

**OFFICIAL MINUTES  
NORTHPORT PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 8, 2021**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Thursday, June 8, 2021, 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: Ms. Christy Bobo, Ms. Nancy Dawkins, Mr. David Kemp, Mr. Dale Phillips, Mr. Scott Roland, Mr. James McKinney, Mr. Ernest O'Rourke, Mr. Clay Randolph, and Mr. Kevin Williamson. Staff present were Julie Ramm, Planning Director, Shaun Patten, Planner I, Tera Tubbs, City Engineer, Holly Phillips, Staff Engineer, Ron Davis, City Attorney and Nannette McKinney, Administrative Assistant.

**Approval of Agenda – Motion by Mr. David Kemp** to approve the agenda. **Second by Ms. Christy Bobo.** Roll call vote was as follows: Mr. Kemp-Yes; Ms. Bobo-Yes; Ms. Dawson-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes; Mr. Phillips-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Williamson-Yes. **Motion carried.**

**Approval of the Minutes** – Tabled until the next meeting.

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

**Verification of No Conflict of Interest** – Ms. Nancy Dawkins stated a conflict under Old Business, Item A, Forest Glen Phase VII Subdivision and New Business, Item C and D, Glen Crest Phase IV & V. Mr. Tony O'Rourke stated a conflict under New Business, Item B, Resurvey of Lots 42 & 43 Montgomery Farm.

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

**OLD BUSINESS**

Dale Phillips stated S-06-21PP Forest Glen Phase VII Subdivision has been withdrawn by the petitioner.

**NEW BUSINESS**

**A-4-21 Nancy Ware** - Requests Annexation approval of .78 acres located at 10295 Jones Road.

Julie Ramm stated Nancy Ware requests Annexation of approximately .78 acres located at 10295 Jones Road. The parcel will be zoned RS-1. Mrs. Ramm also stated the property does meet annexation requirements and is eligible for annexation into the city limits.

Anthony Spencer, 3801 73<sup>rd</sup> Avenue, Northport appeared before the Commission representing his cousin Nancy Ware residing at 10295 Jones Road. Mr. Spencer stated Ms. Ware would like to annex into the city to access city water.

**Motion by Mr. James McKinney** to grant Annexation approval of .78 acres located at 10295 Jones Road. **Second by Mr. Dale Phillips.** Roll call vote was as follows: Mr. McKinney-Yes; Mr. Phillips-Yes; Ms. Bobo-Yes; Ms. Dawson-Yes; Mr. Kemp-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Williamson-Yes. **Motion carried.**

**S-14-21PP Resurvey of Lot 42 & 43 Montgomery Farm** – Daren & Stefanie O'Neill requests Preliminary Plat approval of approximately 0.82 acres located at Tab Drive in Montgomery Farm Subdivision. **Waiver:** Sidewalks

Julie Ramm stated Daren and Stefanie O'Neill request Preliminary Plat approval for the Resurvey of Lots 42 and 43 of Montgomery Farm Subdivision located at 13735 Tab Drive. The total acreage of the resurvey is .82 acres. Mrs. Ramm stated the petitioner is requesting a waiver from the sidewalk requirements. Mrs. Ramm also stated when the original subdivision was constructed, sidewalks were required but were not constructed on this street. However, previous requested waivers in this subdivision have been granted with the requirement of payment into the Sidewalk Trust Fund.

Bobby Herndon, Herndon, Hicks & Associates, 2728 Lurleen Wallace Boulevard, Northport, appeared before the Commission representing Daren & Stefanie O'Neill. Mr. Herndon stated the petitioner would like to combine Lot 42 & 43 of Montgomery Farm. Mr. Herndon also stated The O'Neill's are aware of the Sidewalk Trust Fund and agree to make payment.

Clay Randolph asked if there were sidewalks currently on Tab Drive.

Julie Ramm stated there are no sidewalks located on Tab Drive.

James McKinney asked if the payment would be a bond.

Julie Ramm stated it is not a bond, but a fee that would be payed to the City of Northport.

Dale Phillips stated the waiver in this case is to pay into the sidewalk bank.

**Motion by Mr. Dale Phillips** to approve Preliminary Plat approval of 0.82 acres located at Tab Drive and to include the waiver of payment into the sidewalk bank. **Second by Mr. David Kemp.** Roll call vote was as follows: Mr. Phillips-Yes; Mr. Kemp-Yes; Ms. Bobo-Yes; Ms. Dawson-Yes; Mr. McKinney-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Williamson-Yes. **Motion carried.** Mr. O'Rourke abstained from voting.

**S-13-21PP Glen Crest Phase IV** – Longleaf Engineering, LLC requests Preliminary Plat approval of approximately 9.4 acres located west of Highway 69 North, and South of Lary Lake Road. **Waivers:** Setback requirements, 300' minimum street radius and typical street section, sidewalks and half street improvements.

Julie Ramm stated Longleaf Engineering is requesting Preliminary Plat approval for approximately 9.4 acres Phase IV on behalf of Glen Crest, LLC located west of Highway 69 and south of Lary Lake Road. This property is immediately west of Phase III of Glen Crest Subdivision. Mrs. Ramm stated the following waivers are minimum setbacks for RS-SD from 25' to 20', sidewalks along Lary Lake Road, half street improvements along Lary Lake Road, minimum street centerline radius of 300' and waiver from typical street cross section. Mrs. Ramm also stated the waiver for the reduction in setbacks was caused by the map revision that was approved by the Commission and the City Council in 2018. During that revision, the property was rezoned from RS-9 to RS-SD. The minimum setback in an RS-SD zone is 25 feet. The developer is asking for a 20-foot setback, which is in accordance with the approved Master Plan. Mrs. Ramm also stated the developer is asking for a

waiver from Half Street Improvements and sidewalk installation along Lary Lake Road. Lary Lake Road is a county road and there are no other improvements along this road and the near vicinity. Mrs. Ramm state the submitted plat follows the approve Master Plan.

Tom Sims, PE, Longleaf Engineering, LLC, 432 65<sup>th</sup> Street, Suite A, Tuscaloosa, appeared before the Commission representing Glen Crest, LLC. Mr. Sims stated Phase 4 consist of 26 Lots. Mr. Sims also stated the waivers requested were also requested in the other phases. Mr. Sims stated there is no additional access on Lary Lake Road, but the lots back up to the right of way. Mr. Sims stated Phase 3 is expected to start construction in the next 45 days.

Dale Phillips stated the waivers on Lary Lake Road are county roads and Highway 69 is a state highway and the City of Northport cannot require these improvements. The City does not have jurisdiction.

James McKinney stated clarification that the Commission is only referring to the county road or the highway.

Dale Phillips stated clarification that all waivers other than the sidewalk were in the other phases of Glen Crest had been approved.

Julie Ramm stated the setbacks were approved in the previous phases. Mrs. Ramm stated the typical street cross section is because of the narrowing of the street for traffic calming.

Holly Phillips stated the narrowing is used for traffic calming. Mrs. Phillip stated the minimum street centerline radius of 300 feet was granted in the other phases as well.

**Motion by Mr. James McKinney** to approve Preliminary Plat approval of 9.4 acres located west of Highway 69 North, and south of Lary Lake Road to include waivers of setback requirements, 300' minimum street radius and typical street section. The sidewalk and half street improvements only apply to Lary Lake Road and State Highway 69 because the City of Northport has no jurisdiction. **Second by Mr. David Kemp.** Roll call vote was as follows: Mr. McKinney-Yes; Mr. Kemp-Yes; Ms. Bobo-Yes; Ms. Dawson-Yes; Mr. Phillips-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Williamson-Yes. **Motion carried.**

**S-15-21PP Glen Crest Phase V** – Longleaf Engineering, LLC requests Preliminary Plat approval of approximately 4.8 acres located west of Highway 69, and south of Lary Lake Road, **Waivers:** Setback requirements, 300' minimum street radius and typical street section, sidewalks and half street improvements.

Tom Sims, 432 65<sup>th</sup> Street, Suite A, Tuscaloosa, appeared before the Commission stating the Developer and the current builders decided they want to present Phase IV and Phase V to the Commission at the same time. Mr. Sims also stated the developer would like to start construction simultaneously.

Julie Ramm stated an additional waiver of final layer of asphalt for Phase IV should also be included in the waiver.

Holly Phillips stated the subdivisions regulations states you cannot start a new phase subdivision before a final layer of asphalt has been placed on the previous phase. Mrs. Phillips also stated the two phases are going to run currently so staff does not have any objections for the waiver request.

**Motion by Mr. James McKinney** to approve Preliminary Plat approval of 4.9 acres located west of Highway 69 North, and south of Lary Lake Road to include waivers of setback requirements, 300' minimum street radius and typical street section. The final layer of asphalt and installation does not have to be applied before this final plat can be approved. The sidewalk and half street improvements only apply to Lary Lake Road and Highway 69 because the City has no jurisdiction. **Second by Mr. Dale Phillip.** Roll call vote was as follows: Mr. McKinney-Yes; Mr. Phillips-Yes; Ms. Bobo-Yes; Ms. Dawson-Yes; Mr. Kemp-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Williamson-Yes. **Motion carried.**

**XI. CITIZEN COMMUNICATION**


**XII. DISCUSSION**

Dale Phillips announced Kevin Williamson will be relocating and is resigning from the Commission. Dale also thanked Kevin for his work with the Commission and the State.

**XII. ADJOURNMENT**

  
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Dale Phillips, Chairman

ATTEST:

  
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Julie Ramm, Secretary