

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 8, 2022**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, March 8, 2022, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman James McKinney. Upon roll call the following members were found to be present: Ms. Jamie Dykes, Mr. James McKinney, Mr. David Kemp, Mr. Clay Randolph, Mr. Scott Roland, Mr. Roland Lewis, and Mr. Jason Ward. Absent and failing to vote was Mr. Ernest O'Rourke and Mr. Dale Phillips. Staff present were Julie Ramm, Planning Director, Shaun Patten, Zoning Administrator, Brad Matthews, Senior Engineer, Ron Davis, City Attorney, and Chris Cunningham, Assistant City Attorney.

Approval of Agenda – Motion by Mr. Kemp to approve the agenda. **Second by Mr. Lewis.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes; **Motion Carried.**

Approval of the Minutes – Motion by Mr. Randolph to approve the January 11, 2021, minutes. **Second by Mr. Kemp** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes; **Motion Carried.**

Verification of Proper Notification - Mrs. Ramm confirmed proper notification was given.

Verification of No Conflict of Interest – None

Information on Back of Agenda – Chairman McKinney explained the meeting procedures on the back of the agenda.

OLD BUSINESS

NEW BUSINESS

A-01-22 Marlon Parker – Deannexation of 0.24 acres located on 8360 Coleman Drive

Mrs. Ramm stated Mr. Marlon Parker requests de-annexation of 0.24 acres located at 8360 Coleman Drive. This parcel was annexed by the City Council in November of 2021 as a portion of a potential development.

Chairman McKinney opened the public hearing.

Mr. Marlon Parker appeared before the Commission to state his request. He explained that he and his neighbor had decided not to sell their property to Mr. Dobbs and would like to deannex from the City so that he does not have to pay city taxes.

With no one else appearing to speak on this matter, Chairman McKinney closed the public hearing.

Motion by Mr. Kemp to make a favorable recommendation to the City Council for the deannexation of .24 acres located at 8360 Coleman Drive. **Second by Mr. Lewis.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

A-02-22 Anthony Dockery – Deannexation of 0.97 acres located on 517 Martin Road East

Mrs. Ramm stated that Mr. Anthony Dockery requests de-annexation of 0.97 acres located at 517 Martin Road East. This parcel was annexed by the City Council in November of 2021 as a portion of a potential development.

Chairman McKinney opened the public hearing.

With no one appearing to speak on this matter, Chairman McKinney closed the public hearing.

Motion by Mr. Roland to make a favorable recommendation to the City Council for the deannexation of .97 acres located at 517 Martin Road East. **Second by Ms. Dykes.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes
Motion Carried.

S-02-22 Blue Creek Realty – Brilliant Coal Company requests Preliminary Plat approval of approximately 1.4 acres located at 803 Main Avenue.

Ms. Ramm stated that Brilliant Coal Company is requesting preliminary plat approval for Blue Creek Realty Subdivision located at 803 Main Avenue. The plat is a four lot subdivision consisting of 1.4 acres. There are no waiver requests for this petition. Mrs. Ramm also stated approval of this agenda item will require six affirmative votes of the Commission.

Chairman McKinney opened the public hearing.

Mr. Brad Bull, Brilliant Coal Company, 803 Main Avenue, Northport, Alabama, 35476, appeared before the Commission to state his request. Mr. Bull also stated that no waivers are being requested.

Mr. Matthews stated that lots 2 and 4 will not be granted direct access to Main Avenue and a note stating such is on the plat.

With no one else appearing to speak on this matter, Chairman McKinney closed the public hearing.

Motion by Mr. Kemp to approve the Blue Creek Realty Preliminary Plat located at 803 Main Avenue. **Second by Mr. Randolph.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

S-03-22 Resurvey of Lot 15 Clear Creek Colony Commercial Park – Brilliant Coal Company requests Preliminary Plat approval of approximately 1.34 acres located on the southwest corner of Rose Boulevard and Colony Trace.

Mrs. Ramm stated that Brilliant Coal Company is requesting preliminary plat approval for a Resurvey of Lot 15 Clear Creek Colony Commercial Park located at the southwest corner of Rose Boulevard and Colony Trace. The plat is a two lot subdivision consisting of 1.36 acres. The following waiver is requested: Sidewalks along Rose Boulevard. Mrs. Ramm stated that in exchange for the waiver along Rose Boulevard, the petitioner is proposing to construct 6' wide sidewalks along Colony Trace. Approval of this agenda item will require six affirmative votes of the Commission.

Chairman McKinney opened the public hearing.

Mr. Brad Bull, Brilliant Coal Company, 803 Main Avenue, Northport, Alabama, 35476, appeared before the Commission to state his request. Mr. Bull also stated that he would like to construct a 6 foot wide sidewalk along Colony Trace in exchange for a waiver from sidewalk installation along Rose Boulevard.

Mr. Kemp stated that the Commission does not have the authority to grant the median cut and any approval of the preliminary plat would not be an approval of such.

Mr. Matthews stated according to the zoning ordinance, moving the median cut would need to be approved by the City Council.

Mr. Bull asked what the process was for requesting the moving of the median cut.

Mr. Davis instructed Mr. Bull to send City staff a written request and the item would be placed on the appropriate council committee for a recommendation to the full City Council.

With no one else appearing to speak on this matter, Chairman McKinney closed the public hearing.

Chairman McKinney requested the sidewalk waiver be voted on separately from the plat.

Motion by Mr. Kemp to give the developer the option of paying into the sidewalk ban or installing the sidewalks along Rose Boulevard and Colony Trace. **Second by Mr. Lewis.** Roll call vote was as follows: Ms. Dykes-No; Mr. Kemp-Yes; Mr. Lewis-No, McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-No. **Motion failed.**

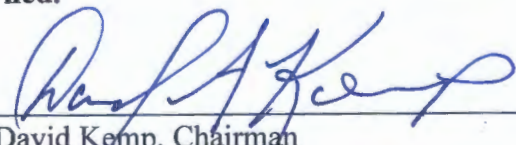
Motion by Ms. Dykes to approve the waiver from sidewalk installation along Rose Boulevard in exchange for the installation of a 6 foot wide sidewalk along Colony Trace. **Second by Mr. Ward.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-No; Mr. Randolph-No; Mr. Roland-Yes; and Mr. Ward-No. **Motion failed.**

Motion by Mr. Kemp to approve the Resurvey of Lot 15 Clear Creek Commercial Park, without the waiver request, located at the southwest corner of Rose Boulevard and Colony Trace. **Second by Mr. Lewis.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes, McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

XI. CITIZEN COMMUNICATION - None

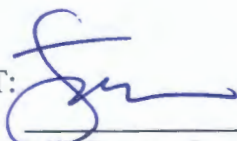
XII. DISCUSSION - None

XII. ADJOURNMENT - Motion by Mr. Kemp with a second by Mr. Roland to adjourn the meeting.
By voice vote the meeting was adjourned.



David Kemp, Chairman

ATTEST:



Julie Ramm, Secretary