

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
SPECIAL CALLED
TUESDAY, NOVEMBER 9, 2023**

The Planning and Zoning Commission met in a special called session at 6:00 p.m. on Thursday, November 9, 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. Timothy Martin, Mr. Clay Randolph, Mr. Kevin Turner, and Mr. Karl Wiggins. Absent and failing to vote were Mr. David Kemp, Mr. Roland Lewis and Mr. Jason Ward. 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.

Approval of Agenda – Motion by Mr. Turner to approve the November 9, 2023. **Second by Mr. Randolph.** Voiced roll call was given. **Motion Carried.**

Approval of the Minutes – none

Verification of No Conflict of Interest & Disclosure of Ex Parte Communication – none

Verification of Proper Notification – Mrs. Ramm confirmed proper notification was given. Chairman Turner asked Mrs. Ramm what proper notification was given. Mrs. Ramm stated that the public hearing was advertised in the local paper, per State code. She stated there were no adjoining property owner notifications for the agenda item.

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

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 over the next 20 years to guide 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.

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

Chairman Turner opened the floor for a public hearing.

Mr. Fondren stated there is a near final draft available online. He stated that staff has indicated there are some minor changes to be made that we are currently working on and will be available prior to the meeting where the Commission will hold a vote.

Tuffy Holland, 3314 Mayberry Landing Drive, asked when the Commission found out about the meeting. Mr. Turner stated the Commission set the date at our last meeting. Mr Holland stated that none of them knew about this meeting. Mr. Turner stated that is what he brought up at the beginning of the meeting and that he cannot speak for everyone but for himself and he did not see anything advertised this morning on the website and City's Facebook page. Mr. Holland stated that we knew about the monthly meeting way ahead of time and asked as the Commission why this meeting is being held this way and not like the previous meetings. Mr. Turner stated that as the Planning and Zoning Commission they are tasked by State law to adopt the Comprehensive plan. He stated that is why it is now being held at a formal meeting and everything up to this point has been public input meeting and we are closing in on the finish line on this plan. He stated that it is required to have a public hearing and adopt. Mr. Turner stated the intent was to have that public hearing tonight and, in his opinion, we need to have a public to have a public hearing. He stated he was disappointed in the notification on the public hearing and asked that it be taken into consideration the outcome of the public involvement.

Mr. Randolph asked Mr. Holland how he found out about this meeting. Mr. Holland stated that it was posted on Facebook an hour ago. Mr. Randolph asked how he found out about the workshop meetings. Mr. Holland stated that they were planned ahead of time. Mr. Turner stated that the dates were listed out for monthly meetings at the beginning. Mr. Randolph asked if there was a list of dates and then you found out through Facebook. Mr. Holland stated yes but this meeting was posted this afternoon and through word of mouth he was notified. Mr. Turner stated that we are all on the same page, we need to set a date for another public hearing and the city

pushing this out through media and social media, linking the plan and not only showing up to listen but we need the public to really look at the Comprehensive Plans and dig in. He stated that there are people out there that live in different areas and come from different backgrounds that may not be the same as the 9 members on this Commission and we need that input.

Pat Geddes, 2605 Mayfield Street, asked Mr. Fondren about the last workshop meeting with the posters posted on the wall to place red dots on different sections on emphasis or importance will this be reflected in the final draft. Mr. Fondren stated that yes it should be. Mr. Geddes stated that there were very centralized areas of red dots, and it was not hard to understand the clarity, are those dots going to be imputed into the draft. Mr. Turner stated that it should be reflected in a broader scheme on the final draft.

Mrs. Ramm apologized that this did not get pushed out on social media, but the draft report was posted on October 26, 2023, on the City's Facebook page.

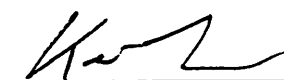
Mr. Randolph stated he really wanted an understanding of the advertising difference between the workshop and tonight's meeting. Mr. Turner stated that the date for this meeting was always TBD and we may have known the month that it would be but not the date of the public hearing. He stated it does need to be pushed out. Mr. Wiggins stated that the reason for having the special meeting tonight was to strictly focus on the Comprehensive Plan without other items and we need to do a better job of advertising.

Mr. Fondren stated we did not put the meeting date on the calendar for advertising and that was an oversight on his part.

CITIZEN COMMUNICATIONS

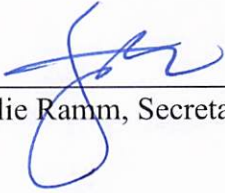
DISCUSSION

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



Kevin Turner, Chairman

ATTEST:



Julie Ramm, Secretary