

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, DECEMBER 9, 2025**

[IGNORE_INDENT]

- 1. CALL TO ORDER (INCLUDING INVOCATION)**
- 2. MAYOR TO ADDRESS THE COMMISSION**
 - A. Mayor Dale Phillips to Address the Commission.
- 3. ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- 4. INTRODUCTIONS AND MEETING PROCEDURES**
- 5. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**
 - A. October 29, 2025
- 6. VERIFICATION OF NO CONFLICT OF INTEREST**
- 7. VERIFICATION OF PROPER NOTIFICATION**
- 8. DISCLOSURE OF EX PARTE COMMUNICATION**
- 9. OLD BUSINESS**
 - A. **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.
 - B. **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.
- 10. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-25-24 J.N.E. Subdivision** - Herndon, Hicks, and Associates is requesting preliminary plat approval for approximately 6.86 acres located at MLK Boulevard and Hunter Creek Road.
 - B. **SP-25-6 SMAP Agency** - SMAP Agency requests conditional use approval for a business office in a Light Industrial (M-1) zone for the property located at 1101 30th Avenue.
- 11. COMMITTEE REPORTS**
- 12. OTHER AND MISCELLANEOUS BUSINESS**
 - A. Election of Officers

B. Review of Bylaws

13. 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)