

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, May 14, 2019**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, May 14, 2019, in the Council Chambers at Northport City Hall.

The meeting was called to order by Vice Chairman Shawn Blackburn. 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, Mr. David Kemp and Mr. Tony Roberts. Absent and failing to vote was Mr. Brian Wysock. Staff present were Julie Ramm, Interim Planning Director, 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. Kemp-Yes; Mr. Manson-Yes; Mr. Myers-Yes; and Mr. Roberts - Yes **Motion carried**.

Approval of minutes- March 12, 2019 and April 09, 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. Kemp – Yes; Mr. Myers-Yes; Mr. Phillips-Yes; and Mr. Roberts - Yes. **Motion carried**.

Verification of Proper Notification - Mrs. Ramm confirmed proper notification was given.

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-04-19 Willie F. & Janice Hardy - Requests Annexation approval for approximately 3 acres located at 9309 Cleveland Road.

Julie Ramm stated the applicant, Willie F. & Janice Hardy are requesting annexation of approximately 3 acres located at 9300 Cleveland Road. The reason for the request is to receive City water service. The property is contiguous to the city limits and meets the requirements for annexation.

Applicant was not present.

Motion by Mr. Jerry Pruitt to approve the request for Annexation approval for 3 acres located at 9309 Cleveland Road, Northport, Alabama **Seconded by Mr. David Kemp**. Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Kemp – Yes; Mr. Myers-Yes; Mrs. Dawkins-Yes; Mr. Blackburn-Yes; Mr. Manson-Yes; Mr. Phillips-Yes; and Mr. Tony Roberts. **Motion carried**.

R-03-19 Frank Atkins Hamner - Requesting Rezoning from RS.SD to C-2 located north of McFarland and East of Hunter Creek Road.

Joe Duckworth, 1312 Greensboro Avenue, Tuscaloosa, representing applicant. Mr. Duckworth stated the applicant request is to rezone from RS-SD to C-6. This property is located NE corner of McFarland Boulevard and Hunter Creek Road.

Julie Ramm stated the applicant is requesting rezoning of 1.84 acres from RS-SD to C.2 Highway Commercial. Prior to the 2012 zoning map revision, this parcel along with two smaller parcels adjacent to the south were zoned C-6. During the 2012 map revision, this property was rezoned from C-6 to RS-20. In 2018, the same parcel was rezoned from RS-20 to RS-SD during the latest map revision. Both smaller adjacent parcels have held the C-6 designation since prior to 2012.

Motion by Mr. Jerry Pruitt to make a favorable recommendation to the City Council to approved rezoning 1.84 acres from RS-SD to C.2 Highway Commercial. **Second by Tony Roberts.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Roberts – Yes; Mr. Manson-Yes; Mr. Blackburn-Yes; Mrs. Dawkins -Yes; Mr. Myers -Yes; Mr. Phillips-Yes and Mr. Kemp - Yes **Motion Carried.**

S-09-19PP Thompson Family Subdivision – Hal & Bridget Hunt requests Preliminary Plat approval of 52.1 acres east of Highway 43, south of Briarcliff Subdivision and north of Gloryland Subdivision. **Waivers:** Street Frontage Lot 2, Capped Sewer for Lot 2 and Sidewalks.

Julie Ramm stated Thompson Family Limited is requesting the preliminary plat approval of three lot subdivision east of Highway 43, south of Briarcliff, and north of Gloryland Subdivision. Two of the proposed lots are adjacent to Northport Station. The applicant is requesting the following waivers: (1). Access to a public street (2). Capped Sewer (3). Sidewalks. The applicant is proposing access to lot 2 through a 30-foot access easement. The proposed easement would be through an existing parking lot. Planning staff has concerns that granting this waiver and creating a land locked parcel would not provide sufficient access for public safety vehicles if this parcel is developed in the future. There are also concerns with setting a precedent for future subdivision request. The proposed frontage along Highway 43 is approximately 250 feet. Currently, there are no sidewalks along Highway 43. To staff's knowledge, ALDOT does not have plans to construct sidewalks in this area in the near future.

Commission members asked the applicant to continue to work with staff to resolve the issues regarding access to all lots of the proposed subdivision.

Motion by Mr. Jerry Pruitt to table until next meeting Second **by Mr. David Kemp** Roll call vote was as follows: Mr. Pruitt -yes; Mr. Kemp - yes; Mrs. Dawkins – Yes; Mr. Blackburn – Yes; Mr. Myers – Yes; Mr. Manson -Yes; Mr. Roberts – Yes. **Motion Carried.**

A-05-19 Black Warrior Solid Waste Disposal Authority (BWSWDA) – Requests Annexation approval for +/- 186.5 acres located near Rose Boulevard and Mount Olive Road, approximately 1.5 miles north of U.S. Highway 82.

Frank Summers, TTL, Inc, 2890 Rice Mine Road NE, representing Black Warrior Solid Waste Disposal Authority, stated the applicant request to annex +/- 186.5 acres located between Rose Boulevard and Mount Olive Road, approximately 1.5 miles north of U.S. Highway 82.

Julie Ramm stated The Black Warrior Solid Waste Disposal Authority is requesting annexation of approximately 186 acres located west of Rose Boulevard, east of mount Olive Road, and one and a half miles north of McFarland Boulevard. The applicant is proposing to relocate a portion of Mount Olive Road with a new connection to Rose Boulevard. The property is contiguous to the city limits and meets the requirements for annexation. The initial zoning for this property is AG-Agricultural.

William Daniel Sutton, 14209 Denham Road, Pride, LA 70770, stated he owned adjacent land. He requested that the land remain in the county or be zoned as agricultural.

Ms. Davis, 4806 Saratoga Estates stated she was not in agreement with zoning. She was opposed to commercial property being adjacent to her property.

Motion by Mr. Jerry Pruitt to make a favorable recommendation to council to annex approximately 186.5 acres. The initial zoning for this property is AG- Agricultural. **Second by Michael Manson.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Manson-Yes; Blackburn -Yes; Mrs. Dawkins -Yes; Mr. Kemp – Yes; Mr. Myers -Yes; Mr. Phillips and Mr. Roberts -Yes. **Motion Carried**

R-04-19 Black Warrior Solid Waste Disposal Authority (BWSWDA) – Requests Rezoning from AG to C-3 (General Commercial) located near Rose Boulevard and Mt. Olive Road, approximately 1.5 miles north of U.S. Highway 82.

Julie Ramm stated The Black Warrior Solid Waste Disposal Authority is requesting rezoning of approximately 186 acres located west of Rose Boulevard, east of Mount Olive Road, and one and a half miles north of McFarland Boulevard. The applicant is requesting C-3 zoning which would allow a variety of uses. The property does meet all rezoning requirements.

Frank Summers, TTL, Inc, 2890 Rice Mine Road NE, representing Black Warrior Solid Waste Disposal Authority (BWSWDA) stated due the size and shape they were interested in Rezoning to C-3 (Commercial Zoning).

Councilman Roberts requested the lots to the east of Rose Boulevard (lots 6, 7, and 8) be zoned O/I instead of commercial to give more protection to the existing residential neighborhood.

Frank Summers stated that his client did not have a problem with lots 7 and 8 being zoned O/I but requested that lot 6, due to it's size, be zoned C-3 along with lots 1-5.

Motion by Mr. Shawn Blackburn to make a favorable recommendation to council to Rezone Lots 1-6 to C-3, (Commercial) and Lots 7 and 8 to O/I (Office Institutional). **Second by Jerry Pruitt.** Roll call vote was as follows: Mr. Blackburn – Yes; Mr. Pruitt-Yes; Mr. Manson-Yes; Mrs. Dawkins -Yes; Mr. Kemp – Yes; Mr. Myers -Yes; Mr. Phillips and Mr. Roberts – No. **Motion Carried**

S-10-19PP Black Warrior Soiled Waste Disposal Authority (BWSWDA) – Black Warrior Solid Waste Disposal Authority Requests Preliminary Plat approval approximately 186.5 acres between Rose Boulevard and Mt. Olive Road approximately 1.5 miles north of U.S. Highway 82. **Waivers:** Sidewalks, Curb and gutter, Drawing Scale, Typical Street Cross Section, Stub Street requirements and capped sewer.

Julie Ramm stated this is an eight-lot subdivision located west of Rose Boulevard, east of Mount Olive Road, and one and a half miles north of McFarland Boulevard. The proposed subdivision consists of approximately 186 acres. The development of the commercial subdivision, the applicant is proposing to relocate a portion of Mount Olive Road with a new connection to Rose Boulevard. The applicant is asking for the following waivers:

Sidewalks, Curb and gutter, Drawing Scale, Typical Street Cross Section, Stub Street requirements and Capped Sewer.

Frank Summers, TTL, Inc, 2890 Rice Mine Road NE, stated on behalf Black Warrior Solid Waste Disposal Authority located approximately one and a half miles north of U.S. Highway 82 parallel and adjacent to Rose Boulevard and between Rose Boulevard and Mount Olive Road. As part of Preliminary Plat submittal, they are requesting waiver of sidewalks, Curb and gutter, Drawing Scale, Typical Street Cross Section, Stub Street requirements and Curb and Gutter from the subdivision regulations. A drainage report is not being submitted as part of this submittal. The project is a proposed relocation of Mount Olive Road with no other development. Portions of the existing Mount Olive Road shall be removed. Open roadside ditches will be utilized for surface drainage and only one (1) storm drain shall be required beneath the relocated roadway to allow conveyance of an existing drainage basin as it flows today. The proposed storm drain will only be the width of the proposed roadway.

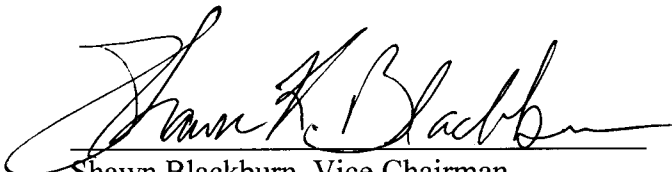
Motion by Mr. Jerry Pruitt to grant Preliminary Plat approval for approximately 186.5 acres, located near Rose Boulevard and Mt. Olive Road approximately, 1.5 miles north of U.S. Highway 82 with all requested waivers. **Second by Michael Manson.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Manson-Yes; Blackburn -Yes; Mrs. Dawkins -Yes; Mr. Kemp – Yes; Mr. Myers -Yes; Mr. Phillips and Mr. Roberts -Yes. **Motion Carried**

XI. CITIZEN COMMUNICATION

XII. DISCUSSION – Tony Roberts mentioned a vacancy on the Zoning Board of Adjustment. Shawn Blackburn announced Special Meeting (Thompson Family Subdivision) on May 29 at 12:00 noon.

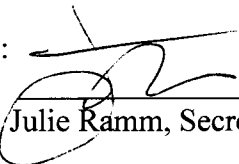
XII. ADJOURNMENT

Motion by Mr. Jerry Pruitt to adjourn. **Second by Shaw Blackburn**
All in Favor. Meeting was adjourned at 7:26.



Shawn Blackburn, Vice Chairman

ATTEST:



Julie Ramm, Secretary