

**PLANNING COMMISSION MEETING MINUTES**  
**JACKSONVILLE, ALABAMA**  
**April 21, 2016**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session March 17, 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 Mark Jones, T. L. Thompson, Ronnie Thomas, Richard Turner, 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 Richard Turner, seconded by Ronnie Thomas to dispense with the reading of the minutes of the regular meeting of March 17, 2016 and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

Zach Hood joined the quorum

**JACKSONVILLE PACKAGE STORE, 705 PELHAM ROAD, SOUTH, DEVELOPMENT REVIEW OF EXTERIOR IMPROVEMENTS AND PARKING LOT.** Sameer Harkhani, property owner, and Bobby Bailey, project engineer and property owner's agent, were in attendance.

Bobby Bailey presented the plans which include the construction of a parking lot with 5 off-street parking spaces and 1 van accessible handicapped parking space. The lot will have one 24' entrance/exit driveway on Pelham Road, South. The entrance to the building will be handicapped accessible with a ramp.

Staff recommends approval of the plans subject to the applicant obtaining an approved ALDOT permit for the driveway.

After discussion, a motion was made by Richard Turner, seconded by Ronnie Thomas that the development review of Jacksonville Package Store exterior improvements and Parking Lot be approved subject to the an ALDOT permit. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

**GARRETT COUNSELING, 1215 JACKSON'S WAY, SW, DEVELOPMENT REVIEW OF MEDITATION GARDEN.** Ashley Garrett, property owner, was in attendance.

Ashley Garrett presented the plans which include the construction of a walking trail on the vacant lot west of 1215 Jackson's Way, SW. A metal fence with stone columns will be along the property at the corner of George Douthit Drive, SW and James Hopkins Road, SW. Landscaping will be planted along the entire length of the trail. An irrigation system and lighting will also be installed.

*To accommodate persons with disabilities, this document is available in alternate formats upon request.*

After discussion, a motion was made by Mark Jones, seconded T. L. Thompson that the development review of Garrett Counseling Meditation Garden project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

**O'REILLY AUTO PARTS, 1031 PELHAM ROAD, SOUTH, DEVELOPMENT REVIEW OF NEW REAR ACCESS DRIVE.** Molly Robb, Anderson Engineering, property owner's agent, was in attendance.

Molly Robb presented the plans which include the construction of a new 26' wide entrance/exit on J, D and L Drive, SW.

After discussion, a motion was made by Mark Jones, seconded Richard Turner that the development review of O'Reilly Auto Parts new rear drive access project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

**PLANNING: COMPREHENSIVE PLAN**

Mark Stephens reminded the Commission that Ryan Kallem will be at the May meeting and to have any comments about the draft Comprehensive Plan to the Planning and Building Department within the next two weeks.

**PLANNING: DRAFT ZONING ORDINANCE**

Mark Stephens updated the commission about the development of a revised zoning ordinance stating that he hopes to have a first draft that includes the Mountain Street Overlay District ready to distribute to the members at the May meeting.

**PLANNING:**

Mark Stephens told the Commission that the May meeting will be Chairman Jimmy Howard's last meeting. He further said that elections will be held at the May meeting for the Chairman, Vice Chairman, and Secretary. He stressed the importance of all members being in attendance.

**CITIZENS' COMMENTS.**

None were received.

There being no further business, the meeting adjourned.

---

Mark Jones  
Acting Secretary

---

Jimmy Howard  
Chairman