

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, MARCH 11, 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. February 11, 2025
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-25-4 2214 LWB Subdivision** - Duncan Coker and Associates is requesting preliminary plat approval for 0.24 acres for the property located at 2214 Lurleen Wallace Boulevard.
 - B. **S-25-5 Harper Road Condominiums** - Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres for the property located at 5610 Oak Park Circle. **APPLICANT REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**
 - C. **S-25-6 Boyd Zastoupil Subdivision** - Sentell Engineering is requesting preliminary plat approval for 13.26 acres located at 3350 Union Chapel Road and 3660 Union Chapel Road.
 - D. **A-25-1 The Cove at Northcreek** - Longleaf Engineering requests annexation of approximately 1.28 acres located on the south side of Old Union Chapel Road. **APPLICANT REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**
 - E. **R-25-2 The Cove at Northcreek** - Longleaf Engineering requests rezoning of approximately 26.3 acres from Residential Single-Family (RS-1) to Special District (SD) for the property located on the south side of Old Union Chapel Road. **APPLICANT REQUESTED TO CONTINUE TO APRIL. NO ACTION NEEDED.**
 - F. **A-25-2 David Pollard** - David Pollard requests annexation of approximately 0.83 acres located at 10408 Carthage Road.

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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