



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. STRICHAK DISTRICT 6	LORA LEE BOONE DISTRICT 7
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City of Prattville Planning Commission

The minutes of the October 19, 2017 regular meeting of the City of Prattville Planning Commission were approved.

11/16/17

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 COUNCIL

ALBERT C. STRIPLIN DENISE B. BROWN MARCUS JACKSON JERRY STARNES RICHARD CABLES ROBERT E. STRICHAK 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 AGENDA

October 19, 2017

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:

September 21, 2017 and September 26, 2017

Old Business:

None

New 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
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
3. Final Plat: Ridge at Pratt Farms 1-B
Location : Old Ridge Road and Benjamin Way
Owners: Stone Mountain Builders
Representative: Barrett-Simpson, LLC

***Public Hearing
District 5***

District 7

District 3

Miscellaneous:

Adjourn:

Planning & Development Department

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**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES**

October 19, 2017

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, Chief Dallis Johnson, Mrs. Paula Carpenter, Mr. Roy McAuley, and Mr. Bobby Nelson. Absent: Vice-Chairman Reuben Gardner and Mr. Mark Hindman.

(Quorum present)

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

Minutes:

Chief Johnson moved to approve the minutes of the September 21, 2017 and September 26, 2017 meetings. Councilman Cables seconded the motion. The motion passed unanimously.

Old Business:

There was no old business for discussion.

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

New Business:

- 1. Final Plat: Ridge at Pratt Farms 1-B**
Location: Old Ridge Road and Benjamin Way
Owners: Stone Mountain Builders
Representative: Barrett-Simpson, LLC

Blake Rice of Barrett-Simpson, LLC, petitioner's representative, presented the final plat of Ridge at Pratt Farms 1-B. He stated that everything is complete; they are waiting for power installation for sewer testing.

Mr. Duke presented the provided the staff report for final plat of Ridge at Pratt Farms 1-B. He stated that the subdivision is substantially complete in accordance with the Commission's requirements.

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

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

- 2. 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

Mr. Duke introduced the request for zoning amendment for the property located on Heather Drive. He stated that the petitioner was requesting to rezone seven acres from split zone of B-2, General Business and R-5, Patio Garden Homes to R-4, Multi Family. He stated that a similar request was made in 2014 and was withdrawn by the petitioner prior to Planning Commission's action.

Brad Smith of TBG Residential, petitioner's representative, presented the rezoning request for property located on Heather Drive. He stated that they initially request to rezone the property to R-4 to build multi-family units for a senior adult residence complex, but, after consideration of the public's interest, they are now proposing to rezone the R-5 portion of the property to R-3. He stated that they held a charrette with the residents of Pecan Ridge to inform them of their development plans and try answer questions and to dispel any rumors of the type of complex they were pursuing. He stated that zoning the property to R-3 would require them to obtain a special use from the Board of Zoning Adjustment, but the zoning would remain basically single family residential and allow them to build the complex under the board's restrictions. He read a letter from Ms. Jeanette, an adjacent property owner who could not attend the meeting.

Chairman Smith opened the public hearing.

Eleanor Ballow, 814 Dee Drive, spoke in favor of the rezoning to build complex for senior adult apartments as proposed. She stated that she hopes additional sidewalk for pedestrian will be implemented.

Mayor Gillespie addressed Ms. Ballow's comment stating that there is no specific zoning to enforce senior adult apartments in multi-family zoning.

Alicia Crum, spoke in favor of the proposal for senior adult housing. She spoke on the need of senior adult homes now and in the future. She stated that in her profession she assists clients to transition from nursing homes and rehabilitation homes to independent living and often run into difficulty because of lack of availability.

Jon Lee Finnegan, 211 Deer Trace, inquired about R-3 zoning and which area of the property proposed for rezoning. Chairman Smith explained that R-3 zoning is used single family residential and allows for multi-family use as permitted for approval by the Board of Zoning Adjustment.

Kevin Buckner of TBG Residential spoke to clarify the area proposed for rezoning. He stated that the initial request was to rezone approximately seven acres of the mixed zone property to R-4. Since their submission they are only requesting to rezone the current R-5 area of the property to R-3 which encompasses portions of Lots 2 and 3.

After no further comments, the hearing for public comments was closed.

Mr. McAuley introduced a resolution recommending approval of the zoning amendment to rezone Heather Drive (Grand Haven) from B-2 and R-5 to R-4 and moved for its approval. Mrs. Carpenter seconded the motion.

With the petitioner's request to change what was initially presented, Mr. McAuley moved to hold and appoint a committee for further review. Councilman Cables seconded the motion.

The motion to hold and have committee review passed unanimously.

Chairman Smith along with Mrs. Carpenter and Chief Johnson were appointed to the Grand Haven Zoning Committee.

3. 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

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.

Councilman Cables asked the Mayor about the widening of McQueen Smith Road. Mayor Gillespie stated that the widening of McQueen Smith Road is needed but the funding is not available at this time.

Mr. McAuley moved to hold and appoint a committee for further review. Chief Johnson seconded the motion.

The motion to hold and have committee review passed unanimously.

Chairman Smith along with Mr. McAuley and Chief Johnson were appointed to the Smith Property Sketch Plan Committee.

Miscellaneous Business:

Adjourn:

The meeting was adjourned at 3:41 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Alisa Morgan".

Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission
Sign-In Sheet
10/19/17
3:00 p.m.

Name	Address
1. Eleanor Ballou	814 Dee Drive
2. Alicia Crum	1245 Co Rd 85 36447
3. Jon Lee Finnegan	211 Dees Trace ST
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RESOLUTION

Final Plat

Ridge at Pratt Farms-Phase 1-B

October 19, 2017

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

Whereas, the property is located at Old Ridge Road and Benjamin Way; and

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

Whereas, the sketch plan formally 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

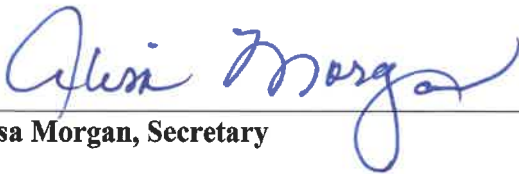
Whereas, the required city departments have reviewed and commented on the proposed final plat.

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-B.

APPROVED:



Tim Smith, Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.
10/19/17**



Timothy W. Simpson, P.E., P.L.S.
President
George W. Barrett, P.L.S.
Vice President

Eddie A. Eubanks, P.L.S.
Survey Manager
Christopher M. Rogers, P.E.
Engineering Manager

Phillip L. Pate, P.L.S.

October 18, 2017

Mr. George Stathopoulos
Senior Planner
City of Prattville
102 West Main Street
Prattville, AL 36067

Re: ***Ridge @ Pratt Farms Plat 1-B***

Dear Mr. Stathopoulos,

We are submitting the revised referenced project in response to the review comments from October 12, 2017.

Review comments are shown with the response in **Bold** letters.

Planning Department:

1. Outfall for the drainage system on Lot 48 is off plat. When will this pipeline/easement be platted?

This easement has been added to the plat.

2. Easement along the front of plat shown as "drainage", should this be a utility easement?

This easement has now been labeled as a utility easement.

3. Site lacks permanent seeding and inlet protection.

Site has been grassed and inlet protection is in place.

4. Area reserved for HOA pool lacks permanent seeding.

Area reserved for HOA pool has been grassed.

5. Has sanitary sewer been tested?

Sanitary sewer will be tested as soon as power installation is complete.



Engineering Department:

1. Sanitary sewer has not been tested for acceptance (utilities not installed).

See above.

2. What is the purpose of the 10ft Drainage Easement at front of lots.

See above.

3. Erosion Control not in place.

See above.

Sincerely,
Barrett-Simpson, Inc.

A handwritten signature in black ink, appearing to read "Blake Rice". The signature is stylized with a large, sweeping initial "B" and a cursive "Rice".

Blake Rice
Project Manager



BILL GILLESPIE, JR.
MAYOR

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October 12, 2017

Blake Rice
Barrett Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

RE: Prattville Final Plat Review #170025
Ridge @ Pratt Farms Plat 1-B

Dear Blake:

The final plat for the Ridge @ Pratt Farms Plat 1-B has been reviewed by the City. The departmental comments are provided below.

Planning Departments:

1. Outfall for drainage system on Lot 48 is off plat. When will this pipeline/easement be platted?
2. Easement along front of plat shown as "drainage", should this be a utility easement?
3. Site lacks permanent seeding and inlet protection.
4. Area reserved for HOA pool lacks permanent seeding.
5. Has sanitary sewer been tested?

Engineering Department:

1. Sanitary Sewer has not been tested for acceptance (utilities not installed).
2. What is the purpose of 10 ft. Drainage Easement at front of lots?
3. Erosion control not in place.

Please follow up with revised plans. If we can be of further assistance, do not hesitate to contact us.

Sincerely,

George Stathopoulos
Senior Planner

Planning & Development Department

102 West Main Street ■ Prattville, Alabama 36067 ■ 334-595-0500 ■ 334-361-3677 Facsimile
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CITY OF
PRATTVILLE, AL

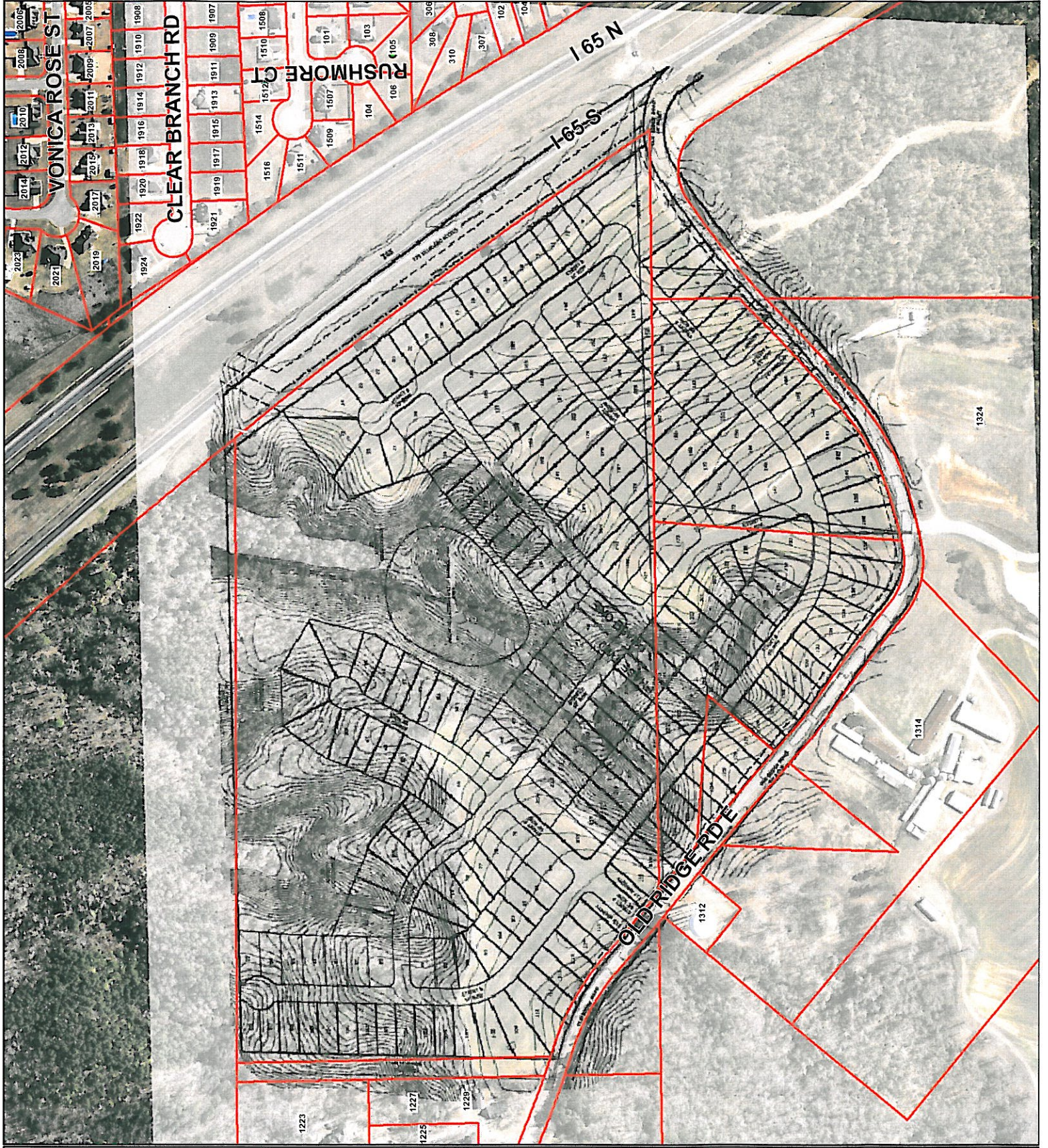
Ridge At
Pratt Farms

Scale: 1" = 400'



— STREETS

□ TAX PARCEL



NOTES:

- Survey North is based upon RLPY Book: 2016, Page 5475 as recorded in the Office of the Judge of Probate of Autauga County, Alabama.
- Basis for Survey:
 - RLPY Book: 2016, Page 5475 as recorded in the Office of the Judge of Probate of Autauga County, Alabama.
 - RLPY Book: 2016, Page 5477 as recorded in the Office of the Judge of Probate of Autauga County, Alabama.
 - Plat Book: 2016, Page 16 as recorded in the Office of the Judge of Probate of Autauga County, Alabama.
- According to the FEMA FIA NFP flood insurance rate map (FIRM), Map Numbers 01001C0245E, effective date September 3, 2014, the subject property is located in a Zone X (areas to be determined outside the 0.2% annual chance flood plain) flood hazard area.
- 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.
- Bearing & Distances shown are the same as the record.
- 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.
- Plat Data:
 - Total Number of Lots: 34
 - Area of Largest Lot: 0.39 Acres
 - Area of Smallest Lot: 0.19 Acres
 - Total Acreage: 9.38 Acres

Vicinity Map
Not To Scale

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	28.82'	825.00'	N12° 38' 26"W	28.82'
C2	88.65'	825.00'	N16° 43' 10"W	88.60'
C3	127.11'	775.00'	N18° 20' 23"W	126.96'
C4	37.86'	25.00'	S23° 34' 55"W	34.34'
C5	38.37'	225.00'	N62° 04' 36"E	38.32'
C6	38.37'	225.00'	N52° 18' 25"E	38.32'
C7	59.68'	175.00'	N57° 11' 31"E	59.39'
C8	39.27'	25.00'	S68° 02' 18"E	35.36'
C9	47.33'	275.00'	S18° 06' 28"E	47.27'
C10	46.63'	325.00'	S18° 55' 40"E	46.59'
C11	61.14'	325.00'	S09° 25' 43"E	61.05'
C12	60.13'	325.00'	S01° 15' 39"W	60.05'
C13	228.30'	275.00'	S10° 36' 21"W	221.80'
C14	60.13'	325.00'	S11° 51' 41"W	60.05'
C15	143.59'	325.00'	S29° 49' 09"W	142.43'
C16	62.55'	275.00'	S40° 54' 20"W	62.42'
C17	28.05'	325.00'	S44° 56' 57"W	28.05'

Locally Accepted Corner
NW Corner of the
SE1/4 of the SW1/4 of
Section 26, Township 18 North,
Range 16 East, Autauga County,
Alabama

Approximate Section Line
Section 26 Township 18 North Range 16 East
Section 35 Township 18 North Range 16 East

P.O.B.

L9

S42° 08' 37"E

81.16'

107.15'

N85° 57' 37"E

252.15'

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