

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 17, 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. November 12, 2024
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **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 to January Meeting - ACTION REQUIRED.**
 - B. **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 to January Meeting - ACTION REQUIRED.**
 - C. **AMD-24-03 City of Northport** - The City of Northport proposes amendments to the Subdivision Regulations.
 - D. **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.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **R-24-7 Crux Climbing, LLC** - Crux Climbing, LLC is requesting rezoning of approximately 1.14 acres located north of Rice Mine Road and just west of UCP Parkway from Office and Institutional (O-I) to Bridge Avenue North (BAN).
 - B. **SP-24-08 The Square at Mill Creek** - Longleaf Engineering requests conditional use approval for a performance residential development for

approximately 4 acres located east of Highway 43 N and south of Owen Parkway.

- C. **AMD-24-04** - City of Northport proposes the adoption of the Engineering Design and Construction Manual as an Appendix to the Zoning Ordinance.

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.

Northport

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