

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
June 21, 2011

The Planning Commission of the City of Jacksonville, Alabama, met in regular session June 21, 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, Menzo Parker, Ann Herndon, Kelly Ryan, 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 Councilmember Mark Jones, seconded by Kelly Ryan to dispense with the reading of the minutes of the regular meeting of May 17, 2011, 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.

POWER OF PRAISE, 202 Spring Avenue, SW; Tabled from April 19 and May 17, 2011; Development Review of room addition project. Clyde Lane, property owner; M.D. Ponder, Ponder Construction, Contractor were not in attendance; B. G. Bailey, Bailey Engineering, project engineer 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.

Mr. Clyde Lane, by email, requested the project be postponed until the July 19, 2011 Planning Commission meeting.

After discussion, a motion was made by Kelly Ryan, seconded by T. L. Thompson that the development review of the Power of Praise room addition project be postponed to the July 19, 2011 meeting. Upon vote on the motion, the following votes were recorded: Yeas: 9; Nays 0. The Chairman announced the motion carried.

PUBLIC HEARING R-1 to R-3, 1101 Pelham Road, North. Roy C. Snead, Jr. and Shirley G. Snead, property owners and applicants were in attendance.

The Chairman announced it was the time and place to conduct a public hearing to consider rezoning from R-1 Single-Family Residential District to R-3 Multiple-Family Residential District the building on the northeast corner of 11th Street, NE and Pelham Road, North.

Letters were mailed to abutting property owners and a legal notice of the hearing was published in The Jacksonville News June 14, 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. Snead spoke in favor of the rezoning petition outlining his request was due to the recent change in the number of unrelated people allowed to live in a single-family dwelling. His property zoned R-1 has a single-family dwelling with four bedrooms. He stated that is his reason to request R-3, so up to four unrelated people could live in the house.

The property is designated as an ICA - Institutional Complex Area according to the Comprehensive Land Use Plan.

Many residents spoke opposed to the rezoning citing undermining the newly adopted ordinance, disturbing an intact neighborhood, increased crime, congestion, and traffic.

The Chairman closed the public hearing.

R-1 TO R-3 ZONING AMENDMENT REQUEST, 1101 Pelham Road, North. Roy C. Snead, Jr. and Shirley G. Snead, property owners and applicants were in attendance.

The City Attorney briefly discussed the Comprehensive Land Use Plan.

After discussion, a motion was made by Councilmember Mark Jones, seconded by Kelly Ryan to recommend to the City Council the request does not meet the requirements for the Comprehensive Land Use Plan (CLUP). Upon vote on the motion, the following votes were recorded: Yeas: 9; Nays 0. The Chairman announced the motion carried.

PUBLIC HEARING R-3 to B-2, former 208 Mountain Street, NW. William K. Pierce and Cecilia J. Pierce, property owners and Joseph Maloney, agent/attorney, were in attendance.

The Chairman announced it was the time and place to conduct a public hearing to consider rezoning from R-3 Multiple-Family Residential District to B-2 General Business District the former address of 208 Mountain Street, NW fronting 132' on south side of Mountain Street, NW 281' west of the intersection of Spring Avenue, NW.

Letters were mailed to abutting property owners and a legal notice of the hearing was published in The Jacksonville News June 14, 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. Maloney spoke on behalf of the property owners rezoning request for the Pierce property located on Mountain Street, NW (formerly addressed as 208). The property is designated as an ICA - Institutional Complex Area according to the Comprehensive Land Use Plan.

Mr. Jarod Brown, adjoining property owner, asked that consideration be given to a privacy fence between his property at 206 Mountain Street, NW and the property involved in the rezoning. He also mentioned noise, odor, lighting, and no damage to his trees.

The Chairman closed the public hearing.

R-3 TO B-2 ZONING AMENDMENT REQUEST, former 208 Mountain Street, NW.

William K. Pierce and Cecilia J. Pierce, property owners and Joseph Maloney, agent/attorney, were in attendance.

After discussion, a motion was made by Ronnie Thomas, seconded by Councilmember Mark Jones to recommend to the City Council the request does meet the requirements for the Comprehensive Land Use Plan (CLUP). Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays 4. 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