

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
January 23, 2014

The Planning Commission of the City of Jacksonville, Alabama, met in regular session January 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 Howard, Secretary Kelly Ryan, Richard Turner, Ronnie Thomas, Penn Wilson, T. L. Thompson and Menzo Parker. Mark Stephens of JBW&T, Inc., 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 T. L. Thompson to dispense with the reading of the minutes of the regular meeting of December 17, 2013 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.

Menzo Parker joined the quorum.

LEGACY VILLAGE, 1116 JAMES HOPKINS ROAD, SW, DEVELOPMENT REVIEW LANDSCAPING. Barry Ray and Brian Cook, property owners were not in attendance. Terry Sulzbach, applicants' agent was in attendance.

Mrs. Sulzbach presented the plans which propose to change/ improve the landscaping along the eastern property line (fronting James Hopkins Road, SW). Trees, shrubs and perennial flowers will be placed along with boulders to create a more pleasing entrance.

Discussion commenced regarding seeding grass in the right-of-way from the property line to the pavement. The contractor stated that the plans included seeding that area. City staff will consult the Street Department for approval.

After discussion, a motion was made by Penn Wilson, seconded by T. L. Thompson that the development review of the landscaping for Legacy Village be approved. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

SHELCO FOUNDRY, 1310 FRANCIS STREET WEST, DEVELOPMENT REVIEW OF NEW BUILDING CONSTRUCTION. Shelco Foundry, property owner, was not in attendance. Forsyth Building Company, project developer, was in attendance.

Mr. Forsyth presented the revised plans which include the construction of a 200'X300'X20' pre-manufactured building east of an existing structure within the south portion of the property. A 1,876 square foot office area and 2,500 square foot connector building will be built so equipment may be driven between structures. All concerns from the January 21, 2014 meeting were addressed except the following: A legal document ascribing ownership of the water lines on the property, fire hydrant specifications, handicap parking slope, and handicap parking signs.

After discussion, a motion was made by Ronnie Thomas, seconded by Kelly Ryan that the development review of the new building construction for Shelco Foundry be approved subject to a legal document ascribing ownership of water lines on the property, revised fire hydrant specifications, ADA compliant slope of handicap parking spaces and handicap parking signage. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

PLANNING: COMPREHENSIVE PLAN

Ryan Kallem, East Alabama Regional Planning and Development Commission, Principle Regional Planner, presented the community facilities chapter of the proposed Comprehensive Plan.

PLANNING: LETTER TO BOARD OF EDUCATION

It was suggested by Mr. Howard that a letter be sent to the Board of Education and the Superintendent of the Jacksonville City Schools to inform them of the requirement for Planning Commission review and approval for construction projects.

After discussion, a motion was made by Ronnie Thomas, seconded by Kelly Ryan that a letter be sent to the Board of Education and the Superintendent of the Jacksonville City Schools. Upon vote on the motion, the following votes were recorded: Yeas: 7; Nays: 0. The Chairman announced the motion carried.

CITIZENS' COMMENTS. None were received.

Kelly W. Ryan
Secretary

Jimmy Howard
Chairman