MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF JASPER, ALABAMA, HELD Thursday, August 20, 2026, 5:00 P.M.

Members Present: Billy Wade, Jim Smothers, Leigh Ann Rotter, Mike Wiginton, Austin McLemore, Shirley Mitchell – Chairperson

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

The applicants for an agenda item were also present.

Members Absent: Jenny Short, Stephen Brown, Keith Pike

Approval of Minutes: Approval of the minutes of the July 16, 2026 meeting.

Motion: Motion to approve made by Billy Wade and seconded by Jim Smothers.

Approved: Unanimous

1. City of Jasper requests to rezone newly annexed parcel, 2700 Tate Rd and parcel #64-10-04-17-0-000-014.002, from temporary MR zone to permanent zone of AG.

Michelle Matanic presented the rezoning, explaining that the parcels were recently annexed in and that the owner has requested they be zoned AG. There was no discussion.

Motion: Motion to approve made by Jim Smothers and seconded by Billy Wade.

Approved: Unanimous

2. NGM Properties, LLC request conditional use approval to operate a domiciliary care facility at 2007 Delaware Ave.

Michelle Matanic presented the conditional use application, explaining that the applicants are seeking state licensure as an assisted living facility. Discussion followed among the Commission, applicants, and City Attorney regarding anticipated traffic, the planned number of residents, the definition of a domiciliary care facility, and the differences between the facility’s current and proposed operations.

<u>Motion</u>: Mike Wiginton made a motion to deny the request. The motion failed for lack of a second. Following further discussion, Jim Smothers made a motion to approve the request. The motion was seconded by Billy Wade.

<u>Approved:</u> Vote 5 in favor, Mike Wiginton against. **Motion to approve carries.**

The motion to adjourn was made by Austin McLemore and Mike Wiginton seconded; The motion was unanimously approved.

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

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Chairman – Shirley Mitchell