

PLANNING COMMISSION MEETING MINUTES
MARCH 17, 2009
JACKSONVILLE, ALABAMA

The Planning Commission of the City of Jacksonville, Alabama, met in regular session March 17, 2009, at 6:00 p.m. in the City Hall Council Chambers. Members present were: Chairman Jimmy Howard, T.L. Thompson, Ronnie Thomas, Ann Herndon and Melanie Raulerson, Secretary. City Attorney Grant Paris was not present. The City's consultant engineer was not in attendance. City staff members present were: Mark Williams, Building Inspector, Lynn Causey, City Planner and Delores Cantrell, Assistant City Planner.

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 February 17, 2009, 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.

EFFINA'S RESTAURANT, 501 PELHAM ROAD, NORTH – DEVELOPMENT REVIEW OF A GAZEBO. Steve Landers, the property owner, was not in attendance. Clint Steward, the project agent, was present.

Mr. Steward made the presentation on behalf of the property owner. The plans include the construction of a 12' x 12' octagon shaped gazebo made of treated wood and shingles. The gazebo will match the existing restaurant. The gazebo will be built around the existing large oak tree stump. No parking spaces will be lost.

After discussion, a motion was made by T.L. Thompson, seconded by Ann Herndon to approve the development review of the octagon shaped gazebo project for Effina's Restaurant. Upon vote on the motion, the following votes were recorded: Yeas: 5. Nays: 0. The Chairman announced the motion carried.

The Building Inspector encouraged Mr. Steward to contact ALABAMA ONE-CALL for a line location prior to starting the project.

PLANNING. City Staff brought up two items for discussion. The first item presented was to announce that the Planning Commission meeting minutes are now available on line at www.jacksonville-al.org for public viewing. Item two was to inform that a City sponsored training session regarding planning and development has been scheduled for Monday, March 30, 2009 from 6:00 p.m. – 9:00 p.m. at the Jacksonville Community Center located at 501 Alexandria Road, SW. An agenda for the meeting was distributed.

CITIZENS' COMMENTS. None were received.

Two items were received after the deadline and the Planning Commission agreed to review them.

GRAYLYN SUBDIVISION, PHASE II PRELIMINARY PLAT AND IMPROVEMENTS PLAN – REQUEST FOR A ONE-YEAR EXTENSION ON THE LIFE OF THE PLAT.

William and Connie Cockerham, the property owner and developer, and B.G. Bailey, Bailey Engineering, Inc., the project engineer, were not in attendance.

The City staff made the presentation on behalf of Mr. and Mrs. Cockerham. The developers are requesting a 12-month extension of time on the life of the preliminary plat and improvements plan. The preliminary plat for Phase II was approved originally in March 2007 and also given a 12-month extension in May 2008 retro-active to March 2009.

A motion was made by T.L. Thompson, seconded by Ronnie Thomas to extend the preliminary plat and improvements plan for one year for the Graylyn Subdivision, Phase II project, subject to any rule or regulation changes. Upon vote on the motion, the following votes were recorded: Yeas: 5. Nays: 0. The Chairman announced the motion carried.

RENOVATIONS TO EXISTING WAREHOUSE, 207A PELHAM ROAD, SOUTH – DEVELOPMENT REVIEW OF EXTERIOR RENOVATIONS.

Bill Collins, the property owner and applicant, was in attendance.

Mr. Collins made the presentation for the existing warehouse on the western most corner of the parcel of land near Gayle Avenue, SW and Coffee Street, SW. This development review request was received after the normal Planning Commission deadline, due to the fact that the property owner was unaware of the development review process. The following activities had already taken place prior to the application: 1) The exterior of the building was painted red. 2) A deteriorated deck was replaced and a ramp was added. 3) Preparation to install new French Doors and a warehouse door had been made.

After discussion, a motion was made by Melanie Raulerson, seconded by Ronnie Thomas to approve the development review of exterior renovations for the existing warehouse located at 207A Pelham Road, South. Upon vote on the motion, the following votes were recorded: Yeas: 5 Nays: 0. The Chairman announced the motion carried.

There being no further business, the meeting adjourned.

Melanie Raulerson
Secretary

Jimmy L. Howard
Chairman