

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 11, 2022**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, January 11, 2022, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman James McKinney. Upon roll call the following members were found to be present: Ms. Jamie Dykes, Mr. James McKinney, Mr. David Kemp, Mr. Clay Randolph, Mr. Scott Roland, and Mr. Jason Ward. Absent and failing to vote was Mr. Ernest O'Rourke and Mr. Dale Phillips. Staff present were Julie Ramm, Planning Director, Shaun Patten, Planner I, Brad Matthews, Senior Engineer, Ron Davis, City Attorney and Nannette McKinney, Administrative Assistant.

Approval of Agenda – Motion by Ms. Jamie Dykes to approve the January 11, 2022, agenda. **Second by Mr. David Kemp**. Roll call vote was as follows: Ms. Dykes-Yes; Mr. Kemp-Yes; Mr. McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes; **Motion Carried**.

Approval of the Minutes – Motion by David Kemp to approve the December 14, 2021, minutes. **Second by Mr. Clay Randolph**. Roll call vote was as follows: Mr. Kemp-Yes; Mr. Randolph-Yes; Ms. Dykes-Yes; Mr. McKinney-Yes; Roland-Yes; and Mr. Ward-Yes; **Motion Carried**.

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

Verification of No Conflict of Interest – None

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

OLD BUSINESS

NEW BUSINESS

S-01-22PP Resurvey of Lot 42 Brookmeade Subdivision – TCLSK2, LLC requests Preliminary Plat approval of approximately 0.77 acres located at 3349 McFarland Boulevard.

Julie Ramm stated TCLSK2, LLC requests preliminary plat approval for the Resurvey of Lot 42 Brookmeade Subdivision located at 3349 McFarland Boulevard. The preliminary plat will remove two existing lot lines and combine the property into one lot. The total acreage is .77 acres.

Robert Martin, Duncan Coker Associates, P.C. 302 Merchants Walk, Ste. 250, Tuscaloosa appeared before the Commission representing Braden and Blair Fowler. Mr. Martin stated the Fowler's own the Tuscaloosa Smoothie King franchises and are proposing to move to Northport. Mr. Martin stated they are proposing to remove two interior lot lines to combine the property into one lot. Mr. Martin stated they were not asking for any waiver requests. The proposed 2,400 square foot building will be occupied by Smoothie King and one (1) additional tenant.

Motion by David Kemp to approve the preliminary plat for the Resurvey of Lot 42 Brookmeade Subdivision of approximately 0.77 acres located at 3349 McFarland Boulevard. **Second by Mr. Scott Roland** Roll call vote was as follows: Mr. Kemp-Yes; Mr. Roland-Yes; Ms. Dykes-Yes; Mr. McKinney-Yes; Randolph-Yes; and Mr. Ward-Yes; **Motion Carried.**

SP-01-22 Brilliant Coal Company – Brilliant Coal Company requests Conditional Use Approval to allow vehicle sales (custom golf carts) in a C-3 zone located at 4549 Robert Cardinal Airport Road.

Julie Ramm stated Brilliant Coal Company is requesting Conditional Use approval to allow vehicle sales of custom golf carts in a C-3 zone located at 4549 Robert Cardinal Airport Road. The proposed square footage of the building is 4,125 square feet.

Brad Bull, Brilliant Coal Company, LLC, 803 Main Avenue, Northport appeared before the Commission stating request for conditional use approval to allow vehicle sales of custom golf carts in a C-3 zone.

David Kemp asked if the request was for one lot.

Brad Bull stated yes.

James McKinney stated a conditional use approval for the lot will be permanent if approved.

Julie Ramm stated if the Commission votes to make a favorable recommendation to the City Council, additional requirements can be placed on the request to make the use more compatible with the area. If the Commission recommends to City Council, staff asks that the conditional use be limited to golf cart sales and golf cart accessories.

Motion by David Kemp to a favorable recommendation to City Council for Conditional Use Approval to allow vehicle sales (custom golf carts and golf cart accessories) in a C-3 zone located at 4549 Robert Cardinal Airport Road. **Second by Mr. Scott Roland** Roll call vote was as follows: Mr. Kemp-Yes; Mr. Roland-Yes; Ms. Dykes-Yes; Mr. McKinney-Yes; Randolph-Yes; and Mr. Ward-Yes; **Motion Carried.**

XI. CITIZEN COMMUNICATION - None

XII. DISCUSSION – Julie Ramm stated resumes for Seat 4 on the Commission will be accepted until January 20, 2022, and will be submitted to the Administrative Committee for recommendation to the City Council to fill the vacancy.

XII. ADJOURNMENT – **Motion by Mr. McKinney to adjourn the meeting.**
by voice vote the meeting was adjourned.

ATTEST:



Julie Ramm, Secretary


James McKinney, Chairman