

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
March 20, 2012

The Planning Commission of the City of Jacksonville, Alabama, met in regular session March 20, 2012, at 6:00 p.m. at the Jacksonville Community Center, 501-A Alexandria Road, SW. Members present were: Chairman Jimmy Howard, T. L. Thompson, (Acting Chairman), Ronnie Thomas, Menzo Parker, Councilmember Mark Jones and Penn Wilson, Acting Secretary. Grant Paris, City Attorney, and 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 Ronnie Thomas, seconded by Mark Jones to dispense with the reading of the minutes of the regular meeting of February 21, 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.

Chairman Jimmy L. Howard joined the quorum.

Consideration of Rezoning R-3 to B-2; 1212 Hatcher Avenue, SE. Jerry Wayne Garmon, property owner and applicant, and Tom Shelton, the agent, was not in attendance.

By letter applicant's agent withdrew the rezoning request.

After discussion, a motion was made by Mark Jones, seconded by Ronnie Thomas to accept the withdrawal of the rezoning request. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

Q's Southern Style Restaurant, 411 Pelham Road, North; development review of awning placement. F & F Food Services, Inc, property owner, and Jamini Hershberger, applicant, were not in attendance. City staff made the presentation.

After discussion, a motion was made by Mark Jones, seconded by T. L. Thompson that Q's Southern Style Restaurant request for development review be approved with the condition that the awning placement allow clearance for emergency vehicles. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

PUBLIC HEARING Rezoning from R-1 to R-3, a portion of 1101 Pelham Road, North. Roy C. Snead, Jr., property owner and applicant was in attendance.

The Chairman announced it was the time and place to conduct a public hearing to consider rezoning from R-1 Single-Family Residential District to R-3 Multiple-Family Residential District a parcel of land on the NE corner of Pelham Road, North and 11th Street, NE

intersection fronting approximately 200 feet on Pelham Road, North and fronting approximately 300 feet on 11th Street, NE and is known as a portion of 1101 Pelham Road, North.

Letters were mailed to abutting property owners and a legal notice of the hearing was published in The Jacksonville News March 13, 2012.

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. Snead presented the request to rezone the 200' x 300' portion of 1101 Pelham Road, North. He indicated his desire to rezone was prompted by the change in zoning laws only allowing four unrelated individuals in one dwelling in an R-3 zone.

Opposition to the rezoning centered on the potential changing of the quiet neighborhood, traffic, desire to retain residential neighborhoods, helping one person could negatively impact more people.

CONSIDERATION of Rezoning R-1 to R-3, a portion of 1101 Pelham Road, North. Roy C. Snead, Jr., property owner and applicant was in attendance.

After discussion, a motion was made by Mark Jones, seconded by Ronnie Thomas that the rezoning request was not in accordance with the Comprehensive Land Use Plan. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 1. The Chairman announced the motion carried. A report of this action will be forwarded to the Mayor and City Council.

GRAYLYN SUBDIVISION, PHASE II, Request for a one-year extension of time on the life of the preliminary plat and improvements plan. William K. Cockerham, Cockerham Development, owner and developer; B G Bailey, Bailey Engineering, Inc., project engineer, agent was not in attendance. City staff made the presentation.

City staff explained that further study is needed by the Street Department and city consultant engineer to determine if drainage may be adversely affected if the extension were not granted and the existing retention pond is allowed to return to its natural state. City staff asked the Planning Commission to table action on the request for extension until April.

After discussion, a motion was made by Penn Wilson, seconded by Ronnie Thomas that action on the request for extension be tabled until the April Planning Commission meeting at the request of the City. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

PLANNING: City staff asked the Planning Commission to schedule a public hearing for a zoning amendment request to allow wider curb cuts for fire and police stations.

After discussion, a motion was made by Mark Jones, seconded by Penn Wilson to schedule a public hearing for April 17, 2012. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

CITIZENS' COMMENTS. None were received.

There being no further business, the meeting adjourned.

Penn Wilson
Acting Secretary

Jimmy L. Howard
Chairman