PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
February 22, 2018

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on February 22, 2018, at 6:00 p.m. in the Meeting Room at City Hall Annex #1, 300 Church Avenue, SE. Members present were: T. L. Thompson - Chairman, Penn Wilson – Secretary, Coty Galloway, Ronnie Thomas, Herschel Harris, Kelly Ryan, Jennifer Sims, Zach Hood, and Jarrod Simmons. City staff in attendance was Mark Stephens - Planning, Development & Stormwater Director and Mark Williams - Building Inspector.

The meeting began with the Chairman introducing Jarrod Simmons as a new Planning Commission member. Jarrod will be filling the unexpired term of Richard Turner, with the term to expire in May of 2019.

MINUTES.

A motion was made by Penn Wilson, seconded by Kelly Ryan to dispense with the reading of the minutes of the regular meeting of January 18, 2018 and approve them as distributed. Upon vote on the motion, the following votes were recorded:

Yeas: 9; Nays: 0. The Chairman announced the motion carried.

REQUEST FOR STREET VACATION – A PORTION OF DYER STREET, SE LOCATED BETWEEN CHINABEE AVENUE, SE AND CHURCH AVENUE, SE.

Walter C. Studdard, petitioner, was in attendance and presented the request which involves vacating a portion of Dyer Street, SE. The portion to be vacated is 120 feet, more or less, in length and is located between Chinabee Avenue, SE and Church Avenue, SE and his unimproved. He explained that he and his sister, Mara Studdard Young, inherited the property on each side of said portion to be vacated several years ago. He stated they have been maintaining the right-of-way as though it was part of their yard. He further explained that their house is located on the lot to the south of the street and their lot to the north of the street is vacant and undevelopable due to its size and topography. He stated, by vacating the street it would allow them to combine all of the property into one lot or possibly two lots for future sale or development.

The administrative review did not reveal any need for drainage or utility easements.

After discussion, a motion was made by Ronnie Thomas, seconded by Kelly Ryan to send a report to the City Council stating the Planning Commission offers no objection to the Request for Street Vacation and the Planning Commission grants approval for the request to be considered by the City Council in accordance with Chapter 21 of the Code of Ordinances of the City of Jacksonville, Alabama. Upon vote on the motion, the following votes were recorded:

Yeas: 9; Nays: 0. The Chairman announced the motion carried.

CITIZEN'S COMMENTS.

There were no citizens' comments

PLANNING.

Mark Stephens discussed the 4th draft of the proposed changes to the City's Zoning Ordinance. A copy was distributed to the Planning Commission members during the meeting. The main topics of discussion were access to streets, maximum dwelling unit occupancy, shared off-street parking, reduction of required off-street parking, sidewalks, and enforcement / penalties for code violations. It was determined that some of the topics may require additional research and updates. Mark Stephens and Mark Williams will continue to review the Zoning Ordinance, perform research and make necessary updates. The 5th draft will be discussed at the March 22, 2018 Planning Commission meeting. There being no further business, the meeting adjourned at 7:15 p.m..

Penn Wilson
Secretary

T. L. Thompson
Chairman

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