

AGENDA
Northport Planning and Zoning Commission
Tuesday, June 14, 2022

- I. CALL TO ORDER – Chairman**
- II. INVOCATION**
- III. ROLL CALL – Secretary**
- IV. APPROVAL OF AGENDA**
- V. APPROVAL OF MINUTES – May 10, 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**
- X. NEW BUSINESS**
 - a. **R-22-03 Jay Moyer** – Jay Moyer requests rezoning of approximately .64 acres located at 3808 Highway 43 N from RS-1 (Single Family Residential) to OI (Office and Institutional).
 - b. **A-22-03 Ramesh Peramsetty** - Ramesh Peramesetty requests annexation of approximately 30.04 acres west on Highway 43 North and north of Highway 171 and south of River Oak Drive with original zoning designation of C-3 (General Commercial).
 - c. **S-09-22- Hunter Creek Road Subdivision** - Nibroc Development, LLC requests Master Development Plan approval of approximately 5 acres located at 3205 Hunter Creek Road.
 - d. **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.
 - e. **SP-02-22 Nibroc Development LLC** – Nibroc Development, LLC requests Conditional Use approval for a performance residential development located at 3205 Hunter Creek Road.
 - f. **R-22-06 Christopher Dobbs** – Christopher Dobbs requests rezoning of approximately 9.11 acres east of Highway 69, north of Hammertown Road from C-3 (General Commercial) to RS-SD (Residential Single Family-Special District).
- XI. CITIZEN COMMUNICATIONS**
 - a. Ken Faught
- 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.

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, May 10, 2022**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, May 10, 2022, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman James McKinney. Upon roll call the following members were found to be present: Ms. Jamie Dykes, Mr. James McKinney, Mr. Scott Roland, Mr. Roland Lewis, Mr. Ernest O'Rourke, Mr. Clay Randolph and Mr. Jason Ward. Absent and failing to vote were, Mr. David Kemp and Mr. Dale Phillips. Staff present were Julie Ramm, Planning Director, Shaun Patten, Zoning Administrator, Brad Matthews, Senior Engineer, Ron Davis, City Attorney, and Chris Cunningham, Assistant City Attorney.

Approval of Agenda – **Motion by Ms. Dykes** to approve the agenda. **Second by Mr. Lewis**. Roll call vote was as follows: Ms. Dykes-Yes; Mr. Lewis-Yes, Mr. McKinney-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes; **Motion Carried**.

Approval of the Minutes – **Motion by Mr. Lewis** to approve the April 12, 2022, minutes. **Second by Mr. Roland**. Roll call vote was as follows: Ms. Dykes-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes; Mr. Lewis-Yes; Mr. Randolph-Yes; Mr. Roland-Yes; and Mr. Ward-Yes; **Motion Carried**.

Verification of Proper Notification - Mrs. Ramm confirmed proper notification was given.

Verification of No Conflict of Interest – Councilwoman Dykes abstained from voting on case number R-22-01.

Information on Back of Agenda – Chairman McKinney explained the meeting procedures on the back of the agenda.

OLD BUSINESS

NEW BUSINESS

R-22-01 Jay Moyer

Mrs. Ramm stated Mr. Jay Moyer requests rezoning of .64 acres located at 3808 Highway 43 from RS-1 (Single Family Residential) to C-3 (General Commercial). The developer is proposing an insurance office for this property. However, the Commission must consider all uses in this zoning classification.

Mr. Jay Moyer with State Farm, 13800 Randa Parkway, appeared before the Commission representing himself. Mr. Moyer stated he would like the parcel to be rezoned from RS-1 (Single Family Residential) to C-3 (General Commercial) to grow his insurance office and to be more accessible to the public.

Chairman McKinney opened the public hearing.

With no one else appearing to speak on this matter, Chairman McKinney closed the public hearing.

Motion by Mr. Randolph to make a favorable recommendation to council to rezone .64 acres for case R-22-01. **Second by Mr. Ward.** Roll call vote was as follows: Mr. McKinney-No; Mr. O'Rourke-No; Mr. Randolph-Yes; Mr. Roland-No; Mr. Ward-Yes; and Mr. Lewis-No. **Motion Failed.**

R-22-02 Jack Kubiszyn

Mrs. Ramm stated JJK Development, LLC requests rezoning of .26 acres located at 2107 10th Street and 903 Main Avenue from MFH (Multi-Family Housing) to RCI (Residential/Commercial/Institutional). However, the Commission must consider all uses in the zoning classification.

Mr. Al Cabaniss with Cabaniss Engineering, 600 Lurleen B Wallace Blvd. S, Tuscaloosa, appeared before the Commission representing JJK Development, LLC for the rezoning of 2107 10th Street and 903 Main Avenue. Mr. Kubiszyn currently owns the neighboring lots of 2109 10th Street, 2107 10th Street and 903 Main Avenue. Rezoning these lots will allow for Mr. Kubiszyn to use the property as one lot.

Chairman McKinney open the public hearing.

Mrs. Ramm stated that 903 Main Avenue is zoned for RCI (Residential/Commercial/Institutional) and that the applicant is requesting 2107 10th Street be rezoned for RCI (Residential/Commercial/Institutional), which is currently zoned as MFH (Multi-Family Housing).

With no one else appearing to speak on this matter, Chairman McKinney closed the public hearing.

Motion by Mr. Ward to make a favorable recommendation to council to rezone .26 acres for case R-22-02. **Second by Mr. O'Rourke.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Lewis-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

S-08-22 Resurvey of Lot 2 Jack Kubiszyn

Mrs. Ramm stated JJK Development, LLC request Preliminary Plat approval of Resurvey of Lot 2 Jack Kubiszyn located at 2107 10th Street and 903 Main Avenue. The preliminary plat will remove existing interior lot lines and combine the property into one lot. The total acreage is 1.31 acres. There are no waivers requested for this petition.

Al Cabaniss with Cabaniss Engineering, 600 Lurleen B Wallace Blvd. S, Tuscaloosa, appeared before the Commission representing JJK Development, LLC. Mr. Cabaniss stated that JJK Development, LLC owns the adjoining properties and is proposing to remove the existing interior property lines to combine the property to one lot. With the rezoning, if approved by council to a RCI (Residential/Commercial/Institutional), they will present in the future the development of commercial buildings with residential living above. Currently, they are only requesting to have a vote on the Preliminary Plat.

Chairman McKinney opened the public hearing.

With no one else appearing to speak on this matter, Chairman McKinney closed the public hearing.

Motion by Mr. Lewis to approve the Preliminary Plat for the Resurvey of Lot 2 Jack Kubiszyn of approximately 1.31 acres located at 2107 10th Street and 903 Main Avenue, case S-08-22. **Second by Ms.**

Dykes. Roll call vote was as follows: Ms. Dykes-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Lewis-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

S-06-22 Flatwoods Estates

Mrs. Ramm stated Waylon Properties, LLC is requesting Preliminary Plat approval for Flatwoods Estates Subdivision located east of Wensa Place. The subdivision consists of two lots with frontage on 36th and 37th Street. The total acreage is 5.4 acres. The petitioner is requesting a waiver to pay into the Sidewalk Trust Fund instead of constructing sidewalks along 37th Street.

Mr. Jimmy Duncan with Duncan Coker Associates, 302 Merchants Walk #250 Tuscaloosa, appeared before the Commission representing Waylon Properties, LLC. Mr. Duncan stated that Waylon Properties, LLC owns the property that consists of 5.4 acres located east of Wensa Place and is proposing to divide the property into two lots for single residential purposes. The existing structure on this property will occupy lot one, with right away access remaining off 37th Street. This will leave lot 2 for construction of another single use residential home, with right away access off 36th Street. The petitioner is asking for the waiver of sidewalks on 37th Street.

Mr. Duncan requested the waiver to pay into the Sidewalk Trust Bank instead of constructing sidewalks on 37th Street for Lot 1 that would consist of approximately 50 feet.

Chairman McKinney opened the public hearing.

Mr. Chris Kelley, 7017 36th Street Northport, stated that the drainage moves from Flatwoods Road, and comes across the petitioner's property onto his property. Mr. Kelley stated that he would like something to be done and is worried that when lot 2 is developed it will cause more flooding issues to his property.

Mr. Richard Kircharr, 3509 71st Avenue Northport, stated that his concerns are concerning 37th Street itself. The 50 ft on 37th Street ends just pass his parcel. Mr. Kircharr asked if the 37th Street will be the access for both lots.

Mr. Jimmy Duncan, stated on behalf of the concerns presented that Mr. Kelley's questioned regarding the drain and water issue, does not feel that it is not his client's problem to fix this since this has always been the flow of the water. As for Mr. Kircharr, 37th Street is not a private road and only lot 1 will access 37th Street.

With no one else appearing to speak on this matter, Chairman McKinney closed the public hearing.

Chairman McKinney and the Commission agreed to vote on the waiver and the preliminary plat together.

Motion by Mr. Randolph to approve the Preliminary Plat and requested waiver for the Flatwoods Estates of approximately 5.4 acres located east Wensa Place with frontage on 36th and 37th Street, case S-06-22. **Second by Mr. Roland.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Lewis-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

S-07-22 600 Dollar Road Addition

Mrs. Ramm stated Arthur Lake is requesting preliminary plat approval for Dollar Road Addition Subdivision located at 600 Dollar Road. The subdivision consists of two lots with frontage on Dollar Road, Hunter Creek Lane and Turtle Bay Circle. The total Acreage is 8.69 acres. The petitioner is requesting two waivers: sidewalks and half-street improvements.

Mrs. Ramm stated the petitioner has requested a complete waiver from the sidewalk requirement. However, the petitioner's surveyor has been informed the only sidewalk waiver that can be granted by the Commission is a payment into the Sidewalk Trust Fund. Mrs. Ramm informed the Commission a waiver could be granted using Section 108 due to the circumstances in this case.

Mr. Kevin Hinkle with Montgomery and Hinkle, 203 Hargrove Road E Tuscaloosa, represented Mr. Arthur Lake. This property has two residential structures. Arthur Lake is requesting to divide the property into two separate lots using the drainage easement for the property line. Lot 1 will contain approximately 7.11 acres with road frontage on Turtle Bay Circle. Lot 2 will contain approximately 0.95 acres with road frontage on Dollar Road.

Mr. Hinkle stated that Mr. Lake is requesting waiver on the sidewalks for the preliminary plat since there are no existing sidewalks on Dollar Road nor Hunter Creek Lane. Also, Mr. Hinkle petitioner is requesting a waiver of half street improvements on Dollar Road and Hunter Creek Lane, due to the cost prohibitive and there are no existing curb in the area.

Chairman McKinney opened the public hearing.

Mr. William Hinton, 550 Dollar Road Northport, stated his property adjoins Dollar Road and Mr. Lake's. His concern was the water way and the flood plain and the creating of a dam on the property. He ADEM has been made aware of these issues.

Brad Matthew, Engineer for City of Northport, stated that we are familiar with the ADEM issues.

Mr McKinney asked Mr. Hinkle if there is future construction on the property would the property come back before the Commission.

Mr. Hinkle stated no further construction will be made on the property, there are already existing structures. This is just separating one lot into two.

Chairman McKinney and Commission agreed they would vote on the following separate: half street improvements waiver, sidewalk waiver and preliminary plat.

Motion by Mr. McKinney to approve the half street improvement waiver for preliminary plat for 600 Dollar Road, case S-07-22 with the understanding that any subsequent subdivision would require the approved waivers to be revisited. **Second by Mr. Lewis.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Lewis-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

Motion by Ms. Dykes to approve the sidewalk waiver for Preliminary Plat for 600 Dollar Road, case S-07-22. **Second by Mr. Mr. Lewis.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. McKinney-No; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Lewis-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

Motion by Mr. Randolph to approve the Preliminary Plat for the 600 Dollar Road Addition of approximately 8.69 acres, case S-07-22. **Second by Ms. Dykes.** Roll call vote was as follows: Ms. Dykes-Yes; Mr. McKinney-Yes; Mr. O'Rourke-Yes; Mr. Randolph-Yes; Mr. Lewis-Yes; Mr. Roland-Yes; and Mr. Ward-Yes **Motion Carried.**

XI. CITIZEN COMMUNICATION - None

XII. DISCUSSION – None

XII. ADJOURNMENT – Motion by Ms. Dykes with a second by Chairman McKinney to adjourn the meeting. By voice vote the meeting was adjourned.

David Kemp, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – June 14, 2022
Staff Report

Case: R-22-03
Applicant: Jay Moyer
Request: Rezoning

Jay Moyer requests rezoning of .64 acres located at 3808 Highway 43 from RS-1 (Single Family Residential) to OI (Office Institutional).

Any action on this item will be a recommendation to the City Council.

DEADLINE FOR SUBMITTAL IS NOON ON May 17, 22

HEARING DATE June 14, 22

APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT

3500 McFarland Blvd., Northport, AL 35476

(205) 333-3002/FAX (205) 333-3046

PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

Jay Moyer

APPLICANT NAME

13800 Rand PKWY

Northport, AL 35475

ADDRESS

(205) 792-5136

DAYTIME TELEPHONE

(205) 202-8765

FAX NUMBER

agent@jaymoyer.com

EMAIL

OFFICE USE ONLY

ADDRESS (if applicable):

CURRENT ZONING DISTRICT:

REQUESTED ZONING DISTRICT

GROSS SITE AREA

ac./s.f.

CASE #

X-REF CASE #

NOTE:

1. **(A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.)** If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Billy Reeves

General Location or Address of Subject Property: 3808 HWY 43 N, Northport, AL 35473

Current Use: (RS1) Residential House

Prior Action(s) on Subject Property: N/A

Describe briefly the proposed use and character of any proposed development: (O-I) State Farm Insurance Office

If development is proposed on the property, what other approvals from the City are required? _____

☐ Subdivision ☐ Site Plan ☐ Conditional Use ☐ Variance

☐ Other _____

Member of Planning Department reviewing this application: _____

Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☐ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE:

Jay Moyer

DATE:

5/12/22

PRINT NAME: Jay Moyer

Received: _____ Date: _____

RZ

Revised 08/12

City of Northport Planning and Zoning Commission

Annexation & Rezoning

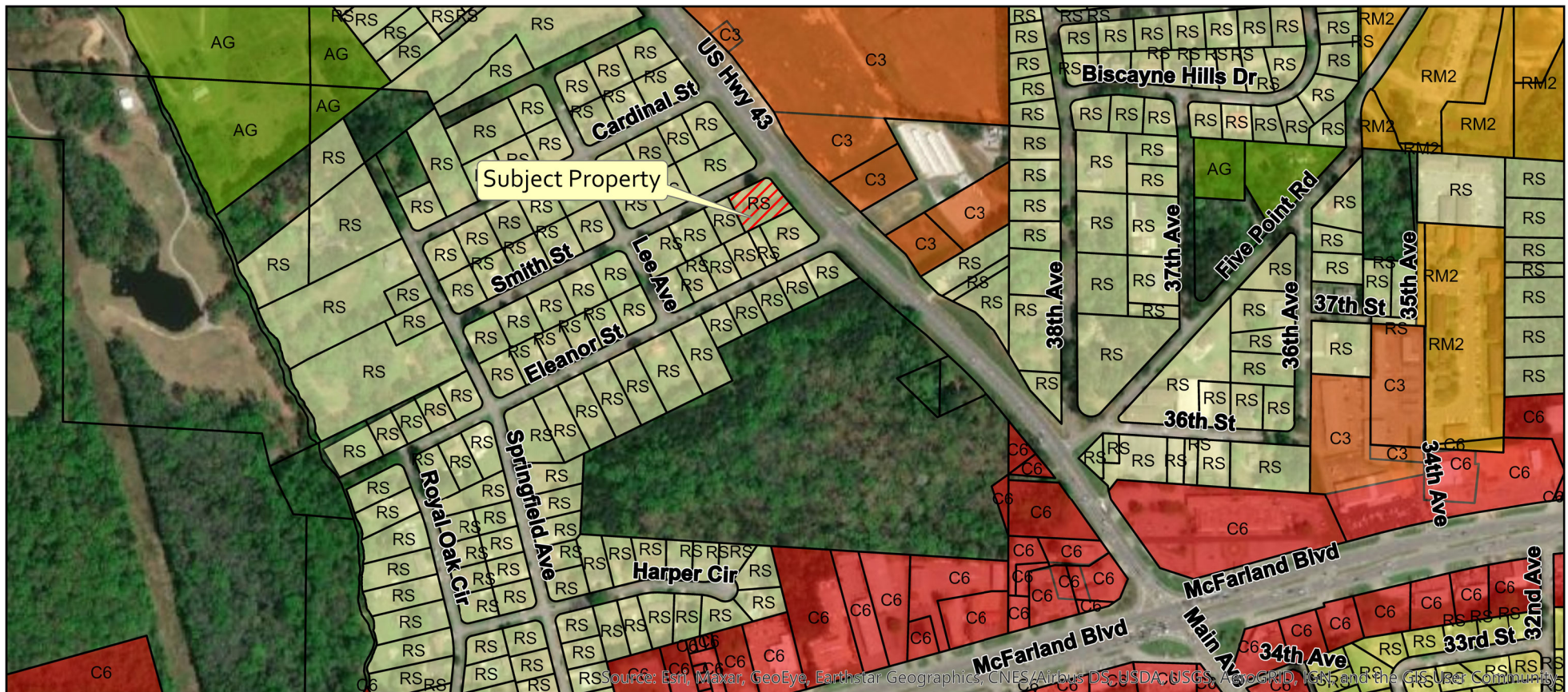
Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Residential Multi-Family
- Residential Single-Family - SD
- Residential Single-Family - 1
- Residential Single-Family - 2
- Subject Property

0 375 750 1,500 Feet




While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City of Northport
Planning and Zoning Commission – June 14, 2022
Staff Report

Case: A-22-03
Applicant: Ramesh Peramessetty
Request: Annexation

Dr. Ramesh Peramessetty requests annexation of approximately 30.04 acres north of Highway 171, west of Highway 43, and south of River Oak Drive with an original zoning designation of C-3 (General Commercial). This property meets all requirements for annexation and zoning designation.

Any action on this item will be a recommendation to the City Council.

Submission Deadline: 12 Noon

5/17/22

PETITION FOR ANNEXATION

Hearing Date:

6/14/22

CITY OF NORTHPORT PLANNING DEPARTMENT

3500 McFarland Blvd., Northport, AL 35476

(205) 333-3002/FAX (205) 333-3046

PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

	--OFFICIAL USE ONLY--
APPLICANT'S NAME	
Saroni Real Estate	CITY ADDRESS ASSIGNMENT
	ORDINANCE #
ADDRESS	CASE # R22-03
1718 Veterans Memorial Pkwy Suite A Tuscaloosa, AL 35404	XREF. CASES:
DAYTIME TELEPHONE 205 535 9666	
EMAIL RPERAMSETTY.GMAIL.COM	REQUESTED ZONING (if other than RS-1): C-3
County Address (if any) of subject property	Hwy 43 N

Applicant must attach deed(s) covering the entire subject property. All metes and bounds descriptions must be supplied in a compatible electronic format (Microsoft Word).

OWNERSHIP CONFIGURATION:

- ☐ single parcel/single ownership ☒ multiple parcels/single ownership
☐ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

THE FOLLOWING INFORMATION IS REQUIRED BY THE U.S. JUSTICE DEPT. AND BUREAU OF THE CENSUS.

Answers to the following questions should reflect the conditions existing on the subject property at the time of annexation.

- Is this property your principal residence? ☐ YES ☒ NO (if "yes," answer part B)
 - Applicant's Marital Status: ☐ Now Married ☐ Separated ☐ Divorced ☐ Widowed ☐ Never Married
- Total number of buildings on subject property: 2
☐ Number of houses ☐ Number of manufactured homes ☐ Other:
 - Number of persons living on subject property: 0
 - Of all persons residing on the property, how many are of voting age (18 years or older)? ☐
 - Of all persons residing on the property, how many are:
☐ White ☐ Black ☐ Hispanic ☐ Asian or Pacific Islander ☐ American Indian/Eskimo/Aleut ☐ Other
 - Number of children in household : _____ Ages: _____
 - Proposed Use of Property (if any): Commercial

GENERAL DESCRIPTION OF PROPERTY (Include Acreage, Subdivision Name, Lot Number, etc.):

Lot 1 Christian Subdivision and Lots 2 and 3 Resurvey of Lot 2 Christian Subdivision; Containing 30.04 Acres calculated from tax map

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge.

APPLICANT'S SIGNATURE: <i>Ramesh Peramsetty</i>	DATE: 5/17/22
PRINT NAME: RAMESH PERAMSETTY	

Note: If Applicant is not the current owner of record a "Designation of Agent" form must be completed and submitted with this petition

Received by: _____ Date: _____

(Received Date is considered official date of submission)

Updated 1/10

PETITION FOR ANNEXATION

To The City of Northport, Alabama:

We, the undersigned, constituting all of the owners of all of the hereinafter described real property do hereby execute and file with the City of Northport this written petition requesting that our property as described be annexed to the City of Northport, Alabama, under the authority of §11-42-20 through §11-42-24, Code of Ala. 1975.

We further certify that said property is contiguous to the city limits of City of Northport, Alabama, and that none of the property lies within the corporate limits of another municipality. We further certify that all of the property included in the preceding description which lies within the police jurisdiction of both the annexing municipality and another municipality is located closer to the annexing municipality than to the other municipality as required by §11-42-21, Code of Ala. 1975. A map and written legal description of said property is hereto attached.

Initials: P

We, the undersigned, fully understand that the City will provide police and fire protection and, if available, the City *may* provide water and sewer service under our current adopted procedures. ***The City makes no commitment to extend water and sewer lines to property that is annexed into the City, or to upgrade drainage or roads by virtue of an annexation. Further, the city is prohibited from improving private property.***

Initials: P

We understand that if the subject property lies within the territory of a fire district, it is our responsibility to remove the subject property from the fire district and provide written proof from said fire district that they have released the subject property from the fire district before this petition will be processed by the City. ***We understand and hereby agree to pay to the City of Northport all costs and attorney's fees which the City may pay in the future to remove this property from any fire district if it is not removed by us prior to this annexation.***

Initials: P

Furthermore, we certify that we understand fully that, following annexation, ***the subject property shall be subject to all laws and codes administered by the City of Northport***, including, but not limited to, the zoning code, the subdivision regulations and the municipal code of the City of Northport.

Initials: P

We do hereby request that the City give such notice, hold such hearing and adopt such ordinance and do all such things or acts as is required by law so that the corporate limits of the City of Northport, Alabama shall be rearranged so as to include such territory.

IN WITNESS WHEREOF, we have hereunto subscribed our names this the 17th day of May, ~~2020~~ 2022.

Names and Signatures of
ALL property owners:

Signature: [Signature]
Print Name: RAMESH PERAMSETTI

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Signature: _____
Print Name: _____

Map or Survey Attached? yes

Legal Description Attached? yes

Recorded Subdivision Plat Attached? yes or Metes and Bounds descriptions in electronic format? _____

Any Property which is found to have been divided in violation of the City of Northport subdivision regulations in effect at the time of said division, will be required to be legally subdivided in accordance with the current regulations prior to, or concurrent with, this petition.

City of Northport Planning and Zoning Commission

Annexation / Rezoning



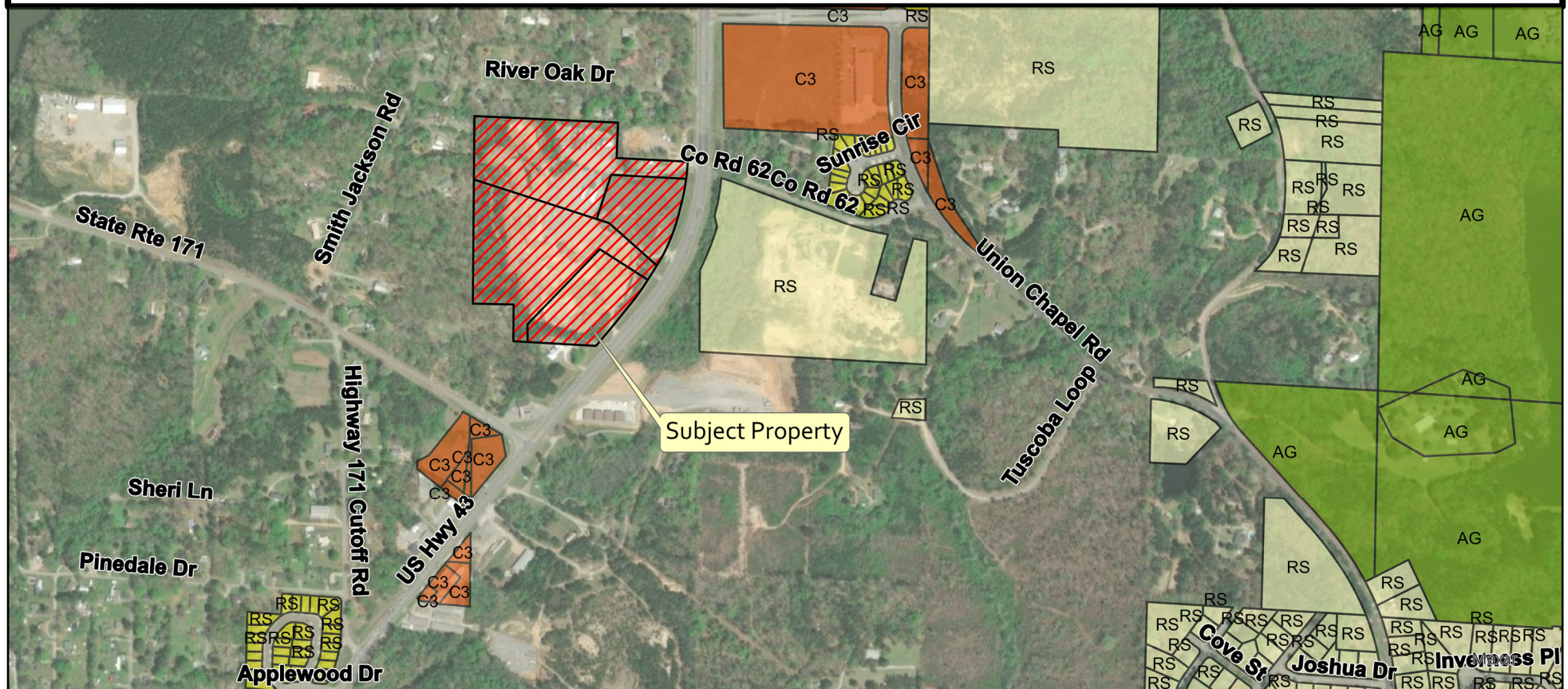
Zoning

-  Agriculture
-  General Commercial
-  Residential Single-Family - SD
-  Residential Single-Family - 1
-  Residential Single-Family - 4
-  Subject Property

0 500 1,000 2,000 Feet



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City of Northport
Planning and Zoning Commission – June 14, 2022
Planning Staff Report

Case: S-09-22MP, S-12-22PP, SP-02-22

Applicant: Nibroc Development

Request: Master Development Plan/Preliminary Plat/Conditional Use

Nibroc Development, LLC requests Master Development Plan, Preliminary Plat, and Conditional Use approval for 4.88 acres located at 3205 Hunter Creek Road. The proposed project is a 22 unit townhome development. The townhomes will consist of 18 two bedroom units and 4 three bedroom units.

The property is currently zoned RS-SD which will allow for this type of development with Master Development Plan approval from the Planning Commission. Although there are no maximum density requirements in the zoning ordinance, the Master Development Plan must demonstrate compatibility between adjacent land uses. The project location is adjacent to RS-1 and RS-2 Single Family Residential zones on the north and west property boundaries. The Master Development Plan should also show amenities for the development. The proposal does show approximately 2 acres of open space with a gazebo/pavilion and a walking trail.

This development was last heard by the Commission in March of 2021. Some notable changes from the previous submittal include relocation of the dumpster facility and the addition of several guest parking spaces.

Conditional Use approval is also required because townhome developments are considered a performance residential development.

Approval of the preliminary plat will allow each unit to be individually owned.

Approval of the master development plan and preliminary plat will require six affirmative votes of the Commission. Any action on the conditional use will be a recommendation to the City Council.

Hunter Creek Road Residential Master Plan Narrative

Hunter Creek Road Residential (preliminary name) is proposed as a new residential community for single-family townhomes located on the east side of Hunter Creek Road just north of McFarland Boulevard. The development will provide housing options that are attractive primarily to young families, retirees, and single professionals.

A variety of configurations will be available from 1,400 to 1,800 square foot units. All units will have two-car driveways and a planned single car garage. Most units will be two bedroom and approximately 1,400 square feet, and four units will have three-bedrooms and be as large as 1,800 square feet. The three-bedroom units will have an on-street parking space on the street adjacent to the unit if needed.

Dense landscaping will be provided along the north, south, and west sides while the wooded area on the east side will remain mostly undisturbed in order to minimize impact on the property's existing natural qualities and provide a buffer between the community and the commercial development to the east. These wooded areas will be designated open space and are larger than twenty-five percent of the property. They will serve as community common areas with recreational opportunities like a walking path, pavilion, and dog park.

All units within this community will be sold, not rented, as condominiums rather than as individual lots. This will be an attractive option for home buyers who do not wish to have yards to maintain. All landscaping and maintenance will be included and provided by the condominium association. When fully developed, the total population of the subdivision is expected to be approximately 60 persons. With its appeal to a broad range of homeowners and its location in the McFarland Boulevard corridor, Hunter Creek Road Residential will likely be developed quickly and will be an upscale addition to Northport's residential market.



HUNTER CREEK ROAD RESIDENTIAL

NIBROC DEVELOPMENT, LLC

HUNTER CREEK ROAD
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION)

Sheet Title		Revision Description	
SITE EXHIBIT			
No.	Date		
Drawn By: ARI		Checked By: JAM	
Date: 4/20/2022		Proj. No.: 000201002897.00	
File Name: 201002897.Site Exhibit.dwg			
Sheet No.			
C1.02			



OWNER
MR. WILLIAM RAY HAMNER
3205 HUNTER CREEK ROAD
NORTHPORT, AL 35473

DEVELOPER
NIBROC DEVELOPMENT, LLC
5600 ALEXANDER AVENUE
TUSCALOOSA, AL 35406

SURVEYOR
MR. ERIC HAMNER, PLS NO. 29982
TTL, INC.
2890 RICE MINE ROAD NE
TUSCALOOSA, AL 35406
(THIS MAP IS NOT A SURVEY)

ENGINEER
MR. ADAM INGRAM, PE NO. 30852
TTL, INC.
2890 RICE MINE ROAD NE
TUSCALOOSA, AL 35406

PROPERTY LEGAL DESCRIPTION

PARCEL 1:

A parcel of land located in the southeast quarter of the northeast quarter of Section 10 Township 21 South, Range 10 West and being more particularly described as follows:

COMMENCE at the southeast corner of Lot 1 Vestavia Hills, as recorded in the Probate Office of said County in Plat Book 7, Pages 177-178, said corner being on the west right-of-way of Hunter Creek angle, an 80 foot wide right-of-way; thence run eastwardly and perpendicular to said right-of-way line 100.00 feet; thence run southwardly along said right-of-way line a deflection angle left of 90 degrees, 00 minutes, 00 seconds, run northwardly along said right-of-way line 169.18 feet to a capped rebar set at the POINT OF BEGINNING; thence continue northwardly along said course and along said east right-of-way 420.00 feet to a capped rebar set at the POINT OF BEGINNING; thence run southwardly along said course and along said 568.30 feet to a point in the center of Twomile Creek; thence, with an interior angle left of 76 degrees, 52 minutes, 49 seconds, run southwesterly along said centerline a chord distance of 429.96 feet; thence, with an interior angle left of 103 degrees, 15 minutes, 30 seconds, run northwardly along said centerline 100.00 feet to the POINT OF BEGINNING, thus making a closing interior angle left of 91 degrees, 48 minutes, 52 seconds.

Said PARCEL 1 containing 212,798 square feet or 4.885 acres, more or less.

PARCEL 2:

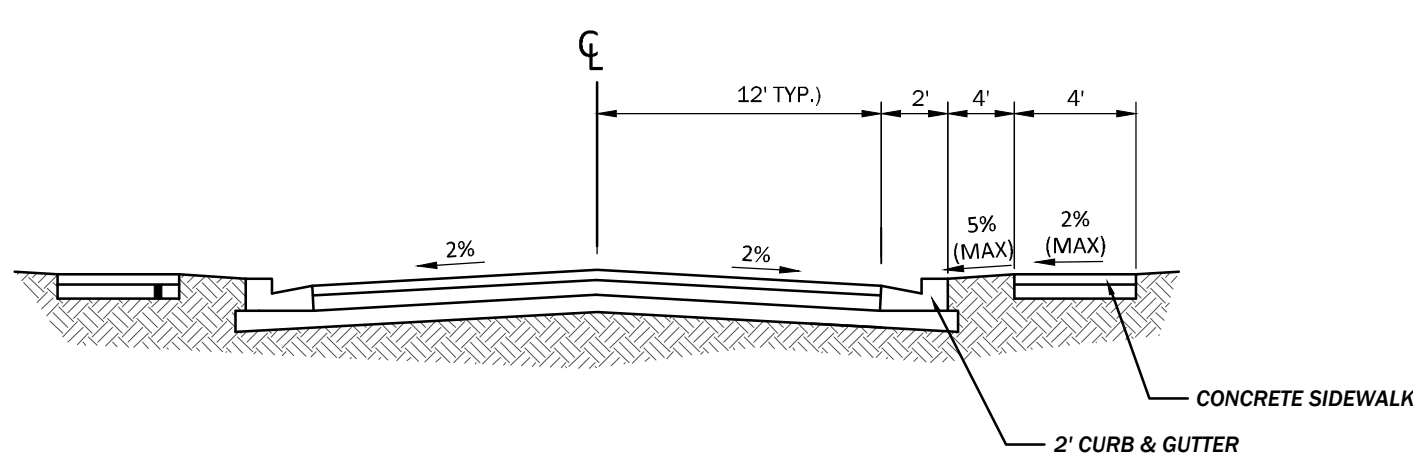
A parcel of land located in the southeast quarter of the northeast quarter of Section 10 Township 21 South, Range 10 West and being more particularly described as follows:

COMMENCE at the southeast corner of Lot 1 Vestavia Hills, as recorded in the Probate Office of said County in Plat Book 7, Pages 177-178, said corner being on the west right-of-way of Hunter Creek Road, an 80 foot wide right-of-way; thence run eastwardly and perpendicular to the right-of-way line of said road to the intersection of the right-of-way line of said road with a deflection angle left of 90 degrees, 00 minutes, 00 seconds, run northwardly along said right-of-way 169.18 feet, with a deflection angle right of 91 degrees, 48 minutes, 52 seconds, run eastwardly 366.66 feet to a capped rebar set at the POINT OF BEGINNING; thence run northwardly 100.00 feet to the intersection of the right-of-way line of said road with Hunter Creek; thence, with an interior angle left of 80 degrees, 05 minutes, 57 seconds, run southwesterly along said centerline a chord distance of 385.30 feet; thence, with an interior angle left of 13 degrees, 26 minutes, 20 seconds, run northwardly 380.28 feet to the POINT OF BEGINNING, thus making a closing interior angle left of 86 degrees, 27 minutes, 44 seconds.

Said PARCEL 2 containing 21,644 square feet or 0.497 acres, more or less.

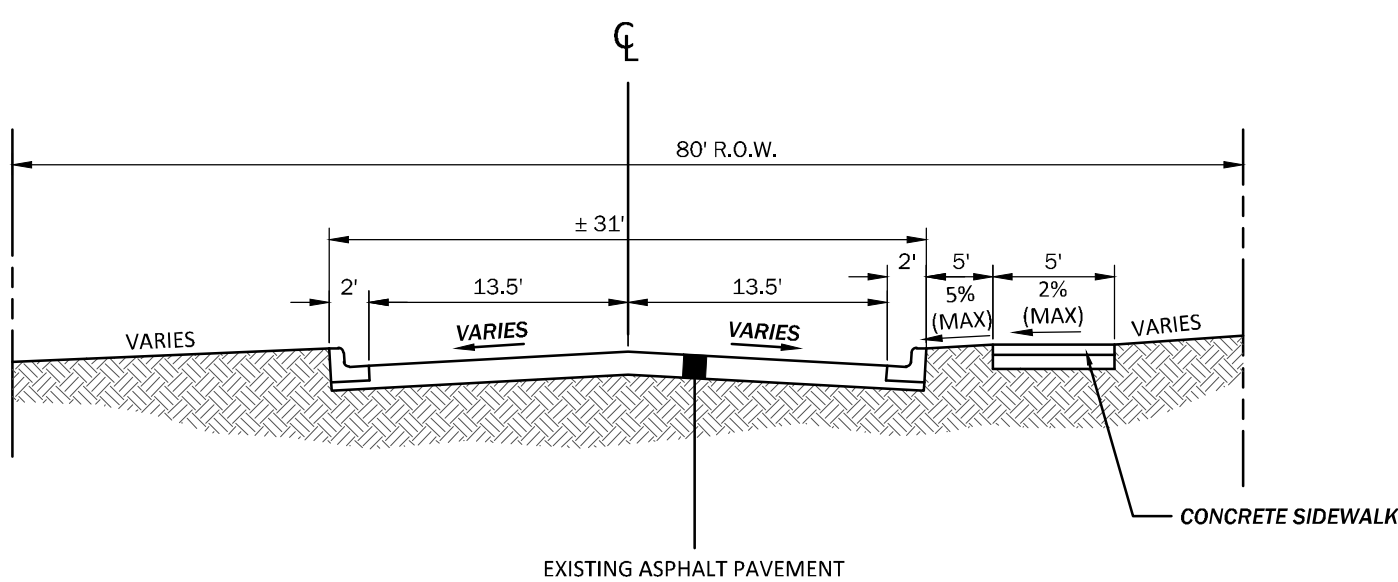
SOURCE OF TITLE: Deed Book 2012 Page 17283

Martha Griffin
Lot 2
Vestavia Hills
100 Blackberry Lane
Birmingham, AL 35244
Pb. 7, Pg 177
Zoning RS-1



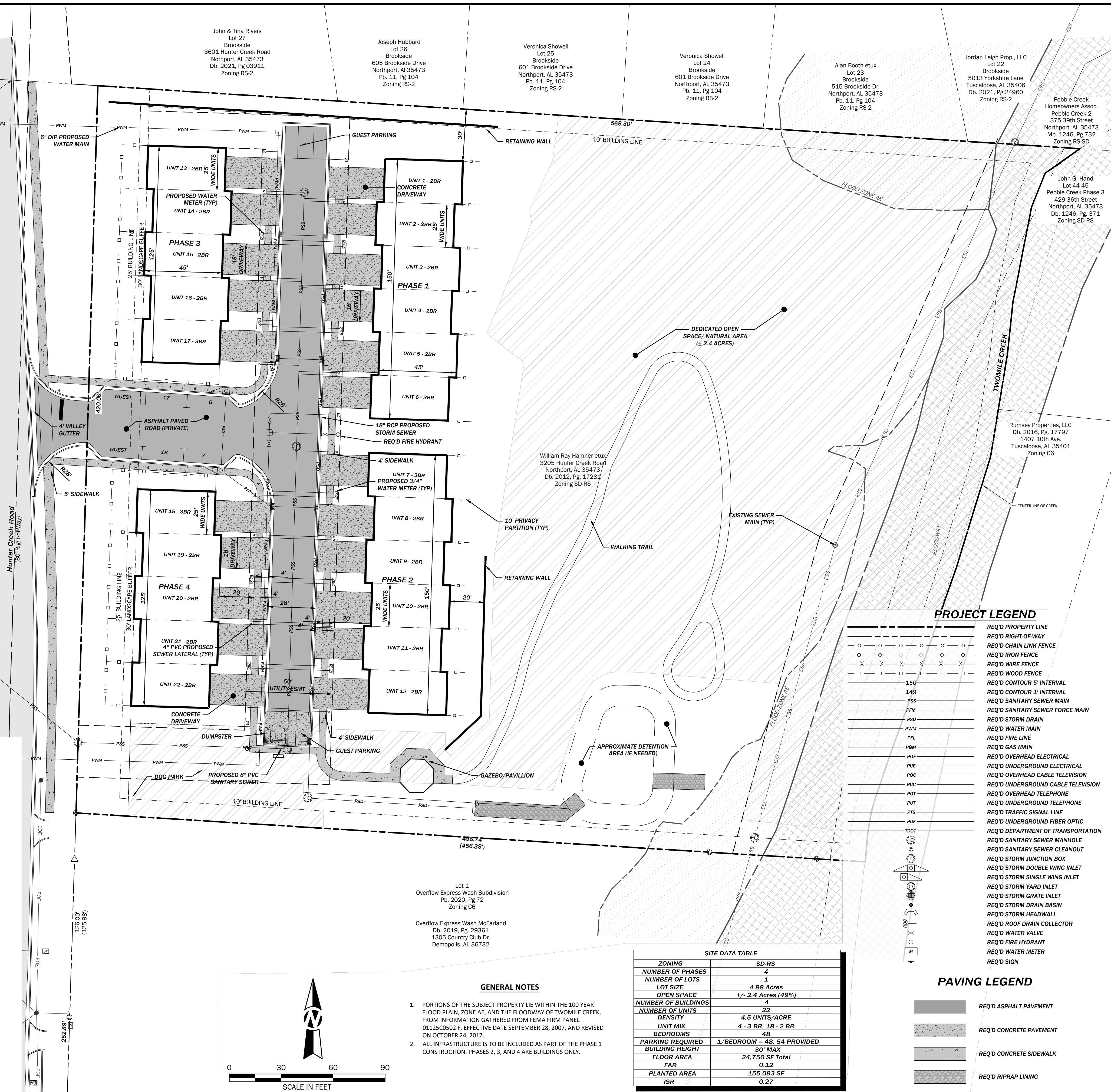
TYPICAL ROADWAY SECTION - PRIVATE STREET

NO SCALE



TYPICAL ROADWAY SECTION - EXISTING HUNTER CREEK ROAD

NO SCALING



PROJECT LEGEND

	REQ'D PROPERTY LINE
	REQ'D RIGHT-OF-WAY
○ ○ ○ ○ ○ ○ ○	REQ'D CHAIN LINK FENCE
◇ ◇ ◇ ◇ ◇ ◇ ◇	REQ'D IRON FENCE
X X X X X X X	REQ'D WIRE FENCE
□ □ □ □ □ □ □	REQ'D WOOD FENCE
- - - - -	REQ'D CONTOUR S' INTERVAL
150'	REQ'D CONTOUR I' INTERVAL
PSS	REQ'D SANITARY SEWER MAIN
PSM	REQ'D SANITARY SEWER FORCE MAIN
PSD	REQ'D STORM DRAIN
PWM	REQ'D WATER MAIN
PFL	REQ'D FIRE LINE
PGM	REQ'D GAS MAIN
POE	REQ'D OVERHEAD ELECTRICAL
PUE	REQ'D UNDERGROUND ELECTRICAL
POC	REQ'D OVERHEAD CABLE TELEVISION
PUC	REQ'D UNDERGROUND CABLE TELEVISION
POT	REQ'D OVERHEAD TELEPHONE
PUT	REQ'D UNDERGROUND TELEPHONE
PTS	REQ'D TRAFFIC SIGNAL LINE
PUF	REQ'D UNDERGROUND FIBER OPTIC
TODT	REQ'D DEPARTMENT OF TRANSPORTATION
(G)	REQ'D SANITARY SEWER MANHOLE
(S)	REQ'D SANITARY SEWER CLEANOUT
(J)	REQ'D STORM JUNCTION BOX
(W) ---	REQ'D STORM DOUBLE WING INLET
(O) ---	REQ'D STORM SINGLE WING INLET
(Y)	REQ'D STORM YARD INLET
(I)	REQ'D STORM GRATE INLET
(B)	REQ'D STORM DRAIN BASIN
(H)	REQ'D STORM HEADWALL
RDC	REQ'D ROOF DRAIN COLLECTOR
F	REQ'D WATER VALVE
H	REQ'D FIRE HYDRANT
M	REQ'D WATER METER
S	REQ'D SIGN

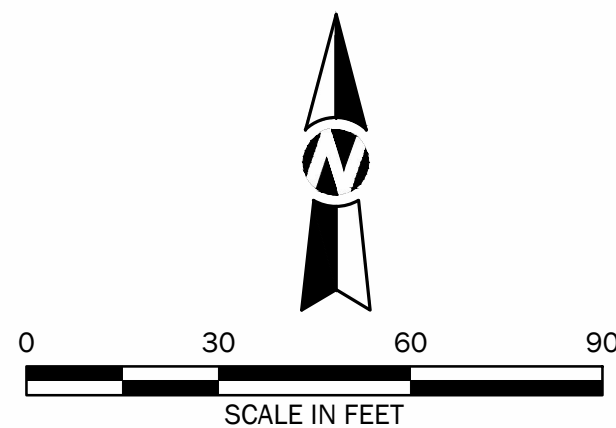
PAVING LEGEND

	REQ'D ASPHALT PAVEMENT
	REQ'D CONCRETE PAVEMENT
	REQ'D CONCRETE SIDEWALK
	REQ'D RIPRAP LINING

GENERAL NOTES

1. PORTIONS OF THE SUBJECT PROPERTY LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE, AND THE FLOODWAY OF TWOMILE CREEK, FROM INFORMATION GATHERED FROM FEMA FIRM PANEL 01125C0502 F, EFFECTIVE DATE SEPTEMBER 28, 2007, AND REVISED ON OCTOBER 24, 2017.
2. ALL INFRASTRUCTURE IS TO BE INCLUDED AS PART OF THE PHASE 1 CONSTRUCTION. PHASES 2, 3, AND 4 ARE BUILDINGS ONLY.

ZONING	SD-RS	
NUMBER OF PHASES	4	
NUMBER OF LOTS	1	
LOT SIZE	4.88 Acres	
OPEN SPACE	+/- 2.4 Acres (49%)	
NUMBER OF BUILDINGS	4	
NUMBER OF UNITS	22	
DENSITY	4.5 UNITS/ACRE	
UNIT MIX	4 - 3 BR, 18 - 2 BR	
BEDROOMS	48	
PARKING REQUIRED	1/BEDROOM = 48, 54 PROVIDED	
BUILDING HEIGHT	30' MAX	
FLOOR AREA	24,750 SF Total	
FAR	0.12	
PLANTED AREA	155,083 SF	
ISR	0.27	



2890 Rice Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

HUNTER CREEK ROAD RESIDENTIAL

NIBROC DEVELOPMENT, LLC

HUNTER CREEK ROAD
NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

MASTER DEVELOPMENT PLAN

No.	Date	Revision Description

Drawn By: ARI Checked By: JAM

Date: 4/20/2022 Proj. No.: 000201002897.00

File Name: 202897_Master Development Plan.dwg

Sheet No.

C1.01

New Submission ☐Re-Submission ☒Date of first submission:
12 / 18 / 2020

City of Northport

Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: 6 / 14 / 22

Deadline: 5 / 14 / 22

Application Submitted: ___ / ___ / ___

Name of Subdivision: Hunter Creek Road Residential

Name of Applicant: Nibroc Development, LLC

Phone: 205-331-9331

Name of Owner: William Ray Hamner

Phone: _____

Address: 3205 Hunter Creek Road

Engineer: TTL, Inc. - Adam Ingram

Phone: 205-345-0816

Address: 3516 Greensboro Ave. Tuscaloosa, AL, 35401

Email: aingram@ttlusa.com

Surveyor: TTL, Inc.

Phone: _____

Address: _____

Email: _____

In City Limits? Yes ☒
No ☐

Current Zoning: SD-RS Proposed Zoning: SD-RS Total Acreage: 5 Total Lots: 1

*Any rezoning requests must be accompanied by appropriate application*Date of Predesign/Pre-application Meeting: 10 / 28 / 2020 *Required, unless expressly waived by Planning Director*Is this part of a master plan? Yes ☐
No ☒

Name and date of most recent approved master plan: NA

Is this design in substantial compliance with approved master plan? Yes ☐
No ☐

NA

Describe the Location of Property to be Subdivided:

3205 Hunter Creek Road

Will any waivers be requested? Yes ☒
No ☐

If yes, list them here and attach documentation explaining reason for request.

Waivers:

No formal Waiver requested, however we do need an exception because of the steep slope.

****All of the above information has been completed or marked "N/A." Initial _____****

All submissions (new and updated) must be accompanied by appropriate applications and checklists. Incomplete submissions will not be accepted. In order for a preliminary plat to be heard before the Northport Planning and Zoning Commission, all relevant items must be received by the Planning Department by the deadline, including completed application and checklist, correct number of *complete and correct* plats, designation of agent form, adjoining property owner lists/labels, and any other necessary items.

Staff will review and research all submissions. If it is determined after the deadline that a submission is missing required elements or needs substantial correction (i.e. something that cannot be easily annotated by hand by the designer on every plat), then the applicant/agent must appear in person before the Planning Commission and ask for a continuance to another meeting. If applicant/agent desires to continue with presenting the deficient plat before the Planning Commission, staff will recommend disapproval of plat due to deficiencies. Incomplete submissions will not be accepted.

****It is strongly recommended that application be submitted well in advance of deadline; especially for new, large, or complex subdivisions. This will give staff time to point out needed corrections and offer any further suggestions.**

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____

Date: 5 / 5 / 2022

Please contact the Planning Department at 205-339-7000 with any questions.

New Submission ☒Re-Submission ☐

Date of first submission:

12 / 18 / 2020

City of Northport

Preliminary Plat Application and Checklist

Name of Subdivision: Hunter Creek Road ResidentialName of Applicant: Nibroc Development, LLCPhone: 205-331-9331

All submissions (new and revised) must be accompanied by appropriate application and checklist. All items must be marked as included or "N/A" if not applicable. Explain if not applicable. **Plats must be fully compliant with the Northport Subdivision Regulations.**

This checklist is provided as an aid in the process.

- ☒ Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.
- ☒ Names and addresses of current record (as per the tax assessor's records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc.
- ☒ Date of the plat, north arrow, scale of not less than one inch equals 100 feet, amount of acreage contained in the plat and a statement as to the remaining adjoining acreage the developer or subdivider owns, has an option on or leases.
- ☒ Contours shall be shown at an interval of not more than five feet for slopes over five percent, and for slopes less than five percent contours shall be shown at an interval of not more than two feet. All contours shall be based on the true city elevation, which is the USGS-MSL datum. No assumed datum will be accepted. A note on the plat shall indicate which city B.M. was used.
- ☒ Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names.
- ☒ Rights-of-way, easements, alleys, location and proposed widths.
- ☒ Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.
- ☒ Any pertinent topographic features existing on the site.
- ☒ Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data.
- ☒ Location and dimensions of existing storm and sanitary sewers, and water lines.
- ☒ A statement as to the current and proposed zoning (if applicable); or a statement of the allowable use of each lot, if required pursuant to section 107.
- ☒ A vicinity sketch showing location of proposed site in relation to existing major streets, etc.
- ☒ Width of all proposed paving in the proposed project from back to back of curb.
- ☒ Proposed location of "stop," "yield," and other traffic control signs and devices to be installed. If the proposed subdivision abuts an existing street, the location of any intersecting streets on the other side abutting street shall be depicted.
- ☒ Evidence from the appropriate governing body (state, county, federal, or city) that the proposed subdivision has access over a publicly dedicated and maintained street or road.
- ☒ The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property.
- ☒ The locations of existing and proposed property lines and existing buildings, watercourses, railroads, power lines, bridges, culverts, and drainpipes on the land to be subdivided and immediately adjoining land.
- ☒ Street cross-section, showing proposed construction and statements concerning type of material to be used in construction.
- ☒ Location of proposed sidewalks.
- ☒ If any portion of the land included in, or immediately adjacent to, the proposed subdivision is located within the floodway or the 100-year flood boundary of a stream or river, as depicted on the flood boundary and floodway map, or is located in a special flood hazard area, as depicted on a flood hazard boundary map, then such floodway, boundary, or flood hazard area shall be indicated on the preliminary plats accurately as possible.

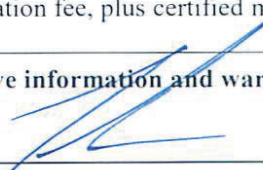
NA Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).

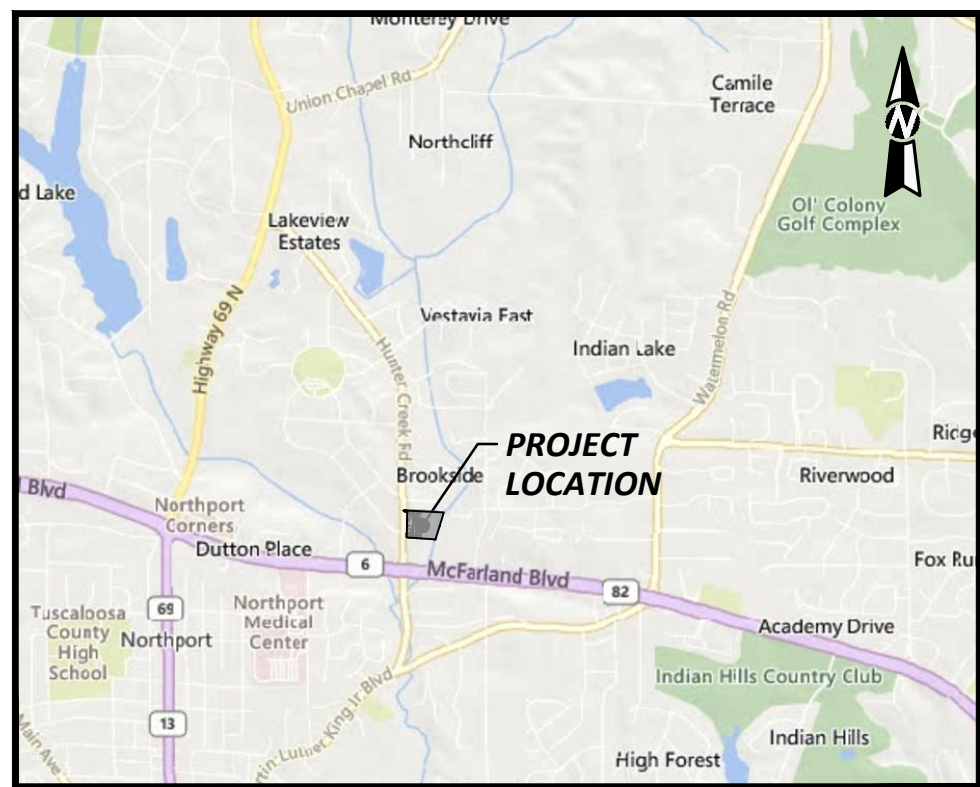
NA This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations

Additional Required Items for Submission:

- ☒ Sixteen (16) folded copies of plat (folded to 8½" x 11" size)
- ☒ Electronic copy of plat (PDF; may be submitted via CD or emailed)
- ☒ Designation of Agent form (if applicable)
- ☒ Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
- ☒ Fees (\$250 application fee, plus certified mailing fee for each adjoining property owner and newspaper legal advertising fee)

I have completed the above information and warrant in good faith that it is correct and complete.

Applicant Signature:  Date: 5 / 5 / 2022



VICINITY MAP

NOTES:

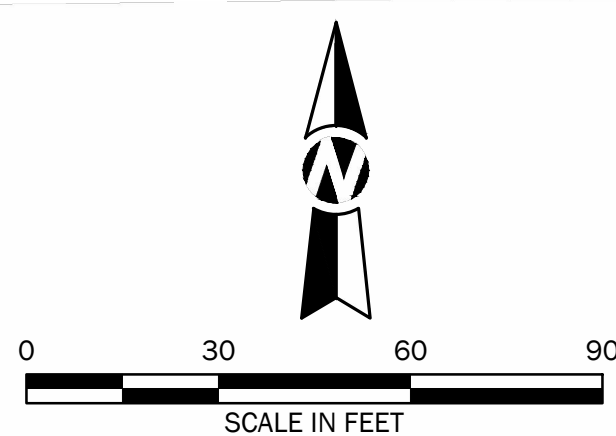
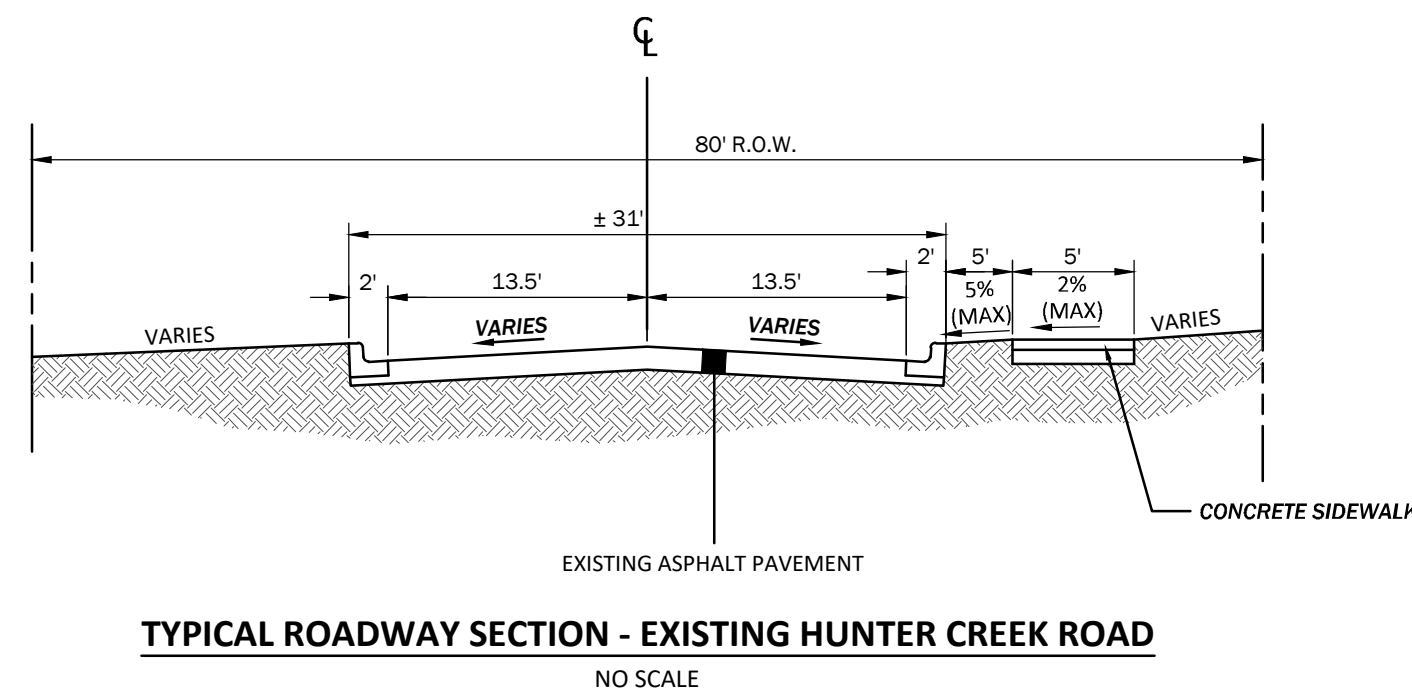
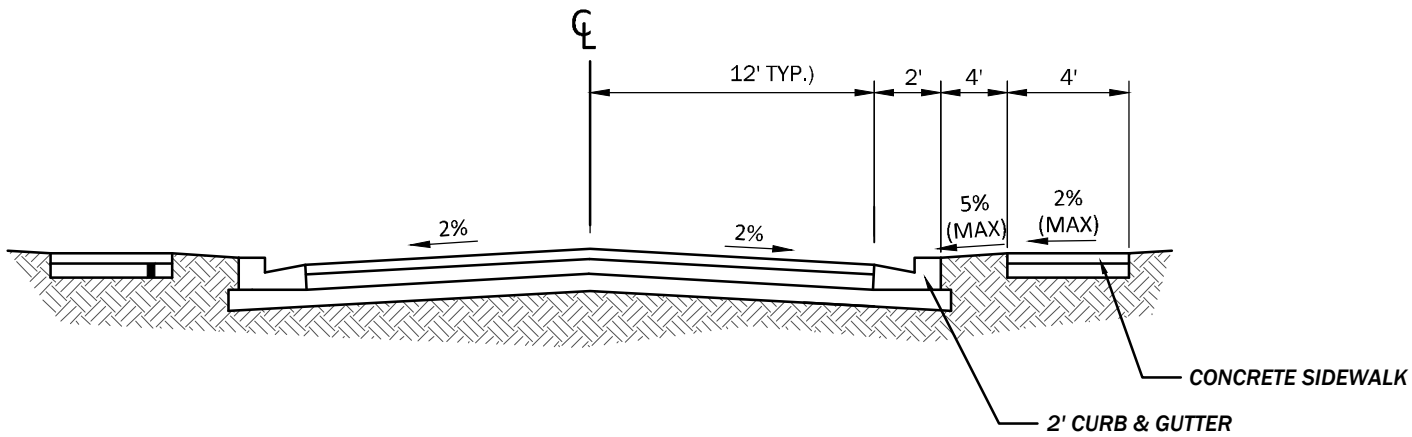
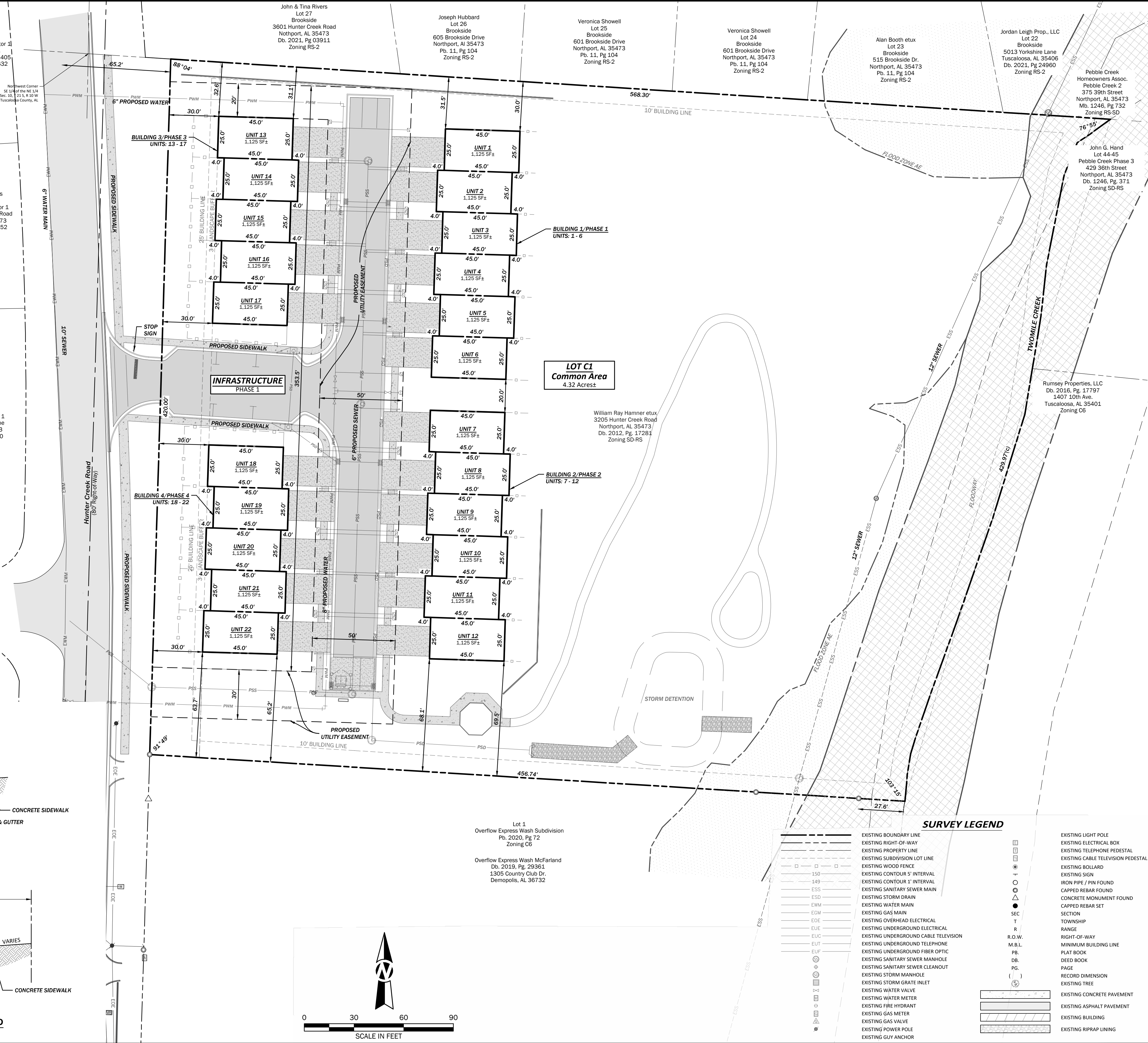
- All bearings are to Grid North as established by global positioning utilizing CORS Station benchmarks.
Horizontal Datum: NAD83, Alabama West, US Feet
Vertical Datum: NAVD 1988, US Feet
- No title search was performed with this survey.
- All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
- Sources of Title: Db. 2012, Pg. 17281
- Current Zoning: SD-RS
- Portions of this property lie within the 100-Year Flood Plain, Zone AE, and the Floodway of Two Mile Creek, from information gathered from FEMA FIRM Map Panel No. 01125C0502 F, effective September 28, 2007, and revised October 24, 2017. Base Flood Elevation of Property is calculated at 163.3' (NAVD88). Minimum Required Finish Floor is 165.3' (NAVD88).
- Total Area of Property Owned is 4.88± Acres.
- Total Area Under Control of Developer is 4.88± Acres.
- Waivers Requested: NONE
- Owner/Developer of property being subdivided:
Owner: William Ray Hamner
3205 Hunter Creek Rd
Northport, AL 35473
Developer: Nibroc Development, LLC
5600 Alexander Avenue
Tuscaloosa, AL 35406
- Engineer/Surveyor of Record:
TTL, Inc.
2890 Rice Mine Road NE
Tuscaloosa, AL 35406
Engineer: Adam Ingram, PE (No. 30582)
Surveyor: Eric Hamner, PLS (No. 29982)

Jan Newberry
Lot 50
Vestavia Hills Sector 1
25 Cedar KNL
Tuscaloosa, AL 35405
Db. 2000, Pg. 6632
Zoning RS-1

James T. Childers
Lot 49
Vestavia Hills Sector 1
3502 Hunter Creek Road
Northport, AL 35473
Db. 2005, Pg. 18152
Zoning RS-1

Peggy Thomaston
Lot 48
Vestavia Hills Sector 1
3401 Blackberry Lane
Northport, AL 35473
Db. 2000, Pg. 18330
Zoning RS-1

Martha Griffin
Lot 2
Vestavia Hills
3400 Blackberry Lane
Northport, AL 35473
Pb. 7, Pg 177
Zoning RS-1



SURVEY LEGEND	
EXISTING BOUNDARY LINE	EXISTING LIGHT POLE
EXISTING RIGHT-OF-WAY	EXISTING ELECTRICAL BOX
EXISTING PROPERTY LINE	EXISTING TELEPHONE PEDESTAL
EXISTING SUBDIVISION LOT LINE	EXISTING CABLE TELEVISION PEDESTAL
EXISTING WOOD FENCE	EXISTING BOLLARD
EXISTING CONTOUR 5' INTERVAL	EXISTING SIGN
EXISTING CONTOUR 1' INTERVAL	IRON PIPE / PIN FOUND
EXISTING SANITARY SEWER MAIN	CAPPED REBAR FOUND
EXISTING STORM DRAIN	CONCRETE MONUMENT FOUND
EXISTING WATER MAIN	CAPPED REBAR SET
EXISTING GAS MAIN	CAPPED REBAR SET
EXISTING OVERHEAD ELECTRICAL	SECTION
EXISTING UNDERGROUND ELECTRICAL	TOWNSHIP
EXISTING UNDERGROUND CABLE TELEVISION	RANGE
EXISTING UNDERGROUND TELEPHONE	RIGHT-OF-WAY
EXISTING UNDERGROUND FIBER OPTIC	MINIMUM BUILDING LINE
EXISTING SANITARY SEWER MANHOLE	PLAT BOOK
EXISTING SANITARY SEWER CLEANOUT	DEED BOOK
EXISTING STORM MANHOLE	PAGE
EXISTING STORM GRATE INLET	RECORD DIMENSION
EXISTING WATER VALVE	EXISTING TREE
EXISTING WATER METER	EXISTING CONCRETE PAVEMENT
EXISTING FIRE HYDRANT	EXISTING ASPHALT PAVEMENT
EXISTING GAS METER	EXISTING BUILDING
EXISTING GAS VALVE	EXISTING RIPRAP LINING
EXISTING POWER POLE	
EXISTING GUY ANCHOR	

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205.561.3778 | www.ttlusa.com

HUNTER CREEK ROAD RESIDENTIAL

NIBROC DEVELOPMENT, LLC

HUNTER CREEK ROAD

NORTHPORT, ALABAMA

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES,
OR IMPLEMENTATION)

Preliminary Condominium
Subdivision Plat

No.	Date	Revision Description

Drawn By: ARI
Date: 6/03/2022
Checked By: JAW/EMH
Proj. No.: 000201002897.00
File Name: 202897.Preliminary Plat.dwg

Sheet No.
PP-1



City of Northport
Conditional Use Permit Application

Date of Plng Comm Mtg: 6 / 14 / 22Deadline: 5 / 27 / 22Application Submitted: 5 / 24 / 22Location of Property: 3205 Hunter Creek RoadName of Applicant: Nibroc Development, LLCPhone: 205-331-9331

Address: _____ Email: _____

Name of Owner: William Ray Hamner

Phone: _____

Address: 3205 Hunter Creek Road

Email: _____

Describe the Proposed Use:

Condominium SubdivisionCurrent Zoning: SD-RS Total Acreage: 5 Current Use of Property: Single Family Residential**Review the Northport Zoning Ordinance, specifically Section 1003 (found at www.cityofnorthport.org).**

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location.

Upon submission of a request for conditional use approval, a review of the location, design, configuration, and impact shall be conducted to determine whether the proposed use would have a detrimental impact on neighboring properties.

The Planning Commission shall render to the City Council its recommendation to grant the application for a conditional use permit, grant it subject to conditions, or deny it. Following a public hearing at the City Council upon an Ordinance for Conditional Use Approval, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

Check the following:

☒ A copy of the deed of the subject property must accompany this application. If the applicant is not the property owner, a designation of agent form must be included for applicant and/or appropriate representative

☒ Designation of Agent form (if applicable)

☒ Sixteen (16) copies of the site plan and supporting documentation must accompany submission (discuss with staff appropriate sheet sizes)

☒ Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)

☒ Fees: Conditional Use Application fee is \$75, plus certified mailing and advertising fees

I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.

Applicant Signature: _____

Date: 5/25/2022

Please contact the Planning Department at 205-339-7000 with any questions.

City of Northport Planning and Zoning Commission

Annexation / Rezoning



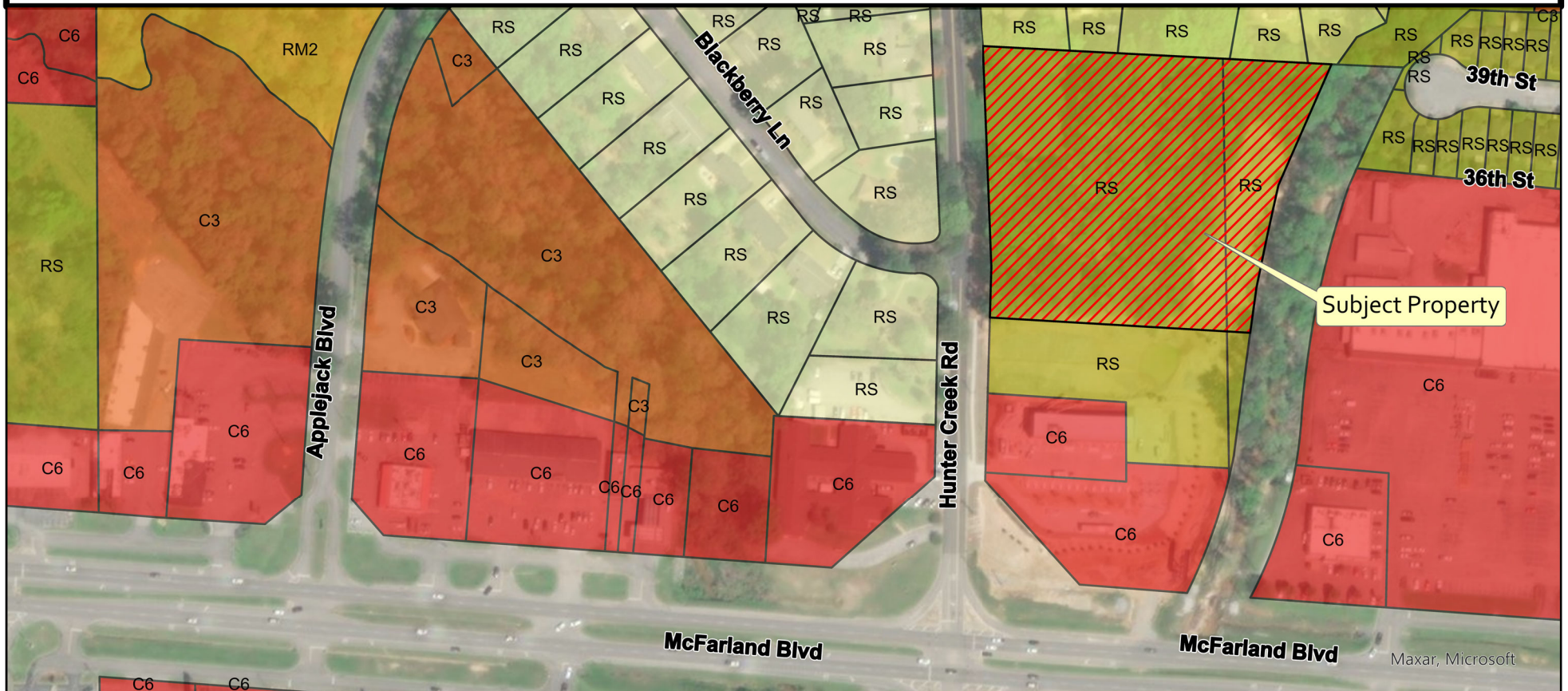
Zoning

-  General Commercial
-  Commercial Highway
-  Residential Multi-Family
-  Residential Single-Family - SD
-  Residential Single-Family - 1
-  Residential Single-Family - 2
-  Subject Property

0 150 300 600 Feet



While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



City of Northport
Planning and Zoning Commission – June 14, 2022
Staff Report

Case: R-22-06

Applicant: Chris Dobbs

Request: Rezoning

Chris Dobbs requests rezoning of 9.11 acres located at east of Highway 69, north of Hamnertown Road from C-3 (General Commercial) to RS-SD (Residential Special District).

Any action on this item will be a recommendation to the City Council.

DEADLINE FOR SUBMITTAL IS NOON ON _____

HEARING DATE _____

APPLICATION FOR REZONING**CITY OF NORTHPORT PLANNING DEPARTMENT**

3500 McFarland Blvd., Northport, AL 35476

(205) 333-3002/FAX (205) 333-3046

PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

Bruce Higginbotham

APPLICANT NAME

2009 Paul W Bryant Drive

Tuscaloosa, AL 35401

ADDRESS

205-344-1265

DAYTIME TELEPHONE

n/a

FAX NUMBER

bruce@porterhigginbotham.com

EMAIL**OFFICE USE ONLY**

ADDRESS (if applicable):

CURRENT ZONING DISTRICT:

REQUESTED ZONING DISTRICT

GROSS SITE AREA

ac./s.f.

CASE #

X-REF CASE #

NOTE:

1. **(A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.)** If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Courtstone, LLCGeneral Location or Address of Subject Property: 63-20-08-27-4-001-001.000, Highway 69 NorthCurrent Use: VacantPrior Action(s) on Subject Property: Annexation, RezoningDescribe briefly the proposed use and character of any proposed development: Residential Development

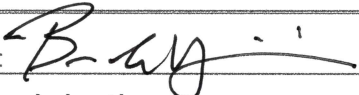
If development is proposed on the property, what other approvals from the City are required? _____

☒ Subdivision ☐ Site Plan ☐ Conditional Use ☐ Variance☐ Other _____

Member of Planning Department reviewing this application: _____

Required Documents Attached: ☒ Deed ☒ Plat/Survey ☒ Legal Description ☒ APO List

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE: 	DATE: 5-26-2022
PRINT NAME: Bruce Higginbotham	

Received: _____ Date: _____

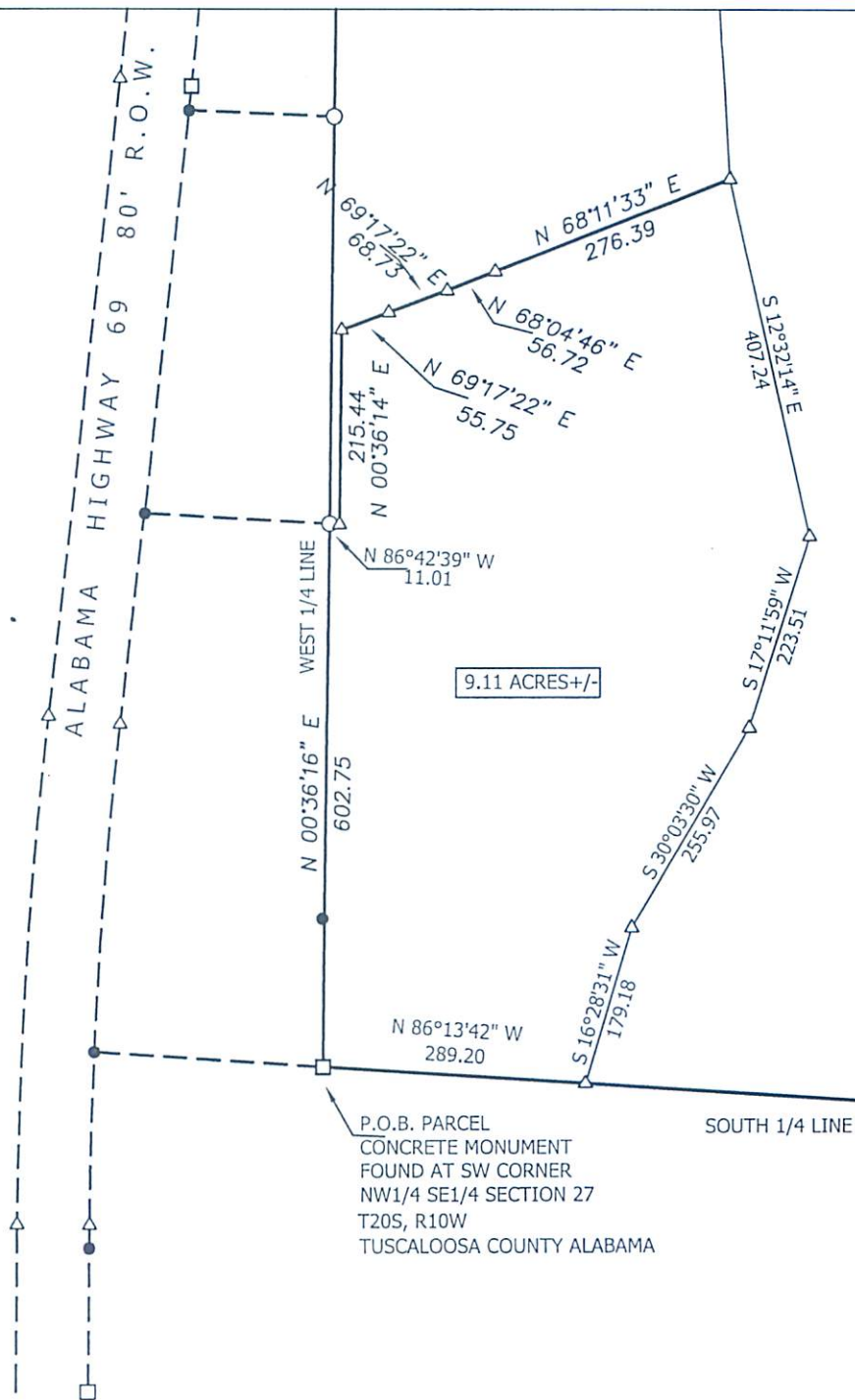
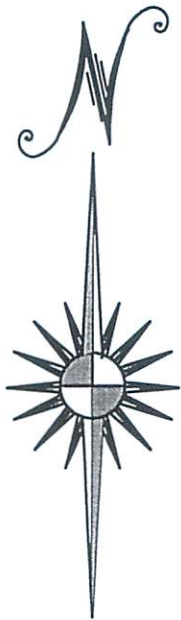
RZ
Revised 08/12

STATE OF ALABAMA
TUSCALOOSA COUNTY

Part of the Northwest Quarter of the Southeast Quarter of Section 27, Township 20 South, Range 10 West, Tuscaloosa County, Alabama, being more particularly described as follows:

As the Point of Beginning, start at a concrete monument found on the southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 27; thence run North 00 degrees, 36 minutes, 16 seconds East, along the west line of said Quarter line 602.75 feet to a ½ inch capped rebar set; thence run north 86 degrees, 42 minutes, 39 seconds West, 11.01 feet; thence run North 00 degrees, 36 minutes, 14 seconds East, 215.44 feet; thence run North 69 degrees, 17 minutes, 22 seconds East, 55.75 feet; thence run North 69 degrees, 17 minutes, 22 seconds East, 68.73 feet; thence run North 68 degrees, 04 minutes, 46 seconds East, 56.72 feet; thence run North 68 degrees, 11 minutes, 33 seconds East, 276.39 feet; thence run South 12 degrees, 32 minutes, 14 seconds East, 407.24 feet; thence run South 17 degrees, 11 minutes, 59 seconds West, 223.51 feet; thence run South 30 degrees, 03 minutes, 30 seconds West, 255.97 feet; thence run South 16 degrees, 28 minutes, 31 seconds West, 179.18 feet to a point on the south line said Quarter; thence run North 86 degrees, 13 minutes, 42 seconds West, 289.20 feet to the Point of Beginning.

Said Parcel containing 9.11 acres, more or less.



STATE OF ALABAMA
TUSCALOOSA COUNTY

I, David R. Herndon, a Professional Land Surveyor for the firm of Herndon, Hicks and Associates, Inc., do hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 22 day of MAY, 2022.

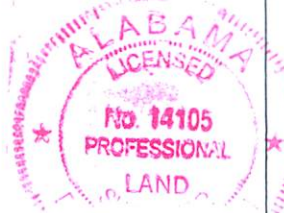
David R. Herndon, P.L.S.
Alabama License No. 14105



SCALE: 1" = 200'

LEGEND

- IRON FOUND
- 1/2" CAPPED REBAR SET (CA 0065)
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT—NOT MONUMENTED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- () RECORD DIMENSION
- R.O.W. RIGHT-OF-WAY



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mike@hhasurveyors.com

Drawn By DRH	Field Work 5/22
Scale 1"=200'	Surveyed By JN
Date 5/27/22	Appd. By DRH
Survey Type BOUNDARY	Source of Information DEED
Job No. 2108-012	Drawing No. 2108-012

City of Northport Planning and Zoning Commission

Annexation / Rezoning



Zoning

-  Agriculture
-  Residential Multi-Family
-  Residential Single-Family - 1
-  RS - SD
-  C-3
-  Subject Property

0 500 1,000 2,000 Feet



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