

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF
JASPER, ALABAMA, HELD Thursday, June 18, 2026,
5:00 P.M.**

Members Present: Jenny Short, Keith Pike, Billy Wade, Stephen Brown, Leigh Ann Rotter, Shirley Mitchell - Chairperson

Also Present: Russ Robertson – City Lawyer, Michelle Matanic – Planning & Zoning Coordinator, Tana Collins-Allred - Community & Economic Development Director

There were 34 citizens in the audience including the applicants for some agenda items.

Members Absent: Austin McLemore

Approval of Minutes: Approval of the minutes of the May 21, 2026 meeting.

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

Approved: Unanimous

1. City of Jasper requests to rezone newly annexed parcel, 843 Redmill Blvd, parcel #64-10-04-17-0-000-014.002, from temporary MR zone to permanent zone of AG.

Michelle Matanic presented the item, explaining that the subject parcel was recently annexed into the city limits and requires rezoning to establish a permanent zoning designation. She stated that the proposed AG (Agricultural) zoning classification is consistent with the property's current use and aligns with the zoning of surrounding properties within the city limits. During public comment, an audience member inquired whether the proposed zoning designation would match that of Musgrove Country Club. Ms. Matanic confirmed that the zoning designation would be the same. There were no comments or questions from the Commission.

Motion: Motion to approve made by Leigh Ann Rotter and seconded by Billy Wade.

Approved: Unanimous

2. Beverly Blackwell requests to rezone 2600 Preston Ave from R-2 to R-3 in order to place a manufactured home.

Michelle Matanic introduced the item and noted that comments had been received from citizens expressing opposition to the proposed rezoning. During public comment, a resident of the area spoke in opposition to the rezoning request and outlined concerns regarding the proposal. Following the public comment, a commissioner asked the speaker a question for clarification. No additional comments or questions were raised by the Commission or the public.

Motion: No motion was made by the Commission.

Denied: Request was denied due to lack of motion.

3. Melissa Harris requests to rezone 2407 16th Ave from B-1 to R-3 in order to zone to current use and replace the existing home in disrepair with a manufactured home.

Michelle Matanic introduced the item and explained that the existing residence was located on the property prior to the adoption of zoning ordinances that designated the parcel as B-1. She stated that the applicants determined it would be more cost-effective to demolish the existing home and replace it with a manufactured home rather than undertake renovations to the current structure. However, either option would require the property to be rezoned. Ms. Matanic further explained that the proposed R-3 zoning designation is consistent with other properties in the surrounding area, including adjacent parcels. During Commission discussion, a commissioner asked whether the proposed manufactured home would be a double-wide unit. Ms. Matanic confirmed that it would be. There were no other questions or comments.

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

Approved: Unanimous

4. 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.

Michelle Matanic introduced the item and explained that the preliminary plat was originally approved in December 2024 but was not completed within the required twelve-month period. She further stated that the item had appeared on the agenda for the May Planning Commission meeting; however, no action was taken at that time, and the Commission voted to table the matter until the current meeting. There were no initial comments or questions from the Commission. There was approximately fifty minutes of discussion with members of the public, the Commission, the developer, the City Attorney, and the Planning and Zoning Coordinator. Topics discussed included the number of subdivision entrances required under the subdivision regulations, the temporary

construction entrance required as part of the original approval, safety concerns associated with having only one entrance, the number of subdivision phases, and the potential impact of the proposed development on water pressure in the previous phases of the subdivision. The developer made a statement to address citizen concerns.

Motion: Motion to deny the waiver of the new subdivision regulations was made by Jenny Short and seconded by Billy Wade.

Denied: Vote 5 in favor of denying the waiver, Keith Pike voted against. The waiver of the new subdivision regulations was denied.

Russ Robertson stated that the Commission should also take action on the approval of the preliminary plat.

Motion: Motion to deny the approval of the preliminary plat was made by Jenny Short and seconded by Stephen Brown.

Denied: Unanimous

The motion to adjourn was made by Jenny Short and Billy Wade seconded.

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

Chairman – Shirley Mitchell