

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
APRIL 20, 2010**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session April 20, 2010, at 6:00 p.m. in the City Council Chambers, City Hall, Jacksonville, Alabama. Members present were: Chairman Jimmy L. Howard, Ron Thomas, Penn Wilson, Mark Jones and T. L. Thompson. City Attorney Grant Paris was present. Mark Stephens of Jones, Blair, Waldrup and Tucker, Inc., the City's consultant engineer, was present. City staff members present were Mark Williams, Building Inspector and Lynn Causey, City Planner.

MINUTES. A motion was made by Ron Thomas, seconded by T. L. Thompson to dispense with the reading of the minutes of the March 16, 2010 regular meeting, 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.

JACKSONVILLE CHURCH OF CHRIST OFFICE ADDITION. Jay Jenkins of Munroe & Jenkins Architects, LLC, the applicant's agent was present for the meeting. The request before the Commission is for development review of plans to construct a 1,870 square foot addition to the north elevation of the Educational Building of the Jacksonville Church of Christ located at 321 Nisbet Street, NW, to be used as an office. The exterior will be brick and the roof will be asphalt shingles.

After discussion, a motion was made by Mark Jones, seconded by Ron Thomas to approve the development review of this project. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

GAMECOCK PAWN EXTERIOR REMODELING. Curtis Session, applicant's agent was present for the meeting. The request before the Commission is for development review of plans to remove the deteriorated rear section of the existing building located at 215 Pelham Road, South, and reconstruct it in the same footprint, replacing the flat tar roof with a pitched metal roof, and covering the north, east and south facing walls with vertically run sheet metal in a light stone color.

After discussion, a motion was made by T. L. Thompson, seconded by Mark Jones that the request be approved. Upon vote on the motion the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

HENRY FARM PARK MOUNTAIN BIKE TRAIL. The request before the Commission is for development review of plans for creating a total of 3+ miles of single-track trails for mountain bicyclist at 350 Henry Road, SW, in the undeveloped portion of the park property in an area near the hospital water tanks. The trail will be 2 ½' wide. There will be sections for options of varying length and degree of difficulty marked by signs and color-code reflectors. These signs will be coordinated with PARD Superintendent Janis Burns. Erosion will be a primary concern and is carefully being deterred by sloping the trail (by about five degrees). No trees will be removed because of this project.

After discussion, a motion was made by Mark Jones, seconded by Ron Thomas that the request be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

PLANNING, ZONING DENSITY ISSUE. City staff presented possible changes for apartment construction standards and had photographs of example apartments from Rainbow City. The City Attorney and Building Inspector will do some density research on apartment complexes within the City.

CITIZEN COMMENTS. None were received.

There being no further business, the meeting adjourned.

Melanie Raulerson
Secretary

Jimmy L. Howard
Chairman