



CITY OF PRATTVILLE

BILL GILLESPIE, JR.
MAYOR

CITY COUNCIL

MIKE RENEGAR
PRESIDENT
DISTRICT 5

NATHAN D. FANK
PRESIDENT PRO TEMPORE
DISTRICT 7

ALBERT C. STRIPLIN
DISTRICT 1

WILLIE WOOD, JR.
DISTRICT 2

DEAN R. ARGO
DISTRICT 3

TOM MILLER
DISTRICT 4

RAY C. BOLES
DISTRICT 6

City of Prattville Planning Commission

The minutes of the June 16, 2011 meeting of the City of Prattville Planning Commission were approved.

7/21/11

Roy McAuley, Chairman

Date



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CITY OF PRATTVILLE PLANNING COMMISSION AGENDA June 16, 2011 3:00pm

Call to Order:

Roll Call:

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

Minutes:

May 19, 2011

Old Business:

1. Sketch: Hilltop Oaks Subdivision
Located at County Road 4 and Corley Road
Petitioner: Jim Marshall
Representative: Larry E. Speaks & Associates

*Held
5/19/11*

New Business:

2. Preliminary Plat: Legends Park at HomePlace Plat 5
Located at Legends Court
Petitioner: Omni Hospitality of Prattville
Representative: Greg Gillian, Larry Speaks & Associates

Public Hearing

Miscellaneous:

Adjourn:

**CITY OF PRATTVILLE PLANNING COMMISSION
MINUTES
June 16, 2011**

Call to order:

The regular meeting of the Prattville Planning Commission was held on June 16, 2011. Chairman Roy McAuley called the meeting to order at 3:03 p.m.

Roll Call:

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

(Quorum present)

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

Minutes:

Mr. Nelson moved to approve the minutes of the May 19, 2011 minutes. Mr. Hall seconded the motion. The motion to approve passed unanimously.

Old Business:

1. **Sketch: Hilltop Oaks Subdivision**
Located at County Road 4 and Corley Road
Owner: Rice Property
Representative: Larry E. Speaks & Associates

Mr. Duke stated that the city council has tabled action of the zoning of this property. He recommended that the item be tabled until further action by the city council or the petitioner.

Mr. Nelson moved to table indefinitely. Mr. Gardner seconded the motion.

The motion to table indefinitely passed by 6/1 vote as recorded. Favor: Mayor Gillespie, Chairman McAuley, Mr. Gardner, Chief Johnson, Mr. Nelson and Mr. Smith. Oppose: Mr. Gene Hall.

New Business:

2. **Preliminary Plat: Legends Park at HomePlace Plat 5**
Located at Legends Court
Petitioner: Omni Hospitality of Prattville
Representative: Greg Gillian, Larry Speaks & Associates

Greg Gillian of Larry Speaks & Associates introduced the preliminary plat of Legends Park at HomePlace 5. He stated that the proposed plat is for the construction of a hotel and the dedication of a newly constructed street (Legends Court).

Chairman McAuley opened the public hearing. There were none to speak. The public hearing was closed.

Mr. Gardner introduced a resolution recommending approval of the preliminary plat of Legends Park at HomePlace Plat 5 and moved for its approval. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

3. Final Plat: Legends Park at HomePlace Plat 5
Located at Legends Court
Petitioner: Omni Hospitality of Prattville
Representative: Greg Gillian, Larry Speaks & Associates

Mr. Hall moved to add to the agenda the final plat request of Legends Park at HomePlace Plat 5.
Mr. Smith seconded the motion.

The motion passed unanimously.

Mr. Smith introduced a resolution recommending approval of the final plat of Legends Park at HomePlace Plat 5 and moved for its approval. Mr. Nelson seconded the motion.

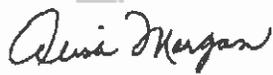
The motion to approve passed unanimously.

Miscellaneous:

Adjourn:

The meeting was adjourned at 3:17 p.m.

Respectfully submitted,



Alisa Morgan, Secretary
Prattville Planning Commission

Prattville Planning Commission

Sign-In Sheet

6/16/11

3:00 p.m.

Name	Address
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CITY OF PRATTVILLE

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WILLIE WOOD, JR.
DISTRICT 2

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DISTRICT 3

RAY C. BOLES
DISTRICT 6

NATHAN D. FANK
DISTRICT 7

MEMORANDUM

DATE: April 14, 2011
TO: Prattville Planning Commission
FROM: Joel T. Duke, AICP
City Planner
RE: April 21, 2011 Commission Meeting

Enclosed is the agenda for the April 21, 2011 Commission meeting. Listed below are the staff recommendations for each item. Location maps and copies of each item are enclosed for reference.

- 1. Old Business - Hilltop Oaks Subdivision – Sketch Plan** – At the January 20, 2011 Commission meeting, John Marshall requested approval of the sketch plan for a 145 acre subdivision which corresponded with a zoning request for the same property. A complete staff report was submitted to the Commission prior to the January meeting. At the March 17, 2011 meeting, the zoning request was considered and recommended, by a 4-2 vote, to the Council for adoption. The sketch plan was subsequently held until the April 21, 2011 meeting to permit city departments time to review a revised sketch plan. A copy of the original staff report, latest submitted sketch plan, and latest city comments letter is attached. As indicated by the staff comments, supplementary information is still needed regarding traffic management, sanitary sewer and buffering before a full staff recommendation can be prepared for the Commission. The zoning request for the subject property will not be heard by the City Council until May 3, 2011. City departments request additional time while the zoning process is completed. Additional time may permit staff and the petitioner to revise the sketch plan before it is considered by the Commission.
- 2. Lumber Junction, Plat 1 – Preliminary/Final Plat** – Eddie Inman requests approval a plat creating a single 3.3 acre parcel on the east side of Old Highway 31. The parcel will be divided out of his larger 16.6 acre property. The 16.6 acre parcel contains three commercial businesses – Lumber Junction, Gentry Ready Mix and Clean Air Storage. The requested subdivision has been reviewed by city departments and comments provided to the

petitioner. Staff recommends approval of the requested subdivision if items from the staff review are incorporated into the plat.

If you have any questions concerning the agenda items, please do not hesitate to call, e-mail or drop by the office.

RESOLUTION

Preliminary Plat

Legends Park at HomePlace #5

June 16, 2011

Whereas, Rock Hill, LLC is the owner of Legends Park at HomePlace Plat 5; and

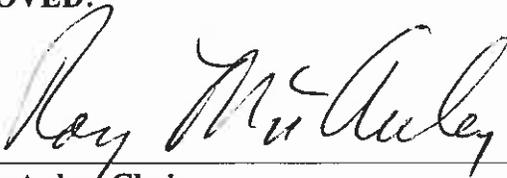
Whereas, the proposed development is located at Legends Drive and is inside the city limits; and

Whereas, the public hearing of Legends Park at HomePlace Plat 5 was heard on June 16, 2011; and

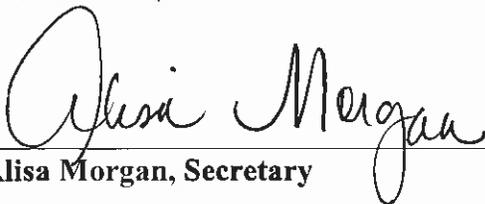
Whereas, the city department heads have reviewed and commented on the proposed preliminary plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted preliminary plat of Legends Park at HomePlace Plat 5.

APPROVED:



Roy McAuley, Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.
6/16/11**

NOTES:
THE LANDSCAPE AND TRAIL EASEMENTS SHOWN HEREON ARE NOT ESTABLISHED OR CREATED HEREBY.

LOT 1H SHOWN HEREON IS A PORTION OF THE INITIAL PROPERTY, AS DEFINED IN THAT CERTAIN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LEGENDS PARK AT HOMEPLACE, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA, IN REAL PROPERTY BOOK 2006, AT PAGE 31440 ("DECLARATION"), AND IS SUBJECT TO ALL OF THE PROVISIONS OF THE DECLARATION AND TO THE ARTICLES AND BYLAWS OF THE ASSOCIATION, AS SUCH TERMS ARE DEFINED IN THE DECLARATION.

LOT 1C
LEGENDS PARK @ HOMEPLACE PLAT 3
PB 16 @ PG 61 PRATTVILLE HOTEL LLC
ATT: WILLIAM MURRAY
3522 VANN ROAD SUITE 102
BIRMINGHAM, AL 35235

LINE TABLE			
LINE	LENGTH	BEARING	
L1	2.20	S81°53'50"W	
L2	1.80	N81°41'42"E	

CURVE TABLE			
CURVE	LENGTH	RADIUS	BEARING
C1	33.73	25.00	N55°43'53"W
C2	19.85	204.00	N32°31'46"W
C3	31.85	204.00	N40°47'47"W

LOT 1-H
100,192 sq. ft.
2.30 acres

LEGENDS COURT
19,605 sq. ft.
0.45 acres

**PRELIMINARY PLAT
LEGENDS PARK
AT HOMEPLACE PLAT 5
BEING A REPLAT OF A PORTION OF LOT 1
LEGENDS PARK AT HOMEPLACE PLAT 1
PRATTVILLE, ALABAMA**

LOT 1
LEGENDS PARK @ HOMEPLACE PLAT 1
PB 16 @ PG 6
ROCK HILL LLC
1001 McQUEEN SMITH ROAD
PRATTVILLE, AL 36066

JUNIOR AND CONSENT
Sterling Bank, an Alabama banking corporation, as mortgagee of a portion of the lands shown on the Plat, joins in and consents to Legends Park at HomePlace Plat No. 5 on this _____ day of _____ 2011.

Sterling Bank
An Alabama banking corporation

By: _____
Its: _____

STATE OF ALABAMA
COUNTY OF _____

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of Sterling Bank, an Alabama banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, she as such officer and with full authority, executed the same voluntarily for and as an act of said corporation.

GIVEN my hand and official seal this _____ day of _____ 2011.

(SEAL)
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF _____

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of Rock Hill LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, she as Manager and with full authority, executed the same voluntarily for and as an act of said limited liability company.

GIVEN my hand and official seal this _____ day of _____ 2011.

(SEAL)
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
ELMORE COUNTY

Rock Hill, LLC, an Alabama Limited Liability Company, owner of the property shown on this plat, hereby joins in, executes, and signs the foregoing surveyor's certificate, plat, map and resolution, and adopts and approves this plat and map on this _____ day of _____ 2011.

Rock Hill, LLC
An Alabama Limited Liability Company

By: _____
Dorothy H. Sanford, Manager

STATE OF ALABAMA
COUNTY OF _____

I, _____, a Notary Public in and for said County, in said State, hereby certify that Dorothy H. Sanford, whose name as Manager of Rock Hill, LLC, an Alabama Limited Liability Company, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, she as Manager and with full authority, executed the same voluntarily for and as an act of said limited liability company.

GIVEN my hand and official seal this _____ day of _____ 2011.

Notary Public
My Commission Expires: _____

STATE OF ALABAMA
ELMORE COUNTY

Rock Hill, LLC, an Alabama Limited Liability Company, owner of the property shown hereon has caused this land embraced in the within plat to be surveyed, laid out, and plotted to be known as Legends Park at HomePlace Plat No. 5, said subdivision lying in the NE 1/4 of Section 18, T-17-N, R-17-E, Elmore County, Alabama, and that the streets shown on said plat are hereby dedicated to the use of the public.

Easements for sanitary sewer shown hereon, if any, or if not previously dedicated, are hereby dedicated to the City of Prattville, its successors and assigns, for ingress and egress in the installation and maintenance of sanitary sewer and their appurtenances.

Consents for water mains shown hereon, if any, or if not previously dedicated, are hereby dedicated to the water works Board of the City of Prattville, its successors and assigns, for ingress and egress in the installation and maintenance of water mains and their appurtenances.

Storm easements shown hereon, if any, or if not previously dedicated, are hereby dedicated to the City of Prattville, its successors and assigns, for ingress and egress in the installation and maintenance of storm sewers and their appurtenances.

Streets shown hereon, if not previously dedicated, are hereby dedicated to the City of Prattville for public use.

Utility easements shown hereon are non-exclusive and are granted for the use of any utility which may require the use of them to provide service for occupants of Legends Park, provided that such grant is subject to the following restrictions: (1) no utility shall install, place or permit, and shall not allow others coming by through or under it the right to install, place or permit, any above-ground structures within any utility easement dedicated by this plat, except for replacement of any above-ground structures in existence as of the date hereof (with the exception of any above-ground structures that are required for health and safety issues (where such underground structures would not be adequate to satisfy such health and safety issues), and (2) in connection with the exercise of the rights and privileges hereunder (a) such utility shall include and perform its work in a manner that minimizes interruption to the businesses affected by such work, and (b) such utility shall promptly restore and repair, as necessary, the surface of the property, including any landscaping and any improvements thereon, in a good and workmanlike manner to a condition at least equal to that which existed prior to such utility's use or disturbance thereof. For purposes of this paragraph easements for sanitary sewer, water mains and storm, shown hereon are not considered utility easements granted pursuant to this paragraph.

By acceptance of this dedication, the Water Works Board of the City of Prattville, Alabama, the City of Prattville and the County of Elmore, Alabama consent and agree that neither said install, place or permit, and shall not allow others claiming by, through or under the rights granted hereon to them to install, place or permit, any above-ground structures in existence as of the date hereof (with the exception of any above-ground structures that are required for health and safety issues (where such underground structures would not be adequate to satisfy such health and safety issues), and (2) in connection with the exercise of the rights and privileges hereunder (a) such utility shall include and perform its work in a manner that minimizes interruption to the businesses affected by such work, and (b) such utility shall promptly restore and repair, as necessary, the surface of the property, including any landscaping and any improvements thereon, in a good and workmanlike manner to a condition at least equal to that which existed prior to such utility's use or disturbance thereof. For purposes of this paragraph easements for sanitary sewer, water mains and storm, shown hereon are not considered utility easements granted pursuant to this paragraph.

STATE OF ALABAMA
COUNTY OF _____

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of Columbus Bank and Trust Company, a Georgia banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, she as such officer and with full authority, executed the same voluntarily for and as an act of said corporation.

GIVEN my hand and official seal this _____ day of _____ 2011.

(SEAL)
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF _____

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of Columbus Bank and Trust Company, a Georgia banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, she as such officer and with full authority, executed the same voluntarily for and as an act of said corporation.

GIVEN my hand and official seal this _____ day of _____ 2011.

(SEAL)
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF _____

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of Columbus Bank and Trust Company, a Georgia banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, she as such officer and with full authority, executed the same voluntarily for and as an act of said corporation.

GIVEN my hand and official seal this _____ day of _____ 2011.

(SEAL)
Notary Public
My Commission Expires: _____

STATE OF ALABAMA
COUNTY OF _____

I, _____, a Notary Public in and for said County, in said State, hereby certify that _____ whose name as _____ of Columbus Bank and Trust Company, a Georgia banking corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, she as such officer and with full authority, executed the same voluntarily for and as an act of said corporation.

GIVEN my hand and official seal this _____ day of _____ 2011.

(SEAL)
Notary Public
My Commission Expires: _____

**CERTIFICATE OF APPROVAL
BY THE ELMORE COUNTY HEALTH DEPARTMENT**
The undersigned, as authorized by the Elmore County Health Department, Elmore County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the _____ day of _____ 2011.

Health Officer
Elmore County, Alabama

CERTIFICATE OF THE WATER WORKS BOARD
The undersigned, as authorized by the Water Works Board of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the _____ day of _____ 2011.

Water Works Board
Prattville, Alabama

CERTIFICATE OF THE PRATTVILLE FIRE DEPARTMENT
The undersigned, as authorized by the Fire Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the _____ day of _____ 2011.

Fire Department
Prattville, Alabama

CERTIFICATE OF THE CITY ENGINEER
The undersigned, as the City Engineer of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the _____ day of _____ 2011.

City Engineer
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE DIRECTOR OF PLANNING AND DEVELOPMENT
The undersigned, as Director of Planning and Development of the City of Prattville, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the _____ day of _____ 2011.

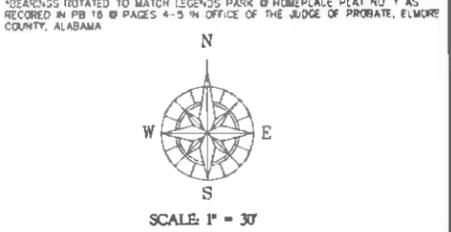
Director of Planning & Development
Prattville, Alabama

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER
The undersigned, being the County Engineer of Elmore County, Alabama, hereby accepts the within plat for the recording of same in the Probate Office of Elmore County, Alabama, this the _____ day of _____ 2011.

County Engineer
Elmore County, Alabama



LEGENDS ROTATED TO MATCH LEGENDS PARK @ HOMEPLACE PLAT NO. 1 AS RECORDED IN PB 16 @ PAGES 4-5 IN OFFICE OF THE JUDGE OF PROBATE, ELMORE COUNTY, ALABAMA



- LEGEND**
- FOUND IRON PIN (5/8" REBAR CAPPED) (QMC CAP) (UNLESS OTHERWISE NOTED)
 - SET IRON PIN (5/8" REBAR CAPPED) W/P CA-00017-15

OFFICE OF THE JUDGE OF PROBATE
STATE OF ALABAMA
ELMORE COUNTY

I hereby certify that this Plat or Map was filed in this Office this the _____ day of _____ 2011, at _____ o'clock, _____ day of _____, and recorded in Book _____ of Plats and Maps, Page _____ Recording _____.

Judge of Probate
Elmore County, Alabama

State of Alabama
Elmore County, Alabama

I, Gregory M. Olson, a Licensed Professional Engineer and Licensed Professional Land Surveyor of Elmore County, Alabama, hereby certify that I have surveyed the property of Rock Hill, LLC, as owner, and more particularly described as follows:

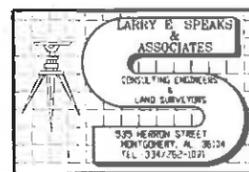
Commence at an iron pin known as the Southwest Corner of Section 18, T-17-N, R-17-E, Elmore County, Alabama; thence N 00°33'14" W 2,644.72' to an iron pin; thence S 89°44'42" E 1,320.38' to an iron pin; thence S 89°47'23" E 3,833.38' to an iron pin; thence N 81°40'12" W 2,103.84' to an iron pin; thence S 09°23'42" E 178.25' to an iron pin and the POINT OF BEGINNING for the herein described parcel of land; thence S 09°23'42" E 236.74' to an iron pin located on the south side of a 20' storm and sewer easement; thence bearing said easement S 48°30'36" W 70.22' to an iron pin located on a curve in a subdivision on the north side of Legends Court, thence southeasterly along said curve Chord Bearing S 83°02'20" W, Chord Distance 86.95', Radius 50.00' to an iron pin located on the south side of Legends Court; thence along said south side Chord Bearing N 81°25'51" W, Chord Distance 33.20', Radius 40.00' to an iron pin; thence N 87°30'03" W 55.18' to an iron pin; thence Chord Bearing S 87°05'48" W, Chord Distance 56.44', Radius 306.00' to an iron pin; thence S 81°41'42" W 47.46' to an iron pin located at the intersection of said south side and the East Right-of-Way (EORW) of Legends Drive; thence along said East Right-of-Way N 09°48'11" W 78.05' to an iron pin; thence S 81°53'50" W 2.20' to an iron pin; thence Chord Bearing N 89°43'53" W, Chord Distance 33.70', Radius 25.00' to an iron pin; thence Chord Bearing N 22°03'01" W, Chord Distance 203.53', Radius 873.51' to an iron pin; thence Chord Bearing N 33°31'48" W, Chord Distance 18.85', Radius 204.00' to an iron pin; thence bearing said East Right-of-Way N 89°38'18" E 288.04' to an iron pin; thence N 02°09'20" E 37.70' to an iron pin; thence N 88°38'18" E 182.48' to the point of beginning. Containing 2.73 acres, more or less, and lying in and being a part of the Northeast 1/4 of Section 18, T-17-N, R-17-E, Elmore County, Alabama.

And that the plat or map contained hereon is a true and correct map showing the subdivision into which the property described is divided giving the length and bearings of the boundaries of each lot and the number and showing the streets, alleys and public grounds and giving the bearings, length, width and name of the streets, said map further shows the relation to the land so platted to the Government Survey, and that permanent monuments have been placed at point marked (a) on hereon shown, and I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

WITNESS my hand this the _____ day of _____ 2011.

Gregory M. Olson
Alabama Registration No. 18183

Surveyor's Certificate and adopts the map and plat as true and correct as of this _____ day of July, 2008.



RESOLUTION

Final Plat

Legends Park at HomePlace #5

June 16, 2011

Whereas, Rock Hill, LLC is the owner of Legends Park at HomePlace Plat 5; and

Whereas, the proposed development is located at Legends Drive and is inside the city limits; and

Whereas, the Commission approved the preliminary plat of Legends Park at HomePlace Plat 5 on June 16, 2011; and

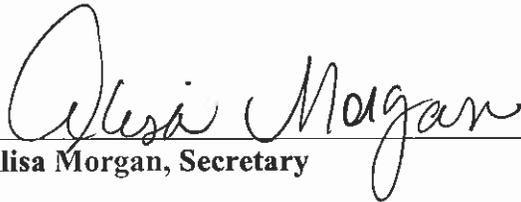
Whereas, the city department heads have reviewed and commented on the proposed final plat.

Now, Therefore, Be It Resolved, that the City of Prattville Planning Commission hereby approves the submitted final plat of Legends Park at HomePlace Plat 5.

APPROVED:



Roy McAuley, Chairman



Alisa Morgan, Secretary

**The motion to approve passed unanimously.
6/16/11**