

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
October 18, 2011

The Planning Commission of the City of Jacksonville, Alabama, met in regular session October 18, 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, Penn Wilson 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 Ronnie Thomas, seconded by Penn Wilson to dispense with the reading of the minutes of the regular meeting of September 20, 2011, and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

SALON ALON, 406 Pelham Road, North; Development Review of Window Replacement Project. William D. Nelson and Karen H. Nelson, property owners and applicants, were in attendance.

Plans consisted of the removal of two 20" x 36" windows on the second story of the east elevation. Three 24" x 36" windows were installed.

After discussion, a motion was made by Penn Wilson, seconded by Melanie Raulerson that the development review of Salon Alon window replacement project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0.

PUBLIC HEARING Rezoning from R-1 to R-3, a portion of 1101 Pelham Road, North. Roy C. Snead, Jr. and Shirley G. Snead, property owners and applicants, were represented by Mr. Snead.

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 a parcel of land on the NE corner of Pelham Road, N and 11th Street, NE intersection fronting approximately 200 feet on Pelham Road, North and fronting approximately 300 feet on 11th Street, NE, and is known as a portion of 1101 Pelham Road, North.

Letters were mailed to abutting property owners and a legal notice of the hearing was published in The Jacksonville News October 11, 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 presented the request to rezone the 200' x 300' portion of 1101 Pelham Road, North. He indicated his desire to rezone was prompted by the change in zoning laws only allowing four unrelated individuals in one dwelling in an R-3 zone.

Opposition to the rezoning centered around the potential changing of the quiet neighborhood, traffic, desire to retain residential neighborhoods, helping one person could negatively impact more people.

The Chairman closed the public hearing.

Consideration of Rezoning R-1 to R-3; a Portion of 1101 Pelham Road, North. Roy C. Snead, Jr. and Shirley G. Snead, property owners and applicants, were represented by Mr. Snead.

After discussion, a motion was made by Melanie Raulerson, seconded by Penn Wilson that the rezoning request was not in accordance with the Comprehensive Land Use Plan. Upon vote on the motion, the following votes were recorded: Yeas: 4; Nays: 1. The Chairman announced the motion carried. A report of this action will be forwarded to the Mayor and City Council.

PUBLIC HEARING Rezoning from RIP to B-2; 406 Pelham Road, North. William D. Nelson and Karen H. Nelson, 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 RIP- Residential, Institutional and Professional Business District to B-2 General Business District a parcel of land on the west side of Pelham Road, North, fronting approximately 94' and running west approximately 212' and is known as 406 Pelham Road, North.

Letters were mailed to abutting property owners and a legal notice of the hearing was published in The Jacksonville News October 11, 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. Nelson presented the request to rezone from RIP to B-2 the property located at 406 Pelham Road, North. As property owners, they would like to enjoy the same benefits as the surrounding properties all of which are zoned B-2.

No one spoke in opposition to the rezoning request.

The Chairman closed the public hearing.

Consideration of Rezoning RIP to B-2; 406 Pelham Road, North. William D. Nelson and Karen H. Nelson, property owners and applicants, were 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. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried. A report of this action will be forwarded to the Mayor and City Council.

PUBLIC HEARING Off- Street Parking Zoning Amendment. Northport Health Services, the property owner was represented by David Reese, TurnerBatson, the project architect.

Mr. Reese spoke on behalf of the off-street zoning amendment. His client, Northport Health Services owner of Jacksonville Health and Rehabilitation is planning a development project and under current law they could not meet the off- street parking standards. They request that the City change the off-street parking requirements from two spaces per one patient bed for nursing homes to one space per six beds plus one space for each employee on the day shift.

No one spoke in opposition to the off- street parking amendment.

The Chairman closed the public hearing.

Consideration of Off- Street Parking Zoning Amendment. Northport Health Services, the property owner, was represented by David Reese, TurnerBatson, the property architect.

After discussion, a motion was made by Melanie Raulerson, seconded by T. L. Thompson that the Off- Street Parking Zoning Amendment be recommended to the City Council. Upon vote on the motion, the following votes were recorded: Yeas: 4; Nays: 1. The Chairman announced the motion carried. A report of this action will be forwarded to the Mayor and City Council.

LITTLE CAESAR'S, 420 Pelham Road, North #B; Development Review of Awning Replacement Project. Young Oil, the property owner, was not in attendance. Bravo Foods, LLC, the applicant, was represented by Steven Ward.

Mr. Ward explained that the plans include replacement of an existing black awning (Stewart's Cleaners) with the signature Little Caesar's orange awning. The size is 23' wide x 46" high and 9' from sidewalk to the bottom of the awning.

After discussion, a motion was made by Penn Wilson, seconded by Melanie Raulerson that the development review of the Little Caesar's awning replacement project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

PLANNING: Distributed Council Resolution entering into contract with East Alabama Commission to update the Comprehensive Land Use Plan.

CITIZENS' COMMENTS. None received.

There being no further business, the meeting adjourned.

Melanie Raulerson
Secretary

Jimmy L. Howard
Chairman