

**PLANNING COMMISSION MEETING MINUTES**  
**JACKSONVILLE, ALABAMA**  
**June 19, 2014**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session June 19, 2014, at 6:00 p.m. in the Council Chambers at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Chairman Jimmy Howard, Secretary Kelly Ryan, T. L. Thompson, Ronnie Thomas, Penn Wilson, Zach Hood and Richard Turner. City staff members in attendance were Lynn Causey, City Planner; Mark Williams, Building Inspector and Jason Taylor, Planning and Building Assistant.

Acting Consultant Engineer Shannon Jones was present for the Garret Consulting Subdivision and Garrett Services development review.

**MINUTES.** A motion was made by Ronnie Thomas, seconded by Penn Wilson to dispense with the reading of the minutes of the regular meeting of May 22, 2014 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 - GARRETT COUNSELING SUBDIVISION.** James Brothers Development Co., LLC, property owners; Ashley Garrett, developer, and Ken Nichols, contact person, were in attendance.

The Chairman announced it was the time and place to conduct a public hearing regarding the preliminary plat and improvements plan proposed for the Garrett Counseling 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.

Mr. Nichols presented the plans which involve the subdivision of 1.62 acres of property into a 2 lot subdivision. The property is north of George Douthit Drive, SW and Jacksonville High School property, east of James Hopkins Road, SW and City of Jacksonville, Alabama's property, west of Jackson's Way, SW and the James Brothers Development Co. LLC, Clinger and Butler properties; and south of the Chandler and Wilson properties.

The property is zoned B-2 and is not located within a designated flood hazard area.

No questions from the public were received.

The Chairman announced the public hearing was closed.

**GARRETT COUNSELING SUBDIVISION- CONSIDER ACTION ON PRELIMINARY PLAT AND IMPROVEMENTS PLAN.** James Brothers Development Co., LLC, property owners; Ashley Garrett, developer, and Ken Nichols, contact person, were in attendance.

It was noted that a 10' private drainage easement was provided along the north border of the two lots. The City will have no responsibility for the private drainage easement.

Ken Nichols requested the preliminary plat and improvements plan for Garrett Counseling Subdivision be approved.

Staff recommended approval of the preliminary plat and improvements plan.

After discussion, a motion was made by Kelly Ryan, seconded by Ronnie Thomas to approve the preliminary plat and improvements plan for the Garrett Counseling Subdivision. Upon vote on the motion, the following voted were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

**GARRETT COUNSELING SUBDIVISION. REQUEST FOR APPROVAL OF FINAL PLAT.** James Brothers Development Co., LLC, property owners; Ashley Garrett, developer, and Ken Nichols, contact person, were in attendance.

It was noted that Lot #1, since it is located within a B-2 zoning district, is not required to have utility taps prior to final plat approval.

Staff recommended approval of the final plat.

After discussion, a motion was made by T. L. Thompson, seconded by Penn Wilson to approve the final plat of the Garrett Counseling Subdivision. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

**GARRETT SERVICES, LOT #2 GARRETT COUNSELING SUBDIVISION, DEVELOPMENT REVIEW OF NEW CONSTRUCTION.** James Brothers Development Co., LLC, property owners; Ashley Garrett, developer, and Ken Nichols, contact person, were in attendance.

Plans include the construction of a 2,900 square foot single-story stone veneer and wood fascia with asphalt shingle roof building. Twenty-six off-street parking spaces are provided. One entrance/ exit is proposed on Jackson's Way, SW. A 10' high wooden privacy fence is proposed for the north property line. Lighting is proposed on the building and will be directed downward so as not to create an abundance of light off the site.

After discussion, a motion was made by Kelly Ryan, seconded by T. L. Thompson that the development review of the new construction for Garrett Services be approved. 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 ACCESSORY STRUCTURE RELOCATION.** Shelco Foundry, property owner, and Moore & Thompson, Inc., contractor, were not in attendance.

City staff presented the project which involves the relocation of an existing 14'X20'X10' pre-engineered siding with structural steel columns and trusses building from the east side of the southwestern building to the south side of the building . An 8" concrete pad 32'X57' was poured as well. This project failed to go through the development review process prior to commencement.

After discussion, a motion was made by T. L. Thompson, seconded by Penn Wilson that the development review of the accessory structure relocation for Shelco Foundry be approved. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0; Abstentions: 1 (Chairman Howard). The Chairman announced the motion carried

**PLANNING: COMPREHENSIVE PLAN**

Ryan Kallem, East Alabama Regional Planning and Development Commission, Principle Regional Planner, attempted to discuss strategic community visioning. Robin Caler, East Alabama Regional Planning and Development Commission, was also present and discussed methods of citizen engagement. It was determined that survey monkey and various media outlets would be best to distribute and raise awareness of the community questionnaires.

**CITIZENS' COMMENTS.** None were received.

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Kelly W. Ryan  
Secretary

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Jimmy Howard  
Chairman