

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 9, 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. August 19, 2025
5. **VERIFICATION OF NO CONFLICT OF INTEREST**
6. **VERIFICATION OF PROPER NOTIFICATION**
7. **DISCLOSURE OF EX PARTE COMMUNICATION**
8. **OLD BUSINESS**
 - A. **S-25-15 Boozer Subdivision** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 21.63 acres located at 4105 Flatwoods Road.
 - 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 OCTOBER MEETING. NO ACTION NEEDED.**
 - C. **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 OCTOBER MEETING. NO ACTION NEEDED.**
 - D. **AMD-25-3 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance. **APPLICANT HAS REQUESTED TO CONTINUE TO OCTOBER MEETING. NO ACTION NEEDED.**
 - E. **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.
9. **NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**

- A. **S-25-20 Harper Road Condominiums** - Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres for the property located at 5610 Oak Park Circle. **APPLICANT HAS REQUESTED TO CONTINUE TO OCTOBER MEETING. NO ACTION NEEDED.**
- B. **S-25-21 Fifth Street Subdivision** - Cabaniss Engineering is requesting preliminary plat approval for approximately 0.5 acres for the property located at 2520 5th 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.



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