

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JULY 18, 2023**

- 1. CALL TO ORDER & INVOCATION -CHAIRMAN**
- 2. ROLL CALL & ESTABLISHMENT OF A QUORUM - SECRETARY**
- 3. INTRODUCTIONS & MEETING PROCEDURES**
- 4. APPROVAL OF THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. June 13, 2023**
- 6. VERIFICATION OF NO CONFLICT OF INTEREST & DISCLOSURE OF EX PARTE COMMUNICATION - COMMISSION MEMBERS**
- 7. VERIFICATION OF PROPER NOTIFICATION - SECRETARY**
- 8. INFORMATION AT END OF AGENDA**
- 9. OLD BUSINESS**
 - A. S-10-23 Townes at North Lake – Courtstone, LLC requests Preliminary Plat approval of approximately 183 acres located east of Highway 69 and north of Hamnertown Road.**
- 10. NEW BUSINESS**
 - A. SP-4-23 Geo's Automotive – Jonathan Ray requests Conditional Use approval to allow vehicle sales and to allow an automotive service station in a C-3 (General Commercial) zone for a business located at 3811 33rd Street.**
 - B. SP-5-23 Linda Short – Linda Short requests special use approval to allow the placement of a mobile home residence located north of Charlie Shirley Road and east of Tom Taylor Road.**
 - C. S-11-23 The Residences at Moore's Bridge Pointe - Morgantown Development Company, Inc. requests preliminary plat approval for approximately 1.13 acres located west of US Highway 43 and south of Applewood Drive. CONTINUED UNTIL AUGUST.**
 - D. A-5-23 Thompson Family Limited – Thompson Family Limited requests annexation of approximately 30.1 acres located north of Owen**

Parkway and east of U S Highway 43, with the original zoning designation of RS-4 (Single - Family Residential).

- E. R-9-23 Thompson Family Limited - Thompson Family Limited requests rezoning of approximately 3.33 acres located north of Owen Parkway and east of Highway 43 from C3 (General Commercial) to RS-4 (Single - Family Residential).
- F. S-12-23 Clearlake Street Subdivision – TBG Canetuck requests preliminary plat approval for approximately 1.35 acres located on the southside of Clearlake Street and east of Northwood Lake Drive East.
- G. S-13-23 Southern Brew – Charles Richard Yawn requests preliminary plat approval for approximately 0.67 acres located at 1211 20th Avenue.
- H. AMD-02-23 City of Northport – The City of Northport proposes changes to the Zoning Ordinance Table 4-1 Allowable Uses and 4-3 Table of Dimensional Standards - Non Residential Uses.

11. CITIZEN COMMUNICATIONS

12. DISCUSSION

13. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

- I. The Chairman calls for the next agenda item.
- II. Staff provides a summary of the case and answers any questions from the Commission.
- III. The applicant or petitioner presents his or her request and provides information in support of the application and answers any questions from the Commission.
- IV. If a public hearing is needed, the Chairman will ask for anyone present who would like to provide input regarding the request.
- V. The Commission members may discuss details and issues raised, and may ask questions of the applicant, city staff, or other parties.
- VI. The Chairman will call for a motion to be read and a second, and the Chairman may ask if further discussion by the Commission is needed.
 - i. Motions for a vote and second will be made for each item in a positive fashion. The purpose of which is to allow the Commission to vote on a motion. Members making the motion or second are not obligated to vote in the affirmative for said motion.
 - ii. Waivers may be added to the motion for approval of a preliminary plat if listed verbally in the motion. If it is requested by any member of the Commission, the waivers shall be voted on individually or in a group prior to the vote on the preliminary plat.
- VII. The Chairman will call for a roll call vote.