

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
July 18, 2019**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on July 18, 2019, at 6:00 p.m. in the Meeting Room at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Ronnie Thomas - Chairman, Penn Wilson – Secretary, Coty Galloway, Jennifer Sims, Herschel Harris, Albertha Grant, 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 Herschel Harris, seconded by Albertha Grant to dispense with the reading of the minutes of the regular meeting of June 20, 2019 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 – PUBLIC HEARING FOR ZONING AMENDMENT REQUEST – TO REZONE CERTAIN PROPERTY FROM R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO B-2 (GENERAL BUSINESS DISTRICT) AT 311 NESBIT STREET, NW (THE ROOST APARTMENTS) (CALHOUN COUNTY PPINS 43125, 43126 AND 43227).

The Chairman announced it was the time and place to conduct a Public Hearing for the purpose of considering a Zoning Amendment that would rezone certain property from R-1 (Single-Family Residential District) and R-3 (Multi-Family Residential District) to B-2 (General Business District), the property is known as 311 Nesbit Street, NW (The Roost Apartments). Said property is all of the parcels identified by Calhoun County PPINs 43125, 43126 and 43227 as recorded in the Office of the Probate Judge of Calhoun County, Alabama.

Letters were mailed to the adjoining property owners on July 11, 2019 and a Legal Notice of the Public Hearing was published in the July 10, 2019 edition of The News Journal, serving as public notice.

The objective of the Public Hearing was to determine if the Zoning Amendment request was in accordance with the City's Comprehensive Plan (dated: September 2016).

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 Applicant was Noble Investments, LLC. Mack Cornwell – Applicant's Agent, presented the Zoning Amendment request to rezone their property from R-1 (Single-Family Residential District) and R-3 (Multi-Family Residential District) to B-2 (General Business District). He began his presentation with a brief history of his company. He explained that his company acquired the property (formerly Winn Place Apartments) only a few months before the March 19, 2018

tornado destroyed a large portion of it. He stated that their intent was to redevelop the property into a mixed-use (multi-family and commercial) development if the City allows the property to be rezoned to B-2. He then utilized a visual presentation that showed the City's Zoning Map, the Land Use Plan (Map #16) from the City's Comprehensive Plan, a Calhoun County GIS aerial photograph, and a schematic site layout plan and building elevation of the proposed redevelopment to further explain why they needed a Zoning Amendment.

Various Planning Commission members asked Mr. Cornwell general questions regarding their plans for redeveloping their property. He provided responses and necessary information.

One member of the public expressed concern with increased traffic along Nesbit Street, NW (Alabama Highway No. 204) and asked Mr. Cornwell general questions. Mr. Cornwell explained that the Alabama Department of Transportation (ALDOT) would be involved during the redevelopment phase in regard to automobile and pedestrian traffic. He also provided responses and necessary information to the questions.

Mark Stephens - Planning, Development & Stormwater Director, also stated that the ALDOT would be involved during the redevelopment phase in regard to automobile and pedestrian traffic. Mr. Stephens then stated that the City's Staff did not have any issues with the Zoning Amendment request and recommended approval. He further suggested to the Planning Commission that the approval should read, "The Zoning Amendment is in accordance with the City's Comprehensive Plan based upon the following: the fact that the subject property is contiguous to an existing B-2 zoning district, the fact that the Land Use Plan (Map #16) in the City's Comprehensive Plan (dated: September 2016) designates various portions of the subject property as single-family residential, multi-family residential and commercial, and the fact that the City's Comprehensive Plan stipulates on page 131 that the Land Use Plan is a conceptual future plan to be used in guiding zoning and development decisions and it is not intended to be used as a zoning map. The approval also recognizes the fact that the Applicant is to redevelop the subject property into a mixed-use (multi-family residential and commercial) development as allowed by the B-2 zoning regulations."

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) AND R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO B-2 (GENERAL BUSINESS DISTRICT) AT 311 NESBIT STREET, NW (THE ROOST APARTMENTS) (CALHOUN COUNTY PPINS 43125, 43126 AND 43227).

After discussion about the Zoning Amendment request, a motion was made by T.L. Thompson, seconded by Coty Galloway to recommend approval of the Zoning Amendment as suggested by Mark Stephens during the Public Hearing. Upon vote on the motion, the following votes were recorded:

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

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

ITEM 4 – CITIZENS’ COMMENTS. There were no citizens’ comments.

ITEM 5 - PLANNING. Mark Stephens gave the Planning Commission a status report on where the City Council is in regard to the proposed Zoning Ordinance update.

There being no further business, the meeting adjourned at 6:23 p.m..



Penn Wilson - Secretary



Ronnie Thomas – Chairman

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