

**AGENDA  
NORTHPORT PLANNING AND ZONING COMMISSION  
TUESDAY, JUNE 10, 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. May 13, 2025
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
  - A. **A-25-3 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.
  - B. **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) and General Commercial (C-3) to Special District (SD) for the property located south of the Northwood Estates subdivision and west of the Magnolia Hills subdivision.
  - C. **S-25-10 University Beach, LLC** - University Beach is requesting preliminary plat approval of approximately 61.2 acres located north of McFarland Boulevard and east of Harper Road.
  - D. **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.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
  - A. **S-25-11 Beeker 82 Properties** - Duncan, Coker and Associates is requesting preliminary plat approval of approximately 9.5 acres located at 3400 McFarland Boulevard.

- B. **S-25-12 Washington Addition to Tuscaloosa Street** - Montgomery and Hinkle is requesting preliminary plat approval of approximately 0.21 acres located at 1211 Bridge Avenue. **APPLICANT HAS REQUESTED TO CONTINUE TO JULY. ACTION NEEDED.**
- C. **R-25-5 315 Main Avenue** - Boutant Holdings, LLC requests rezoning approval of approximately 0.25 acres from Residential/Commercial/Institutional (RCI) to Historic Downtown Core (HDC) located at 315 Main Avenue.
- D. **S-25-13 Northwood Gardens Master Plan Revision** - Longleaf Engineering is requesting a revision to the master plan for approximately 17.11 acres located adjacent to the existing Northwood Gardens and Northwood Estates.
- E. **SP-25-2 Nellie Mae and Company, LLC** - Nellie Mae and Company, LLC requests conditional use approval for pet grooming in a Residential/Commercial/Institutional zone (RCI) for the property located at 703 Main Avenue. **INCOMPLETE APPLICATION.**
- F. **R-25-6 Canopy Properties, LLC** - Canopy Properties, LLC requests rezoning of approximately 0.17 acres from General Commercial (C-3) to Residential Single-Family (RS-3) located at 2808 & 2806 18th Avenue and 1800 28th Street.

#### **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.



TO VIEW OUR AGENDAS, AGENDA PACKETS AND MINUTES

**SCAN ME!**



[SUBSCRIBE NOW!](#)

Are you interested in getting notifications on what's going on in Northport?

Scan the QR Code and subscribe to receive an email directly to you!

We would love to notify you!



[WWW.CITYOFNORTHPORT.ORG](http://WWW.CITYOFNORTHPORT.ORG)