

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
September 17, 2015

The Planning Commission of the City of Jacksonville, Alabama, met in regular session September 17, 2015, 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, Zach Hood, Mark Jones, and Richard Turner. 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 Richard Turner to dispense with the reading of the minutes of the regular meeting of August 20, 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.

PRESENTATION OF A RESUBDIVISION OF LOT 20 EAGLES' LANDING

SUBDIVISION. Property owner Travis Talley and Dauphne Talley were not in attendance. Tim Barry, Barry Surveying, Inc., project surveyor was in attendance.

Mr. Barry presented the subdivision which includes the resubdivision of Lot 20 Eagles' Landing Subdivision to reduce the 30' drainage easement on the west side of the property to 15'. The easement is adjacent to and parallel with a 20' drainage easement platted as part of Sagewood Subdivision. The combined width of the two drainage easements will be 35'.

A motion was made by Mark Jones, seconded by Ronnie Thomas to schedule a public hearing for the October 22, 2015 Planning Commission meeting. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays: 0. The Chairman announced the motion carried.

PUBLIC HEARING ZONING AMENDMENT TO SECTION 24-276(A) TO PROHIBIT MOBILE HOMES IN THE PROFILE COTTON MILLS HISTORIC DISTRICT.

The Chairman announced that it was the time and place to conduct a public hearing to consider adding section 24-276(a) of the city code to prohibit mobile homes in the Profile Cotton Mills Historic District.

Legal notice of the hearing was published in [The Jacksonville News](#) September 8, 2015.

The Chairman announced the meeting is now open for the applicants to present the proposed zoning amendment and to respond to questions and comments from the planning commission and the public.

City Staff presented the proposed zoning amendment requesting that mobile homes be prohibited in the Profile Cotton Mills Historic District as designated by the National Park Service on the National Register of Historic Places.

Joseph Munster thanked the Commission for their work and expressed his desire to preserve the historic character of the neighborhood.

Diane Rollins expressed her thanks to the commission and acknowledged that this is only a step towards fixing the Mill Village and there are many issues that this will not help.

John Andrews said he is worried that this proposed ordinance is only the beginning and that other more obtrusive regulations may be adopted in the future. He said he does not want to rent a lot in a mobile home park and pay rent on property he will never own. He also stated that regulations can be imposed because of a property's listing on the National Register of Historic Places.

George Areno discussed the definitions of mobile home and dwelling, asked about the number of complaints the City has received about the Mill Village and Mobile Homes and said that mobile homes have not been a problem and the city shouldn't make them a problem.

Gail Daparma said mobile homes do decrease property values and are hard to insure and finance. She also expressed her concern that more mobile homes may be brought to the Mill Village. She further stated that being listed on the National Registry does not mean regulations are imposed on those properties.

There being no further comments, the Chairman closed the public hearing.

CONSIDERATION OF ZONING AMENDMENT TO SECTION 24-276(A) TO PROHIBIT MOBILE HOMES IN THE PROFILE COTTON MILLS HISTORIC DISTRICT.

After discussion, a motion was made by T. L. Thompson, seconded by Richard Turner that the zoning amendment to section 24-276(a) to prohibit mobile homes in the Profile Cotton Mills Historic District is in the best interest of the City and that the Planning Commission recommends that the Ordinance amending Section 24-176(a) presented be addressed by 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.

PLANNING: COMPREHENSIVE PLAN

The Planning Commission was told that Dairy Queen was close to being ready for a Development Review and that the Planning Commission may be asked to schedule a Called Meeting.

CITIZENS' COMMENTS.

George Areno requested that the definitions listed in section 24-273 be reviewed.

John Andrews expressed his desire to be excluded from the Historic District.

There being no further business, the meeting adjourned.

T. L. Thompson
Acting Secretary

Jimmy Howard
Chairman