

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 11, 2025**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, March 11, 2025, in the City 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. Brian Chandler, Mr. David Kemp, Mrs. Tracey Kelly, Mr. Roland Lewis, Mr. Clay Randolph, and Mr. Kevin Turner. Absent and failed to vote: Mr. Timothy Martin, Mr. Jason Ward, and Mr. Karl Wiggins. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Ron Davis, City Attorney, Mr. Shaun Patten, Zoning Administrator, Mr. Brad Matthews, Assistant City Engineer, Ms. Meredith Mullins, Planner, 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. Lewis to approve the minutes of the regular meeting minutes for February 11, 2025. **Seconded 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

New Business

- A. **S-25-4 2214 LWB Subdivision**– Duncan Coker and Associates is requesting preliminary plat approval for 0.24 acres for the property located at 2214 Lurleen Wallace Boulevard

Mrs. Ramm stated that Duncan Coker and Associates are requesting preliminary plat approval for approximately 0.24 acres located at 2214 Lurleen Wallace Boulevard. The current site consists of two vacant lots that are zoning General Commercial (C-3). Since development is proposed, the zoning ordinance requires that the entire site be consolidated into one platted lot. The applicant is requesting sidewalk and R.O.W. dedication improvement waivers with this plat. This property is surrounded by an auto repair shop zoned General Commercial (C-3) to the south, a single-family residence zone General Commercial (C-3) to the west, a greenhouse zoned General Commercial (C-3) to the north, and by a business center zoned General Commercial (C-3) to the east across Lurleen Wallace Boulevard. The future land use plan within Northport Compass shows this area as “Commercial Mix”, which supports the proposed use.

Mr. Matthews stated that they are requesting a 10' Utility Easement to offset, the normal requirement of 60' R.O.W. The current R.O.W. along 22nd street is 40', they are proposing to keep that because the dedication would push the setback back so far. Mr. Turner asked Mr. Matthews if that street cross section was established. Mr. Matthews stated that this is consistent with the R.O.W. on that street. Mr. Kemp asked Mr. Matthews if the easement they were stating is in addition to the current R.O.W. or included in the current R.O.W. Mr. Matthews stated that was in addition to the current R.O.W., the 10' Utility Easement would allow the utilities to be placed there without having to push back their setbacks.

Robert Martin, Duncan, Coker and Associates, 201 Towncenter Boulevard, stated that this is a lot consolidation for a potential commercial development. He stated that on the R.O.W. Dedication waiver they are proposing half-street improvements, and they do have enough R.O.W. width to add 3' pavement and curb and gutter along with the 10' Utility Easement. He stated that ALDOT has indicated they are ok with no sidewalks along Lurleen and there are no existing sidewalks on 22nd.

Mr. Turner confirmed with Mr. Martin that they had requested to pay into the sidewalk bank instead of building sidewalks. Mr. Martin stated that was correct.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to approve the preliminary plat for LWB Subdivision with waiver of Sidewalks and Right of Way Dedication for approximately 0.24 acres for the property located at 2214 Lurleen Wallace Boulevard. **Seconded by Mr. Randolph.** Roll call was as follows: Mr. Turner – Yes; Mr. Randolph – Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes. **Motion Carried.**

B. S-25-5 Harper Road Condominiums – Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres for the property located at 5610 Oak Park Circle. **APPLICANT REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**

C. S-25-6 Boyd Zastoupil Subdivision – Sentell Engineering is requesting a preliminary plat approval for 13.26 acres located at 3350 Union Chapel Road and 3660 Union Chapel Road.

Mrs. Ramm stated that Sentell Engineering is requesting preliminary plat approval for approximately 13.26 acres located at 3350 Union Chapel Road. The current property consists of two single-family detached residential on 2 parcels. The proposed plat would divide the properties into 3 lots. The applicant is requesting sidewalk, half-street improvements, and capped sewer. The site is surrounded on all sides by single family detached residences. This property is located outside of the city limits of Northport but is within its planning jurisdiction. The future land use map contained within Northport Compass shows this property primarily as "Medium Density Residential". The proposed use is not in conflict with the comprehensive plan.

Mr. Matthews stated that Union Chapel road has a 24' roadway already but there is no curb and gutter so there is no issue with the sidewalk waiver there. He stated that with the capped sewer, two of these parcels already have existing structures which are on septic currently, and there are no plans for the city to provide sewer. Mr. Turner asked Mr. Matthews if Union Chapel was on the MPO to add sidewalks. Mr. Matthews stated there are no sidewalks being added according to the MPO or the Comprehensive Plan.

Chris Sentell, Sentell Engineering, spoke at the podium. He stated that they wanted to divide the middle lot to sale.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to approve the preliminary plat with waiver of Sidewalk, Half-Street Improvements and Capped Sewer for approximately 13.26 acres located at 3350 Union Chapel Road and 3660 Union Chapel Road. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Turner – Yes; Mr. Kemp – Yes; Mr. Chandler – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Randolph - Yes. **Motion Carried.**

- D. A-25-1 The Cove at Northcreek** – Longleaf Engineering requests annexation of approximately 1.28 acres located on the south side of Old Union Chapel Road. **APPLICANT HAS REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**
- E. R-25-2 The Cove at Northcreek** – Longleaf Engineering requests rezoning of approximately 26.3 from Residential Single-Family (RS-1) to Special District (SD) for the property located on the south side of Old Union Chapel Road. **APPLICANT REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**
- F. A-25-2 David Pollard** – David Pollard requests annexation of approximately 0.83 acres located at 10408 Carthage Road.

Mrs. Ramm stated that David Pollard is requesting annexation of approximately 0.83 acres located at 10408 Carthage Road. This property is contiguous to the city limits and is surrounded by vacant unincorporated land (no zoning) to the north, by a single-family residence zoned Residential Single-Family (RS-1) to the east, by an undeveloped lot zoned Single-Family Residential (RS-1) to the south, and by vacant unincorporated land (no zoning) to the west. The applicant is requesting Residential Single-Family (RS-1) zoning. This property lies within the priority growth areas identified in the comprehensive plan. The future land use plan within Northport Compass identifies this property as “Medium Density Residential”. The proposed use and requested zoning do not conflict with the comprehensive plan.

David Pollard, 1814 21st Avenue E, spoke at the podium. He stated that he is wanting to annex to get garbage service, Waste Management has discontinued service in that area. Mr. Turner asked Mr. Pollard if he had asked Public Works about picking up. Mr. Pollard stated that he had not talked to Public Works, but everyone takes their garbage cans up to Jones Road for pick up and he will call Public Works.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to make a favorable recommendation to City Council to annex approximately 0.83 acres for the property located at 10408 Carthage Road. **Seconded by Mr. Lewis.** Roll call was as follows: Mr. Turner – Yes; Mr. Lewis – Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Randolph – Yes. **Motion Carried.**

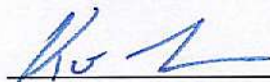
COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

- A. Mrs. Ramm stated that she is working on getting more dates for training, the dates we had conflicted with spring break.
- B. Mrs. Ramm stated that she had an update on Subdivision Regulations. Staff has been going through the Subdivision Regulations with KPS. We are on draft 3, hopefully they will have a final draft next week. Once that is received she will push it out to the Commission, then will push it out to stake holders in the community (developers, engineers), the same group that the Engineering Department consulted with on the Engineering Design Manual, we will give them 3-4 weeks to review. We will have that on the agenda as a presentation to the commission at your next meeting. Mr. Turner stated that he was thinking we could do a work session and really go through the subdivision regulations. Mrs. Ramm stated that we could do a work session if everyone wanted to but we were thinking he could come in and highlight the changes make sure the commission is comfortable then at the next meeting hold a public hearing. Then if the commission is ready for adoption in May, we could do that in May. Mr. Turner stated he thinks it is a good training exercise to go through just the subdivision regulations with the Commission.
- C. Mr. Turner stated that he would not be here for the April meeting but Mr. Randolph would take his spot.

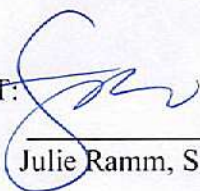
ADJOURNMENT – Motion by Mr. Lewis. Seconded by Mr. Turner

Meeting was adjourned at 6:19pm.



Kevin Turner, Chairman

ATTEST:



Julie Ramm, Secretary