

**PLANNING COMMISSION MEETING MINUTES**  
**JACKSONVILLE, ALABAMA**  
**July 20, 2017**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on July 20, 2017, 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 – Acting Secretary, Ronnie Thomas, Coty Galloway, and Herschel Harris. City staff in attendance was Mark Stephens - Planning, Development & Stormwater Director, Mark Williams - Building Inspector, and Rhonda Williams - Clerical Assistant.

**MINUTES.**

A motion was made by Ronnie Thomas, seconded by Herschel Harris to dispense with the reading of the minutes of the regular meeting of May 18, 2017 (no meeting in June) 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.

**PUBLIC HEARING FOR REZONING REQUEST – FROM R-2 (TWO-FAMILY RESIDENTIAL DISTRICT) TO B-2 (GENERAL BUSINESS DISTRICT) AT 1314 PELHAM ROAD SOUTH.**

The Chairman announced it was the time and place to conduct a public hearing to consider rezoning from R-2 (two-family residential district) to B-2 (general business district) a parcel of land known as 1314 Pelham Road South, more particularly described as Lot 6 of the Edwards Addition to the City of Jacksonville, Alabama as recorded in Plat Book D, Page 57 in the Office of the Probate Judge of Calhoun County.

Certified, return receipt requested letters were mailed to the adjoining property owners and a legal notice of the public hearing was published in The Jacksonville News on July 11, 2017.

The objective of the public hearing was to determine if the rezoning request was in accordance with the City's Comprehensive Plan (dated: September 2016).

The Chairman announced that the public hearing was open for the applicant or the applicant's designated agent to present the rezoning request and to respond to questions and comments from the Planning Commission and the public.

Robbie Medders – Applicant's Agent, presented the rezoning request. She stated that the Applicants (7 family members and herself) wanted to sale the property and they believed it was in their best interest, prior to selling, to have the property rezoned.

Mark Stephens – Planning, Development & Stormwater Director, presented information from the City's Comprehensive Plan (CCP). He referenced portions of pages 131, 135 and 136 from the

CCP. He stated “that it appears that the rezoning request is in accordance with the CCP and the rezoning would be in the best interest of the City”.

There were no public comments.

The Chairman announced the public hearing was closed.

**CONSIDERATION OF REZONING REQUEST – FROM R-2 (TWO-FAMILY RESIDENTIAL DISTRICT) TO B-2 (GENERAL BUSINESS DISTRICT) AT 1314 PELHAM ROAD SOUTH.**

After discussion about the rezoning request, a motion was made by Ronnie Thomas, seconded by Penn Wilson. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

A report from the Planning Commission will be provided to the City Council.

**DEVELOPMENT REVIEW – STRUTS (ADDITIONS AND RENOVATIONS TO RESTAURANT).**

David Adams – Applicant, presented the plans to perform additions and renovations to the exterior of the restaurant. Included is the addition of a covered outdoor eating area and installation of three glass sectional doors along the East side of the building, removal of eight existing parking spaces along the East side of building, installation of new landscaping along the East side between the covered outdoor eating area and Forney Avenue NW, removal of existing gas pumps/canopy along the North side of building, and provide eight new parking spaces along the North side of building. Paint colors for the additions and renovations will be the same as the existing paint colors.

Mark Stephens – Planning, Development & Stormwater Director, stated that there are still some minor revisions that are required to be made to the plans.

After discussion about the proposed additions and renovations, a motion was made by Herschel Harris, seconded by Coty Galloway that the development review be approved subject to revised plans being provided to and approved by the Planning and Building Department. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

**PUBLIC HEARING FOR PRELIMINARY PLAT – THE HAVENS AT STONEY BROOK (SECTOR 1 AND SECTOR 2).**

The Chairman announced it was the time and place to conduct a public hearing to consider a preliminary plat for The Havens at Stoney Brook (Sector 1 and Sector 2), which is a portion of the property formerly known as the Stoney Brook Golf Course.

Certified, return receipt requested letters were mailed to the adjoining property owners, serving as public notice as per the City's Subdivision Regulations.

The objective of the public hearing was to review the plats and plans for consistency with the City's Subdivision Regulations and City service requirements.

The Chairman announced that the meeting was open for the applicant or the applicant's designated agents to present the preliminary plat for The Havens at Stoney Brook (Sector 1 and Sector 2) and to respond to questions and comments from the Planning Commission and the public.

ABL Properties, LLC (Renda Jaskowski, Registered Agent) – Owner, discussed the history of her family operating the property as Stoney Brook Golf Course, the reasons that the golf course closed, and the reasons for developing the property into a residential subdivision. She explained that she lives in the neighborhood and did not want to be mistaken as a “faceless developer”. She said her intentions are to develop a subdivision that everyone will be proud of.

LBYD Civil and Structural Engineers (Rick Nail) – Applicant's Designated Agent, discussed the subdivision plans which consist of Lots 1-7 (Sector 1) and Lots 8-56 (Sector 2). He explained that all lots will be fronting on an existing City street (no new streets will be constructed for Sector 1 or Sector 2), all lots will be served by an existing City water main, Lots 1-3 will connect to an existing City sanitary sewer main by gravity, Lots 4-7 will utilize an on-site septic system (to be approved by the Calhoun County Health Department), Lots 8-55 will be connected to a low pressure sanitary sewer system paid for by the owner/developer (each lot will have a pump), and Lot 56 will be reserved for a stormwater detention area. He stated that future traffic counts had been evaluated and there should be no adverse effects on the existing neighborhood. He stated that a drainage study had been performed and the development will provide a stormwater detention area that will reduce the post-construction runoff to be less than the pre-construction runoff. He stated that an existing drainage problem in the curve on Fairway Drive SW will be addressed.

Todd Davis – Developer, discussed his background and success as a real-estate developer. He mentioned some of the projects he had developed in the area. He stated that the houses to be constructed will range from 1,800 square feet to 2,300 square feet and will be priced at \$160,000 and up. He stated that the ultimate build-out of the entire property could be 200 lots. He stated that anything that had his name associated with it will be constructed in a manner that everyone should approve of.

Public Comments - There were numerous public comments that were addressed by Renda Jaskowski, Rick Nail, and/or Todd Davis. It was stated by the Chairman, that you must give your name and address prior to commenting in order for your comment to be noted. Listed below are those that stated their name and address along with their comments:

1) Diana Battles – 1504 Country Club Drive SW, What are the intentions for the old clubhouse? Are there any plans for improvements to Country Club Drive SW?

- 2) Jean Slaght – 518 Fairway Drive SW, Said she likes the idea, however do not build this many houses at first.
- 3) Cheryl Hendrickson – 524 Fairway Drive SW, Said lots need to be the same size as existing lots and wants houses to be bigger.
- 4) Denise Rucker – 516 Fairway Drive SW, Concerned about grass and flooding.
- 5) Marquis King – 1508 Country Club Drive SW, Has it been considered to leave 9 holes? Will there be a neighborhood sign? Will the existing roads be widened and will sidewalks be constructed?
- 6) Teresa Kiser – 506 Fairway Drive SW, Concerned about traffic. Will it increase or how will it affect the neighborhood?
- 7) Tonya Roebuck – 1602 Fairway Drive SW, Does not want to see houses out her door.
- 8) Josh Carlegis – 1517 Valley Brook Drive SW, Worried that subdivision is being only half-way developed.
- 9) Robert Hendrickson – 524 Fairway Drive SW, Where are the people going to come from to buy the houses?
- 10) Vann Loggins – 1523 Valley Brook Drive SW, Concerned about wash-out and roads need to be cut-in.
- 11) Nancy Gaugler – 1501 Valley Brook Drive SW, Concerned about blind-spots and not being able to see. Has stormwater runoff been considered? Concerned about speeding cars.
- 12) Carolyn Kellogg – 526 Fairway Drive SW, Concerned about existing drainage problem in curve on Fairway Drive SW. Said there were a lot of retired people in the neighborhood and there was not a lot of traffic right now.
- 13) Adam Ferguson – 1503 Valley Brook Drive SW, Will there be a Home Owners Association? Will there be other roads?
- 14) Mike Langley – 1506 Country Club Drive SW, How flexible is the plan? Concerned about roadways and increasing traffic. Are they going to build all houses and see what happens? If the houses don't sell at the anticipated prices, will the quality of house drop?
- 15) Kim Stone – 1515 Valley Brook Drive SW, Concerned about traffic increase. Can there be another road to go in?
- 16) Debra Wilson – 1500 Country Club Drive SW, Concerned about water drainage from hole #9, traffic issues, road widening, privacy, and 4-way stop.
- 17) Bob Baker – 1521 Valley Brook Drive SW, He is in support of The Havens at Stoney Brook.

### **CONSIDERATION OF PRELIMINARY PLAT – THE HAVENS AT STONEY BROOK (SECTOR 1).**

Mark Stephens – Planning, Development & Stormwater Director, stated that there are still some minor revisions that are required to be made to the plans.

After discussion about the preliminary plat for Sector 1, a motion was made by Herschel Harris, seconded by Coty Galloway that the preliminary plat and plans for Sector 1 be approved subject to revised plans being provided to and approved by the Planning and Building Department. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

**CONSIDERATION OF PRELIMINARY PLAT – THE HAVENS AT STONEY BROOK (SECTOR 2).**

Mark Stephens – Planning, Development & Stormwater Director, stated that there are still some minor revisions that are required to be made to the plans.

After discussion about the preliminary plat for Sector 2, a motion was made by Herschel Harris, seconded by Penn Wilson that the preliminary plat and plans for Sector 2 be approved subject to revised plans being provided to and approved by the Planning and Building Department. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

**ELECTION OF PLANNING COMMISSION OFFICERS – CHAIRMAN, VICE CHAIRMAN, AND SECRETARY.**

After discussion about electing the Chairman, a motion was made by Ronnie Thomas, seconded by Herschel Harris that Tommy Thompson be re-elected as Chairman. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

After discussion about electing the Vice Chairman, a motion was made by Tommy Thompson, seconded by Herschel Harris that Ronnie Thomas be re-elected as Vice Chairman. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

After discussion about electing the Secretary, a motion was made by Coty Galloway, seconded by Ronnie Thomas that Penn Wilson be elected as Secretary. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

**CITIZEN’S COMMENTS.**

There were no citizen’s comments.

**PLANNING.**

There was no planning discussed.

There being no further business, the meeting adjourned.

  
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Penn Wilson  
Acting Secretary

  
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T. L. Thompson  
Chairman

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