

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 21, 2023**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, March 21, 2023, in the Council Chambers at Northport City Hall.

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

Approval of Agenda – Motion by Mr. Turner to approve the March 21, 2023, agenda. **Second by Mr. Kemp.** Roll call vote was as follows: Mr. Turner – Yes; Mr. Kemp – Yes; Ms. Dykes – Yes; Mrs. Hayes – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. O'Rourke – Yes; and Mr. Randolph – Yes; **Motion Carried**

Approval of the Minutes – Motion by Mr. Turner to approve the February 14, 2023, minutes. **Second by Mr. Lewis.** Roll call vote was as follows: Mr. Turner – Yes; Mr. Lewis – Yes; Ms. Dykes – Yes; Mrs. Hayes – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. O'Rourke – Yes; and Mr. Randolph – Yes; **Motion Carried.**

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

Verification of No Conflict of Interest – None.

Disclosure of Ex Parte Communication – None.

Information on Back of Agenda – Chairwoman Jamie Dykes explained the meeting procedures on the back of the agenda.

OLD BUSINESS

None

NEW BUSINESS

- a. **S-1-23 RSVY of Lot 2 Beeker 82 Properties** – North Square Properties, LLC requests Preliminary Plat approval of approximately 9.45 acres located north of US Highway 82 and east of 36th Avenue.
CONTINUED UNTIL APRIL MEETING

No vote needed.

- b. **A-01-23 Marilyn Hendrie** – Luke Hendrie is request annexation of approximately 3.56 acres located at 8320 Charlie Shirley Road.

Mrs. Ramm stated that the petitioner requests annexation of approximately 3.56 acres located at 8320 Charlie Shirley Road. The property will come in the city as RS-1 (Single- Family Residential) and does meet the annexation requirements. Any action on this item will be recommendation to the City Council.

Petitioner was not present to appear.

Chairwoman Dykes opened the public hearing.

With no one appearing to speak on this matter, Chairwoman Dykes closed the public hearing.

Motion by Mr. Turner To recommend to City Council on annexing approximately 3.56 acres located at 8320 Charlie Shirley Road with original zoning of RS-1. **Second by Mr. Randolph.** Roll call vote was as follows: Mr. Turner – Yes; Mr. Randolph – Yes; Ms. Dykes – Yes; Mrs. Hayes – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; and Mr. O'Rourke – Yes; **Motion Carried**

c. **SP-01-23 Shikaisha Edwards** - Shikaisha Edwards is requesting a special use for placing a mobile home residence located at 6814 32nd Street.

Mrs. Ramm stated that the petitioner requests to place a manufactured home dwelling located at 6814 32nd Street. The property is zoned RS-1 (Single – Family Residential). The zoning ordinance requires that manufactured homes being placed on single family residential property provided that the appraised value the land and home are not less than 90% of the adjoining properties value that are developed as single-family use. Mrs. Edwards provided documentation that stated the appraised value being \$119,466.60. City staff took the tax assessor's office information for adjacent property values and added them up at \$32,328.57. This does meet the 90% requirement.

Petitioner was not present to appear.

Chairwoman Dykes opened the public hearing.

Carolyn Brown, 6814 32nd Street, stated I am the owner of this property. I received a letter to appear. Mrs. Brown stated that Mrs. Edwards is purchasing this lot.

Mr. Turner asked is there has previously been a manufactured home on the lot. Mrs. Brown stated yes, she lived in that dwelling.

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

Motion by Mr. Kemp to approve the special use request to place a manufactured home at 6814 32nd Street. **Second by Mr. Randolph.** Roll call vote was as follows: Mr. Kemp – Yes; Mr. Randolph – Yes; Ms. Dykes – Yes; Mrs. Hayes – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. O'Rourke – Yes; and Mr. Turner - Yes **Motion Carried**

d. **R-4-23 Hightown Properties, LLC** – Hightown Properties, LLC is requesting rezoning of approximately 0.62 acres from RS-1 (Single-Family Residential) to C6 (Commercial Highway) located at 3705 26th Avenue.

Hightown Properties, LLC request rezoning of approximately 0.62 acres from RS-1 (Single-Family Residential) to C-6 (Commercial Highway) located at 3705 26th Avenue. This property is adjacent to C-6 zoning and does meet the technical requirements of C-6 zoning, however it is not located on a highway. Any allowable use on C-6 would be allowed at this property.

Bobby Herndon, with Herndon Hicks Associates located at 2725 Lurleen B. Wallace Boulevard, representing Hightown Properties, LLC for Mrs. Howard. Mr. Herndon stated that she is wanting to put professional offices on this property. He stated that their idea for the professional offices is compared to the Hal Hunt Properties located on US Highway 43.

Mr. Turner asked if there was a residence on this lot as of now. Mr. Herndon stated there was not.

Chairwoman Dykes opened the public hearing.

With no one appearing to speak on this matter, Chairwoman Dykes closed the public hearing.

Motion by Mr. Turner. To make a favorable recommendation to City Council to rezone approximately 0.62 acres located at 3705 26th Avenue from RS-1 (Single -Family Residential) to C-6 (Commercial Highway).

Second by Mr. Kemp. Roll call vote was as follows: Mr. Turner- Yes; Mr. Kemp -Yes; Ms. Dykes – Yes; Mrs. Hayes - Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. O'Rourke – Yes; and Mr. Randolph – Yes. **Motion Carried.**

e. **S-4-23 Burnum Hahn Exterminators Office** – TTL, LLC request Preliminary Plat approval of approximately 14.9 acres located east of US Highway 43 and south of Owen Parkway.

Mrs. Ramm stated TTL, LLC requests Preliminary Plat approval of approximately 14.9 acres located east of US Highway 43 and south of Owen Parkway. This plat consist of 2 lots and the petitioner is requesting 2 waivers: landscaping and master plan requirements. They are requesting the subdivision landscape requirements, not landscaping in general.

Doug Varnon, TTL, LLC located at 3516 Greensboro Avenue, stated that we are just moving the lot line. Mr. Eddy Wiggins owns the property, and someone is looking to purchase about 2 acres for a future development. This will require them to move the lot line. We are unaware of the adjoining property plat and if it interferes with a master plan, reason for requesting the waiver of the master plan requirements.

Mr. Kemp asked if this property included the stubbed-out entrance. Mr. Varnon stated no. Mr. Matthews stated that the stub out was located on the larger parcel.

Mr. Turner asked if this would be used for access. Mr. Varnon stated they would have to address the access with ALDOT.

Mr. Turner asked is there was an easement there. Mr. Varnon stated he was unsure.

Mr. Kemp stated that there is a future development on the east side of US Highway 43 that will consist of an acceleration lane that is under design. It is strictly in the design phase only.

Mr. Matthews stated that ALDOT replied and stated that there would not be any new approved access granted.

Chairwoman Dykes opened the public hearing.

With no one appearing to speak on this matter, Chairwoman Dykes closed the public hearing.

Motion by Mr. Turner. To approve the Preliminary Plat including the landscape and master plan waivers of approximately 14.9 acres located east of US Highway 43 and south Owen Parkway. **Second by Mr. O'Rourke.** Roll call vote was as follows: Mr. Turner - Yes; Mr. O'Rourke - Yes; Ms. Dykes - Yes; Mrs. Hayes - Yes; Mr. Kemp - Yes; Mrs. Kelly - Yes; Mr. Lewis - Yes; and Mr. Randolph - Yes. **Motion Carried.**

f. **S-5-23 Northport Church of God** – Duncan Coker and Associated request Preliminary Plat approval of approximately 3 acres located west of Lurleen B. Wallace Boulevard between 27th Street and 24th Street.

Mrs. Ramm stated Northport Church of God requests Preliminary Plat approval of approximately 3 acres that will consist of 13 existing lots into 1 lot located between 2412 Lurleen B. Wallace Boulevard between 27th Street and 24th Street. Northport Church of God is requesting waivers: sidewalk construction, right - of - way dedication and half-street improvements. The sidewalk construction includes: 27th Street, 24th Street and 20th Avenue. We received notice from ALDOT that they would remove Lurleen B. Wallace from the sidewalk construction.

Jason Coker, Duncan Coker Associates, representing the church stated that the church has been very fortunate to be able to purchase everything on that block except for two parcels. The Church has no plans for major renovation or addition to the church right now. The primary focus is the old sanctuary that sits on this property to be able to demo this and rebuild back.

Chairwoman Dykes opened the public hearing.

With no one appearing to speak on this matter, Chairwoman Dykes closed the public hearing.

Mr. Turner stated that there is a subdivision north of here, Bama Pediatrics and wanted to be refreshed on this. Mrs. Ramm stated that this subdivision was plated around 2021. There was a sidewalk construction waiver, and it was granted for payment into the sidewalk trust fund. There was a highway street improvement that was approved. The right- of -way improvements waiver was denied for this adjacent subdivision located on 20th Streets.

Mr. Turner asked Mr. Matthews if there were any improvement plans for this location. Mr. Matthews stated no they just resurfaced the location. Mr. Matthews stated that they requested that the stop sign area be visible for the public with the side parking that is there.

Motion by Mr. Turner. To approve the Sidewalk waiver with the of payment into the Sidewalk Trust Bank. **Second by Mr. Lewis.** Roll call vote was as follows: Mr. Turner- Yes; Mr. Lewis -Yes; Ms. Dykes - Yes; Mrs. Hayes - Yes; Mr. Kemp - Yes; Mrs. Kelly - Yes; Mr. O'Rourke - Yes; and Mr. Randolph - Yes. **Motion Carried.**

Motion by Mr. Kemp. To approve the Right-of-Way dedication waiver. **Second by Mr. Turner.** Roll call vote was as follows: Mr. Kemp - Yes; Mr. Turner- Yes; Ms. Dykes - Yes; Mrs. Hayes - Yes; Mrs. Kelly - Yes; Mr. Lewis - Yes; Mr. O'Rourke - Yes; and Mr. Randolph - Yes. **Motion Carried.**

Motion by Mr. Turner. To approve the half street improvements waiver. **Second by Mr. Randolph.** Roll call vote was as follows: Mr. Turner – Yes; Mr. Randolph - Yes; Ms. Dykes – Yes; Mrs. Hayes - Yes; Mr. Kemp - Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; and Mr. O'Rourke – Yes; **Motion Carried.**

Motion by Mr. Lewis. To approve the preliminary plat for approximately 3 acres located west of Lurleen B. Wallace between 27th Street and 24th Street. **Second by Mr. Randolph.** Roll call vote was as follows: Mr. Lewis – Yes; Mr. Randolph - Yes; Ms. Dykes – Yes; Mrs. Hayes - Yes; Mr. Kemp -Yes; Mrs. Kelly – Yes; Mr. Turner – Yes; and Mr. O'Rourke – Yes; **Motion Carried.**

g. **S-6-23 Grand Pointe Subdivision** – McGuire Associates request Preliminary Plat approval of approximately 8 acres for Phase VII of Grand Pointe Subdivision.

Mrs. Ramm stated that McGuire Associates requests Preliminary Plat approval of approximately 8 acres for Phase VII of Grand Pointe Subdivision. They are requesting one waiver and that includes valley gutter instead of the curb and gutter. This waiver has been approved in previous phases in addition to here.

Michael McGuire, with McGuire Associated located at 2315 14th Street, stated this is the next phase in the subdivision and the next to last phase.

Mr. Kemp stated the city staff that previous development will be meet going forward.

Chairwoman Dykes opened the public hearing.

With no one appearing to speak on this matter, Chairwoman Dykes closed the public hearing.

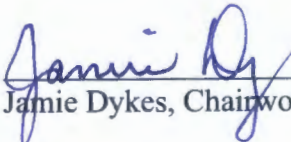
Motion by Mr. Turner. To approve the preliminary plat for approximately 8 acres located for Phase VII of Grand Pointe Subdivision including the waiver of valley gutters. **Second by Mr. Kemp.** Roll call vote was as follows: Mr. Turner – Yes; Mr. Kemp - Yes; Ms. Dykes – Yes; Mrs. Hayes - Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. O'Rourke – Yes; and Mr. Randolph -Yes; **Motion Carried.**

I. CITIZEN COMMUNICATIONS

II. DISCUSSION

Mrs. Ramm stated that the next Comprehensive Plan meeting will be March 27, 2023 at 5:30pm and will be on land use and transportation. She encourages everyone to come out.

XII. ADJOURNMENT – By voice vote the meeting was adjourned.



Jamie Dykes, Chairwoman

ATTEST:



Julie Ramm, Secretary