

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
May 17, 2018**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on May 17, 2018, at 6:18 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. City staff in attendance was Mark Stephens - Planning, Development & Stormwater Director and Mark Williams – Building Inspector.

ITEM 1 - MINUTES.

A motion was made by Herschel Harris, seconded by Ronnie Thomas to dispense with the reading of the minutes of the regular meeting of April 19, 2018 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.

ITEM 2 – REQUEST FOR STREET VACATION – A PORTION OF 6th AVENUE, NE, THAT LIES SOUTH OF 10th STREET, NE.

Two of the Petitioners, Byron Morris and wife Jennifer D. Morris were present. All of the Petitioners were represented by Jamie Jordan (for Joe Maloney, Attorney). Ms. Jordan explained that the main reason for the request to vacate the street was to allow for adequate building setback in order for the Morris' to rebuild their house that was damaged during the March 19, 2018 tornado event.

The Administrative Review did not reveal any need for drainage or utility easements.

Mark Stephens - Planning, Development & Stormwater Director, stated that the Staff did not have any problems with this request.

After discussion, a motion was made by Coty Galloway, seconded by Herschel Harris 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: 5; Nays: 0. The Chairman announced the motion carried.

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

The Owner, ABL Properties LLC, was represented by Renda Jaskowski, Registered Agent. The Owner requested Final Plat approval “subject to” providing a Performance Bond for improvements not completed. These improvements include a sanitary sewer forcemain system and a stormwater detention pond.

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: The owner providing the Planning and Building Department with an engineer’s estimate of the total improvements cost, a Performance Bond for 125% of the engineer’s estimate, and the City Council approving the Performance Bond.

After discussion, a motion was made by Herschel Harris, seconded by Coty Galloway to approve the Final Plat “subject to” the items that Mark Stephens said. Upon vote on the motion, the following votes were recorded:

Yeas: 5; Nays: 0. The Chairman announced the motion carried.

ITEM 4 – McDONALD’S RENOVATIONS – BUILDING AND ADA ACCESSIBILITY.

David Nessler (restaurant owner) was present, he was represented by Luke Wemette, PE (Axis Infrastructure). Mr. Wemette presented the Site Plans, Building Elevation Plans, Photos of the existing building, and Sample Photos of a similar completed project. Mr. Wemette explained that the project will include renovations to the building and drive-thru, improvements to the ADA accessibility and parking, parking lot striping and markings, and improvements to the entrance/exit onto Alabama Highway 21 (Pelham Road North). Mr. Wemette stated that they had already been in contact with the Alabama Department of Transportation for all work to be performed within the Alabama Highway 21 (Pelham Road North) right-of-way. Mr. Wemette and Mr. Nessler both stated that the occupancy load of the building will be such that a fire sprinkler system will not be required.

Mark Stephens - Planning, Development & Stormwater Director, stated that the Staff Review Comments had been addressed and recommended approval.

After discussion, a motion was made by Herschel Harris, seconded by Penn Wilson to approve the Plans. Upon vote on the motion, the following votes were recorded:

Yeas: 5; Nays: 0. The Chairman announced the motion carried.

ITEM 5 – SAMCO C-STORE – NEW BUILDING.

Sameer Mousa (Owner) was not present, he was represented by Bill Whittaker, Registered Architect (Bill Whittaker Architecture). Mr. Whittaker presented the Site Plans and Building Elevation Plans. Mr. Whittaker explained that the project will include the total replacement of the building/slab and the reconfiguration/stripping of the parking lot. Mr. Whittaker stated that the existing building was 40' x 60' and the new building will be 40' x 70'. Mr. Whittaker explained that the existing gas pumps and canopy will remain in the same place, the new building will have lighting (wall packs) on all sides to provide adequate site lighting, and there are no anticipated changes to the existing water and sewer services.

Mark Stephens - Planning, Development & Stormwater Director, stated that all of the Staff Review Comments had not been addressed, but did not have any problems with the Planning Commission approving the Plans "subject to" and the "subject to" should include the following items: The owner providing the Planning and Building Department with revised Plans that address all Staff Review Comments and providing pages 1 and 2 from the Application for Development Review.

After discussion, a motion was made by Ronnie Thomas, seconded by Penn Wilson to approve the Plans "subject to" the items that Mark Stephens said. Upon vote on the motion, the following votes were recorded:

Yeas: 5; Nays: 0. The Chairman announced the motion carried.

ITEM 6 – CITIZENS' COMMENTS.

There were no citizens' comments

ITEM 7 - PLANNING.

The 6th 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 6:55 p.m..



Penn Wilson
Secretary



T. L. Thompson
Chairman

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