

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 19, 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. July 8, 2025
5. **VERIFICATION OF NO CONFLICT OF INTEREST**
6. **VERIFICATION OF PROPER NOTIFICATION**
7. **DISCLOSURE OF EX PARTE COMMUNICATION**
8. **OLD BUSINESS**
 - A. **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.
9. **NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-25-18 Battle on Main** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 1.33 acres located at 3207-3215 Main Avenue.
 - B. **SP-25-5 1802 18th Avenue** - Herndon, Hicks and Associates requests conditional use approval for a laundromat in a General Commercial (C-3) zone for the property located at 1802 18th Avenue. **APPLICANT HAS REQUESTED TO CONTINUE TO SEPTEMBER MEETING. NO ACTION NEEDED.**
 - C. **S-25-19 John V Rosser Subdivison** - Montgomery and Hinkle is requesting preliminary plat approval of approximately 1.45 acres located at 5625 Highway 171 Cut off Road.
 - D. **R-25-9 City of Northport** - City of Northport requests rezoning from Office-Institutional (O-I) to Light Industrial (M-1) for approximately 11 acres located east of Harper Road and North of Robert Cardinal Airport Road. **APPLICANT HAS REQUESTED TO CONTINUE TO SEPTEMBER MEETING. ACTION NEEDED.**

- E. **AMD-25-3 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance. **APPLICANT HAS REQUESTED TO CONTINUE TO SEPTEMBER MEETING. ACTION NEEDED.**
- F. **AMD-25-4 City of Northport** - The City of Northport proposes amendments to the Subdivision Regulations.

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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