

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
October 22, 2020**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on October 22, 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, Jarrod Simmons – Vice Chairman, Coty Galloway, Herschel Harris, T.L. Thompson, and Jonathan Tompkins. City Staff in attendance was Mark Stephens - Planning, Development & Stormwater Director and Mark Williams – Building Inspector.

ITEM 1 - MINUTES.

A motion was made by T.L. Thompson, seconded by Coty Galloway to dispense with the reading of the minutes of the regular meeting of September 17, 2020 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 – CITIZENS' COMMENTS. There were no citizens' comments.

ITEM 3 - PLANNING. DISCUSS PROPOSED ZONING AMENDMENTS TO SECTION 24-68 (ACCESSORY STRUCTURES OR USES) AND SECTION 24-500 (FENCES, WALLS AND HEDGES) OF THE CITY'S ZONING ORDINANCE.

Mark Stephens informed the Planning Commission that he had received an email on October 21, 2020 from Jennifer Sims (Planning Commission Member) with an attachment stating that she was resigning from the Planning Commission as of October 21, 2020. Mr. Stephens said that he wanted to thank Mrs. Sims for her service on the Planning Commission. He then welcomed Jonathan Tompkins to the Planning Commission. He stated that Mr. Tompkins was appointed on October 12, 2020 by the City Council to fill the unexpired term of Penn Wilson. He then stated that Mr. Tompkins' term would expire May 2024. Next, Mr. Stephens and Mr. Williams began a discussion of a proposed Zoning Amendment Request to a portion of Section 24-68 and 24-500 of the City's Zoning Ordinance that was initiated by the City. They both stated that there are currently several issues in the City with the location of swimming pools and the height of fences being installed in the front yards of corner lots in residential zoning districts. They provided photographs of some of these issues to the Planning Commission. They stated that many of these issues are due to the fact that appropriate permits are not being obtained prior to the installation. They stated that during the permitting process is when the City's regulations for a particular type of project are explained to the applicant and any potential issues can be resolved before the project is started. They also stated that when these projects are constructed without a permit, the City typically does not become aware of the project until it is too late and the issues already exist. They also stated that when the property owners are notified about not having a permit and about any issues, most property owners say they were not aware of the permit requirement or of the City's regulations concerning their particular project. They expressed their concern with hearing some property owners saying that they feel

like they are being punished for owning a corner lot. In order to resolve some of the current and future issues in the City and to give the property owner of a corner lot more ability to utilize their front yards, they proposed the following Zoning Amendment Request:

Amend Section 24-68(b)(1)(d) to Chapter 24, Article III, Division 1, of the Code of Ordinances of the City of Jacksonville, to read as follows:

"No part of the accessory structure or use, except swimming pools as noted in subsection (e), shall be located closer to the front lot lines than the main structure or use, except accessory structures or uses may be located in the buildable area to the rear of the dwelling on a double frontage lot."

Add Section 24-68(b)(1)(e) to Chapter 24, Article III, Division 1, of the Code of Ordinances of the City of Jacksonville, as follows:

e. Swimming pools (including decks and appurtenances) on corner lots may be located to the designated second front setback line as set-forth in Section 24-65 Setback Requirements.

Amend Section 24-500(b) to Chapter 24, Article V, Division 4, of the Code of Ordinances of the City of Jacksonville, to read as follows:

"No fences, walls, or hedges in any residentially zoned property shall exceed a height of 8 feet above the ground, except that no such fences, walls, or hedges located in a front yard shall exceed a height of 4 feet and shall meet the visibility requirements set-forth in Section 24-501 Visibility Areas at Street Intersections and Driveways. The Board of Adjustment and Appeals, as a special exception, may approve an exception to the height standards in front yards upon finding that the proposed exception is desirable from the standpoint of privacy and/or security, will not injure the neighborhood appearance or character, and will not pose a traffic hazard."

The Planning Commission discussed the proposed Zoning Amendment Request and also discussed various other options. A motion was made by Jonathan Tompkins, seconded by Coty Galloway to accept the Zoning Amendment Request as presented and to schedule a Called Meeting of the Planning Commission on November 5, 2020 at 6:00 pm in order to hold a Public Hearing for the Zoning Amendment Request. Upon vote on the motion, the following votes were recorded:

Yeas: 5; Nays: 1. The Chairman announced the motion carried.

There being no further business, the meeting adjourned at 6:56 p.m..


Jarrod Simmons – Vice Chairman
Acting Secretary


Ronnie Thomas – Chairman

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