JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, JANUARY 18, 2022
JACKSONVILLE CITY HALL COUNCIL CHAMBERS
315 S. RAGSDALE
12:00 PM

Meeting Items

CALL TO ORDER	**Mr. Armstrong called the meeting to order at 12:04 PM.**
PUBLIC HEARING	
APPROVAL OF MINUTES	**Mr. Calcote made a motion to approve the minutes as written. Mrs. McDonald seconded the motion. Vote to pass the minutes was unanimous.**
REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "P - PLANNED DEVELOPMENT" TO "C - MULTI-FAMILY LOW DENSITY" LOCATED AT 600 COLLEGE AVENUE.	**Mr. Silvey explained in detail to the board the item on the agenda. Mr. Silvey stated that the track of land is currently zoned under "P - Planned Development" from Lon Morris. Mr. Armstrong opened the meeting up to the applicant or those in favor. Jack Webb, the applicant, was present. Mr. Webb stated that the four-unit apartment was the cooper house dormitory and he recently bought it from the previous owners. Mr. Webb stated he would like the zone changed to allow it to be turned back into apartments. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to those in opposition. No one was present. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. McDonald stated it is a great use of the facility. Mr. Armstrong closed that portion of the meeting. Mrs. McDonald made a motion to approve the zone change as requested. Mrs. Stahelin seconded the motions. Mr. Armstrong asked for a vote. All members voted "aye". Motion carries.**
REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A REQUESTED ZONE CHANGE FROM "E - MULTI-FAMILY HIGH DENSITY" TO "A - SINGLE FAMILY" TO ALLOW FOR THE APPLICANT TO BUILD SINGLE FAMILY RESIDENCES LOCATED IN THE 400 BLOCK OF TALLEY NICHOLS DRIVE.	**Mr. Silvey explained to the board in detail the item on the agenda. Mr. Armstrong opened the meeting up for the applicant or for those in favor. Mike McEwen, a representative for the applicant, was present. Mr. McEwen stated that the owners of the land are the apartment complex next door. Mr. McEwen stated that the property goes uphill and will offer nice views and will conform with the area of Southridge. Greg Gunthy, a homeowner to the south of the location, was present. Mr. Gunthy was neither in approval nor opposition. Mr. Gunthy stated that he was concerned due to the land being steep and a sand hill that it would cause flooding issues to his property and to Bealls Chapel Church as it previously did in the past when the apartments were built. Mr. McEwen replied he is in communication with the developer and would relay the concerns. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to those in opposition. No one was present. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. Pavletich asked if anyone from the city would over see the construction. Mr. Silvey replied that an engineer would be overseeing the project, Mr. Calcote stated he remembers the issues from the past and believes we have learned from past mistakes. That the City can always use more housing. Mr. Armstrong closed that portion of the meeting. Mrs. McDonald made a motion to approve the zone change as requested. Mrs. Stahelin seconded the motion. Mr. Armstrong called for a vote. All members voted "aye". Motion carries.**
REVIEW AND CONSIDER AN APPLICATION SUBMITTED FOR A SPECIAL USE PERMIT TO ALLOW FOR THE APPLICANT TO RESIDE AT THE LOCATION OF HER BUSINESS LOCATED AT 400 W LARISSA.	**Mr. Silvey explained to the board in detail the item on the agenda. Mr. Silvey stated they currently have a permit for the building. Mr. Armstrong opened the meeting up to the applicant, or to those in favor. Maria Trujillo, the applicant, was present. Mrs. Trujillo stated they would like to live in the location with the business, which will be a boutique and salon. Mrs. Trujillo stated that in 2019 they received a letter from JEDCO to do something with the location since it was an eyesore. Mrs. Trujillo stated they had their business in the country at their home, but that they had sold the location to work on the 400 W Larissa location. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to anyone in opposition. No one was present. Mr.**

Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. Mrs. Stahelin stated that both residential and commercial are in the area. Mr. Calcote stated it was a great improvement. Mrs. McDonald asked which side the store front would be. Mrs. Trujillo replied to Larissa. Mr. Silvey stated only 25-30% of the building will be used for the boutique. Mrs. McDonald asked if there was an entry off of HWY 79. Mrs. Trujillo replied that there is an entry on both Larissa and HWY 79. Mr. Armstrong closed that portion of the meeting. Mrs. Pavletich made a motion to approve the Special Use Permit as requested. Mrs. McDonald seconded the motion. Mr. Armstrong called for a vote. All members voted "aye". Motion carries.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Mr. Armstrong adjourned the meeting at 12:25 PM.