

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF
JASPER, ALABAMA, HELD Thursday, May 21, 2026,
5:00 P.M.**

Members Present: Keith Pike, Austin McLemore, Billy Wade, Jim Smothers, Stephen Brown, Leigh Ann Rotter – Acting Chairperson

Also Present: Russ Robertson – City Lawyer, Michelle Matanic – Administrative Assistant

There were 39 citizens in the audience including developers and engineers for the agenda items.

Members Absent: Jenny Short, Shirley Mitchell

Approval of Minutes: Approval of the minutes of the April 16, 2026 meeting.

Motion: Motion to approve made by Stephen Brown and seconded by Billy Wade.

Approved: Unanimous

1. Viking Management Solutions, LLC request approval for re-subdivision of three lots (parcels 64-17-01-11-4-401-009.000, 64-17-01-11-4-401-008.000 and 64-17-01-11-4-401-001.000) into two lots.

Keith Pike introduced the minor subdivision, explaining the re-subdivision and annexation of the parcels to create two new parcels. There were no questions or comments.

Motion: Motion to approve made by Billy Wade and seconded by Keith Pike.

Approved: Unanimous

2. MTTR – AMAC builders request approval for the final subdivision plat of the Liberty Place subdivision on an 18.2 acres parcel off 20th Ave (parcel #64-17-06-14-2-000-013.000).

Keith Pike introduced the subdivision and explained that this is a hearing on the final plat of the subdivision. He also explained that the improvements have not been completed but we have received a performance bond to cover the improvements. There were questions from the commissioners to the developer about when the improvements would be completed, whether the performance bond will cover the incomplete improvements and the total amount of the performance bond.

Motion: Motion to approve the final plat with the condition that no building permits be issued until the improvements have been completed was made by Austin McLemore and seconded by Keith Pike.

Approved: Unanimous

3. Chuck Norris Development Company, LLC, requests waiver of new subdivision regulation amendments and subdivision re-approval for Phase 3 of Blackwell Meadows – Norris Development addition to the preliminary plat.

Keith Pike introduced the subdivision and explained that the preliminary plat was approved in December of 2024 with the condition that the developer add a construction entrance. He further explained that the work was not completed within 12 months and the approval has lapsed. This hearing is for a waiver of the new subdivision amendments as well as re-approval of the preliminary plat. There was approximately 40 minutes of discussion with questions and comments from the commissioners, as well as the audience. Areas of concern were water and sewer service, a construction entrance and a permanent second entrance to the subdivision. There was discussion about what changes the new subdivision amendments would require and that the work was not completed within 12 months due to the need to secure a construction entrance. A member of the audience stated he had 100 signatures from others in the neighborhood who want another entrance to the subdivision to be required.

Motion 1: Motion to deny the waiver was made by Austin McLemore and seconded by Stephen Brown.

Results 1: Vote was 3 – 3, no action

Motion 2: Motion to approve the waiver with the condition that a second entrance is added was made by Austin McLemore and seconded by Jim Smothers.

Results 2: Vote was 2 – 4 against, no action

Motion 3: Motion to table the matter until the next meeting was made by Keith Pike and seconded by Jim Smothers.

Approved 3: Unanimous

The motion to adjourn was approved by Jim Smothers and Keith Pike seconded. Approval of motion to adjourn was unanimous.

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

Acting Chairman – Leigh Ann Rotter