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 Mult-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

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:
  
  o Staff will provide an explanation of the case
  
  o Applicant will be given an opportunity to address the commission
  
  o Chairman will open public hearing (for those items requiring same)
  
  o 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.

  o 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.

  o Chairman will then ask for comments or questions from the members of the Commission.

  o The Commission members may make comments or ask questions of anyone present to clarify issues or provide additional information.

  o 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*

  o 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.