

AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 14, 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. September 9, 2025
5. **VERIFICATION OF NO CONFLICT OF INTEREST**
6. **VERIFICATION OF PROPER NOTIFICATION**
7. **DISCLOSURE OF EX PARTE COMMUNICATION**
8. **OLD BUSINESS**
 - A. **SP-25-5 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.
 - B. **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 WITHDRAW THE CASE. ACTION NEEDED.**
 - C. **AMD-25-3 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance.
 - D. **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.
9. **NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **R-25-10 Zel, LLC** - Zel, LLC requests rezoning from Residential Single-Family (RS-1) to General Commercial (C3) for approximately 4.01 acres located at 4405 Highway 69 N.
 - B. **S-25-23 Grand Pointe Master Plan Revision** — McGuire Associates is requesting a revision to the master plan for approximately 286 acres for the Grand Pointe subdivision located south of Home Place Road. **APPLICANT**

HAS REQUESTED TO CONTINUE TO NOVEMBER MEETING. NO ACTION NEEDED.

- C. **R-25-11 Grand Pointe Subdivision**- McGuire Associates requests rezoning approval of approximately 34.8 acres from Special District (RS-SD) to Residential Single Family (RS-2) located at the end of Windword Pointe Drive. **APPLICANT HAS REQUESTED TO CONTINUE TO NOVEMBER MEETING. NO ACTION NEEDED.**

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

- A. November Planning and Zoning Commission Meeting
- B. Tourism Corridor Overlay Discussion

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