

**PLANNING COMMISSION MEETING MINUTES  
JACKSONVILLE, ALABAMA  
MARCH 16, 2010**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session March 16, 2010, at 6:00 p.m. in the City Council Chambers, City Hall, Jacksonville, Alabama. Members present were: Chairman Jimmy L. Howard, Kelly Ryan, Ron Thomas, T. L. Thompson, and Melanie Raulerson, Secretary. City Attorney Grant Paris was not present. Mark Stephens of Jones, Blair, Waldrup and Tucker, Inc., the City's consultant engineer, was not present. City staff members present were Mark Williams, Building Inspector and Lynn Causey, City Planner.

**MINUTES.** A motion was made by Ron Thomas and seconded by Kelly Ryan to dispense with the reading of the minutes of February 16, 2010 regular meeting, 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.

**PETITION TO VACATE A 15' ALLEY FROM MORNINGSIDE DRIVE, NE, 150'.** Petitioner Steven Michael Sewak was present for the meeting. His attorney Joseph Maloney was present, and presented the request which involves the 15' alley located north of Morningside Drive, NE, between Eighth Avenue, NE (not improved), and Ninth Avenue, NE, running north 150' from the north side of Morningside Drive, NE, between Lots 8-13, Block 315 of the Jacksonville Mining and Manufacturing (JM&M) Map.

After discussion, a motion was made by T. L. Thompson, seconded by Melanie Raulerson to send a report to the City Council that the vacation is not in accordance with the City's Land Use Plan. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays 0. The Chairman announced the motion carried.

**REQUEST FOR EXTENSION OF TIME FOR THE DEVELOPMENT OF GRAYLYN SUBDIVISION,**

**PHASE II.** Neither applicants William and Connie Cockerham, property owner and developer nor their engineer B. G. Bailey, Bailey Engineering, Inc., were present for the meeting. City staff presented the request of a 12-month extension of time on the life of the preliminary plat and improvements plan. The preliminary plat for Phase II was originally approved in March 2007, and given a 12-month extension in May 2008, retroactive to March 2008. On March 17, 2009, the Planning Commission granted a one-year extension of time on the life of the preliminary plat and improvements plan ending in March 2010. All extensions were subject to any rule or regulation changes.

After discussion, a motion was made by Kelly Ryan, seconded by T. L. Thompson that the request be approved. Upon vote on the motion, the following votes were recorded: Yeas: 5; Nays: 0. The Chairman announced the motion carried.

**PLANNING, ZONING DENSITY TOPIC.** At their February 16, 2010 meeting, the Commission was presented with the following request from the City Council:

"The issue of population density seems to have a negative impact on crime, safety and other matters. Investigate the density requirements for apartments in our Residential-3 and Business-2 Zoning Districts to allow more open space."

The Commission asked City staff to research this matter. Lynn Causey presented to the Commission information gathered from other cities pertaining to density regulations. The Commission briefly discussed the information provided, and asked Ms. Causey to do additional research and provide the Commission with her results at the next regular meeting.

**CITIZENS' COMMENTS.** None were received.

There being no further business, the meeting adjourned.

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Melanie Raulerson  
Secretary

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Jimmy L. Howard  
Chairman