

**OFFICIAL MINUTES  
NORTHPORT PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, JULY 14, 2020**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, July 14, 2020, 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: Mr. Shawn Blackburn, Ms. Nancy Dawson, Mr. David Kemp, Mr. John Myers, Mr. Dale Phillips, Mr. Tony Roberts and Mr. Scott Roland. Absent and failing to vote was Mr. Jerry Pruitt. Staff present were Julie Ramm, Planning Director, Ron Davis, City Attorney, Max Snyder, Development Coordinator, and Nannette McKinney, Administrative Assistant.

**Approval of Agenda** – **Motion by Tony Roberts** to approve the agenda. **Second by Mr. David Kemp**. Roll call vote was as follows: Mr. Roberts-Yes; Mr. Kemp-Yes; Mr. Blackburn-Yes; Ms. Dawson-Yes; Mr. Myers-Yes; Mr. Phillips-Yes; and Mr. Roland-Yes. **Motion carried.**

**Approval of the Minutes** – July 14, 2020. **Motion by David Kemp** to approve the minutes. **Second by Mr. John Myers**. Roll call vote was as follows: Mr. Kemp-Yes; Mr. Myers-Yes; Ms. Dawkins-Yes; Mr. Blackburn-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** – Chairman Phillips confirmed there were no conflicts of interest with Commission Members.

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

**NEW BUSINESS**

**S-10-20 Resurvey of Lot 10 & 11 Northwood No. 1** – Preliminary Plat for approximately 1.02 acres located east of Northwood Lake Drive. **Waivers:** Half Street Improvement & Sidewalks. **Withdrawn by Petitioner**

**S-11-20 Andy Banks Survey** – Preliminary Plat approval for approximately 10.34 acres located at 13129 Homeplace Road. **Waivers:** Half Street Improvements, Sidewalks and Capped Sewer.

Julie Ramm stated Andy Banks requests preliminary plat approval of the Andy Banks Survey. This is a two lot subdivision located at 13129 Homeplace Road. The total acreage of the plat is approximately 10.34 acres. The following waivers are requested: Half Street Improvements, Sidewalks, and Capped Sewer. The property is not located within the city limits but is in the City's Planning Jurisdiction. There are no sidewalks, half street improvements, or sanitary sewer available in this area.

Daryl Key, 12242 Sandford Oaks Drive, Northport, Perc Test & Surveying of West Alabama appeared before the commission. Mr. Key stated Mr. Banks requests Preliminary Plat approval for 10.34 acres located at 13129 Homeplace Road. Mr. Key stated there is an existing home on the property and Mr. Banks would like to divide the property to build a house on the larger portion.

Dale Phillips stated he would like clarification if the existing home would be on the smaller portion of the property.

Mr. Key stated that is correct.

**Motion by Tony Robert** to approve the Preliminary Plat request for Andy Banks Survey, S-11-20, located at 13129 Homeplace Road with the requested waivers. **Second by Mr. Shawn Blackburn.** Roll call vote was as follows: Mr. Roberts-Yes; Mr. Blackburn-Yes; Ms. Dawson-Yes; Mr. Kemp-Yes; Mr. Myers-Yes; Mr. Phillips-Yes; and Mr. Roland-Yes. **Motion carried.**

**S-12-20 Resurvey of Lot 2 James Bean Survey** – Preliminary Plat approval for approximately 8.33 acres located at Flatwoods Road and Harper Road. **Waivers:** Half Street Improvements, Sidewalks, and Capped Sewer.

Julie Ramm stated James Asa Bean requests preliminary plat approval of the Resurvey of Lot 2 James Bean Survey. This is a two-lot subdivision located at Flatwoods Road and Harper Road. The total acreage of the plat is approximately 8.33 acres. The following waivers are requested: Half Street Improvements, Sidewalks, and Capped Sewer. Mrs. Ramm also stated the property is not located within the city limits but is in the City's Planning Jurisdiction. There are no sidewalks or half street improvements in this area. Also, sanitary sewer is not available in this area.

**Motion by Dale Phillips** to approve the Preliminary Plat request for Resurvey of Lot 2 James Bean Survey, approximately 8.33 acres, located at Flatwoods Road and Harper Road with the requested waivers. **Second by Mr. Shawn Blackburn.** Roll call vote was as follows: Mr. Phillips-Yes; Mr. Blackburn-Yes; Ms. Dawson-Yes; Mr. Kemp-Yes; Mr. Myers-Yes; Mr. Roberts-Yes; and Mr. Roland-Yes. **Motion carried.**

**S-13-20 Trestle Square Subdivision** – Preliminary Plat approval for approximately 20.0 acres located north of Phase I of Trestle Square & south of Booth Estates. **Waivers:** Half Street Improvements and Sidewalks on Flatwoods Road, Typical Street Cross Section, and Minimum Street Centerline Radius of 300 feet.

Julie Ramm stated Thompson Family Limited and DR Horton request Preliminary Plat approval for Trestle Square Phase II for approximately 22.00 acres, with 80 lots. The property is zoned RS-4. The following waivers are requested: Half Street Improvements and Sidewalks on Flatwoods Road, Typical Street Cross Section, and Minimum Street line Radius of 300 feet. Mrs. Ramm also stated the Master Plan for this development was approved by the Planning Commission in March of 2019. The waivers for Half Street Improvements and Sidewalks along Flatwoods Road were approved on the master plan and preliminary plat phase for Phase I. This phase meets all required setbacks and open space requirements. Mrs. Ramm also stated staff received one email from an adjoining property owner concerning an issue with rodents when the previous phase was cleared for construction. The resident is also concerned with the trees that are currently on site that provide shade for her backyard.

Phillip Grammer, Longleaf Engineering, LLC, 432 65<sup>th</sup> Street, Suite A, Tuscaloosa, AL, stated this is the Phase II of Trestle Square. The First Phase was approved last year and is currently under construction with 90 percent being complete. Mr. Grammer also stated the Master Plan for this development has been approved as Mrs. Ramm stated. Mr. Grammer stated a similar waiver request on Flatwoods Road was approved in Phase I. On Flatwoods Road there is a drainage ditch/stream that makes installing half street improvements and sidewalks unfeasible in the area. The waiver for the typical street cross section is only applicable at the street narrowing which will be use as a traffic control measure. We also have a request for minimum street centerline radius of 300 feet that will also act as a traffic control. Mr. Grammer also address the comment to the adjacent owner concerning an issue with rodents. Mr. Grammer stated this issue was probably due to the construction

and should not continue to be a problem. Mr. Grammer also address the residents concern with trees that are in her backyard. Mr. Grammer stated the trees should stay, because there was no proposed additional clearing. There is a perimeter buffer for this development so that any trees that are located on this subject parcel can be retained.

Tony Robert stated that staff may want to consider traffic calming if they are going to be using narrowing to be considered as a part of the city's ordinance instead of asking for a waiver.

Shawn Blackburn stated if that was applicable.

Tony Roberts stated yes, it would allow the city in this case to do traffic calming.

**Motion by Tony Robert** to approve the Preliminary Plat request for approximately 20.0 acres located north of Phase I of Trestle Square & south of Booth Estates and to include the waivers. **Second by Mr. Shawn Blackburn.** Roll call vote was as follows: Mr. Roberts-Yes; Mr. Blackburn-Yes; Ms. Dawson-Yes; Mr. Kemp-Yes; Mr. Myers-Yes; Mr. Phillips-Yes; and Mr. Roland-Yes. **Motion carried.**

**R-03-20 Glory, LLC** – Rezoning of approximately .9 acres located at Lot 9 Gloryland Subdivision from C-3 to RS.SD.

Julie Ramm stated Glory, LLC, is requesting rezoning of lot 9 Gloryland Subdivision. The total acreage is approximately .90 acres. This rezoning is a result of an error in legal description submission when the remaining portions of Magnolia Hills were rezoned in 2017. The parcel is a part of the Magnolia Hills Master Plan (approved in September of 2017) and the approved Preliminary Plat (approved in January 2020).

Dale Phillips asked if we are correcting an error.

Julie Ramm stated yes.

**Motion by Dale Phillips** to make a favorable recommendation to the City Council to approve rezoning of approximately .90 acres located a Lot 9 Gloryland Subdivision. **Second by Mr. David Kemp.** Roll call vote was as follows: Mr. Phillips-Yes; Mr. Kemp-Yes; Ms. Dawson-Yes; Mr. Blackburn-Yes; Mr. Myers-Yes; Mr. Roberts-Yes; and Mr. Roland-Yes. **Motion carried.**

## **XI. CITIZEN COMMUNICATION**

## **XII. DISCUSSION**

Tony Roberts stated he would be resigning from the City Council and this would be his last Planning and Zoning Commission meeting. He stated he would no longer be a resident of his district which is why he was resigning.

Dale Phillips recognized a resident in audience that has a complaint about Ballard Concrete. Ballard Concrete was heard and voted on May 12, 2020. Mr. Phillips asked City Attorney Ron Davis if the Planning and Commission could perform another vote on this topic.

Ron Davis stated the Commission had already had a vote on this item and no further authority in the matter.

Dale Phillips suggested that the resident take his concerns to the City Council.

Dale Phillips also stated to the Board they would have a work session on the first Tuesday in September.

Dale Phillips thanked Michael Manson and Tony Roberts for their service on The Planning and Zoning Commission.

**XII. ADJOURNMENT – 6: 40 p.m.**



\_\_\_\_\_  
Dale Phillips, Chairman

ATTEST:



\_\_\_\_\_  
Julie Ramm, Secretary