

**PLANNING COMMISSION MEETING MINUTES  
JACKSONVILLE, ALABAMA  
JULY 21, 2009**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session July 21, 2009, at 6:00 p.m. in the City Hall Council Chambers. Members present were: Chairman Jimmy L. Howard, T.L. Thompson, Ronnie Thomas, Penn Wilson, and Melanie Raulerson, Secretary. City Attorney Grant Paris was present. Mark Stephens, Jones, Blair, Waldrup and Tucker, the City's consultant engineer, was in attendance. City staff members present were: Mark Williams, Building Inspector and Lynn Causey, City Planner.

**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 June 16, 2009, 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.

**PARK GROVE SUBDIVISION AS BUILT DRAWINGS AND WATER LINE EASEMENT.** Campus Crest Group, the owner, was not in attendance. Charles Frost of Georgia and West, the project engineer, was present.

Mr. Frost made the presentation requesting approval of the as built drawings and water line easements of Park Grove Subdivision. The subdivision involves 15.82 acres of property located north of Nisbet Street, NW (Alabama Hwy. # 204), and Alabama Power; west of Jacksonville Place and east of Carolina Corporation.

The request had been tabled from the April 15, 2008, Planning Commission meeting agenda. The developer feels he has installed all required improvements; therefore he is requesting approval of the as-built drawings.

After discussion, a motion was made by T.L. Thompson, seconded by Melanie Raulerson to approve the as built drawings and waterline easement for Park Grove Subdivision, subject to call lines in water easements being revised and reviewed and approved by the City Attorney. Upon vote on the motion, the following votes were recorded: Yeas: 5. Nays: 0. The Chairman announced the motion carried.

**YOUNG MEDICAL CLINIC ADDITION – 505 PELHAM ROAD, SOUTH - DEVELOPMENT REVIEW OF NEW CONSTRUCTION PLANS.** Dicaiomar, Inc., the property owner, was represented by Dr. Bruce Young. Bobby Bailey, Bailey Engineering, Inc., the civil engineer, was present. Nelson Design Group, Inc., the project architect, was not in attendance.

Bobby Bailey made the request for an addition to the existing building located at 505 Pelham Road, South, west of the existing building.

The plans include the construction of an 80' x 32' two-story addition. The 2<sup>nd</sup> story will extend from the existing office and have metal siding panels and metal roof to match existing structure. Split-face (CMU) block will be the exterior of the basement. Twenty-five new off-street parking spaces will be added to the west of the property. Two entrances are proposed, one on Wilson Drive, SW and one on Gayle Avenue, SW. Lighting is proposed on the building and in the parking area.

After discussion, a motion was made by Penn Wilson, seconded by Melanie Raulerson to approve the new construction plans for the addition to Young Dental Clinic subject to minor modifications; Staff comments and water meter of adjoining property owner being relocated by Young's plumber and adjustments to contours to avoid steep slope in parking lot to the west. Upon vote of the motion, the following votes were recorded: Yeas: 5. Nays: 0. The Chairman announced the motion carried.

New proposed conditions plan will be submitted.

**PLANNING.** No information was presented.

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

There being no further business, the meeting adjourned.

---

Melanie Raulerson  
Secretary

---

Jimmy L. Howard  
Chairman