

**PLANNING COMMISSION MEETING MINUTES  
JACKSONVILLE, ALABAMA  
January 17, 2019**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on January 17, 2019, at 6:00 p.m. in the Meeting Room at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Ronnie Thomas - Chairman, Penn Wilson – Secretary, Herschel Harris, Jennifer Sims, Coty Galloway, Jarrod Simmons, Albertha Grant. City Staff in attendance was Mark Stephens - Planning, Development & Stormwater Director and Mark Williams – Building Inspector.

**ITEM 1 - MINUTES.**

A motion was made by Jarrod Simmons, seconded by Penn Wilson to dispense with the reading of the minutes of the regular meeting of December 20, 2018 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.

**ITEM 2 – JACKSONVILLE HEALTH & REHABILITATION – DEVELOPMENT REVIEW  
(PARKING LOT IMPROVEMENTS).**

The designated agent, Bobby Bailey, Land Surveyor and Civil Engineer was present. Mr. Bailey stated that the parking lot improvements are for a new parking lot with 36 spaces and one-way traffic. Mr. Bailey explained the project in more detail by pointing out the information shown on the site plans. He stated that the intent of the parking lot was for employees, but his client realizes that visitors may park there too. He stated that the pedestrian traffic to and from the new parking lot would have to be in the street since there were no City sidewalks along Hammett Avenue, SW. Members of the Planning Commission expressed concern with pedestrians having to walk in the street and requested that two short sections of sidewalks be added in order to connect the new parking lot to the existing adjacent parking lot that already has a sidewalk to the facility. He stated that there was an existing light pole located at the rear of the new parking lot that would provide some site lighting. Members of the Planning Commission asked Mr. Bailey to discuss with his client if they would be willing to put additional site lighting, even though the City's Zoning Regulations does not have any requirements. Mr. Bailey also stated that the parking lot would be landscaped and stormwater detention would be provided. In closing, Mr. Bailey stated that he realizes that the site plans submitted did not address all of the Staff comments, however he requested that the Planning Commission approve the development review "subject to" all Staff comments being addressed and resubmitted to the Staff for review and approval at a later date.

Mark Stephens - Planning, Development & Stormwater Director, confirmed that all Staff Review comments had not been addressed. He stated that he did not have a problem with the Planning Commission approving the development review "subject to".

After discussion, a motion was made by Jarrod Simmons, seconded by Coty Galloway to approve the development review "subject to" revised site plans being resubmitted to the Staff for review and approval at a later date with the revisions to include addressing all original Staff

comments along with the additional of two short sections of sidewalks that would connect the new and existing parking lots. Upon vote on the motion, the following votes were recorded:

Yeas: 7; Nays: 0. The Chairman announced the motion carried.

**ITEM 3 – CITIZENS’ COMMENTS.**

There were no citizens’ comments

**ITEM 4 - PLANNING.**

The Final Plat for University Estates was signed by the Planning Commission Secretary.

There being no further business, the meeting adjourned at 6:42 p.m..



Penn Wilson - Secretary



Ronnie Thomas – Chairman

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