

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 9, 2024**

The Planning and Zoning Commission met in a regular session at 6:01 p.m. on Tuesday, April 9, 2024, in the Council Chambers at Northport City Hall.

The meeting was called to order by Commission Member David Kemp. Upon roll call the following members were found to be present: Mrs. Jennifer Hayes, Mr. David Kemp, Mrs. Tracy Kelly, Mr. Roland Lewis, Mr. Timothy Martin, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote were Mr. Clay Randolph, and Mr. Kevin Turner. Staff present were Mrs. Julie Ramm, Planning Director, Mrs. Tera Tubbs, City Engineer, 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.

Commission member David Kemp introduced the board members and staff members to the public.

Information on Back of Agenda – Commission member David Kemp explained the meeting procedures on the back of the agenda.

Approval of the Minutes of Previous Meeting(s) – **Motion by Mr. Lewis** to approve the minutes of the regular meeting on March 19, 2024. **Second by Mr. Martin.** Voiced roll call was given. **Motion Carried.**

Verification of No Conflict of Interest – None

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

Disclosure of Ex Parte Communication – None

Old Business

- A. **S-7-24 Yawns-Beans Property** – Charles Yawn and Hillyard Beans are requesting preliminary plat approval for approximately 0.79 acres located at 1300 Lurleen B. Wallace Boulevard. **WITHDRAWN.**

No Action Required.

New Business

- A. **S-10-24 Hendrix Addition No. 2** – Lynwood Hendrix is requesting a preliminary plat approval of approximately 2.56 acres located south of Rose Boulevard and west of U.S. Highway 43.

Mrs. Ramm stated that Lynwood Hendrix has requested preliminary plat approval for a resurvey of Lot 2 Hendrix Addition located at 12102 Hendrix Avenue. The plat will divide lot 2 into 2 separate lots. The total acreage of the plat is 2.56 acres. The petitioner has requested public street frontage and landscape requirements from the subdivision regulations.

Mr. Kevin Hinkle, 203 Hargrove E Road, represented Hendrix Family Investments.

There was no discussion from staff or the commission.

Commission member Kemp opened the floor for a public hearing.

With no one to appear before the commission, Commission member Kemp closed the floor for a public hearing.

Motion by Mr. Wiggins to approve the preliminary plat with the requested waiver for approximately 11.41 acres located south of Rose Boulevard and west of U.S. Highway 43. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Ward – Yes. **Motion Carried.**

COMMITTEE REPORTS

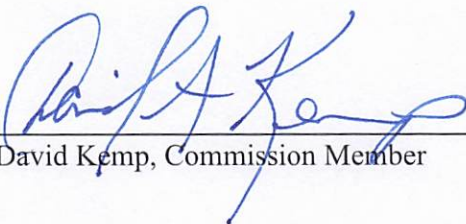
OTHER AND MISCELLANEOUS BUSINESS

a. City of Northport Comprehensive Plan

Commission member David Kemp stated there would be no adoption tonight that they will adopt the Comprehensive Plan for adoption at the May 14, 2024, meeting.

ADJOURNMENT – Motion by Mr. Lewis to adjourn the April 9, 2024, meeting. **Seconded by Mr. Martin.**

Meeting adjourned at 6:11pm.



David Kemp, Commission Member

ATTEST:

Julie Ramm, Secretary