

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 10, 2023**

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. APPROVAL OF MINUTES

- A. September 12, 2023
- B. Special Call Meeting - September 21, 2023

5. APPROVAL OF THE AGENDA

6. VERIFICATION OF PROPER NOTIFICATION

7. VERIFICATION OF NO CONFLICT OF INTEREST

8. OLD BUSINESS

- A. **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.
- B. **S-15-23 Hightown Properties, LLC Phase I** - Paige Howard requests preliminary plat approval for approximately 2.28 acres located at 2400 36th Street.
- C. **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use approval to allow the placement of a mobile home residence to be located at 6951 Baptist Campground Road - **WITHDRAWN BY STAFF**

9. NEW BUSINESS

- A. **A-10-23 University Beach, LLC** - University Beach, LLC requests annexation of 54.78 acres located north of McFarland Boulevard and east of Harper Road with the original zoning designation of C-6 (General Commercial).
- B. **R-17-23 Northcreek Properties, LLC** - Northcreek Properties, LLC requests rezoning of approximately 1.91 acres from C-3 to RS-SD located east of Northcreek Boulevard and Union Chapel Road
- C. **R-18-23 Sullivan Properties, LLC** - Sullivan Properties, LLC requests rezoning of approximately 69.45 acres from RS-1 (Single - Family Residential) to RS-SD (Residential Special District) located east of Northcreek Boulevard and Union Chapel Road

- D. **S-23-23 The Terrace at Northcreek Master Plan Revision** - Brasher Holdings, LLC requests revisions to the approved master plan for approximately 72.22 acres for Phases II-V located at the east dead end of Northcreek Boulevard
- E. **A-11-23 Thompson Family Limited - REHEARING** Thompson Family Limited requests annexation of approximately 30.1 acres with the original zoning designation of RS-SD located north of Owen Parkway and east of Highway 43
- F. **R-16-23 Thompson Family Limited - REHEARING** Thompson Family Limited requests rezoning of approximately 3.33 acres from C-3 (General Commercial) to RS-SD (Residential Special District) located north of Owen Parkway and east of Highway 43
- G. **S-24-23 Magnolia Hills West Subdivision Master Plan** - Thompson Family Limited requests master plan approval for approximately 33.4 acres located north of Owen Parkway and east of Highway 43
- H. **S-26-23 Gloryland Master Plan Revision** - Hill & Spann Land Company, LLC requests revisions to the approved master plan for 87.9 acres located east of Highway 43 and south of Owen Parkway
- I. **S-25-23 Resurvey of Lots 1 & 2 Gloryland Subdivision** - Hill and Spann Land Company, LLC requests preliminary plat approval for approximately 17.5 acres located east of Highway 43 and south of Owen Parkway

10. DISCUSSION

- A. Comprehensive Plan Presentation

11. CITIZEN COMMUNICATIONS

12. 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.