

**PLANNING COMMISSION MEETING MINUTES**  
**JACKSONVILLE, ALABAMA**  
**October 23, 2014**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session October 23, 2014, at 6:00 p.m. in the Council Chambers at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Chairman Jimmy L. Howard, Secretary Kelly W. Ryan, T. L. Thompson, Ronnie Thomas, Mark Jones and Penn Wilson. Mark Stephens of, JBW&T, the City's consultant engineer, was in attendance. City staff members in attendance were Lynn Causey, City Planner; Mark Williams, Building Inspector and Jason Taylor, Planning and Building Assistant.

**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 18, 2014 and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0; Abstentions: 1. The Chairman announced the motion carried.

**BROADWAY GROUP DISCOUNT RETAIL STORE, 619 PELHAM ROAD, SOUTH, DEVELOPMENT REVIEW OF NEW CONSTRUCTION PROJECT.** Remlap Properties, LLC, property owner; The Broadway Group, LLC, developer and engineer was represented by Paige Lewis.

Staff presented the plans which involve the construction of a single story 9,100 sq. ft. split faced block façade with sides and rear being metal. The entrance/ exit is proposed off Eighty Oaks, SW and is 39.8' wide. Thirty-seven (37) off-street parking spaces are provided. Site lighting is provided on the building. A fire hydrant is proposed near the southwest corner of the property. A stormwater detention area is provided on the northwest corner of the site. A dumpster pad is located near the southwest corner of the building.

Jerry Klug expressed concern regarding the traffic flow from Pelham Road, South onto Eighty Oaks, SW and into the development; trees in the gas easement; the removal of the trees in the median, the relocation of the median and the planting of new ROW friendly trees, the roof lighting on the western elevation of the proposed retail store, and the congestion that may happen on Eighty Oaks, SW and Pelham Road, South.

Randy Powell expressed concern about the decision to use Eighty Oaks, SW instead of a shared driveway with the property to the north and the possible resulting traffic congestion at the intersection of Eighty Oaks, SW and Pelham Road, South.

After discussion, a motion was made by T. L. Thompson, seconded by Kelly W. Ryan that the development review of the Broadway Group Discount Retail Store be approved contingent upon receiving an easement for the gas line, changing the radius of the western curb of the entrance/ exit to 5', deleting the roof light on the western elevation, arborist approval before removing any trees and repaving Eighty Oaks, SW per Street Superintendent's city specifications. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 1. The Chairman announced the motion carried.

**BOARD OF EDUCATION PLAN PRESENTATION** The Jacksonville Board of Education was represented by Superintendent Dr. Jon Paul Campbell. Walter McKee of McKee and Associates, the project architect, and Lee Koepke of Ra-Lin, the pre-construction manager, were present.

The plans were presented by Mr. McKee.

**JACKSONVILLE PUBLIC SAFETY COMPLEX, 395 BRANSCOMB DRIVE, SW, DEVELOPMENT REVIEW OF NEW CONSTRUCTION PROJECT.**

City of Jacksonville, property owner, and JBW&T, project engineer, was represented by Mark Stephens.

Mr. Stephens presented the plans which include the construction of a 47,221 square foot single story brick complex with architectural shingled roof. Two entrance/exits are proposed – one on George Douthit Drive, SW (which lines up with Delwood Drive, SW) and one on Branscomb Drive, SW. Off-street parking is calculated by using 30,835 sq. ft. (which omits the Fire Department's apparatus bays and the Police Department's jail) and 201 parking spaces are provided which includes 11 handicapped spaces. A ¼ mile walking track around a water feature/detention area is provided on the east portion of the property.

All staff comments have been addressed.

After discussion, a motion was made by Mark Jones, seconded by Ronnie Thomas that the development review of the Jacksonville Public Safety Complex be approved. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

**PROPOSED CHANGES TO THE JACKSONVILLE SUBDIVISION REGULATIONS REGARDING STORMWATER MANAGEMENT.**

Staff discussed the need to amend the Subdivision Regulation to conform to the MS4 requirements.

After discussion, a motion was made by Mark Jones, seconded by Kelly Ryan to schedule a public hearing for the November 20, 2014 meeting to consider the Subdivision Regulations regarding stormwater management. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

**PLANNING: COMPREHENSIVE PLAN**

Representatives from East Alabama Regional Planning and Development Commission were not present therefore no discussion took place.

**CITIZENS' COMMENTS.**

Jerry Klug: Thanked the Commission for their service.

There being no further business, the meeting adjourned.

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Kelly W. Ryan  
Secretary

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Jimmy L. Howard  
Chairman