

AGENDA
Northport Planning and Zoning Commission
Tuesday, August 9, 2022

- I. CALL TO ORDER – Chairman**
- II. INVOCATION**
- III. ROLL CALL – Secretary**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES – July 12, 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**
 - a. **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.
 - b. **S-13-22 The Terrace at Northcreek II-V** – Brasher Holdings, LLC request Master Plan approval of approximately 70.5 acres located at the east dead end of Northcreek Boulevard.
 - c. **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.
 - d. **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.
 - e. **SP-02-22 – Nibroc Development LLC** - Nibroc Development, LLC requests Conditional Use/ Master Development Plan approval for a performance residential development located at 3205 Hunter Creek Road.
 - f. **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.
- X. NEW BUSINESS**
 - a. **R-22-07 Northcreek Properties, LLC** – Brasher Holdings, LLC is requesting a rezoning from C-3 (General Commercial) to RS-4 (Single Residential Family) for approximately 2.3 acres located the east dead end of Northcreek Boulevard.
 - b. **SP-05-22 BNW Properties, LLC** – BNW Properties, LLC request Conditional Use approval to allow outdoor storage of machinery and equipment in a M-1 zone.
- 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.