PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
April 19, 2018

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on April 19, 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, and Jarrod Simmons. City staff in attendance was Mark Stephens - Planning, Development & Stormwater Director and Mark Williams – Building Inspector.

ITEM 1 - 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 March 22, 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 – CONSIDERATION OF FINAL PLAT – JAMES FLATS (townhouse development)

Don James (Owner) was not present, but he was represented by Bobby Bailey, PE & PLS. Mr. Bailey began his presentation by explaining that the Preliminary Plat for this subdivision (townhouse development) had been approved approximately 10 years ago and the improvements were installed soon thereafter. He also explained that, the developers at that time had other interests and they decided not to finish the development and the property has set idle for many years. He continued to explain that the owner now wants to move forward with finishing the development. He stated that he and the owner knew there were still remaining items to be completed and/or provided to the City. Mr. Bailey, on-behalf of the owner, requested Final Plat approval "subject to" the remaining items being completed and/or provided to the City. The Chairman asked if there were any Staff comments in regard to the Planning Commission approving the Final Plat "subject to" and what the "subject to" needed to include.

Mark Stephens - Planning, Development & Stormwater Director, stated that the Staff did not have any problems with the Planning Commission approving the Final Plat "subject to" and the "subject to" should include the following items: Applicant providing an as-built drawing of the street and utility improvements, Applicant providing signatures on the Plat, Applicant creating a covenants that establishes a Homeowner's Association, Applicant providing a two-year warranty on the street after the final wearing surface is installed due to no compaction test being previously provided to the City, and the City Council approving a Performance Bond (cashier's check for $24,000) for improvements not completed.

After discussion about the Final Plat for James Flats, a motion was made by Kelly Ryan, seconded by Ronnie Thomas to approve the Final Plat "subject to" the items that Mark Stephens said should be included. Upon vote on the motion, the following votes were recorded:

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

ITEM 3 – CONSIDERATION OF FINAL PLAT – THE HAVENS AT STONEY BROOK (SECTOR 2A).

Mark Stephens – Planning, Development & Stormwater Director, stated that he had received an email on Friday, April 13th from the Applicant's Registered Agent (Renda Jaskowski). Mrs. Jaskowski requested that the Final Plat be removed from the Planning Commission's agenda.

ITEM 4 – CITIZENS' COMMENTS.

There were no citizens' comments

ITEM 5 - PLANNING.

The 5th draft of the proposed changes to the City's Zoning Ordinance was discussed. There are additional changes to be made.

There being no further business, the meeting adjourned at 7:08 p.m..

Penn Wilson
Secretary

T. L. Thompson
Chairman

To accommodate persons with disabilities, this document is available in alternate formats upon request.