

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, February 12, 2019**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, February 12, 2019, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Brian Wysock. Upon roll call the following members were found to be present: Mr. Shawn Blackburn, Mrs. Nancy Dawkins, Mr. Michael Manson, Mr. John Meyers, Mr. Dale Phillips, Mr. Jerry Pruitt and Mr. Brian Wysock. Absent and failing to vote was Mr. David Kemp and Mr. Tony Roberts. Staff present were Julie Ramm, Interim Planning Director, Holly Phillips, Engineer Tech., Ron Davis, City Attorney and Nannette McKinney, Administrative Assistant.

Approval of agenda – **Motion by Mr. Jerry Pruitt** to approve agenda. **Seconded by Mr. John Meyers.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Meyers-Yes; Mr. Blackburn-Yes; Mrs. Dawkins-Yes; Mr. Manson-Yes; Mr. Phillips-Yes; and Mr. Wysock-Yes. **Motion carried.**

Approval of minutes- January 8, 2019. **Motion by Mr. Jerry Pruitt** to approve both sets of minutes. **Seconded by Mr. Michael Manson.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Manson-Yes; Mr. Blackburn-Yes; Mrs. Dawkins-Yes; Mr. Meyers-Yes; Mr. Phillips-Yes; and Mr. Wysock-Yes. **Motion carried.**

Verification of Proper Notification - Mrs. Ramm confirmed this was done

Verification of No Conflict of Interest - Mr. Brian Wysock abstain on item C and D

Information on Back of Agenda - Chairman explained the meeting procedures and stated they were on the back of the agenda.

OLD BUSINESS – None

NEW BUSINESS

S-01-19PP-SFI Subdivision (Lake Sherwood Circle) - Requests Preliminary Plat approval for 6.41 acres located on Lake Sherwood Circle. **Waivers:** right of way dedication, half street improvements, sidewalks and capped sewer

Julie Ramm stated this is a request for a Preliminary Plat approval for 6.41 acres located on Lake Sherwood Circle.

Holly Phillips – No comments.

Bobby Herndon, Herndon, Hicks & Associates, 2728 Lurleen Wallace Blvd, Northport, AL appeared before the Commission speaking on behalf of SFI Subdivision (Lake Sherwood Circle) requesting Preliminary Plat approval for 6.41 acres. This is a total of 3 lots minimum. We are also requesting waivers of right of way dedication, half street improvements, sidewalks and capped sewer. This is an older established neighborhood and any additional right away would be contrary to the rest of the subdivision. We are asking for a favorable vote on this subdivision

Motion by Mr. Jerry Pruitt to approve Preliminary Plat with Waivers as requested **Seconded by Mr. Dale Phillips**. Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Phillips-Yes; Mrs. Dawkins-Yes; Mr. Blackburn-Yes; Mr. Manson-Yes; Mr. Myers-Yes; and Mr. Wysock-Yes. **Motion carried.**

A-01-19 Brilliant Coal Company LLC – requests Annexation of 4518 5th Street

Julie Ramm stated this is a request for Annexation of 4518 5th Street. It is a lot at the end of 5th Street adjacent to the airport. This is a parcel of land that has never been annexed. It is surround on three sides by city limit property. On the westside is The City of Tuscaloosa Airport. They are annexing to receive city services.

Holly Phillip – No comments.

Applicant was not present

Motion by Mr. Jerry Pruitt to grant a favorable recommendation to City Council to annex A-01-19 Brilliant Coal Company LLC (4518 5th Street) into city. **Second by John Myers**. Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Myers-Yes; Blackburn-Yes; Mrs. Dawkins -Yes; Mr. Manson -Yes; Mr. Phillips and Mr. Wysock-Yes. **Motion Carried.**

S-02-19PP 1871, LLC Jones Property - requests Preliminary Plat approval for a 8.0 acres located on the south side of McFarland Boulevard, east of L & L Marine and west of Captain D's. **Waivers:** sidewalks

Julie Ramm stated we received word that the petitioner would like to withdraw his application.

Michael Gardiner, McGiffert and Associates, LLC, 2814 Stillman Boulevard, Tuscaloosa, AL 35401 stated he was representing the developer and would like to overall withdraw at this time.

Motion by Mr. Dale Phillips to receive withdrawal from S-02-19PP 1871, LLC Jones Property. **Second by Mr. Jerry Pruitt**. Roll call vote was as follows: Mr. Phillips – Yes; Mr. Pruitt-Yes; Mr. Myers-Yes; Blackburn-Yes; Mrs. Dawkins -Yes; Mr. Manson -Yes; Mr. Wysock-Abstain. **Motion Carried.**

Mr. Wysock stated this item is withdrawn and will have to be re-summitted if they would like.

S-03-19PP Adams Acres – Requests Preliminary Plat approval for 3.3 acres located east of Highway 69N and north Lary Lake Road **Waivers:** capped sewer, sidewalks, half-street improvement

Julie Ramm stated this is a Preliminary Plat request for approval for 3.3 acres located east of Highway 69N and north of Carrols Creek Baptist Church. It is a 2-lot subdivision. They are asking for waivers of capped sewer, sidewalks, and half-street improvements. We have talked to the county and they do not have any issue with this request.

Holly Phillip – No comments

Eric Hamner, TTL, Inc, 2890 Rice Mine Road NE, Tuscaloosa, AL 35406 representing Stanley Adams of Adams Acres. He states this is basically to clean-up a property line around their driveway that's over the property line.

Motion by Mr. Jerry Pruitt to approve Preliminary Plat approval with waivers. **Second by Michael Manson**
Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Manson-Yes; Blackburn-Yes; Mrs. Dawkins -Yes; Mr.
Meyers -Yes; Mr. Phillips and Mr. Wysock-abstain. **Motion Carried.**

XI. CITIZEN COMMUNICATION

XII. DISCUSSION

Shawn Blackburn asked what happened to our position once held on waivers of sidewalk. In the past there was discussion on this. It appears that if anyone wants a waiver on sidewalks we are granting them. There was to be a discussion on policy change.

Brian Wysock stated that the stance has not changed, but part of that may be related to each individual case. It may be related to individual subdivision or redrawing of lot lines.

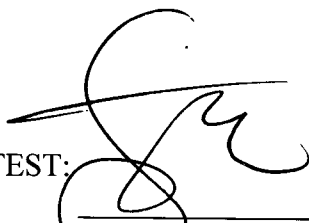
Holly Phillips stated the city stance is still the same. Some things coming before the board are in the county and they don't want sidewalks.

Julie Ramm stated the ones that are on the agenda tonight are both in the county jurisdiction and they must follow the county subdivision regulations.

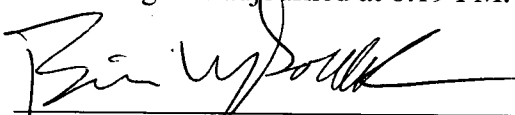
XII. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:19 PM.

ATTEST:



Julie Ramm, Secretary



Brian Wysock, Chairman