

**PLANNING COMMISSION MEETING MINUTES (PENDING)**  
**JACKSONVILLE, ALABAMA**  
**November 17, 2022**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on November 17, 2022, at 6:01 p.m. in the Court Room at the Jacksonville Public Safety Complex located at 911 Public Safety Drive, SW – Jacksonville, Alabama 36265. Members present were: Ronnie Thomas – Vice Chairman, Jarrod Simmons – Secretary, T.L. Thompson, Adam Allen, and Heather Watkins. City Staff in attendance was Mark Stephens – Planning, Development & Stormwater Director.

**ITEM 1 - MINUTES.**

A motion was made by T.L. Thompson, seconded by Heather Watkins to dispense with the reading of the minutes of the regular meeting of October 20, 2022 and approve them as distributed. Upon vote on the motion, the following votes were recorded:

Yeas: 5, Nays: 0, Abstention: 0. The Chairman announced the motion carried.

**ITEM 2 – DEVELOPMENT REVIEW – 7BREW COFFEE STAND (701 PELHAM ROAD SOUTH).**

Mike Gray, P.E. with Southern Brew Corp. (Applicant) and John Sexton (Architect) with Black Design Architecture were present. Mr. Gray explained to the Planning Commission that their plan was to demolish the existing office building and parking lot in order to construct a new modular type building and associated parking lot. Mr. Gray stated that the coffee stand would be a drive-thru only. Mr. Gray explained the traffic flow patterns into and through the site, and he stated that signage would be installed in Eighty Oaks, SW telling drivers not to block the street or the entrance into Dollar General. Mr. Gray discussed how stormwater runoff would be addressed. Mr. Gray stated that they are coordinating with the Alabama Department of Transportation (ALDOT) in regard to the project and would be obtaining an ALDOT Permit. Various Planning Commission members had general questions.

Mark Stephens stated that all Staff Review comments had been addressed and updated plans had been resubmitted. Mr. Stephens stated that any changes due to ALDOT permitting would require the applicant to provide revised plans to the Planning & Building Department. Mr. Stephens also requested that the Applicant provide the Planning & Building Department with a copy of the ALDOT Permit when it is issued. Mr. Stephens stated that the Staff recommends approval “subject to” ALDOT review and approval.

After discussion about the development and drawings submitted, a motion was made by Jarrod Simmons, seconded by Adam Allen that the development review be approved “subject to” ALDOT review and approval. Upon vote on the motion, the following votes were recorded.

Yeas: 5, Nays: 0, Abstention: 0. The Chairman announced the motion carried.

**ITEM 3 – CONSIDERATION OF 2023 PLANNING COMMISSION MEETINGS AND DEADLINES SCHEDULE.**

Mark Stephens presented the schedule to the Planning Commission. He stated that there were five dates noted on the schedule that were adjusted due to holidays.

After discussion about the schedule, a motion was made by Adam Allen, seconded by Heather Watkins that the schedule be approved. Upon vote on the motion, the following votes were recorded:

Yeas: 5; Nays: 0. The Chairman announced the motion carried.

#### **ITEM 4 – ELECTION OF PLANNING COMMISSION OFFICERS – CHAIRMAN, VICE CHAIRMAN, AND SECRETARY.**

After discussion about electing the Chairman, a motion was made by Heather Watkins, seconded by Jarrod Simmons that Kelly Ryan be re-elected as Chairman. Upon vote on the motion, the following votes were recorded:

Yeas: 5; Nays: 0; Abstention: 0. The Chairman announced the motion carried.

After discussion about electing the Vice Chairman, a motion was made by Heather Watkins, seconded by Adam Allen that Ronnie Thomas be re-elected as Vice Chairman. Upon vote on the motion, the following votes were recorded:

Yeas: 5; Nays: 0; Abstention: 0. The Chairman announced the motion carried.

After discussion about electing the Secretary, a motion was made by Adam Allen, seconded by Heather Watkins that Jarrod Simmons be re-elected as Secretary. Upon vote on the motion, the following votes were recorded:

Yeas: 5; Nays: 0; Abstention: 0. The Chairman announced the motion carried.

#### **ITEM 5 – CITIZENS' COMMENTS.**

There were no citizens' comments.

#### **ITEM 6 - PLANNING.**

There was no planning.

There being no further business, the meeting adjourned at 6:24 p.m..

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Jarrod Simmons – Secretary

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Ronnie Thomas – Vice Chairman

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