

**AGENDA**  
**Northport Planning and Zoning Commission**  
**Tuesday, December 14, 2021**

- I. CALL TO ORDER – Chairman**
- II. INVOCATION**
- III. ROLL CALL – Secretary**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES**
- 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. **SP 12-21 The Townes at Clearlake** – Builder’s Group Development, LLC requests Conditional Use approval of a performance residential development consisting of approximately 5.42 acres located south of Clearlake Street and west of Resource Lane.
  - b. **S-37-21MP Master Plan Grand Pointe** – Delta Land Company requests revised Master Plan approval for Grand Pointe located south of HomePlace Road.
  - c. **S-32-21PP Grand Pointe Phase 6** – Delta Land Company requests Preliminary Plat approval of approximately 18.7 acres located on Blackoak Drive and Windword Pointe Drive. **Waivers:** Valley gutter in lieu of standard curb and gutter.
  - e. **S-38-21PP RSVY of Lot 6B of Golden Retriever’s Addition to Greenbriar Place-** NRPC Holdings, LLC requests Preliminary Plat approval for 1.8 acres located at 4310 Watermelon Road. **Waivers:** Sidewalks
  - f. **R-21-21 Bobby Franks** – Requests rezoning to BAN (Bridge Avenue North) for approximately 9.105 acres located at 1007 Rice Mine 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.