

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
November 15, 2011**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session November 15, 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, Ann Herndon, Kelly Ryan, Menzo Parker and Penn Wilson, Acting Secretary. Grant Paris, City Attorney, was in attendance. 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, and Lynn Causey, City Planner.

MINUTES. A motion was made by Ronnie Thomas, seconded by T. L. Thompson to dispense with the reading of the minutes of the regular meeting of October 18, 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.

VILLAGE CREEK TOWNHOUSE DEVELOPMENT SUBDIVISION (Lots 1-12), College Street SW at Alexandria Road, SW; Requesting a one- year extension. Tim Clark, Six Star Rental representative, was in attendance.

In November 2006, the Planning Commission approved the preliminary plat and improvements plan for the 19 lot townhouse development subdivision. In November 2007, the Planning Commission granted a one-year extension. In September 2008, the Planning Commission approved the final plat and as-built drawings for Lots 13-19, subject to conditions as set forth in the minutes. In November 2008, the Planning Commission granted a one-year extension. In October 2009, the Planning Commission granted a one-year extension subject to any rules and regulation changes which ended November 2010. In October 2010, the Planning Commission granted a one- year extension subject to any rules and regulation changes and cutting the proposed development and keeping it clean of debris. The developers wish to extend the original preliminary plat and improvements plan for another year for Lots 1-12. The requested extension would end in November 2012.

After discussion, a motion was made by T. L. Thompson to deny the one- year extension of Village Creek Townhouse Development Subdivision. The Chairman announced that the motion failed for lack of a second.

After further discussion, a motion was made by Kelly Ryan, seconded by Penn Wilson that the request made by Village Creek Townhouse Development Subdivision for a one- year extension be approved subject to any rules and regulation changes and cutting the proposed development and keeping it clean of debris. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 1.

ST. PAUL'S CME CHURCH, 319 Vann Street, SE; Development Review of new parking lot. Application was **WITHDRAWN BY THE APPLICANT'S AGENT** by Electronic Mail.

MOMMA GOLDBERG'S DELI, 208 Mountain Street, NW; Development Review of new construction. Patrick Cash, property owner, and Bill Jones, the project manager, were in attendance. Michael L. Page, project architect, was not in attendance. Tim Barry, Barry Surveying, Inc., was also in attendance as well as Shannon Jones, the project engineer.

Plans include construction of a 2,640 square foot single story restaurant facility. The exterior will be natural cedar shingle siding and the roof will be composite shingle. A patio is proposed on the front elevation (north side) of the building. Thirty- eight (38) off-street parking spaces are provided on the lot. The dumpster pad is located on the south property line.

Bill Jones addressed the staff comments and explained how the plans were revised to address the comments. ADA compliance was not fully met and there were staff concerns expressed about the proposed drainage of the lot.

After discussion, a motion was made by Kelly Ryan, seconded by T. L. Thompson that Momma Goldberg's Deli request for new construction be approved with the stipulations that the plans are revised prior to issuance of building permit to insure that curb cut, sidewalks for entrances and parking spaces meet ADA compliance and also placing a statement on the plans concerning the impact of downstream run-off. 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.

Penn Wilson
Acting Secretary

Jimmy L. Howard
Chairman