc., petitioner's representative, presented the final plat of Oaks of Buena Vista 7-A. He stated that they are 99% complete.

Mr. Duke provided the staff comments for the final plat of Oaks of Buena Vista 7-A. He stated the development is substantially complete. He recommended approval.

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

New Business:

- 4. Zoning Amendment: FAR (Forest, Agricultural, Recreation) to B-2 (General Business) and FAR (Forest, Agricultural, Recreation) to R-3 (Single Family Residential)**
H D & D Land Company Mixed Use
Location: Highway 82 at Highway 31 & McQueen Smith Road
Petitioner: H D & D Land Company
Representative: Goodwyn, Mills & Cawood

Derril Strickland of Goodwyn, Mills & Cawood, petitioner's representative, introduced the zoning request of H D & D Land Company. He stated that the proposed zoning request is in compliance with the sketch plan approved November 16, 2017.

Mr. Duke explained the proposed zoning district classifications.

Chairman Smith opened the floor for public comments. The following property owners spoke with concerns how the proposed residential and business districts would impact traffic, the existing neighborhood, schools and water and sewer. They were also interested in the widening of McQueen Smith Road and other infrastructure needed to accommodate additional traffic.

Richard Harrison, 121 Irma Lane
Mike Vaughn, 1420 S. Memorial Drive
Marriane Berry, 1822 Jenny Drive
Jon Lee Finnegan, 211 Deer Trace
Roger Parks, 920 Running Brook Drive
Susan Clark, 1817 Jenny Drive

Mayor Gillespie addressed the public's comments speaking on the needs of connectivity on Highway 82, future improvements to McQueen Smith Road, and continuous improvements to sewer and water management.

Comments were received by email and are made a part of the minutes.

After no further comments, the public hearing was closed.

Mr. Duke provided the staff comments stating that the petitioners are requesting to rezone approximately 53% of the area contained in their approved sketch plan. The petition includes two parcels proposed for B-2, General Business. The first B-2 parcel covers 16.72 acres. The second B-2 parcel encompasses 42.31 acres. He stated that a little more than half of the second parcel is encumbered by the Pine Creek floodplain and is likely to remain undeveloped. The petition requests that the remaining 117.28 acres be zoned R-3, Single-Family Residential. He stated that the zoning classifications requested by the petitioner allow uses that are consistent with the adopted 2010

Future Land Use maps and plan. He stated that the amount of commercial space is both limited in scope and scaled for a neighborhood rather than the larger trade area.

Mr. Gardner introduced a resolution recommending approval of the rezoning of H D & D Land Company Mixed Use from FAR to B-2 and R-3 and moved for its approval. Mr. McAuley seconded the motion.

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

5. Final Plat: Ridge at Pratt Farms 1-C
Location: Benjamin Way & Alison Drive
Owner: SMB Land, LLC
Representative: Barrett-Simpson, LLC

Mrs. Carpenter introduced a resolution recommending the approval of the final plat of Ridge at Pratt Farms 1-C and moved for its approval. Chief Johnson seconded the motion.

Jay Conner of Barrett-Simpson, LLC, petitioner's representative, presented the 38 lot final plat of Ridge at Pratt Farms Plat 1-C.

Mr. Duke provided the staff comments. He stated that the development is substantially complete.

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

Miscellaneous Business:

Mr. Duke mentioned the need for a work session for the commissioners.

Adjourn:

The meeting was adjourned at 4:22 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

RESOLUTION

Final Plat

The Oaks of Buena Vista Plat 7A

February 15, 2018

Whereas, The Oaks of Buena Vista, LLC, is the owner of The Oaks of Buena Vista Plat 7A; and
Whereas, the proposed development is located inside the city limits off Old Mill Way & Buena Vista Way; and
Whereas, the sketch plan for the proposed development was approved January 5, 2006; and
Whereas, a revised sketch plan for the proposed development was approved on March 20, 2014; and
Whereas, a preliminary plat for the proposed development was approved on June 15, 2017; 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 7A.

Approved:



Tim Smith, Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.
3/15/18**

RESOLUTION

'Zoning Request from FAR to B-2 and R-3

H D & D Land Company Mixed Use

H D & D Land Company, Petitioner

March 15, 2018

Whereas, H D & D Land Company has submitted a request to zone the property in Attachment A; and

Whereas, the subject property is located inside of the city limits at Highway 82 at Highway 31 & McQueen Smith Road; and

Whereas, the petitioner wishes to zone the property from FAR, Forest, Agricultural and Recreation to B-2, General Business and R-3, Single Family Residential; and

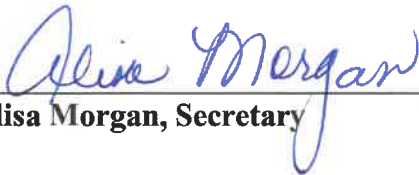
Whereas, a public hearing on the proposed zoning was held by the Prattville Planning Commission on March 15, 2018.

Now, Therefore, Be it Resolved, that the City of Prattville Planning Commission hereby recommends the zoning of said property from FAR to B-2 and R-3.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

The motion to approve passed unanimously.
3/15/18

Attachment A
Legal Description

H D & D Land Company Mixed Use

Parcel A: BEGIN AT A FOUND IRON PIN (#14721) LYING AT THE INTERSECTION OF THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO JOHN W. GILLIAN AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 2013 AT PAGE 8657, WITH THE WEST RIGHT OF WAY OF U.S. HIGHWAY 31 (ROW VARIES); THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 49°10'07" E, 1428.95 FEET TO A FOUND CONCRETE MONUMENT LYING AT A POINT OF RIGHT OF WAY FLARE; THENCE RUN ALONG SAID RIGHT OF WAY FLARE, S 12°02'21" W, 262.73 FEET TO A FOUND CONCRETE MONUMENT LYING AT THE END OF SAID FLARE ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 82 (ROW VARIES); THENCE RUN ALONG SAID NORTH RIGHT OF WAY, S 85°47'09" W, 316.28 FEET TO A FOUND CONCRETE MONUMENT AT A POINT OF RIGHT OF WAY FLARE; THENCE RUN S 40°31'52" W, 159.10 FEET TO SET 1/2" REBAR (GMC CAP CA00156) LYING ON SAID NORTH RIGHT OF WAY; THENCE RUN ALONG SAID NORTH RIGHT OF WAY, S 85°47'09" W, 536.72 FEET TO A SET 1/2" REBAR (GMC CAP CA 00156) LYING AT THE INTERSECTION OF SAID NORTH RIGHT OF WAY WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 23, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA; THENCE RUN ALONG SAID SOUTH LINE, S 89°30'30" W, 1020.00 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER AND BEING THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO G. P. WALTHALL, JR. AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA IN DEED BOOK 172 AT PAGE 438; THENCE LEAVE SAID SOUTH LINE AND RUN ALONG THE WEST LINE OF SAID SECTION 23, N 00°57'57" E, 668.09 FEET TO A SET 1/2" REBAR (GMC CAP CA00156) LYING AT THE SOUTHEAST CORNER OF PARCEL B, ACCORDING TO THE MAP OF DAVIS PROPERTY PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA IN MAP BOOK 3 AT PAGE 262; THENCE RUN ALONG THE EAST LINE OF SAID PARCEL B, N 39°15'20" E, 501.99 FEET TO A FOUND 1" SQUARE ROD LYING AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED PARCEL OF LAND AS CONVEYED TO JOHN W. GILLIAN; THENCE RUN ALONG SAID SOUTH LINE, S 50°17'37" E, 287.71 FEET TO A FOUND 1" SQUARE ROD LYING AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE RUN ALONG THE EAST LINE OF SAID PARCEL, N 39°25'40" E, 661.18 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTHWEST QUARTER OF SECTION 23, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA, AND CONTAINS 42.306 ACRES (1,842,846 S.F.), MORE OR LESS.

Parcel B-1: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA WITH THE WEST RIGHT OF WAY OF AUTAUGA COUNTY ROAD NO. 75 (MCQUEEN SMITH ROAD), SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF PRATTVILLE, ALABAMA, INC. AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 34 AT PAGE 408; THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 00°31'32" E, 1079.86 FEET TO A FOUND PK NAIL LYING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF PROPERTY AS CONVEYED TO THE AUTAUGA COUNTY BOARD OF EDUCATION AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 443 AT PAGE 325 (EXHIBIT B – PAGE 329); THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY, S 01°08'59" E, 75.01 FEET TO A POINT LYING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF SAID PARCEL WITH THE AFOREMENTIONED WEST RIGHT OF WAY; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY, S 01°08'59" E, 550.54 FEET TO A POINT LYING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE AUTAUGA COUNTY BOARD OF EDUCATION AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 443 AT PAGE 325 (EXHIBIT A – PAGE 328); THENCE CONTINUE ALONG SAID RIGHT OF WAY, S 01°08'59" E, 65.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID WEST RIGHT OF WAY, S 01°08'59" E, 874.61 FEET TO A POINT, THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY, S 01°08'59" E, 858.59 FEET TO A POINT; THENCE LEAVING SAID WEST RIGHT OF WAY, RUN S

89°02'32" W, 250.00 FEET TO A POINT; THENCE RUN S 01°07'53" E, 250.00 FEET TO A POINT; THENCE RUN S 89°02'32" W, 410.00 FEET TO A POINT; THENCE RUN S 00°16'54" W, 1098.49 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 82 (ROW VARIES); THENCE RUN ALONG SAID NORTH RIGHT OF WAY, S 73°56'47" W, 1108.35 FEET TO A FOUND CONCRETE MONUMENT (BROKEN) AT A POINT OF RIGHT OF WAY CHANGE; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY, N 53°37'58" W, 26.49 FEET TO A FOUND CONCRETE MONUMENT (BROKEN); THENCE CONTINUE ALONG SAID RIGHT OF WAY, S 82°53'00" W, 158.01 FEET TO A FOUND CONCRETE RIGHT OF WAY MONUMENT LYING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE STATE OF ALABAMA AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 381 AT PAGE 124; THENCE LEAVE SAID RIGHT OF WAY AND RUN ALONG THE EAST LINE OF SAID PARCEL, N 40°46'00" E, 255.81 FEET TO A FOUND 2" OPEN TOP IRON (BENT); THENCE RUN ALONG THE NORTH LINE OF SAID PARCEL, N 49°18'29" W, 599.62 FEET TO A FOUND CONCRETE RIGHT OF WAY MONUMENT; THENCE RUN ALONG THE WEST LINE OF SAID PARCEL, S 40°44'15" W, 593.99 FEET TO A FOUND CONCRETE RIGHT OF WAY MONUMENT LYING ON THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 31 (ROW VARIES); THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY, N 49°33'56" W, 221.04 FEET TO A FOUND CONCRETE RIGHT OF WAY MONUMENT AT A POINT OF RIGHT OF WAY CHANGE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 03°33'52" E, 50.00 FEET TO A SET 1/2" REBAR (GMC CAP CA00156); THENCE CONTINUE ALONG SAID RIGHT OF WAY, N 49°33'56" W, 318.82 FEET TO A SET 1/2" REBAR (GMC CAP CA00156) LYING AT A POINT OF INTERSECTION OF SAID EASTERLY RIGHT OF WAY WITH THE EAST LINE SOUTHEAST CORNER OF LOT 1, ACCORDING TO THE MAP OF HERITAGE SOUTH PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN MAP BOOK 3 AT PAGE 258; THENCE LEAVE SAID EASTERLY RIGHT OF WAY AND RUN ALONG THE EAST LINE OF SAID LOT 1, N 20°32'36" E, 343.19 FEET TO A FOUND 1/2" OPEN TOP IRON LYING AT THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 8, BLOCK 17, ACCORDING TO THE MAP OF OVERLOOK ESTATES PLAT NO. 9, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN MAP BOOK 3 AT PAGE 15; THENCE RUN ALONG THE EAST LINE OF SAID PLAT 9, N 20°46'26" E, 661.50 FEET TO A SET 1/2" REBAR (GMC CAP CA00156) LYING ON THE SOUTH LINE OF LOT 18, BLOCK 17, ACCORDING TO THE MAP OF OVERLOOK ESTATES PLAT NO. 12, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN MAP BOOK 3 AT PAGE 53; THENCE RUN ALONG THE SOUTH LINE OF SAID PLAT, S 88°52'21" E, 629.33 FEET TO A POINT; THENCE RUN N 59°51'59" E, 212.57 FEET TO A POINT; THENCE RUN N 06°14'45" E, 110.19 FEET TO A POINT LYING ON THE SOUTH LINE OF LOT 40, BLOCK 17, OF SAID PLAT NO. 12; THENCE RUN ALONG THE SOUTH LINE OF SAID PLAT, N 87°24'17" E, 268.60 FEET TO A FOUND 1" CRIMP TOP IRON LYING AT THE SOUTHEAST CORNER OF LOT 43, BLOCK 17, OF SAID PLAT NO. 12; THENCE RUN ALONG THE EAST LINE OF SAID LOT, N 00°28'50" W, 503.81 FEET TO A FOUND 2" OPEN TOP LYING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 24, OF SAID PLAT NO. 12; THENCE RUN N 00°10'14" W, 306.44 FEET TO A SET 1/2" REBAR (GMC CAP CA00156) LYING AT THE SOUTHWEST CORNER OF LOT 13, BLOCK 24, ACCORDING TO THE MAP OF OVERLOOK ESTATES PLAT NO. 15, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN MAP BOOK 3 AT PAGE 113; THENCE RUN ALONG THE SOUTH LINE OF SAID PLAT NO. 15, N 88°00'05" E, 482.20 FEET TO A SET 1/2" REBAR (GMC CAP CA00156) LYING AT THE SOUTHEAST CORNER OF LOT 18, BLOCK 24, OF SAID PLAT NO. 15; THENCE CONTINUE N 88°00'05" E, 164.04 FEET TO A FOUND 1" OPEN TOP IRON PIN LYING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO BRIAN W. AND EVONNE J. TATE AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 2004 AT PAGE 10520, SAID POINT ALSO LYING IN A DITCH BEING THE SOUTH BOUNDARY OF THE AFOREMENTIONED PARCEL OF LAND AS CONVEYED TO THE CITY OF PRATTVILLE FOR PRATTVILLE EAST PARK; THENCE RUN ALONG THE CENTERLINE OF SAID DITCH S 54°51'08" E, 46.11 FEET, MORE OR LESS, TO A POINT; THENCE S 66°37'09" E, 59.18 FEET, MORE OR LESS, TO A POINT; THENCE S 60°41'40" E, 52.52 FEET, MORE OR LESS, TO A POINT; THENCE S 75°13'29" E, 69.01 FEET, MORE OR LESS, TO A POINT; THENCE N 80°30'10" E, 106.50 FEET, MORE OR LESS, TO A POINT; THENCE N 73°12'16" E, 177.64 FEET, MORE OR LESS, TO A POINT; THENCE N 59°36'52" E, 57.17 FEET; MORE OR LESS, TO A POINT LYING ON THE CENTERLINE OF AN EXISTING CREEK ; THENCE LEAVE SAID DITCH CENTERLINE AND RUN ALONG THE MEANDERINGS OF SAID CREEK N 38°49'47" W, 149.38 FEET, MORE OR LESS, TO A POINT; THENCE 30°58'46" W, 92.80 FEET, MORE OR LESS, TO A POINT; THENCE N 21°38'33" W, 71.34 FEET, MORE OR LESS, TO A POINT; THENCE N 07°52'55" W, 49.65 FEET, MORE OR LESS, TO A POINT; THENCE N 00°29'02" W, 75.06 FEET, MORE OR LESS, TO A POINT; THENCE N 04°21'16" E, 41.21 FEET, MORE OR LESS, TO A POINT; THENCE N 12°01'49" E, 31.81 FEET, MORE OR LESS, TO A POINT; THENCE N 18°12'02" E, 38.49 FEET, MORE OR LESS, TO A POINT; THENCE N 26°31'55" E, 33.30 FEET, MORE OR LESS, TO A POINT; THENCE N 37°46'05" E, 13.46 FEET, MORE OR LESS, TO A POINT; THENCE LEAVE SAID EXISTING CREEK CENTERLINE AND RUN N 89°40'01" W, 300.77 FEET TO A FOUND 5/8"

REBAR (BENT) LYING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE AUTAUGA COUNTY WESTERN ELMORE ARC AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 565 AT PAGE 273; THENCE RUN ALONG THE EAST LINE OF SAID PARCEL, N 00°30'40" W, 333.24 FEET TO A FOUND 5/8" REBAR WITH CAP LYING AT THE NORTHEAST CORNER OF SAID PARCEL AND ALSO LYING ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE AUTAUGA COUNTY BOARD OF EDUCATION AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA IN RLPY 443 AT PAGE 325; THENCE RUN ALONG SAID SOUTH LINE, N 89°29'53" E, 811.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTH HALF OF SECTION 23 AND THE SOUTHEAST QUARTER OF SECTION 14, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA, AND CONTAINS 113.18 ACRES (4,930,125 S.F.), MORE OR LESS.

Parcel B-2: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA WITH THE WEST RIGHT OF WAY OF AUTAUGA COUNTY ROAD NO. 75 (MCQUEEN SMITH ROAD), SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF PRATTVILLE, ALABAMA, INC. AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 34 AT PAGE 408; THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 00°31'32" E, 1079.86 FEET TO A FOUND PK NAIL LYING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF PROPERTY AS CONVEYED TO THE AUTAUGA COUNTY BOARD OF EDUCATION AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 443 AT PAGE 325 (EXHIBIT B – PAGE 329); THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY, S 01°08'59" E, 2423.75 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY, S 01°08'59" E, 581.96 FEET TO A FOUND CONCRETE MONUMENT (BROKEN); THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY, S 01°15'22" E, 441.43 FEET TO A FOUND CONCRETE MONUMENT (BROKEN) LYING AT THE BEGINNING OF A RIGHT OF WAY FLARE; THENCE RUN ALONG SAID RIGHT OF WAY FLARE, S 39°14'27" W, 236.48 FEET TO A FOUND CONCRETE MONUMENT (BROKEN) LYING ON THE NORTH RIGHT OF WAY OF U.S. HIGHWAY 82 (ROW VARIES); THENCE RUN ALONG SAID NORTH RIGHT OF WAY, S 73°56'47" W, 553.73 FEET TO A POINT; THENCE LEAVING SAID NORTH RIGHT OF WAY, RUN N 00°16'54" E, 1098.49 FEET TO A POINT; THENCE RUN N 89°02'32" E, 410.00 FEET TO A POINT; THENCE RUN 01°07'53" W, 250.00 FEET TO A POINT; THENCE RUN N 89°02'32" E, 250.00 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE NORTHEAST QUARTER OF SECTION 23, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA, AND CONTAINS 16.72 ACRES (728,428 S.F.), MORE OR LESS.

Parcel B-3: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA WITH THE WEST RIGHT OF WAY OF AUTAUGA COUNTY ROAD NO. 75 (McQUEEN SMITH ROAD), SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF PRATTVILLE, ALABAMA, INC. AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 34 AT PAGE 408; THENCE RUN ALONG SAID WEST RIGHT OF WAY, S 00°31'32" E, 1079.86 FEET TO A FOUND PK NAIL LYING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF PROPERTY AS CONVEYED TO THE AUTAUGA COUNTY BOARD OF EDUCATION AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 443 AT PAGE 325 (EXHIBIT B – PAGE 329); THENCE CONTINUE ALONG SAID WEST RIGHT OF WAY, S 01°08'59" E, 75.01 FEET TO A POINT LYING AT THE INTERSECTION OF THE SOUTHEAST CORNER OF SAID PARCEL WITH THE AFOREMENTIONED WEST RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID WEST RIGHT OF WAY, S 01°08'59" E, 550.54 FEET TO A POINT LYING AT THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE AUTAUGA COUNTY BOARD OF EDUCATION AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 443 AT PAGE 325 (EXHIBIT A – PAGE 328); THENCE LEAVE SAID WEST RIGHT OF WAY AND RUN ALONG THE NORTH LINE OF SAID PARCEL (EXHIBIT A), S 89°29'53" W, 325.02 FEET TO A POINT LYING AT THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO THE AUTAUGA COUNTY BOARD OF EDUCATION AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF AUTAUGA COUNTY, ALABAMA, IN RLPY 413 AT PAGE 311; THENCE RUN ALONG THE EAST LINE OF SAID PARCEL, N 01°08'59" W, 550.54 FEET TO A POINT; THENCE RUN N 89°29'53" E, 325.02 FEET TO THE POINT OF BEGINNING. SAID DESCRIBED PARCEL LYING AND BEING SITUATED IN THE SOUTHEAST

QUARTER OF SECTION 14, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA, AND CONTAINS 4.108 ACRES (178925 S.F.), MORE OR LESS.

RESOLUTION

Final Plat

Ridge at Pratt Farms-Phase 1-C

March 15, 2018

Whereas, SMB Lands, LLC is the developer of Ridge at Pratt Farms Phase 1-C; and

Whereas, the property is located at Benjamin Way and Alison Drive; and

Whereas, the proposed development is located in the city limits and zoned R-3; and

Whereas, the sketch plan formerly known as Patriot Farms was approved as revised (1500019-2) on December 17, 2015; and

Whereas, a preliminary plat for the proposed final plat was approved on September 15, 2016; and

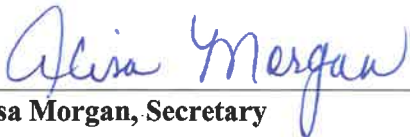
Whereas, the required city departments have reviewed and commented on the proposed final plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby gives its favorable review of the submitted final plat of Ridge at Pratt Farms Phase 1-C.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.
3/15/18**

Attachments

Attachments are available by contacting:

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