

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
December 17, 2013

The Planning Commission of the City of Jacksonville, Alabama, met in regular session December 17, 2013, at 6:00 p.m. at the Jacksonville Community Center, 501-A Alexandria Road, SW. Members present were: Chairman Jimmy Howard, Secretary Kelly Ryan, Richard Turner, Ronnie Thomas, Anne Herndon, Penn Wilson and T. L. Thompson. 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 Penn Wilson, seconded by Ronnie Thomas to dispense with the reading of the minutes of the regular meeting of November 19, 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- EAGLES VIEW SUBDIVISION. William L. Tomlinson, Deborah Tomlinson, William E. Tomlinson, and Ada Tomlinson, property owners were not in attendance. Tim Barry, Barry Surveying, Inc., the project surveyor was in attendance.

The Chairman announced it was the time and place to conduct a public hearing regarding the preliminary plat proposed for the Eagles View Subdivision. Certified, return receipt requested letters were mailed to the adjoining property owners and owners of the proposed subdivision, serving as public notice as per city subdivision regulations. The objective is to review the plans for consistency with the subdivision regulations and city service requirements.

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

Tim Barry, the project surveyor, made the presentation of the preliminary plat. Plans are the resubdivision of two lots in South View Estates and combining additional property to the north into the two lots. Water taps are existing and no sanitary sewer is available. No street construction is involved.

No questions from the public were received.

The Chairman announced the public hearing was closed.

EAGLES VIEW SUBDIVISION- CONSIDER ACTION ON PRELIMINARY PLAT. William L. Tomlinson, Deborah Tomlinson, William E. Tomlinson, and Ada Tomlinson, property owners were not in attendance. Tim Barry, Barry Surveying, Inc., the project surveyor was in attendance.

Tim Barry requested the preliminary plat for Eagles View Subdivision be approved.

Staff recommended approval of the preliminary plat.

After discussion, a motion was made by T. L. Thompson, seconded by Ronnie Thomas to approve the preliminary plat of the Eagles View Subdivision. Upon vote on the motion, the following voted were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

EAGLES VIEW SUBDIVISION. REQUEST FOR APPROVAL OF FINAL PLAT.

William L. Tomlinson, Deborah Tomlinson, William E. Tomlinson, and Ada Tomlinson, property owners were not in attendance. Tim Barry, Barry Surveying, Inc., the project surveyor was in attendance.

Staff recommended approval of the final plat.

After discussion, a motion was made by Penn Wilson, seconded by Kelly Ryan to approve the final plat of the Eagles View Subdivision. Upon vote on the motion, the following voted were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

PETITION TO VACATE A PORTION OF A 10' ALLEY FROM GOODLETT AVENUE, SW, 187.30'. Thomas E. Griffin and Gertrude L. Griffin, the petitioners, were in attendance.

City staff presented the request which involves a portion of the 10' alley in Block 81 JM&M running 187.30' west from Goodlett Avenue, SW and north of lot 25 and south of Lots 4, 5, 6 and 7. The administrative review did not reveal any need for drainage or utility easements. A gas service line is within the alley and no construction can be done where the gas service line is located.

After discussion, a motion was made by Ronnie Thomas, seconded by Penn Wilson send a report to the City Council that the vacation is not 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.

PUBLIC HEARING- CITY INITIATED PROPOSED SECTION 24-498, PROCEDURES (1) a., TO CHANGE THE ZONING AMENDMENT SUBMISSION DATE.

The Chairman announced that it was the time and place to conduct a public hearing to consider amending section 24-498 to change the zoning amendment submission date.

City staff presented the proposed amendment regarding the zoning amendment submission date explaining the proposed changes were necessary due to the change in the day of the monthly Planning Commission meetings.

No questions from the public were received.

The Chairman announced the public hearing was closed.

CONSIDERATION OF THE CITY INITIATED PROPOSED SECTION 24-498, PROCEDURES (1) a., TO CHANGE THE ZONING AMENDMENT SUBMISSION DATE.

After discussion, a motion was made by Kelly Ryan, seconded by Penn Wilson to determine that the proposed amendment would be in the best interest of the city. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

SHELCO FOUNDRY, 1310 FRANCIS STREET WEST, DEVELOPMENT REVIEW OF NEW BUILDING CONSTRUCTION. Shelco Foundry, property owner and Forsyth Building Company, project developer, were not in attendance.

The property owner's representative, by letter, requested the plans be withdrawn from Planning Commission consideration.

FORMER CHIEF LADIGA TRAIL HEAD, NISBET STREET, NW, DEVELOPMENT REVIEW OF FENCE PROJECT.

City staff presented the plans which are to construct a rope and wooden post fence along the grassed areas to prohibit access to the grassed areas. Posts are 4"x4" approximately 40" high and 10 feet apart. Rope is 1" diameter.

ALDOT has approved the breakaway fence location.

After discussion, a motion was made by T. L. Thompson, seconded by Anne Herndon that the development review for the fence project for the former Chief Ladiga Trail Head be approved. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

CONSIDERATION OF MEETING DATE CHANGE.

After discussion, a motion was made by Penn Wilson, seconded by Ronnie Thomas to acknowledge the results of the vote to change the Planning Commission meeting date to the 1st Thursday following the 3rd Tuesday of each month. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried. The regular monthly meetings will take place in the Council Chambers at 300 Church Avenue, SE, at 6:00 pm.

PLANNING.

City staff distributed 2014 Planning Commission meeting calendars.

CITIZENS' COMMENTS. None were received.

Kelly W. Ryan
Secretary

Jimmy Howard
Chairman