

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
OCTOBER 20, 2009**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session October 20, 2009, at 6:00 p.m. in the City Hall Council Chambers. Members present were: Chairman Jimmy L. Howard, Ann Herndon, T.L. Thompson, Ronnie Thomas, Councilmember Mark Jones and Penn Wilson, Acting Recording 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 and Lynn Causey, City Planner.

MINUTES. A motion was made by T.L. Thompson, seconded by Ann Herndon to dispense with the reading of the minutes of the regular meeting of September 15, 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.

CENTERVIEW SUBDIVISION. REQUEST FOR APPROVAL OF FINAL PLAT AND AS-BUILT DRAWINGS. P.D. Pritchett, property owner and developer was not in attendance. Mr. James Barry, Barry Surveying, Inc., the project surveyor was present.

Mr. Barry made the presentation of the final plat and as-built drawings. The plans include 0.56 acres of property located on the southeast corner of Alexandria Road, SW and "D" Street, SW. The property is located within an R-3 zoning district. The 0.56 acres of property divided as two residential lots. Water was existing on "D" Street, SW. Sanitary sewer was tapped in the alley between "C" and "D" Street, SW and then extended south on "G" Avenue, SW to the property.

Councilmember Mark Jones joined the quorum during this discussion.

The developer feels all required improvements have been installed. It was noted that the developer had amended the plat to give the City a right of way on Lot # 1, therefore signatures would have to be obtained again. The staff recommended approval with the City signatures being placed on the amended plat after it is resigned.

After discussion, a motion was made by T.L. Thompson, seconded by Ronnie Thomas to approve the final plat and as-built drawings for Centerview Subdivision. Upon vote on the motion, the following votes were recorded: Yeas: 6. Nays: 0. The Chairman announced the motion carried.

VILLAGE CREEK TOWNHOUSE DEVELOPMENT SUBDIVISION – REQUEST FOR EXTENSION OF TIME. Six Star Rental, Ronald Jennings, President was not in attendance.

City Staff made the presentation on behalf of the developer requesting a one-year extension on the life of the preliminary plat and improvements plan for Lots 1-12 of Village Creek Townhouse Development Subdivision.

In November 2006, the Planning Commission approved the preliminary plat and improvements plan for the 19 lot townhouse development subdivision. In November 2007, the Planning Commission granted a one-year extension. In September 2008, the Planning Commission approved the final plat and as-built drawings for Lots 13-19, subject to conditions as set forth in the minutes. In November 2008, the Planning Commission granted a one-year extension which ends November 2009.

The developers wish to extend the original preliminary plat and improvements plan for another year for Lots 1-12. The requested extension would end in November 2010.

City staff recommended the one-year extension.

After discussion, a motion was made by Councilmember Mark Jones, seconded by Ann Herndon to grant the extension for one year, subject to rules and regulations changes. Upon vote on the motion, the following votes were recorded: Yeas: 6. Nays: 0. The Chairman announced the motion carried.

JACKSONVILLE POCKET PARK, 206 LADIGA STREET, SE – DEVELOPMENT REVIEW OF PARK AND PARKING. City Staff made the presentation of the proposed Pocket Park located at 206 Ladiga Street, SE (former location of the Recreation Center). The plans involve leveling, grassing and landscaping a 55' x 78' area for use as a public park. Benches and a wooden pergola will be placed in the park. That portion of the old Recreation Center lot not encompassed in the park area will be added to and used as part of the existing public parking area for motor vehicles and bicycles.

After discussion, a motion was made by Councilman Mark Jones, seconded by Ronnie Thomas to approve the development review of the park and parking for the Jacksonville Pocket Park. Upon vote on the motion, the following votes were recorded: Yeas: 6. Nays: 0.

PLANNING. Engineering reports were discussed.

Utility Engineering Reports and Policy
Regarding Pressure and Bacteriological Tests

A policy and procedure requiring engineering reports regarding water pressure and bacteriological tests for proposed subdivisions and development review projects involving utility extensions or additional utility usage was discussed.

This procedure involves the City providing developers utility information about the systems for them to incorporate in the engineering reports that are required at the time of submission of full applications.

This policy and procedure is a result of ADEM's request of the City to prevent future low flow pressure or no flow problems.

The Utility Board reviewed and approved the information October 19, 2009 which includes an increase from \$35 to \$100 each bacteriological test.

The City Council will be considering this information at their October 26, 2009 meeting. If Council adopts, the Planning Commission will distribute the procedure to interested parties.

CITIZENS' COMMENTS. Leon Harris, new resident of Eagles Landing Subdivision asked if the Planning Commission considered the costs of projects before voting on the projects? Mr. Harris was informed the Planning Commission did not deal with finances that if it is a City project that the Mayor and City Council authorized and approved the financial aspects.

There being no further business, the meeting adjourned.

Penn Wilson
Acting Recording Secretary

Jimmy L. Howard
Chairman