

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
October 21, 2021**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on October 21, 2021, at 6:00 p.m. in the Meeting Room at City Hall Annex #1, 300 Church Avenue, SE. Members present were: Kelly Ryan - Chairman, Ronnie Thomas – Vice Chairman, Jarrod Simmons – Secretary, Coty Galloway, T.L. Thompson, Albertha Grant, Herschel Harris, and Heather Watkins. City Staff in attendance was Mark Stephens - Planning, Development & Stormwater Director.

ITEM 1 - MINUTES.

A motion was made by Herschel Harris, seconded by T.L. Thompson to dispense with the reading of the minutes of the regular meeting of September 23, 2021 and approve them as distributed. Upon vote on the motion, the following votes were recorded:

Yeas: 8; Nays: 0. The Chairman announced the motion carried.

ITEM 2 – PUBLIC HEARING FOR ZONING AMENDMENT REQUEST – INITIATED BY THE CITY TO AMEND A PORTION OF SECTION 24-532 (SPECIAL EXCEPTION CONDITIONS) TO CHAPTER 24 - ZONING, ARTICLE VI – MOBILE HOME COURTS, DIVISION 2 – MOBILE HOME COURTS, OF THE CODE OF ORDINANCES OF THE CITY OF JACKSONVILLE.

The Chairman announced it was the time and place to conduct a Public Hearing for the purpose of considering a Zoning Amendment Request initiated by the City that would completely amend and replace Section 24-532 (Special exception conditions) to Chapter 24 - Zoning, Article VI – Mobile Home Courts, Division 2 – Mobile Home Courts, of the Code of Ordinances of the City of Jacksonville.

A Legal Notice of the Public Hearing was published in the October 13, 2021 edition of the NEWS JOURNAL, serving as public notice.

The Chairman announced that the Public Hearing was open for the City to present the Zoning Amendment Request and to respond to questions and comments from the Planning Commission and the public.

The Applicant (City of Jacksonville), was represented by Mark Stephens. Mr. Stephens presented the Zoning Amendment Request by stating that he and the Mayor had met with a couple of local mobile home court owners that wanted to allow recreational vehicles to park within their facilities. Mr. Stephens stated that the City's current Zoning Ordinance would not allow for this. Mr. Stephens stated that the mobile home court owners said that they had vacant spaces within their mobile home courts and they were having problems getting new mobile homes manufactured within a reasonable timeframe in order to fill the remaining spaces and rent them out. Mr. Stephens stated that the mobile home court owners said another option to fill their empty spaces would be to allow recreational vehicles to park within mobile home courts. Mr. Stephens stated the mobile home court owners mentioned that they would like to take advantage of all the future construction work planned at the JSU Campus by providing the construction workers with locations to park their recreational vehicles. Mr. Stephens stated that he and the Mayor both felt like this was a great idea, however there would have to be a Zoning

Amendment that would add regulations to Section 24-532 in order for this to be allowed. Some of the Planning Commission members made comments, asked general questions, recommended changes to the Zoning Amendment Request as presented, and requested additional research be performed to see how other cities may have addressed this issue.

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

ITEM 3 – CONSIDERATION OF ZONING AMENDMENT REQUEST – INITIATED BY THE CITY TO AMEND A PORTION OF SECTION 24-532 (SPECIAL EXCEPTION CONDITIONS) TO CHAPTER 24 - ZONING, ARTICLE VI – MOBILE HOME COURTS, DIVISION 2 – MOBILE HOME COURTS, OF THE CODE OF ORDINANCES OF THE CITY OF JACKSONVILLE.

After discussion about the Zoning Amendment Request, a motion was made by Ronnie Thomas, seconded by Albertha Grant to table the Zoning Amendment Request “until further research is performed to see how other cities may have addressed this issue and until the recommended changes can be added to the Zoning Amendment Request”. Upon vote on the motion, the following votes were recorded:

Yeas: 8; Nays: 0. The Chairman announced the motion carried.

ITEM 4 – PUBLIC HEARING FOR ZONING AMENDMENT REQUEST – INITIATED BY THE CITY TO REZONE CERTAIN PROPERTY FROM R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO M-1 (LIGHT INDUSTRY MANUFACTURING DISTRICT), SAID PROPERTY IS LOCATED ON ALEXANDRIA ROAD, SW AND IS DESCRIBED AS ALL OF THE LAND IDENTIFIED BY CALHOUN COUNTY PARCEL No. 12-06-14-2-002-042.000 (PPIN 46265).

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 M-1 (Light Industry Manufacturing District), said property is located on Alexandria Road, SW and is described as all of the land identified by Calhoun County Parcel No. 12-06-14-2-002-042.000 (PPIN 46265) as recorded in the Office of the Probate Judge of Calhoun County, Alabama.

Letters were mailed to the adjoining property owners on October 14, 2021 and a Legal Notice of the Public Hearing was published in the October 13, 2021 edition of the NEWS JOURNAL, serving as public notice.

The Chairman announced that the Public Hearing was open for the City to present the Zoning Amendment Request and to respond to questions and comments from the Planning Commission and the public.

The Applicant (City of Jacksonville), was represented by Mark Stephens. Mr. Stephens presented the Zoning Amendment Request by stating that he and the Mayor had discussed on several occasions during the past few years that the City’s “leaf dump” property located on Alexandria Road, SW would make an ideal location to develop a recreational vehicle park by the City or a “public-private” venture. However, Mr. Stephens stated that the City does not have any zoning districts or zoning regulations that currently allows for a recreational vehicle park. Mr. Stephens stated that this property is within close proximity of the Chief Ladiga Trail, Jacksonville Community Center, and the JSU Campus which would provide a great location for out-of-town

visitors to camp in their recreational vehicles while traveling through Jacksonville or while participating/attending local events. Mr. Stephens stated that he and the Mayor both felt like this was a great idea, however there may need to be a Zoning Amendment that would rezone the property to something other than a residential district. Mr. Stephens stated that the adjacent "old" mill property across Alexandria Road, SW is zoned M-1 (Light Industry Manufacturing District) and it would make more sense to have a recreational vehicle park in an M-1 district as opposed to an R-3 district. Mr. Stephens pointed out 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. However, Mr. Stephens also pointed out 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. Mr. Stephens stated that in order to get the process started for a recreational vehicle park, the City recommends a Zoning Amendment Request be approved to rezone the property from R-3 to M-1. There were a few members of the public in attendance and they all stated their concerns with the property being rezoned to M-1. One member of the public stated that he wouldn't be opposed to the rezoning if it was guaranteed that the City would remain the property owner and a recreational vehicle park would be the only thing ever developed on the property. But, he was very concerned if the recreational vehicle park did not happen and the property was sold and was then used for industrial purposes. Some of the Planning Commission members made comments, asked general questions, recommended that the property's zoning remain R-3, and recommended adding recreational vehicle parks as a conditional use allowed in an R-3 district with very specific conditions.

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

ITEM 5 – CONSIDERATION OF ZONING AMENDMENT REQUEST – INITIATED BY THE CITY TO REZONE CERTAIN PROPERTY FROM R-3 (MULTI-FAMILY RESIDENTIAL DISTRICT) TO M-1 (LIGHT INDUSTRY MANUFACTURING DISTRICT), SAID PROPERTY IS LOCATED ON ALEXANDRIA ROAD, SW AND IS DESCRIBED AS ALL OF THE LAND IDENTIFIED BY CALHOUN COUNTY PARCEL No. 12-06-14-2-002-042.000 (PPIN 46265)

After discussion about the Zoning Amendment Request, a motion was made by Coty Galloway, seconded by Ronnie Thomas to recommend approval of the Zoning Amendment Request as presented. Upon vote on the motion, the following votes were recorded:

Yeas: 0; Nays: 8. The Chairman announced the motion was denied.

ITEM 6 – CITIZENS' COMMENTS. There were no citizens' comments.

ITEM 7 - PLANNING. There was no Planning discussed.

There being no further business, the meeting adjourned at 6:41 p.m..


Jarrod Simmons – Secretary


Kelly Ryan – Chairman

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