

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 12, 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. August 8, 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. **R-10-23 Northcreek Properties, LLC** - Northcreek Properties, LLC requests rezoning from C-3 (General Commercial) to RS-3 (Single - Family Residential) of approximately 1.91 acres located at the east dead end of Northcreek Boulevard. **WITHDRAWN**
 - B. **R-11-23 Sullivan Properties, LLC** - Sullivan Properties, LLC requests rezoning from RS-1 (Single - Family Residential) to RS-3 (Single - Family Residential) of approximately 14.17 acres located at the east dead end of Northcreek Boulevard. **WITHDRAWN**
 - C. **R-12-23 Sullivan Properties, LLC** - Sullivan Properties, LLC requests rezoning from RS-1 (Single - Family Residential) to RS-4 (Single - Family Residential) of approximately 55.28 acres located at the east dead end of Northcreek Boulevard. **WITHDRAWN**
 - D. **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.
 - E. **SP-6-23 The Residences at Moore's Bridge Pointe** - Morgantown Development Company, Inc. requests Conditional Use/Master Development Plan approval of a performance residential development located west of US

Highway 43 and south of Applewood Drive.

- F. **S-14-23 RSVY of Lots 1 - 3, Block E of Crestmont Subdivision** - Magdealena Diego Juan requests preliminary plat approval of approximately 2.97 acres located 3120 32nd Street.

10. NEW BUSINESS

- A. **SP-7-23 Mateo Felipe Baltazar** - Mateo Felipe Baltazar requests special use approval to allow the placement of a mobile home residence to be located at 6951 Baptist Campground Road. **CONTINUED UNTIL OCTOBER**
- B. **R-13-23 Lynwood Springer** - Lynwood Springer requests rezoning approval of approximately 4.12 acres from HN (Historical Neighborhood) to REC (Recreation) located at 123 30th Avenue.
- C. **A-08-23 Saroni Real Estate, LLC** - Saroni Real Estate, LLC requests annexation of approximately 2 acres located west of Highway 43 and south of River Oak Drive with the original zoning designation of C-3 (General Commercial).
- D. **S-22-23 Hightown Properties Master Plan** - Paige Howard requests master plan approval for approximately 3.99 acres located north of 36th Street and east of 26th Avenue
- E. **S-15-23 Hightown Properties, LLC Phase I** - Paige Howard requests preliminary plat approval for approximately 2.28 acres located at 2400 36th Street.
- F. **S-16-23 New Beginning Family Worship Subdivision** - New Beginning Family Worship, Inc. requests preliminary plat approval for approximately 11.45 acres located at 1950 Park West Dr.
- G. **S-19-23 Geo's Automotive** - Jonathan Ray requests preliminary plat approval of approximately 1.88 acres located south of 33rd Street and east of 39th Avenue
- H. **A-09-23 Joe Rice** - Joe Rice requests annexation of approximately 49.29 acres located west of Prince William Way and north of Forest Glen Boulevard, with the original zoning of RS-SD (Residential Single Family - Special District).
- I. **R-14-23 Joe Rice** - Joe Rice requests rezoning of approximately 4.48 acres from RS-1 (Single - Family Residential) to RS-SD (Residential Single Family - Special District) located west of Prince William Way and north of Forest Glen Boulevard.
- J. **S-17-23 Forest Glen Master Plan Revision** - Builders Group Development, LLC requests master plan revision approval of approximately 54 acres for Forest Glen Subdivision located west of Highway 69 and north of Mitt Lary Road
- K. **S-18-23 Forest Glen Ninth Section** - Builders Group Development, LLC requests preliminary plat approval for approximately 11.7 acres located west of Prince William Way and north of Forest Glen Boulevard

- L. **S-20-23 The Townes at North Lake Master Plan** - Courtstone, LLC requests master plan approval for approximately 183 acres located east of Highway 69 and north of Hamnertown Road
- M. **S-21-23 The Townes at North Lake Preliminary Plat - REHEARING** - Courtstone, LLC requests preliminary plat approval of approximately 13 acres located east of Highway 69 and north of Hamnertown Road
- N. **AMD 03-23 City of Northport** - City of Northport Requests amendments to Article VIII of the Zoning Ordinance

11. DISCUSSION

12. CITIZEN COMMUNICATIONS

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.