

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
June 21, 2018**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on June 21, 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, Jennifer Sims, Jarrod Simmons, Kelly Ryan, and Zach Hood. City Staff in attendance was Mark Stephens - Planning, Development & Stormwater Director.

ITEM 1 - MINUTES.

A motion was made by Penn Wilson, seconded by Jennifer Sims to dispense with the reading of the minutes of the regular meeting of May 17, 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.

ITEM 2 – PUBLIC HEARING FOR PRELIMINARY PLAT – TEN OAKS ESTATES.

The Chairman announced it was the time and place to conduct a Public Hearing to consider a Preliminary Plat and Improvements Plan for Ten Oaks Estates.

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 Preliminary Plat and Improvements Plan 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 Agent to present the Preliminary Plat and Improvements Plan for Ten Oaks Estates and to respond to questions and comments from the Planning Commission and the public.

Applicant's Designated Agent (Bobby Bailey, Bailey Engineering) – discussed the Preliminary Plat and Improvements Plan. He stated that the subdivision will consist of 34 lots with. Lots 1-31 will be a Planned Unit Development (PUD) and Lots 32-34 are not part of the PUD. He clarified that Lots 1-23 will be developed for single-family dwellings, Lots 24-31 will be developed for townhouses, and Lots 32-34 will be developed for business/commercial use. He explained that the subdivision will have curb & gutter streets, storm sewer and a detention pond for drainage, utilities (water, sewer and gas), and the electrical service will be provided to most of the lots by way of a public alley located behind some of the lots. He stated that a 4' wide sidewalk would only be installed on the side of the street where the townhouses are located. He stated

that the Applicant did not want to connect this sidewalk to the existing sidewalk along Pelham Road South due to cost and concerns with ALDOT permitting.

Applicant Ten Oaks Estates, LLC (Phillip Pritchett, member) – further explained their reasoning for the location of the proposed sidewalk and why they did not want to connect it to the existing sidewalk along Pelham Road South. He also stated that they did not want to install the sidewalk when the roadway was constructed due to concerns that portions would have to be removed for future driveways and portions could be damaged during the construction of the dwellings.

Various Planning Commission Members expressed their concerns with the sidewalk not being connected to the existing sidewalk along Pelham Road South. After discussion, the Applicant agreed to connect the sidewalk by extending it easterly along the south side of the main roadway into the subdivision to a point, then providing a cross-walk to the north side of the roadway, then continuing it easterly to the existing sidewalk along Pelham Road South. The Planning Commission Members also questioned the timeframe of the sidewalk construction. The Applicant agreed that the sidewalks along the main roadway into the subdivision would be constructed prior to the completion of the first single-family dwelling and the sidewalk around the townhouses would be constructed as each north and south section of the townhouses were completed.

Public Comments – Adjoining property owners (James and Melissa Rayburn - 3010 Finley St, SW) expressed concern about where the sewer would tie-in and whether or not the existing sewer main was adequate. He was informed that the existing sewer main was a large outfall line and it had adequate capacity.

After all comments and discussion, the Chairman announced the Public Hearing closed.

ITEM 3 – CONSIDERATION OF PRELIMINARY PLAT – TEN OAKS ESTATES.

Mark Stephens - Planning, Development & Stormwater Director, stated that the Planning and Building Department had received a revised Plat and Improvements Plan based upon Staff Review comments and “mark-ups”, however there were comments that were not addressed and information such as proof of ADEM stormwater permitting that were not provided. He also stated that the original PUD boundary that was previously approved by the Planning Commission and the City Council had now changed due to the final design. He explained that the PUD boundary would have to go thru the process again in order for it to be corrected. He stated that this would not hold up the Preliminary Plat approval process, but it would have to be addressed prior to approval of the Final Plat. He further stated that he did not have any problems with the Plat and Improvements Plan being approved “subject to” them being resubmitted with all Staff comments and “mark-ups” addressed and permitting information provided.

After discussion, a motion was made by Kelly Ryan, seconded by Coty Galloway to approve the Preliminary Plat and Improvements Plan “subject to” the Applicant providing a revised Preliminary Plat and Improvements Plan to the Planning and

Building Department within a two-week timeframe (July 5th by 12:00 pm) that addresses the sidewalk issues discussed, all Staff comments and “mark-ups”, and providing proof of ADEM stormwater permitting and ALDOT permitting for the sidewalk connection in Pelham Road South. Upon vote on the motion, the following votes were recorded:

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

ITEM 4 – GAMECOCK OUTFITTERS – FAÇADE UPGRADES.

Applicant Gamecock Outfitters (Walt Staples) – discussed how they had received a Façade Grant from the City’s Commercial Development Authority (CDA) for upgrades to the façade of their building. He stated that their plans were to remove the existing metal awning and replace it with a new (red) canvas awning, remove and reinstall the existing sign, remove the metal vertical siding on the upper front, remove and replace two windows on the upper front and one window on the upper left side, make repairs to any brick as necessary on the entire front, pressure-wash the brick on the entire front as needed to remove loose paint, prime the brick on the entire front, paint the brick (tan) on the entire front with a “band” of brick to be painted (red) vertically at each side and horizontally across the top. He provided a photograph of the building front, a sketch of the new awning, and samples of the paint colors.

Mark Stephens - Planning, Development & Stormwater Director, stated that the Staff had no comments and recommended approval.

After discussion, a motion was made by Ronnie Thomas, seconded by Jarrod Simmons to approve the Façade Upgrades as presented. Upon vote on the motion, the following votes were recorded:

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

ITEM 5 – CITIZENS’ COMMENTS.

There were no citizens’ comments

ITEM 6 - PLANNING.

The 7th draft of the proposed changes to the City’s Zoning Ordinance was discussed. A Public Hearing will be scheduled for the July 19th Planning Commission meeting to discuss the proposed changes to the Zoning Ordinance.

There being no further business, the meeting adjourned at 7:18 p.m..


Penn Wilson - Secretary


T. L. Thompson - Chairman

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