

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, MARCH 19, 2024**

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. APPROVAL OF MINUTES

A. February 13, 2024

5. APPROVAL OF THE AGENDA

6. VERIFICATION OF PROPER NOTIFICATION

7. VERIFICATION OF NO CONFLICT OF INTEREST

8. OLD BUSINESS

9. NEW BUSINESS

- A. **S-5-24 RSVY of Lots 50-53 The Quinns Town Subdivision** - AOH Church of God requests Preliminary Plat approval of approximately 1.67 acres located at 3514 14th Street
- B. **S-9-24 1871 Subdivision Master Plan Revision** - D P Holdings, LLC Series McFarland is requesting a master plan revision for approximately 11.41 acres located at the southeast corner of McFarland Boulevard and Airport Road.
- C. **S-6-24 - CFA Northport Subdivision** - D P Holdings LLC is requesting preliminary plat approval for approximately 4.84 acres located at the southeast corner of McFarland Boulevard and Airport Road
- D. **S-7-24 Yawn-Beans Property** - Charles Yawn and Hillyard Beans are requesting a preliminary plat approval for approximately 0.79 acres located at 1300 Lurleen Wallace Boulevard **CONTINUED UNTIL APRIL (no action needed)**
- E. **S-8-24 REHEARING The Terrace at Northcreek Master Plan revision** - Brasher Holdings, LLC is requesting a revision to the master plan for approximately 72.22 acres for Phase II-V located at the east dead end of Northcreek Boulevard

10. DISCUSSION

- A. **City of Northport Comprehensive Plan** - Draft PUBLIC HEARING

B. **Executive Session** - Certified by the City Attorney

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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