

**PLANNING COMMISSION MEETING MINUTES  
JACKSONVILLE, ALABAMA  
September 21, 2010**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session September 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, Councilmember Mark Jones, and Melanie Raulerson, Secretary. City Attorney Grant Paris was present. Mark Stephens of, Jones, Blair, Waldrup and Tucker, Inc., the City's consultant engineer, was present. City staff members present were: Mark Williams, Building Inspector and Lynn Causey, City Planner.

**MINUTES.** A motion was made by Councilmember Mark Jones, seconded by Ronnie Thomas to dispense with the reading of the minutes of the regular meeting of August 17, 2010, 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.

**BOJANGLES' RESTAURANT, 1061 J, D, and L DRIVE, SW.** Bojangles' Restaurants, Inc., property owner and developer, Claude Clark representative and Michael Hicks, Commercial Site Design, PLLC, engineer and agent were present. Michael Hicks made the presentation of the new restaurant construction plans.

Plans include construction of a 3,808 square foot, single-story stucco, red brick and red metal canopy building with drive-through. Eighty-four off-street parking spaces are provided, four of which are handicap accessible. Shoe box style lighting is proposed. Two entrance/exits are proposed on J, D, and L Drive, SW. No exit is proposed on Pelham Road, South. Landscaping, both perimeter and internal, is shown. A 8' wooden fence with a landscaping buffer is planned for the southern lot line, which is adjacent to a residential zoning district.

After discussion a motion was made by Councilmember Mark Jones, seconded by Melanie Raulerson that the request be approved. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays 0. The Chairman announced the motion carried.

**CITY PARD NATURE WALK TRAIL, 501 ELEVENTH STREET, NE.** City of Jacksonville, Park and Recreation Department, property owner and applicant was present. Development review of PARD Nature Walk Trail. City staff made the presentation.

Plans are to establish a nature walk trail within this one block area. A 50 ft. buffer will be maintained between the property lines and the trail. No parking area will be established and no lighting will be involved.

The Staff Street Committee will be recommending a No Parking and yellow curb be considered by the Mayor and City Council for the north and south sides of Eleventh Street, NE from Fourth Avenue, NE east to Sixth Avenue, NE.

After discussion, a motion was made by Councilmember Mark Jones, seconded by Ronnie Thomas that the request be approved. Upon vote on the motion, the following votes were recorded: Yeas: 6; Nays 0. The Chairman announced the motion carried.

**PLANNING:**

- A. Zoning density issue - Grant Paris and Mark Williams briefly discussed the concerns regarding multi-family dwellings and density. They are preparing a working model that explores this issue.

**CITIZENS' COMMENTS.**

- A. Gail dePalma-poor quality of housing stock.
- B. Dave Mynatt-why walls were painted at the mill.

There being no further business, the meeting adjourned.

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Melanie Raulerson  
Secretary

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Jimmy L. Howard  
Chairman