

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 14, 2025**

- 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. December 17, 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 Dream Investment Group, LLC** - Dream Investment Group, 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).
 - 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.
 - 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. **S-25-1 The Townes at Vestavia** - Cabaniss Engineering requests preliminary plat approval for approximately 4.65 acres located on the West side of Applejack Boulevard and South of Vestavia Hills. **Continued to February Meeting - NO ACTION REQUIRED.**
 - B. **R-25-1 Terrace at Northcreek** - Longleaf Engineering is requesting a revision to the Special District Plan for approximately 84.77 acres for The Terrace at Northcreek, located at the east dead end of Northcreek Boulevard.

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

- A. Review the Planning and Zoning Commission Bylaws.

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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