

**JACKSONVILLE PLANNING AND ZONING BOARD MEETING
MONDAY, NOVEMBER 7, 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 12:05 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. Mr. Calcote seconded the motion. Mr. Armstrong called for a vote. The vote to pass the minutes was unanimous.

CONSIDER A REQUEST TO REZONE PROPERTY LOCATED AT 1020 WILLOW CREEK DRIVE FROM B (ONE AND TWO FAMILY) AND G (COMMERCIAL) TO J (WHOLESALE, WAREHOUSE, AND MANUFACTURING).

Mr. Silvey presented to the board the item on the agenda. Mr. Silvey stated the subject property is currently zoned as G (Commercial) and B (One and Two Family), and that we want to change the zoning to H (Central Business) instead of J (Wholesale, Warehouse, and Manufacturing) as stated on the agenda. Mr. Armstrong opened the meeting up to the applicant or those in favor. Erik Osterhus, the applicant, was present. Mr. Osterhus stated he would like to have self-storage units and would be enhancing/sprucing up the building. Mr. Osterhus stated Concentrix currently rents the bottom story of the building and has been there since 1998. Mr. Osterhus also stated he would be making changes to the parking lot to stop 18 wheelers from blocking and tearing up the roadways to the neighborhood. He stated manufacturing is not the intent for the building and wants to request H (Central Business) zoning. Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the meeting up to those in opposition. Stephanie Johnson, a neighbor, was present. Mrs. Johnson stated she is representing the neighborhood and has a petition that is signed by 25 residents. Mrs. Johnson stated they are against the manufacturing zone due to potential manufacturing plants being able to come in, the 18 wheelers blocking the roads, and traffic issues. Mrs. Williams stated they are for it being zoned H (Central Business). Mr. Armstrong closed that portion of the meeting. Mr. Armstrong opened the board up for discussion. No comments were made. Mr. Calcote made a motion to approve the zone change to H (Central Business), Mrs. Stahelin seconded the motion. Mr. Armstrong called for a vote. All members voted aye. Motion carried.

CITIZEN PARTICIPATION

QUESTIONS, COMMENTS, DISCUSSION

Mike McEwen, a citizen, was present. Mr. McEwen stated he is not in opposition or in favor, he just wanted the applicant to know that the subject property is in a 100-year-old flood plain.

ADJOURN

Mr. Armstrong adjourned the meeting at 12:16 PM.