

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
January 21, 2016

The Planning Commission of the City of Jacksonville, Alabama, met in regular session January 21, 2016, at 6:00 p.m. in the Council Chambers at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Chairman Jimmy Howard, Acting Secretary Richard Turner, T. L. Thompson, Ronnie Thomas, Penn Wilson, and Zach Hood. 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 Penn Wilson to dispense with the reading of the minutes of the called meeting of December 2, 2015 and the regular meeting of December 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 – REARRANGEMENT OF A PORTION OF LOT 2 OF THE HENRY FARM SUBDIVISION. City of Jacksonville, property owner, represented by Mark Stephens.

The Chairman announced it was the time and place to conduct a public hearing regarding the preliminary plat proposed for Rearrangement of a Portion of Lot 2 of the Henry Farm 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.

Mark Stephens presented the proposed preliminary plat explaining that the only changes were to provide a right-of-way for the existing 2nd Avenue, SW and to establish a right-of-way for the proposed Public Safety Drive, SW.

The Chairman announced the public hearing was closed.

REARRANGEMENT OF A PORTION OF LOT 2 OF THE HENRY FARM SUBDIVISION - CONSIDER ACTION ON PRELIMINARY PLAT. City of Jacksonville, property owner, represented by Mark Stephens.

Staff recommended approval of the preliminary plat.

After discussion, a motion was made by T. L. Thompson, seconded by Ronnie Thomas to approve the preliminary plat for Rearrangement of a Portion of Lot 2 of the Henry Farm Subdivision. Upon vote on the motion, the following voted were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

**REARRANGEMENT OF A PORTION OF LOT 2 OF THE HENRY FARM
SUBDIVISION – REQUEST FOR APPROVAL OF FINAL PLAT.** City of Jacksonville,
property owner, represented by Mark Stephens.

Staff recommended approval of the final plat.

After discussion, a motion was made by T. L. Thompson, seconded by Ronnie Thomas to approve the final plat of Rearrangement of a Portion of Lot 2 of the Henry Farm Subdivision. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

PLANNING.

Mark Williams discussed a possible ordinance establishing regulations for bed and breakfasts. He also mentioned that there has been some interest in tiny houses.

Mark Stephens shared with the Planning Commission that he is in the process of revising and updating the current zoning code and writing new legislation for the proposed Mountain Street Overlay District. He hopes to be able to present the entire code as one ordinance to the Planning Commission.

CITIZENS' COMMENTS.

None were received.

There being no further business, the meeting adjourned.

Richard Turner
Acting Secretary

Jimmy Howard
Chairman