

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
December 18, 2012**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session December 18, 2012, at 6:00 p.m. at the Jacksonville Community Center, 501-A Alexandria Road, SW. Members present were: Chairman Jimmy L. Howard, T. L. Thompson, Ronnie Thomas, Mark Jones, Ann Herndon and Kelly Ryan, Acting Secretary. Mark Stephens of JBW&T, Inc., the City's consultant engineer, was in attendance. City staff members in attendance were Lynn Causey, City Planner; Mark Williams, Building Inspector and Jason Taylor, Planning and Building Assistant.

MINUTES. A motion was made by T. L. Thompson, seconded by Ann Herndon to dispense with the reading of the minutes of the regular meeting of November 20, 2012 and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

Kris Posey Agency, 1202 Pelham Road, South, Development review of porch and façade update. Kris Posey, property owner and applicant was in attendance.

City Staff presented the plans which involve the replacement of existing porch posts with craftsman style columns with trapezoidal posts and 32" tall stacked stone bases. The porch post structural member will be 4"x4" treated posts. The applicant plans to stucco and paint the north and south building elevations and paint the west façade. The paint color is moss green.

After discussion, a motion was made by Mark Jones, seconded by Ronnie Thomas that Kris Posey Agency plans development review be approved. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

Jack's Family Restaurant, 602 Pelham Road, South, Development review of new construction. Armstrong Properties, LLC, the property owner, was not in attendance. Jack's Family Restaurant, the project developer was represented by Dale Bright, St. John & Associates, Inc., the project engineer. Mike Bailey, the project contractor was also in attendance.

Mr. Bright presented the revised plans which include demolition of the existing building and the construction of a 3,304 square foot split face brick, metal and stacked stone exterior building to be used as a restaurant. More off-street parking (50 spaces) is proposed than is required. Although the parking lot is an existing PVA decreasing in size and is not required to provide perimeter landscaping, plans do include a landscaping plan. Metal halo lighting is provided in the parking area.

It was noted that the south boundary line and off-street parking is encroaching upon the Owen property to the south. Mr. Bright presented a letter purposing to either provide evidence of Armstrong Properties owning the property or remove the encroaching off-street parking.

After discussion, a motion was made by Mark Jones, seconded by T. L. Thompson that Jack's Family Restaurant revised plans development review be approved with the understanding that the south boundary be quitclaim to Armstrong properties or plans revised to move the off-street parking off the adjoining property owners property. The Planning Commission is

authorizing city staff to approve revised plans. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

PLANNING: None were received.

CITIZENS' COMMENTS. Mayor Johnny L. Smith expressed his excitement that Jack's Family Restaurant is returning to Jacksonville. Mayor Smith also expressed appreciation to the Planning Commission for the work they do.

There being no further business, the meeting adjourned.

Kelly Ryan
Acting Secretary

Jimmy L. Howard
Chairman