



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## CITY COUNCIL

**WILLIE WOOD, JR.**  
PRESIDENT  
DISTRICT 2

**ALBERT C. STRIPLIN**  
PRESIDENT PRO TEMPORE  
DISTRICT 1

**DENISE B. BROWN**  
DISTRICT 3

**JERRY STARNES**  
DISTRICT 4

**CLYDE CHAMBLISS, JR.**  
DISTRICT 5

**RAY C. BOLES**  
DISTRICT 6

**LORA LEE BOONE**  
DISTRICT 7

## City of Prattville Planning Commission

The minutes of the March 20, 2014 meeting of the City of Prattville Planning Commission were approved.

6/19/14

---

Tim Smith, Chairman

Date

### PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677  
FACSIMILE  
planning.prattvilleal.gov



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

## CITY COUNCIL

WILLIE WOOD, JR.      ALBERT C. STRIPLIN      DENISE B. BROWN      JERRY STARNES      CLYDE CHAMBLISS, JR.      RAY C. BOLES      LORA LEE BOONE  
PRESIDENT      PRESIDENT PRO TEMPORE      DISTRICT 3      DISTRICT 4      DISTRICT 5      DISTRICT 6      DISTRICT 7  
DISTRICT 2      DISTRICT 1

## CITY OF PRATTVILLE PLANNING COMMISSION AGENDA March 20, 2014 3:00pm

### Call to Order:

### Roll Call:

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

### Minutes:

January 16, 2014 and February 20, 2014

### Old Business:

None

### New Business:

1. Rezoning: FAR (Forest, Agricultural, Recreation) to B-2 (General Business) *Public Hearing  
District 5*  
Location: 2578 Cobbs Ford Road  
Owner: Estate of Marjorie Cobb & Dorothy Jones/Ginger Jones  
Representatives: Goodwyn, Mills & Cawood
2. Sketch Plan: Estate of Marjorie Cobb & Dorothy Jones *District 5*  
Location: 2578 Cobbs Ford Road  
Owner: Estate of Marjorie Cobb & Dorothy Jones  
Representative: Goodwyn, Mills & Cawood
3. Rezoning: R-3 (Single Family Residential) to R-5 (Patio Garden Homes) *Public Hearing  
District 7*  
Location: County Road 4 at Buena Vista Blvd.  
Owners: The Oaks of Buena Vista, LLC.
4. Sketch Plan: The Oaks of Buena Vista Subdivision (Revised) *District 7*  
Location: Buena Vista Blvd.  
Owner: John Parker  
Engineer: Larry Speaks & Associates, Inc.
5. Re-Plat: Carter Subdivision Plat 1A  
Location: 105 Capri Court  
Owners: William G. & Melinda Stevens  
Representative: Jeffcoat Engineers & Surveyors, LLC
6. Re-Plat: Interstate Park Plat 1-A  
Location: Lot 4 & 5 Medical Center Drive  
Owner: Jimmy Goodson  
Representative: David McLain

### Miscellaneous:

### Adjourn:

## PLANNING & DEVELOPMENT DEPARTMENT

102 WEST MAIN STREET ■ PRATTVILLE, ALABAMA 36067 ■ 334-361-3613 ■ 334-361-3677  
FACSIMILE  
planning.prattvilleal.gov

*Approved 6/19/14*

**CITY OF PRATTVILLE PLANNING COMMISSION  
MINUTES**

**March 20, 2014**

**Call to order:**

Chairman Tim Smith called the meeting to order at 3:02 p.m.

**Roll Call:**

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

***(Quorum present)***

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

Prior to the meeting, Mayor Gillespie presented a Certificate of Commendation to Mr. Bobby Nelson for his time of service to the Prattville Planning Commission.

**Minutes:**

Mr. Nelson moved to approve the minutes of the January 16, 2014 and February 20, 2014 meetings. Mr. Gardner seconded the motion. The motion passed unanimously.

**Old Business:**

None

**New Business:**

**1. Rezoning: FAR (Forest, Agricultural, Recreation) to B-2 (General Business)**

**Location: 2578 Cobbs Ford Road**

**Owner: Estate of Marjorie Cobb & Dorothy Jones/Ginger Jones**

**Representatives: Goodwyn, Mills & Cawood**

Cathy Gerachis of Goodwyn, Mills & Cawood, petitioner's representative, presented the rezoning request and the sketch plan for 2578 Cobbs Ford Road. She stated that the proposed rezoning consisted of 33 acre parcel that was part of an overall 136 acre lot as presented in the sketch plan. She stated that there were two quadrants that are undevelopable as indicated on the map. She stated that the proposed single family residential lots would be 60' to 70' wide lots.

Mayor Gillespie inquired about traffic impact. Ms. Gerachis stated that a traffic study had not been done. She stated that there were no specific (development) plans for the residential section. She stated that they were currently working to develop the commercial section although there was no development plans for a specific business.

Mr. McAuley commented that the residential area would require additional access.

Mr. Duke provided the staff report. He stated that traffic was a main concern. He stated that there was no access from the south or east due to Interstate 65 near Robert Trent Jones. He stated that Redfield Road and Legend Office Park would provide the only connection. He stated that the land use plan presented was consistent with the 2010 Land Use Plan. He stated that the planned vegetation areas/buffer were appropriate as presented in the sketch plan.

Chairman Smith opened the public hearing. There were no public comments. The public hearing was closed.

Mr. McAuley introduced a resolution recommending approval of the rezoning of 2578 Cobbs Ford Road from FAR to B-2 and moved for its approval. Mr. Nelson seconded the motion.

Mr. Gardner asked if Pine Creek Wastewater Plant could support the impact of the proposed sketch plan. Mr. Duke stated that the submitted proposed plat could be accommodated by the plant.

Mayor Gillespie stated that he would prefer a committee for the sketch plan to study the traffic impact and impact of the sanitary sewer.

The motion to approve passed unanimously.

**2. Sketch Plan: Estate of Marjorie Cobb & Dorothy Jones**

**Location: 2578 Cobbs Ford Road**

**Owner: Estate of Marjorie Cobb & Dorothy Jones**

**Representative: Goodwyn, Mills & Cawood**

Chief Johnson introduced a resolution recommending approval of the sketch plan of The Estate of Marjorie Cobb & Dorothy Jones and moved for its approval. Mr. Gardner seconded the motion.

Chairman Smith along with Mr. McAuley and Chief Johnson were appointed to the subcommittee to review issues of traffic impact and sanitary sewer impact.

Mr. McAuley moved to hold the sketch plan and send to committee for further review. Chief Johnson seconded the motion.

The motion to hold passed unanimously.

**3. Rezoning: R-3 (Single Family Residential) to R-5 (Patio Garden Homes)**

**Location: County Road 4 at Buena Vista Blvd.**

**Owners: The Oaks of Buena Vista, LLC.**

Greg Gillian of Larry Speaks & Associates, Inc., petitioner's representative, presented the rezoning requests for property on County Road 4 at Buena Vista Blvd. He stated that the economy and bad soil had caused changes for development. He stated that the revised sketch drawing shows a loss of approximately 10-15 lots due to avoiding an area where the poor soils are located (outlined in blue). He stated that the proposed sketch plan proposed an emergency/pedestrian access with removable bollards at the end of the proposed cul-de-sac.

Chairman Smith opened the public hearing.

Phillip Goodwyn of Goodwyn Building Company stated that they had two meetings and provided notice of detailed information to the existing neighbors of the proposed development.

The public hearing was closed.

*Approved 6/19/14*

Mr. Gardner introduced a resolution recommending approval of the rezoning of County Road 4 at Buena Vista (The Oaks of Buena Vista) from R-3 to R-5 and moved for its approval. Mr. McAuley seconded the motion.

The motion to approve passed unanimously.

**4. Sketch Plan: The Oaks of Buena Vista Subdivision (Revised)**

**Location: Buena Vista Blvd.**

**Owner: John Parker**

**Engineer: Larry Speaks & Associates, Inc.**

Mr. Nelson introduced a resolution recommending approval of the sketch plan of The Oaks of Buena Vista Subdivision and moved for its approval. Mr. Gardner seconded the motion.

Mr. McAuley stated concerns about the sketch revisions terminated Old Mill Way in a cul-de-sac, and the proposal for a 12' wide emergency access path.

Mr. McAuley moved to hold the request. Mr. McAuley withdrew his motion.

Chairman Smith asked the developer if they were willing to make that a full road with curb and gutter as in original sketch plan.

Mr. Gillian stated that they would be in agreement to modify the road to city's standard.

Mr. McAuley moved to amend the approval contingent that there is a connection to north future plat with a road modified to city standards pending agreement with Fire, Engineering and Planning Departments. (The secretary could not identify who seconded the motion).

The motion to amend passed unanimously.

The amended motion passed unanimously.

**5. Re-Plat: Carter Subdivision Plat 1A**

**Location: 105 Capri Court**

**Owners: William G. & Melinda Stevens**

**Representative: Jeffcoat Engineers & Surveyors, LLC**

Guthrie Jeffcoat of Jeffcoat Engineers & Surveyors, LLC presented the request for replat of Carter Subdivision Plat 1A. He stated that the replat shifts lot lines between Lots 3 and 4. He stated that there would be no access to Gin Shop Hill Road and would make that statement part of the plat.

Mr. McAuley moved to approve the re-plat of Carter Subdivision Plat 1A contingent that there be no access to Gin Shop Hill road and that it is noted to the recorded plat. Mr. Smith seconded the motion.

The motion to approve passed unanimously.

**6. Re-Plat: Interstate Park Plat 1-A**

**Location: Lot 4 & 5 Medical Center Drive**

**Owner: Jimmy Goodson**

**Representative: David McLain**

*Approved 6/19/14*

Mr. Duke stated that the petitioner was requesting to re-plat Interstate Park Plat 1-A shifting property lines between Lots 4 and 5. He recommended approval.

Chief Johnson moved to approve the re-plat of Interstate Park Plat 1-A. Mr. Nelson seconded the motion.

The motion to approve passed unanimously.

**Miscellaneous Business:**

**Adjourn:**

The meeting was adjourned at 4:18p.m.

Respectfully submitted,



Alisa Morgan, Secretary  
Prattville Planning Commission



# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## CITY COUNCIL

**WILLIE WOOD, JR.**  
PRESIDENT  
DISTRICT 2

**ALBERT C. STRIPLIN**  
PRESIDENT PRO TEMPORE  
DISTRICT 1

**DENISE B. BROWN**  
DISTRICT 3

**JERRY STARNES**  
DISTRICT 4

**CLYDE CHAMBLISS, JR.**  
DISTRICT 5

**RAY C. BOLES**  
DISTRICT 6

**LORA LEE BOONE**  
DISTRICT 7

## MEMORANDUM

**DATE:** March 19, 2014  
**TO:** Prattville Planning Commission  
**FROM:** Joel T. Duke, City Planner  
**RE:** March 20, 2014 - Agenda

---

Please accept this memorandum as the Planning Department staff report for items on the March 20, 2014 agenda.

- Rezoning FAR (Forest, Agricultural, Recreation) to B-2 (General Business) – Cobb/Jones Estate:** Please see the staff report for Sketch Plan 140014/Re-Zoning Case RZ-2014-02 sent by e-mail on March 18, 2014.
- Sketch Plan – Cobb/Jones Estate, Cobbs Ford Road:** Please see the staff report for Sketch Plan 140014/Re-Zoning Case RZ-2014-02 sent by e-mail on March 18, 2014.
- Rezoning: R-3, Single-family Residential to R-5, Single-family Residential, Oaks at Buena Vista Subdivision:** This discussion will cover two related requests in the Oaks at Buena Vista subdivision. In January 2005, Oaks at Buena Vista, LLC received sketch plan approval for 260 lots on 103 acres on the north side of County Road 4 adjacent to the Auburn Agricultural Experimentation Station. A subsequent zoning of the property, split the 260 lots into 158 zoned for R-5 (40' minimum width) and 102 zoned for R-3 (60' minimum width). The original sketch plan discussion highlighted the lack of connections to adjacent properties and the limited possibility that adjacent properties would development in the near future. The sketch plan design mitigated the lack of external connections by providing multiple internal connections. The original sketch plan is included as Attachment 3-1. Since June 2006, three preliminary plats have been approved and constructed creating 145 lots. In 2007, the Commission recommended and the City Council approved rezoning 7.53 acres of the original R-3 lots to R-5 increasing the number of lots to 276 and changing the distribution to 194 R-5 lots and 82 R-3 lots. No changes were made to the overall sketch plan concept.

Planning & Development Department

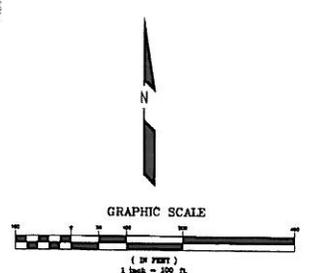
102 West Main Street ■ Prattville, Alabama 36067 ■ 334-361-3613 ■ 334-361-3677 Facsimile  
planning.prattvilleal.gov

On the March 20 agenda, the Oaks of Buena Vista, LLC has presented both a sketch plan revision and a rezoning request. The sketch plan modification terminates Old Mill Way in a cul-de-sac eliminating the internal street connection in the northeast portion of the subdivision. In its place, the applicants are proposing to construct a 12' wide paved emergency access path. Removable bollards will block the path to everyday vehicular traffic. The sketch plan modification is being proposed so a large section of unsuitable soil can be left undisturbed. The revised sketch plan also includes a new stub street along the north property line. The proposed rezoning will convert the remaining R-3 section in the undeveloped northwest section of the subdivision to R-5. If the rezoning is approved, no additional R-3 lots will be constructed in the remainder of the subdivision. The proposal will increase the overall number of lots in the subdivision to 277 divided into 48 R-3 lots and 229 R-5 lots. The petitioners state that the zoning change is necessary to accommodate shifting demand in the local housing market. The change increases the density of the housing development, but eliminates lots when Old Mill Way is terminated as a cul-de-sac. The net increase in lots if the changes are approved will be 17. The proposed sketch is included as Attachment 3-4.

The two main concerns raised by city staff are connectivity and the street network's capacity to accommodate higher density with less connectivity. Additional staff comments are included as Attachment 3-3. Removing the connected streets from the northeast section of the subdivision creates a 2,000' to 2,500' dead end. The dead end is a violation of the both the city's subdivision regulations and fire code. An access path is proposed for emergency access and support for a variance from the regulations. The blocked path will not provide the internal connections needed to address the proposed higher density. In practice, emergency access roads provide limited benefit to the city or residents, but they do require additional monitoring and maintenance. The proposed higher density paired with less connectivity will increase traffic on the two remaining north/south corridors in the subdivision. The proposed zoning and resulting density increase can only be supported if the initial connectivity is retained. **Staff Recommendation: Retain the street network as originally envisioned and recommend City Council approval of the requested rezoning.**

4. **Sketch Plan (Revised) The Oaks at Buena Vista Subdivision:** See discussion for Item 3.
5. **Re-Plat: Carter Subdivision, Plat 1A:** The applicant is requesting Commission approval of a re-plat that shifts lot lines between Lots 3 and 4 of the Carter Subdivision. **Staff Recommendation: Approval.**
6. **Re-plat: Interstate Park Plat 1-A:** The applicant is requesting Commission approval of a re-plat shifting property lines between Lots 4 and 5 of the Interstate Park, Plat 1. **Staff Recommendation: Approval.**

If you have any questions concerning these items, please do not hesitate to contact me.



**SITE DATA:**

34.	TOTAL ACRES
13.	47 LOTS
86.	69 LOTS
32.	77 LOTS

AUBURN UNIVERSITY  
 Hendrix Property

RECORD COPY  
 Date Approved \_\_\_\_\_  
 PC 1506  
 Staff \_\_\_\_\_

COUNTY ROAD NO. 4

SKETCH of  
**THE OAKS**  
 AT BUENA VISTA  
 PARKER & PARKER, L.L.C.  
 PRATTVILLE, ALABAMA

*The Oaks Buena Vista*  
 Sketch 12/1/05  
 file copy  
 050112

DATE 11/29/05

LARRY R. SPEAKS  
 ASSOCIATES  
 ENGINEERING ARCHITECTS  
 LAND SURVEYORS

300 NORTH WHEEL  
 PRATTVILLE, AL 36068  
 TEL: 334-336-5500





# 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

March 18, 2014

Mr. Greg Gillian, PE  
Larry Speaks & Associates, Inc.  
530 Herron Street  
Montgomery, AL 36104

RE: Prattville Rvsd. Sketch Plan Review #130085-2  
Oaks @ Buena Vista Revised Sketch Subdivision Northern Phase

Dear Greg,

The overall revised sketch plan for the Oaks at Buena Vista Subdivision, northern phases has been reviewed by the city departments with the following comments:

**PLANNING DEPARTMENT:**

1. Full width street needed where emergency access road is shown at current north end of Old Mill Way. Substitute typical sections (no curb & gutter ditch sections, etc.) will be seriously considered.

**FIRE DEPARTMENT:**

1. Concur with Planning Department comments.

**ENGINEERING DEPARTMENT:**

1. Roadway improvements to County Road # 4 are required.
2. Open Old Mill Way as a public street.

These noted comments will need to be addressed. If we can be of further assistance, please do not hesitate to contact.

Sincerely,

George Stathopoulos  
Senior Planner

BLANK PAGE

**RESOLUTION**

**Rezoning Request FAR to B-2**

**2578 Cobbs Ford Road**

**The Estate of Marjorie Cobb & Dorothy Jones, Petitioner**

**March 20, 2014**

**Whereas,** The Estate of Marjorie Cobb & Dorothy Jones are the owners of the property described in Attachment A; and shown in Attachment B; and

**Whereas,** the property to be rezoned is located inside the city limits at 2578 Cobbs Ford Road; and

**Whereas,** the petitioner wishes to rezone the property from FAR, Forest, Agriculture and Recreation to B-2, General Business; and

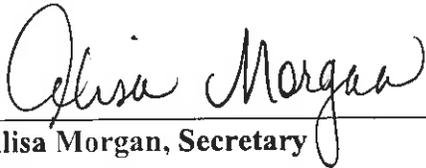
**Whereas,** a public hearing on the proposed zoning was held by the Prattville Planning Commission on March 20, 2014.

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

**APPROVED:**



\_\_\_\_\_  
Tim Smith, Chairman



\_\_\_\_\_  
Alisa Morgan, Secretary

The motion to approve passed unanimously.  
3/20/14

**Attachment A  
Legal Description**

**PROPOSED REZONING FROM AGR TO B-2  
ESTATE OF MARJORIE COBB AND DOROTHY JONES  
2578 COBBS FORD ROAD  
PRATTVILLE, ALABAMA**

COMMENCE AT A 2" OPEN TOP IRON PIN LYING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 17, T-17-N, R-17-E, ELMORE COUNTY, ALABAMA; THENCE RUN S 00°25'56" W, 316.30 FEET TO A FOUND 5/8" REBAR; THENCE RUN S 88°37'20" E, 38.90 FEET TO A FOUND BENT 5/8" REBAR; THENCE RUN N 81°45'34" E, 11.21 FEET TO A SET 1/2" REBAR (GMC CAP CA00156) LYING ON THE EAST RIGHT OF WAY OF REDFIELD ROAD (50' ROW); THENCE L RUN ALONG SAID EAST RIGHT OF WAY, N 00°27'58" E, 315.11 FEET TO A FOUND GMC PIN; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY, N 00°29'23" E, 2225.57 FEET TO A FOUND IRON PIN (SPEAKS), LYING AT THE SOUTHWEST CORNER OF LEGENDS PARKWAY (DEDICATED ROW), SAID POINT BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, RUN N 84°40'33" E, 90.58 FEET TO A FOUND IRON PIN (SPEAKS) LYING AT THE SOUTHWEST CORNER OF LOT 2, ACCORDING TO THE MAP OF J & N PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA, IN PLAT BOOK 18 AT PAGE 39; THENCE RUN N 84°41'17" E, 145.01 FEET TO A FOUND IRON PIN (SPEAKS); THENCE RUN N 84°43'43" E, 159.09 FEET TO A FOUND IRON PIN (SPEAKS) LYING AT THE SOUTHWEST CORNER OF LOT 3A, ACCORDING TO THE MAP OF COBB/JONES PROPERTY PLAT NO. 2A, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA, IN PLAT BOOK 15 AT PAGE 48; THENCE RUN N 84°38'32" E, 130.64 FEET TO A FOUND IRON PIN(SPEAKS) LYING AT THE SOUTHWEST CORNER OF LOT 2, ACCORDING TO THE CORRECTED MAP OF COBB/JONES PROPERTY PLAT NO. 1, AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA, IN PLAT BOOK 15 AT PAGE 12; THENCE RUN N 84°41'46" E, 63.43 FEET TO A FOUND IRON PIN (SPEAKS); THENCE RUN N 88°17'08" E, 185.60 FEET TO A FOUND IRON PIN (SPEAKS)LYING AT THE SOUTHWEST TERMINUS OF COBB BOULEVARD (65' ROW); THENCE RUN N 88°14'28" E, 65.06 FEET TO A FOUND IRON PIN (SPEAKS)LYING AT THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS CONVEYED TO FRANK SCHILLECI AND RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA, IN DEED BOOK 2005 AT PAGE 66200; THENCE RUN N 88°15'02" E, 153.10 FEET TO A FOUND IRON PIN (SPEAKS); THENCE RUN N 87°30'42" E, 26.80 FEET TO A FOUND IRON PIN (SPEAKS)LYING AT THE SOUTHWEST CORNER OF LOT 5-A, ACCORDING TO THE REPLAT OF LOT 5 OF THE COBB/JONES PROPERTY PLAT NO. 3 AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF ELMORE COUNTY, ALABAMA, IN PLAT BOOK 21 AT PAGE 27; THENCE RUN N 87°32'51" E, 187.54 FEET TO A FOUND IRON PIN (SPEAKS)AT THE SOUTHEAST CORNER OF SAID LOT 5-A; THENCE RUN S 77°00'05" E, 51.69 FEET TO A FOUND IRON PIN (KREBS); THENCE RUN S 51°46'27" E, 283.33 FEET TO A POINT; THENCE RUN S 37°13'37" W, 52.36 FEET TO A POINT; THENCE RUN S 00°00'00" E, 118.69 FEET TO A POINT; THENCE RUN S 09°39'45" E, 64.07 FEET TO A POINT; THENCE RUN S 30°00'00" E, 52.52 FEET TO A POINT; THENCE RUN S 72°37'01" E, 58.90 FEET TO A POINT; THENCE RUN S 49°59'44" E, 93.94 FEET TO A POINT; THENCE RUN S 41°37'19" E, 66.10 FEET TO A POINT; THENCE RUN S 08°52'05" E, 40.43 FEET TO A POINT; THENCE RUN S 60°00'00" E, 12.23 FEET TO A POINT; THENCE RUN N 90°00'00" E, 19.33 FEET TO A POINT; THENCE RUN N 78°40'17" E, 50.78 FEET TO A POINT; THENCE RUN S 21°34'42" E, 22.46 FEET TO A POINT; THENCE RUN S 02°21'41" W, 25.06 FEET TO A POINT; THENCE RUN S 66°10'23" W, 36.07 FEET TO A POINT; THENCE RUN S 12°04'59" W, 25.38 FEET TO A POINT; THENCE RUN S 16°11'28" W, 24.83 FEET TO A POINT; THENCE RUN S 48°16'25" W, 18.36 FEET TO A POINT;

THENCE RUN S 85°57'11" W, 33.72 FEET TO A POINT; THENCE RUN S 70°26'52" W, 32.99 FEET TO A POINT; THENCE RUN S 77°53'21" W, 69.46 FEET TO A POINT; THENCE RUN S 54°00'23" W, 27.90 FEET TO A POINT; THENCE UN S 46°31'45" W, 39.58 FEET TO A POINT; THENCE RUN S 52°32'12" W, 36.42 FEET TO A POINT; THENCE RUN S 34°59'46" W, 55.26 FEET TO A POINT; THENCE RUN S 38°21'28" W, 36.04 FEET TO A POINT; THENCE RUN S 00°00'00" E, 31.85 FEET TO A POINT; THENCE RUN S 30°00'00" W, 26.56 FEET TO A POINT; THENCE RUN N 90°00'00" W, 51.48 FEET TO A POINT; THENCE RUN S 00°00'00" E, 29.92 FEET TO A POINT; THENCE RUN N 90°00'00" W, 1314.95 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY OF THE AFOREMENTIONED EAST RIGHT OF WAY OF REDFIELD ROAD; THENCE RUN ALONG SAID EAST RIGHT OF WAY, N 00°29'23" E, 917.01 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PROPERTY LYING AND BEING SITUATED IN SECTION 17, T-17-N, R-17-E, ELMORE COUNTY, ALABAMA, AND CONTAINS 33.3 ACRES, MORE OR LESS.

# CITY OF PRATTVILLE

## Planning Commission

### Planning Department Staff Report

---



#### **SKETCH PLAN/ REZONING APPLICATION**

Cobb/Jones Estate  
Sketch Plan – 140014  
Rezoning – RZ-2014-02

#### **DATE**

March 17, 2014

#### **PROPOSED DEVELOPMENT**

**Petitioner:** Estate of Marjorie Cobb and Dorothy Jones  
**Property Owner:** Estate of Marjorie Cobb and Dorothy Jones  
**Agent:** Goodwyn, Mills, and Cawood, Inc.  
**Location:** East side of Red Eagle Road, south of and adjacent to Cobb/ Jones Subdivision on the south side of Cobbs Ford Rd. West of and adjacent to I-65. See attached map.

#### **Development Status and History**

*Submission Status:* Initial submission for currently configured 135.2 acre parcel. 8.26 acres in SW corner Cobbs Ford Rd/I-65 intersection previously leased for hotel site (presently Hampton Inn). 8.43 acres along Cobbs Ford Rd frontage previously sold and developed as Cobb/Jones Property, Plats 1 – 3.

*Previous Approvals:* Cobb/Jones Property, Plats 1 – 3

*Conditions of Previous Approvals:* Access to five lots in Cobb/Jones Property limited to the Cobbs Ford Rd service road and a new street (Cobb Boulevard)

#### **Property Configuration**

*Acreage:* 135.2 acres

*Proposed Number of Lots and Configuration:* Proposed sketch plan divides the property into three primary land uses, commercial (general business), multi-family residential, and single-family residential, covering 113.8 acres or 84.2% of the property. The remaining 21.4 acres contain sections considered undevelopable due to

steep slopes, drainageways, power easements or wetlands, and vegetated buffers and open space. The complete breakdown is shown below.

Commercial		33.3 acres
Multi-family residential		20.2 acres
Single-family residential		50.3 acres
	Typical 60' x 120' lots	38.0 acres (154 units)
	Typical 70' x 170' lots	22.3 acres (45 units)
Buffers/Open Space		9.1 acres
Undevelopable sections		8.5 acres
Alabama Power Co. power line easement		3.8 acres

Each of the proposed developed land uses has access to Redfield Road. The proposed layout places the 33.3 acres of commercial directly south of the previously developed Cobb/Jones subdivision with additional access from Cobb Boulevard. Other access may be available via the property leased to Williams Prattville Motels, LLC. The multi-family residential 20.2 acres is located between the commercial and proposed single-family. No roadway connections are shown with the commercial or apartment uses. The single-family residential is configured around a looped street with two connections to Redfield Road. No roadway connections are shown from the single-family residential to the apartment or commercial uses.

*Proposed Uses:*

Commercial, Multi-family and Single-family residential

*Consistency with Adopted Future Land Use Plan*

The Future Land Plan/Map in Section 2.2 of the Prattville Comprehensive Plan adopted by the Planning Commission on January 21, 2010 shows the subject property as Commercial and Mixed Use - Transitional. The requested zoning of B-2, General Business is consistent with the adopted plan. The requested residential uses are also consistent with the plan. Additional comments and explanation are provided in the staff comment section.

*Current Zoning:* Only the northern 45 acres ± of the property is located in the Prattville city limits. This area is zoned FAR, Forest, Agricultural and Recreation. The remaining 90 acres is located outside the city limits and cannot be zoned by the city.

*Required Zoning:* The requested sketch plan layout requires a rezoning from FAR to B-2 to accommodate the proposed 33.3 acre commercial parcel. Application RZ-2014-02 to rezone the commercial tract accompanied the sketch plan application.

The proposed multi-family and single-family residential uses can be accommodated by an R-4 designation once the remainder of the property is annexed.

*Surrounding Developments and Uses:* North: Five commercial parcels in the Cobb Jones Property plat – Zoned B-2  
South: Robert Trent Jones Golf Trail/Capitol Hill Course – Zoned FAR  
East: Interstate 65 – No zoning  
West: Prattville Town Center and Eastwood Subdivision – Zoned B-2

*Street Extensions or New Streets:* The proposed sketch plan provides details on how the proposed single family residential lots will be served by public streets. The plan creates a looped street system that intersects Redfield Road at two points. The northern connection aligns with the existing Eastwood Boulevard. No details are provided for the streets within or traversing the multi-family or commercial parcels. Unclear whether these parcels are intended to be closed systems or connected to each other or the single-family residential.

*Water and Sewer:* Adequate potable water service is available to the site from the Prattville Water Works Board. Mains are available for extension from Redfield Road and adjacent developments.

A City of Prattville sanitary sewer main was extended

through the property over 25 years earlier to serve the initial development of the Cobbs Ford Road/I-65 interchange. The site is located in the basin serviced by the Pine Creek Wastewater Treatment Plant. Sufficient treatment capacity exists for the initial phases of the proposed development.

*Unique Features:*

Due to its location adjacent to I-65 and the RTJ Golf Course, vehicle trips generated by the subject property will be directed to Cobbs Ford Road and Legends Parkway. These impacts are not fully understood by petitioner or city staff at the current time.

**PLANNING STAFF EVALUATION**

**Reviewed by:** Joel T. Duke, AICP  
City Planner

**Site Visits Conducted:** March 13, 2014

**Recommendation:** Request for rezoning of 33.3 acres currently in city limits: Recommend approval, but delaying Council approval until a traffic study can be completed

Sketch Plan revisions: Approval of overall concept.  
Complete traffic study prior to zoning or initial division.

**Staff Comments:**

**Consistency with Plan/Appropriateness**

*RZ-2014-02 Rezoning Request – FAR to B-2, General Business.* As stated earlier in the report, the city's Future Land Use Map adopted in January 2010 classifies the property included in rezoning application RZ-2014-02 as "Commercial". The requested zoning change to B-2, General Business is consistent with the Commercial designation.

*Southern section of the subject property – Multi-family and Single Family Residential.* The Extended Future Land Use Map on page 2.18 of the city's Comprehensive Plan, classifies that portion of the subject property currently outside the city limits as "Mixed-Use – Transitional". The discussion of the Mixed Use – Transitional states that:

This is a very targeted land use category, designed specifically to support a broad range of redevelopment types while limiting additional retail that might soften the existing market... The designation is geared towards creating a model of development and redevelopment that augments and supports the existing retail corridor on Cobbs Ford Road. Acceptable uses would include office, housing (of a variety of densities), hospitality, institutional, light industrial, flex office and greenspace, among others. Retail might be accommodated, but at a very limited scale, and of a purely local-serving variety.

The proposed zoning of the subject property for high- and low-density residential is compatible with the uses envisioned for the Mixed Use – Transitional land use category.

### Rezoning Timing

While the Future Land Use Plan envisions that the 33.3 acres covered by the RZ-2014-02 request is best developed as retail or service commercial, it also suggests that demand for these commercial land uses may come near the end of the plan's 20 year time horizon rather than in the first 10 years. Under the Commercial section (Page 2.29) the plan states,

A great deal of new retail space has been added to the Prattville market in the last two years (2007 – 2008). By 2008, the City of Prattville had approximately 93.9 square feet of retail space for every person residing in the City; this is well over twice the national rate. While the figure for Prattville is extraordinarily high, it is not surprising when one considers the large trade area served by Prattville retail developments. It is unlikely; however, that future development can continue to take place at such a rapid pace.

The plan goes on to state that the primary demand for retail space will likely be neighborhood scale such as grocery stores or pharmacies. Development patterns since 2008 have been mostly consistent with this projection. Recent development has been limited to primarily small scale retail space or freestanding units such as pharmacies. These developments have generally drawn tenants from existing retail spaces rather than recruiting new retail entities.

An additional indicator of whether there is immediate demand for retail commercial uses is the availability of appropriately zoned parcels. A Planning Department analysis of vacant parcels, developed and undeveloped, shows approximately 345 acres presently zoned for all types of commercial uses. The vast majority of these acres are located in the eastern third of the city limits. For reference, the Prattville Town Center containing Target and Home Depot covers 30 acres. In other words, the city presently has the equivalent of eleven Town Centers of vacant (no structures) land available for retail development; some of which has been zoned commercial for greater than ten years. The map included as Attachment D shows the location and scope of these parcels. While this analysis does not

account for factors such as price, willing sellers, and property configuration, it does suggest that sufficient commercial property is available to meet the demands of the Prattville economic service area. The department's analysis does not include the amount and location of developed, but unoccupied, retail space. Nor does it include the amount of developed commercial property along older corridors such as Memorial Drive and East Main Street suitable for redevelopment. These properties are also available to satisfy demand for commercial property.

Zoning recommendations by the Planning Commission have generally considered the appropriateness of the location, the impact on surrounding land uses, whether negative impacts are appropriately mitigated, and whether city facilities are adequate for the intensity of the proposed use. These considerations were very important in recent decades of intense development; and remain valid in this extended period of slower growth. The comprehensive plan's analysis and the current supply of vacant commercial parcels suggest that when retail parcels are added to the available inventory might be an additional consideration. The current zoning request is not tied to a pending development. This lack of a specific development and light demand for commercial space might allow all parties additional time to analyze and address the impact of the overall development on the city transportation system. The Commission should consider recommending the B-2 rezoning, but that the City Council delay their approval until a traffic analysis can be completed.

**Sketch Plan:** Two primary issues were raised by the city departments during sketch plan review: the impact of increased traffic on the larger city street network and the lack of detail regarding an internal street network. Due to geography and surrounding developments, traffic from the entire development will be focused on Redfield Road and the Legends Parkway/Cobbs Ford Road intersection. The proposed sketch creates a development that could equal the size and scale of the Town Center and Eastwood developments on the opposite side of Redfield Road. Little or no future development information for the subject property was available when the current roadway configuration was designed in 2006 and 2007. The present system was built in 2007 to accommodate the High Point and Town Center commercial developments and anticipated increases in commuter traffic on Cobbs Ford Road. Additional analysis and study are needed to understand the impact of this proposed sketch plan on the larger system.

The sketch plan lacks details concerning how public roads might access and traverse the proposed commercial and apartment section of the site. This information is important for the traffic analysis discussed in the preceding paragraph, but may also eliminate concerns by the Fire Department that the proposed residential streets create remote, dead-end areas. It is anticipated that Cobb Boulevard will be extended into the property from the

current stub-out beside the Raceway convenience store. Additional street detail is needed to evaluate additional routes through the property. Impacts to both the local and larger roadway system can be addressed with a complete traffic study.

### **COMMENTS FROM OTHER CITY DEPARTMENTS**

See Comment Letter – Attachment 5.

### **ATTACHMENTS**

1. Proposed Sketch Plan
2. Rezoning – FAR to B-2
3. Future Land Use Map - 2010
4. Vacant Commercial Property – March 18, 2014
5. Staff Review Comment Letter – March 18, 2014





**LEGEND:**

- Low-Density Residential
- Medium-Density Residential
- Commercial
- Industrial
- Institutional
- Mixed-Use - Transitional
- Mixed-Use - Commercial
- Mixed-Use - Residential
- Conservation & Greenspace

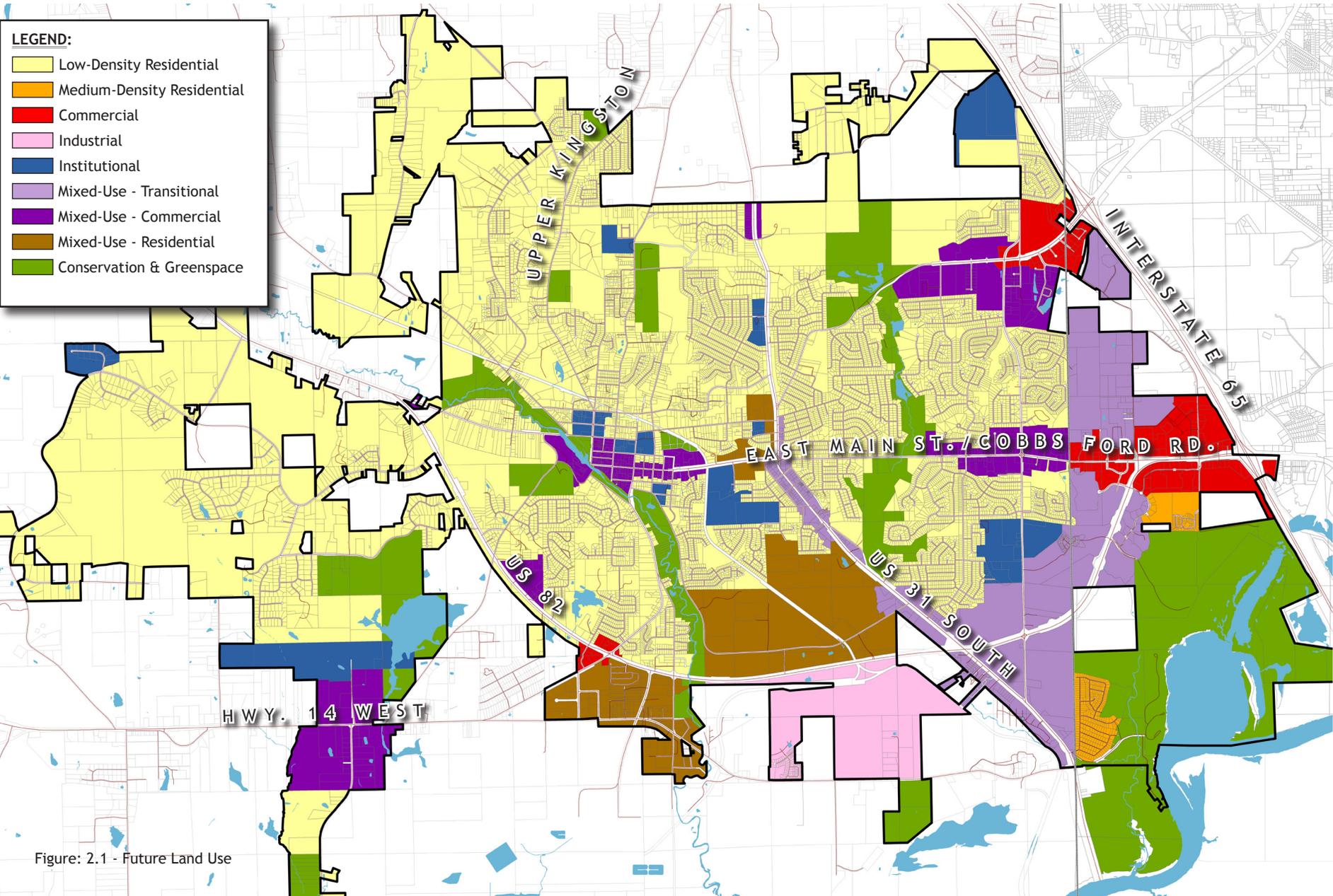


Figure: 2.1 - Future Land Use

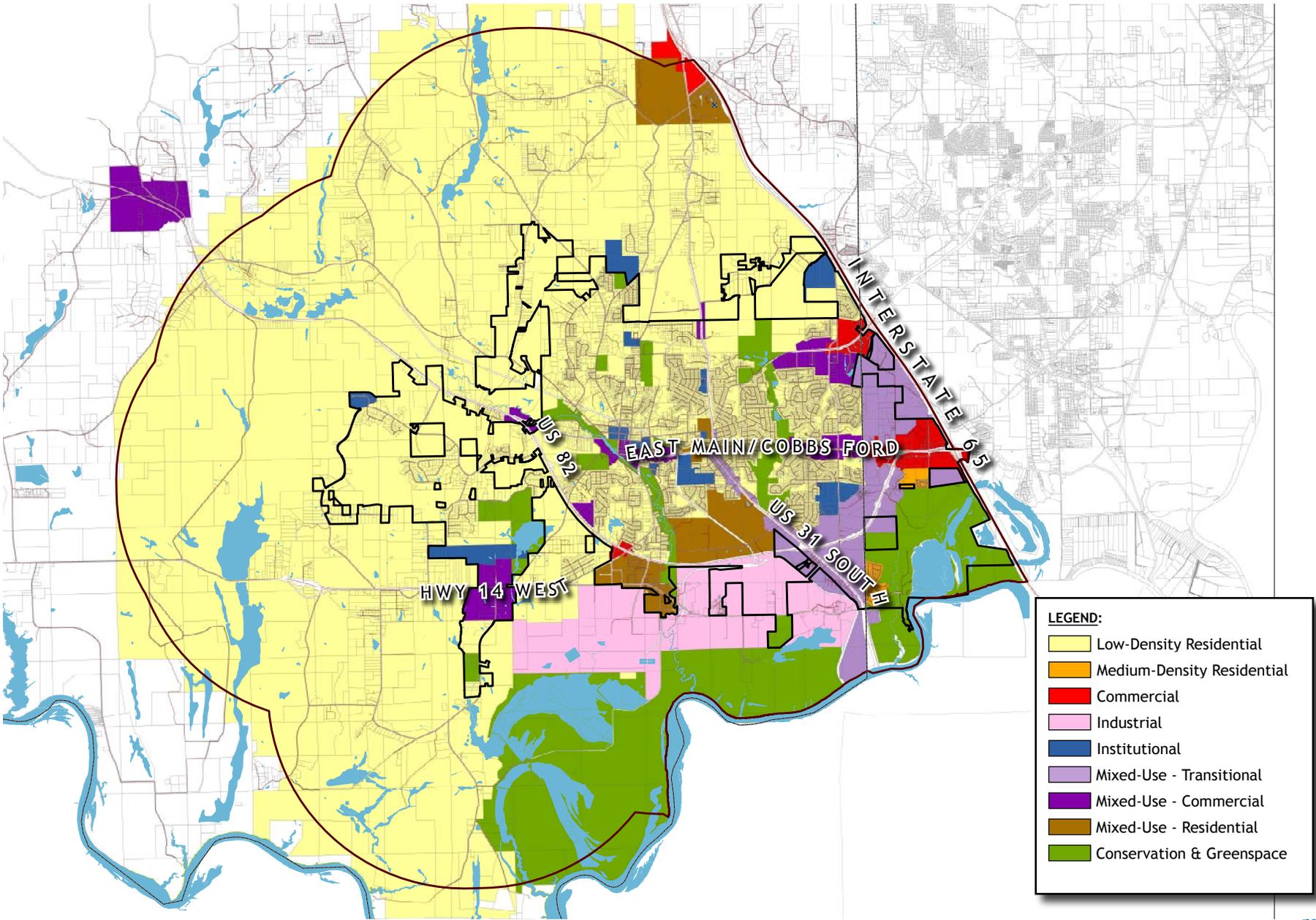


Figure: 2.2 - Extended Future Land Use

**CITY OF PRATTVILLE, ALABAMA**

345 Undeveloped Acres of Business and Office Zoned Property

- STREETS
- PRATTVILLE CITY LIMIT
- UNDEVELOPED BUSINESS PROPERTY





# CITY OF PRATTVILLE

**BILL GILLESPIE, JR.**  
MAYOR

---

## CITY COUNCIL

**WILLIE WOOD, JR.**  
PRESIDENT  
DISTRICT 2

**ALBERT C. STRIPLIN**  
PRESIDENT PRO TEMPORE  
DISTRICT 1

**DENISE B. BROWN**  
DISTRICT 3

**JERRY STARNES**  
DISTRICT 4

**CLYDE CHAMBLISS, JR.**  
DISTRICT 5

**RAY C. BOLES**  
DISTRICT 6

**LORA LEE BOONE**  
DISTRICT 7

**March 18, 2014**

**Ms. Cathryn Gerachis**  
**Goodwyn, Mills, Cawood, Inc.**  
**2600 EastChase Lane, Suite 200**  
**Montgomery, AL 36117**

**RE: Prattville Rvsd. Sketch Plan Review #140014**  
**Estate of Marjorie Cobb & Dorothy Jones Sketch Plan**

**Dear Cathryn,**

**The overall revised sketch plan for the Estate of Marjorie Cobb and Dorothy Jones has been reviewed by the city departments with the following comments:**

**PLANNING DEPARTMENT:**

- 1. Additional traffic analysis and study will be required to determine the extent of roadway improvements required to serve the site. Traffic study/analysis should be submitted as soon as possible.**
- 2. Parameters and assumptions used should be approved by Prattville Planning and Emergency Dispatch at beginning of the study. Study required prior to first division of the property.**
- 3. Additional north/south roadway will be required through the center of the property. Roadway will connect all three land uses. General locations sufficient for general sketch approval.**

**FIRE DEPARTMENT:**

- 1. Remoteness of egress not code compliant with IFC 2009, Section D104.3.**

**ENGINEERING DEPARTMENT:**

- 1. Need Traffic Impact Study. How will Redfield and Legends be addressed?**
- 2. How many apartments units are planned?**

- 3. Need roadway layout for apartments and commercial including access to Cobbs Ford Road.**

**WASTEWATER DEPARTMENT:**

- 1. Need an unobstructed dedication 20 foot for the existing sanitary sewer. Use the existing sanitary sewer for the future road access.**

**These noted comments will need to be addressed. If we can be of further assistance, please do not hesitate to contact.**

Sincerely,



**George Stathopoulos  
Senior Planner**

**RESOLUTION**

**Rezoning Request R-3 to R-5**

**County Road 4 at Buena Vista Blvd.**

**The Oaks of Buena Vista, LLC, Petitioner**

**March 20, 2014**

**Whereas,** The Oaks of Buena Vista, LLC is the owner of the property described in Attachment A; and shown in Attachment B; and

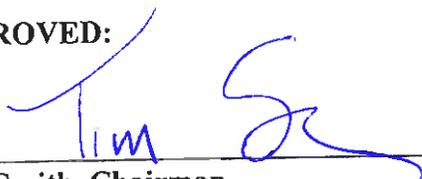
**Whereas,** the property to be rezoned is located inside the city limits off County Road 4 at Buena Vista Boulevard; and

**Whereas,** the petitioner wishes to rezone the property from R-3, Single Family Residential to R-5, Patio Garden Homes; and

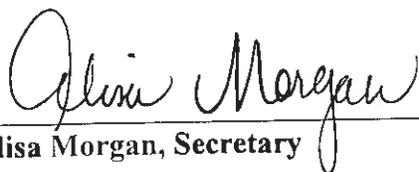
**Whereas,** a public hearing on the proposed zoning was held by the Prattville Planning Commission on March 20, 2014.

**Now, Therefore, Be it Resolved,** that the City of Prattville Planning Commission hereby recommends the rezoning of said property from R-3 to R-5.

**APPROVED:**



**Tim Smith, Chairman**



**Alisa Morgan, Secretary**

**The motion to approve passed unanimously.  
3/20/14**

**The Oaks of Buena Vista  
Autauga County, Alabama**

**Attachment A  
Legal Description**

Begin at the Northwest Corner of Lot 34 of The Oaks of Buena Vista Plat No. 2A as recorded in PB 2010 @ PG 14 in the Office of the Judge of Probate, Autauga County, Alabama; thence N 00°58'45" E 255.95' to an iron pin; thence N 00°57'57" E 198.05' to an iron pin; thence N 00°59'19" E 750.36' to a point; thence S 89°46'51" E 363.22' to a point; thence S 00°49'07" W 847.71' to an iron pin; thence S 50°37'05" E 237.03' to an iron pin; thence S 44°56'08" W 202.19' to an iron pin; thence S 85°37'12" E 189.32' to an iron pin on the East R.O.W. (50') of Buena Vista Boulevard; thence along said R.O.W. N 40°01'58" W 15.57' to an iron pin; thence along said R.O.W. S 49°58'02" W 50.00' to an iron pin on the West R.O.W. (50') of Buena Vista Boulevard; thence leaving said R.O.W. S 85°37' 12" W 127.69' to an iron pin; thence S 76°42'39" W 65.00' to an iron pin; thence N 79°36'58" W 191.56' to an iron pin and point of beginning. Containing 10.87 acres, more or less and lying in and being a part of the NW 1/4 of Section 27, T-17- N, R-16-E Autauga County, Alabama.



**RESOLUTION**

**Sketch Plan (Revised)**

**The Oaks of Buena Vista**

**March 20, 2014**

Whereas, John Parker, is the owner of The Oaks of Buena Vista; and

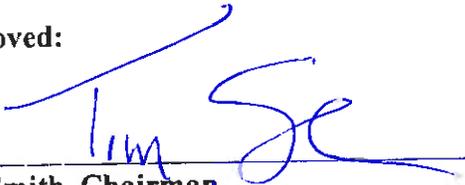
Whereas, the proposed development is located inside the city limits off County Road 4; and

Whereas, the initial sketch plan of the Oaks of Buena Vista was approved on January 5, 2006; and

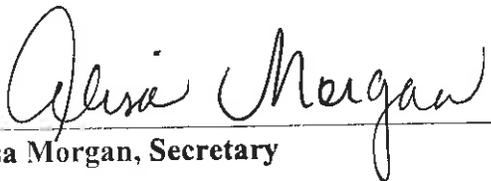
Whereas, the required city department heads have reviewed and commented on the revised sketch plan.

**Now, Therefore, Be It Resolved,** that the City Of Prattville Planning Commission hereby gives its favorable review of the submitted revised sketch plan of The Oaks of Buena Vista *contingent that there is a connection to north future plat with road modified to city standards pending agreement with Fire, Engineering and Planning Departments.*

Approved:

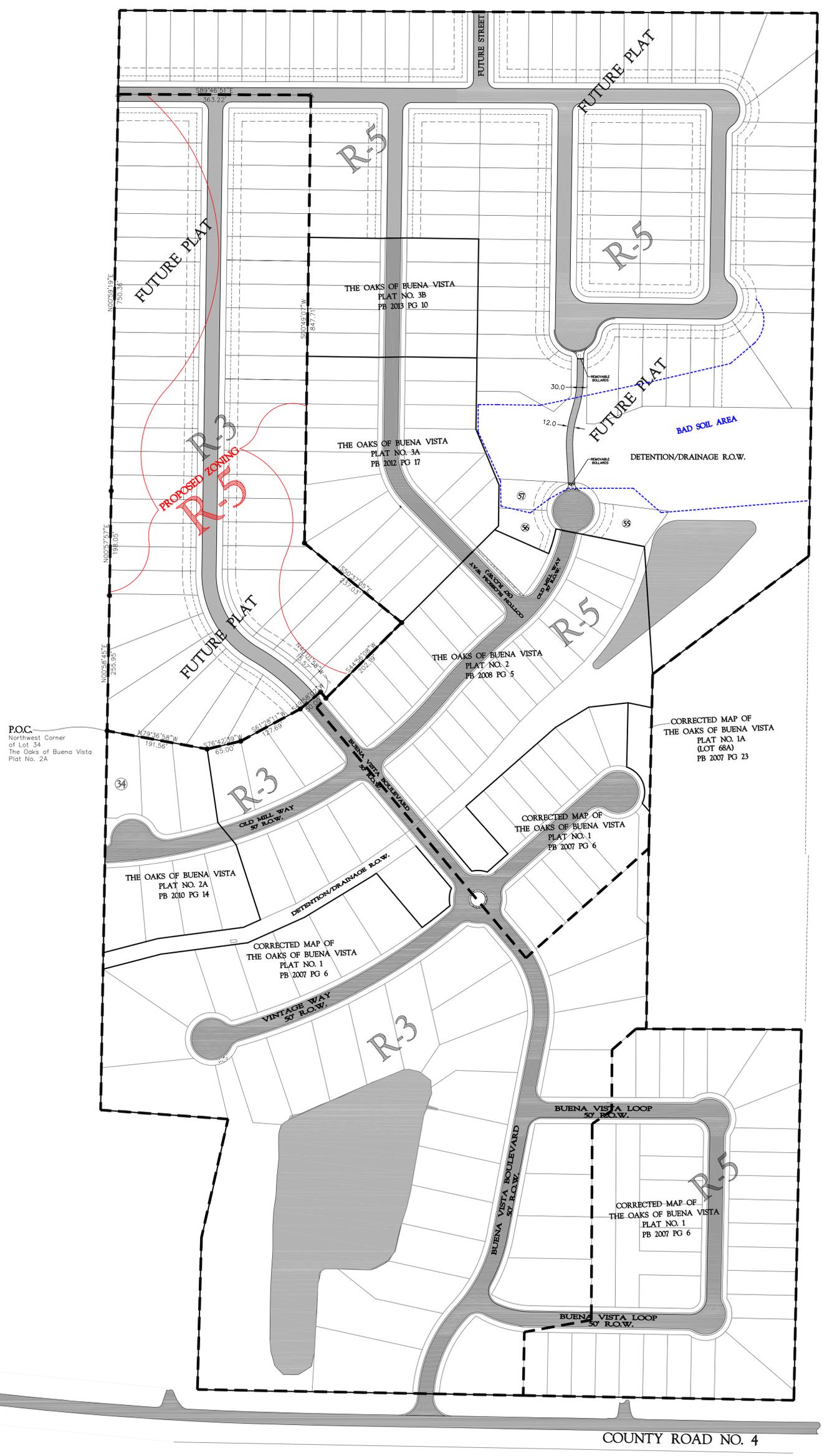
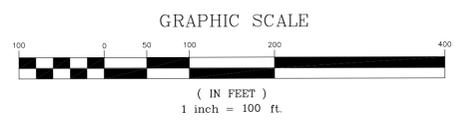


\_\_\_\_\_  
**Tim Smith, Chairman**



\_\_\_\_\_  
**Alisa Morgan, Secretary**

The amended motion to approve passed unanimously.  
3/20/14



# REZONING SKETCH THE OAKS OF BUENA VISTA PRATTVILLE, ALABAMA

- LEGEND**
- ZONING BOUNDARY
  - PLAT BOUNDARY

DATE: 2/18/14

LARRY E. SPEAKS  
&  
ASSOCIATES  
CONSULTING ENGINEERS  
&  
LAND SURVEYORS

535 HERRON STREET  
MONTGOMERY, AL 36104  
TEL: 334/262-1091

CITY OF PRATTVILLE, AL

Carter Subdivision

Plat 1A  
Lots 3A & 4A

Scale: 1" = 100'



— STREETS  
□ TAX PARCELS



# BOUNDARY MAP OF CARTER SUBDIVISION 1A

**BEING A REPLAT OF LOTS 3 AND 4 OF THE CARTER SUBDIVISION (PB. 2, PAGE 267) AND ADJACENT LANDS - LYING IN THE SW 1/4 OF SECTION 18, T-17-N, R-16-E, AUTAUGA COUNTY, ALABAMA**

**BASIS OF BEARING:**

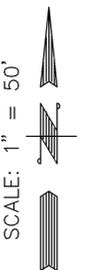
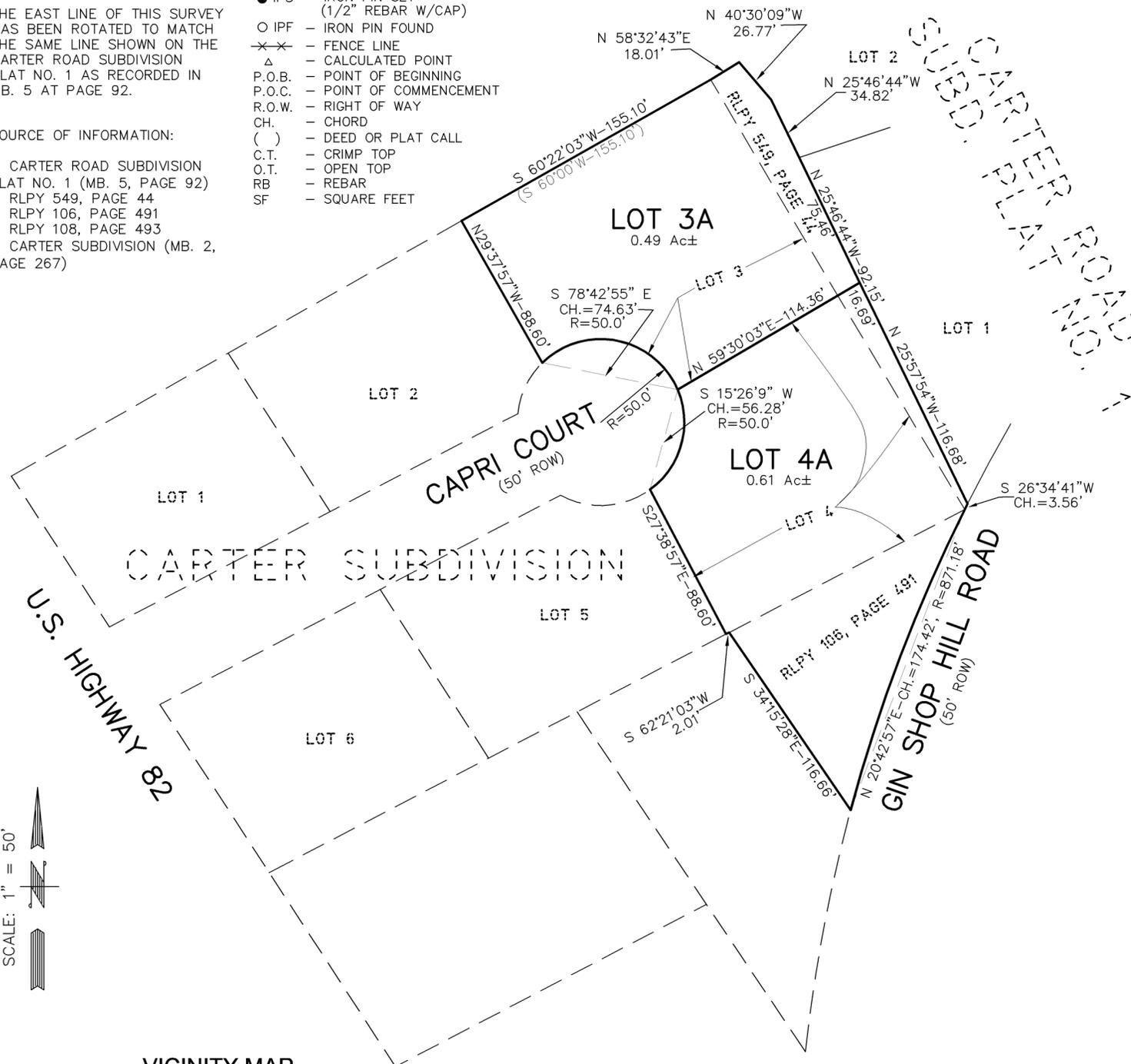
THE EAST LINE OF THIS SURVEY HAS BEEN ROTATED TO MATCH THE SAME LINE SHOWN ON THE CARTER ROAD SUBDIVISION PLAT NO. 1 AS RECORDED IN MB. 5 AT PAGE 92.

**LEGEND:**

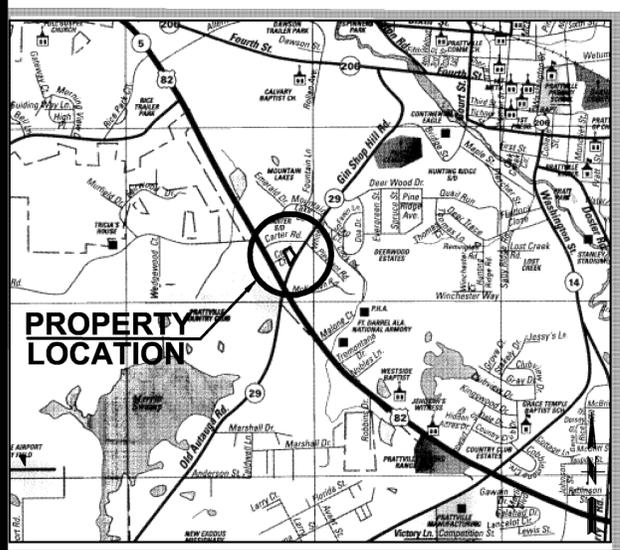
- IPS - IRON PIN SET (1/2" REBAR W/CAP)
- IPF - IRON PIN FOUND
- FENCE LINE
- △ - CALCULATED POINT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.O.W. - RIGHT OF WAY
- CH. - CHORD
- ( ) - DEED OR PLAT CALL
- C.T. - CRIMP TOP
- O.T. - OPEN TOP
- RB - REBAR
- SF - SQUARE FEET

**SOURCE OF INFORMATION:**

- CARTER ROAD SUBDIVISION PLAT NO. 1 (MB. 5, PAGE 92)
- RLPY 549, PAGE 44
- RLPY 106, PAGE 491
- RLPY 108, PAGE 493
- CARTER SUBDIVISION (MB. 2, PAGE 267)



**VICINITY MAP**



**JEFFCOAT ENGINEERS & SURVEYORS, L.L.C.**

**MAIN OFFICE:** CLANTON  
PHONE: 755-3677

**TROY**  
PHONE: 566-0030

PROJECT NO: 14-28  
PROJECT: STEVENS  
DRAWN BY: SH  
REVIEWED BY: GJ  
FIELD SURVEY: 2/10/14 (WP)  
APPROVED BY: GJ  
SCALE: NOTED  
DATE: 2/12/14  
DRAWING NAME: 1428.DWG

**STATE OF ALABAMA  
COUNTY OF AUTAUGA**

I, Guthrie Jeffcoat, a registered Engineer/Surveyor of Prattville, Alabama hereby certify that I have surveyed the property of Joel and Rachel Chance, a corporation or proprietor situated in Prattville, Alabama, and that the plat or map contained hereon is a true and correct map showing the subdivision into which property described is divided giving the length and/or perimeter bearing boundaries of each lot and its number showing the streets, alleys, and public grounds and giving the bearings, lengths, width, and name of the streets. Said map further shows the relation of the land platted to the Government Survey, and permanent monuments have been placed at points marked thus ( ) as hereon shown.  
WITNESS my hand this the 12TH day of FEBRUARY, 2014.

O. GUTHRIE JEFFCOAT, JR., P. E. & L. S.  
AL. REG. 9587

**DEDICATION**

We, William G. Stevens and Melinda Stevens, co-owners, have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Carter Subdivision 1A, said subdivision lying in SEC. 18, T17N, R16E, Autauga County, Alabama and that the streets, drives, alleys, sewer easements, ect. shown on said plat are hereby dedicated to the use of the Public.

WITNESS William G. Stevens

WITNESS Melinda Stevens

State of Alabama  
Autauga County

I, \_\_\_\_\_ the undersigned authority, a Notary Public in and for the said State at Large, hereby certify that WILLIAM G. STEVENS and MELINDA STEVENS, co-owner whose names are signed to the foregoing Surveyor's Certificate and Plat and who are known to me, being informed of the contents of said Certificate and Plat, did execute the same voluntarily and with full authority, for themselves and for their principals, on the same bears date.

Given under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2014.

**NOTARY PUBLIC**

My Commission Expires: \_\_\_\_\_

**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 the same in the Probate Office of Autauga County, Alabama, the \_\_\_\_ day of \_\_\_\_\_, 2014.

WATER WORKS BOARD  
PRATTVILLE, ALABAMA

**CERTIFICATE OF THE WASTE WATER DEPARTMENT**

The undersigned, as authorized by the Waste Water Department of the City of Prattville, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, the \_\_\_\_ day of \_\_\_\_\_, 2014.

WASTE WATER DEPARTMENT  
PRATTVILLE, ALABAMA

**CERTIFICATE OF 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 the same in the Probate Office of Autauga County, Alabama, the \_\_\_\_ day of \_\_\_\_\_, 2014.

DIRECTOR OF PLANNING AND DEVELOPMENT  
Prattville, Alabama

**CERTIFICATE OF THE COUNTY HEALTH DEPARTMENT**

The undersigned, as authorized by the AUTAUGA County Health Department, Alabama hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, the \_\_\_\_ day of \_\_\_\_\_, 2014.

HEALTH OFFICER  
Autauga County, Alabama

**CERTIFICATE OF THE COUNTY ENGINEER**

The undersigned, being the County Engineer or Acting County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, the \_\_\_\_ day of \_\_\_\_\_, 2014.

COUNTY ENGINEER  
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 the same in the Probate Office of Autauga County, Alabama, the \_\_\_\_ day of \_\_\_\_\_, 2014.

FIRE DEPARTMENT  
Prattville, Alabama

**CERTIFICATE OF THE ALABAMA POWER COMPANY**

The undersigned, as authorized by the ALABAMA POWER COMPANY, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, the \_\_\_\_ day of \_\_\_\_\_, 2014.

ALABAMA POWER COMPANY  
Autauga County, Alabama

**OFFICE OF THE JUDGE PROBATE  
STATE OF ALABAMA  
AUTAUGA COUNTY**

I hereby certify that this plat or map was filed in this office for the record this the \_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_ o'clock \_\_\_\_ m and recorded in book \_\_\_\_ of plats and maps, page \_\_\_\_ recording \_\_\_\_ paid.

JUDGE OF PROBATE  
AUTAUGA COUNTY, ALABAMA

CITY OF PRATTVILLE, AL

Interstate Park Plat 1A

Medical Center Dr  
Lots 4A & 5A

Scale: 1" = 100'



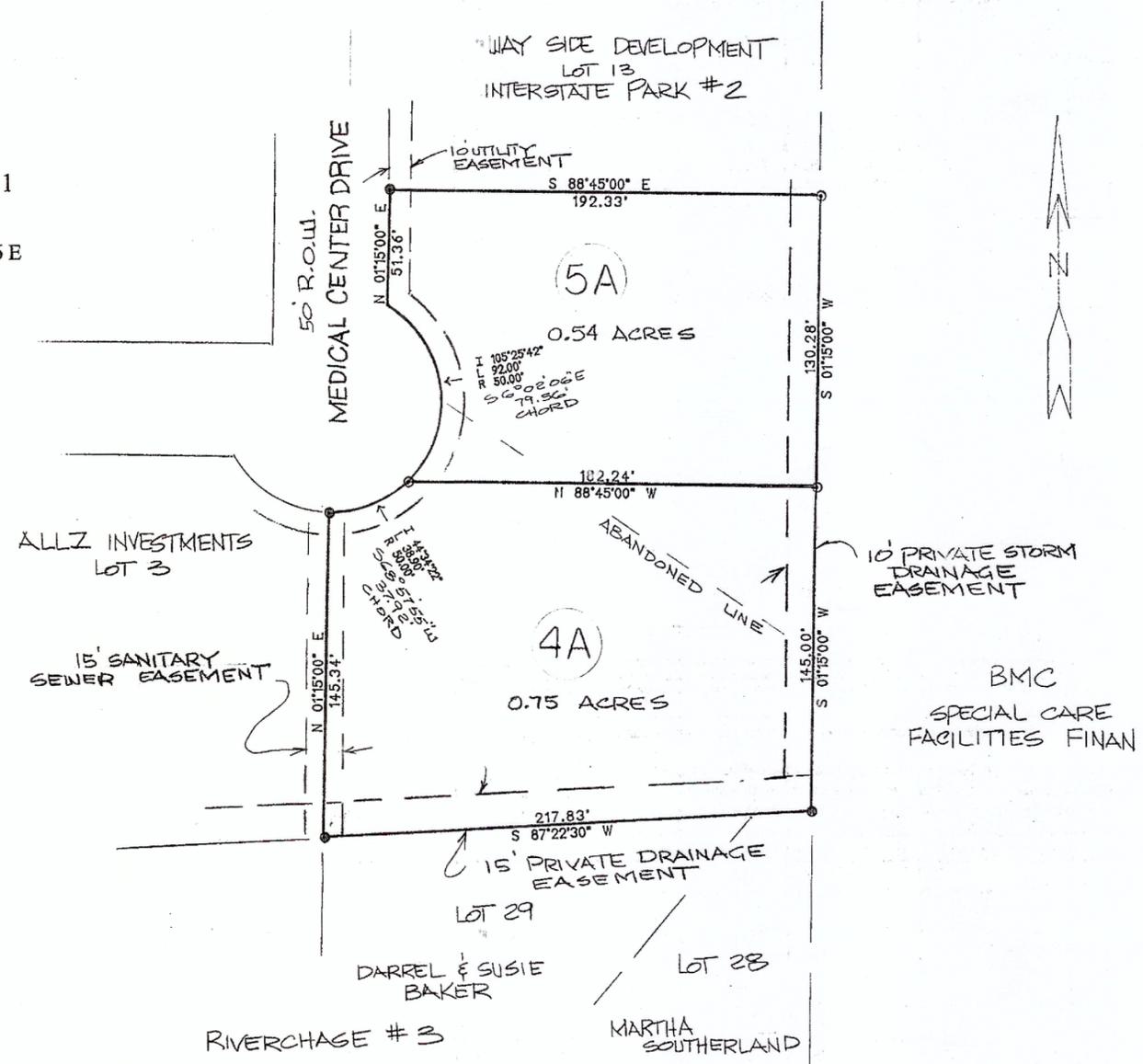
— STREETS  
□ TAX PARCELS



**INTERSTATE PARK PLAT NO. 1-A**

A Replat of Lots 4 & 5 Interstate Park Plat No. 1  
Recorded in Map Book 5 at page 74

Lying in the SE 1/4, Section 2, Township 17 N, Range 16 E  
Autauga County, Alabama  
City of Prattville



**DEDICATIONS**

I Jimmy Goodson as proprietors have caused the land embraced in the within plat to be surveyed, laid out and platted to be known as Interstate Park Plat No. 1-A; being a replat of Lots 4&5 Interstates Park Plat No. 1 Recorded at Map Book 5 at page 74, in the Autauga County Probate Office; said subdivision lying in the SE 1/4, of Section 2, Township 17 N, Range 16 E; Autauga County, Alabama, and that the streets, drives, alleys, sewer easements, drainage easement, etc., shown on said plat are hereby dedicated to the use of the Public.

\_\_\_\_\_  
Jimmy Goodson

STATE OF ALABAMA  
COUNTY OF AUTAUGA

Notary

I, \_\_\_\_\_, Notary Public in and for said County, in said State, hereby certify that Jimmy Goodson whose name is signed in the foregoing instrument, and who is known to be, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily.  
GIVEN under my hand and official this \_\_\_\_\_ day of \_\_\_\_\_, 201 .

\_\_\_\_\_  
NOTARY PUBLIC

**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 the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

\_\_\_\_\_  
WATER WORKS BOARD CHAIRMAN

**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 the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

\_\_\_\_\_  
CITY ENGINEER  
Prattville Alabama

**CERTIFICATE OF 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 the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

\_\_\_\_\_  
DIRECTOR OF PLANNING AND DEVELOPMENT  
Prattville, Alabama

**CERTIFICATE OF COUNTY HEALTH DEPARTMENT**

The undersigned, as authorized by the Autauga County Health Department, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

\_\_\_\_\_  
HEALTH OFFICER  
Autauga Co. Alabama

**CERTIFICATE OF THE COUNTY ENGINEER**

The undersigned, being the County Engineer or Acting County Engineer of Autauga County, Alabama, hereby accepts the within plat for the recording of the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

\_\_\_\_\_  
COUNTY ENGINEER  
Autauga Co., 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 the same in the Probate Office of Autauga County, Alabama, this the \_\_\_\_\_ day of \_\_\_\_\_, 201 .

\_\_\_\_\_  
FIRE DEPARTMENT  
Prattville Alabama

OFFICE OF THE JUDGE OF PROBATE  
STATE OF ALABAMA  
AUTAUGA COUNTY

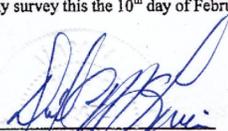
OFFICE OF THE PROBATE JUDGE

I hereby certify that this plat or map was filed in this office for record this the \_\_\_\_\_ day of \_\_\_\_\_, 201 . at \_\_\_\_\_ o'clock \_\_ m and recorded in Map Book \_\_\_\_\_ of plats and maps, Page \_\_\_\_\_ recording paid.

\_\_\_\_\_  
JUDGE OF PROBATE  
Autauga County, Alabama

Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied the surveyor. No abstract of title, nor title commitment, nor results of title searches were furnished the surveyor. There may exist other documents of record, which would affect this parcel. No attempt has been made as a part of this survey to obtain or show data concerning base flood elevation, elevation datum or flood elevation

This Survey is made subject to any and all easements, restrictions and reservations of covering the above described property.

<p><b>Legend</b></p> <ul style="list-style-type: none"> <li>○ POB Point of Beginning</li> <li>○ IPS Iron Pin Set w/cap, (Stamp P.L.S. 14721)</li> <li>⊙ IPF Iron Pin Found</li> <li>△ Calculated Point Only</li> <li>-p- Overhead Utility Lines</li> <li>-x-x- Fence</li> <li>( ) Recorded Distance/ Bearing</li> <li>N Not to Scale</li> <li>-C- Centerline</li> <li>POC Point of Commencement</li> </ul>	<p>I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for the Surveying in the State of Alabama to the best of my knowledge, information, and brief. Copyrighted by David C. McLain, no part of this drawing may be copied, added to, altered or reproduced by any means with out written permission from <b>David C. McLain AL Reg. No. 14721.</b> According to my survey this the 10<sup>th</sup> day of February, 2014.</p> <p style="text-align: center;">               AL Reg. No. 14721  <b>NOT VALID UNLESS SIGNED, DATED, AND STAMPED WITH EMBOSSED SEAL</b> </p>
--	--

Closing or Loan Survey  
By:  
**Prattville Land Surveying**  
616 Washington Ferry Rd  
Prattville, AL 36067  
334-365-1122

File No. S 3722