

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 10, 2023**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, October 10, 2023, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mr. David Kemp, Mrs. Tracy Kelly, Mr. Roland Lewis, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward and Mr. Karl Wiggins. Absent and failed to vote was Mrs. Jennifer Hayes. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Chris Cunningham, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Ms. Meredith Mullins, Planner, Mrs. Morgan Williams, Administrative Assistant, and Mr. Brad Matthews, Assistant City Engineer.

Chairman Kevin Turner introduced the board members and staff members to the public.

Approval of Agenda – Motion by Mr. Turner to approve the October 10, 2023, agenda. **Second by Mr. Wiggins.** Voiced roll call was given. **Motion Carried.**

Approval of the Minutes – Motion by Mr. Lewis to approve the minutes from the regular meeting on September 12, 2023. **Second by Mr. Kemp.** Voiced roll call was given. **Motion Carried.**

Approval of the Minutes – Motion by Mr. Wiggins to approve the minutes from the special called meeting on September 21, 2023. **Second by Mr. Lewis.** Voiced roll call was given. **Motion Carried.**

Verification of No Conflict of Interest & Disclosure of Ex Parte Communication - None

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

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

- a. **S-22-23 Hightown Properties Master Plan** – Paige Howard requests master plan approval for approximately 3.99 acres located north of 36th Street and east of 26th Avenue.

Mrs. Ramm stated that Mrs. Paige Howard requests master plan and preliminary plat approval of 3.99 acres that is located north of 36th Street and east of 26th Avenue. We have had communications with the petitioner, and they have requested to withdraw these cases. Mrs. Ramm stated due to the timing of notice and when they were sent out, the petitioner is here tonight to make that request.

Jonathan Bonner with Insite Engineering, 515 Energy Center Boulevard, requested that this case be withdrawn from the agenda due to submittals and reviews.

Mr. Turner asked if this is pertaining to items a & b. Mr. Bonner stated yes.

Motion by Mr. Turner to approve to withdraw item A under Old Business for case S-22-23 Hightown Properties Master Plan. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

- b. **S-15-23 Hightown Properties, LLC Phase I** – Paige Howard requests preliminary plat approval for approximately 2.28 acres located at 2400 36th Street.

Motion by Mr. Turner to approve to withdraw item B under Old Business for case S-15-23 Hightown Properties, LLC Phase I. **Seconded by Mr. Kemp.** Voice roll call was given. **Motion Carried.**

- c. **SP-7-23 Mateo Felipe Baltazar** – Mateo Felipe Baltazar requests special use approval to allow the placement of a mobile home residence to be located at 6951 Baptist Campground Road.
WITHDRAWN BY STAFF.

Mr. Turner stated that this item has been withdrawn by staff prior to notification and there will be no vote needed.

NEW BUSINESS

- a. **A-10-23 University Beach, LLC** – University Beach, LLC requests annexation of 54.78 acres located north of McFarland Boulevard and east of Harper Road with the original zoning designation of C-6 (Highway Commercial).

Mrs. Ramm stated that University Beach, LLC has requested annexation of approximately 54.78 acres located north of McFarland Boulevard and east of Harper Road with an original zoning designation of C-6 (Highway Commercial) and this property does meet the annexation and zoning designation requirements.

Frank Summers with TTL, LLC, 13099 Shamblin Road, represented University Beach, LLC, stated the property shown is 54.78 acres. He stated that there is another 10 acres that is already zoned for C-6 and we are requesting the same due to the total property that is being purchased.

Chairman Turner opened the floor up for a public hearing.

Richard Daniels, 5605 Harris Circle, represented Shirley Farms Homeowners Association, stated that the HOA is opposed to the annexation unless it is a subdivision for single family homes that are one story with concrete slab foundations to match their neighborhood. He stated that this would match the character of our neighborhood and others nearby. Mr. Daniels stated that they are opposed to any apartments, town homes or commercial properties in this area and believes there is no housing shortage in Northport. He stated that there is no need for apartments and condominiums or this type of development in this town. He stated that they are afraid this would negatively impact their home value and increase crime in the area. Mr. Daniels stated that this is the same thing that happened to Grand Pointe Subdivision and they have seen a dramatically negative impact on their property value and do not want the same thing to happen to their neighborhood. He stated he had photos to submit to the commission for review. He stated that they are opposed to any road built off Harper Road for a proposed water park and the HOA previously expressed this to City Council in May and were told that there would be no road access on Harper Road. Mr. Daniels stated that if apartment and condominiums are to be built here that we are requesting they are required to have a privacy fence and access be gate security.

Mr. Turner asked if C-6 zone being requested would allow for apartments or condos. Mrs. Ramm stated no that those are allowed in C-3 with conditional use approval. Mr. Daniels stated that the notice stated that the proposed zoning was to be RS-SD, which is typical for apartments. Mrs. Ramm clarified the notice that was sent out to adjoining property owners and stated that the zoning request was amended to C-6 zoning. Mr. Daniels stated that they are also proposing a commercial development. Mr. Ward stated asked Mr. Daniels what would like to be proposed in this area. Mr. Daniels stated a single family home subdivision. Mr. Daniels submitted the photos to Mrs. Ramm.

Mr. Turner made the clarification that this request was for the C-6 zoning and not for RS-SD.

Timothy Beasley, 5605 Clearbrook Drive, stated that the Buckhead subdivision did not receive notice and the notice stated in your area. He stated that on the backside of this property is a wetland area and this is a flood zone. He asked how the road is going to come out of Harper Road for the water park. He stated that the increase in traffic will bring in more issues and that if they do bring a subdivision to this area, he requested a traffic light be put in.

Gary Camp, 3606 Wagon Way, stated that he opposed the development as commercial. He had concerns about the infrastructure plans for the improvements due to Shirley Farms and Buckhead already having water issues in this area. He asked if this is to be developed what will be done about traffic at the intersection with Highway 82 and Harper Road intersection. He asked if the entrance to the water park is designed to come off Harper Road or McFarland. Mr. Turner stated that what has been presented is a rezoning case and we have not seen the plans for future development. He stated we are strictly voting on the rezoning of the property and there are no plans attached. Mr. Kemp stated that rezoning it without the plans for infrastructure will be backwards and that we should know what the plans are before making any type of changes. He stated that Shirley Farms receives a lot of water as is and we have had a flooding issue. Mr. Turner stated he was only answering the question on road issue and we will receive comments from the engineering department after.

Delane Williams, 3413 Horsebend Lane, asked that the commission take into consideration the Elementary School in Buckhead and is concerned about the traffic.

Mitchell Reese, 3420 Horsebend Lane, stated that the traffic on Harper Road is a concern and asked the commission about traffic cameras. Mr. Kemp stated that he works for ALDOT not for the city and if you see anyone out there, they will be collecting data. Mr. Reese stated that he is worried about the property value of their homes.

Roberta Peteet, 3522 Creek View Trace, stated that this is proposed by developers and we do not want this to be destroyed. She stated that traffic, which is this necessary and what is going on here. She stated that the council hasn't been transparent on the water park and asked for an explanation. Mr. Ward stated all we can do is look at what we are being proposed here and this is just step one of the processes.

With no one else to appear to speak on the matter, Mr. Turner closed the public hearing.

Mr. Turner asked Mr. Matthews about the drainage and traffic. Mr. Matthews stated that the development has to follow the ordinance on discharge they will apply for a permit. Mr. Turner asked about the traffic in the area and the process of a development. Mr. Matthews stated that the zoning ordinance has a requirement of 250 trips a day and if the development has more than that then that will require a traffic study. Mr. Turner asked if there was any recommendation from City's Engineering office would it be the responsibility of the developer to implement. Mr. Matthews stated that the type of thing looked for in situations like that are the intersection

improvements that would be needed and the cause of the increased level of service being caused by the development. He stated it would be the developer's responsibility to follow the recommendation.

Mr. Summers stated that this is only an annexation request of approximately 50 acres that is not within the city limits, and they will be keeping with the adjoining property they have purchased that is already zoned for C-6. Mr. Summers stated they had to choose a zone to come into the city's limits and decided to keep with the C-6 that is already within the limits. He stated when this is developed the master plan will require traffic studies. Mr. Summer stated with the two separate parcels of 50 and 10 acres, to subdivide it, we will be coming back before the board for review. He addressed the drainage issues and stated the preliminary review for property Harper Road area is a high point that drains to the west and the east and we will have to come back before the engineering department on this matter when developed.

Mr. Turner stated again this is just a recommendation to the City Council.

Mr. Kemp asked the public to show a raise of hands on who was here just for this case and a majority of the public raised their hands.

Motion by Mr. Turner to make a favorable recommendation to the City Council to annexation of approximately 54.78 acres located north of McFarland Boulevard and east of Harper Road with the original zoning designation of C-6 (Highway Commercial). **Seconded by Mr. Wiggins.** Roll call vote was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Kemp – No; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Ward – Yes; and Mr. Randolph – Yes. **Motion Carried.**

- b. **R-17-23 Northcreek Properties, LLC** – Northcreek Properties, LLC requests rezoning of approximately 1.91 acres from C-3 (General Commercial) to RS-SD (Residential Special District) located east dead end of Northcreek Boulevard and Union Chapel Road.

Mrs. Ramm stated that Longleaf Engineering is representing the petitioner in case b, c, and d due to their connection to each other. She stated that Northcreek Properties, LLC requested rezoning of approximately 1.91 acres from C-3 (General Commercial) to RS-SD (Residential Special District). Mrs. Ramm stated that Sullivan Properties has requested rezoning of approximately 69.45 acres from RS-1 (Single – Family Residential) to RS-SD (Residential Special District). She stated that Brasher Holdings has requested a revision of the Master Plan for The Terrace at Northcreek. Mrs. Ramm stated that the property is located at the east dead end of Northcreek Boulevard and they do meet the rezoning qualifications for rezoning to RS-SD. She stated that the master plan revision includes 163 lots in phase II - V and they have proposed setbacks are 25' front, 25' rear, and 7' on each side. She stated that the waivers are addressed at the preliminary plat submittal. However, the layout of required stub streets does not meet the subdivision regulations. She stated that approval of the master plan would require approval of a waiver of stub streets at the preliminary plat level. Mrs. Ramm stated that the steep slope impact for this proposal does exceed 15 percent which is allowable per the zoning ordinance with approval of the Planning Commission and they are indicated in the commission's packets.

Tom Sims 432 65th Street with Longleaf Engineering represented Northcreek Properties, Sullivan Properties, and Brasher Holdings on the rezoning and master plan. He stated that the developer has spoken with staff and received feedback and applied it. Mr. Sims stated that the single lots sizes have been modified with 33% open space available. He stated the amenities include playground, walking trail, and dog park. Mr. Sims stated that the first phase does not include any amenities. He stated that they understand that the block width should be 400 ft per ordinance with a 200 feet deep lots but stated that not all developments met this.

Mr. Turner stated that seeing open space that can be used to enhance the neighborhood made him look at the zoning ordinance on this. He stated that a key sentence in the ordinance reads open space should have qualities making it useful to the residence of the development whether it be active or passive recreation and will be developed to serve that purpose. He asked by looking at how the RS-4 zoning is utilized how they meet this requirement. Mr. Sims stated that he does not think that all the open space should have to be filled with some type of playground equipment. He stated that they do have a walking trail, pavilion and playground and a dog park. But there is some green space which will have some detention ponds. Mr. Turner asked about the open space at the east corner strip behind the lots on the master plan. Mr. Sims stated that is a large drainage drop with a significant elevation drop and this was already an unuseful place regardless. Mr. Turner asked referencing the master plan, the area in between the yellow and orange lots open space, is this a useable space. Mr. Sims stated it was green space and it has some slope elevation, it would be your definition of useful. Mr. Turner asked about the color differentiation on the plat. Mr. Sims stated that they differentiate the phases and lot size.

Mr. Turner asked if anyone on the commission had any questions for Mr. Sims. He stated that this is to cover the development.

Chairman Turner opened the floor up for a public hearing for agenda items B, C, and D, two rezonings and master plan revision.

Ken Faught, 1503 Mallard Circle, stated that they met with the homeowner association and as the subdivision exists now, they are in favor and look forward to this development happening.

With no one else to appear before the board, Mr. Turner closed the public hearing.

Mr. Kemp stated that with the block length, in his opinion, things in the ordinance need to stick. He stated that the lots in the orange are cut down 200 feet and less and that he has issues with that. Mr. Kemp stated that if it is approved now there is no going back. Mr. Turner asked that if even with a master plan would they have to come back with waivers on the preliminary plat. Mrs. Ramm stated that if the waiver on the preliminary plat is denied it would require another revision on the master plan.

Motion by Mr. Wiggins to make a favorable recommendation to the City Council to rezone approximately 1.91 acres from C-3 (General Commercial) to RS-SD (Residential Special District) located east of Northcreek Boulevard and Union Chapel Road. **Seconded by Mr. Ward.** Roll call vote was as follows: Mr. Wiggins – Yes; Mr. Ward – Yes; Mr. Kemp – No; Mrs. Kelly – Yes; Mr. Lewis – No; Mr. Randolph – No; and Mr. Turner – Yes. **Motion Carried.**

- c. **R-18-23 Sullivan Properties, LLC** – Sullivan Properties, LLC requests rezoning of approximately 69.45 acres from RS-1 (Single – Family Residential) to RS-SD (Residential Special District) located east of Northcreek Boulevard and Union Chapel Road.

Motion by Mr. Wiggins to make a favorable recommendation to the City Council to rezone approximately 69.45 acres from RS-1 (Single – Family Residential) to RS-SD (Residential Special District) located east of Northcreek Boulevard and Union Chapel Road. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Wiggins – Yes; Mr. Kemp – No; Mrs. Kelly – Yes; Mr. Lewis – No; Mr. Randolph – Yes; Mr. Turner – Yes; and Mr. Ward – No. **Motion Carried.**

- d. **S-23-23 The Terrace at Northcreek Master Plan Revision** – Brasher Holdings, LLC requests revisions to the approved master plan for approximately 72.22 acres for Phases II-V located at the east dead end of Northcreek Boulevard.

Motion by Mr. Wiggins to approve the master plan revision of approximately 72.22 acres for Phase II-V located at the east dead end of Northcreek Boulevard. **Seconded by Mr. Randolph.** Roll call was as follows: Mr. Wiggins – Yes; Mr. Randolph – No; Mr. Kemp – No; Mrs. Kelly – No; Mr. Lewis – No; Mr. Turner – Yes; and Mr. Ward – No. **Motion Failed.**

- e. **A-11-23 Thompson Family Limited – REHEARING** – Thompson Family Limited requests annexation of approximately 30.1 acres with the original zoning designation of RS-SD (Residential Special District) located north of Owen Parkway and east of Highway 43.

Mrs. Ramm stated that the petitioner, Thompson Family Limited has requested a rehearing of the annexation request of 30.1 acres with a zoning designation of RS-SD. She stated that they have also requested a rehearing of a rezoning request of 3.33 acres from C-3 to RS-SD. Mrs. Ramm stated that the properties are located north of Owen Parkway and east of Highway 43 and they are associated with the Master Plan for Magnolia Hills West. She stated that the properties met the requirements for annexation and rezoning to RS-SD. Mrs. Ramm stated that the zoning ordinance requires a site development plan or master plan with any rezoning request of RS-SD. She stated that annexation and rezoning requests were heard at the July Commission meeting and the previous request was to zone the property to RS-4. She stated that those items failed to receive a favorable recommendation and because their resubmittal comes within one year of denial, the Commission must determine if there has been a substantial change in the facts of the case. Mrs. Ramm stated that the proposed master plan revision includes 94 lots in two phases with proposed setbacks of 25' front, 25' rear and 7' on each side. She stated that typically the waivers are addressed at the preliminary plat submittal, the stub street requirement does not appear to meet the subdivision regulations. Mrs. Ramm stated the proposed master plan would likely require approval of a waiver of stub streets at the preliminary plat level.

Mr. Turner stated that the Commission will need to decide if there has been a substantial change in the facts of this case. He stated evidence or circumstances of early reconsideration is necessary to prevent undue hardship to the petitioner and an early consideration will not result in an undue hardship on the Commission or other parties. He stated that we will hear the annexation and rezoning rehearing cases first.

Tom Sims, 432 65th Street with Longleaf Engineering, represented Thompson Family Limited, stated that previously with the RS-4 zoning request was not entirely compatible with the neighboring properties. He stated in reference to the zoning map, that the yellowish color that is under subject property are RS-SD properties and the orange is commercial, the other would be Northwood Estate that is RS-1. He stated that previously the only the only requirement for a rezoning and annexation request was a concept plan and not a formal submission. Mr. Sims stated from a change standpoint of the concept and layout, there is not much that has changed. He stated that in our opinion if you're asking for a zoning classification and it's been denied the only recourse of substantial change is request a different zoning.

Mr. Turner asked what the hardship was to have this case reheard early. Mr. Sims stated that the speed of development and having the developer move forward with the project instead of waiting a year. He stated he believes this will be beneficial to everyone, developers, and city.

Mr. Turner asked if the commission had any questions.

Mr. Ward asked Mrs. Ramm if the substantial change was going from RS-SD to RS-4. Mrs. Ramm stated that is a change and it is up to the Commission to determine if that is substantial or not. She stated that included in the packet, there is a chart with the breakdown of the each of the proposed lots and you can see that the majority of the proposed development will be RS-SD sized lots. Mrs. Ramm stated that there are zero RS-4 lots that are proposed or met RS-4 standards, there is 15% that meet RS-3 standards, there 1% that will meet RS-2 standards and 3% that would met RS-1 standards.

Mr. Turner asked if the previous case did not get a favorable recommendation, if it would have been all RS_4 then you would have had 6,000 square foot minimum area, 60 ft width, and 100% RS-4. Mrs. Ramm stated that is correct. Mr. Turner stated now you have 0% for RS-4 and 81% more dense than what was voted down previously. Mrs. Ramm stated that RS-4 has 6000 square feet and 60 feet wide and with RS-SD you have 4,000 square feet and 55 feet wide wide lots.

Mr. Wiggins asked if the number of lots where the same. Mrs. Ramm stated it was very close and as Mr. Sims stated what was presented previously was just a conception plan and not an actual master plan submittal as this.

Mr. Sims stated he would like to point out that density is a consideration from a preliminary plat standpoint, but we are proposing zoning that matches other zoning nearby and we are meeting the requirements of that zoning.

Chairman Turner opened the floor for a public hearing for the annexation and rezoning case.

Kevin Almond, 4704 Oak Way, stated that the lots were presented as RS-4 and do not match. He stated that they already declined this before and there is nothing that we have heard that is different. He stated he has concerns regarding the entrance and exit out of the neighborhood for the safety of the area.

Richard Born, 4703 Oak Way, stated that the entrance into this neighborhood is an issue with the connection between neighborhoods. He stated it would affect the property value of their homes. He asked the commission to deny especially if there was a connection to another neighborhood.

Steven Eure, 3808 Silver Maple Drive, stated he lives at the connection of Oak Way and Magnolia Circle and that connectivity is an issue. He stated if that road is connected it would cause increased traffic with Northwood Lake, Northwood Estates, and this proposed development with people cutting through.

Ashraf Hassan, 3805 Silver Maple Drive, stated he feels safe in his home and location but if this is passed he will not feel that way with the traffic.

RC Snead, 4917 Oak Way, stated that when the land was first cleared, they had heavy equipment coming up Oak Way and did a lot of damage to the roads and they still hold water. He stated that he has photos for the Commission showing the damage and that the developers do not care about the damage it has caused. He stated that out at Highway 43 there are no traffic lights and it is dangerous. Mr. Snead stated that the lot sizes would be an eye sore and will lower property values and cause major traffic issues. He stated he is opposed to the development.

Kenneth Shotts, 3907 Silver Maple Drive, stated the connectivity is an issue. He asked about the neighboring property why they cannot buy this and have that be another entrance. He asked that with this being a master plan and them not owning the lot where they have an exit going to it, why can they not combine this property and put the outing there. He stated that would solve that issue.

Christopher Poling, 5109 Oak Way, stated that part of the board's function is to maintain the flavor of certain areas of the city and that the Oakway, Northwood Lake, and Northwood Estates neighborhood is unique and adding to this would change it. He stated that this would degrade that.

Ray Jacobs, 4606 Tuliptree Lane, stated that he works with law enforcement. He stated that this neighborhood is full of pedestrians and adding more traffic will cause someone to get hurt. He stated that the road is in bad need of repairs and more traffic will make this worse. He also stated that there is limited site distance to exit on Highway 43 without a red light.

Mr. Turner asked the public if anyone else had any concerns other than the traffic to be presented.

Billy Yessick, 4621 Magnolia Circle, asked if Northport has done any studies with the traffic coming in and out of Northwood Lake. He stated that the roads are narrow and everyone walks on the streets.

With no one else to appear before the board to speak on the matter, Mr. Turner closed the public hearing.

Mr. Turner asked Mr. Sims to come up and address the concerns of the public that are connectivity and traffic and stated that they are valid. He asked Mrs. Ramm if the petitioner owned the entire property out to Highway 43. Mrs. Ramm stated yes except for the little notch area. Mr. Turner asked is there not a way to connect to this property.

Mr. Sims stated that there is not a way to connect to this property since the developer who he is representing is not the owner of the property. Mr. Turner asked if the owner was the petitioner. Mr. Sims said yes and that he is going to use this property for commercial purposes. He stated that we show that area as a stub street since it is a requirement from the city. Mr. Sims stated that from a professional engineering and planning perspective it is not always a positive opinion for the stub street but from a developer standpoint we do not care. He stated he understands why the public does not get it. Mr. Sims stated that if the city removes the requirement, we will remove the connection. He stated we are up to putting emergency access in and that we are just continuing the development of a subdivision. He stated we are just conforming with the city's requirements.

Mr. Wiggins asked about the stubbing out of the street onto properties that are not included in this plan, what is the possibility of the owner would either add the roadway or they are not going to. Mr. Sims stated that was another requirement from the city and that is a question for the owner that he cannot answer.

Motion by Mr. Turner to rehear case A-11-23 Thompson Family Limited for the annexation of approximately 30.1 acres with the original zoning designation of RS-SD located north of Owen Parkway and east of Highway 43. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Turner – No; Mr. Kemp – No; Mrs. Kelly – No; Mr. Lewis – No; Mr. Randolph – No; Mr. Ward – No; and Mr. Wiggins – No. **Motion Failed.**

- f. **R-16-23 Thompson Family Limited** – REHEARING – Thompson Family Limited requests rezoning of approximately 3.33 acres from c-3 (General Commercial) to RS-SD (Residential Special District) located north of Owen Parkway and east of Highway 43.

Motion by Mr. Turner to rehear case R-16-23 Thompson Family Limited for the rezoning of approximately 3.33 acres from C-3 (General Commercial) to RS-SD (Residential Special District) located north of Owen Parkway and east of Highway 43. **Seconded by Mr. Lewis.** Roll call was as follows: Mr. Turner – No; Mr. Lewis – No; Mr. Kemp – No; Mrs. Kelly – No; Mr. Randolph – No; Mr. Ward – No; and Mr. Wiggins – No. **Motion Failed.**

- g. **S-24-23 Magnolia Hills West Subdivision Master Plan** – Thompson Family Limited requests master plan approval for approximately 33.4 acres located north of Owen Parkway and east of Highway 43.

Tom Sims requested that the case be withdrawn.

Motion by Mr. Turner to withdraw case S-24-23 Magnolia Hills West Subdivision Master Plan. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

- h. **S-26-23 Gloryland Master Plan Revision** – Hill & Spann Lan Company, LLC requests revisions to the approved master plan for 87.9 acres located east of Highway 43.

Mrs. Ramm stated that petitioner Hill and Spann Land Company, LLC has requested a revision to the approved master plan for Gloryland Subdivision and a preliminary plat approval for the Resurvey of Lots 1 & 2 Gloryland Subdivision. She stated that the total acreage of the preliminary plat is 17.5 acres and this property is located east of Highway 43 and south of Owen Parkway. Mrs. Ramm stated the petitioner requested a waiver on the landscaping. She stated that the zoning ordinance will be enforced with the property is developed.

Mr. Tom Sims, 432 65th Street, with Longleaf Engineering, represented Hill and Spann Land Company, LLC, stated that the property subdivided intent was to have commercial properties. He stated that it was one large parcel. He stated that the turn out has been approved by ALDOT and this is just a resurvey of the property.

Mr. Turner asked about the sidewalks.

Mr. Sims stated yes on both sides of the road and the resurvey the three lots that front Owen Parkway will have sidewalks. He stated that it shows sidewalks on that portion that was a waiver in 2010 but per staff's recommendation we are installing that.

Mr. Randolph asked about the two boundary lines that are east, south, and southwest. Mr. Sims and Ruth Ann Barger stated that to shows that master plan that is requested for resurveyed verses what is being included in the subdivision. She stated that there is a subdivision line and then the master plan line.

Chairman Turner opened the floor for a public hearing.

With no one else to appear before the board to speak on the matter, Mr. Turner closed the public hearing.

Mrs. Ramm stated that Mr. Lewis had to leave the meeting.

Motion by Mr. Turner to approve the revised master plan of approximately 87.9 acres located east of Highway 43 and south of Owen Parkway. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

- i. **S-25-23 Resurvey of Lots 1 & 2 Gloryland Subdivision** – Hill and Spann Land Company, LLC requests preliminary plat approval for approximately 17.5 acres located east of Highway 43 and south of Owen Parkway.

Motion by Mr. Turner to approve the preliminary plat of approximately 17.5 acres located east of Highway 43 and south of Owen Parkway. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Turner – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Randolph – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

Mr. David Kemp left the meeting at this time.

CITIZEN COMMUNICATIONS

DISCUSSION

a. Comprehensive Plan Presentation

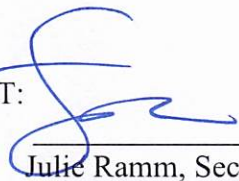
Jason Fondren with KPS Group presented a Powerpoint presentation of the Comprehensive Plan for Northport to the Commission. He discussed each portion of the plan in detail and he stated that this type of plan is to help the City in responding to issues in a proactive manner that deals with infrastructure, development, facilities, and surfaces. Mr. Fondren stated that this has involved public engagement with the community and staff on developing this plan for Northport's future.

Mrs. Ramm stated that she would like to push this document out to the Commission for review and have a public hearing to implement the Comprehensive Plan. She stated we will put this on the November agenda.

The Commission stated that a special meeting would be appropriate to allow the public to give feedback. The Commission will communicate on a date for a special meeting for the Comprehensive Plan.

ADJOURNMENT – **Motion by Mr. Turner** to adjourn the meeting. **Seconded by Mr. Randolph.** Roll Call by voice vote the meeting was adjourned.

ATTEST:



Julie Ramm, Secretary



Kevin Turner, Chairman