

MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
Tuesday, March 23, 2021  
6:00 PM

Members Present:

John Sneve  
Tom Kleinberg

Staff:

Brandon Douglas  
Lonnie Waters  
Beverly Ragland  
Shauna Coleman

Guests in Attendance:

Phillip Searles	Michael Aiken
Wayne Reece	Michael Reece
Will Tate	Kelly Wentworth
Kerry Wentworth	Richard Buhl
Anita & WR Poole	Peggy Williams
Michelle Mumaw	Owen Mumaw
Aiden Mumaw	Nicole Dixon
Linda Rau	Charles Rau
Faust Agostini	Kathy Agostini
Joe B. Jones Jr.	Larry Jones
Max Caylor	John Sosebee
Audrea Childers	

Members Absent:

Joanna Kearns  
David Keller

Press:

Know Pickens  
Pickens Progress

Vice Chairman John Sneve called the meeting to order due to Chairman Buckingham resigning due to family obligations. Mr. Sneve asked Lonnie Waters to provide the invocation and then asked Tom Kleinberg to lead the Pledge of Allegiance.

Mr. Sneve recognized that the only other member in attendance was Tom Kleinberg and that the procedural y Public Hearing would be held, but there was no quorum. Sneve also advised the Public that the applicant for item B had requested to table and it would not be discussed.

Mr. Sneve called for a recommendation to approve the agenda. Mr. Kleinberg made motion to approve.

Mr. Sneve called for a motion to approve the minutes from the January 26, 2021 meeting, Tom Kleinberg recommended to approve the minutes.

Mr. Sneve advised that item IV, Organizational matter had also been tabled.

Moving on to new business Item A, request to rezone Parcel JA13 097 from R-1 to R-3 located between 74 and 154 Georgianna Street. Vice Chairman Sneve called the Public Hearing to order and requested Brandon Douglas to provide the Staff Report. By way of the analysis Mr. Douglas presented and discussed along with adhering to the criteria in the zoning ordinance. Mr. Sneve then called on the applicant to present their information. Mr. Searles provided a synopsis of the project and the intended use is to be for a multi-family apartment complex with a walk up 3 story along with playground and a family style development. Mr. Searles provided information relating to the business model relative to the financing and that the rental rates would range from \$700-\$1500 per month. Mr. Searles also advised that if someone is interested in their product the closet example is in Gainsville, GA or Mableton, GA.

Vice Chairman Sneve then opened the floor to those in attendance. John Sosebee was the first to speak his concerns and urged the City of reconsider the negative impacts this would cause on the City. Joe Jones expressed his concerns on the density and he questioned the difference between R-1 and R-3 and the locations of the entrances and exits and the effect on the streets. Nicole Dixon requested a traffic study to determine how the infrastructure would hold up. Residents also asked the applicant what their intentions were with the

development and if it would be a senior development, Mr. Searles answered by stating most of his developments are, but this one would be a family complex.

Mr. Agostini expressed his concern was also with the traffic and Kathy Agostini also echoed the concern. Mrs. Dixon spoke out in regards to how the school system would be affected and if they could accommodate. Kelly Wentworth expressed her concern and would like for the undeveloped land to have an environmental impact study. Peggy Williams concern was the storm water. Mrs. Dixon asked what kind of park would the development have since it was so close to her residence. Joe Jones asked how the proposed park/city donated property would be integrated into this development. Mr. Douglas reassured that this request has nothing to do with a passage of green space.

WR Poole presented his concern with the traffic and stated sidewalks are needed and possible traffic signals. Mrs. Dixon expressed concerns of keeping it R-1 and building less homes for ownership rather than apartment rentals. Michelle Mumaw stated she would like a fence to protect her children and her for what would be practically in her backyard.

Vice Chairman Sneve inquired if there were any others interested in making comments. Seeing there was none, after a brief discussion between the two, Mr. Sneve advised that he and member Mr. Kleinberg do not recommend this rezoning. Mr. Douglas reminded everyone that this action was not binding and the applicant and public was advised that a second public hearing would be held on this matter before Mayor and Council on Thursday, April 6<sup>th</sup> at 6:00pm at the same location.

Moving on to Item C Text Amendment to the Zoning Ordinance and Sign Ordinance of the City of Jasper. Vice Chairman Sneve asked City Manager Brandon Douglas to present. Mr. Douglas said that the amendment in the Zoning Ordinance was staff driven for Section 94-96 Sub-Section (b-1) for Design Standards. Mr. Douglas explained that some thought was given that an amendment be made to exempt the properties adjacent to the airport in regards to the design standards and also that another staff driven amendment request be made to the Sign Ordinance Section 95-26-Flags, Sub-Section (d) to strike out the "illumination of flag".

Vice Chairman Sneve asked for a motion of recommendation, Tom Kleinberg made a motion to recommend the non-binding recommendation. Mr. Sneve then asked for a motion to adjourn, Mr. Kleinberg provided motion.



John Sneve  
Vice Chairman