

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 14, 2023**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. INVOCATION**
- 4. APPROVAL OF MINUTES**
 - A. Approval of the December 13, 2022 minutes**
- 5. APPROVAL OF THE AGENDA**
 - A. Approval of the February 14, 2023 agenda**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. VERIFICATION OF NO CONFLICT OF INTEREST**
- 8. OLD BUSINESS**
 - A. By-laws Amendment**
- 9. NEW BUSINESS**
 - A. Rehearing – Northcreek Properties Rezoning Request – Brasher Holdings is requesting a rehearing of R-22-04 and R-22-07 to rezone approximately 72 acres located at the east dead end of Northcreek Boulevard.**
 - B. R-1-23 Northcreek Properties, LLC – Brasher Holdings, LLC is requesting rezoning of approximately 2.3 acres located at the east dead end of Northcreek Boulevard from C-3(General Commercial) to RS-3(Residential Single - Family).**
 - C. R-2-23 Sullivan Properties, LLC – Brasher Holdings, LLC is requesting rezoning of approximately 14 acres located at the east dead end of Northcreek Boulevard from RS-1(Residential Single - Family) to RS-3(Residential Single-Family), for phase II of The Terrace at Northcreek development.**
 - D. R-3-23 Sullivan Properties, LLC – Brasher Holdings, LLC is requesting rezoning of approximately 55.28 acres located at the east dead end of Northcreek Boulevard from RS-1(Residential Single - Family) to RS-4 (Residential Single - Family), for phases III-V of The Terrace at Northcreek development.**

- E. S-2-23 The Terrace at Northcreek – Brasher Holdings, LLC is requesting a revision to the Master Plan for approximately 72.22 acres for Phases II -V located at the east dead end of Northcreek Boulevard.
- F. S-3-23 The Terrace at Northcreek – Brasher Holdings, LLC is requesting Preliminary Plat approval for 17.2 acres for Phase II located at east dead end of Northcreek Boulevard.
- G. AMD 01-23 Zoning Ordinance – The City of Northport proposes changes to the Zoning Ordinance amending Table 4-1 and 4-2 pertaining to recreational uses.

10. DISCUSSION

- A. Workforce Housing Presentation
- B. March PZC Meeting

11. CITIZEN COMMUNICATIONS

12. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

- Chairman will call meeting to order and proceed through all opening business (i.e. Roll Call through Verification of No Conflict of Interest)
- Chairman will proceed through each case as follows:
 - Staff will provide an explanation of the case
 - Applicant will be given an opportunity to address the commission
 - Chairman will open public hearing (for those items requiring same)
 - Members of the public wishing to speak will be allowed three (3) minutes each to address the commission. NOTE: Large groups may wish to, but are not required to, appoint a spokesperson for the group in which case the Chair may grant them additional time to speak.
 - Chairman will then close the public hearing and give the applicant and/or staff an opportunity to comment on issues brought out during public comment.
 - Chairman will then ask for comments or questions from the members of the Commission.
 - The Commission members may make comments or ask questions of anyone present to clarify issues or provide additional information.
 - Chairman will then call for a motion, and a second on the motion.
 - A motion and second by any member is only a procedure used to bring the matter up for discussion and vote. A member making the motion or second may vote either for or against the matter
 - A roll call vote will be taken and the result of said vote will be announced.
 - Recommendations to the City Council, such as rezonings or annexations, may be approved by a majority of the members present and voting.
 - By Alabama Law, a subdivision matter must receive six (6) affirmative votes
- The above procedure will be followed for each case requiring a public hearing. Items not requiring a public hearing will be discussed amongst the Commission and action taken as is appropriate. (This includes "Other Business", "Citizens Communication", etc.)
- Upon completion of all business items the Chairman will call for a motion to adjourn, and conclude the meeting.