

MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
Tuesday, June 23, 2020  
6:00 PM

Members Present:

Rodney Buckingham  
John Sneve  
Joanna Kearns  
David Keller  
Tom Kleinberg

Staff:

Brandon Douglas  
Lonnie Waters  
Shauna Colman

Guests in Attendance:

Cliff and Kathy Hill  
Paul Qualls  
Grady Pendley

Members Absent:

Legal Counsel:

Press:

Know Pickens

Chairman Buckingham called the meeting to order. Chairman Buckingham asked Lonnie Waters to provide the invocation and asked Mr. Sneve to lead the Pledge of Allegiance.

Chairman Buckingham asked for a motion to adopt the agenda with David Keller providing motion to adopt the agenda with John Sneve providing second. Motion to approve the agenda passed unanimously.

Chairman Buckingham asked for a motion to approve the minutes from the May 26, 2020 meeting with David Keller providing motion to approve the minutes with Joanna Kearns providing second. Motion to approve the minutes passed unanimously.

Chairman Buckingham moved to the next item as a Public Hearing for a request to annex Parcel No. JA17 012 of 274 Robin Road and Parcel No. JA 17011 of 250 Robin Road into the City of Jasper as C-2.

Chairman Buckingham asked Brandon Douglas to address the request. Brandon Douglas provided comments on the background of the items by the way of the staff report/analysis. Request made by David Bobo a desire to annex and rezone in order to complete project as such for an equipment storage lot and possible future shop. Mr. Douglas added that the request compares to the county's current zoning Highway Business as a permitted use. The Applicant would like to combine the two lots into one with a zoning of C-2. Mr. Douglas stated that staff suggests that if recommended there be certain conditions to ensure that fencing be placed around the property and that it is adequately shielded and buffered from the road and residential properties. Applicant will adhere to the City's buffering C-2 requirements. Applicant acknowledges and agrees to meet all building requirements and setbacks that any costs incurred with a future sewer tie on.

Brandon Douglas asked Lonnie Waters if he had anything to add. Lonnie Waters stated that the Planning and Development office had only received a few phone calls from people inquiring what was going on.

Chairman Buckingham asked if there was anyone from the public who wished to voice their concern.

Guest Paul Qualls stated he would like to know what was going to be built. Brandon Douglas then asked the applicant to address what the future plans are. Mr. Bobo stated he needed a place to park his equipment and a possible future shop. Guest Kathy Hill then asked what the noise level would be stating

she had several rental properties on Robin Road. Guest Cliff Hill expressed his concerns of a building going up on the property. The applicant addressed some of the concerns of the noise level and stated most of his work was out of state. Chairman Buckingham asked Brandon Douglas that since the applicant was still in the County would he still be able to do the same thing he is requesting. Brandon Douglas clarified and stated yes, the applicant already has a permitted use as it is and if he were to annex into the City limits the comparable land use would be C-2 to the existing Highway Business. And if it is considered it is assigned a comparable land use and not dealing with a rezoning. If chosen not to annex the applicant still has permitted use under the County Jurisdiction. Chairman Buckingham asking the next question said he would jump out on a limb and say the county probably has a more stringent requirement regarding buffers. Mr. Douglas stated as a condition the City can ask the applicant to adhere to the stricter of the two. Applicant stated he thought they were both about the same. Guest Mr. Paul Qualls stood up and stated that his letter was misleading, he then asked what the city was going to be voting on tonight.

Chairman Buckingham then explained the Council is who makes the final determination on when and if the property will be annexed into the City of Jasper. Member Joanna Kearns asked the applicant why he wanted to come into the City Limits.

Chairman Buckingham then asked Lonnie Waters if he would like to say something. Lonnie then stated that all the conversations the office had with the Applicant was to annex into the City as C-2 to accommodate the same use he is currently, by sewer being provided it would push to not have to have a septic system and have to go across it with heavy equipment.

Attendee Cliff Hill asked if the C-2 zoning would allow for louder noises. Chairman Buckingham said Highway Business to his knowledge did not have a noise limitation.

David Keller then asked for clarification on the two parcels. After more discussion Chairman Buckingham asked if there were any more comments, seeing there were none he then called for a motion. John Sneve made a motion to recommend annexation following the recommendation of the Staff and David Keller provided a second. Recommendation passed unanimously.

Motion to recommend approval of application to move forward to Mayor and Council unanimously on the July 13<sup>th</sup> Council meeting.

Brandon Douglas reiterated that the Council meeting will be held on July 13, 2020.

Seeing no further business, Chairman Buckingham called for a motion to adjourn with David Keller providing and John Sneve providing second. Motion passed unanimously.

  
Rodney Buckingham  
Chairman