

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 14, 2020**

The Planning and Zoning Commission met in a regular session at 6:02 p.m. on Tuesday, January 14, 2020 in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Dale Phillips. Upon roll call the following members were found to be present: Mr. Shawn Blackburn, Mrs. Nancy Dawkins, Mr. David Kemp, Mr. Dale Phillips, Mr. Tony Roberts and Mr. Scott Roland. Absent and failing to vote were Mr. Michael Manson, Mr. John Myers and Mr. Jerry Pruitt. Staff present were Ron Davis, City Attorney, Julie Ramm, Planning Director, Holly Phillips, Engineer, 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; Mr. Roberts-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 – None

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

OLD BUSINESS - None

NEW BUSINESS

S-01-20PP Magnolia Hills Subdivision Phase I – Glory, LLC requests Preliminary Plat approval for approximately 53 acres located at the end of Owen Parkway, South of Northwood Estates, and North of Biscayne Hills. **Waivers**: Minimum setbacks and stub street requirements.

Julie Ramm stated Glory, LLC requests Preliminary Plat approval of Magnolia Hills Phase I. The proposed preliminary plat consists of 50 single family lots, one open space lot, and 2 lots for future phases of this subdivision. The total acreage of this phase is 53 acres. This phase is zoned RS-SD which will give the Commission the authority to establish setbacks for the individual lots. The master plan was approved in September of 2017. At that time, the Commission approved the minimum setbacks of 20' front and rear and 7' side setbacks. Phase I is in full compliance with the approved master plan.

The following waivers are requested: Minimum setbacks of 20' front and rear and 7' side setbacks and stub street requirement.

Tom Sims, PE, Longleaf Engineering, LLC, 432 65th Street Suite A, Tuscaloosa, Alabama 35405 representing Glory, LLC. Mr. Sims stated Glory LLC is requesting Preliminary Plat approval for approximately 53 acres located at the end of Owen Parkway, South of Northwood Estates, and North of Biscayne Hill with waivers of minimum setbacks and stub street requirements.

Motion by Mr. Shawn Blackburn to grant the Preliminary Plat approval for approximately 53 acres located at the end of Owen Parkway, South of Northwood Lake Subdivision, and North of Biscayne Hills Subdivision with

waivers of minimum setbacks and stub street requirements included. **Seconded by David Kemp.** Mr. Blackburn-Yes; Mr. Kemp-Yes; Mrs. Dawkins-Yes; Mr. Phillips-Yes; Mr. Roberts-Yes; and Mr. Roland-Yes. **Motion carried.**

S-02-20PP Resurvey of Lots 8 & 9 Oak Creek Subdivision No. 2 – Preliminary Plat approval for approximately 1.54 acres located East of Frank Lary Road on the north side of Elam Drive. **Waivers:** Capped Sewers and sidewalk construction when residential construction is complete.

Julie Ramm stated Alan and Nataliia Smith request Preliminary Plat approval of a Resurvey of Lots 8 and 9 of Oak Creek subdivision No. 2. The proposed preliminary plat will combine two lots into one proposed lot, Lot 8R. The total acreage of this resurvey is 1.54 acres. This propose plat is in the county and has no zoning requirements. The following waivers are Capped Sewers and Sidewalk construction when residential construction is complete.

Jamie Autery, PO Box 1486, Northport, AL 35476, was present representing Alan and Nataliia Smith.

Motion by Tony Roberts to grant Preliminary Plat approval for approximately 1.54 acres located east of Fran Lary Road, north of Elam Drive with waivers of capped sewer and sidewalk construction when residential construction is complete. **Seconded by Shawn Blackburn.** Mr. Roberts-Yes; Mr. Blackburn-Yes; Mrs. Dawkins-Yes; Mr. Kemp-Yes; Mr. Phillip-Yes; and Mr. Roland. **Motion Carried.**

A-01-20 Tanner Smithson – Annexation of approximately 16 acres located at the corner of Mitt Lary Road and Pine Hill Road.

Julie Ramm stated Tanner Smithson requests annexation of approximately 16 acres located at the corner of Mitt Lary Road and Pinehill Road. The initial zoning designation for the entire 16 acres will be AG Agricultural. Mr. Smithson has three subsequent case that relate to this property. The property does meet annexation requirements and is eligible for annexation into the city limits. The city has received the updated deeds showing Mr. Smithson has purchased the property.

Chase Lucas, TTL, Inc. 2890 Rice Mine Road NE, Tuscaloosa, 35406, present representing Tanner Smithson.

Motion by Dale Phillips to grant a favorable recommendation to City Council for annexation for approximately 16 acres located at the corner of Mitt Lary Road and Pine Hill Road. **Seconded by Shawn Blackburn.** Mr. Phillips-Yes; Mr. Blackburn-Yes; Mrs. Dawkins-Yes; Mr. Kemp-Yes; Mr. Roberts-Yes; and Mr. Roland-Yes. **Motion Carried.**

S-03-20PP Smithson Subdivision – Preliminary Plat approval for approximately 16 acres located at the corner of Mitt Lary Road and Pine Hill Road in Northport. **Waivers:** Capped Sewer, sidewalks, and half-street improvements.

Julie Ramm stated Tanner Smithson requests preliminary plat approval of approximately 16 acres located at the corner of Mitt Lary Road and Pinehill Road. The proposed subdivision will combine four existing parcels into two lots. Waivers are sidewalks, half street improvements and Capped Sewer. Mrs. Ramm also stated the Fire Department has notified the developer that any future development of Lot 2 will trigger full compliance with applicable fire codes including, but not limited to, fire hydrant installation, adequate pavement width, and adequate fire access turn around.

Chase Lucas, TTL, Inc. 2890 Rice Mine Road NE, Tuscaloosa, 35406, was present representing Tanner Smithson.

Motion by Shawn Blackburn to grant Preliminary Plat approval for approximately 16 acres located at the corner of Mitt Lary Road and Pine Hill Road with waivers of capped sewer, sidewalk and half-street improvements. **Seconded by Tony Roberts.** Mr. Blackburn-Yes; Mr. Roberts-Yes; Mrs. Dawkins-Yes; Mr. Kemp-Yes; Mr. Phillip-Yes; and Mr. Roland-Yes. **Motion Carried**

R-01-20 Tanner Smithson – Rezoning of 2 acres from AG to C-2 located at the corner of Mitt Lary Road and Pine Hill Road.

Julie Ramm stated Tanner Smithson requests rezoning of approximately 2 acres located at the corner of Mitt Lary Road and Pinehill Road from AG to C-2 Neighborhood Commercial. C-2 zoning allows for a variety of neighborhood commercial uses such as schools, churches, daycares, group homes, beauty shops, convenience store (no fuel), restaurants, and general retail. Indoor recreation is allowed by Conditional Use which is a companion case to this rezoning request. The Conditional Use and Rezoning request will be voted on separately. The City's 2007 Land Use Plan identifies this area as residential. However, the rezoning request does meet the standard requirements for rezoning.

Chase Lucas, TTL, Inc. 2890 Rice Mine Road NE, Tuscaloosa, 35406 was present representing Tanner Smithson.

Motion by Tony Roberts to grant a favorable recommendation to City council for rezoning of 2 acres from AG to C-2 located at the corner of Mitt Lary Road and Pine Hill Road. **Seconded by David Kemp.** Mr. Roberts-Yes; Mr. Kemp-Yes; Mrs. Dawkins-Yes; Mr. Roberts-Yes; Mr. Phillip-Yes; and Mr. Roland-Yes. **Motion Carried.**

SP-01-20 Tanner Smithson – Conditional Use to allow Indoor Recreation in a C-2 zone located at the corner of Mitt Lary Road and Pine Hill Road.

Julie Ramm stated Tanner Smithson requests Conditional Use approval of approximately 2 acres located at the corner of Mitt Lary Road and Pinehill Road to allow for indoor recreation in a C-2 zone. Mr. Smithson proposes to construct an indoor baseball facility at this location. The Commission has the authority to recommend to the City Council stipulations that will minimize any adverse effects this type facility may have on surrounding neighborhoods. For instance, the Commission may want to consider adding a stipulation to their recommendation that would limit the hours of operation of the facility if that is a concern of the surrounding property owners.

Chase Lucas, TTL, Inc. 5890 Rice Mine Road NE, Tuscaloosa, 35406 was present representing Tanner Smithson.

Tanner Smithson, 13953 Stone Harbor Drive, Northport, AL 35475 was also present.

Motion by Dale Phillips to grant a favorable recommendation to City Council for Conditional Use to allow indoor recreation in a C-2 zone located at the corner of Mitt Lary Road and Pine Hill Road. **Seconded by David Kemp.** Mr. Phillips-Yes; Mr. Kemp-Yes; Mrs. Dawkins-Yes; Mr. Blackburn-Yes; Mr. Roberts-Yes; and Mr. Roland-Yes. **Motion Carried.**

SP-02-20 IMS Development (Holman Lumber Site) – Conditional Use to allow placement of fill material within the floodway fringe located at the corner of 30th Avenue and 17th Street.

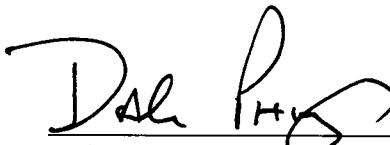
Jimmy Duncan, McGiffert and Associates, LLC, 2814 Stillman Blvd, Tuscaloosa, AL 35401, present representing IMS Development. Mr. Duncan requested to table this item until February 11, 2020.

Motion by Dale Phillips to grant recommendation to table the Conditional Use to allow placement of fill material within the floodway fringe located at the corner of 30th Avenue and 17th Street for February 11, 2020 meeting. **Seconded by Tony Roberts.** Mr. Phillips-Yes; Mr. Roberts-Yes; Mrs. Dawkins-Yes; Mr. Kemp-Yes; Mr. Blackburn-Yes; and Mr. Roland-Yes. **Motion Carried.**

XI. CITIZEN COMMUNICATION

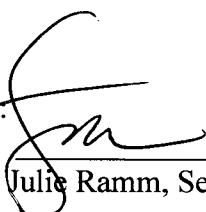
XII. DISCUSSION

XII. ADJOURNMENT – 6:40 p.m.



Dale Phillips, Chairman

ATTEST.



Julie Ramm, Secretary