

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
August 21, 2014

The Planning Commission of the City of Jacksonville, Alabama, met in regular session August 21, 2014, at 6:00 p.m. in the Council Chambers at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Chairman Jimmy L. Howard, Secretary Kelly Ryan, Richard Turner, T. L. Thompson, Ronnie Thomas, Menzo Parker, and Penn Wilson. 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 July 17, 2014 and the called work session of August 4, 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.

CHOW'S BISTRO, 611 PELHAM ROAD, SOUTH, DEVELOPMENT REVIEW OF PAINTING PROJECT. Dong Alabama LLC, property owner, was represented by Yandan Lin, the applicant.

City Staff presented the plans which involve the painting of the external features of the building. The roof will be painted Autumn Russett. The sides will be painted Homestead Resort Cream. The borders will be painted Pale Blush.

After discussion, a motion was made by T. L. Thompson, seconded by Penn Wilson that the development review of the painting project for Chow's Bistro be approved. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

PUBLIC HEARING REZONING FROM R-2 TO B-2, 1224 CHURCH AVENUE, SE. Kenneth L. Smith and Kathy A. Smith, property owners and applicant was in attendance.

The Chairman announced that it was the time and place to conduct a public hearing to consider rezoning from R-2 Two Family Residential District to B-2 General Business District the property owned by Kenneth L. Smith and Kathy A. Smith and known as 1224 Church Avenue, SE, more particularly described as the west 100' of Lots 7 and 8 in Block 1, AC Shelton Addition to Jacksonville recorded in Calhoun County Probate Judge's Office at Plat Book C Page 55 located on the northeast corner of Church Avenue, SE at Tarver Street, SE.

Letters were mailed to abutting property owners and a legal notice of the hearing was published in The Jacksonville News August 12, 2014.

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. Smith presented the request to rezone 1224 Church Avenue, SE. He indicated his desire to rezone the property so that he can build a garage.

An adjacent property owner, Tom Wheeler, spoke in opposition to the rezoning concerned about the impact the rezoning may have on property values of surrounding properties.

There being no further comments, the Chairman closed the public hearing,
CONSIDERATION OF REZONING R-2 TO B-2, 1224 CHURCH AVENUE, SE. Kenneth L. Smith and Kathy A. Smith, property owners and applicant was in attendance.

After discussion, a motion was made by Kelly Ryan, seconded by T. L. Thompson that the rezoning request was 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. A report of this action will be forwarded to the Mayor and City Council.

FARMERS AND MERCHANTS BANK, 1130 PELHAM ROAD, SOUTH, DEVELOPMENT REVIEW OF WINDOW/ STONE WORK MODIFICATIONS. Farmers and Merchants Bank, property owner was not in attendance. Bill Pierce Construction, Inc., project contractor, was in attendance.

City Staff presented the plans which involve the removal of two paned windows and replacing the bottom portion of previous windows with stone work which will match the building's existing stone work. The top windows will be replaced with energy efficient windows. The building has experienced leaking problems inside the walls and must be repaired.

After discussion, a motion was made by T. L. Thompson, seconded by Richard Turner that the development review of the window/ stone work modifications for Farmers and Merchants Bank be approved. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

GERMANIA SPRINGS, 2293 AL HWY 21, NORTH, DEVELOPMENT REVIEW OF DOG PARK. City of Jacksonville, property owner, represented by Janis Burns of Jacksonville Parks and Recreation Department.

Mrs. Burns presented the plans which include the construction of a 6' high X 150' length X 80' width chain link fence attached to the existing fence on the small baseball field to create a dog park. The dog park will also include a water station, doggy pick-up supplies, bench/picnic table for owners, trash can and a rules sign.

Concerns from the staff were regarding the isolated location and liability concerns.

After discussion, a motion was made by T. L. Thompson, seconded by Richard Turner that the development review of the dog park for Germana Springs be tabled so that a possible alternative location could be investigated. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 1. The Chairman announced the motion carried.

PLANNING: COMPREHENSIVE PLAN

Ryan Kallem, East Alabama Regional Planning and Development Commission, Principle Regional Planner, Announced that 426 surveys had been completed on Survey Monkey. It was

decided to leave the survey active until September 30, 2014, at which time a decision will be made as when to close the survey.

The Commission was asked to entertain Citizens' Comments prior to consideration on the geographic area of the Special Business District.

CITIZENS' COMMENTS.

Bruce Edmiston: Wants the Special Business District to include the Public Square Overlay District.

Joe Donahue: Wants the Special Business District to include the Square.

Jerry Klug: Wants the square to have some kind of Special Business District.

Rena Comisac: Wants the Planning Commission to recommend to the Council that a special district be developed for the square.

Klaus Duncan: Thanked the Commission for their work.

Jarrold Brown: Wants to know why there was not citizen involvement in the Special Business District discussions. Wants a special district for the square. Cautions the Commission about growth and urges for deliberate controlled growth.

Peter Howell: Loves the idea of the Special Business District. He also wants a western entrance to his property on Mountain Street, NW.

PLANNING: SPECIAL BUSINESS DISTRICT

The Commission reviewed a map prepared by City Staff depicting the proposed area. After discussion, the Commission made changes to the geographic area and approved the geographic area as depicted on the map labeled exhibit A. The map is attached and made a part of the minutes.

After discussion, a motion was made by Kelly Ryan, seconded by Penn Wilson that the geographic area of the Special Business District as depicted on exhibit A be approved. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

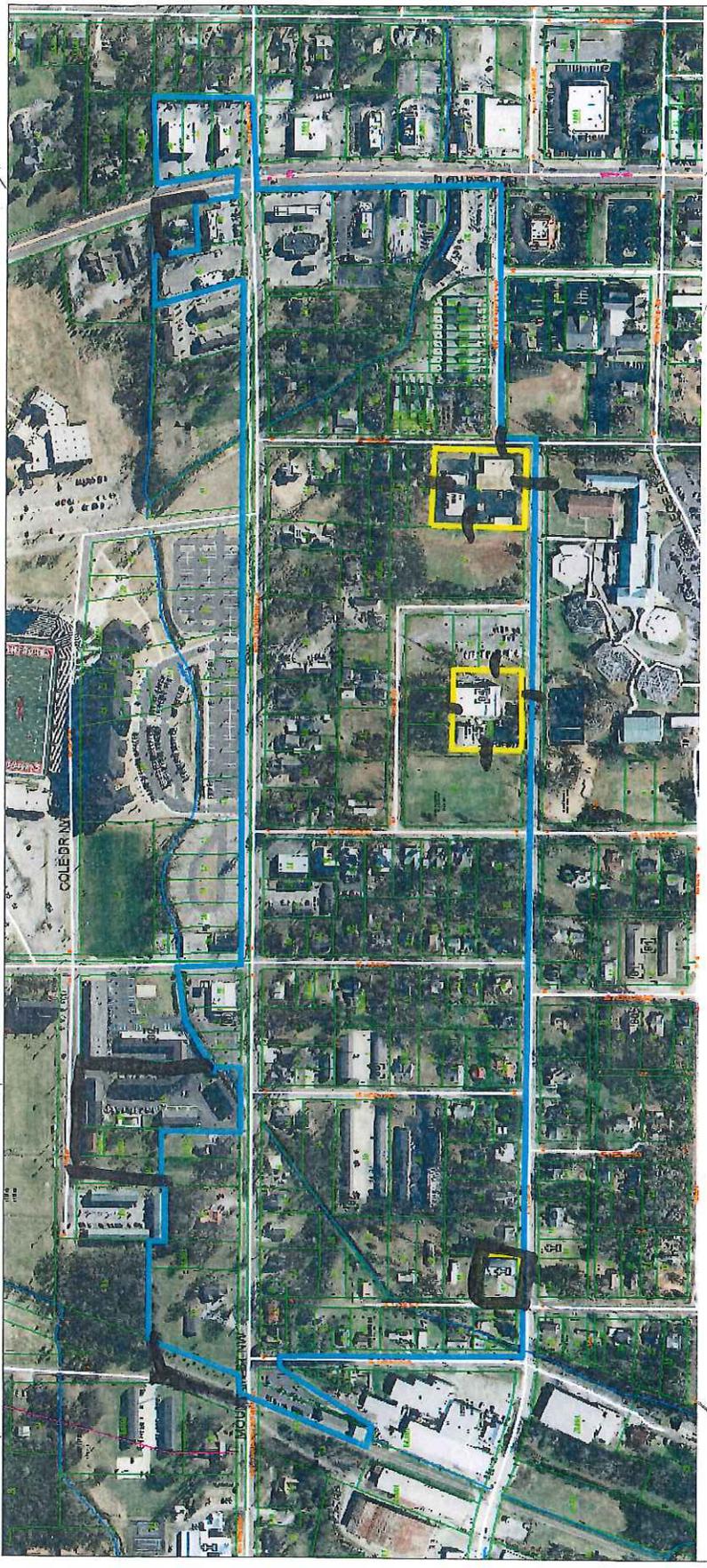
Kelly W. Ryan
Secretary

Jimmy L. Howard
Chairman

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Church of God
Removal

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Provided by the Calhoun County
Revenue Commissioner
Mrs. Karen Roper



Maps to be used for Tax Purposes Only -
Not to be used for conveyance
Map Data is in NAD 1983 State Plane
Alabama East Feet