

**AGENDA**  
**Northport Planning and Zoning Commission**  
**Tuesday, July 10, 2018**  
**6:00p.m.**

- 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**
  - a. **S-19-18PP Pro-Built Construction** requests preliminary plat approval for the Summit Phase III, a 27 lot residential subdivision located off of Harper Rd [REQUESTED TO BE POSTPONED]  
**Waiver Requested**
    - 1. Distance between stub-out streets
- X. NEW BUSINESS**
  - a. **S-21-18PP Red Sand LLC** requests preliminary plat approval for the Resurvey of Lots 2-4 Union Station, a four lot commercial subdivision located south off of Union Chapel Rd and east of Hwy 69  
**Waivers Requested**
    - 1. Sidewalks
    - 2. Utility information on plat
  - b. **SP-04-18CU Red Sand LLC** requests conditional use approval for an office warehouse at Lot 1 Union Station, located off of Union Chapel Rd
  - c. **SP-05-18CU Red Sand LLC** requests conditional use approval for a mini-warehouse at Lot 2R Union Station, located off of Union Chapel Rd
  - d. **S-22-18PP Herndon Hicks & Associates-** requests preliminary plat approval for Beeker 82 Properties, a two lot subdivision located in the 3400 block of McFarland Blvd  
**Waivers Requested**
    - 1. Sidewalks
    - 2. Utility information on plat
    - 3. Public road frontage for lot 1
  - e. **S-23-18PP Omar Garcia-** requests preliminary plat approval for Resurvey of Lot 1 of Northport Station Phase 1, a three lot commercial subdivision located along Station Circle and east of Hwy 43  
**Waivers Requested**
    - 1. Sidewalks

- f. **S-24-18PP Michelle Jacobs** requests preliminary plat approval for Jacobs' Place, a two lot residential subdivision located on Sam Sutton Rd, approximately one mile southwest of Mt Olive Rd

**Waivers Requested**

1. Sidewalks
2. Capped Sewer

- g. **S-25-18PP Sam Nelson** requests preliminary plat for Sam Nelson Survey, a two lot residential subdivision located on the west end of Dick Hagler Rd

**Waivers Requested**

1. Sidewalks
2. Capped Sewer

- XI. CITIZEN COMMUNICATIONS**  
**XII. DISCUSSION**  
**XIII. ADJOURNMENT**

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## 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.