

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
April 18, 2019**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on April 18, 2019, at 6:00 p.m. in the Meeting Room at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Ronnie Thomas - Chairman, Penn Wilson – Secretary, Coty Galloway, Kelly Ryan, Jarrod Simmons, and Jennifer Sims. City Staff in attendance was Mark Stephens - Planning, Development & Stormwater Director and Mark Williams – Building Inspector.

ITEM 1 - MINUTES.

A motion was made by Kelly Ryan, seconded by Coty Galloway to dispense with the reading of the minutes of the regular meeting of March 21, 2019 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.

**ITEM 2 – CALHOUN STEAK HOUSE – DEVELOPMENT REVIEW
(SITE AND BUILDING FAÇADE IMPROVEMENTS).**

One of the owners, Sokratis Kappis, was present along with Lee Law (designated agent). Mr. Law began his presentation by stating that the owners wanted to locate a new restaurant in the “old” Pizza Hut building. During the presentation he utilized site plans, photographs, and an aerial photo to explain the proposed improvements to the site and the building. He stated the site improvements would include a new dumpster pad with enclosure, roof, and floor drain connected to the existing grease trap; a new curb along the west side of the parking lot, anchored wheel stops along all parking spaces that front along a sidewalk, seal-coating the parking lot (if budget allows), restriping the existing parking spaces including handicap spaces, and installing handicap signage. He also stated that the Alabama Department of Transportation (ALDOT) had been contacted. However, they had not received any final decisions from ALDOT in regard to any required improvements within the ALDOT right-of-way. In regard to the building façade improvements, he stated that the roof would be painted green (color sample was provided). He also stated that the exterior wall color would not be changed, however in the future they may install cedar siding along the façade below the windows. Various Planning Commission members asked Mr. Law and Mr. Kappis general questions regarding the project and they provided the necessary information.

Mark Stephens informed the Planning Commission that the Staff had no comments, and he recommended approval “subject to” any improvements required by the ALDOT.

After discussion, a motion was made by Jarrod Simmons, seconded by Kelly Ryan to approve the development review of the site and building façade improvements “subject to” any improvements required by the ALDOT. Upon vote on the motion, the following votes were recorded:

Yeas: 6; Nays: 0. The Chairman announced the motion carried.

ITEM 3 – CITIZENS' COMMENTS.

There were no citizens' comments.

ITEM 4 - PLANNING.

There was no planning discussed.

There being no further business, the meeting adjourned at 6:13 p.m..



Penn Wilson - Secretary



Ronnie Thomas – Chairman

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