

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
April 17, 2014

The Planning Commission of the City of Jacksonville, Alabama, met in regular session April 17, 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, Acting Secretary T. L. Thompson, Ronnie Thomas, Penn Wilson, Zach Hood and Council President Mark Jones. Mark Stephens of JBW&T, Inc., the City's consultant engineer, was in attendance. City staff members in attendance were Mark Williams, Building Inspector and Jason Taylor, Planning and Building Assistant.

MINUTES. A motion was made by Mark Jones, seconded by Penn Wilson to dispense with the reading of the minutes of the regular meeting of March 20, 2014 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 OFF-STREET PARKING AMENDMENT FOR ASSISTED LIVING FACILITIES. Jacksonville Retirement Investors, LLC, the property owner, was represented by Barry Ray.

The Chairman announced that now is the time and place to conduct a public hearing to consider amending section 24-239 to change the off-street parking requirements for assisted living facilities.

City staff spoke on behalf of the petitioner. Jacksonville Retirement Investors, LLC, owner of Legacy Village is requesting the reduction of required off street parking spaces from one and one half parking spaces for each bed plus one parking space for each employee on the maximum shift to one parking space for every two beds plus one parking space for each employee on the maximum shift.

Mr. Ray explained that, with the proposed change in off-street parking requirements, the existing parking at Legacy Village would be sufficient.

Council President Jones said that the recommendation is a good change and that it falls in line with other communities.

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

The Chairman closed the public hearing.

CONSIDERATION OF THE OFF-STREET PARKING AMENDMENT FOR ASSISTED LIVING FACILITIES. Jacksonville Retirement Investors, LLC, the property owner, was represented by Barry Ray.

After discussion, a motion was made by Mark Jones, seconded by Ronnie Thomas that the Off-Street Parking Zoning Amendment for assisted living facilities be recommended to the City Council. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The

Chairman announced the motion carried. A report of this action will be forwarded to the Mayor and City Council.

NEW HOPE MISSIONARY BAPTIST CHURCH, 1728 LOUISE DRIVE, SE DEVELOPMENT REVIEW OF PHASE 2 OF NEW CONSTRUCTION PROJECT. Travis Morris, property owner's representative, was not in attendance. Jim Smith, project contractor, was in attendance.

Mr. Smith presented the plans which involve the construction of a 12,929 sq. ft. pre-engineered metal building and 37' 6" X 14' brick veneered front entrance. All exterior windows and doors will be installed leaving the building dried-in and lockable. The building will be almond in color with brick veneer.

After discussion, a motion was made by Mark Jones, seconded by Penn Wilson that the development review of Phase 2 of New Hope Missionary Baptist Church new construction project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

LEGACY VILLAGE, 1116 JAMES HOPKINS ROAD, SW, DEVELOPMENT REVIEW OF NEW ADDITION. Jacksonville Retirement Investors, LLC, the property owner, was represented by Barry Ray.

Mr. Ray presented the plans which involve the construction of a 24 bed 16,250 sq. ft. memory care addition on the west elevation. 42 off-street parking spaces will be provided, 10 of which will be gravel employee parking. Exterior courtyards and outdoor features will also be included. The front façade will also be modified with the addition of gables, stone veneer and shutters.

Discussion centered on the cross grade of the fire lane in the western portion of the property, the lack of a typical section of the fire lane and the absence of a surveyor's stamp on the existing conditions plan.

After discussion, a motion was made by Mark Jones, seconded by Ronnie Thomas that the development review of the new addition for Legacy Village be approved subject to the modification and approval of the cross grade of the fire lane, and the typical section of the fire lane and a stamped existing conditions page being submitted to the City. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

PLANNING. No items were discussed.

CITIZENS' COMMENTS. None were received.

T. L. Thompson
Acting Secretary

Jimmy Howard
Chairman