

PLANNING COMMISSION MEETING MINUTES (PENDING)
JACKSONVILLE, ALABAMA
October 19, 2023

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on October 19, 2023, at 6:00 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, Heather Watkins, Dawn Wilczek, and Marcus Wood. City Staff in attendance was Mark Stephens – Planning, Development & Stormwater Director.

Note: Marcus Wood (Police Chief) is the new Administrative Employee Appointee to the Planning Commission.

ITEM 1 - MINUTES.

A motion was made by Dawn Wilczek, seconded by Marcus Wood to dispense with the reading of the minutes of the regular meeting of August 17, 2023 and approve them as distributed. Upon vote on the motion, the following votes were recorded:

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

Note: Planning Commission member Coty Galloway arrived after this vote at 6:01.

ITEM 2 – REQUEST FOR ALLEY VACATION – REMAINING PORTION OF UNIMPROVED ALLEY THAT LIES NORTH OF 9th STREET, NE AND SOUTH OF 10th STREET, NE AND EAST OF 9th AVENUE, NE AND WEST OF 10th AVENUE, NE.

The applicant's James B. Pitts & Traci L. Pitts (910 9th Avenue, NE) and Randy L. Wiggins & Sherrie H. Wiggins (908 10th Avenue, NE) were not present. Mark Stephens stated that he would present the request on their behalfs. Mr. Stephens began the presentation by providing an aerial photograph of the alley location. Mr. Stephens stated that the Pitt's property is located along the west side of the alley and the Wiggins property is located along the east side of the alley. Mr. Stephens stated that the Pitts and Wiggins are the only property owners adjacent to the remaining portion of the alley to be vacated. Mr. Stephens explained that the portion of the existing alley to the south had been previously vacated earlier in the year. Mr. Stephens stated that an Administrative Review did not reveal any need for retaining a drainage easement. Mr. Stephens also stated that there appeared to be no existing utilities located in the alley. However, if there are existing utilities located in the alley, the appropriate utility company would be able to continue with the operation and maintenance of the utility based up the rights of utility entities as stated in § 23-4-2(b), Code of Alabama, 1975, as amended.

Mark Stephens stated that there was no discussion of this request at the Staff Review meeting, however, he and Mark Williams (City's Building Inspector) see no problems with the Alley Vacation Request.

After discussion, a motion was made by Coty Galloway, seconded by Marcus Wood to send a report to the City Council stating the Planning Commission offers no objection to the Alley Vacation Request, and the Planning Commission grants approval for the request to be considered by the City Council in accordance with Section 21-1 of the Code of Ordinances of the City of Jacksonville, Alabama. Upon vote on the motion, the following votes were recorded.

Yeas: 6, Nays: 0, Abstention: 0. The Vice Chairman announced the motion carried.

ITEM 3 – DEVELOPMENT REVIEW – TOMLINSON APARTMENTS (404 MOUNTAIN STREET, NW).

The applicant, Ben Tomlinson, was not present. However, he was represented by his designated agent Jay Jenkins (Jay Jenkins Architecture). Mark Stephens began the presentation by providing an aerial photograph of the site. Mr. Stephens explained that the subject property was zoned B-1 (Local Shopping District) in the front portion and R-3 (Multi-Family Residential) in the rear portion. Mr. Stephens stated that both zoning districts allowed for apartments to be constructed. Mr. Stephens stated that the property originally had two residential structures that had already been demolished. Mr. Jenkins began his presentation by stating the project would consist of two buildings with each having (8) one-bedroom luxury apartments. Mr. Jenkins stated that the first phase of the project would consist of constructing only one building, but the entire parking lot (20 parking spaces) would be constructed. Mr. Jenkins stated that the parking lot area would be made of pervious concrete with an underdrain system that would provide the required stormwater detention. Mr. Jenkins explained that their plan was to utilize an existing dumpster that is located on the property of an adjacent apartment complex. Mr. Jenkins stated they would obtain a written dumpster agreement between the two property owners stating the use of the dumpster. Mr. Jenkins also stated that the off-site dumpster would have a dumpster pad with enclosure and gates constructed. Mr. Jenkins stated that a portion of the existing property is located within a 100 yr. floodplain and the design and construction would accommodate all City floodplain regulations. Mr. Jenkins stated that the project would include a privacy fence being installed along the east and south property lines. Mr. Stephens informed Mr. Jenkins that building plans would need to be submitted to the City's Building Department. Mr. Stephens stated that a City Building Permit would not be issued until the site plans and building plans were approved and a dumpster agreement was finalized and recorded with the County. Various Planning Commission members had general questions and comments.

Mr. Stephens stated that he had received revised plans, however, not all Staff Review comments had been addressed. Mr. Stephens stated that he would provide Mr. Jenkins with another set of plans with comments. Mr. Stephens stated that he recommends that the Planning Commission approve the development review "subject to" revised plans and the dumpster agreement being submitted for review and approval.

After discussion about the development and drawings submitted, a motion was made by Coty Galloway, seconded by Marcus Wood that the development review be approved "subject to" revised plans and the dumpster agreement being submitted for review and approval as recommended by Mr. Stephens. Upon vote on the motion, the following votes were recorded.

Yeas: 6, Nays: 0, Abstention: 0. The Vice Chairman announced the motion carried.

ITEM 4 – CITIZENS' COMMENTS.

There were no citizens' comments.

ITEM 5 - PLANNING.

There was no planning.

There being no further business, the meeting adjourned at 6:16 p.m..

Jarrold Simmons – Secretary

Ronnie Thomas – Vice Chairman

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