

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
July 23, 2015

The Planning Commission of the City of Jacksonville, Alabama, met in regular session July 23, 2015, at 6:07 p.m. in the Council Chambers at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Chairman Jimmy Howard, Ronnie Thomas, Penn Wilson and Zach Hood and Acting Secretary T. L. Thompson. 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 Penn Wilson, seconded by Ronnie Thomas to dispense with the reading of the minutes of the regular meeting of June 18, 2015 and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

PETITION TO VACATE A PORTION OF A 15' ALLEY FROM MADISON AVENUE, SW, 185'. Larry L. Jones, John Brian Jay, Judy Jay and Jacksonville Church of God, property owners, were not in attendance. George Robinson, Robinson Law Firm, LLC, represented the property owners.

George Robinson presented the request which involves vacating a portion of the 15' alley in Block 79 JM&M running West from Madison Avenue, SW a distance of 185 feet and North of lot 19 and South of lots 5, 6, 7 and a portion of 4. The administrative review did not reveal any need for drainage or utility easements.

After discussion, a motion was made by Ronnie Thomas, seconded by Penn Wilson to send a report to the City Council that the vacation is not in accordance with the Comprehensive Land Use Plan but that the vacation is not objected to by the Planning Commission. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

NANA'S ATTIC, 107 CLINTON STREET, SE, DEVELOPMENT REVIEW OF FAÇADE CHANGES. Barbara Wilson, property owner was in attendance.

Barbara Wilson presented the plans which are to extend the parapet and place a shed style awning on the front façade of the building. The parapet will be Dryvit covered plywood and painted to match the building. The size of the parapet will be 32' long and 2' high on the ends and 5' high in the middle. The awning is approximately 29' long, 4' high and 4' deep and will be black with 4" wide burgundy stripes.

After discussion, a motion was made by T. L. Thompson, seconded by Penn Wilson that the development review of Nana's Attic façade changes be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

DOCTORS MED CARE, 1505 PELHAM ROAD SOUTH SUITE 2, DEVELOPMENT REVIEW OF STORAGE BUILDING. Cricket Hooks, Applicant's agent, was in attendance.

Cricket Hooks presented the plans which are to place an 8' X 10' pre-manufactured beige with brown trim metal storage building to the North of the existing structure and retaining wall. There will be 3' steps leading the top of the retaining wall where a 6' X 8' deck with handrails will provide access to the storage building.

After discussion, a motion was made by Ronnie Thomas, seconded by Penn Wilson that the development review of Doctors Med Care storage building be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

PUBLIC HEARING FOR THE PROPOSED SUBDIVISION REGULATIONS AMENDMENT REGARDING MINOR SUBDIVISIONS. City of Jacksonville was represented by Mark Stephens.

The chairman announced that it was the time and place to conduct a public hearing to consider the proposed amendment to the Jacksonville Subdivision Regulations article III – Definitions Section 2, Article IV – Procedure for Plat Approval Section 3, Article IV-A – Procedure for Minor Subdivision Approval and Appendix A - certificates which would create a procedure for the approval of minor subdivisions and required certificates and correct the required fee for subdivision plat approval.

Legal notice of the hearing was published in The Jacksonville News July 14, 2015.

The chairman announced the meeting was open for the amendment to be presented, discussed and the staff will respond to questions and comments from the planning commission and the public.

Mark Stephens presented the proposal which amends the Subdivision Regulations adding procedures and required certificates for Minor Subdivision approval. He explained this is a result of Alabama House Bill No. 265 which will be effective September 1, 2015 allowing cities to approve Minor Subdivisions administratively. He further said that this streamlined process would be very beneficial to the city and citizens.

Tim Barry said that other cities in the state have had procedures similar to this for years and agreed that it would benefit the City of Jacksonville.

There being no further comments, the Chairman closed the public hearing,

CONSIDERATION OF THE PROPOSED SUBDIVISION REGULATIONS AMENDMENT REGARDING MINOR SUBDIVISIONS. City of Jacksonville was represented by Mark Stephens.

T. L. Thompson asked if the Planning Commission could be kept informed of any Minor Subdivisions approved.

After discussion, a motion was made by Ronnie Thomas, seconded by Penn Wilson that the proposed amendment to the Subdivision Regulations be approved provided that the Planning Commission be given copies of approved Minor Subdivisions. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

PLANNING: MOBILE HOMES

Mark Williams presented the Planning Commission with a draft ordinance banning mobile homes from being placed in the Profile Mill Village asking for their input. He stated that he was undecided if an ordinance should be written prohibiting mobile homes only in the Profile Mill Village or if they should be Prohibited on any single parcel of land in the entire City. He said that the prohibition in the Profile Mill Village would be easily justified with its listing on the National Register of Historic Places.

He also presented pamphlets from a Mobile Home dealer showing how mobile homes can be built to look more like a house with wood/ vinyl siding, gable roofs with shingle roofing. He suggested that an Ordinance could be written that would require mobile homes to have these type features along with block/brick masonry underpinning. This would allow mobile homes and at the same time ensure that they will look more like houses.

The Planning Commission suggested ideas such as a two-year moratorium in the Profile Mill Village with the intent to re-evaluate the situation at that time and to present an Ordinance prohibiting mobile homes in the Profile Mill Village to the City Council and at a later date present another one prohibiting them on any single parcel of land throughout the entire city.

No consensus was formed.

CITIZENS' COMMENTS.

Tim Barry urged the Planning Commission to look closely at where the Planning Jurisdiction boundaries will be after the annexation is effective. He said that enforcement of the Planning Jurisdiction is already difficult and if the jurisdiction extends further out into rural areas it may get even more difficult.

Mark Stephens suggested to consider changing the Planning Jurisdiction to only property abutting the city limit boundary.

There being no further business, the meeting adjourned.

T. L. Thompson
Acting Secretary

Jimmy Howard
Chairman