

MINUTES  
PLANNING AND ZONING COMMISSION  
Meeting  
Tuesday, July 25<sup>th</sup>, 2023  
6:00 PM

Members Present:

Cassie Rasco  
Will Tate  
John Sneve  
Tom Kleinberg

Staff:

Mary Elizabeth Burgess  
Shauna Coleman  
Kim Goldener  
Sonia Jammes

Guests in Attendance:

See attached.

Members Absent:

Joanna Kearns

Chairman John Sneve called the meeting to order.

Max Caylor provided an invocation and Cassie Rasco lead the pledge of allegiance.

Mr. Sneve asked for a motion to adopt the agenda. Mrs. Rasco made the motion to adopt, and Mr. Tom Kleinberg provided second. Motion approved unanimously.

Mr. Sneve asked for a motion to approve the minutes from the last meeting. Motion to approve the minutes made by Cassie Rasco and Will Tate provided second. Motion approved unanimously.

Item #1-Request by applicant David Buckel for the following Outparcels located off 3354 Camp Road, Parcel 041016 consisting of a total of 18.96 acres be granted a Special Land Use Permit for the use of Restaurant/drive-in/drive-thru, in a C-2 General Commercial District:

Outparcel 1-11 James Drive  
Outparcel 2-53 James Drive  
Outparcel 4-286 Virginia Way  
Retail shop B-32 James Drive

Chairman Sneve called on Development Director, Mary Elizabeth Burgess to present.

Ms. Burgess gave a description of the location, the history, and the existing conditions of the property along with the proposed use. Ms. Burgess described all surrounding uses as commercial properties and that the requested land use was compatible. Ms. Burgess then stated, based off staff analysis, this request is consistent with the comprehensive plan and that this will not adversely affect economic value by underly burden on the infrastructure and is in scale with surrounding uses. Ms. Burgess stated that the staff recommendation was to approve with the following conditions:

Compliance with the following articles within Chapter 94:

- Article 1
- Article 2
- Article 5
- Article 6
- Article 7

- Any other regulations outlined in the Zoning Ordinance of City Code of Ordinances including but not limited to Chapter 18 & 26 with respect to the development of the site.

Chairman Sneve then asked if anyone from the audience would like to speak. Applicant David Buckel came forth and introduced himself as the civil engineer on the project. Mr. Buckel stated Retail Shop B would be a two-tenant building, one containing a drive-thru the other being a retail space. Lots 1 & 3 would be a qsr with drive-thrus. Mr. Buckel then stated there is tenant interest in the spaces but expressed concerns with tenants being nervous due to the special use permit needing to be approved. Mr. Buckel then addressed that they have already been approved for DOT Permits along with resubmitting Soil Conservation Permits to the City of Jasper Planning & Zoning Departments for their last round of comments in the coming days. He hopes this project will get underway soon once approval from Development Director Mary Burgess and City of Jasper Planning and Zoning Council.

Chairman Jon Sneve then asked if any council members have any questions or concerns for Mr. Buckel. All unanimously voted no further questions and Mr. Buckel was thanked for his time. Chairman Sneve addressed the board on recommendations for the 3354 Camp Road Parcel and a motion to vote.

Mr. Sneve asked for a motion to approve the 3354 Camp Road Parcel #041016. Motion to approve made by Cassie Rasco and Tom Kleinberg provided second. Motion approved unanimously.

Chairman Sneve then called for a motion to adjourn.  
All moved to adjourn.

Meeting adjourned.

John Sneve  
Chairman