

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
June 18, 2013

The Planning Commission of the City of Jacksonville, Alabama, met in regular session June 18, 2013, at 6:00 p.m. at the Jacksonville Community Center, 501-A Alexandria Road, SW. Members present were: Chairman Jimmy L. Howard, T. L. Thompson, Ronnie Thomas, Penn Wilson, Richard Turner, Menzo Parker and Kelly Ryan, Secretary. City staff members in attendance were Lynn Causey, City Planner; Mark Williams, Building Inspector and Jason Taylor, Planning and Building Assistant.

MINUTES. A motion was made by T. L. Thompson, seconded by Penn Wilson to dispense with the reading of the minutes of the regular meetings of May 21, 2013 and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

PUBLIC HEARING REZONING FROM R-3 TO B-2, 110, 114 AND 116 MOUNTAIN STREET, NW AND 419 SPRING AVENUE, NW. Patrick Self Burnham, property owner's representative, was in attendance. Jane Self Burnham, property owner, was not in attendance.

The Chairman announced that it was the time and place to conduct a public hearing to consider rezoning from R-3 Multiple Family Residential District to B-2 General Business District an irregular shaped parcel of land located on the SE corner of the intersection of Mountain Street, NW and Spring Avenue, NW, fronting 389 feet on said Mountain Street, NW and 165 feet on said Spring Avenue, NW, and extending southward to the center line of the creek or ditch on the south and southwest boundaries, and known as the Jane Self Burnham property which incorporates 110, 114, & 116 Mountain Street, NW and 419 Spring Avenue, NW.

Letters were mailed to abutting property owners and a legal notice of the hearing was published in The Jacksonville News June 11, 2013.

The Chairman announced the meeting was open for the applicant to present the rezoning request and to respond to questions and comments from the Planning Commission and the public.

Mr. Burnham presented Mrs. Jane Self Burnham's request to rezone 110, 114 and 116 Mountain Street, NW and 419 Spring Avenue, NW. He indicated her desire to rezone the property is so it can be sold as commercial real estate and find the highest and best use for the property.

Opposition to the rezoning centered on the impact of potential commercial businesses on the surrounding properties and residents.

CONSIDERATION OF REZONING R-3 TO B-2, 110, 114 AND 116 MOUNTAIN STREET, NW AND 419 SPRING AVENUE, NW. Patrick Self Burnham, property owner's representative, was in attendance. Jane Self Burnham, property owner, was not in attendance.

After discussion, a motion was made by Ronnie Thomas, seconded by Kelly Ryan that the rezoning request was in accordance with the Comprehensive Land Use Plan. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried. A report of this action will be forwarded to the Mayor and City Council.

TRAIN DEPOT, 650 MOUNTAIN STREET, NW, DEVELOPMENT REVIEW OF FENCE PROJECT. City of Jacksonville, property owner and applicant, City staff, representative.

Staff presented the revised plans which involve the construction of a 148' X 8' white PVC fence along the east property line for the entire length of the building and turn west to connect to the Depot. A 4' wide gate will be installed on the south end of the fence. An "Emergency Exit Only" sign will be posted on the gate. Flood lighting is present on the building at four different locations along the east side.

After discussion, a motion was made by T. L. Thompson, seconded by Ronnie Thomas that the development review of the revised plans of the fence project for the Train Depot be approved. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

PLANNING:

City Staff made a presentation to the Planning Commission regarding the Kids Growing in the Garden project, explaining that the garden did not need a development review at this time.

CITIZENS' COMMENTS. None were received.

There being no further business, the meeting adjourned.

Kelly W. Ryan
Secretary

Jimmy L. Howard
Chairman