

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
March 22, 2018**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on March 22, 2018, 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, Coty Galloway, Ronnie Thomas, Herschel Harris, Jennifer Sims, Zach Hood, and Jarrod Simmons. City staff in attendance was Mark Stephens - Planning, Development & Stormwater Director.

The meeting began with Mark Stephens requesting that an amendment be made to the Agenda by adding Item 3a. - To consider the approval of a mural to be painted on the south wall of 110 Pelham Road South.

A motion was made by Penn Wilson, seconded by Ronnie Thomas to adopt the Agenda as amended. Upon vote on the motion, the following votes were recorded:

Yeas: 8; Nays: 0. The Chairman announced the motion carried.

ITEM 1 - MINUTES.

A motion was made by Herschel Harris, seconded by Ronnie Thomas to dispense with the reading of the minutes of the regular meeting of February 22, 2018 and approve them as distributed. Upon vote on the motion, the following votes were recorded:

Yeas: 8; Nays: 0. The Chairman announced the motion carried.

ITEM 2 - PUBLIC HEARING FOR ZONING AMENDMENT – To designate property as a Planned Unit Development (PUD) and rezone a portion of said property from R-2 (two-family residential district) to B-2 (general business district).

The Chairman announced it was the time and place to conduct a Public Hearing to designate property as a Planned Unit Development (PUD) and rezone a portion of said property from R-2 (two-family residential district) to B-2 (general business district), a portion of said property is known as 805 Pelham Road South, said property is described as all or a portion of the parcels identified by Calhoun County PPINs (2476, 2475, 1088, 46446, 46438, and 2477) as recorded in the Office of the Probate Judge of Calhoun County, Alabama. Said PUD to be known as Ten Oaks Estates.

Letters were mailed to the adjoining property owners and a legal notice of the Public Hearing was published in The Jacksonville News on March 13, 2018.

The objective of the Public Hearing was to determine if the PUD and rezoning request was in accordance with the City's Comprehensive Plan (dated: September 2016).

The Chairman announced that the Public Hearing was open for the applicant or the applicant's designated agent to present the PUD and rezoning request and to respond to questions and comments from the Planning Commission and the public.

Bobby Bailey, PE & PLS – Applicant's Agent, presented the Zoning Amendment request to designate property as a Planned Unit Development (PUD) and to rezone a portion of said property from R-2 to B-2. He began the request with a visual presentation of the PUD Master Plan, zoning map, and photographs of sample dwellings that provided the Planning Commission with a better understanding of the Zoning Amendment request. He stated that his clients, Ten Oaks Estates, LLC, wanted to develop this property into a residential development that consisted of 23 single-family dwellings and 8 townhouses. He explained that the southern portion of the subject property is currently zoned B-2 (general business district) and the northern portion is currently zoned R-2 (two-family residential district). He explained that single-family dwellings and townhouses are allowed as conditional uses in a B-2 Zoning District and townhouses are not allowed at all in an R-2 Zoning District. He explained that a portion of the property planned for the townhouses would require rezoning from R-2 to B-2. He said, in lieu of only rezoning the area necessary for the townhouses, the applicant had chosen to request rezoning of all R-2 within the project area to B-2.

Mark Stephens - Planning, Development & Stormwater Director, presented information from the City's Comprehensive Plan (dated: September 2016). He stated that the PUD designation portion of the Zoning Amendment request appears to be in accordance with the intent of the City's Comprehensive Plan. He also stated that the rezoning portion (from R-2 to B-2) is not in accordance with the Land Use Plan on page 143 in the City's Comprehensive Plan (dated: September 2016). However, he pointed out that pages 135-136 contain written information in regard to the intent and general recommendations of the Land Use Plan. He stated that this information indicates that the Land Use Plan should be used for "general guidance". He also pointed out the City's Maximum Dwelling Unit Occupancy Regulations in regard to the B-2 Zoning District. He requested that if approval is given for this PUD, that the Maximum Dwelling Unit Occupancy requirement should be as set-forth for an R-1 Zoning District.

There were no public comments, the Chairman announced the public hearing closed.

ITEM 3 - CONSIDERATION OF ZONING AMENDMENT REQUEST – To designate property as a Planned Unit Development (PUD) and rezone a portion of said property from R-2 (two-family residential district) to B-2 (general business district).

After discussion about the Zoning Amendment request, a motion was made by Jarrod Simmons, seconded by Ronnie Thomas to recommend approval of the Zoning Amendment with the approval recognizing the fact that the rezoning portion (from R-2 to B-2) of the Zoning Amendment is not in accordance with the Land Use Plan on page 143 in the City's Comprehensive Plan (dated: September 2016) and the approval specifying that the Maximum Dwelling Unit Occupancy for this PUD shall be as set-forth for an R-1 Zoning District. Upon vote on the motion, the following votes were recorded:

Yeas: 8; Nays: 0. The Chairman announced the motion carried.

A Report from the Planning Commission will be provided to the City Council.

ITEM 3a (ADDED) – CONSIDER APPROVAL OF A MURAL TO BE PAINTED ON THE SOUTH WALL OF 110 PELHAM ROAD SOUTH.

Bruce Edmiston, member of the City's Commercial Development Authority (CDA), spoke on behalf of the CDA who had been contacted by a private donor that wanted to have a mural painted on the south wall of 110 Pelham Road South. He explained that the owner of the property had given permission to the private donor for an artist to paint a mural promoting "Historic Downtown Jacksonville, Alabama". He stated the mural could be used as a promotional feature and a photo opportunity for tourists. He provided a sample board of the mural indicating the text and colors. He emphasized that the funding for this mural was totally private and not from the CDA or the City.

After discussion about the mural, a motion was made by Penn Wilson, seconded by Herschel Harris to approve the mural. Upon vote on the motion, the following votes were recorded:

Yeas: 8; Nays: 0. The Chairman announced the motion carried.

ITEM 4 – CITIZENS' COMMENTS.

There were no citizens' comments

ITEM 5 - PLANNING.

The 5th draft of the proposed changes to the City's Zoning Ordinance was not discussed.

There being no further business, the meeting adjourned at 6:33 p.m..



Penn Wilson
Secretary



T. L. Thompson
Chairman

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