

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, July 09, 2019**

The Planning and Zoning Commission met in a regular session at 6:02 p.m. on Tuesday, July 09, 2019, in the Council Chambers at Northport City Hall.

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

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

Approval of minutes- June 11, 2019. **Motion by Mr. David Kemp** to approve minutes. **Seconded by Mr. John Myers**. Roll call vote was as follows: Mr. Kemp -Yes; Mr. Myers -Yes; Mr. Blackburn-Yes; Mrs. Dawkins-Yes; and Mr. Phillips **Motion carried**.

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

Verification of No Conflict of Interest

Information on Back of Agenda – Vice Chairman explained the meeting procedures on the Agenda.

OLD BUSINESS – None

NEW BUSINESS

A-06-19 Reoma Sanders – Requests Annexation approval ½ acres located at 6600 Flatwoods Road.

Julie Ramm stated Reoma Sanders requests annexation of her residence located at 6600 Flatwoods Road. She also stated Ms. Sanders is requesting annexation to continue receiving city services. This request meets all the requirements for annexation. The initial zoning for this parcel is Agricultural.

The applicant was not in attendance.

Motion by Mr. Dale Phillips to grant a favorable recommendation to City Council for the Annexation Approval of ½ acres located at 6600 Flatwoods. **Seconded by Mrs. Nancy Dawkins**. Roll call vote was as follows: Mr. Phillips-Yes; Mrs. Dawkins – Yes; Mr. Blackburn-Yes; Mr. Kemp-Yes; and Mr. Myers-Yes; **Motion carried**.

A-08-19 Billy Jack Williamson & Daffiny Hardy – Requests Annexation approval for approximately .83 acres located at 6724 Flatwoods Road.

Julie Ramm stated the petitioner Billy Williamson and Daffiny Hardy requests annexation of their residence located at 6724 Flatwoods Road.

The petitioner is requesting annexation to continue receiving city services. This request meets all the requirements for annexation. The initial zoning for this parcel is Agricultural.

Billy Jack Williamson stated he had no comment.

Motion by Mr. Dale Phillips to grant a favorable recommendation to City Council for the Annexation Approval of approximately .83 acres located at 6724 Flatwoods Road. **Seconded by Mr. John Myers.** Roll call vote was as follows: Mr. Phillips-Yes; Mr. Myers – Yes; Mr. Kemp – Yes; Mr. Blackburn-Yes; and Mrs. Dawkins-Yes; **Motion carried.**

R-05-19 Dano Development, LLC – Requests Rezoning from RM-2 to C-6 located 3811 33rd Street.

Julie Ramm stated Dano Development requests rezoning of 3811 33rd Street from RM-2 to C-6. The adjacent parcels to the north and west are zoned C-6. The adjacent parcels to the east and south are zoned RM-2. This request meets the requirement for rezoning. Ms. Ramm also pointed out that C-6 is composed of a large variety of uses (offices, auto repair, mini storage, etc.) not just what the developer is proposing to construct.

Shawn Blackburn inquired about other zoning around the property.

Julie Ramm stated to the south is zoned RM-2 (Residential Multi Family). The property to the north is zoned C-6.

Danny Weems, Dano Development, LLC, PO Box 1425, Northport, Alabama, stated his reason for requesting to be zoned to C-6 is to build more office buildings in the future.

Dale Phillips asked if the petitioner plans were to build an office building.

Danny Weems stated he need a place for his office now, so his intent is to build an office building facing 39th Avenue.

Dale Phillips stated that C-6 is a broad zoning classification and recommended rezoning to C-3 if possible.

Danny Weems stated he would like to be open to retail as well.

Shawn Blackburn stated he thought that C-3 could get Mr. Weems what he needs and in future if there are any changes he is welcome to come back to the board.

Motion by Mr. Dale Phillips to grant a favorable recommendation to City Council for the Rezoning from RM-2 to C-3 located at 3811 33rd Street. If the applicant wishes to come back to expand zoning the board will be willing to hear his request. **Seconded by Mrs. Nancy Dawkins-** Mr. Phillips-Yes; Mrs. Dawkins -Yes; Mr. Blackburn -Yes; Mr. Kemp-Yes; Mr. Myers -Yes. **Motion carried.**

S-12-19PP Grand Pointe Phase 5 – Billy Boyd Realty & Construction request Preliminary Plat approval of 10.6 acres, located Southeast of Cottage Lane and West of Tuscaloosa County High School. **Waivers:** Valley Gutter in Lieu of Standard 24” curb and gutter. **Tabled to be heard on August 13, 2019.**

SP-01-19 First Baptist Church of Northport – First Baptist church of Northport requests the renaming of 12th Street.

Julie Ramm stated First Baptist Church of Northport is requesting 12th Street be renamed to honor the late Rev. O.S. Harvey. Ms. Ramm stated that the City has received a petition that is signed by members of the community and the Church. The City does not have any guidelines for renaming of streets. If the Commission votes in favor of renaming the street, the residents that live on this portion of 12th street will have their street addressed changed. This is an action that will be a recommendation to the City Council.

Ann Archibald, 1313 12th Street, Northport, Alabama, asked whose responsibility is it to make address changes for her residence if this item was passed by Council.

Shawn Blackburn stated it would be the resident's responsibility.

Julie Ramm stated the City would send the county EMA (911) and Postal Services notification.

Jay Logan, 2018 43rd Avenue, Northport, Alabama, stated he was speaking on behalf of First Baptist Church requesting the renaming of First Baptist Church to O.S. Harvey. Rev. Harvey was instrumental in moving the church forward for 30 years in the late Thirty's until his retirement in the 70's.

David Kemp stated he would like clarification on the location of the street.

Jay Logan stated the street is very long but what is proposed to be renamed is from the church going east.

Dale Phillip stated on the petition there are only a few residents' names listed, he suggested tabling the petition until next month so that the church could contact the other residents and get their signatures on the petition.

Jay Logan suggested for the future we should look at establishing criteria for renaming streets.

Julie Ramm suggested the church go door to door to get residents to sign a petition so they will be aware of name change. It will be heard at the August 13th meeting.

Motion by Mr. David Kemp to table SP-01-19 Renaming of 12th Street until the next scheduled meeting on August 13, 2019 **Seconded by Mr. Dale Phillip**- Mr. Kemp-Yes; Mr. Phillips -Yes; Mr. Blackburn -Yes; Mrs. Dawkins-Yes; and Mr. Myers **Motion carried.**

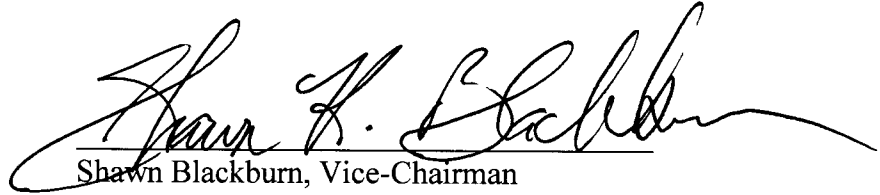
XI. CITIZEN COMMUNICATION

XII. DISCUSSION – Shawn Blackburn stated the board needs to nominate a Chair and Vice Chair. Brian Wysock, Chairman has resigned and relocating to Huntsville.

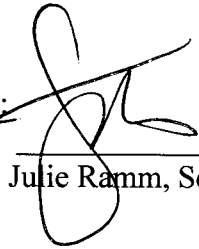
Dale Phillip made a motion to nominate Shawn Blackburn into the Chairman position for the remaining term. Second by John Myers. Mr. Phillips – Yes, Mr. Myers – Yes; Mr. Blackburn – Yes; Mrs. Dawkins – Yes; and Mr. Kemp – Yes Motion Carried

Motion by John Meyers to nominate for Vice Chairman Dale Phillips. Second by David Kemp: Mr. Myers – Yes; Mr. Kemp – Yes; Mr. Blackburn – Yes; Mrs. Dawkins – Yes; and Mr. Phillips. Motion Carried

XII. ADJOURNMENT – 6:57 p.m.


Shawn Blackburn, Vice-Chairman

ATTEST:


Julie Ramm, Secretary