

**PLANNING COMMISSION MEETING MINUTES
JACKSONVILLE, ALABAMA
January 19, 2023**

The Planning Commission of the City of Jacksonville, Alabama, met in regular session on January 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, Albertha Grant, Coty Galloway, T.L. Thompson. City Staff in attendance was Mark Stephens – Planning, Development & Stormwater Director.

ITEM 1 - MINUTES.

A motion was made by Coty Galloway, seconded by Albertha Grant to dispense with the reading of the minutes of the regular meeting of December 22, 2022 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 Adam Allen arrived after this vote at 6:02.

ITEM 2 – DEVELOPMENT REVIEW – JACKSONVILLE CHRISTIAN OUTREACH CENTER (JCOC) MEETING ROOM ADDITION (206 FRANCIS STREET WEST).

James Snow, applicant's designated agent, was present. Mark Stephens began the presentation by providing an aerial photograph of the existing site. Mr. Stephens explained that the new addition would be connected to the rear of the existing JCOC building and would extend toward the existing Methodist Church parking lot. Mr. Stephens noted that none of the existing parking spaces would be eliminated. Various Planning Commission members had general questions. Mr. Snow stated that their contractor was ready to obtain a building permit.

Mark Stephens stated that the Staff Review only had one comment. Mr. Stephens stated that the comment had been addressed and updated plans had been resubmitted. Mr. Stephens stated that the Staff recommends approval of the development review.

After discussion about the development and drawings submitted, a motion was made by Jarrod Simmons, seconded by Coty Galloway that the development review be approved as presented. Upon vote on the motion, the following votes were recorded.

Yeas: 5, Nays: 0, Abstention: 1. The Vice-Chairman announced the motion carried.

ITEM 3 – DEVELOPMENT REVIEW – PARKING LOT IMPROVEMENTS (211 FRANCIS STREET EAST).

Adam Allen (The SCI Group), applicant, was present. Mark Stephens began the presentation by providing an aerial photograph of the existing site. Mr. Stephens explained where the parking lot improvements would be located and what the overall project would consist of. Mr. Stephens noted how the drainage from the new parking area would be routed across the adjacent

property that is owned by the applicant. Various Planning Commission members had general questions. Mr. Allen stated that this project will not only provide additional parking, but it will also "clean-up" an area within their property.

Mark Stephens stated that the Staff Review had several comments. Mr. Stephens stated that the comments had been addressed and updated plans had been resubmitted. Mr. Stephens stated that the Staff recommends approval of the development review.

After discussion about the development and drawings submitted, a motion was made by T.L. Thompson, seconded by Coty Galloway that the development review be approved as presented. Upon vote on the motion, the following votes were recorded.

Yeas: 5, Nays: 0, Abstention: 1. The Vice-Chairman announced the motion carried

ITEM 4 – 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 AND BURKE AVENUE, NW AND IS KNOWN AS A ONE LOT SUBDIVISION NAMED FOGHORN AS RECORDED IN PLAT BOOK KK, PAGE 37.

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 and Burke Avenue, NW and is known as a one lot subdivision named Foghorn as recorded in Plat Book KK, Page 37 in the Office of the Probate Judge of Calhoun County, Alabama.

Letters were mailed to the adjoining property owners on January 12, 2023 and a Legal Notice of the Public Hearing was published in the January 11, 2023 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 Applicant, Bill McAdams, CEO – JPI Holdings, LLC, was not present. Mark Stephens began the presentation by providing an aerial map showing the property location, a zoning map showing the current zoning, a subdivision plat, and the Land Use Plan (Map #16) from the City's Comprehensive Plan (dated: September 2016). Mr. Stephens stated that he did not know why the applicant was not present for the Public Hearing. Mr. Stephens stated that the applicant also owned the adjacent property to the west and it was currently zoned B-2. Mr. Stephens stated that he was unsure of what the applicants' ultimate plan was for the subject property. Mr. Stephens stated that whether it remained as R-3 or was rezoned to B-2 that apartments could be constructed. He noted that the City's zoning requirements for apartments in B-2 were not as stringent as R-3. Mr. Stephens stated that if the property was rezoned to B-2 the applicant could construct any permitted or conditional use that is allowed in B-2 and they would have to submit site plans to the Planning Commission and building plans to the Building Department for approval. 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.

Mr. Stephens stated that the City's Staff did not have any issues with the Zoning Amendment Request and recommended approval.

Mr. Dale Dunn (69422 Al. Hwy. 49 – Lineville, Al. 36266) was present. Mr. Dunn stated that he owned the residential property directly across Burke Avenue, NW. Mr. Dunn stated that he was concerned that the value of his residential property would be adversely affected. Mr. Dunn asked the Planning Commission if they knew what the applicant was going to build if the property was rezoned to B-2. Mark Stephens stated that the applicant should have been present to answer questions, but for whatever reason he was not in attendance. Mr. Stephens stated that even though the applicant was not present to answer specific questions, the Zoning Amendment Request was in accordance with City Regulations. Mr. Stephens informed Mr. Dunn that the Planning Commission would be sending a report to the City Council with their decision. Mr. Stephens stated that the City Council would be holding another Public Hearing at a later date. Mr. Stephens stated that the City Council makes the final decision in regard to Zoning Amendment Requests. Mr. Stephens stated that the applicant would be notified that he must attend the City Council's public hearing or the Zoning Amendment Request might not be considered.

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

ITEM 5 – 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 AND BURKE AVENUE, NW AND IS KNOWN AS A ONE LOT SUBDIVISION NAMED FOGHORN AS RECORDED IN PLAT BOOK KK, PAGE 37.

After discussion about the Zoning Amendment Request, a motion was made by Adam Allen, seconded by T.L. Thompson to recommend approval of the Zoning Amendment Request "due to the fact that the property to the west of the adjacent alley to the west was currently zoned B-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 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 Vice-Chairman announced the motion carried.

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

Note: Planning Commission member Heather Watkins arrived after this vote at 6:18.

ITEM 6 – DEVELOPMENT REVIEW – TWINS @ JSU (APARTMENT and DUPLEX DEVELOPMENT)
(311 NISBET STREET, NW).

Mark Stephens stated that he had spoken with the Applicant on January 17, 2023 and the Applicant requested that the development review be removed from the agenda.

ITEM 7 – CITIZENS' COMMENTS.

There were no citizens' comments.

ITEM 8 - PLANNING.

There was no planning.

There being no further business, the meeting adjourned at 6:20 p.m..



Jarrod Simmons – Secretary



Ronnie Thomas – Vice Chairman

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