MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF JASPER, ALABAMA, HELD Thursday, February 19, 2026, 5:00 P.M.

Members Present: Keith Pike, Billy Wade, Leigh Ann Rotter, Jim Smothers, Jenny Short, Austin McLemore, Shirley Mitchell – Chairperson

Also Present: Russ Robertson – City Attorney, Brent McCarver – City Planner, Michelle Matanic – Administrative Assistant

The audience included representatives for agenda items and a few citizens.

Members Absent: Stephen Brown

Approval of Minutes: Approval of the minutes of the January 15, 2026 meeting.

Motion: Motion to approve made by Leigh Ann Rotter and seconded by Austin McLemore.

Approved: Unanimous

1. Jon Lawson request to rezone 1509 9th Ave (#64-17-02-09-3-303-030.000 & 64-17-02-09-3-303-031.000) from R-1 to B-T to allow for placement of a retail farm to market business.

The city planner began by explaining that some changes were made in the process of bringing this before the commission and the request was to rezone from R-1 to B-2, not B-T. The city attorney stated that the commission could recommend rezoning to a specific zone and therefore this could still be part of this meeting's agenda. There was a short discussion between the owners of the property behind the proposed rezoning, the city planner and the city attorney about possible flooding caused by building up that property, as well as, noise and light pollution.

Motion: Motion to approve rezoning the property from R-1 to B-2 was made by Austin McLemore and seconded by Jim Smothers.

Approved: Unanimous

2. J.R. Sherer Jr request for conditional use approval for development of a recreational vehicle (RV) park on parcel #64-17-08-28-0-001-001.000.

The city planner explained that Jasper ordinances do not specifically allow an RV park, therefore in order to open one it must be granted conditional use by the planning commission. He further explained that the owners also applied for three variances about

RV lot specifics that were granted by the zoning board previously. There was no discussion.

Motion: Motion to approve made by Jenny Short and seconded by Billy Wade.

Approved: Unanimous

The motion to adjourn was made by Jenny Short and Keith Pike seconded.

With no further business to come before the Commission, the meeting was adjourned.

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Chairman – Shirley Mitchell