

**JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, MARCH 22, 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 12:06 PM.

APPROVAL OF MINUTES

Mrs. Stahelin made a motion to approve the minutes as written. Mrs. Pavletich seconded the motion. The vote to pass the minutes was unanimous.

PUBLIC HEARING

REVIEW AND CONSIDER APPROVAL OF AN APPLICATION SUBMITTED FOR A PRELIMINARY SUBDIVISION PLAT, TINSLEY ADDITION PHASE 1, LOT 2 BARREN SUBDIVISION NO. 1, BEING PART OF THE JAMES FORD SURVEY A-268, CITY OF JACKSONVILLE , CHEROKEE COUNTY, LOCTED IN THE 1100 BLOCK OF S PINEDA.

Mr. Silvey explained to the board in detail the item on the agenda. Mr. Silvey explained that we were only reviewing phase one of the Preliminary Plat, and looking at technical assets. Mr. Silvey stated we would need a turn around at the end of phase one during construction. Mr. Armstrong opened the meeting up to the applicant or to those in favor. T.J. Tinsley, the applicant, was present. Mr. Tinsley stated that there are 33 lots total but for phase 1 we are creating 15 lots. Mr. Tinsley stated houses would be around 1400 feet and up. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up for those in opposition. No one was present. Mr. Armstong opened the board up for discussion. Mr. Silvey stated that this preliminary plan would be the master plan. Mrs. Pavletich made a motion to accept the preliminary subdivision plat as presented. Mrs. Stahelin seconded the motion. The vote to pass the request was unanimous.

REVIEW AND CONSIDER APPROVAL OF AN APPLICATION SUBMITTED FOR A PRELIMINARY SUBDIVISION PLAT, SOUTH RIDGE UNIT 4, PART OF CALL 37.872 AC. LOTS 1-12 OF THE JOSE PINEDA EAST FOUR LEAGUE GRANT A-41 BLOCK 17. LOCATED ADJACENT TO TOWN OAKS DRIVE AND CRESTVIEW DRIVE.

Mr. Silvey explained to the board in detail the item on the agenda. Mr. Silvey stated that revisions were made and it is now down to 8 lots on Southridge Parkway. Mr. Armstrong opened the meeting up to the applicant or to anyone in favor. Mark Preistner, a representative, was present. Mr. Preistner stated that they are building down toward the South on Jackson St and tying into existing roads, curbs and gutters. They have 8 lots with one being unbuildable and having a drainage easement on it. Mr. Silvey stated he would like the plat to state that the lot was unbuildable. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to anyone in opposition. No one was present. Mr. Armstrong opened the board up for discussion. Mr. Stahelin made a motion to approve the preliminary subdivision with the lot stating it is unbuildable and the utility easements addressed. Mrs. Pavletich seconded the motion. The vote to pass was unanimous.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

ADJOURN

Mr. Armstrong adjourned the meeting at 12:25 PM