

**AGENDA  
NORTHPORT PLANNING AND ZONING COMMISSION  
TUESDAY, APRIL 8, 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. March 11, 2025
5. **VERIFICATION OF NO CONFLICT OF INTEREST**
6. **VERIFICATION OF PROPER NOTIFICATION**
7. **DISCLOSURE OF EX PARTE COMMUNICATION**
8. **OLD BUSINESS**
  - A. **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.
  - B. **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 MAY. NO ACTION NEEDED.**
  - C. **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 UNTIL MAY. NO ACTION NEEDED.**
9. **NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
  - A. **R-25-3 University Beach** - University Beach, LLC is requesting rezoning and Special District Plan approval for approximately 76.2 acres located north of McFarland Boulevard and East of Harper Road.
  - B. **A-25-3 Magnolia Hills West** - Longleaf Engineering is requesting annexation with original zoning designation of Residential Single-Family (RS-1) for approximately 30.1 acres located south of the Northwood Estates subdivision and West of the Magnolia Hills subdivision.

- C. **R-25-4 Magnolia Hills West** - Longleaf Engineering is requesting rezoning and Special District Plan approval for approximately 29.17 acres located south of the Northwood Estates subdivision and West of the Magnolia Hills subdivision.
- D. **AMD-25-01 City of Northport** - City of Northport proposes amendments to the Zoning Ordinance.

**10. COMMITTEE REPORTS**

**11. OTHER AND MISCELLANEOUS BUSINESS**

- A. **City of Northport Subdivision Regulations** - Public Hearing

**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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