

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 13, 2024**

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. APPROVAL OF MINUTES

A. January 9, 2024

5. APPROVAL OF THE AGENDA

6. VERIFICATION OF PROPER NOTIFICATION

7. VERIFICATION OF NO CONFLICT OF INTEREST

8. OLD BUSINESS

A. **S-29-23 The Terrace at Northcreek Master Plan Revision REHEARING** -

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.

B. **S-30-23 Forest Glen Seventh Section** - Adam Springer is requesting preliminary plat approval for approximately 12.54 acres located south of Randa Parkway and east of Arbor Oaks Road.

C. **S-2-24 The Townes of North Lake Master Plan REHEARING** - Courtstone, LLC is requesting a rehearing for the master plan of approximately 183 acres located east of Highway 69 and north of Hamnertown Road.

D. **S-3-24 The Townes of North Lake** - Courtstone, LLC is requesting preliminary plat approval for approximately 9.3 acres located east of Highway 69 and north of Hamnertown Road.

9. NEW BUSINESS

A. **S-4-24 Forest Glen Master Plan Revision** - Adam Springer is requesting a revision to the master plan for approximately 12.54 acres located south of Randa Parkway and east of Arbor Oaks Road.

10. DISCUSSION

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.



The image is a promotional graphic for the Northport Planning and Zoning Commission. It features a grey background with a white compass rose logo in the top left corner, with the word "Northport" in a blue script font. To the right of the logo, the text "TO VIEW OUR AGENDAS, AGENDA PACKETS AND MINUTES" is written in blue. Below this, a large QR code is displayed. To the left of the QR code, the text "SCAN ME!" is written vertically in blue. Below the QR code, there is a small icon of a smartphone. To the left of the QR code, the text "SUBSCRIBE NOW!" is written in blue. Below this, there is a paragraph of text: "Are you interested in getting notifications on what's going on in Northport? Scan the QR Code and subscribe to receive an email directly to you! We would love to notify you!". At the bottom of the graphic, the website address "@WWW.CITYOFNORTHPORT.ORG" is written in blue.

Northport

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