

**AGENDA  
NORTHPORT PLANNING AND ZONING COMMISSION  
TUESDAY, MAY 13, 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. April 8, 2025
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
  - A. **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.
  - B. **R-25-2 The Cove at Northcreek** - Longleaf Engineering requests rezoning with Special District Plan approval 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.
  - C. **A-25-3 Magnolia Hills West** - Longleaf Engineering is requesting annexation with original zoning designation of Residential Single-Family (RS-1) for approximately 28.6 acres located south of the Northwood Estates subdivision and West of the Magnolia Hills subdivision. **APPLICANT HAS REQUESTED TO CONTINUE TO JUNE MEETING. ACTION NEEDED.**
  - D. **R-25-4 Magnolia Hills West** - Longleaf Engineering requests rezoning with Special District Plan approval of approximately 48.9 acres from Residential Single-Family (RS-1) to Special District (SD) for the property located south of the Northwood Estates subdivision and West of the Magnolia Hills subdivision. **APPLICANT HAS REQUESTED TO CONTINUE TO JUNE MEETING. ACTION NEEDED.**
  - E. **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.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**

- A. **S-25-8 Phifer UCR Subdivision** - Duncan Coker and Associates request preliminary plat approval for approximately 11.8 acres for the property located at 1020 Union Chapel Road.
- B. **SP-25-1 Rapid Results Supreme, LLC** - Rapid Results Supreme, LLC requests conditional use approval for a gym in a Light Industrial (M-1) zone for the property located at 1017 Martin Luther King Jr. Boulevard.
- C. **S-25-9 Terrace at Northcreek, Phase III** - Longleaf Engineering is requesting preliminary plat approval of approximately 21.86 acres located at the east dead end of Northcreek Boulevard.
- D. **S-25-10 University Beach, LLC** - University Beach is requesting preliminary plat approval of approximately 76.20 acres located north of McFarland Boulevard and east of Harper Road. **APPLICANT HAS REQUESTED TO CONTINUE TO JUNE MEETING. NO ACTION NEEDED.**

## **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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