

PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
December 21, 2010

The Planning Commission of the City of Jacksonville, Alabama, met in regular session December 21, 2010, at 6:00 p.m. at the Jacksonville Community Center. Members present were: Chairman Jimmy L. Howard, Ann Herndon, Ronnie Thomas, T.L. Thompson, Penn Wilson, Menzo Parker, Kelly Ryan and Melanie Raulerson, Secretary. City Attorney Grant Paris was in attendance. Mark Stephens of, Jones, Blair, Waldrup and Tucker, Inc., the City's consultant engineer, was not in attendance. City staff members in attendance were: Mark Williams, Building Inspector and Lynn Causey, City Planner.

MINUTES. A motion was made by Ronnie Thomas, seconded by Penn Wilson to dispense with the reading of the minutes of the regular meeting of November 16, 2010, and approve them as distributed. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays: 0. The Chairman announced the motion carried.

LONG LANDING SUBDIVISION, As-Built Drawing consideration. Jacksonville Hotel, LLC. (A.K.A. Rent, LLC.), property owner and developer; and CDG Engineers and Associates, the project engineer, were not in attendance. Lynn Causey made the presentation.

During the November 16, 2010 Planning Commission meeting the commission approved a motion to require a two-year warranty on workmanship and materials for the Street (J, D and L Drive, SW) constructed within the subdivision due to the lack of the developer providing compaction tests.

It was also noted that street signs are to be installed by the developer soon, which is a subdivision requirement.

After discussion, a motion was made by Penn Wilson, seconded by Kelly Ryan be approved if the corrected As-built drawing with 2 year warranty. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays 0. The Chairman announced the motion carried.

LOCO MEX, MEXICAN RESTAURANT, 809 Pelham Road, South; Development Review of exterior painting. Loco Mex Inc. Applicant; Brian Rogers, applicants agent was present.

Plans include the painting of the exterior of the building. The part of the roof that is terra-cotta will remain. The trim will be painted azurite (dark blue) and the stucco walls will be a Caribbean coral color.

After discussion, a motion was made by Melanie Raulerson, seconded by Ronnie Thomas that the development review of exterior painting project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays 0. The Chairman announced the motion carried.

GERMANIA SPRINGS DUGOUTS, 2293 Alabama Highway 21, North; Development Review of Dugout construction project. The City of Jacksonville is the property owner and applicant. Lynn Causey made the presentation.

Plans include construction of four (4) 20' length x 7'4" width x 8' height. The dugout will be constructed of 8" split faced block with a hip roof wood frame with green metal roof. Two of the existing dugouts were removed.

After discussion, a motion was made by Ronnie Thomas, seconded by Kelly Ryan that the development review of the dugout construction project be approved. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays 0. The Chairman announced the motion carried.

PLANNING:

A. Zoning code definition of Family.

A letter from the Mayor, other letters, and emails that had been received for the Planning Commission regarding the zoning code definition of "Family" were distributed.

General discussion ensued.

CITIZENS' COMMENTS. Comments on the Family definition were received from Councilmember Truman Norred, Sherry Blanton, Klaus Duncan, Councilmember George Areno, Gayle de Palma, Earl Poore, and Wayne Reaves.

Some citizens provided written information.

After discussion, a motion was made by Melanie Raulerson, seconded by Penn Wilson to schedule a public hearing for the January 18, 2011 meeting to receive input on possible changes to the zoning definition of Family and occupancy. Upon vote on the motion, the following votes were recorded: Yeas: 8; Nays 0. The Chairman announced the motion carried.

There being no further business, the meeting adjourned.

Melanie Raulerson
Secretary

Jimmy L. Howard
Chairman