

**PLANNING COMMISSION MEETING MINUTES**  
**JACKSONVILLE, ALABAMA**  
**September 20, 2011**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session September 20, 2011, at 6:00 p.m. at the Jacksonville Community Center, 501- A Alexandria Road, SW. Members present were: Chairman Jimmy L. Howard, Ann Herndon, Ronnie Thomas, T. L. Thompson, Councilmember Mark Jones, Menzo Parker, and Penn Wilson, Acting Recording Secretary. Grant Paris, City Attorney, was not in attendance. Mark Stephens of Jones, Blair, Waldrup and Tucker, Inc., the City's consulting engineer, and Mark Williams, Building Inspector, were not in attendance. City staff member in attendance was: Lynn Causey, City Planner.

**MINUTES.** A motion was made by Councilmember Mark Jones, seconded by Ronnie Thomas to dispense with the reading of the minutes of the regular meeting of July 19, 2011 and August 16, 2011 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.

**MR. REFRIGERATION, 1410 Pelham Road, South; Development Review of Fence Project.** Steve Rogers, property owner and applicant, was in attendance. The Fence Place, project contractor, was not in attendance.

Plans were to enclose a portion of the property on the southeast and north sides of the rear of the existing building with a 6' high chain link fence. The fence is necessary to secure the property from theft.

After discussion, a motion was made by Councilmember Mark Jones, seconded by Penn Wilson that the development review of Mr. Refrigeration fence project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

**EXPRESS OIL CHANGE, 815 Pelham Road, South; Development Review of awning replacement project.** Joe Sawyer of JCSC Services, Inc., property owner, was in attendance. John Reynolds, applicant's agent, was not in attendance.

Plans involve the removal of the existing canopy and the replacement of it with a new awning. The awning will be blue and white stripe and five feet in height.

After discussion, a motion was made by T. L. Thompson, seconded by Ronnie Thomas that the development review of the Express Oil Change awning replacement project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

**DONUT PRINCE, 602 Pelham Road, South; Development Review of exterior painting project.** Bobbie Vaughan of Armstrong Properties, LLC, property owner, was not in attendance. City staff made the presentation.

The project consisted of repainting the exterior of the building white using black as the trim and red columns and archways.

After discussion, a motion was made by Penn Wilson, seconded by Ann Herndon that the development review of the Donut Prince exterior painting be approved. Upon vote on the motion, following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

**JACKSONVILLE HEALTH AND REHABILITATION, 410 Wilson Drive, SW; Development Review of new addition.** Application was **WITHDRAWN BY APPLICANT**.

**PLANNING:** Comprehensive Land Use Plan discussion. Ms. Dawn Landholm, Principal Planner for East Alabama Commission, was in attendance.

Ms. Landholm briefly discussed the proposal for a cost sharing update to the city's Comprehensive Plan. A copy of the proposal is made apart of the minutes.

Concern was expressed about development reviews being requested after a project is completed. General discussion ensued. Suggestions included a notation on the Water Works, Gas and Sewer Board bill twice a year, a notice attached to the business license, and another newspaper article. It was also noted that we may never be able to have complete compliance prior to work being done.

**CITIZEN'S COMMENTS:**

Mr. Klaus Duncan had questions about the current comprehensive plan, updates to the plan and the differences between temporary and permanent structures.

Mrs. Sandra Kelly had questions concerning the results of enforcement of the new zoning laws.

There being no further business, the meeting adjourned.

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Penn Wilson  
Acting Recording Secretary

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Jimmy L. Howard  
Chairman