

PLANNING COMMISSION MEETING MINUTES (PENDING)
JACKSONVILLE, ALABAMA
August 20, 2020

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on August 20, 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, Kelly Ryan – Acting Secretary, Coty Galloway, Herschel Harris, Jennifer Sims, Jarrod Simmons and T.L. Thompson. City Staff in attendance was Mark Stephens - Planning, Development & Stormwater Director and Mark Williams – Building Inspector.

ITEM 1 - MINUTES.

A motion was made by Jarrod Simmons, seconded by Herschel Harris to dispense with the reading of the minutes of the regular meeting of July 23, 2020 and approve them as distributed. Upon vote on the motion, the following votes were recorded:

Yeas: 7; Nays: 0. The Chairman announced the motion carried.

ITEM 2 – ROOST APARTMENTS – DEVELOPMENT REVIEW (311 NISBET STREET, NW).

The applicant / developer, JSU Lodges, LLC were represented by their designated agents, Mr. Jay Jenkins (project architect), Mr. Harry Marcus Jones (project contractor) and Mr. Stephen Whatley. Mr. Jenkins gave a summary of the overall project by utilizing an aerial photograph, site plans, building elevations and floorplans. He stated that the plans were going to be submitted to the Alabama Department of Transportation (ALDOT) for a permit to perform work within the Alabama Highway 204 (Nisbet Street, NW) right-of-way. Mr. Jones stated that an ADEM NPDES General Permit for stormwater had been applied for. He also stated that they were coordinating with their surveyor for the preparation of a Minor Subdivision Plat that would combine the various parcels into two lots. Various Planning Commission members had general questions that were addressed by the designated agents.

Mark Stephens - Planning, Development & Stormwater Director, stated that the Staff Review comments had been addressed, however a couple of other modifications needed to be made. He said the modifications included changing the 4” fire service water meter and backflow preventer to a 6” per the Fire Department’s request, and adding hose-bibs on the buildings and freestanding hose-bibs as necessary to provide irrigation coverage as required for the landscaping. Mr. Stephens also clarified that an ALDOT Permit and ADEM NPDES General Permit would be required along with the recording of a Minor Subdivision Plat for the two lots.

After discussion, a motion was made by Kelly Ryan, seconded by Jarrod Simmons to approve the development review of the Site Plans with “Modifications” and “Subject To”. The “Modifications” include changing the 4” fire service water meter and backflow preventer to a 6” per Fire Department request, and adding hose-bibs on the buildings and freestanding hose-bibs as necessary to provide irrigation coverage as required for the landscaping. The “Subject To” includes obtaining an ALDOT Permit and ADEM NPDES General Permit, and recording of a Minor Subdivision Plat to combine various parcels into two lots. Upon vote on the motion, the following votes were recorded:

Yeas: 7; Nays: 0. The Chairman announced the motion carried.

ITEM 3 – CITIZENS’ COMMENTS. Ashley & Clint Smith (802 Hunter Lane, SW) requested that changes/additions be made to Section 24-500 in the Zoning Ordinance in regard to fencing regulations for corner lots. The Planning and Building Department will provide them with information on options to request these changes/additions or to obtain a variance.

ITEM 4 - PLANNING. There was no planning discussed.

There being no further business, the meeting adjourned at 6:35 p.m..

Kelly Ryan – Acting Secretary

Ronnie Thomas – Chairman

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