

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, MAY 12, 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. April 14, 2026
- 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. **R-26-2 Townes at North Lake** - TTL, Inc. requests Special District Plan approval for approximately 283 acres for the Townes at North Lake, located north of Hamnertown Road and east of Hwy 69.
 - B. **S-26-11 Townes at North Lake** - TTL, Inc. is requesting preliminary plat approval of approximately 9.3 acres located north of Hamnertown Road and east of Hwy 69.
 - C. **S-26-12 Resurvey of lot 2 SFI Subdivision** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 3.4 acres located next to 7611 Lake Sherwood Circle.
 - D. **R-26-3 Mitt Lary Townhomes** - TTL, Inc. requests rezoning with Special District Plan approval for approximately 14 acres from Agricultural (AG) to Special District (SD) for the property located north of Mitt Lary Road and east of Pine Hill road. **CONTINUED UNTIL JUNE MEETING - NO ACTION REQUIRED**
 - E. **S-26-14 Oak Hollow** - TTL, Inc is requesting preliminary plat approval of approximately 14 acres located north of Mitt Lary Road and east of Pine Hill Road. **CONTINUED UNTIL AUGUST MEETING - NO ACTION REQUIRED**
 - F. **R-26-4 Gordon Gregory** - Gordon Gregory requests rezoning of approximately 1.5 acres from Conservation (CON) to Historic Neighborhood (HN) located at 2415 5th Street.

- G. **S-26-15 Resurvey of Lots 1-13 Bridge & East Columbus St.** - Sentell Engineering is requesting preliminary plat approval for approximately 2 acres for the property located south of 700 Bridge Avenue.
- H. **S-26-16 7 Brew Coffee Stand** - Southern Brew Corporation is requesting preliminary plat approval for 1.16 acres located at 5600 McFarland Boulevard.
- I. **S-26-17 Revision to Northport Shore Master Plan** - TTL, Inc. is requesting approval of a revision to the master plan for Northport Shore for approximately 200 acres located south of 5th Street and west of Alabama Southern Railroad.

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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