

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

The Planning Commission of the City of Jacksonville, Alabama, met in regular session November 17, 2009, at 6:00 p.m. in the City Hall Council Chambers. Members present were: Chairman Jimmy L. Howard, T.L. Thompson, Ronnie Thomas, Kelly Ryan, Penn Wilson and Melanie Raulerson, Secretary. City Attorney Grant Paris was not present. Mark Stephens, Jones, Blair, Waldrup and Tucker, the City's consultant engineer, was not in attendance. City staff members present were: Mark Williams, Building Inspector, Lynn Causey, City Planner and Wade Buckner, Fire Chief.

MINUTES. A motion was made by Ronnie Thomas, seconded by Kelly Ryan to dispense with the reading of the minutes of the regular meeting of October 21, 2009, and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 6. Nays: 0. The Chairman announced the motion carried.

GAMECOCK JEWELRY AND PAWN, 109 LADIGA STREET, SE – DEVELOPMENT REVIEW OF EXTERIOR REMODELING PROJECT. Mr. Joseph Scott, the property owner was not in attendance. Curtis Sessions, the applicant and agent was present.

Mr. Sessions made the presentation for the development review of the exterior remodeling project located at 109 Ladiga Street, SE, south facing wall.

The request includes the following:

1. Remove the existing wooden doors and replace them with glass doors.
2. Remove the window to the left of the double doors and install a 6' wide roll up door.
3. Extend the existing concrete platform left under the new roll up door with a wood platform that will have a wood ramp extending from the front.
4. Build steps on front of existing concrete platform.
5. Paint the wall the same color to blend in any brick work done to install the doors.
6. Cut down tree on right side of the wall.
7. Relocate the gas meter from its current location to make room for the new platform.
8. Add 4' safety rails to platform.

After discussion, a motion was made by Penn Wilson, seconded by Melanie Raulerson to approve the development review for 109 Ladiga Street, SE. Upon vote on the motion, the following votes were recorded: Yeas: 6. Nays: 0. The Chairman announced the motion carried.

JACKSONVILLE CROSSING, 1555 PELHAM ROAD, SOUTH – DEVELOPMENT REVIEW OF FAÇADE MODIFICTIONS. Rick Steel, EIG, Jacksonville, LLC (Equity Investment Group), the property owner was in attendance. Dale Gross, the contractor and developer's agent, was also present.

Fire Chief Wade Buckner entered the meeting.

Presentation was made by Rick Steel and Dale Gross for approval of the development review of the exterior remodeling plans for the building located at 1555 Pelham Road, South (former WalMart and Center of Hope building). The property is located within a B-2 zoning district.

The request was to renovate the exterior of the single-story building by adding a stone base to the existing columns, placing beige/white dryvit on the façade with metal coping. In the rear (west) they plan to pave 70' area with concrete for truck delivery (leaving the existing flume). A new sewer tap, grease trap with water connection and striped aisle for handicap spaces are also included.

After discussion, a motion was made by Kelly Ryan, seconded by T.L. Thompson, to approve the development review of the revised plans for 1555 Pelham Road, South. Upon vote on the motion, the following votes were recorded: Yeas: 6. Nays: 0. The Chairman announced the motion carried.

RAILROAD DEPOT, 650 MOUNTAIN STREET, NW – DEVELOPMENT REVIEW OF EXTERIOR MODIFICATIONS AND PARKING LOT. City of Jacksonville, Alabama, the property owner and developer was represented by City staff.

The request was for approval of the exterior modification plans for the Train Depot located at 650 Mountain Street, NW. The plans include a 34 space off-street parking area with landscape buffer. A handicap ramp and steps with platforms and coverings with lights are included.

After discussion, a motion was made by Penn Wilson, seconded by T.L. Thompson to approve the revised exterior modifications and parking lot plan for the Train Depot, located at 650 Mountain Street, NW. Upon vote on the motion, the following votes were recorded: Yeas: 6. Nays: 0. The Chairman announced the motion carried.

PLANNING. No information was presented.

CITIZENS' COMMENTS. None received.

There being no further business, the meeting adjourned.

Melanie Raulerson
Secretary

Jimmy L. Howard
Chairman