

AGENDA
Northport Planning and Zoning Commission
Tuesday, July 12, 2022

- I. CALL TO ORDER – Chairman**
- II. INVOCATION**
- III. ROLL CALL – Secretary**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES – June 14, 2022**
- VI. VERIFICATION OF PROPER NOTIFICATION – Secretary**
- VII. VERIFICATION OF NO CONFLICT OF INTEREST – Commission Members**
- VIII. INFORMATION AT END OF AGENDA**
- IX. OLD BUSINESS**
- X. NEW BUSINESS**
 - a. **A-04-22 Willie Cleveland**- Willie Cleveland requests annexation of 0.96 acres located at 9407 Cleveland Road with originally zoning of RS-1.
 - b. **R-22-04 The Terrace at Northcreek** – Brasher Holdings, LLC requests rezoning of approximately 70.5 acres located at the east dead end of Northcreek Boulevard.
 - c. **S-13-22 The Terrace at Northcreek II-V** – Brasher Holdings, LLC request Master Development Plan approval of approximately 70.5 acres located at the east dead end of Northcreek Boulevard.
 - d. **S-14-22 The Terrace at Northcreek** – Brasher Holdings request Preliminary Plat approval of approximately 70.5 acres located at the east dead end of Northcreek Boulevard.
 - e. **R-22-05 Old Union Chapel Road** – Brasher Holdings, LLC request rezoning of approximately 24.3 acres located at south side of far west end of Old Union Chapel Road.
 - f. **S-15-22 Holland Place** – Terry Holland is requests Preliminary Plat approval of approximately 6.16 acres located at Alabama Highway 69 North and House Bend Road.
 - g. **S-09-22- Hunter Creek Road Subdivision** - Nibroc Development, LLC requests Master Development Plan approval of approximately 5 acres located at 3205 Hunter Creek Road.
 - h. **S-12-22 Hunter Creek Road Subdivision** – Nibroc Development, LLC request Preliminary Plat Condominium approval of approximately 5 acres located at 3205 Hunter Creek Road.
 - i. **SP-02-22 Nibroc Development LLC** – Nibroc Development, LLC requests Conditional Use approval for a performance residential development located at 3205 Hunter Creek Road.
- XI. CITIZEN COMMUNICATIONS**
- XII. DISCUSSION**
- XIII. ADJOURNMENT**

Northport Planning and Zoning Commission Meeting Procedures

- Chairman will call meeting to order and proceed through all opening business (i.e. Roll Call through Verification of No Conflict of Interest)
- Chairman will proceed through each case as follows:
 - Staff will provide an explanation of the case
 - Applicant will be given an opportunity to address the commission
 - Chairman will open public hearing (for those items requiring same)
 - Members of the public wishing to speak will be allowed three (3) minutes each to address the commission.
NOTE: Large groups may wish to, but are not required to, appoint a spokesperson for the group in which case the Chair may grant them additional time to speak.
 - Chairman will then close the public hearing and give the applicant and/or staff an opportunity to comment on issues brought out during public comment.
 - Chairman will then ask for comments or questions from the members of the Commission.
 - The Commission members may make comments or ask questions of anyone present to clarify issues or provide additional information.
 - Chairman will then call for a motion, and a second on the motion.
 - A motion and second by any member is only a procedure used to bring the matter up for discussion and vote. A member making the motion or second may vote either for or against the matter
 - A roll call vote will be taken and the result of said vote will be announced.
 - Recommendations to the City Council, such as rezonings or annexations, may be approved by a majority of the members present and voting.
 - By Alabama Law, a subdivision matter must receive six (6) affirmative votes
- The above procedure will be followed for each case requiring a public hearing. Items not requiring a public hearing will be discussed amongst the Commission and action taken as is appropriate. (This includes “Other Business”, “Citizens Communication”, etc.)
- Upon completion of all business items the Chairman will call for a motion to adjourn, and conclude the meeting.