

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
MONDAY, OCTOBER 28, 2024**

The Planning and Zoning Commission met in a regular session at 5:30 p.m. on Monday, October 28, 2024, 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, Mr. Roland Lewis, Mr. Clay Randolph, Mr. Kevin Turner, and Mr. Karl Wiggins. Absent and failed to vote: Mrs. Jennifer Hayes, Mrs. Tracy Kelly, Mr. Timothy Martin, and Mr. Jason Ward. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Chris Cunningham, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Mr. Brad Matthews, Assistant City Engineer, and Ms. Meredith Mullins, Planner.

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

Approval of the Minutes of Previous Meeting(s) – None

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

New Business

A. **City of Northport** – Public hearing for proposed amendments to the Zoning Ordinance. No action to be taken during this meeting.

No vote needed.

Jason Fondren with KPS, stated that the overall goal over the last year of working with the City of Northport on updating the Zoning Ordinance, was for better understanding and making this more user friendly for citizens/property owners, developers and staff. He stated that as they began the process of reviewing the existing Zoning Ordinance, they realized there were amendments that were difficult to interpret and comprehend that need to be addressed. Mr. Fondren stated that they have updated the Zoning Ordinance to coordinate with the Subdivision Regulations, which segway into updating the subdivision regulations. Mr. Fondren stated that in terms of making the Ordinance more “user friendly”, we re-organized the Ordinance to simplify it by re-arranging the articles and giving general and more specific articles. The current Ordinance contains 11 Articles that have now been converted into 14 Articles. He stated that the update to Article 4 – 6 have more intuitive information regarding residential and non-residential districts. He stated that they have updated the terminology and definitions to be consistent throughout. He stated that with the process of adding new uses to the ordinance we were able to review current uses. Mr. Fondren stated we have made sure the

ordinance meets State Law, First Amendments, Fair Housing Act, and other federal regulations that impact subdivision regulations.

Chairman Turner opened the floor for a public hearing.

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

Mr. Turner asked Mrs. Ramm for a timeline for the updated Zoning Ordinance. Mrs. Ramm stated that we have this scheduled for November 12, 2024, for a public hearing at the Planning and Zoning Commission meeting. She stated we will do the same presentation then. If the commission is comfortable with this, we will begin our advertisements for the formal document and legal advertising requirements for running the ad for 3 consecutive weeks. She stated that there will be a first reading on November 18, 2024, provided Commissions approval, with a second reading scheduled for December 16, 2024. She stated the City Council will have a public hearing at that time.

Committee Reports

Other and Miscellaneous Business

Adjournment –

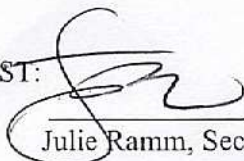
Motion by Mr. Turner. Seconded by Mr. Lewis

Meeting was adjourned at 6:32pm.



Kevin Turner, Chairman

ATTEST:



Julie Ramm, Secretary