

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 10, 2026**

- 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. Minutes from the January 13, 2026 meeting**
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. S-26-3 Mission Express Subdivision** - Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.2 acres located at the intersection of McFarland Boulevard (Hwy 82) and 32nd Avenue
 - B. SP-26-1 Estes Automotive** - Duncan, Coker and Associates is requesting conditional use approval for automobile repair in a C-3 General Commercial zone located north of Martin Luther King, Jr. Boulevard and east of Hunter Creek Road **WITHDRAWN — NO ACTION NEEDED**
 - C. SP-26-2 Crimson Rage** - Levi Campbell is requesting conditional use approval for an indoor recreation facility in a Limited Manufacturing (M-1) zone located at 2403 10th Street
 - D. ANX-26-2 Old Union Chapel Road** - Longleaf Engineering is requesting annexation of 1.28 acres located at 3901 Old Union Chapel Road
 - E. S-26-4 Old Union Chapel Road Subdivision** - Longleaf Engineering is requesting preliminary plat approval for approximately 26.3 acres located at the intersection of Union Chapel Road and Old Union Chapel Road
 - F. S-26-5 12th Street Industrial** - Longleaf Engineering is requesting preliminary plat approval for approximately 4.29 acres located at 3009 12th Street

- G. **S-26-6 Forest Glen Master Plan Revision** - Builders Group Development, LLC is requesting a revision to the approved master plan for Forest Glen Subdivision located west of Highway 69 and north of Mitt Lary Road
- H. **AMD-26-1 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance

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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