JACKSONVILLE PLANNING AND ZONING BOARD MEETING
TUESDAY, SEPTEMBER 20, 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 12:02 PM**
PUBLIC HEARING	**Mr. Armstrong called the meeting open to the public.**
APPROVAL OF MINUTES	**Ms. McDonald made a motion to approve the minutes as written. Mrs. Stahelin seconded the motion. Mr. Armstrong called for a vote. The vote to pass the minutes was unanimous.**
CONSIDER A REQUEST TO REZONE PROPERTIES 201 AND 205 E COMMERCE FROM H (CENTRAL BUSINESS) TO PD (PLANNED DEVELOPMENT) TO ALLOW FOR MIXED USE INCLUDING LIVING QUARTERS.	**Mr. Silvey explained to the board the item on the agenda. Mr. Silvey stated the applicant is wanting to rezone the property to allow for retail space on the bottom and dwellings above. Mr. Silvey stated they want to use H (Central Business) as the base zoning district and for the permitted businesses. Mr. Armstrong opened the meeting up to the applicant or to those in favor. Jason Jennings, the architect, was present. Mr. Jennings stated they are labeled as short term rentals but would be set up for Air BNB use, which results in more requirements and is designed to meet all the standards for an apartment. Mr. Jennings stated that they would have fire separation and sprinklers on the whole building. They also have another set of stairs allowing 2 exits. Mr. Jennings stated they will focus efforts on the second level for Phase 1, replace the windows, and fix the exterior. 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. Ms. McDonald stated it would be a great asset and they are going by the codes. Mr. Calcote stated he appreciated the opportunity to do something with the downtown businesses. Ms. McDonald made a motion to approve the request and except the revisions. Mrs. Stahelin seconded the motion. Mr. Armstrong called for a vote. All members voted aye. Motion carries.**
CONSIDER A REQUEST TO REZONE TRACT 43, A41, BLOCK 3279B, OF THE JOSE PINEDA SURVEY FROM K (INDUSTRIAL) TO A (SINGLE FAMILY).	**Mr. Silvey presented to the board the item on the agenda. Mr. Silvey stated there are 2.5 acres on Garner Lane that the applicant is wanting to rezone to allow for single-family houses to be built. Mr. Silvey stated David Trawick, the owner, also owns all the other houses on Garner Lane and they are all currently zoned for single families. Mr. Armstrong opened the meeting up to the applicant or to those in favor. Mr. Silvey stated, Mr. Trawick was unable to attend but included a letter stating he is for the zone change. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board 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. Ms. McDonald stated it would extend the neighborhood. Mr. Calcote stated the other residences are single families. Mrs. Staelin made a motion to approve the request as presented. Mr. Calcote seconded the motion. Mr. Armstrong called for a vote. All members voted aye. Motion carries.**
CONSIDER A REQUEST FOR A SPECIAL USE PERMIT LOCATED AT 926 W RUSK TO ALLOW FOR AN APARTMENT TO BE LOCATED WITHIN A COMMERCIAL BUSINESS.	**Mr. Silvey explained to the board in detail the item on the agenda. Mr. Silvey stated the applicant would like to have an apartment in half of the building and a commercial business in the other half. Mr. Armstrong opened the applicant or to those in favor. Brandi Read, the applicant, was present. Mrs. Read stated that her MIL currently lives in half of the building, a dog grooming business would be in the other half. Mrs. Read stated they would not be doing overnight or long-term boarding. Mrs. Read also stated they have sound proofed the dog's grooming so as not to disturb anyone. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board 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 the area already had a mixed use of residential and commercial. Mr. Calcote made a motion to**

approve the SUP request as presented. Ms. McDonald seconded the motion. Mr. Armstrong called for a vote. All members voted aye. Motion carries.

CONSIDER A REQUEST TO REZONE 2404 LAKE PARK LANE FROM B-MH1 (MOBILE HOME SINGLE) TO A (SINGLE FAMILY).

Mr. Silvey presented to the board in detail the item on the agenda. Mr. Silvey stated it is the last mobile home on Lake Park Lane and that the owner has already purchased a demolition permit to remove the trailer house from the property. Mr. Armstrong opened the board up to those in favor. No one was present. 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. Ms. McDonald made a motion to accept the zone change as requested. Mrs. Staheling 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 12:33