

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, July 12, 2022**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday July 12, 2022, in the Council Chambers at Northport City Hall.

The meeting was called to order by Vice-Chair Ms. Jamie Dykes. Upon roll call the following members were found to be present: Ms. Jamie Dykes, Mr. Ernest O'Rourke, Mr. Clay Randolph, Mr. Scott Roland, Mr. Kevin Turner and Mr. Jason Ward. Absent and failing to vote were, Mr. David Kemp and Mr. Roland Lewis. Staff present were Julie Ramm, Planning Director, Shaun Patten, Zoning Administrator, Morgan Williams, Administrative Assistant, Brad Matthews, Senior Engineer, and Chris Cunningham, Assistant City Attorney.

Approval of Agenda – Motion by Mr. Ward to approve the agenda. **Second by Mr. Turner.** Roll call vote was as follows: Mr. Ward-Yes; Mr. Turner-Yes; Ms. Dykes-Yes, Mr. O'Rourke-Yes; Mr. Randolph-Yes; and Mr. Roland-Yes **Motion Carried.**

Approval of the Minutes – Motion by Mr. Ward to approve the May 10, 2022, minutes. **Second by Mr. Randolph.** Roll call vote was as follows: Mr. Ward-Yes; Mr. Randolph-Yes; Ms. Dykes-Yes; Mr. O'Rourke-Yes; Mr. Roland-Yes; Mr. Turner-Yes; and Mr. Ward-Yes; **Motion Carried.**

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

Verification of No Conflict of Interest – Mr. Scott Roland abstained from voting on case number R-22-04, S-13-22, and S-14-22.

Information on Back of Agenda – Vice-Chairman Dykes explained the meeting procedures on the back of the agenda.

OLD BUSINESS

S-09-22- Hunter Creek Road Subdivision - Nibroc Development, LLC requests Master Development Plan approval of approximately 5 acres located at 3205 Hunter Creek Road.

S-12-22 Hunter Creek Road Subdivision – Nibroc Development, LLC request Preliminary Plat Condominium approval of approximately 5 acres located at 3205 Hunter Creek Road.

SP-02-22 Nibroc Development LLC – Nibroc Development, LLC requests Conditional Use approval for a performance residential development located at 3205 Hunter Creek Road.

Mrs. Ramm states that the three items related to the Hunter Creek Road items were tabled in the June 14, 2022, meeting and asked that Mr. Jason Walker come to address the Commission.

Jason Walker, TTL, asked for the items to be tabled until the August 9, 2022, meeting.

Mrs. Ramm stated that this would serve as a public notice to the public.

Motion by Mr. Randolph to table S-09-22, S-12-22 and SP-02-22 items to the August 9, 2022, meeting.
Second by Mr. O'Rourke. Roll call vote was as follows: Mr. Randolph-Yes; Mr. O'Rourke- Yes; Ms. Dykes-Yes; Mr. Roland-Yes; Mr. Turner-Yes; and Mr. Ward-Yes. Motion Carried

NEW BUSINESS

A-04-22-Willie Cleveland

Mrs. Ramm stated Mr. Willie Cleveland requests annexation of approximately .96 acres located at 9407 Cleveland Road. This property meets all requirements for annexation. Original zoning designation would be RS-1 and does meet all annexation requirements. They are continuous to our City Limits. Any Action on this item will be a recommendation to the City Council.

Mr. Willie Cleveland would like to annex into the City's limits for a water meter and other City services provided.

Vice-Chair Dykes opened the public hearing.

With no one else appearing to speak on this matter, Vice-Chair Dykes closed the public hearing.

Motion by Mr. Turner to make a favorable recommendation to council the annexation of approximately 0.96 acres located at 9407 Cleveland Road with original zoning designation RS-1. **Second by Mr. Ward**. Roll call vote was as follows: Mr. Turner-Yes; Mr. Ward-Yes; Mr. Dykes-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; and Mr. Roland-Yes. **Motion Carried**.

R-22-04 The Terrace at Northcreek – Brasher Holdings, LLC requests rezoning of approximately 70.5 acres located at the east dead end of Northcreek Boulevard.

S-13-22 The Terrace at Northcreek II-V – Brasher Holdings, LLC request Master Development Plan approval of approximately 70.5 acres located at the east dead end of Northcreek Boulevard.

S-14-22 The Terrace at Northcreek – Brasher Holdings request Preliminary Plat approval of approximately 70.5 acres located at the east dead end of Northcreek Boulevard.

Mrs. Ramm stated that we do not have a quorum for items S-13-22 and S-14-22 and that they will need to be tabled until the August 9, 2022, meeting. The R-22-04 case request if the commission would like to table this as well to hear these items all at the same time due to being related.

Mrs. Dykes stated that some of the commission had expressed on wanting to hear these items at the same time.

Mrs. Ramm stated this would serve as the public notice.

Motion by Mr. Randolph to table items R-22-04, S-13-22 and S-14-22 to the August 9, 2022, meeting.
Seconded by Mr. Ward. Roll call was as follows: Mr. Randolph-Yes; Mr. Ward-Yes; Ms. Dykes-Yes; Mr. O'Rourke-Yes; and Mr. Turner-Yes. **Motion Carried**.

R-22-05 Old Union Chapel Road – Brasher Holdings, LLC request rezoning of approximately 24.3 acres located at south side of far west end of Old Union Chapel Road.

Mrs. Ramm stated this is a request for rezoning from Brasher Holdings, LLC of approximately 24.3 acres located south of Old Union Chapel Road. This property is currently zoned RS-1. The petitioner is requesting RS-4 rezoning. This would be an action item that would go to City Council and would be a recommendation made. Mrs. Ramm stated that the petitioner has already left.

Brad Matthews stated that Mr. Todd Sims did leave and thought that this was going to get tabled for the same reasons as the R-22-04, S-13-22 and S-14-22 cases.

Ms. Dykes asked if we could have a public hearing due to having petitioners there to speak.

Mr. Cunningham with legal, stated that there is no issue with having a public hearing and then table the item.

Vice-Chair Dykes opened the public hearing.

Shelia Coleman, 3895 Union Chapel Road. She is asking how this rezoning would affect her property since she is in the County and would like to stay in the County.

Mrs. Ramm stated this would not affect Mrs. Coleman's property in relations to staying in the County.

Mrs. Coleman asked what type of housing they are proposing.

Mrs. Ramm stated it would be Single Family Residential housing. There has not been a lot lay out shown at this time. She stated that they have received a variance for contiguous for 55-foot wide lots contingent with the passing of the rezoning request.

With no one else appearing to speak on this matter, Vice-Chair Dykes closed the public hearing.

Mr. Roland asked the difference from RS-1 to RS-4.

Mrs. Ramm stated the difference is in setbacks, lot sizes and widths.

Motion by Mr. Ward to table item R-22-05 till August 9, 2022, meeting. **Seconded by Mr. Randolph**. Roll call as follows: Mr. Ward-Yes, Mr. Randolph-Yes, Ms. Dykes-Yes; Mr. O'Rourke-Yes; Mr. Roland-Yes; and Mr. Turner-Yes. **Motion Carried.**

S-15-22 Holland Place – Terry Holland requests Preliminary Plat approval of approximately 6.16 acres located at Alabama Highway 69 North and House Bend Road.

Mrs. Ramm stated that Mr. Terry Holland is requesting preliminary plat approval for Holland Place Subdivision located on east of Highway 69 and north of House Bend Road. The subdivision consists of two lots with frontage on Highway 69 and House Bend Road. The total acreage is 6.16. The petitioner is requesting two waivers: Capped sewer and Half- Street improvements. Mrs. Ramm stated the closest sewer is located approximately 1.5 miles south. Mrs. Ramm also stated that there are no other half-street improvements along

Highway 69 or House Bend Road. For these reasons, the staff does not have objections to granting the waivers requests.

Vice-Chair Dykes opened the public hearing.

Marty Montgomery, with Montgomery and Hinkle, representing Mr. Holland appeared before the commission stating the request.

With no one else appearing to speak on this matter, Vice-Chair Dykes closed the public hearing.

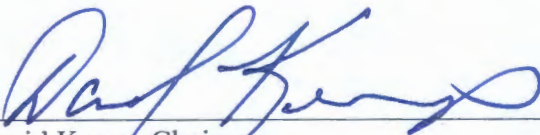
Motioned by Mr. Turner to approve the requested preliminary plat of approximately 6.16 acres located at Alabama Highway 69 North and House Bend Road. **Seconded By Mr. Roland.** Roll call as follows: Mr. Turner-Yes; Mr. Roland-Yes; Ms. Dykes-Yes; Mr. O'Rourke-Yes, Mr. Randolph-Yes; Mr. Ward-Yes. **Motion Carried**

I. CITIZEN COMMUNICATIONS

Mrs. Ramm introduced the newest member to the Commission, Mr. Kevin Turner.

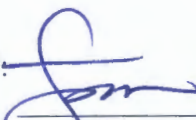
II. DISCUSSION

XII. ADJOURNMENT – Motion by Mr. Randolph to adjourn the meeting. By voice vote the meeting was adjourned.



David Kemp, Chairman

ATTEST:



Julie Ramm, Secretary