

PLANNING COMMISSION MEETING MINUTES (PENDING)
JACKSONVILLE, ALABAMA
November 16, 2023

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on November 16, 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: Kelly Ryan – Chairman, Ronnie Thomas – Vice Chairman, Jarrod Simmons – Secretary, Adam Allen, Heather Watkins, and Dawn Wilczek. City Staff in attendance was Mark Stephens – Planning, Development & Stormwater Director.

ITEM 1 - MINUTES.

A motion was made by Ronnie Thomas, seconded by Adam Allen to dispense with the reading of the minutes of the regular meeting of October 19, 2023 and approve them as distributed. Upon vote on the motion, the following votes were recorded:

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

ITEM 2 – PUBLIC HEARING FOR ZONING AMENDMENT REQUEST – TO REZONE CERTAIN PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO R-2 (TWO-FAMILY RESIDENTIAL DISTRICT). THE PROPERTY IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MOUNTAIN STREET, NE AND 7th AVENUE, NE AND IS KNOWN AS A ONE LOT SUBDIVISION NAMED JIM’S PLACE AS RECORDED IN PLAT BOOK KK, PAGE 63.

The Chairman announced it was the time and place to conduct a Public Hearing for the purpose of considering a Zoning Amendment Request that would rezone certain property from R-1 (Single-Family Residential District) to R-2 (Two-Family Residential District). The property is located in the southwest quadrant of the intersection of Mountain Street, NE and 7th Avenue, NE and is known as a one lot subdivision named Jim’s Place as recorded in Plat Book KK, Page 63 in the Office of the Probate Judge of Calhoun County, Alabama.

Letters were mailed to the adjoining property owners on November 9, 2023 and a Legal Notice of the Public Hearing was published in the November 10, 2023 edition of THE ANNISTON STAR, serving as public notice.

The Chairman announced that the Public Hearing was open for the applicant or the applicant’s designated agent to present the Zoning Amendment Request and to respond to questions and comments from the Planning Commission and the public.

The Applicants, Bob & Regina Austin, were present. Mark Stephens began the presentation by providing an aerial map showing the property location, a zoning map showing the current zoning, and the Land Use Plan (Map #16) from the City’s Comprehensive Plan (dated: September 2016). Mr. Stephens stated that the applicants request was to rezone the property from R-1 to R-2, because they wanted to build a duplex (two-family residence). Mr. Stephens stated that the adjacent property to the south was currently zoned R-2. Mr. Stephens pointed out that the City’s Comprehensive Plan (dated: September 2016) has a Land Use Plan (Map #16) that designates the property as single family. Mr. Stephens then reminded the Planning

Commission that page 131 of said Plan stipulates that the Land Use Plan (Map #16) is a conceptual future plan to be used in guiding zoning and development decisions and is not intended to be used as a zoning map.

Various Planning Commission Members had questions for the Austin's. Mr. Austin stated that their intent was to clear the entire property prior to constructing the duplex.

Mr. Stephens stated that there was no Staff Review, however he did not have any issues with the Zoning Amendment Request and recommended approval.

There being no further questions or comments, the Chairman announced that the Public Hearing was closed.

ITEM 3 – CONSIDERATION OF ZONING AMENDMENT REQUEST – TO REZONE CERTAIN PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO R-2 (TWO-FAMILY RESIDENTIAL DISTRICT). THE PROPERTY IS LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF MOUNTAIN STREET, NE AND 7th AVENUE, NE AND IS KNOWN AS A ONE LOT SUBDIVISION NAMED JIM'S PLACE AS RECORDED IN PLAT BOOK KK, PAGE 63.

After discussion about the Zoning Amendment Request, a motion was made by Adam Allen, seconded by Dawn Wilczek to recommend approval of the Zoning Amendment Request “due to the fact that the adjacent property to the south is currently zoned R-2. The approval recognizes the fact that the City’s Comprehensive Plan (dated: September 2016) has a Land Use Plan (Map #16) that designates the use of the subject property as single family. The approval also recognizes the fact that page 131 of the City’s Comprehensive Plan stipulates that the Land Use Plan (Map #16) is a conceptual plan to be used in guiding zoning and development decisions and is not intended to be used as a zoning map.” Upon vote on the motion, the following votes were recorded:

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

NOTE: A Report from the Planning Commission will be provided to the City Council.

ITEM 4 – MEETINGS AND DEADLINES SCHEDULE - CONSIDERATION OF 2024 PLANNING COMMISSION MEETINGS AND DEADLINES SCHEDULE.

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

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

Yeas: 6; Nays: 0. The Chairman announced the motion carried.

ITEM 5 – ELECTION OF OFFICERS – HOLD ELECTION OF 2024 PLANNING COMMISSION OFFICERS (CHAIRMAN, VICE CHAIRMAN, AND SECRETARY).

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

Yeas: 5; Nays: 0; Abstention: 1. The Chairman announced the motion carried.

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

Yeas: 5; Nays: 0; Abstention: 1. The Chairman announced the motion carried.

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

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

ITEM 6 – CITIZENS' COMMENTS.

There were no citizens' comments.

ITEM 7 - PLANNING.

There was no planning.

There being no further business, the meeting adjourned at 6:15 p.m..

Jarrod Simmons – Secretary

Kelly Ryan – Chairman

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