

**PLANNING COMMISSION MEETING MINUTES  
JACKSONVILLE, ALABAMA  
September 21, 2017**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on September 21, 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 – Secretary, Ronnie Thomas, Coty Galloway, and Jennifer Sims. 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 T.L. Thompson, seconded by Penn Wilson to dispense with the reading of the minutes of the regular meeting of August 17, 2017 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 PRELIMINARY PLAT – JOHNSON ESTATES (A CONSOLIDATION OF LOT 13 AND 14 OF THE RIDGE RECORDED IN PLAT BOOK GG, PAGE 35).**

The Chairman announced it was the time and place to conduct a public hearing to consider a preliminary plat for Johnson Estates, which is a consolidation of lot 13 and 14 of The Ridge recorded in Plat Book GG, Page 35. The property is located on Dogwood Drive, NE.

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 plat 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 for Johnson Estates and to respond to questions and comments from the Planning Commission and the public.

James W. Barry, Sr. (Registered Land Surveyor) – Applicant's Designated Agent, discussed the plan to consolidate lot 13 and 14 of The Ridge in order to create one larger lot. The consolidation would also include eliminating an existing utility easement between lot 13 and 14. He stated there were no utilities installed in the utility easement. He explained that the lot is fronting on an existing City street (Dogwood Drive, NE) and the lot already has water and sanitary sewer available.

Public Comments - Listed below are those that commented along with their comments:

1) Rebecca E. Turner – 1507 3<sup>rd</sup> Avenue, NE – Concerned whether or not Johnson Estates was in compliance with the Covenants and Restrictions of The Ridge. Will the Covenants and Restrictions of The Ridge still apply to Johnson Estates? What style and size of house is going to be built? I own the adjacent lot 15 and I am concerned how this will affect my property value.

2) Rebecca O. Turner – 1632 Fairway Drive, SW, Concerned whether or not Johnson Estates was in compliance with the Covenants and Restrictions of The Ridge.

3) Arlin B. Turner – 1632 Fairway Drive, SW, Concerned whether or not Johnson Estates was in compliance with the Covenants and Restrictions of The Ridge. Will the Covenants and Restrictions of The Ridge still apply to Johnson Estates? What style and size of house is going to be built?

The Chairman announced the public hearing was closed.

**CONSIDERATION OF PRELIMINARY PLAT – JOHNSON ESTATES (A CONSOLIDATION OF LOT 13 AND 14 OF THE RIDGE RECORDED IN PLAT BOOK GG, PAGE 35).**

Mark Stephens – Planning, Development & Stormwater Director, stated that the Staff recommends approval.

After discussion about the preliminary plat for Johnson Estates, a motion was made by Ronnie Thomas, seconded by Penn Wilson that the preliminary plat for Johnson Estates be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

**CONSIDERATION OF FINAL PLAT – JOHNSON ESTATES (A CONSOLIDATION OF LOT 13 AND 14 OF THE RIDGE RECORDED IN PLAT BOOK GG, PAGE 35).**

Mark Stephens – Planning, Development & Stormwater Director, stated that the Staff recommends approval.

After discussion about the final plat for Johnson Estates, a motion was made by Ronnie Thomas, seconded by Penn Wilson that the final plat for Johnson Estates be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

**CITIZEN'S COMMENTS.**

Rebecca E. Turner, Rebecca O. Turner, and Arlin B. Turner continued stating their concerns in regard to Johnson Estates being in compliance with the Covenants and Restrictions of The Ridge.

**PLANNING.**

Mark Stephens continued the discussion of the proposed changes (signage) in the draft Zoning Ordinance. Jimmy L. Harrell, Jr. – Council Member, Johnny L. Smith - Mayor, and Jarrod Simmons – City Administrator joined the planning session. Mark Stephens and Mark Williams gave a power point presentation containing examples of existing signs throughout the City. Mark Stephens and Mark Williams requested comments in regard to the current sign regulations and also requested any proposed changes that anyone would like to see.

There being no further business, the meeting adjourned at 7:40 p.m..

  
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Penn Wilson  
Secretary

  
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T. L. Thompson  
Chairman

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