

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 12, 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. October 8, 2024, Regular Meeting
 - B. October 28, 2024, Special Called Meeting
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **S-23-24 The Townes at Vestavia** - Cabaniss Engineering requests preliminary plat approval for approximately 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills. **WITHDRAWN** - no action needed.
 - B. **SP-24-05 The Townes at Vestavia** - Cabaniss Engineering requests conditional use approval for a performance residential development for 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills. **WITHDRAWN** - no action needed.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **SP-24-06 Justin Terry** - Justin Terry requests conditional use approval for an office in a M-1 (Light Industrial) zone for the property located at 2403 10th Street.
 - B. **SP-24-07 Melvin Alexis Ramos Reyes** - Melvin Alexis Ramos Reyes requests approval to place a mobile home as an in-fill dwelling at 3417 68th Avenue. **WITHDRAWN** - no action needed.
 - C. **A-24-5 Aubry McCarley** - Aubry McCarley requests annexation of approximately 1.38 acres located at 7600 Highway 43, with the original zoning designation of C-3 (General Commercial).

- D. **S-24-24 RSVY of Lots 4 & 5 of Oakhill** - Porter-Higginbotham Engineering requests preliminary plat approval for approximately 1.38 acres located at 7600 Highway 43.
- E. **R-24-5 Bronze Properties, LLC** - Bronze Properties, LLC requests rezoning for approximately 3.36 acres located at Station Circle, east of Highway 43 N, from RS-1 (Family Single Residential) to C-3 (General Commercial). **CONTINUED** - no action needed.
- F. **S-25-24 RSVY Lot 1R of the RSVY of Northport Station, Ph I & Unplatted Land** - Herndon Hicks & Associates requests preliminary plat approval for approximately 13.84 acres located at 4419 Highway 43 N. **CONTINUED** - no action needed.
- G. **AMD-24-02 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance.
- H. **AMD-24-03 City of Northport** - The City of Northport proposes an amendment to the Subdivision Regulations. **CONTINUED** - no action needed.

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.



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