

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, DECEMBER 10, 2019**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, December 10, 2019, in the Council Chambers at Northport City Hall.

The meeting was called to order by Vice Chairman Dale Phillips. Upon roll call the following members were found to be present: Mr. Dale Phillips, Mr. Shawn Blackburn, Ms. Nancy Dawkins, Mr. David Kemp, Mr. Michael Manson, Mr. Jerry Pruitt, Mr. Tony Roberts and Mr. Scott Roland. Absent and failing to vote Mr. John Myers. Staff present were Julie Ramm, Planning Director, Holly Phillips, Engineer, and Nannette McKinney, Administrative Assistant.

Approval of Agenda – Motion by Mr. Jerry Pruitt to approve agenda. **Seconded by Mr. Shawn Blackburn.** Roll call vote was as follows: Mr. Pruitt -Yes; Mr. Blackburn-Yes; Ms. Dawkins-Yes; Mr. Kemp-Yes; Mr. Manson – Yes; Mr. Phillips -Yes; Mr. Roberts-Yes and Mr. Roland-Yes. **Motion Carried.**

Approval of minutes- Motion by Mr. Jerry Pruitt to approve November 12, 2019, minutes. **Seconded by Mr. Tony Roberts.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Roberts-Yes; Mr. Blackburn-Yes; Ms. Dawkins-Yes; Mr. Manson-Yes; Mr. Phillips-Yes; Mr. Roberts-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 – Vice Chairman explained the meeting procedures on the Agenda.

NEW BUSINESS

S-23-19 Holman Lumber – IMS Developments request Preliminary Plat approval for the Resurvey of Lots 6 & 7 EM brown Subdivision approximately 13.7 acres located at the corner of 30th Avenue and 17 Street. Waivers Are Sidewalks along 17th Street and 30th Avenue and Half Street Improvements along 17th Street and 30th Avenue.

Julie Ramm stated IMS Development request Preliminary Plat approval of the Resurvey of Lots 6 and 7 Of EM Brown Subdivision. The proposed subdivision will combine two lots into one proposed lot, Lot 6R. The total acreage is 13.7 acres located in an M-1 Light Industrial zone on the southwest corner of 30th Avenue and 17th Street. The following waivers are Sidewalks along 17th Street and 30th Avenue and Half Street Improvements along 17th Street and 30th Avenue.

The petitioner states the reasoning behind requesting a waiver for sidewalks is the industrial setting and limited pedestrian activity in the area. They also stated a similar project in the same area was not required to install sidewalks. The petitioner states the reasoning behind asking for a waiver of half street improvements is because there is already curb and gutter and /or valley gutter along the street frontage of the property. The petition states that extensive overhead utilities would need to be relocated if the City required 30th Avenue to be widened. Previous developments in this area include Bond Construction, Jarman-Moss Subdivision, and Campus Collections. Bond Construction was required to construct sidewalks along 10th Street but was granted a waiver for sidewalk installation along 30th Avenue because there were already sidewalks on the opposite side of the street. Jarman-Moss Subdivision was granted a waiver from sidewalks and half street improvements along 18th

Street and 30th Avenue. Campus Collections was half street improvements along 18th Street and 30th Avenue. Campus Collections was required to make half street improvements.

Robert Martin, McGiffert and Associates, LLC, 2914 Stillman Blvd. Tuscaloosa, representing IMS Development. Mr. Martin re-stated the waivers. He also stated sidewalks are not typically warranted for an industrial setting. He continued by saying the neighboring properties do not have sidewalks. Mr. Martin stated that there are already valley gutters and curb and gutter already on the two streets.

Chad Goldstein, Campus Collections, 2901 13th Street, Northport, stated he was very excited about this project coming near his property. He stated that he does have concerns with traffic. He stated as a concerned business owner, he thought a traffic study should be conducted. Mr. Goldstein also stated the gutters are not piped on the side of the street. He also had concerns with the turn radius of an 18-wheeler trying to access the property. Mr. Goldstein stated he was not opposed to the sidewalk's waiver.

Robert Martin addressed Mr. Goldstein's concerns about the turn radius and stated he will model the entrances to make sure they have an adequate turn radius. Mr. Martin also stated they will not increase the run-off to either street. They will detain their storm water on site.

Motion by Mr. Tony Robert to approve the waiver of sidewalks located 17th Street and 30th Avenue. **Seconded by Mr. David Kemp.** Roll call vote was as follows: Mr. Roberts-Yes; Mr. Kemp-Yes; Mr. Blackburn-Yes; Ms. Dawkins – Yes; Mr. Manson-No; Mr. Pruitt-Yes; Mr. Phillips-Yes and Mr. Roland-Yes **Motion carried.**

Motion by Mr. Tony Robert to approve waiver of Half Street Improvements along 17th Street and 30th Avenue. **Seconded by Mr. Jerry Pruitt.** Roll call vote was as follows: Mr. Roberts-No; Mr. Pruitt-No; Mr. Blackburn-No; Ms. Dawkins – No; Mr. Kemp-No; Mr. Manson-No; and Mr. Phillips-No; and Mr. Roland -No **Motion Failed.**

Motion by Mr. Jerry Pruitt to approve request of Preliminary Plat approval for the Resurvey of Lots 6 & 7 EM Brown Subdivision along 17th Street and 30th Avenue. **Seconded by Mr. Tony Roberts.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Roberts-Yes; Mr. Blackburn-Yes; Ms. Dawkins – Yes; Mr. Kemp-Yes; Mr. Manson-Yes; and Mr. Phillips-Yes; and Mr. Roland-Yes **Motion carried.**

SP-07-19 Overflow Express Wash – Request Development Plan Approval on approximately 3.7 acres located 3205 Hunter Creek Road (NE Corner of McFarland Blvd/Hunter Creek Road Intersection).

Julie Ramm stated Mr. Hugh Overmyer/Overflow Express Wash is asking for Development Plan for areas of the site that contain slopes of 33 percent or greater. The City's ordinance states the following: D. Steep slopes. (1). Area with slopes of 33 percent (3.1) or greater: not more than 15 percent of such areas shall be developed and/or re-graded and/or stripped of vegetation with the exception that no more than five (5) percent of such areas may be disturbed in the case of erosion-prone soils, as defined by the Natural Resources Conservation Service. (3). When a proposed development will not meet the standards of Section 410.D.1. above, a development plan must be submitted for the review of the City Engineer and approval of the Planning Commission. Approval of this development plan shall be based on its consistency with the intent of this Ordinance.

Bradley Porter, TTL, 2890 Rice Mine Road NE, Tuscaloosa, representing Hugh Overmyer. Mr. Porter stated the plan is to grade portions of the lot that are steeper than 33 percent. He stated more than 15 percent of that area will be disturbed. He stated their request to grade that area.

Holly Phillips stated the City Engineering Department had no objections.

Motion by Mr. Jerry Pruitt to approve request for Development Plan approval on approximately 3.7 acres located 3205 Hunter Creek Road. **Seconded by Mr. Michael Manson.** Roll call vote was as follows: Mr. Pruitt-Yes; Mr. Manson-Yes; Mr. Blackburn-Yes; Ms. Dawkins-Yes; Mr. Kemp-Yes; Mr. Phillips-Yes; and Mr. Roberts-Yes; and Mr. Roland-Yes **Motion carried.**

A-13-19 City of Northport – City of Northport requests annexation of ROW along Union Chapel Road East, Martin Road East, and Watermelon Road.

Julie Ramm stated the City of Northport is requesting annexation of Right-of-Way along Union Chapel Road East, Martin Road East, and Watermelon Road. The annexation will consist of approximately 2500 linear feet of right of-way which is currently maintained by Tuscaloosa County. The County Commission does not have any objections to this proposed annexation. This area is currently in the City’s water distribution area. After being contacted by several residents and property owners, the City is also planning to extend sewer to the properties along this corridor. This annexation will allow the property owners in this area to petition for annexation and take advantage of expanded utilities.

Dale Phillips stated with annexation we will create the opportunity for people to request annexation to take advantage of expanded utilities. This is a recommendation to council.

Motion by Mr. Shawn Blackburn to grant a favorable recommendation to City Council for annexation of ROW along Union Chapel Road East, Martin Road East, and Watermelon Road. **Seconded by Mr. Jerry Pruitt.** Roll call vote was as follows: Mr. Blackburn-Yes; Mr. Pruitt-Yes; Ms. Dawkins-Yes; Mr. Kemp-Yes; Mr. Manson-Yes; and Mr. Phillips-Yes; Mr. Roberts- Yes; and Mr. Roland-Yes **Motion carried.**

AMD-01-19 Planning Director – Requests an amendment to the Zoning Ordinance Section 610 pertaining to off-street Parking Requirements.

The City of Northport is requesting an amendment to the Zoning Ordinance pertaining to parking regulations for hotel or motel uses. Currently, the ordinance requires 1.25 spaces per room. Any accessory uses (i.e. restaurants, bars, meeting rooms, etc.) are required to meet 65 percent of the normal requirements for the proposed use. After hearing from leaders in the hotel industry, staff has conducted a search of parking requirements from other municipalities. Most cities require one space per room. Staff is proposing the following:

Hotel/motel without restaurant, bar, or meeting rooms	One space per sleeping room, plus Two for office staff
Hotel/motel with restaurant, bar, or meeting rooms	Same as above plus one space per 120 Square feet of customer service area in Restaurant, bar, or meeting rooms.

These requirements are in line with other surrounding municipalities.

Motion by Mr. Jerry Pruitt to make a favorable recommendation to City Council for an amendment to the Zoning Ordinance Section 610 Pertaining to Off-Street parking Requirements. **Seconded by Mr. Tony Roberts.** Roll call vote was as follows: Mr. Blackburn-Yes; Mr. Kemp-Yes; Mr. Manson-Yes; Mr. Myers-Yes; Mr. Phillips-Yes; Mr. Roberts-Yes; Mr. Roland-Yes **Motion Carried.**

XI. CITIZEN COMMUNICATION

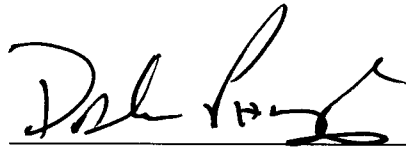
XII. DISCUSSION – Election of Officers

Julie Ramm stated The Planning Commission’s By-Laws state each year in December the Planning Commission should have an Election of Officers, Chairman and Vice Chairman.

Motion by Mr. Shawn Blackburn to elect Dale Phillips as Chairman of the Planning Commission. **Seconded by Mr. David Kemp.** Roll call vote was as follows: Mr. Blackburn-Yes; Mr. Kemp-Yes; Ms. Dawkins -Yes; Mr. Manson-Yes; and Mr. Phillips-Yes; Mr. Pruitt-Yes; Mr. Roberts-Yes and Mr. Roland-Yes **Motion carried.**


Motion by Mr. Tony Robert to elect Michael Manson as Vice Chairman of the Planning Commission. **Seconded by Mr. Jerry Pruitt.** Roll call vote was as follows: Mr. Roberts-Yes; Mr. Pruitt-Yes; Mr. Blackburn-Yes; Ms. Dawkins -Yes; Mr. Manson-Yes; Mr. Phillips-Yes; Mr. Roberts-Yes and Mr. Roland-Yes **Motion carried.**

XII. ADJOURNMENT – 6.36 p.m.



Dale Phillips, Vice Chairman

ATTEST:



Julie Ramm, Secretary