

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JANUARY 8, 2019**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, January 13, 2018, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Brian Wysock. Upon roll call the following members were found to be present: Mr. Shawn Blackburn, Mrs. Nancy Dawkins, Mr. David Kemp, Mr. John Meyers, Mr. Tony Roberts, and Mr. Brian Wysock. Absent and failing to vote was Mr. Michael Manson, Mr. Dale Phillips, and Mr. Jerry Pruitt. Staff present were City Administrator, Bruce Higginbotham, Director Planning and Inspections, Philip O'Leary, Development Coordinator Max Snyder, Engineer Tech Holly Phillips, Julie Ramm, Zoning Administrator and Administrative Assistant Nannette McKinney.

Approval of agenda – **Motion by Mr. Shawn Blackburn** to approve agenda. **Seconded by Mrs. Nancy Dawkins**. Roll call vote was as follows: Mr. Blackburn-Yes; Mrs. Dawkins-Yes; Mr. Kemp-Yes; Mr. Myers-Yes; Mr. Roberts-Yes; and Mr. Wysock-Yes. **Motion carried**.

Approval of minutes- November 13 and December 11, 2018. **Motion by Mr. Tony Roberts** to approve both sets of minutes. **Seconded by Mrs. Nancy Dawkins**. Roll call vote was as follows: Mr. Roberts-Yes; Mrs. Dawkins-Yes; Mr. Blackburn- Yes; Mr. Kemp-Yes; Mr. Meyers-Yes; and Mr. Wysock-Yes. **Motion carried**.

Verification of Proper Notification- Mr. O'Leary confirmed this was done

Verification of No Conflict of Interest- None

Information on Back of Agenda – Chairman explained the meeting procedures and stated they were on the back of the agenda.

OLD BUSINESS – None

NEW BUSINESS

A-14-18 1871, INC- requests Annexation Lot 1 Resurvey of Gillis Subdivision.

Philip O'Leary stated this is a request to annex property currently outside the city limits of Northport. It is on the western boundary of the Gillis Subdivision, formally a pipe yard utility company supply. Approximately 3.24 acres. The request is to annex it into the city of Northport with future commercial development planned.

Holly Phillips – No comments.

Todd Masterson, McGiffert and Associates, LLC, 2814 Stillman Blvd. Tuscaloosa, AL 35401 appeared before the Commission speaking on behalf of 1871, Inc. requesting annexation for Lot 1 Resurvey of Gillis Subdivision.

Motion by Mr. Tony Roberts to grant a favorable recommendation to City Council for the annexation of Lot 1R Resurvey of Gillis Subdivision **Seconded by Mrs. Nancy Dawkins**. Roll call vote was as follows: Mr. Roberts-Yes; Mrs. Dawkins-Yes; Mr. Blackburn-Yes; Mr. Kemp-Yes; Mr. Myers-Yes; and Mr. Wysock-Yes. **Motion carried**.

R-14-18 1871, Inc – requests for approval to rezone from AG (Agricultural) to C6 (Commercial).

Philip O’Leary stated this is a request for the same property you made a recommendation for annexation to City Council. This would be a request to rezone that property from AG agricultural to C6 which is Highway Commercial.

This would be for commercial development.

Holly Phillip – No comments.

Mr. Masterson – No comments.

Motion by Mr. Shawn Blackburn to grant a favorable recommendation to City Council to rezone from AG (Agricultural) to C6 (Commercial). **Second by Tony Roberts.** Roll call vote was as follows: Mr. Blackburn-Yes; Mr. Roberts – Yes; Mrs. Dawkins -Yes; Mr. Kemp-Yes; Mr. Myers-Yes; and Mr. Wysock-Yes. **Motion Carried.**

S-41-18PP Resurvey Lots 1 and 2 Gillis Subdivision - requests preliminary plat approval for a subdivision located South of McFarland Boulevard and East of Airport Cutoff Road.

Philip O’Leary stated this request is to resurvey Lot 1 and 2 into a new Lot called 1R. The request is to combine the two into 1R. It is a part of the Master Plan shown to you previously. There is also a waiver of sidewalks.

Holly Phillips -No comments.

Todd Masterson, McGiffert and Associates, LLC, 2814 Stillman Blvd, Tuscaloosa, AL appeared before the commission representing 1871, Inc. stated he would like to make a correction. He stated it’s going to be a two Lot subdivision not one. The road proposed was split. (Lot 1R and Lot 2R) but will remain a 2 Lot subdivision. The lot line will be moved to the right of us.

Mr. Wysock asked if it was a matter of semantics.

Mr. Masterson stated yes, and he wanted to state it for the record.

Mr. Tony Roberts asked if the name of the lots would change would it have to come back to the board.

Holly Phillips stated it would not.

Motion by Mr. Shawn Blackburn to approve the Preliminary Plat for Resurvey Lots 1 and 2 Gillis Subdivision located South of McFarland Boulevard and East of Airport cutoff road with waivers as indicated. **Seconded by Mr. Tony Roberts.** Roll call vote was as follows: Mr. Blackburn-Yes; Mr. Roberts-Yes; Mrs. Dawkins-Yes; Mr. Kemp-Yes; Mr. Meyers-Yes; and Mr. Wysock-Yes. **Motion carried.**

XI. CITIZEN COMMUNICATION

XII. DISCUSSION

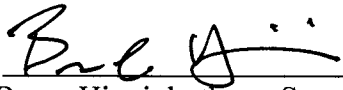
XII. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:15 PM.

A handwritten signature in black ink, appearing to read "Brian Wysock", written over a horizontal line.

Brian Wysock, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read "Bruce Higginbotham", written over a horizontal line.

Bruce Higginbotham, Secretary