

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
July 17, 2012**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session July 17, 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, Kelly Ryan, Councilmember Mark Jones and Penn Wilson, Acting Secretary. Mark Stephens of Jones, Blair, Waldrup and Tucker, Inc., the City's consultant engineer, was in attendance. City staff members in attendance were Mark Williams, Building Inspector, Lynn Causey, City Planner and Jason Taylor, Planning and Building Clerical Assistant.

MINUTES. A motion was made by Ronnie Thomas, seconded by Kelly Ryan to dispense with the reading of the minutes of the regular meeting of June 19, 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.

New Hope Missionary Baptist Church, 1728 Louise Drive, SE, Development review of new construction project. New Hope Missionary Baptist Church, Travis Morris, representative; Wallace Gunnells, project engineer; Guy Herb, project surveyor were in attendance.

Guy Herb presented the revised plans which included the construction of a 100'X120' brick and metal wall panels building to serve as a church. The church will seat 400, 134 off-street parking spaces are required and provided. A canopy is provided on the west elevation (with a vertical clearance of 12'). A permanent 100'X90'X6' flat bottom detention area with sides lined with rip-rap and a rip-rap spillway is proposed. A proposed fire hydrant is located near the entrance driveway. The landscape will be lit by accent lighting and additional site lighting is being proposed.

The revised plans addressed all staff comments, therefore, City staff recommended approval.

After discussion, a motion was made by Mark Jones, seconded by Ronnie Thomas that New Hope Missionary Baptist Church revised 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.

Gamecock Auto Spa, 1101 Pelham Road, South, Development review of new construction project. Gamecock Auto Spa, LLC, property owner represented by Gary Wigington; Wallace Gunnells, project engineer; Guy Herb, project surveyor were in attendance.

Guy Herb presented the plans which include the construction of a 1960 square foot (70' X28') single story tunnel building with a 20'X28' canopy on the east elevation. The building will be a combination of architectural stone and block. There will be six vacuum stations with 12 spaces for cars on the south elevation. Lighting will be provided at the vacuum stations, one stand alone site light, building lights and an Alabama Power pole on the west

side of the property. An entrance/ exit is proposed for both the Pelham Road, South service road and J, D, and L Drive, SW. Five on-site oil separators and sand filter tanks are proposed. This procedure will re-circulate the soapy water. The nearest fire hydrant is 60' away. A landscaping plan was provided.

The city's consulting engineer expressed concerns with the connections to and from the oil separator and storage tanks and the drain connections in the prep area as well as the storm drain inlet. It was mentioned that these connections are required to be included in the plumbing plan provided with the building permit application.

City staff questioned the accessibility to fire apparatus. It was explained that the access control gates are easily be lifted by hand. City staff requested that Mr. Wigington contact Fire Chief Buckner for approval of the access control gates.

After discussion, a motion was made by Penn Wilson, seconded by Mark Jones that Gamecock Auto Spa revised plans development review be approved pending Fire Chief, Wade Buckner's approval of the access control gates. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

PLANNING: City staff informed the Commission of a painting project at 16 Public Square, West. It was explained that due to the color pallet not representing an appreciable change it did not require Planning Commission approval.

City Staff made a presentation to the Planning Commission on the Comprehensive Land Use Plan, explaining what East Alabama Regional Planning and Development Commission's goals are for the next 2 months.

CITIZENS' COMMENTS. None were received.

There being no further business, the meeting adjourned.

Penn Wilson
Acting Secretary

Jimmy L. Howard
Chairman