

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF
JASPER, ALABAMA, HELD THURSDAY, NOVEMBER 20, 2025,
5:00 P.M.**

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

Members Absent: Jenny Short, Allen Baxter, Stephen Brown

Approval of Minutes: Approval of the minutes of the October 16, 2025 meeting

Motion: Motion to approve made by Billy Wade and seconded by Leigh Ann Rotter.

Approved: Vote 5 in favor, Keith Pike abstained as he was not a member of the board or in attendance at the previous meeting.

1. Dianne Cain request to rezone 4508 Cain Rd from B-4 to B-T to allow for single family residential.

Motion: There was no discussion, motion to approve made by Billy Wade and Jim Smothers seconded the motion.

Approved: Unanimous

2. Stacey Cain request to rezone 4630 Cain Rd from B-4 to B-T to allow for single family residential.

Motion: There was no discussion, motion to approve made by Leigh Ann Rotter and Billy Wade seconded the motion.

Approved: Unanimous

3. Sam & Sheila Cain request to rezone 4706 Cain Rd from B-4 to B-T to allow for single family residential.

Motion: There was no discussion, motion to approve made by Jim Smothers and Billy Wade seconded the motion.

Approved: Unanimous

4. Black Mountain Home Solutions, LLC request to rezone 409 13th St W from R-1 to R-4 to allow for multi-family rental usage for developer.

Brent McCarver, city planner, presented the rezoning and stated that Black Mountain Home Solutions, LLC has agreed to proffer the condition that the property will remain a duplex only, with no additional lease space made available in the future, and that the rezoning will be conditional on the fact that only a duplex will be allowed at this parcel.

There was short discussion between the commission and the city planner about the parking plan submitted by the petitioner. The city planner stated that the petitioner has agreed that they will adhere to the parking plan as submitted.

Motion: Motion to approve was made by Austin McClemore and Jim Smothers seconded the motion.

Approved: Unanimous

5. John Crump request to rezone 2221 Hwy 78 W from M-2 to B-2 for the purpose of opening a manufactured home retail center.

Brent McCarver, city planner, presented this agenda item but stated that the owner, John Crump, had requested that the rezoning be changed to conditional use and that the zone of M-2 remain unchanged. Russ Robertson, commission attorney, agreed that this was an allowable request.

There was a short discussion about the purpose of requesting conditional use over rezoning between the commission and the city planner.

Motion: Motion to approve was made by Billy Wade and Keith Pike seconded the motion.

Approved: Unanimous

6. Michael Hanes request to rezone 2407 Hwy 69 S (parcels 64-17-04-17-3-000-032.000 & 64-17-04-17-3-000-034.000) from B-4 to R-3 to place a manufactured home on property.

There was a short discussion between the commission and the city planner regarding who the accessory manufactured home was for, which is the owner's daughter and as to the accessibility of the property, which is ALDOT approved for the existing driveway.

Motion: Motion to approve was made by Jim Smothers and Keith Pike seconded the motion.

Approved: Vote 5 in favor and Austin McLemore against. Motion to approve carries.

The motion to adjourn was brought by Keith Pike and seconded by Billy Wade. Motion to adjourn was passed unanimously.

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

Chairman – Shirley Mitchell