

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
SPECIAL CALLED
MONDAY, NOVEMBER 27, 2023**

The Planning and Zoning Commission met in a special called session at 6:00 p.m. on Monday, November 27, 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: Mrs. Jennifer Hayes, Mrs. Tracy Kelly, Mr. Roland Lewis, Mr. Timothy Martin, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward and Mr. Karl Wiggins. Absent and failing to vote was Mr. David Kemp. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Shaun Patten, Zoning Administrator, and Mrs. Morgan Williams, Administrative Assistant.

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

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

Approval of the Minutes – **none**

Approval of Agenda – **Motion by Mr. Turner** to approve the November 27, 2023. **Second by Mr. Randolph.** 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.

NEW BUSINESS

a. City of Northport Comprehensive Plan Public Hearing

Jason Fondren with KPS Groups presented the public and Commission with a PowerPoint presentation for the Comprehensive Plan Draft. Mr. Fondren stated that the purpose of the Comprehensive Plan is to set a growth and improvement for policies and help you picture the city's future growth. The plan is for over the next 20 years on a guideline for decisions on zoning, annexation, public investment in roads, infrastructure, facilities and services for the City of Northport. The plan was put together from the different community engagements and focus group meetings that were held to receive feedback from the community throughout 2023. The state code of Alabama charges the Municipal Planning Commission with the responsibility of preparing and adopting the Comprehensive plan. In Chapter 2, Article 1, Section 8 of Master Plan for the municipality described with

the intent of the plan to accomplish a coordinated adjustment of harmonies development of the municipality and its environment.

Mr. Turner asked the Commission for any comments and there were none.

Chairman Turner opened the floor for a public hearing.

Chuck Gerdeu, 1802 20th Avenue, stated that on page 15 on tourism, the wording is very good wording. He stated that the wording of Northport, community, and city is confusing on how they are used, he would like the wording to be more defined as to who they are describing. He stated that page 24, he would like a caption on the picture of the Shirley House.

With no one else to appear, Chairman Turner closed the public hearing.

Mrs. Ramm stated the next step will be a work session for the Commission and the City Council. She stated this will be a public session and will be noticed on websites, newspapers, and social media. She stated the meeting will be in January, although the date has not been set yet. Mrs. Ramm stated she expects, depending on feedback from the work session, that we are anticipating a February adoption.

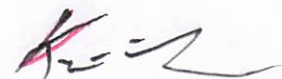
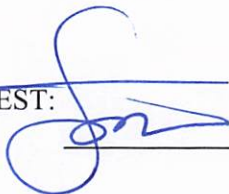
Mr. Turner asked that if there would be an additional public hearing before adopting. Mrs. Ramm stated yes.

CITIZEN COMMUNICATIONS

DISCUSSION

ADJOURNMENT – Motion by Mr. Lewis to adjourn the meeting. **Seconded by Mr. Wiggins.** Roll Called by voice vote the meeting was adjourned.

ATTEST:



Kevin Turner, Chairman

Julie Ramm, Secretary