

**OFFICIAL MINUTES  
NORTHPORT PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JULY 13, 2021**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, July 13, 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. Dale Phillips, Mr. Scott Roland, Mr. James McKinney, and Mr. Ernest O'Rourke. Absent and failing to vote was Mr. David Kemp and Mr. Clay Randolph. 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. Dale Phillips** to approve the agenda. **Second by Mr. James McKinney.** Roll call vote was as follows: Mr. Phillips-Yes; Mr. McKinney-Yes; Ms. Bobo-Yes; Ms. Dawkins-Yes; Mr. O'Rourke-Yes; and Mr. Roland-Yes; **Motion Carried.**

**Approval of the Minutes – Motion by Dale Phillips** to approve the minutes for May 11 and June 8, 2021. **Second by Ms. Nancy Dawkins.** Roll call vote was as follows: Mr. Phillips-Yes; Ms. Dawkins-Yes; Ms. Bobo-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes; and Mr. Roland-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 Phillips explained the meeting procedures on the back of the agenda.

**OLD BUSINESS**

**NEW BUSINESS**

**AMD 01-21 City of Northport** – Request amendments Table 6-2 of the Zoning Ordinance. **Staff requested this item be tabled until the August meeting.**

**Motion by Dale Phillips** to table until August 10, 2021. **Second by Christy Bobo.** Roll call vote was follows: Mr. Phillips-Yes; Ms. Bobo-Yes; Ms. Dawkins-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes and Mr. Roland-Yes; **Motion Carried.**

**SP 09-21 Tiny Steps Daycare** – Tuwanda Dunn requests conditional use approval for Group Child Care Home located at 2515 17<sup>th</sup> Avenue.

Julie Ramm stated Tuwanda Dunn is requesting conditional use approval to allow a Group Child Care Home in a Single-Family Residential neighborhood. The property is located at 2515 17<sup>th</sup> Avenue. The property is zoned RS-3. The total acreage for the site is .21 acres. Ms. Dunn is proposing to provide daycare services for 12 children in her residence. Mrs. Ramm also stated that Group Child Care facilities are permitted as a special residential use by conditional use approval. As a part of this approval, the owner must demonstrate that there is adequate parking

available for the facility. The City's parking requirements require one (1) space per 250 square feet of gross floor area: one (1) off-street parking or loading space per ten (10) children.

Tuwanda and Rachel Dunn, 2515 17<sup>th</sup> Avenue, appeared before the Commission stating she was requesting condition use approval to allow Group Child Care at her home. Ms. Dunn stated she wanted to evaluate parking to accommodate the traffic flow. Ms. Dunn also stated that only 1,000 square feet of the home will be used for the daycare. The day care will be a pick-up and drop-off service at different times of the day.

Rachel Dunn stated there is extra space for parking in the back.

Dale Phillips asked how many kids there are.

Tuwanda Dunn stated the minimum would be 6 and the maximum would be 8.

**Motion by Dale Phillips** for a favorable recommendation to City Council for conditional use approval of a Group Child Care Home located at 2515 17<sup>th</sup> Avenue. **Second by Scott Roland.** Roll call vote was follows: Mr. Phillips-No; Mr. Roland-No; Ms. Bobo-Yes; Ms. Dawkins-Yes; Mr. McKinney-No; Mr. O'Rourke-Yes: **Motion failed.**

**S-16-21PP Bama Pediatric Subdivision** – Trick Construction requests preliminary plat approval of approximately 0.77 acres located at the corner of Lurleen B. Wallace Boulevard and 27<sup>th</sup> Street. Waivers requested are Half Street Improvements, Sidewalks and Dedication of Additional ROW.

Julie Ramm stated TTL, Inc, on behalf of Trick Construction, is requesting preliminary plat approval for a one lot subdivision located at the northwest corner of Lurleen Wallace Boulevard and 27<sup>th</sup> Street. The total acreage is approximately .77 acres. Mrs. Ramm stated the following waivers requested are sidewalks, half-street improvements along 20<sup>th</sup> Avenue and ROW dedication along 20<sup>th</sup> Avenue. Mrs. Ramm also stated currently there are no sidewalks or half-street improvements along Lurleen Wallace Boulevard, 20<sup>th</sup> Avenue, or 27<sup>th</sup> Street.

Chase Lucas, Project Engineer, 2890 Rice Mine Road NE, appeared before the Commission representing Trick Construction. Mr. Lucas stated the request for preliminary plat approval for a one lot subdivision located at the northwest corner of Lurleen Wallace Boulevard and 27<sup>th</sup> Street. Mr. Lucas also stated a request for waivers of sidewalk improvements along 20<sup>th</sup> Avenue and 27<sup>th</sup> Street, half-street improvements along 20<sup>th</sup> Avenue, and ROW dedication along 20<sup>th</sup> Avenue.

Holly Phillips, Staff Engineer, stated the City has no issues with half street improvements. Mrs. Phillips also stated the dedication of additional ROW is requested to allow for future improvements along 20<sup>th</sup> Avenue.

Chase Lucas stated the development site is small and dedication of additional ROW would make the site difficult to develop. Staff stated they would support a reduction in setback requirements through the Zoning Board variance process.

**Motion by Mr. James McKinney** to grant a waiver request of half-street improvements along 20<sup>th</sup> Avenue. **Second by Mr. Dale Phillips.** Roll call vote was as follows: Mr. McKinney-Yes; Mr. Phillips-Yes; Ms. Bobo-Yes; Ms. Dawkins-Yes; Mr. O'Rourke-Yes; Mr. Roland-Yes; **Motion carried.**

**Motion by Mr. James McKinney** to grant waiver to install sidewalks with payment into the Sidewalk Trust Fund along 20<sup>th</sup> Avenue and 27<sup>th</sup> Street. **Second by Mr. Dale Phillips.** Roll call vote was as follows: Mr. McKinney-Yes; Mr. Phillips-Yes; Ms. Bobo-Yes; Ms. Dawson-Yes; Mr. O'Rourke-Yes; Mr. Roland-Yes; **Motion carried.**

**Motion by Mr. James McKinney** to grant ROW dedication along 20<sup>th</sup> Avenue. **Second by Mr. Scott Roland.** Roll call vote was as follows: Mr. McKinney-No; Mr. Roland-No; Ms. Bobo-Yes; Ms. Dawkins-No; Mr. Phillips-No; O'Rourke-No; **Motion failed**

**Motion by Mr. James McKinney** to grant preliminary plat approval of approximately 0.77 acres located at the corner of Lurleen B. Wallace Boulevard and 27<sup>th</sup> Street. **Second by Mr. Dale Phillips.** Roll call vote was as follows: Mr. McKinney-Yes; Mr. Phillips-Yes; Ms. Bobo-Yes; Ms. Dawkins-Yes; Mr. O'Rourke-Yes; Mr. Roland-Yes; **Motion carried.**

**S-17-21PP 8320 Charlie Shirley Road** – David Hudson, Jr. requests preliminary plat approval of two-lot subdivision consisting of 14.83 acres located at 8320 Charlie Shirley Road. Waivers are Sidewalks, Half Street Improvements and Capped Sewer requirements.

Julie Ramm stated David Hudson is requesting preliminary plat approval of a two-lot subdivision located at 8320 Charlie Shirley Road. The total acreage of the subdivision is 14.83 acres. The proposed subdivision is not in the city limits but within the City's Planning Jurisdiction. The following waivers are requested: Sidewalks, Half-Street Improvements and Capped Sewer.

Al Cabaniss, Cabaniss Engineering, PO Box 020440, Tuscaloosa, AL appeared before the Commission representing David Hudson, Jr. stating the request for preliminary plat approval.

**Motion by Mr. Scott Roland** to grant approval for Preliminary Plat with requested waivers. **Second by Ms. Nancy Dawkins.** Roll call vote was as follows: Mr. Roland-Yes; Ms. Dawkins-Yes; Ms. Bobo-Yes; Mr. Phillips-Yes; Mr. O'Rourke-Yes; Mr. McKinney-Yes; **Motion carried.**

**R-3-21 Greenbriar Professional Office Park** – Golden Retriever Partnership requests rezoning of approximately 5 acres from RS-1 to O-I (Office Institutional) located at Lot 3, Greenbriar Place 2.

Julie Ramm stated TTL, Inc, on behalf of Golden Retriever Partnership, is requesting a rezoning of Lot 3 Greenbriar Place, Second Section, consisting of approximately 5 acres located adjacent to and north of Greenbriar Subdivision. The property is currently zoned RS-1. The petitioner is requesting Office-Institutional zoning. Mrs. Ramm also stated The Development Plan for Greenbriar Place was approved by the Planning Commission and City Council in 2002. As a part of that plan, the subject property was designated for mini-storage with a C-3 zoning classification within a Planned Development District. During two previous zoning map revisions, the property was rezoned to single family residential.

Adam Ingram, 2890 Rice Mine Road NE, Tuscaloosa appeared before the Commission representing Golden Retriever Partnership. Mr. Ingram stated the developer is proposing a professional office development. Mr. Ingram is requesting rezoning of Lot 3 Greenbriar Place, Second Section, consisting of 5 acres located adjacent to and north of Greenbriar Subdivision.

Mike Ellis, Ellis Architects, 1490 Northbank Pkwy, Suite 212, Tuscaloosa, presented the Commission with architectural drawings that represent the type of materials that would be used on the proposed buildings.

Helen Sides, 804 Greenbriar Boulevard, Northport, appeared before the Commission stating concerns of water flowing in her yard.

Harris Cornett, 602 Greenbriar Boulevard, Northport, appeared before the Commission stating concerns of flooding and drainage.

Bobby Harris, 906 Greenbriar Boulevard, Northport, appeared before the Commission stating concerns with traffic safety.

Trent and Allison Murray, 615 Greenbriar Boulevard, sent an email stating concerns of negative impact on property values in the neighborhood.

Charlain and Randall Fondren, 705 Greenbriar Boulevard, Northport, sent an email stating opposition to any development that would be visible from their front yard.

Chuck Turner, 718 Old White Lane, Northport, sent an email stating the property should stay zoned residential. Mr. Turner also stated this lot is on a hillside that overlooks their subdivision and poses drainage, traffic and privacy issues.

Artha James, 703 Greenbriar Place, Northport, sent an email and appeared before the Commission stating rezoning will affect resident's property value and safety.

**Motion by Ms. Christy Bobo** to make a favorable recommendation to City Council for rezoning approval of approximately 5 acres located RS-1 to O-1 (Office Institutional) located at Lot 3, Greenbriar Place 2. **Second by Mr. Dale Phillips.** Roll call vote was as follows: Ms. Bobo-Yes; Mr. Phillips-Yes; Mr. McKinney-Yes; Ms. Dawkins-Yes; Mr. O'Rourke-Yes; Mr. Roland-Yes; **Motion carried.**

**A-6-21 Dorothy LaJune Burnett** – Requests Annexation of 1 acre located at 200 Dollar Road.

Julie Ramm stated Dorothy LaJune Burnette requests annexation of approximately 1.0 acres located at 200 Dollar Road. The parcel will be zoned RS-1. The property does meet annexation requirements and is eligible for annexation into the city limits.

**Motion by Mr. James McKinney** to make a favorable recommendation to City Council for annexation request of 1 acre located at 200 Dollar Road. **Second by Ms. Nancy Dawkins.** Roll call vote was as follows: Mr. McKinney-Yes; Ms. Dawkins-Yes; Ms. Bobo-Yes; Mr. Phillips-Yes; Mr. O'Rourke-Yes; Mr. Roland-Yes; **Motion carried.**

## XI. CITIZEN COMMUNICATION

## XII. DISCUSSION

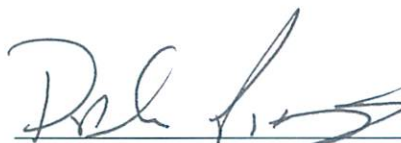
James McKinney encouraged the Commission to read an article titled, 90 neighbors tried to stop it, but Huntsville just can't say 'no' on AL.COM, Huntsville Real-time News. The article reference developers purchasing lots in existing subdivisions and dividing the lot to build two homes.

## XII. ADJOURNMENT

ATTEST:



Julie Ramm, Secretary



Dale Phillips, Chairman