

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 10, 2024**

- 1. CALL TO ORDER (INCLUDING INVOCATION)**
- 2. ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- 3. INTRODUCTIONS AND MEETING PROCEDURES**
- 4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**
 - A. August 13, 2024
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **A-24-3 Brigido Cervantes** - Brigido Cervantes requests annexation of approximately 1.21 acres located at 9801 Highway 43 with the original zoning designation of RS-1.
 - B. **S-16-24 Terrace at Northcreek, Phase 3** - Longleaf Engineering, LLC is requesting preliminary plat approval of approximately 14.68 acres located at the east dead end of Northcreek Boulevard.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-17-24 The Terrace at Northcreek Master Plan Revision** - Longleaf Engineering, LLC is requesting a revision to the master plan for approximately 72.22 acres for Phases II located at the east dead end of Northcreek Boulevard.
 - B. **R-24-3 Gordon Gregory** - Gordon Gregory is requesting rezoning of approximately 1.43 acres from C (Conservation) to HDC (Historic Downtown Core) for a property located directly east of 2415 5th Street.
 - C. **SP-24-04 LaShonda Gay** - LaShonda Gay is requesting a special use permit for placing a mobile home residence located at 3841 30th Avenue.
 - D. **S-18-24 Resurvey Coral Industries Industrial Park** - LLM Properties, LLC is requesting preliminary plat approval for approximately 16.55 acres located at 600 64th Avenue.

- E. **S-19-24 Resurvey Lots 40 & 41 Quinns Town** - Susan Simon is requesting preliminary plat approval for approximately 0.25 acres located at 3700 14th Street.
- F. **S-20-24 Sunnydale Circle** - Herbert Mullins is requesting preliminary plat approval for approximately 2.14 acres located at 14052 Sunnydale Circle.
- G. **A-24-4 Charles Stamps** - Charles Stamps is requesting annexation for approximately 32.4 acres located north of Shenandoah Drive and southeast of Charlie Shirley Road on Highway 69 N with original zoning designation of RS-1 (Single - Family Residential).
- H. **S-21-24 Country Glen Subdivision** - Longleaf Engineering, LLC is requesting preliminary plat approval of approximately 32.4 acres located north of Shenandoah Drive and southeast of Charlie Shirley Road on Highway 69 N.
- I. **S-22-24 Southmark Addition 20th Avenue** - Montgomery and Hinkle is requesting preliminary plat approval for approximately 0.66 acres located at the intersection of 20th Avenue and 28th Street.

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

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 a blue, sans-serif font. Below this, a large QR code is displayed. To the left of the QR code, the text "SCAN ME!" is written vertically in a large, blue, sans-serif font. 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 a blue, sans-serif font. Below this, the text "Are you interested in getting notifications on what's going on in Northport?" is written in a blue, sans-serif font. Below this, the text "Scan the QR Code and subscribe to receive an email directly to you!" is written in a blue, sans-serif font. Below this, the text "We would love to notify you!" is written in a blue, sans-serif font. At the bottom of the graphic, the text "@WWW.CITYOFNORTHPORT.ORG" is written in a blue, sans-serif font.

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