

AGENDA
Northport Planning and Zoning Commission
Tuesday, March 9, 2021

- I. CALL TO ORDER – Chairman**
- II. INVOCATION**
- III. ROLL CALL – Secretary**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES – February 9, 2021**
- 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-05-21PP Resurvey Lots 76 & 77 Montgomery Farm** – Joseph Brown requests preliminary plat approval of approximately 1.05 acres located on 12958 Joshua Street. **Waivers**: Sidewalks.
 - b. **S-06-21PP Forest Glen Phase VII Subdivision** – Longleaf Engineering LLC requests preliminary plat approval of a four lot subdivision consisting of 11.56 acres located at the end of Burks Parkway.
 - c. **S-07-21MP Hunter Creek Road Residential** - Nibroc Development requests Master Plan approval for approximately 5 acres located at 3205 Hunter Creek Road.
 - d. **S-08-21PP Hunter Creek Road Residential** - Nibroc Development requests preliminary plat approval of approximately 5 acres located at 3205 Hunter Creek Road.
 - e. **SP-04-21 Hunter Creek Road Residential** – Nibroc Development requests conditional use approval to grade/develop more than 15% of existing areas of the site which contain slopes of 33% or greater located at 3205 Hunter Creek Road.
 - f. **R-02-21 McGiffert Properties, LLC** – Rezoning of approximately 7.97 acres located at 1017 Martin Luther King Boulevard from OI (Office-Institutional) to M1. (Light-Industrial)
- 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.