

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, September 13, 2022**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, September 13, 2022, in the Council Chambers at Northport City Hall.

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

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

Approval of the Minutes – **Motion by Mr. Turner** to approve the August 9, 2022, minutes. **Second by Ms. Dykes**. Roll call vote was as follows: Mr. Turner-Yes; Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. Lewis-Yes; Mr. O'Rourke – Yes; Mr. Randolph – Yes; and Mr. Roland-Yes; **Motion Carried**.

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

Verification of No Conflict of Interest – Mr. Clay Randolph abstained from voting on the following case numbers: SP-06-22 & SP-07-22.

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

NEW BUSINESS

S-18-22 Resurvey Martin Hollow II –

Marty Montgomery, with Montgomery Hinkle located at 203 Hargrove Road East, representing Gary Templeton with this two-lot subdivision appeared before the Commission. This is a resurvey of 3 lots that Mr. Hughes and Mr. Templeton purchased. Mr. Hughes is now selling his portion, and they would like to correct the boundary lines for Mr. Templeton. We are requesting two waivers: capped sewer and minimum building line.

Chairman Kemp opened the public hearing.

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

Motion by Mr. Turner to grant the approval for preliminary plat approval of approximately 1.4 acres located at 900 Ila Mae Drive and two include the two waivers. **Second by Ms. Dykes**. Roll call vote was as follows: Mr. Turner – Yes; Ms. Dykes – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes, Mr. O'Rourke – Yes, Mr. Randolph – Yes; and Mr. Roland - Yes; **Motion Carried**.

A-05-22 Rice Limited Partnership

A-06-22 Rice Limited Partnership

Tom Sims, Longleaf, representing RLP stated they are requesting to withdraw the two petitions due to impacts from the traffic study.

SP-06-22 U-Haul Co of Northern Alabama

SP-07-22 U-Haul Co of Northern Alabama

Ransom Creech, with Kimley-Horn located at 420 North 20th Street Birmingham, Alabama, representing U-Haul Company of Northern Alabama, requested a continuation until next month due to site plan changes.

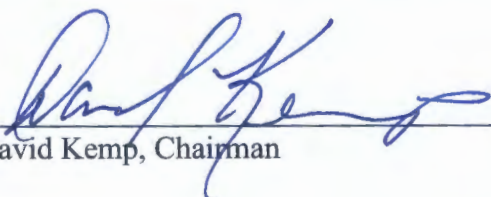
Mrs. Ramm stated that this will serve for the public notice.

Motion by Mr. Lewis to grant the continuation for both SP-06-22 & SP-07-22 until the October 11, 2022, meeting. **Second by Ms. Dykes**. Roll call vote was as follows: Mr. Lewis – Yes; Ms. Dykes – Yes; Mr. Kemp – Yes; Mr. O'Rourke – Yes; Mr. Roland – Yes; and Mr. Turner – Yes **Motion Carried.**

I. CITIZEN COMMUNICATIONS

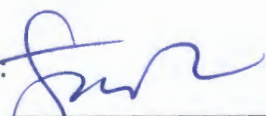
II. DISCUSSION

XII. ADJOURNMENT – Motion by Ms. Dykes and Second by Mr. Lewis to adjourn the meeting. By voice vote the meeting was adjourned.



David Kemp, Chairman

ATTEST:



Julie Ramm, Secretary