

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 8, 2024**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, October 8, 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: Mrs. Jennifer Hayes, Mr. David Kemp, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote: Mrs. Tracey Kelly, Mr. Roland Lewis, and Mr. Timothy Martin. 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.

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 of Previous Meeting(s) – **Motion by Mr. Wiggins** to approve the minutes of the regular meeting on September 10, 2024. **Second by Mr. Kemp.** Voice vote 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-22-24 Southmark Addition 20th Avenue** – Montgomery and Hinkle are requesting preliminary plat approval for approximately 0.66 acres located at the intersection of 20th Avenue and 28th Street.

Mrs. Ramm stated that Montgomery & Hinkle have requested preliminary plat approval for approximately 0.66 acres located at the southwest corner of the intersection of 20th Avenue and 28th Street. The current property consists of a vacant building that is spread across 3 partial lots. Since development is proposed on this site, the zoning ordinance requires that the lots be consolidated into one. Mrs. Ramm stated that the applicant has requested a waiver for Sidewalk Construction on 28th Street and 20th Avenue. There are currently no sidewalks in the immediate vicinity and new sidewalks may interfere with existing ditches. The applicant has also requested a waiver for ROW dedication due to if full ROW dedication were required, it would likely create a new nonconformity due to the existing building encroaching into setbacks along with half-street improvement be waived due to no curb and gutter in the immediate vicinity and there are existing paved ditches providing drainage along both streets. Mrs. Ramm stated that the property is surrounded and adjoined by a vacant residence to the south, zoned C-3, a mixed commercial development to the east and north, zoned C-3, an office building to the north and south, zoned C-3, and a vacant residence to the west, zoned RM-2. The future land

plan within Northport Compass shows this area as "Limited Mixed Use", therefore, the proposed use of an office does not conflict with the comprehensive plan.

Mr. Matthews stated that 20th Avenue has been proposed some ROW dedication that will be granted in the additional 5 feet, which would make it 25 feet from the center line on the subject side of the road. He stated that the applicant has also proposed a dedicated radius at the intersection, where right now meets at a right angle and prior would have been an issue with getting utilities around the corner. The applicant is proposing to maintain the ROW along 28th Street. Mr. Matthews stated the other neighboring properties along with this property are located very close to the road.

The petitioner was not present for the meeting.

Chairman Turner opened the floor up for a public hearing.

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

Motion by Mr. Turner to approve the waiver for sidewalk construction on 28th Street and 20th Avenue. **Seconded by Mr. Wiggins**. Roll call was as follows: Mr. Turner – No; Mr. Wiggins – No; Mrs. Hayes – No; Mr. Randolph – No; and Mr. Ward - No. **Motion Failed.**

Motion by Mr. Turner to approve the waiver for sidewalk construction on 28th Street and 20th Avenue with payment into the sidewalk bank. **Seconded by Mr. Kemp**. Roll call was as follows: Mr. Turner – Yes; Mr. Kemp – Yes; Mrs. Hayes – Yes; Mr. Randolph – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

Mr. Turner stated to the Commission members that if the commission is to vote no on a subdivision matter, each member will need to state the reasons for their votes.

Motion by Mr. Turner to approve the preliminary plat for Southmark Addition 20th Avenue with the waivers of full ROW dedication for 20th Avenue and 28th Street and half street improvements along 20th Avenue and 28th Street. **Motion by Mr. Randolph**. Roll call was as follows: Mr. Turner – Yes; Mr. Randolph – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

B. S-19-24 Resurvey Lots 40 & 41 Quinns Town – Susan Simon requests preliminary plat approval for approximately 0.25 acres located at 3700 14th Street. **WITHDRAWN BY APPLICANT.**

No vote needed.

C. SP-24-04 LaShonda Gay – LaShonda Gay request a special use permit for placing a mobile home residence located at 3841 30th Avenue.

Mrs. Ramm stated that LaShonda Gay has requested approval to place a mobile home as in-fill dwelling on the property located at 3841 30th Avenue. The zoning ordinance requires that all mobile homes placed or replaced obtain a permit from the planning commission. Mrs. Ramm stated that mobile homes as in-fill dwellings are subject to the compatibility standards found in the zoning ordinance. In terms of location restrictions, there are two requirements. One, mobile homes can not be permitted within or adjacent to any land that is included within a local, state, or federal historic district. The property in question is not located within any of these designated historic districts. Two, the combined value of the proposed home and the land upon which it will be

sited much be at least 90% of the average appraisal value of all adjoining properties that have been improved for single family residential use. Based on data from the Tuscaloosa County tax maps, the average appraised value for single family residential homes adjacent to this property is \$77,875. The value of the proposed home with land is \$172,210.

The petitioner was not present for the meeting.

Chairman Turner opened the floor up for a public hearing.

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

Motion by Mr. Turner to approve the mobile home permit for LaShonda Gay at 3841 30th Avenue. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

New Business

A. **S-23-24 The Townes at Vestavia** – Cabaniss Engineering requests preliminary plat approval for approximately 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills. **CONTINUED UNTIL NOVEMBER.**

No vote needed.

B. **SP-24-05 The Townes at Vestavia** – Cabaniss Engineering requests conditional use approval for a performance residential development for 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills. **CONTINUED UNTIL NOVEMBER.**

No vote needed.

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

December 10, 2024, Meeting

Mr. Turner stated that the Planning & Zoning Commission meeting scheduled for December 10, 2024, will need to be moved to December 17, 2024, with the meeting being held in the Northport Municipal Courtroom.

Motion by Mr. Turner to move the December 10, 2024, meeting to December 17, 2024, to the Northport Municipal Courtroom. **Seconded by Mr. Randolph.** Voice vote was given. **Motion Carried.**

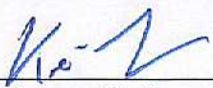
Zoning Ordinance Update

Mrs. Ramm stated that a Special Called meeting for the Planning & Zoning Commission will be held on October 28, 2024, where we will present the condensed version of the Zoning Ordinance and will hear public

comments. We will follow up on November 12, 2024, for the Planning & Zoning Commission meeting where we will have the Zoning Ordinance update with a public hearing held. We are proposing to hear for a first reading with City Council on November 18th with the second reading and adoption on December 16, 2024.

ADJOURNMENT – Motion by Mr. Turner. Seconded by Mr. Wiggins

Meeting was adjourned at 6:16pm.



Kevin Turner, Chairman

ATTEST: 

Julie Ramm, Secretary