

PLANNING COMMISSION
OF THE
CITY OF GADSDEN

Minutes of Meeting
February 25, 2014

Acting Chairman, Bill Stewart, called the meeting to order at 5:00 p.m. in the City Council Chamber, First Floor, City Hall, with the following members present:

Shane Ellison
Buster Porch
Gail Maddock
Paul Bowen
Gerald Maxwell
Jane Skipper

Nick Hall, Director of Planning, and Tina Cody, Secretary to the Planning Commission were also present.

Item 1 – Approval of minutes for the meeting held November 19, 2013. On a motion by Mrs. Maddock and a second by Mr. Porch, the minutes were approved by unanimous vote.

Item 2 – Taylor Means – A request to rezone property located at 603 South 5th Street from R-2, Multiple-Family Residence District, to O-1, Office District.

Connie Means, mother of appellant, spoke on behalf of the request. Ms. Means stated that she and her son feel the rezoning will enhance the neighborhood. Office District zoning is already in this area. There is an attorney's office next door to 603 South 5th Street and there are two (2) more across the street. Also, there is a heart clinic just a few lots away as well as the Realtors Association.

It would benefit the neighborhood to have the building used for professional purposes instead of residential rental property.

Mr. Stewart asked if there was someone interested in the property. Ms. Means stated there isn't at this time. The property has to be rezoned in order to move forward with marketing.

Mr. Stewart stated the property is in need of minor improvements. Ms. Means stated that new siding has been installed and the inside has been completely renovated. Also, Mr. Means hopes to replace the roof.

Mr. Ellison asked if the property will be sold or rented. Ms. Means stated that Mr. Means is probably open to either option. If an acceptable offer were made on the property, it would be considered.

Mr. Hall pointed out that there are parking requirements for businesses and that should be kept in mind when marketing the property. Ms. Means stated that there should be enough space at the rear of the building to accommodate parking for an office. It would be similar to the attorney's office next door. She thanked Mr. Hall for the information and stated she would relay it to Mr. Means.

There was no opposition to the request.

After further discussion, on a motion by Mrs. Maddock, and a second by Mr. Bowen, the Planning Commission voted unanimously to approve the request to rezone 603 South 5th Street from R-2, Multiple-Family Residence District, to O-1, Office District.

Item 3 – Election of a new Chairman to the Planning Commission.

Mr. Stewart asked for nominations.

Mrs. Maddock nominated Mr. Stewart. Mr. Stewart stated he was not opposed to being chairman but would rather another member accept the position.

Mr. Stewart nominated Mr. Porch.

Mr. Stewart stated he would like to decline his nomination.

Mr. Stewart asked for a vote on the nomination of Mr. Porch.

The Planning Commission voted unanimously to elect Mr. Buster Porch to serve as Chairman.

Tina Cody, Secretary

APPROVED:

Bill Stewart, Acting Chairman