

**AGENDA**  
**Northport Planning and Zoning Commission**  
**Tuesday, January 12, 2021**

- I. CALL TO ORDER** – Chairman
- II. INVOCATION**
- III. ROLL CALL** – Secretary
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES** – November 18, 2020
- 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. **S-01-21PP Dempsey Subdivision** – Preliminary Plat approval for approximately 2.92 acres located between Graceland Road & Plum Road. **Waivers:** Half Street Improvements, Capped Sewer and Sidewalks.
  - b. **A-01-21 Maken Properties, LLC** – Request Annexation approval for approximately 2.8 acres located at the Intersection of US Hwy 43 and Tom Montgomery Road.
  - c. **R-01-21 Maken Properties, LLC** – Request Rezoning of approximately 2.8 acres to C-3 (General Commercial) located at the Intersection of US Hwy 43 and Tom Montgomery Road.
  - d. **SP-01-21 Maken Properties, LLC** – Request Conditional Use to allow Multi-family (Temporary Housing) located NW quadrant of the intersection of US Hwy 43 and Tom Montgomery Road.
  - e. **S-02-21MP Nibroc Development, LLC** – Request Master Plan approval for approximately 4.88 acres located at 3205 Hunter Creek Road.
- XI. CITIZEN COMMUNICATIONS**
- XII. DISCUSSION**
- XIII. ADJOURNMENT**

- 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.