

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 8, 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. July 14, 2026
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **S-26-19 3rd Street Townhomes** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 1.9 acres located on the corner of 12th Avenue and 3rd Street. **APPLICANT HAS REQUESTED TO WITHDRAW. ACTION NEEDED.**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-26-25 Clements Foley Road** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 10.71 acres located at 6300 Clements Foley Road.
 - B. **R-6-26 William Perdue** - William Perdue requests rezoning of approximately 0.47 acres from General Commercial (C-3) to Residential Single-Family (RS-2) located at 2520 Main Avenue.
 - C. **S-26-26 Terrace at Northcreek Phase 3** - Longleaf Engineering is requesting preliminary plat approval of approximately 21.86 acres located at the east dead end of Northcreek Boulevard.
- 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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