

**PLANNING COMMISSION MEETING MINUTES
FEBRUARY 17, 2009
JACKSONVILLE, ALABAMA**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session February 17, 2009 at 6:00 p.m. in the Fireside Room of Jacksonville Community Center, 501 Alexandria Road, SW. Members present were: Chairman Jimmy Howard, Ann Herndon, Ronald Thomas, T.L. Thompson, Penn Wilson, Kelly Ryan, and Melanie Raulerson, Secretary. Councilman Mark Jones was not in attendance. The City's Consultant Engineer, Jones, Blair, Waldrup, and Tucker, Inc., was represented by Mark Stephens. Building Inspector, Mark Williams and Assistant City Planner, Delores Cantrell were also in attendance. City Attorney, Grant Paris and City Planner, Lynn Causey were not in attendance.

MINUTES. A motion was made by Kelly Ryan, seconded by Melanie Raulerson to dispense the reading of the minutes of the regular meeting of January 20, 2009, 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 – DEER OAKS SUBDIVISION – PRESENTATION OF PRELIMINARY PLAT. Joseph M. Maloney, the agent, was in attendance. Property owners Rodney C. Pollard and L. Paul Waggoner were also in attendance.

The Chairman announced it was the time and place to conduct the public hearing to consider the Deer Oaks Subdivision. Certified, return receipt requested letters were mailed to the owners and the adjoining property owners, 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 request and respond to questions and comments from the Planning Commission and the public.

Joseph M. Maloney, the agent, made the presentation of the preliminary plat and final plat of Deer Oaks Subdivision. The subdivision involves 11.96 acres of property divided as three lots located east of Seventh Avenue, NE, near the Laura Lane intersection; south of Halcyon Estates (Lo Berry Trail, NE), west of The Ridge Subdivision, NE (Dogwood Drive, NE and Magnolia Lane, NE) and north of Oakdale Estates. The lots are located in an R-1, Single-Family Residential zoning district. All three lots have frontage on a dedicated street. Lot 1 does not have water and sewer connections, but the developer has placed a note on the plat stating that fact. The City Attorney has reviewed the wording and determined it to be acceptable.

No questions from the public were received.

The Chairman announced the public hearing was closed.

DEER OAKS SUBDIVISION – CONSIDER ACTION ON PRELIMINARY PLAT. Joseph M. Maloney, the agent, was in attendance. Property owners Rodney C. Pollard and L. Paul Waggoner were also in attendance.

Joseph M. Maloney made presentation on behalf property owners.

The subdivision involves 11.96 acres of property divided as three lots located east of Seventh Avenue, NE, near the Laura Lane intersection; south of Halcyon Estates (Lo Berry Trail, NE), west of The Ridge Subdivision, NE (Dogwood Drive, NE and Magnolia Lane, NE) and north of Oakdale Estates. The lots are located in an R-1, Single-Family Residential zoning district. All three lots have frontage on a dedicated street. Lot 1 does not have water and sewer connections, but the developer has placed a note on the plat stating that fact. The City Attorney has reviewed the wording and determined it to be acceptable.

After discussion, a motion was made by Tommy Thompson, seconded by Kelly Ryan to approve the preliminary plat for Deer Oaks Subdivision. Upon vote on the motion, the following votes were recorded: Yeas: 7. Nays: 0. The Chairman announced the motion carried.

DEER OAKS SUBDIVISION – CONSIDER ACTION ON FINAL PLAT. Joseph M. Maloney, the agent, was in attendance. Property owners Rodney C. Pollard and L. Paul Waggoner were also in attendance.

The subdivision involves 11.96 acres of property divided as three lots located east of Seventh Avenue, NE, near the Laura Lane intersection; south of Halcyon Estates (Lo Berry Trail, NE), west of The Ridge Subdivision, NE (Dogwood Drive, NE and Magnolia Lane, NE) and north of Oakdale Estates. The lots are located in an R-1, Single-Family Residential zoning district. All three lots have frontage on a dedicated street. Lot 1 does not have water and sewer connections, but the developer has placed a note on the plat stating that fact. The City Attorney has reviewed the wording and determined it to be acceptable.

After discussion, a motion was made by Kelly Ryan, seconded by Ann Herndon to approve the final plat for Deer Oaks Subdivision. Upon vote on the motion, the following votes were recorded: Yeas: 7. Nays: 0. The Chairman announced the motion carried

JACKSONVILLE CHURCH OF CHRIST, 325 NISBET STREET, NW – DEVELOPMENT REVIEW OF ADDITION TO FELLOWSHIP HALL. Black Hamm, the agent, was in attendance.

Mr. Hamm made the presentation on behalf of Jacksonville Church of Christ. Plans include the addition of an attached drive-thru carport, made of brick, 3-course split-face block, and composition shingle roof. The carport will match the existing carport located on the main church building. The existing ramp meets ADA requirements. No changes to parking spaces are proposed.

After discussion, a motion was made by Penn Wilson, seconded by Melanie Raulerson to approve the development review of the addition to the Fellowship Hall of the Jacksonville Church of Christ. Upon vote on the motion, the following votes were recorded: Yeas: 7. Nays: 0. The Chairman announced the motion carried.

EXPRESS MART, 395 GREENLEAF STREET, SW – DEVELOPMENT REVIEW OF GASOLINE STORAGE TANKS, PUMPS AND CANOPY. Allen Hudson, the property owner, and Yousef Yaqoub, Inc., the developer, was in attendance. B.G. Bailey, Bailey Engineering, Inc., the project engineer, was also in attendance.

Mr. Bailey made the presentation. Plans include the installation of two 10,000 gallon gasoline storage tanks, petroleum delivery pumps and an overhead canopy. The site is 1 ½ acres located in a B-1, General Business zone. The access to the dumpster area will be paved and realigned at the west edge to accommodate the canopy area.

Mr. Bailey briefly discussed the accommodations made to the parking area. Although no changes to existing landscaping and parking were proposed, the resurfacing of Greenleaf Street plans will include the addition of a raised island directly in front of the store. This addition will prevent patrons from parking in this area. The developer explained that parking will be available on the east side of the store in addition to the pump area located on the west side of the store.

After discussion, a motion was made by T.L. Thompson, seconded by Ann Herndon to approve the development review of gasoline storage tanks, pumps and canopy addition to the Express Mart. Upon vote on the motion, the following votes were recorded: Yeas: 7. Nays: 0. The Chairman announced the motion carried.

LADIGA PLACE SUBDIVISION – CONSIDER ACTION ON FINAL PLAT FOR LOTS 1 AND 2. David Couch, Couch & Associates, the property owners and developers, were in attendance. Guy S. Herb, Herb Surveying, Inc., was in attendance. Wallace K. Gunnells, the project engineer, was not in attendance.

Guy S. Herb, the project surveyor, made the presentation of the final plat. Plans are to begin construction on lots 1 and 2 of the previously subdivided 1.55 acres of property into four lots meeting the R-2 zoning district requirements. The property is located on the northwest corner of Ladiga Street, SE and Eighth Avenue, SE.

Mr. Herb explained that all changes had been made to the final plat in accordance to city staff requests'. These changes include the proper labeling of the 10' drainage easement and the existing 15' drainage easement.

After discussion, a motion was made by Kelly Ryan, seconded by Melanie Raulerson to approve the final plat for lots 1 and 2 of Ladiga Place Subdivision. Upon vote on the motion, the following votes were recorded: Yeas: 7. Nays: 0.

PLANNING. An announcement was made that the regularly scheduled Planning Commission meetings for the remainder of the year will be held in the Council Chambers at City Hall located at 320 Church Avenue, SE, Jacksonville, Alabama. The Planning Commission was informed that the University of North Alabama is sponsoring training classes regarding Planning Commission, zoning and subdivision regulations, comprehensive planning and various other topics. All planning commission members are encouraged to attend.

CITIZENS' COMMENTS.

None were received.

There being no further business, the meeting adjourned.

Melanie Raulerson
Secretary

Jimmy L. Howard
Chairman