

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
May 18, 2017

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on May 18, 2017, at 6:00 p.m. in the Meeting Room at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Chairman T. L. Thompson, Secretary Kelly Ryan, Jennifer Sims, Ronnie Thomas, Coty Galloway, Penn Wilson and Herschel Harris. City staff in attendance was Mark Stephens, Planning, Development & Stormwater, Mark Williams, Building Inspector, and Rhonda Williams, Clerical Assistant.

MINUTES. A motion was made by Penn Wilson, seconded by Herschel Harris to dispense with the reading of the minutes of the regular meeting of April 20, 2017 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.

JACKSONVILLE HEALTH AND REHABILITATION - DEVELOPMENT REVIEW OF PARKING EXPANSION

Billy Hand (Maxus Construction), applicant's agent was in attendance.
Wade Lowery (Engineering Design Group), applicant's civil engineer was in attendance.

Billy Hand presented the plan to improve the existing parking and to add additional parking for the Jacksonville Health and Rehabilitation Center. This would provide additional parking for patients and guest of patients. Wade Lowery discussed the design process of the plans and answered various questions from the members. He stated that an irrigation system will be installed and the owner will coordinate with the Alabama Power Company to install parking lot lighting. He also stated a boundary survey will be performed and submitted to the Planning and Building Department along with any plan revisions based upon the survey. It was also discussed that the owner must provide the City with a signed document that will be put on file in the Planning Department that will address the requirements of the City's Post-Construction Stormwater Management Ordinance (0-592-17).

After discussion about the proposed additions and meeting the Zoning Code, a motion was made by Herschel Harris, seconded by Penn Wilson that the development review be approved subject to providing the Planning and Building Department with a boundary survey and any revised plans based upon the survey. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

RIA JACKSONVILLE PROPERTIES - DEVELOPMENT REVIEW OF STORE FRONT REMODEL

Luke Armstrong (Nolen Glass), applicant's agent was in attendance.

Luke Armstrong presented the plan to remodel the storefront of a vacant rental space located in the Winn Dixie shopping center in order for the owner to gain access to the space for future business occupants. The plan is to remove the existing windows and brick in order to install one 72" double door and one 36" single door along with surrounding storefront glass. He explained that existing exterior plumbing and electrical may require relocation. He also stated the door will be ADA (American's with Disability Act) accessible.

After discussion about the proposed remodel and meeting Zoning Code, a motion was made by Ronnie Thomas, seconded by Coty Galloway. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

RICHELIEU APARTMENTS - DEVELOPMENT REVIEW OF ROOFING PROJECT

Charles Pope, owner, was in attendance.

Charles Pope presented the plan to remove the existing shingles from the Mansard roof and to replace it with vertical standing seam metal (grey or brown in color). He also stated that the soffits would be remodeled, new doors and windows installed, 14 of 16 A/C units replaced, and various improvements.

After discussion about the proposed changes and meeting Zoning Code, a motion was made by Herschel Harris, seconded by Kelly Ryan. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. Ronnie Thomas abstained. The Chairman announced the motion carried.

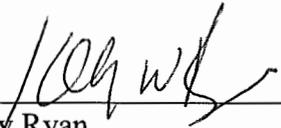
CITIZENS' COMMENTS.

Renda Jaskowski, owner and Todd Davis, developer, presented a plan for a new subdivision (The Havens at Stoney Brook). It will be located at the "old" Stoney Brook Golf Course property. The subdivision will be developed in phases. The initial phase will be all lots that front on an existing streets. The owner and developer requested that a public hearing be scheduled for the June 22, 2017 Planning Commission Meeting. At which time they will submit the preliminary plat for approval.

PLANNING: DRAFT ZONING ORDINANCE

Mark Stephens continued the discussion of the proposed changes in the draft Zoning Ordinance.

There being no further business, the meeting adjourned.



Kelly Ryan
Secretary



T. L. Thompson

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