

**PLANNING COMMISSION MEETING MINUTES**  
**JACKSONVILLE, ALABAMA**  
**March 17, 2016**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session March 17, 2016, at 6:00 p.m. in the Council Chambers at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Chairman Jimmy Howard, Acting Secretary Penn Wilson, T. L. Thompson, Ronnie Thomas, Mark Jones, and Jennifer Sims. City staff in attendance was Mark Stephens, Planning, Development & Stormwater Director, Mark Williams, Building Inspector and Jason Taylor, Planning and Building Assistant.

**MINUTES.** A motion was made by Ronnie Thomas, seconded by T. L. Thompson to dispense with the reading of the minutes of the regular meeting of February 18, 2016 and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 4; Nays: 0; Abstentions: 1. The Chairman announced the motion carried.

**NEW HOPE MISSIONARY BAPTIST CHURCH, 1728 LOUISE DRIVE, SE, DEVELOPMENT REVIEW OF PARKING REDUCTION.** Bobby Bailey, project engineer and property owner's agent, was in attendance.

Bobby Bailey presented the plans which include the reduction of the provided off-street parking spaces from 134 spaces to 100 spaces. The required landscaping will also be reduced to meet the smaller parking area size.

Mark Jones joined the quorum.

Ronnie Thomas asked if 100 parking spaces will be sufficient.

Jennifer Sims explained to Commissioner Thomas that 100 parking spaces will be enough.

Mark Williams told the Commission that 100 parking spaces meets the requirements in the Zoning Ordinance and the parking lot could be expanded in the future if needed.

Staff recommends approval of the plans subject to the City being provided with revised plans showing additional dimensions and corrected grading.

After discussion, a motion was made by T. L. Thompson, seconded by Ronnie Thomas that the development review of New Hope Missionary Baptist Church parking reduction be approved subject to the city receiving revised plans indicating additional dimensions and corrected grading. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstentions: 1. The Chairman announced the motion carried.

**LADIGA TRAIL APARTMENTS, 506 PARK AVENUE, NW, DEVELOPMENT REVIEW OF NEW CONSTRUCTION.** Bill and Sandra Stone, property owners, and Gary Angel, owners' agent, was in attendance. James Cassidy, project engineer, and Patricia E. Sherman, project architect, was not in attendance.

Gary Angel presented the plans with include the construction of 2 new apartment buildings in the Ladiga Trail Apartment complex. One building will be 2 stories and house seven 2 bedroom 2 bath apartments. The other building will have 2 apartments, one 2 story 2 bedroom 2 bath apartment and one single story handicapped accessible apartment. The exterior finishing of the buildings will be the same as the existing buildings in the complex. Twenty-four off-street parking spaces and 2 handicap accessible parking spaces will be provided.

Gary Angel further explained the plans will need to be revised because the property owner has decided to lower the finish floor elevation of the 7 unit building 2 feet and adding a sidewalk across the entire front of the building.

T. L. Thompson asked if the project is out of the floodplain.

Mark Williams explained that currently the project is in a designated flood hazard area but new Flood Insurance Rate Maps will become effective on March 20, 2016 and the new maps do not show the project in a designated flood hazard area, therefore allowing the developers to lower the building.

Mark Stephens recommends approval of the project subject to the City receiving revised plans showing the new finish floor elevation of the 7 unit building 2 feet and adding a sidewalk across the entire front of the building.

After discussion, a motion was made by Mark Jones, seconded by Ronnie Thomas that the development review of Ladiga Trail Apartments new construction project be approved subject to the city receiving revised plans indicating the corrected building elevation and the addition of the sidewalk across the front of the buildings. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstentions: 1. The Chairman announced the motion carried.

#### **PLANNING: COMPREHENSIVE PLAN**

Ryan Kallem, East Alabama Regional Planning and Development Commission, Principle Regional Planner, discussed distributed the first draft of the Comprehensive Plan. Discussion centered on the Implementation and Evaluation Chapter. Ryan Kallem asked that the City review the goals, objectives, and implementation schedules listed in the plan and recommend any deletions, additions, or changes.

Mark Jones recommended that all Department Heads receive a copy of the Comprehensive Plan Draft for their review and comments before it is returned to the Commission for consideration.

Jarrold Simmons suggested that the Capital Improvements Plan would be a good source to compare and evaluate the goals and objectives listed in the Comprehensive Plan.

#### **CITIZENS' COMMENTS.**

None were received.

There being no further business, the meeting adjourned.

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Penn Wilson  
Acting Secretary

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Jimmy Howard  
Chairman