

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
October 22, 2015

The Planning Commission of the City of Jacksonville, Alabama, met in regular session October 22, 2015, at 6:00 p.m. in the Council Chambers at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Chairman Jimmy Howard, Secretary Kelly Ryan, T. L. Thompson, Ronnie Thomas, Penn Wilson, and Richard Turner. City staff in attendance was Mark Stephens, Planning, Development & Stormwater Director, Mark Williams, Building Inspector and Jason Taylor, Planning and Building Assistant.

MINUTES. A motion was made by Ronnie Thomas, seconded by Richard Turner to dispense with the reading of the minutes of the regular meeting of September 17, 2015 and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

PUBLIC HEARING – A RESUBDIVISION OF LOT 20 EAGLES’ LANDING

SUBDIVISION. Travis and Dauphine Tally, owners and applicants, was not in attendance. Tim Barry, Barry Surveying, surveyor and applicant’s agent was in attendance.

The Chairman announced it was the time and place to conduct a public hearing regarding the preliminary plat proposed for A Resubdivision of Lot 20 Eagles’ Landing Subdivision. Certified, return receipt requested letters were mailed to the adjoining property owners and owners of the proposed subdivision, serving as public notice as per city Subdivision Regulations. The objective is to review the plans for consistency with the subdivision regulations and city service requirements.

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

Tim Barry presented the proposed plat explaining that the only change is the reduction of the drainage easement located along the west property line from 30’ to 15’. No improvements are planned within the drainage easement.

Adjoining property owners questioned the possibility of reducing the drainage easement located along the east property line of Lots 19, 20, and 21 of Sagewood Subdivision and requested rock be placed within the drainage ditch where erosion is occurring.

Mark Stephens explained that ideas have been discussed on how to remedy the problems with the drainage ditch and that adding rock may not be the best solution to the erosion problem.

The Chairman announced the public hearing was closed.

A RESUBDIVISION OF LOT 20 EAGLES’ LANDING SUBDIVISION - CONSIDER ACTION ON PRELIMINARY PLAT. Travis and Dauphine Tally, owners and applicants, was not in attendance. Tim Barry, Barry Surveying, surveyor and applicant’s agent was in attendance.

Staff recommended approval of the preliminary plat.

After discussion, a motion was made by Kelly Ryan, seconded by Penn Wilson to approve the preliminary plat for A Resubdivision of Lot 20 Eagles' Landing Subdivision. Upon vote on the motion, the following voted were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

A RESUBDIVISION OF LOT 20 EAGLES' LANDING SUBDIVISION. REQUEST FOR APPROVAL OF FINAL PLAT. Travis and Dauphine Tally, owners and applicants, was not in attendance. Tim Barry, Barry Surveying, surveyor and applicant's agent was in attendance.

Staff recommended approval of the final plat.

After discussion, a motion was made by Ronnie Thomas, seconded by Penn Wilson to approve the final plat of A Resubdivision of Lot 20 Eagles' Landing Subdivision. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

DAIRY QUEEN GRILL & CHILL, 411 PELHAM ROAD, NORTH- DEVELOPMENT REVIEW OF BUILDING RENOVATIONS. Jon Simmons, Owner and applicant was not in attendance. Gary D. Kimbrell, architect and applicant's agent, was in attendance.

Gary Kimbrell presented the project. Building elevations and floorplan were provided.

Mark Stephens explained that revised site plans were provided but additional corrections still needed to be made. These corrections are listed on Addendum "A" and are made part of the minutes.

After discussion, a motion was made by Kelly Ryan, seconded by T. L. Thompson that the development review of Dairy Queen Grill & Chill be approved subject to completion of the items listed in Addendum "A" being addressed and submitted to the Planning & Building Department for review and approval. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

PLANNING:

The Planning Commission was told that a Subdivision Regulations amendment will be heard at the November meeting that changes the subdivision submission deadline. This change is to allow a greater length of time between the submission due date and the Staff Review Meeting.

CITIZENS' COMMENTS.

None were received.

There being no further business, the meeting adjourned.

Kelly W. Ryan
Secretary

Jimmy Howard
Chairman

ADDENDUM "A"

Dairy Queen Grill & Chill
Revised Plans Review
October 20, 2015

Sheet 1 of 4 (Existing Conditions)

1. Curb stop detail and handicapped ramp typical should not be on this sheet. Add them to sheet 3 of 4.

Sheet 2 of 4 (Demo)

1. The existing asphalt and concrete sidewalk to be removed is not shown.
2. Show the parking spaces to be removed/reconfigured. Will existing stripes be painted over, sand blasted, or ground off?

Sheet 3 of 4 (Proposed Conditions)

1. Show radii for curb and striping.
2. The patio gate location is not labeled.
3. Add curb stops.
4. Is handicap signs in paving or sidewalk?
5. Show dimension from sidewalk to curb stops. Is the entire parking lot going to be seal coated and restriped or just a portion?
6. Does there need to be signage or striping to prevent traffic from turning into drive-thru lane?
7. Are all handicap spaces to be van accessible?

Sheet 4 of 4 (Erosion Control)

1. No comments.

General Comments

1. Add name of proposed business to title block.
2. It should be noted that ADA alterations shall be in conformance with the 2010 ADA Standards for Accessible Design or to the maximum extent feasible.