

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
June 19, 2012**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session June 19, 2012, at 6:00 p.m. at the Jacksonville Community Center, 501-A Alexandria Road, SW. Members present were: T. L. Thompson, Ronnie Thomas, Ann Herndon, Penn Wilson, Acting Secretary and Kelly Ryan, Acting Chairman. Mark Stephens of Jones, Blair, Waldrup and Tucker, Inc., the City's consultant engineer, was not in attendance. City staff members in attendance were Mark Williams, Building Inspector, Lynn Causey, City Planner and Jason Taylor Planning and Building Clerical Assistant.

MINUTES. A motion was made by T.L. Thompson, seconded by Ann Herndon to dispense with the reading of the minutes of the regular meeting of May 15, 2012, and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Acting Chairman announced the motion carried.

Calhoun Meter Company, 1051 Bear Boulevard SW, Development review of new construction project. Dennis Cruse and Scott Cruse, property owners and applicants; Jimmy Cruse, developer, Shannon Jones, project engineer; Tim Barry, Barry Surveying, Inc, project surveyor were in attendance.

Mr. Barry made the presentation of the revised plans. Plans involve the construction of a 42'X90' pre-manufactured beige metal single-story building to be utilized as a warehouse. Eighteen off-street parking spaces, 2 handicapped spaces, one of which is van accessible are proposed. Site security lighting will be shoebox fixtures with metal halide bulbs.

The developed property (storage yard, warehouse and off-street parking lot) will be fenced with a 6' chain link fence and possibly concertina wire. A dumpster pad, loading dock and graveled lot for storage yard is proposed. A detention area is proposed to handle a 50 year 24 hour storm event. A landscaping plan was provided.

A fire hydrant is 192' from the south property line. The City is proposing to extend the water line 450' north along the street ROW and installing another hydrant. (Staff will be requesting Jacksonville Public Works Project (JPWP) at the June 25, 2012 City Council meeting for approval.)

It was noted that City staff requested that connection to the lift station be made later in the afternoon or on a weekend to avoid any disruption of Bear Manufacturing.

The revised plans addressed all staff comments, therefore City staff recommended approval.

After discussion, a motion was made by Ronnie Thomas, seconded by Ann Herndon that Calhoun Meter Company revised plans development review be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Acting Chairman announced the motion carried.

Gamecock Auto Spa, 1101 Pelham Road, South, Development review of new construction project. Gamecock Auto Spa, LLC, property owner represented by Gary Wigington; Wallace Gunnells, project engineer; Guy Herb, project surveyor were not in attendance.

By telephone call on June 18, 2012, Guy Herb, the project surveyor, withdrew the plans. The Planning Commission acknowledged the withdrawal.

New Hope Missionary Baptist Church, 1728 Louise Drive, SE, Development review of new construction project. New Hope Missionary Baptist Church, Travis Morris, representative; Wallace Gunnells, project engineer; Guy Herb, project surveyor were not in attendance.

By telephone call on June 18, 2012, Guy Herb, the project surveyor, withdrew the plans. The Planning Commission acknowledged the withdrawal.

Jacksonville Train Depot, 650 Mountain Street, NW, Development review of fence project. City of Jacksonville, property owner and applicant, City staff, representative.

City Staff made the presentation, explaining that the fence is 40' tall 4"X4" posts spaced approximately 10' apart with 1" rope strung between them. City staff also explained that the purpose is to protect the grass area and prohibit access from Mountain Street, NW.

City staff recommended approval of the plans.

After discussion, a motion was made by T.L. Thompson, seconded by Ronnie Thomas that Jacksonville Train Depot request for development review be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Acting Chairman announced the motion carried.

PLANNING: City staff distributed copies of Ordinance# O-534-12 to the Planning Commission

City Staff made a presentation to the Planning Commission on the Comprehensive Land Use Plan, explaining that the contract was effective on May 1, 2012 and that East Alabama Regional Planning and Development Commission has begun the mapping process, which is the first phase..

CITIZENS' COMMENTS. None were received.

There being no further business, the meeting adjourned.

Penn Wilson
Acting Secretary

Kelly Ryan
Acting Chairman