

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

The Planning and Zoning Commission met in a regular session at 6:02 p.m. on Tuesday, March 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 Myers, 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, Ron Davis, City Attorney, Bruce Higginbotham, City Administrator and Nannette McKinney, Administrative Assistant.

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

Approval of minutes- February 12, 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. Myers-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

Information on Back of Agenda - Chairman explained the meeting procedures on the Agenda.

OLD BUSINESS – None

NEW BUSINESS

A-03-19 CHARLIE CECIL MORRIS, JR - Requests Annexation approval for 308 48th Avenue, Northport, Alabama

Julie Ramm stated Mr. Morris is requesting annexation of .3 acres located at 308 48th Avenue. The property will have an initial zoning of Agricultural. The current use of the property is a single-family residence. Mr. Morris is requesting annexation to receive city services. This will be a recommendation to Council.

Holly Phillips – No comments.

Applicant was not present

Brian Wysock asked if the annexation brings this property in as AG (Agriculture) is that correct.

Julie Ramm stated yes

Brian Wysock stated does the current use of the property fit

Julie Ramm state there are some set back requirements. If this was a vacant lot, we would recommend them to rezone because the lot is so small. It would not meet the setback requirement if they were building a new residence there. They would be grandfathered in as agriculture.

Brian Wysock stated ok

Mike Manson asked is it at any consequence that it's not their primary residence.

Julie Ramm stated no it is not

Motion by Mr. Jerry Pruitt to approve the request for Annexation approval for 308 48th Avenue, Northport, Alabama **Seconded by Mr. John Myers**. Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Myers-Yes; Mrs. Dawkins-Yes; Mr. Blackburn-Yes; Mr. Manson-Yes; Mr. Phillips-Yes; and Mr. Wysock-Yes. **Motion carried.**

S-05-19PP The Summit Phase III – requests Preliminary Plat approval for 12.6 acres located on the south east corner of existing The Summit subdivision, at stub out of Summit Drive, Copper Loop Road, and Copper Crest Lane

Julie Ramm stated Longleaf Engineering, representing Pro-Built Construction, requests Preliminary Plat Phase III approval of 12.6 acres located at the southeast corner of the existing The Summit Subdivision. Phase III has 27 lots and is zoned RS-SD. The proposed setbacks of 35' from, 35' rear, and 10" side setbacks are compatible with the previous phases of development. They are asking for a waiver that is a Stub street to the east.

Holly Phillip stated Tom already know this but there must be a letter of map revision from FEMA

Phillip Grammer, Longleaf Engineering, LLC, 432 65th Street, Suite A, Tuscaloosa, Alabama 35405 state he was representing Pro Built Construction. Mrs. Ramm explained it well. This is the 3rd phase of The Summit. It follows very closely to the Masterplan. There are tiles of existing stub street that are there together. We will do the loam prior to any construction plans being approved. I think she had everything else pretty much covered.

Pat Junkins, 5606 Summit Drive, Northport, Alabama, stated she was interested in knowing the size of the purposed lots and houses. Also, would the houses be of equal value of what is there now?

Phillip Grammer stated he understood the lots and houses would be like what is there. It is laid out according to the original master plan

Brian Wysock stated it does not deviate from the Master Plan, which would have each Phase being similar.

John Myers stated he drove around the area of Copper Crest Loop and at the bottom of the hill appears to be in a marshy wet area. Is this going to tie back into Copper Crest Road, it seems to have a water problem?

Phillip Grammer stated yes, the first stub out street is tied in. There maybe some issues we will have to address in the construction plan later. We do realize there are some issues with flooding. We will be addressing some issues with the engineer plans once we start to install. If we need to do some filling or some additional things we will take care of that.

Holly Phillips stated right now they will need a letter of map revision from FEMA.

Motion by Mr. Jerry Pruitt to approve Preliminary Plat approval for 12.6 acres located on the south east corner of existing The Summit subdivision, at stub out of Summit Drive, Lopper Loop Road, and Copper Crest with the approved waiver. **Second by Michael Manson.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Manson-Yes; Blackburn-Yes; Mrs. Dawkins -Yes; Mr. Myers -Yes; Mr. Phillips and Mr. Wysock-Yes. **Motion Carried.**

S-06-19PP Resurvey Lots 1, 1A & 2 Clear Creek Colony Commercial - requests Preliminary Plat approval for 1.79+ acres located on Rose Boulevard and Colony Park Drive. **Waivers:** from sidewalks along Colony Park Drive.

Julie Ramm stated the Engineering Design Group is requesting a resurvey of lots 1, 1A, and 2 of Clear Creek Colony Commercial Park located on the southeast corner of Rose Boulevard and Colony Park Drive. 1.79 acres is currently zoned C-2, Neighborhood Commercial. The petitioner is proposing to resurvey the three lots into two lots for commercial development. Staff has request that all access to Lot 1AA be provided from Colony Park Drive and not directly onto Rose Boulevard.

Holly Phillip stated no comments

Wade Lowery, Engineering Design Group LLC, 120 Bishop Circle, Pelham, Alabama 35124, stated he would be glad to address questions or concerns.

Julie Ramm stated they are requesting one waiver and that is sidewalks along Colony Park Drive.

Dale Phillip stated he would like to address waivers separately. I think we need to look at the layout of this area and the affects it could have on other businesses coming in. I would like to do waiver first.

Brian Wysock stated we can do the waiver first

Motion by Mr. Dale Phillips to approve waiver for S-06-19PP Resurvey Lots 1, 1A & & 2 Clear Creek Colony Commercial Park for approval. **Second by Mr. Jerry Pruitt.** Roll call vote was as follows: Mr. Phillips-No; Mr. Pruitt- No; Mr. Myers-No; Blackburn-No; Mrs. Dawkins -No; Mr. Manson -No; Mr. Wysock-No. **Motion Failed.**

Motion by Mr. Jerry Pruitt to approve Preliminary Plat approval for 1.79+ acres located on Rose Boulevard and Colony Park Drive. **Second by Shawn Blackburn.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Blackburn-Yes; Manson-Yes; Mrs. Dawkins -Yes; Mr. Myers -Yes; Mr. Phillips and Mr. Wysock-Yes. **Motion Carried**

A-02-19 Thompson Family Ltd (Trestle Square Subdivision) – Requests annexation approval for 42.38 acres located east of Flatwood Road and south of the Booth Estates Subdivision from AG to RS-4

Julie Ramm stated Longleaf Engineering, representing Thompson Family Limited, is requesting annexation of 42.38 acres located east of Flatwoods Road, north of McFarland Boulevard, and south of Booth Estates. The property is currently undeveloped. It will come as an agriculture destination. There are other cases related to this one and the next one is a rezoning. This is a recommendation to Council.

Holly Phillip stated no comment

Tom Sims, Longleaf Engineering, 432 65th Street, Suite A, Tuscaloosa, Alabama, 35405 on behalf of Thompson Family Ltd. And D.R. Horton. The Annexation is the first phase of 4. If you have any questions I will be happy to answer.

Terry Whele, 34 Booth Estates, Northport, AL. There has always been a stream going threw the property. Flatwood Road is already washing out. Mr. Whele also asked about the plans with the water once the streets are in? It is already flooding the fields and goes across Hwy 82. I am concerned with the sewer and the water system. The sewer stops at Booth Estates. I would like to know are we going to need another Pumping Station and the style of houses that will be built?

Brian Wysock stated this will be answered with the Preliminary Plat.

Motion by Mr. Shawn Blackburn to grant a favorable recommendation to City Council for annexation for Annexation approval for 42.38 acres located east of Flatwood Road and south of the Booth Estates Subdivision from AG to RS-4. **Second by Jerry Pruitt** Roll call vote was as follows: Mr. Blackburn-Yes; Mr. Pruitt-Yes; Manson-Yes; Mrs. Dawkins -Yes; Mr. Myers -Yes; Mr. Phillips and Mr. Wysock-Yes. **Motion Carried.**

R-01-19 Thompson Family LTD (Trestle Square Subdivision) – Request Rezoning approval for 42.38 acres located east of Flatwood Road and south of the Booth Estates Subdivision from AG to RS-4.

Julie Ramm stated Longleaf Engineering, representing Thompson Family Limited, is requesting rezoning from AG to RS-4 of 42.38 acres located east of Flatwoods Road, north of McFarland Boulevard, and south of Booth Estates. The property is currently undeveloped. Adjacent land to the north is zoned RS-1. The property adjacent to the east is zoned RS-1 and RS-3. The property adjacent to the west is zoned RS-4. The property to the south is currently unincorporated. The property meets the technical requirements for rezoning.

Holly Phillips stated no comment

Tom Simms stated the rezoning request is a companion to the upcoming Master Plan and Preliminary Plat which is for the RS-4. The scope and size of the subdivision we plan to put there. The adjacent zoning which we plan for next is for a buffer for all the adjacent properties.

Brian Wysock state the zoning refers to the lot size itself and setbacks to how far back the house can go. It doesn't directly say this is the size of the house

Tom Simms stated the RS-4 zoning for the upcoming Preliminary Plat is allowing for a minimum lot size of 6000 square feet. In addition to that I confirmed with the developer that he plans a minimum house size of 16000 square feet with an average of 2200 square feet. There are some floor plans above 22 hundred square feet, but the average is 1600 square feet.

Julie Ramm stated there are two stub streets to the east. One would be Simpson Street and the other Deerfield street. There will not be a connection to Booth Estates proposed.

Motion by Mr. Jerry Pruitt to grant a favorable recommendation to City Council for rezoning approval for 42.38 acres located east of Flatwood Road and south of the Booth Estates Subdivision from AG to RS-4.

Second by Shaw Blackburn Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Blackburn-Yes; Manson-Yes; Mrs. Dawkins -Yes; Mr. Myers -Yes; Mr. Phillips and Mr. Wysock-Yes. **Motion Carried**

S-07-19MP Trestle Square Subdivision – Request Master Plan approval for 42.38 acres located east of Flatwoods Road, approximately 500' north of US Highway 82.

Julie Ramm stated this like the two cases prior, Thompson Family Limited, is requesting Master Plan approval for 42.38 acres. There are 165 lots proposed in the subdivision two phases. The lot sizes range from a minimum of 6,000 – 8,000 square feet. I would like to point out with this zoning there is a 20 % open space requirement. Some of the open space they are purposing doesn't technically meet all the minimum requirements such as the size. They have petitioned the Zoning Board to allow for a smaller size. This would allow for the proposed buffer around the perimeter of the neighbor count toward 20 % of open space.

Brian Wysock asked if are any waivers on the Master Plan

Julie Ramm stated are Half Street improvements and sidewalks along Flatwood Road, Sidewalks along Grand Trussville Way at the entrance, Typical street cross section at traffic calming areas and Minimum street centerline radius of 300' Phase two only.

Holly Phillips stated we have discussed with Tom that a traffic study is going to be required to see what effect this have out on Flatwood and effect it has on adjoining property before Construction plans can be approved.

Shawn Blackburn stated this design gives the best opportunity for use in that area.

Tom Simms stated he would discuss the Master Plan and the Preliminary Plat at one time. We have two parcels that the developer is purchasing. The two parcels are about 42 acres. We purpose with the Master Plan that you see here is to construct two phases. The south parcel being the first phase and the north parcel being the second. Sanitary sewer would be divided into the south into a existing trunk line that run down Hwy 82 and majority of phase two would go the same direction. There is a small portion that runs in the north corner that connect to an existing sanitary sewer line. We are aware of the stream and the drainage. The drainage ends up crossing onto subject property near the southwest corner part behind the detention pond.

Brian Wysock stated the lower right

Tom Simms stated that is correct. We have made some provision for water runoff that is a core of engineer stream which point us in requesting half street improvement waivers. It runs from commercial property from the southwest corner of the subdivision and is parallel by a USACE delineated stream on Flatwood Road and back to the north. Mrs. Ramm went over the other waivers which is solely for street calming measures. We have statically located the traffic calming areas to coincide with the green space in the middle of the master plan. The green is the middle of the master plan contains a walking trail and play ground. It makes activity around the perimeter of green space. There is a 40-foot minimum requirement in the regulations that we need to meet, or it doesn't count toward the open space. We wanted to maintain the green space as a buffer zone not only to this subdivision but also the adjacent subdivision. We could eliminate that perimeter landscaping on one side and scoop the subdivision east or west and meet the 40-foot requirement. We felt like the perimeter landscaping would give us a better overall product by keeping the buffer in place. The smaller areas are still about 20-foot wide. It's not anything that is not passable pedestrian wise. The narrow area involve are still about 7 ½ acres

open space that do meet the requirements. The narrows spot is down in the southwest corner near the detention pond. It becomes wider as you move east. It also connects to the sidewalks that are being constructed on each side of the street

Gary C. Newman, 39 Booth Estates stated he would like to know a little more about the buffer zones

Tom Simms stated we are purposing a natural buffer. We expect the houses to have their own privacy fence

Brian Wysock ask is it fair to say it would mimic what is there now

Tom Simms stated yes that is very fair. On the eastside there is already similar space that is adjacent to the Deerfield Subdivision

Seth Richardson, Duckworth Morris Realty, Property Manager for Rosewood Subdivision, 1401 Pinnacle Park stated that was natural because they had to build up the lots and bring in soil.

Tom Simms stated the Master Plan and requirement of the subdivision, on the side of Flatwoods Road, is a landscape requirement, we will be meeting for the city. It consists of shrubbery and trees.

Azzie Lee Marshall, Deerfield Subdivision, asked about the buffer being trees between that subdivision and where the houses are now. Ms. Marshall stated behind her house is an open field

Tom Simms stated the intention are to have trees.

Dale Phillips asked if Daisy Lane have sidewalks

Julie Ramm stated it appears that sidewalks are on both sides of street. I think another commissioner who is absent tonight had a question about the sidewalks. He had concern if there would be enough volume for a school bus stop inside the neighborhood. If not, the bus would be stopping on Flatwood Road and have children walking in the street and not have a sidewalk to get into the neighborhood to Flatwood.

Tom Simms stated he didn't think there would be a tie in location for sidewalks on Flatwood Road, so we kept the sidewalks internally. There are 85 lots in the first phase and another 80 in the second phase. I would assume the school bus traffic would be internal. I don't think the developer have an issue one way or the other.

Motion by Mr. Jerry Pruitt to approve the requested Master Plan for 42.38 acres located east of Flatwood Road, approximately 500' north of US Highway 82 with waivers. **Second by Shaw Blackburn** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Blackburn-Yes; Manson-Yes; Mrs. Dawkins -Yes; Mr. Myers -Yes; Mr. Phillips and Mr. Wysock-Yes. **Motion Carried**

S-04-19PP Trestle Square Subdivision, Phase 1 – Requests Preliminary Plat approval for 22.38 acres located east of Flatwoods Road, approximately 500' north of US Highway 82.

Julie Ramm stated this is a Preliminary Plat approval for 22.38 acres, associated with the same case we just dealt with located east of Flatwoods Road, north of McFarland Boulevard, and south of Booth Estates. The proposing setbacks are 20' front rear, and 7' side setbacks and meet the minimum requirements for RS-4. The developers is proposing 91 lots (85 single family lots, 6 open space lots) in this phase.

Brian Wysock stated those have the same waiver minus the street radius.

Julie Ramm stated yes

Brian Wysock stated again waivers on half street, sidewalk improvements on Flatwood, waivers and sidewalks at the entrance Flatwood Road, installation of sidewalks along Grand Trestle Way and Typical street cross section at traffic calming area.

Holly Phillips stated no comments

Tom Simms stated in the Preliminary Plat in first phase we made sure that we located the playground as part of the open space Phase One of the project.

John Myers asked will there be sidewalks along Grand Trestle Way

Dale Phillips stated there will be but not at the entrance

Brian Wysock ask on the left side is that where it connect to flatwoods? The portion to Grand Tresstle way to be constructed is only the narrow entrance.

John Myers state ok

Bryan Wysock stated Tom had mention fences near the center path. A few of the lot are jagged almost like providing a hiding place. Is there any concertation there?

Tom Simms stated yes. That is one of the reasons we wanted to do an improved pathway instead of a natural pathway. We are going to also place landscaping and benches planned there that will be presented in the construction plans.

Motion by Mr. Jerry Pruitt to approve the requested Preliminary Plat for Phase One, 22.38 acres located east of Flatwood Road, approximately 500' north of US Highway 82 with waivers. **Second by Shaw Blackburn**
Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Blackburn-Yes; Manson-Yes; Mrs. Dawkins -Yes; Mr. Myers -Yes; Mr. Phillips and Mr. Wysock-Yes. **Motion Carried**

XI. CITIZEN COMMUNICATION

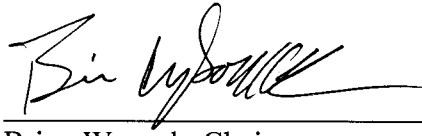
Shawn Blackburn stated he wanted to add that we are trying to fill up all the gaps on the City map. If you have influence, please help us in annexations.

XII. DISCUSSION

Bryan Wysock stated he thought we touch on different things we wanted such as walking path in middle of Open Space using the Open Space to create a buffer rather than shifting it to one side to meet regulations. I say that strictly for myself.

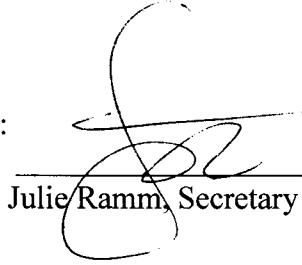
XII. ADJOURNMENT

Motion by Mr. Jerry Pruitt to adjourn. **Second by Shaw Blackburn**
All in Favor meeting was adjourned at 7:06.



Brian Wysock, Chairman

ATTEST:



Julie Ramm, Secretary