

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JULY 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. June 10, 2025
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **S-25-10 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.
 - B. **S-25-12 Washington Addition to Tuskaloosa Street** - Montgomery and Hinkle is requesting preliminary plat approval of approximately 0.21 acres located at 1211 Bridge Avenue.
 - C. **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, APPLICANT HAS REQUESTED TO CONTINUE TO AUGUST MEETING. ACTION NEEDED.**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **R-25-7 MKW Holdings** - Montgomery and Hinkle is requests rezoning approval of approximately 0.12 acres from Residential Single Family (RS-4) to Suburban Mixed-Use (SMX) located at 1211 Bridge Avenue.
 - B. **S-25-14 W&M Subdivision** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 0.40 acres located at 1802 18th Avenue.

- C. **S-25-15 Boozer Subdivision** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 21.63 acres located at 4105 Flatwoods Road.
- D. **S-25-16 82 West Subdivision** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 8.7 acres located at 5105 McFarland Boulevard.
- E. **S-25-17 Thornton's Resurvey of East Knollwood** - Montgomery and Hinkle is requesting preliminary plat approval of approximately 5.5 acres located at 13777 Frank Lary Road.
- F. **ANX-25-4 Benjamin Caleb New** - Benjamin Caleb New requests annexation of approximately 1.46 acres located at 13469 Mount Olive Road.
- G. **ANX-25-5 Dorothy Tucker** - Dorothy Tucker requests annexation of approximately 1 acre located at 10470 Jones Road.
- H. **SP-25-4 West End Management, LLC** - West End Management, LLC requests conditional use approval for minor automotive repair in a General Commercial (C-3) zone for the property located at 2118 Lurleen B Wallace Boulevard.
- I. **R-25-8 Boozer Subdivision** - Herndon, Hicks and Associates is requesting rezoning of approximately 21.63 acres from Agricultural (AG) to Residential Single-Family (RS-1) for the property located at 4105 Flatwoods 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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