# OFFICIAL MINUTES
# NORTHPORT PLANNING AND ZONING COMMISSION
# REGULAR MEETING
# TUESDAY, DECEMBER 17, 2024

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, December 17, 2024, in the Municipal Court Room at the Northport Public Safety Building.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mr. Roland Lewis, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote: Mrs. Jennifer Hayes, Mr. David Kemp, Mrs. Tracy Kelly, 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, Mrs. Katelyn Lesley, 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 of Previous Meeting(s)** –

**Motion by Mr. Randolph** to approve the minutes of the regular meeting minutes for November 12, 2024. **Seconded by Mr. Wiggins.** 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. **R-24-5 Bronze Properties, LLC** – Bronze Properties, LLC requests rezoning for approximately 3.36 acres located at Station Circle, east of Highway 43 N, from RS-1 (Family Single Residential) to C-3 (General Commercial). **Continued to January Meeting – NO QUORUM**

B. **S-25-24 RSVY Lot 1R of the RSVY of Northport Station, Ph I & Unplatted Land** – Herndon Hicks & Associates requests preliminary plat approval for approximately 1.84 acres located at 4419 Highway 43 N. **Continued to January Meeting – NO QUORUM**

C. **AMD-24-03 City of Northport** – The City of Northport proposes amendments to the Subdivision Regulations. **Continued to January Meeting – NO QUORUM**

D. **S-19-24 Resurvey Lots 40 & 41 Quinns Town** – Susan Simon is requesting preliminary plat approval for approximately 0.25 acres located at 3700 14th Street. **Continued to January Meeting – NO QUORUM**

**New Business**

A. **R-24-7 Crux Climbing, LLC** – Crux Climbing, LLC is requesting rezoning of approximately 1.14 acres located north of Rice Mine Road and just west of UCP Parkway from Office and Institutional (O-I) to Bridge Avenue North (BAN).

Mrs. Ramm stated that Crux Climbing LLC has requested to rezone approximately 1.14 acres located north of Rice Mine Road and west of UCP Parkway from Office-Institutional (O-I) to Bridge Avenue North (BAN, proposed to be renamed to Suburban Mixed-Use in the revised zoning ordinance). The applicant is requesting rezoning to allow for an indoor recreation facility. The current site consists of a vacant lot zoned Office-Institutional. It is surrounded to the east and north by vacant land zoned Office-Institutional (O-I), to the west by vacant land zoned Residential Single-Family (RS-4), and to the south by vacant land zoned Bridge Avenue North (BAN).

Jackson Scott, 1790 Harper Road, stated that he brought in a concept plan and also sent in a digital copy to staff. Mr. Scott stated that they just want to continue what they are doing now, which is an indoor bouldering facility, no ropes, just shoes and chalk. He also stated that they would like to build something like they are in now and have more room for expansion as well as add some retail spaces that are about 1200 sf. Chairman Turner asked Mr. Scott if he was familiar with the requirements for building materials, etc. Mr. Scott stated that it all fits with what he is looking to do.

Mr. Turner asked staff according to the zoning in this area if there would be certain building materials to be used in this area. Mrs. Ramm stated that we do go by material use standards.

Mr. Ward asked if the retail would be related to his business, because it is a pretty blanket term. Mrs. Ramm stated that we would evaluate this when the businesses applied for a business license.

Chairman Turner open the floor for a public hearing.

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

**Motion by Mr. Turner** to make a favorable recommendation to City Council to approve the rezoning of approximately 1.14 acres located north of Rice Mine Road and just west of UCP Parkway from Office and Institutional (O-I) to Bridge Avenue North (BAN) **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

B. **SP-24-08 The Square at Mill Creek** – Longleaf Engineering requests conditional use approval for a performance residential development for approximately 4 acres located east of Highway 43 N and South of Owen Parkway

Mrs. Ramm stated that Longleaf Engineering has requested conditional use approval for a performance residential development in a C-3 zone for the property located east of Highway 43 and south of Owen Parkway – Lot 4 of the Gloryland Subdivision. The proposed development consists of 41 apartment units and related amenities within a single 4-acre lot. The property is surrounded by undeveloped land zoned C-3 (General Commercial) to the west and south, and by single-family residential neighborhoods zoned RS-1 and RS-SD (Residential and Single-Family) to the east and north. With a conditional use Planning Commission can make a recommendation to City Council to add any additional conditions to their request, anything that you would feel like would mitigate any of the negative or potential negative impacts to the surrounding neighborhoods. Mrs. Ramm did remind the Planning Commission that this was just a concept and they were not approving the actual layout or site plan. Mrs. Ramm also pointed out that the comprehensive plan shows this area as a mixture of high density residential and limited mixed use commercial so it is in keeping with the comprehensive plan.

Mr. Turner asked the Planning Commission if they had any questions for the staff. Mr. Wiggins asked staff that since the plan is a concept, we do not actually know what the form of the design will be. Mrs. Ramm stated that was correct, we do not know that at this point, there are some changes that could be made during the LDP process.

Brock Corder, 1307 25th Avenue, stated that The Square at Mill Creek is a single level and two story townhomes, similar to the Square at Canetuck. There will be 41 total units, brick and vinyl siding similar to what has been on the homes in Magnolia Hills, a pickle ball court and dog park. Mr. Turner asked Mr. Corder if he would tell the Commission what he meant by The Square at Mill Creek being similar to The Square at Canetuck for those that were not aware. Mr. Corder stated that The Square at Canetuck has brick and vinyl siding such as: vinyl board and batten, horizontal, brick water table and a full brick front and The Square at Mill Creek would have the same. Mr. Turner asked Mr. Corder if this would be in keeping with the homes already in the area, Mr. Corder stated that it would be in keeping with the homes already in the area, as Magnolia Hills has vinyl siding already. Mr. Turner asked Mr. Corder if he would be against Hardy Board if that was the material in Magnolia Hills, Mr. Corder stated they would prefer to do vinyl siding but if it is Hardy Board they will be ok with that as well. Mr. Corder stated that the plan submitted is the plan that they would be going with other than having to nail down an easement location, they left some flexibility there. Mr. Turner stated that the West property line, Highway 43 would be looking at the rear of those buildings so he would want some sort of visual barrier, Mr. Corder stated they would like a 6' privacy fence. Mr. Turner stated he would like the same along Owen Parkway as well. Mr. Turner stated that through the comprehensive plan there is a need for this in the City but they would like to make it look good. Mr. Corder stated that he would like the Commission to go look at The Square at Canetuck, Mr. Turner asked what the occupancy rate was at The Square at Canetuck, Mr. Corder stated that it was 100% full and they are working on the last phase now. Mr. Randolph asked if they back of the building would look like the back of a building. Mr. Corder stated that it does look like the back of a building. Mr. Corder stated they will stay under that one parking space per bedroom requirement.

Chairman Turner opened the floor for a public hearing.

Michael Elkins, 4216 Biscayne Circle, stated he is concerned with what will be behind them and the traffic on Highway 43.

Chairman Turner closed the floor for a public hearing.

Brock Corder, 1307 25th Avenue, stated that they will be about 30 ft from the property line so they are intending to leave a buffer of the trees along the property line. Mr. Turner asked if there was a minimum that they would be leaving, Mr. Corder stated they would be leaving a minimum 10 ft of trees. Mr. Turner asked Mr. Corder if he wanted to address the traffic concerns and Mr. Corder stated that there was a traffic study done and it showed the impact to be barely minimal and no improvements need to be done. Mr. Turner asked Mr. Matthews if he received the traffic impact study, Mr. Matthews stated that we are good at all of the intersections except for in the existing position at Owen Parkway and Highway 43 there is some delay time of 30-55 during peak hours. During the peak hours that is an additional 12 cars entering and 9 vehicles exiting and that would still be a level of service E, considering the traffic coming from Magnolia Hills its very minimal.

Chairman Turner asked Mrs. Ramm if staff would go back and look at what building materials used on Magnolia Hills. Mrs. Ramm stated that staff would go out and check the building materials in order for The Square at Mill Creek follow suit.

**Motion by Mr. Turner** to make a recommendation to City Council for the conditional use with the following conditions: The development shall be limited to 41 units and 96 bedrooms; a new public sidewalk shall be constructed along the property frontage on Owen Parkway; all building materials shall be like or better than the building materials used in Magnolia Hills subdivision; a privacy fence, or other screening approved by the Director of Planning and Inspections, shall be installed along the west property line at the rear of the units labeled 1-20; the area labeled "30' Frontage Landscaping" on the proposed site development plan shall meet the requirements for residential developments backing up to special corridor roadways; amenities shall be provided to include a commercial grade pickleball court and dog park with black vinyl coated fence, or equivalent; screening shall be provided along east property line adjoining Biscayne Hills. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; Mr. Ward – Yes. **Motion Carried.**

## COMMITTEE REPORTS

## OTHER AND MISCELLANEOUS BUSINESS

A. **Election of Chair & Vice-Chairman**

**Chairman:**

**Motion by Mr. Ward** to nominate Mr. Kevin Turner for the Chairman of the Planning and Zoning Board for the 2025 year. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

**Vice-Chairman:**

**Motion by Mr. Turner** to nominate Mr. Clay Randolph for the Vice-Chairman of the Planning and Zoning Board of 2024 year. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

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

Meeting was adjourned at 6:41pm.

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary