

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
February 21, 2019**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on February 21, 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, Zach Hood, Coty Galloway, Jarrod Simmons, Albertha Grant and Kelly Ryan. City Staff in attendance was Mark Stephens - Planning, Development & Stormwater Director and Mark Williams – Building Inspector.

ITEM 1 - MINUTES.

A motion was made by Kelly Ryan, seconded by Coty Galloway to dispense with the reading of the minutes of the regular meeting of January 17, 2019 and approve them as distributed. Upon vote on the motion, the following votes were recorded:

Yeas: 8; Nays: 0. The Chairman announced the motion carried.

ITEM 2 – CHICK-FIL-A RESTAURANT – DEVELOPMENT REVIEW (SITE PLANS).

The developer, John McCleskey (New Urban Development Jacksonville AI, LLC) was present. Mr. McCleskey began his presentation by saying that the Chick-Fil-A company was very happy to be locating a restaurant in the City of Jacksonville. He stated that the proposed restaurant would be located at 500 Pelham Road South. He stated that the overall property consists of two lots. He stated that just a few weeks earlier he had the property line between the two lots adjusted to the North by means of a minor subdivision. He explained the proposed project by using an aerial photograph, site plans, building elevations, and a building floor plan. He explained in detail the traffic flow patterns through the parking lot and drive-thru lane. He stated that final approval for the driveway connection to Pelham Road South (Alabama Highway No. 21) was still being reviewed by the Alabama Department of Transportation (ALDOT). He stated that any revisions required by the ALDOT would be made to the site plans and updated drawings would be provided to the City. He stated that part of the ALDOT approval process for the driveway was submitting a Traffic Impact Study performed by Sain Associates. He stated that this study could also be used in determining whether or not a traffic signal was warranted at the intersection of Pelham Road South (Alabama Highway No. 21) and Vann Street SE/SW. He further stated that the actual traffic flow numbers after the restaurant was opened would likely be the determining factor in a traffic signal being warranted. Mr. McCleskey closed his presentation by stating they had already received an ADEM NPDES Permit for construction stormwater discharge and they were in the midst of obtaining final pricing from contractors for the project. Various Planning Commission members asked general questions regarding the project and Mr. McCleskey provided the necessary information.

Mark Stephens - Planning, Development & Stormwater Director, confirmed that all Staff Review comments had been addressed and recommended approval. He reminded Mr. McCleskey to provide the City with revised site plans if ALDOT required any changes within the right-of-way.

After discussion, a motion was made by Kelly Ryan, seconded by Jarrod Simmons to approve the development review of the site plans as presented. Upon vote on the motion, the following votes were recorded:

Yeas: 8; Nays: 0. The Chairman announced the motion carried.

**ITEM 3 – HEIRLOOM TACO RESTAURANT – DEVELOPMENT REVIEW
(FAÇADE UPGRADES).**

The owner, Stan Gowen was present. Mr. Gowen began his presentation by stating the proposed restaurant would be located at 111 Ladiga Street, SE in the “old” Fire Department building. He stated that the restaurant would have a “food truck street taco” type theme. He gave a brief summary of how he and his family had developed the idea and plans for this restaurant. He explained how they had looked at several options on the Public Square, but finally decided this was the right location. He stated that the façade upgrades would include painting the front façade a “brushed” white, painting the porch over the front door black, installing new windows with safety glass in the two garage doors, installing three new wall lights on the front façade and one on the rear facade, installing a fence around the concrete area in the front of the building for outdoor dining, installing a “walk-in” cooler against the rear façade, installing a trash can wash against the rear facade with a drain routed through a grease trap, installing a metal awning across a portion of the rear façade that would cover a portion of the “walk-in” cooler and the entire trash can wash. He further explained that the location of the “walk-in” cooler and metal awning would be such that vehicles could still maneuver between the restaurant and the adjacent building. Various Planning Commission members asked general questions regarding the project and Mr. Gowen provided the necessary information.

Mark Stephens - Planning, Development & Stormwater Director, confirmed that all Staff Review comments had been addressed and recommended approval. He reminded Mr. Gowen that if a dumpster was used in lieu of trash cans they would have to submit revised drawings that show a dumpster pad with floor drain routed through a grease trap and dumpster enclosure with roof.

After discussion, a motion was made by Jarrod Simmons, seconded by Zach Hood to approve the development review of the façade upgrades as presented. Upon vote on the motion, the following votes were recorded:

Yeas: 8; Nays: 0. The Chairman announced the motion carried.

ITEM 4 – CITIZENS’ COMMENTS.

There were no citizens’ comments

ITEM 5 - PLANNING.

There was no planning discussed.

There being no further business, the meeting adjourned at 6:48 p.m..



Penn Wilson - Secretary



Ronnie Thomas – Chairman

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