

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
May 21, 2020**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on May 21, 2020, 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, Herschel Harris, T.L. Thompson, Jarrod Simmons, Albertha Grant, Jennifer Sims and Kelly Ryan. City Staff in attendance was Mark Stephens - Planning, Development & Stormwater Director.

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 19, 2020 and approve them as distributed. Upon vote on the motion, the following votes were recorded:

Yeas: 9; Nays: 0. The Chairman announced the motion carried.

Note: There was no meeting held in April 2020.

ITEM 2 – STARBUCKS – DEVELOPMENT REVIEW (611 PELHAM ROAD SOUTH).

The applicant / developer, Mr. Graham Brown (Vaquero Ventures) from Fort Worth, Texas was represented via telephone by their designated agent, Mr. Michael Toothaker (LeCraw Engineering, Inc.) from Duluth, Georgia. Mark Stephens - Planning, Development & Stormwater Director stated that he would present the project and Mr. Toothaker would only be contacted via telephone if the Planning Commission had any questions or comments directly for him. Mr. Stephens began the presentation by saying that the Starbucks business would be located at 611 Pelham Road South. Mr. Stephens explained the proposed project by using an aerial photograph, site plans, building elevations, and a building floor plan. He explained in detail the traffic flow patterns through the parking lot and drive-thru lane. He stated that final approval for the work within the Pelham Road South (Alabama Highway No. 21) right-of-way was still being reviewed by the Alabama Department of Transportation (ALDOT). He stated that any revisions required by the ALDOT would be made to the Site Plans and any updated drawings would be provided to the City along with a copy of the approved ALDOT Permit. Various Planning Commission members stated their concerns with the possibility of multiple vehicles extending beyond the dedicated striped portion of the drive-thru lane and wrapping around the north side of the building, thus potentially blocking the parking spaces to the north. In order to discuss this issue, Mr. Toothaker was contacted via telephone. After discussion between the Planning Commission and Mr. Toothaker, it was agreed upon that modifications to the drive-thru lane arrows and legends could help prevent vehicles from blocking the parking spaces to the north.

Mark Stephens - Planning, Development & Stormwater Director, confirmed that Staff Review comments had been addressed and recommended approval with the modifications discussed.

After discussion, a motion was made by Kelly Ryan, seconded by Jarrod Simmons to approve the development review of the Site Plans with modifications. The modifications shall be the addition of "drive thru" installed at the existing arrow north of the building and the addition of an arrow and "drive thru" installed east of the crosswalk to the handicap parking spaces. The modifications shall be verified by the Planning and Building Department. Upon vote on the motion, the following votes were recorded:

Yeas: 9; 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 6:27 p.m..



Penn Wilson - Secretary



Ronnie Thomas – Chairman

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