

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

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Thursday, April 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. 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, 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 Mr. James McKinney.** Roll call vote was as follows: Mr. Kemp-Yes; Mr. McKinney-Yes; Ms. Bobo-Yes; Ms. Dawkins-Yes; Mr. Phillips-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Williamson-Yes. **Motion carried.**

Approval of the Minutes – Motion by Mr. Dale Phillips to approve February 9 and March 9, 2021 minutes. **Second by Mr. David Kemp.** Roll call vote was as follows: Mr. Phillips-Yes; Mr. Kemp-Yes; Ms. Bobo-Yes; Ms. Dawkins-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Williamson-Yes. **Motion carried.**

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

Verification of No Conflict of Interest

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

OLD BUSINESS - None

NEW BUSINESS

SP-05-21 Alabama Power/C Spire – Alabama Power/C Spire requests Conditional Use approval to install Public Utility Infrastructure located at 10th Street and west of 14th Avenue.

Julie Ramm stated Alabama Power/C Spire are requesting Conditional Use approval to install Public Utility Infrastructure located near the corner of 10th Street, west of 14th Avenue. This area is zoned RS-4, single-family residential. However, public utilities are allowed in this zone by Conditional Use. Mrs. Ramm stated C Spire is proposing to install a cabinet to house fiber infrastructure and a generator at the site. The area will be enclosed with a chain link fence.

Adam Shadix, 201 Summit Parkway, Birmingham, AL appeared before the Commission stating request to install Public Utility Infrastructure located at 10th Street and west of 14th Avenue. Mr. Shadix also stated he can install any type of fence or landscaping that is suggested.

James McKinney asked if the chain link fence could be coated with slats. Adam Shadix stated they could install any type of fence.

Dale Phillips stated he would like to see landscaping installed.

Motion by Mr. James McKinney to make a favorable recommendation to Council to grant approval of Alabama Power/ C Spire request for Conditional Use Approval with the condition that vinyl coated fencing with slats and landscaping be installed around the infrastructure located at 10th Street west of 14th 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. Kemp-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Williamson-Yes. **Motion carried.**

S-09-21PP 1871 Subdivision Phase III – McGiffert and Associates, LLC request Preliminary Plat approval of a one lot subdivision of approximately 11.56 acres located south of Jemison Lane and east of 1871 Subdivision Phase II. **Waivers:** Sidewalks along Jemison Lane and Trade Center Drive.

Julie Ramm stated 1871, LLC is requesting Preliminary Plat approval for Phase III of the 1871 development. Mrs. Ramm stated this phase will consist of one lot with an acreage of approximately 11.6 acres. This phase is located south of Jemison Lane and east of Phase II. The developers are requesting a waiver from the installation of sidewalks along Jemison Lane and Trade Center Drive. Mrs. Ramm also stated the Commission has granted the sidewalk waiver on the two previous phases of this development.

Paul Burkhalter, McGiffert & Associates, LLC, 2814 Stillman Boulevard, Tuscaloosa, appeared before the Commission accompanied by Alan McGiffert and Tim Harrison requesting Preliminary Plat approval for a one lot subdivision of approximately 11.56 acres south of Jemison Lane and east of 1871 Subdivision. Mr. Burkhalter also requested waivers of sidewalks along Jemison Lane and Trade Center Drive.

Dale Phillips stated sidewalk waivers were granted for Phase 1 & 2. Mr. Phillips also wanted to know if waivers would apply for Phase III.

Mr. Burkhalter stated no.

Motion by Mr. James McKinney to grant waiver of sidewalks along Jemison Lane and Trade Center Drive with contributions to the sidewalk fund. **Second by Mr. David Kemp.** Roll call vote was as follows: Mr. McKinney-Yes; Mr. Phillips-Yes; Ms. Bobo-No; Ms. Dawkins-No; Mr. Kemp-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Williamson-Yes. **Motion carried.**

Motion by Mr. James McKinney to grant 1871 Subdivision, Phase III, McGiffert and Associates, LLC Preliminary Plat Approval of one lot subdivision of approximately 11.6 acres located at 10th Street and west of 14th 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. 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 advised the Commissioners who did not have a hard copy of the Northport Planning and Zoning Ordinance Manual to pick up one from the staff.

Julie Ramm also stated the Planning and Zoning Ordinance could be found on the City website.

XII. ADJOURNMENT



Dale Phillips, Chairman

ATTEST: 

Julie Ramm, Secretary