

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
July 19, 2011

The Planning Commission of the City of Jacksonville, Alabama, met in regular session July 19, 2011, at 6:00 p.m. at the Jacksonville Community Center, 501-A Alexandria Road, SW. Members present were: Chairman Jimmy L. Howard, Ronnie Thomas, T.L. Thompson, Councilmember Mark Jones, Penn Wilson, Ann Herndon, and Melanie Raulerson, Secretary. Grant Paris, City Attorney, was in attendance. Mark Stephens of Jones, Blair, Waldrup and Tucker, Inc., the City's consultant engineer, was not in attendance. City staff members in attendance were: Mark Williams, Building Inspector and Lynn Causey, City Planner.

MINUTES. A motion was made by Penn Wilson, seconded by Councilmember Mark Jones to dispense with the reading of the minutes of the regular meeting of June 21, 2011, 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.

POWER OF PRAISE, 202 Spring Avenue, SW; Development Review of room addition project. Clyde Lane, the property owner was not in attendance; M.D. Ponder, Ponder Construction, the contractor was in attendance; B. G. Bailey, Bailey Engineering, the project engineer was not in attendance; Christian and Associates, the project architect, was not in attendance

Plans involve removing a 9' x 11' shed and building a 9.9 ft. x 11.6 ft. permanent addition to the building for use as a baptistery.

After discussion, a motion was made by Councilmember Mark Jones, seconded by Ronnie Thomas that the development review of the Power of Praise room addition project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays 0. The Chairman announced the motion carried.

PUBLIC HEARING Rezoning from R-3 to RIP; 404 Alexandria Road, SW; Larry Yevick, the property owner, was in attendance; Joseph Maloney, the attorney and agent, was not in attendance.

The Chairman announced it was the time and place to conduct a public hearing to consider rezoning from R-3 Multiple-Family District to RIP- Residential, Institutional and Professional Business District the southeast corner of Alexandria Road, SW also known as 404 Alexandria Road, SW.

Letters were mailed to abutting property owners and a legal notice of the hearing was published in The Jacksonville News July 12, 2011.

The Chairman announced the meeting was open for the applicant to present the rezoning request and to respond to questions and comments from the Planning Commission and the public.

Mr. Larry Yevick, the applicant, spoke on behalf of the rezoning request.

Mr. Larry Yevick is requesting the property be rezoned from R-3 to RIP in order to occupy the existing structure as a rental management facility.

Mrs. Diane Rollins expressed concern about increased congestion and traffic on the already busy street and intersection. Mrs. Kelly Walz spoke in opposition to the rezoning.

General discussion ensued.

The Chairman closed the public hearing.

Consideration of Rezoning R-3 to RIP; 404 Alexandria Road SW. Larry Yevick, the property owner, was in attendance. Joseph Maloney, the attorney and agent, was not in attendance.

After discussion, a motion was made by T. L. Thompson, seconded by Ronnie Thomas that the rezoning request was in accordance with the Comprehensive Land Use Plan (CLUP). Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays 0. The Chairman announced the motion carried. A report of this action will be forwarded to the Mayor and City Council.

Loco Mex, Development Review of Patio Construction; 809 Pelham Road South.

Loco Mex Inc., the applicant, was represented by Brian Rogers, the applicant's agent.

Plans involve the construction of a 55' x 23' wood and stucco patio on the north side of the existing building. The patio will have an exposed wood roof (pergola style) and a canvas/ mesh awning which can open and close at will. The fence style walls (8' tall) of the patio will have a brown stain and match the colors of the existing building. An emergency exit is provided on the northwest corner.

After discussion, a motion was made by Councilmember Mark Jones, seconded by Ronnie Thomas that the development review of the patio construction at Loco Mex be approved. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 1. The Chairman announced the motion carried.

Hardee's Restaurant, Development Review of New Handicap Ramp Project; 400 Pelham Road, South. Hardee's Food Systems, Inc., the property owner, was represented by Ron McKay; Core States Group, the project engineer and John Shaw, the project agent, were not in attendance.

Plans involve the removal of the existing ramp and the installation of a new handicap ramp on the west elevation of the existing building to meet ADA regulations.

After discussion, a motion made by Councilmember Mark Jones, seconded by Penn Wilson that the development review of new handicap ramp project at Hardee's Restaurant be approve. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

PLANNING: None received.

CITIZENS' COMMENTS. None received.

There being no further business, the meeting adjourned.

Melanie Raulerson
Secretary

Jimmy L. Howard
Chairman