

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 9, 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. May 12, 2026
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **R-26-2 Townes at North Lake** - TTL, Inc. requests Special District Plan approval for approximately 182 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. **WITHDRAWN - NO ACTION NEEDED.**
 - C. **R-26-3 Mitt Lary Townhomes** - TTL, Inc. requests rezoning with Special District Plan approval for approximately 14 acres from Agricultural (AG) to Neighborhood Commercial (C-2) for the property located north of Mitt Lary Road and east of Pine Hill road.
 - D. **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**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-26-13 Northwood Gardens Master Plan Revision** - Longleaf Engineering is requesting a revision to the master plan for approximately 17.11 acres located at the south end of Northwood Gardens Drive.
- 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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