

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 14, 2023**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, February 14, 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, Mr. David Kemp, Mrs. Tracey Kelly, Mr. Jason Ward, Mr. Kevin Turner, and Mr. Ernest O'Rourke. Absent and failing to vote was Mr. Roland Lewis and Mr. Clay Randolph. Staff present were Mrs. Julie Ramm, Planning Director, Meredith Mullins, Planner I, Morgan Williams, Administrative Assistant, Brad Matthews, Senior Engineer, and Chris Cunningham, Assistant City Attorney.

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

Approval of the Minutes – Motion by Mr. Turner to approve the December 13, 2022, minutes. **Second by Mr. Ward.** Roll call vote was as follows: Mr. Turner – Yes; Mr. Ward – Yes; Ms. Dykes – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. O'Rourke – 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 – Ms. Jamie Dykes had contact with Rodney Sullivan concerning an agenda item.

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

OLD BUSINESS

A. By-laws Amendment

Motion by Mr. Kemp. To adopt the amended by-laws. **Second by Mr. Turner.** Roll call vote was as follows: Mr. Kemp -Yes; Mr. Turner – Yes; Ms. Dykes – Yes; Mrs. Kelly – Yes; Mr. O'Rourke – Yes; and Mr. Ward-Yes. **Motion Carried.**

NEW BUSINESS

- a. **Rehearing – Northcreek Properties Rezoning Request** – Brasher Holdings is requesting a rehearing of R-22-04 and R-22-07 to rezone approximately 72 acres located at the east dead end of Northcreek Boulevard.

Julie Ramm stated that Brasher Holdings is asking for a rehearing on rezoning cases R-22-04 and R-22-07 that came before the commission in August 2022. At that meeting the motion for R-22-04 failed and the R-22-07 motion was neutral with a tied vote. The applicant requested that both rezoning cases go before council and

were heard on October 24, 2022, for a second reading. Both cases died from a lack of a motion. Substantial changes must be shown in the project in order for the case to be reheard by the commission within the one year.

Chairwoman Dykes opened the public hearing.

Rodney Sullivan, 16213 Highway 171, presented a PowerPoint and stated that the property and developer reached out to him for help. The project previously had 196 lots. Now, there are 163 lots and the developer will be required that all four sides be bricked. He also stated that they will not be asking for variances on any of the lots. The Phase II was cut down 30 plus lots with a 2nd entrance and including a park. In Phase IV, they have added a dog park. The rezoning difference from the previous cases heard is that Phase II is being requested as RS-3 and then the remaining phases will be RS-4.

Mr. Turner asked if this was to be rezoned all RS-4. Mr. Sullivan stated yes except for Phase II, which they are requesting RS-3. Mr. Turner asked about the hardship to hear the case before the one year mark. Mr. Sullivan stated the hardship was to get the project started.

Mr. Ward asked is the 17% reduction in lots to be considered substantial.

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

Motion by Mr. Turner. To rehear Rezoning Cases R-22-04 and R-22-07. **Second by Mr. Ward.** Roll call vote was as follows: Mr. Turner - No; Mr. Ward - Yes; Ms. Dykes - No; Mr. Kemp - No; Ms. Kelly - No; and Mr. O'Rourke - No. **Motion Failed.**

- b. **R-1-23 Northcreek Properties, LLC** – Brasher Holdings, LLC is requesting rezoning of approximately 2.3 acres located at the east dead end of Northcreek Boulevard from C-3(General Commercial) to RS-3(Residential Single - Family).

Removed by petitioner

- c. **R-2-23 Sullivan Properties, LLC** – Brasher Holdings, LLC is requesting rezoning of approximately 14 acres located at the east dead end of Northcreek Boulevard from RS-1(Residential Single - Family) to RS-3(Residential Single-Family), for phase II of The Terrace at Northcreek development.

Removed by petitioner

- d. **R-3-23 Sullivan Properties, LLC** – Brasher Holdings, LLC is requesting rezoning of approximately 55.28 acres located at the east dead end of Northcreek Boulevard from RS-1(Residential Single - Family) to RS-4 (Residential Single - Family), for phases III-V of The Terrace at Northcreek development.

Removed by petitioner

- e. **S-2-23 The Terrace at Northcreek** – Brasher Holdings, LLC is requesting a revision to the Master Plan for approximately 72.22 acres for Phases II -V located at the east dead end of Northcreek Boulevard.

Removed by petitioner

- f. **S-3-23 The Terrace at Northcreek** – Brasher Holdings, LLC is requesting Preliminary Plat approval for 17.2 acres for Phase II located at east dead end of Northcreek Boulevard.

Removed by petitioner

- e. **AMD 01-23 Zoning Ordinance** – The City of Northport proposes changes to the Zoning Ordinance amending Table 4-1 and 4-2 pertaining to recreational uses and certain regulated business uses in C-6 zones.

The City of Northport is asking for amendments to Table 4-1 and 4-2, as well as C-6 uses. The city has developed some recreational plans that have variety of uses and we did not have a zoning district for those uses. We are also asking to allow miniature golf, driving ranges and amusement parks to be allowed in C-6 zones. They are currently in the M-1.

Mr. Turner asked if we had any type of miniature golf, driving ranges and amusement parks in M-1 currently. Mrs. Ramm stated no.

Chairwoman Dykes opened the public hearing.

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

Commission members asked the request be amended to exclude mini-golf, driving ranges, and amusement parks from M-1 zoning.

Motion by Mr. Turner To recommend to the City Council the proposed changes to the Zoning Ordinance amending Table 4-1 and 4-2 pertaining to recreational uses and certain regulated business used in C-6 zones with the amendment to remove mini golf, amusement parks and & driving ranges from the Industrial zone.

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

I. CITIZEN COMMUNICATIONS

II. DISCUSSION

a. Workforce Housing Presentation

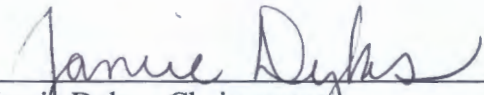
Barkley Garrett, with West Alabama Chamber of Commerce, presented a presentation on workforce housing to the Planning Commission.

b. March PZC Meeting

Motion by Mr. Kemp To move the March 14, 2023, Planning Commission meeting to March 21, 2023.

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

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



Jamie Dykes, Chairwoman

ATTEST:



Julie Ramm, Secretary