

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
July 23, 2020**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on July 23, 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, Penn Wilson – Secretary, Coty Galloway, Herschel Harris, Kelly Ryan, Jarrod Simmons and T.L. Thompson. City Staff in attendance was Mark Stephens - Planning, Development & Stormwater Director.

ITEM 1 - MINUTES.

A motion was made by Kelly Ryan, seconded by Coty Galloway to dispense with the reading of the minutes of the regular meeting of May 21, 2020 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.

Note: There was no meeting held in June 2020.

ITEM 2 – PUBLIC HEARING FOR ZONING AMENDMENT REQUEST – TO REZONE CERTAIN PROPERTY FROM R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO B-2 (GENERAL BUSINESS DISTRICT), THE PROPERTY IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF NISBET STREET, NW (ALABAMA HIGHWAY 204) AND SMITH CIRCLE, NW. SAID PROPERTY IS ALL OF THE LAND IDENTIFIED BY CALHOUN COUNTY PARCEL No. 12-02-10-0-001-026.000 (PPIN 7941).

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-3 (Multi-Family Residential District) to B-2 (General Business District), the property is located in the northwest quadrant of the intersection of Nisbet Street, NW (Alabama Highway 204) and Smith Circle, NW. Said property is all of the land identified by Calhoun County Parcel No. 12-02-10-0-001-026.000 (PPIN 7941) as recorded in the Office of the Probate Judge of Calhoun County, Alabama.

Letters were mailed to the adjoining property owners on July 16, 2020 and a Legal Notice of the Public Hearing was published in the July 15, 2020 edition of the News Journal, 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 N. and Regina S. Austin, were present. Bob N. Austin – Applicant's Agent, presented the Zoning Amendment Request to rezone their property from R-3 (Multi-Family Residential District) to B-2 (General Business District). He stated that "they were just planning for future development of the property".

Mark Stephens - Planning, Development & Stormwater Director, stated that "the City's Staff 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-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO B-2 (GENERAL BUSINESS DISTRICT), THE PROPERTY IS LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF NISBET STREET, NW (ALABAMA HIGHWAY 204) AND SMITH CIRCLE, NW. SAID PROPERTY IS ALL OF THE LAND IDENTIFIED BY CALHOUN COUNTY PARCEL No. 12-02-10-0-001-026.000 (PPIN 7941).

After discussion about the Zoning Amendment Request, a motion was made by Jarrod Simmons, seconded by Kelly Ryan to recommend approval of the Zoning Amendment Request "due to the fact that the subject property is contiguous to an existing B-2 zoning district. Noting that the approval recognizes that the City's Comprehensive Plan (dated: September 2016) has a Land Use Plan (Map #16) that designates the subject property as single-family residential, that the approval also recognizes 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, and that the Applicant's request letter to the Planning Commission stipulated that they are planning for future development". 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. There was no planning discussed.

There being no further business, the meeting adjourned at 6:07 p.m..



Penn Wilson - Secretary



Ronnie Thomas – Chairman

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