OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, OCTOBER 8, 2019

The Planning and Zoning Commission met in a regular session at 6:03 p.m. on Tuesday, October 08, 2019, in the Council Chambers at Northport City Hall.

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

Approval of Agenda – **Motion by Mr. Tony Roberts** to approve agenda. **Seconded by Mr. David Kemp.** Roll call vote was as follows: Mr. Roberts-Yes; Mr. Kemp-Yes; Ms. Dawson– Yes; Mr. Myers-Yes; Mr. Blackburn-Yes; Mr. Manson-Yes; and Mr. Roland-Yes. **Motion Carried**.

Approval of minutes- Not Available

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

Verification of No Conflict of Interest – Nancy Dawkins stated she had a conflict with Item b. S-17-19PP Glen Crest Phase III

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

NEW BUSINESS

A-12-19 J. Marie C. Whiting – Requests Annexation approval for .98 acres of land located at 3821 37th Avenue.

Julie Ramm stated Ms. J. Maire C. Whiting requests annexation of .98 acres of land located at 3821 37th Avenue. This property is behind City Hall in Biscayne Hills. The applicant is requesting annexation in order to continue receiving City Services. This property is contiguous to the city limits and meets all requirements for annexation. The initial zoning designation will be AG Agricultural. This is a recommendation to City Council. Mrs. Ramm also stated that she had received a call from an adjoining property owner stating that there were code violations at this address. She stated that she inspected the property and found no violations.

Motion by Mr. Tony Robert to make a favorable recommendation to City Council for the Annexation Approval of .98 acres of land located at 3821 37th Avenue **Seconded by Mr. Shawn Blackburn.** Roll call vote was as follows: Mr. Roberts-Yes; Mr. Blackburn–Yes; Ms. Dawson-Yes; Mr. Kemp-Yes; Mr. Manson-Yes; Mr. Myers-Yes; and Mr. Phillips-Yes **Motion carried**.

S-17-19PP Glen Crest Phase III - Request Preliminary Plat approval for approximately 16.2 acres located north of Phase II of Glen Crest Subdivision, west of Highway 69 North, and south of Lary Lake Road. **Waivers:** Minimum setbacks for RS-SD from 25' to 20', Waiver of requirement to install sidewalks along Lary Lake Road and Highway 69, Waiver of requirement to install half street improvements along Lary Lake

Road and Highway 69, Waiver from Minimum street centerline radius of 300', and waiver from typical street cross section.

Julie Ramm stated Longleaf Engineering on behalf of Glen Crest, LLC is requesting Preliminary Plat approval for approximately 16.2 acres of land located west of Highway 69 and south of Lary Lake Road. The property is immediately north of Phase II of Glen Crest Subdivision. The following waivers are requested: Waiver of minimum setbacks for RS-SD from 25' to 20', Waiver of requirement to install sidewalks along Lary Lake Road and Highway 69, Waiver from Minimum street centerline radius of 300' and waiver from typical street cross section. She also stated the submitted plat follows the approved Master Plan. Therefore, staff has no objections in approving the preliminary plat with the stipulation that the Engineering staff be allowed to work with the engineer of record in determining the most appropriate locations for traffic calming devices. Mrs. Ramm stated the waiver for the reduction is setbacks is cause by the map revision that was approved by the Commission and the City Council in 2018. During that revision, this property was rezoned from RS-9 to RS-SD. The minimum set backs in an RS-SD zoned is 25 feet. She stated the developer wants to match what is already in the subdivision and what was approved on the Master Plan.

Tom Sims, Longleaf Engineering, LLC, 432 65th Street, Suite A, Tuscaloosa, AL 35406, stated this is the 3rd Phase of Glen Crest. He stated the waiver request mentioned on setbacks would match what was approved in Phases 1 and 2. There were no changes in those phases but there is a conflict in the RS-SD zoning. He stated that the county & ALDOT do not want sidewalks along Lary Lake Road & Highway 69. He also stated that the county prefers no curb & gutter along Lary Lake Road. Mr. Sims stated that the street radius of 300 is not a change for the original masterplan. He stated that the last waiver request was from typical street cross section was solely because of proped traffic calming to reduce speed throughout the subdivision. There are no changes from the original Master Plan that was already approved.

Holly Phillips, City Engineering stated her comments were regarding street narrowing and traffic calming. The only issue it was toward the intersection. The engineering staff determine the best location for the traffic calming during the Construction Plan Phase.

Dale Phillips asked about the setbacks of five feet and seven feet. He wanted to make sure that the setbacks would be staggered so that there would be enough room between the houses and there would not drainage issues.

Tom Sims stated the city requires certification every time a house gets a CO to make sure drainage requirements were met.

Motion by Mr. Tony Robert to approve S-17-19PP Glen Crest Phase III Preliminary Plat approval including traffic calming measures as apart. This motion does include all waives listed. The Traffic calming placement will be determined by City staff during the Construction plan phase. **Seconded by Mr. David Kemp.** Roll call vote was as follows: Mr. Roberts-Yes; Mr. Kemp–Yes; Mr. Blackburn-Yes; Mr. Manson-Yes; Mr. Myers-Yes; and Mr. Phillips-Yes; Ms. Dawkins (Recluse herself) **Motion carried**.

S-18-19PP Old Boy's Club Subdivision (City of Northport) – Request Preliminary Plat approval for approximately 3.4 acres located 700 Bridge Avenue. **Waivers:** Waiver of requirement to install sidewalks along Lurleen Wallace Boulevard.

Julie Ramm stated The City of Northport is requesting Preliminary Plat approval for 3.4 acres located at 700 Bridge Avenue. The City is proposing to remove several existing internal lot lines with this Preliminary Plat. The waiver request is to install sidewalks along Lurleen Wallace Boulevard.

Patrick Agee, Titan Enterprises, 1641 North McFarland Blvd, Tuscaloosa, AL stated they are the adjoining property owners to the south and curious about what's going on from an official of the city.

Tony Roberts, District 1 City Councilman for the City of Northport, stated The City is in negotiations with a developer to bring a Marriott Hotel to this site.

Patrick Agee stated if this property dose not sell, Titan Enterprises is interested in purchasing this property. He stated that they have made that comment to the City for the last 10 years. He also stated they would like to develop that area to make it a beautiful gateway into the City of Northport.

Rosie Britton, 613 Bridge Avenue, Northport, stated she would like to know what's going on because her home was once on this property and was moved across the street. She asked if her home would be moved again.

Tony Roberts stated no, that the only property in question is what is currently owned by the city.

Holly Phillips stated one of the easements may be changed before the final plat is recorded.

Julie Ramm stated we will ensure that those easements are defined on the final plat before it is recorded.

David Kemp suggested the sidewalks along Bridge Avenue be coordinated with the 5th Street round-about project.

Tony Roberts stated the reason we would like to are delaying sidewalk construction is for potential future street scaping.

Motion by Mr. Tony Robert to approve Preliminary Plat with waiver of sidewalks on Lurleen Wallace and waiver to delay sidewalk construction until the project is in final phase approval of construction. **Seconded by Mr. David Kemp.** Roll call vote was as follows: Mr. Roberts-Yes; Mr. Kemp–Yes; Ms. Dawson-Yes; Mr. Blackburn-Yes; Mr. Manson-Yes; Mr. Myers-Yes; and Mr. Phillips-Yes **Motion carried**.

S-19-19PP Hasson Center (City of Northport) – Request Preliminary Plat approval for approximately 2.1 acres located 1513 12th Street. **Waivers:** Install Sidewalk along 12th Street (topography), half street improvements (no street construction is proposed) and Waiver from dedication of addition ROW dedication.

Julie Ramm stated the City of Northport is requesting Preliminary Plat approval for 2.1 acres located at 1513 12th Street. Also stated, the City Petitioned the Commission in 2018 for Preliminary Plat approval for this subdivision. During the Final Plat phase, the City was notified that although the County Tax Records indicated the City owns the property, clear title of the southern portion of the plat could not be determined. Mrs. Ramm stated this portion has been removed from the submitted plat.
The waivers requested are to install sidewalks along 12 street (topography), install half street improvements along 12th street (no construction is proposed) and from dedication of additional ROW dedication.

Ron Davis stated this does not change anything with the Hasson Center.

Holly Phillips stated there is one easement on the plat that may change before the final plat is rcorded.

Motion by Mr. Dale Phillips to grant S-19-19 Preliminary Plat approval for Hasson Center for approximately 2.1 acres located 1513 12 Street with waivers stated included. **Seconded by Mr. Tony Roberts.** Roll call vote was as follows: Mr. Phillips-Yes; Mr. Roberts-Yes; Mr. Blackburn–Yes; Ms. Dawson-Yes; Mr. Kemp-Yes; Mr. Manson-Yes; Mr. Myers-Yes; **Motion carried**.

XI. CITIZEN COMMUNICATION

XII. DISCUSSION

Tony Roberts suggested forming a committee to look at a creating a sidewalk bank. He referenced Peachtree City in Georgia has a program that he would like for the committee to look at.

The committed was form with Shawn Blackburn, John Myers, David Kemp, Max Snyder, Holly Phillips and Julie Ramm. The first meeting will be on next Tuesday, October 15, at 12 noon.

XII. ADJOURNMENT – 6:45 p.m.

Dale Phillips, Vice Chairman

ATTEST:

Julie Ramm, Secretary