

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, APRIL 9, 2024**

- 1. CALL TO ORDER (INCLUDING INVOCATION)**
- 2. ROLL CALL AND ESTABLISHMENT OF A QUORUM**
- 3. INTRODUCTIONS AND MEETING PROCEDURES**
- 4. APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**
 - A. March 19, 2024
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **S-7-24 Yawn-Beans Property**- Charles Yawn and Hillyard Beans are requesting preliminary plat approval for approximately 0.79 acres located at 1300 Lurleen B. Wallace Boulevard. **WITHDRAWN**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-10-24 Hendrix Addition No. 2** - Lynwood Hendrix is requesting a preliminary plat approval of approximately 2.56 acres located south of Rose Boulevard and west of U.S. Highway 43.
- 10. COMMITTEE REPORTS**
- 11. OTHER AND MISCELLANEOUS BUSINESS**
 - A. **Comprehensive Plan Update**
- 12. ADJOURNMENT**

Northport Planning and Zoning Commission Meeting Procedures

- I. The Chairman calls for the next agenda item.
- II. Staff provides a summary of the case and answers any questions from the Commission.
- III. The applicant or petitioner presents his or her request and provides information in support of the application and answers any questions from the Commission.
- IV. If a public hearing is needed, the Chairman will ask for anyone present who would like to provide input regarding the request.
- V. The Commission members may discuss details and issues raised, and may ask questions of the applicant, city staff, or other parties.
- VI. The Chairman will call for a motion to be read and a second, and the Chairman may ask if further discussion by the Commission is needed.
 - i. Motions for a vote and second will be made for each item in a positive fashion. The purpose of which is to allow the Commission to vote on a motion. Members making the motion or second are not obligated to vote in the affirmative for said motion.
 - ii. Waivers may be added to the motion for approval of a preliminary plat if listed verbally in the motion. If it is requested by any member of the Commission, the waivers shall be voted on individually or in a group prior to the vote on the preliminary plat.
- VII. The Chairman will call for a roll call vote.



**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, MARCH 19, 2024**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, March 19, 2024, in the Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mrs. Tracy Kelly, Mr. David Kemp, Mr. Roland Lewis, Mr. Timothy Martin, Mr. Kevin Turner, Mr. Karl Wiggins. Absent and failed to vote were Mrs. Jennifer Hayes, Mr. Clay Randolph, and Mr. Jason Ward. Staff present were Mrs. Julie Ramm, Planning Director, Mrs. Tera Tubbs, City Engineer, Mr. Chris Cunningham, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Ms. Meredith Mullins, Planner, Mrs. Morgan Williams, Administrative Assistant, and Mr. Brad Matthews, Assistant City Engineer.

Chairman Kevin Turner introduced the board members and staff members to the public.

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

Approval of the Minutes – **Motion by Mr. Martin** to approve the minutes of the regular meeting on February 13, 2024. **Second by Mr. Lewis.** Voiced roll call was given. **Motion Carried.**

Approval of Agenda – **Motion by Mr. Turner** to approve the March 19, 2024, agenda. **Second by Mr. Martin.** Voiced roll call was given. **Motion Carried.**

Mr. Turner stated that there will be an executive session held before the meeting is adjourned.

Verification of No Conflict of Interest & Disclosure of Ex Parte Communication – None

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

Old Business

New Business

- A. **S-5-24 RSVY of Lots 50-53 The Quinns Town Subdivision** – AOH Church of God requests preliminary plat approval of approximately 1.67 acres located at 3514 14th Street.

Mrs. Ramm stated AOH Church of God has requested preliminary plat approval for a resurvey of Lots 50-53 The Quinns Town Subdivision located at 3514 14th Street. The plat will combine four lots into one lot with a total acreage of 1.67. This plat was previously approved by the Commission in December of 2022 with the waivers. However, the plat expired prior to recording the final plat. Therefore, to move forward with the resurvey, the plat must be approved by the Commission. The waiver requested is for sidewalks and ROW dedication. Mrs. Ramm stated that the closest sidewalks are located near the intersection of 30th Avenue and 5th Street and because the site is not located along a priority pedestrian corridor, the Commission can approve the

waiver, approve the waiver with payment into the sidewalk fund, or require construction of the sidewalks. The existing ROW of 40' is consistent throughout the Quinns Town Subdivision. Mrs. Ramm asked Mr. Matthews for the input on the ROW dedication waiver.

Mr. Matthews stated that most of the front setbacks in this area are small and without this waiver the setbacks will be in front of the existing building on this property.

Mrs. Ramm stated that the petitioner submitted a waiver letter for half-street improvement. However, valley gutter and curb and gutter are already installed. Therefore, this waiver is not needed.

Josh Roger with Thompson Engineering, LLC, 2900 8th Street, stated they are asking for the same waivers and plat to be approved as the December 2022 plat.

Mr. Wiggins asked about the amount of the payment that would need to be made into the sidewalk fund and how much a linear foot was. Mr. Matthews stated that its \$18 a foot and that would put the fee around \$7,000.

Mr. Turner stated he didn't see any need to make any changes to this case request since it was recently approved.

Chairman Turner opened the floor for a public hearing.

With no one to appear before the Commission, Chairman Turner closed the public hearing.

Motion by Mr. Turner to approve the preliminary plat for approximately 1.67 acres located at 3514 14th Street including the waivers requested for waiver of sidewalks and ROW dedication. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; and Mr. Martin – Yes. **Motion Carried.**

B. S-9-24 Jemison-1871 Subdivision Master Plan Revision – D P Holdings, LLC Series McFarland is requesting a master plan revision for approximately 11.41 acres located at the southeast corner of McFarland Boulevard and Airport Road.

Mrs. Ramm stated that D P Holdings, LLC Series McFarland has requested a revision to the Master Plan for 1871 and Preliminary Plat approval for CFA Northport Subdivision. The property is located at the southeast corner of McFarland Boulevard and Airport Road (64th Avenue). The total acreage for the master plan is 11.41 acres and the preliminary plat is 4.84 acres. The only changes from the previously 2021 approved master plan is the location of the lot line between lots 2 and 2R. The line has been shifted to the east to create a larger area for lot 2R. They are requesting a waiver for CFA Northport Subdivision preliminary plat for sidewalks. Mrs. Ramm stated that the staff has determined we cannot require sidewalks on ALDOT right of way. However, the city does have jurisdiction over Airport Road and Jemison Lane. Currently there are no sidewalks located along Airport Road or Jemison Lane. In 2021, sidewalks were constructed, a small portion of sidewalks were constructed along Trade Center Drive when phase IV was approved. Since Jemison Lane and Airport Road are not located along a priority pedestrian corridor, the Commission can approve the waiver, approve the waiver with payment into the sidewalk fund, or require construction of the sidewalks.

Molly Kilpatrick, 1203 Overlook Road, stated that this is for a proposed Chick-Fil-A development, and we are only asking to move the lot line over to make the area larger.

Mr. Turner stated that there are no additional lots involved and this is just to amend the lot lines for Lots 2 and 2R.

Chairman Turner opened the floor for a public hearing.

With no one to appear before the Commission, Chairman Turner closed the public hearing.

Motion by Mr. Turner to approve the master plan revision for approximately 11.41 acres located at the southeast corner of McFarland Boulevard and Airport Road. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; and Mr. Martin – Yes. **Motion Carried.**

C. **S-6-24 CFA Northport Subdivision** – D P Holdings, LLC Series McFarland is requesting preliminary plat approval for approximately 4.84 acres located at the southeast corner of McFarland Boulevard and Airport Road.

Molly Kilpatrick, 1203 Overlook Road, stated the waiver for sidewalk that has been requested for the CFA Northport Subdivision is due to the public right of way and the topography of the area being challenging.

Mr. Turner asked if they were willing to pay into the sidewalk fund. Ms. Kilpatrick stated that they were unable to have a member from Chick Fil A here tonight and cannot speak on there behalf on the fee payment into the sidewalk fund.

Mr. Lewis asked if we knew the amount the fee would be. Mr. Matthews stated that just by looking at the measurements it would be in the \$15,000 - \$20,000 range.

Mr. Turner asked staff for clarification on pulling the waiver out of the motion. Mrs. Ramm stated that the waiver could be voted on separately or together but would require 6 affirmative votes.

Chairman Turner opened the floor for a public hearing.

With no one to appear before the Commission, Chairman Turner closed the public hearing.

Motion by Mr. Turner to approve the waiver for the sidewalks in public right of way. **Seconded by Mr. Lewis.** Roll call was as follows: Mr. Turner – No; Mr. Lewis -Yes; Mr. Kemp – No; Mrs. Kelly – No; Mr. Martin – No; and Mr. Wiggins – No. **Motion Failed.**

Motion by Mr. Turner to approve waiver with payment into the sidewalk fund. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr Lewis – Yes; and Mr. Martin – Yes. **Motion Carried.**

Motion by Mr. Turner to approve the preliminary plat for approximately 4.84 acres located at the southeast corner of McFarland Boulevard and Airport Road. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Turner – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

- D. **S-7-24 Yawns – Beans Property** – Charles Yawn and Hillyard Beans are requesting preliminary plat approval of approximately 0.79 acres located at 1300 Lurleen B. Wallace Boulevard. CONTINUED UNTIL APRIL (no action required).
- E. **S-8-24 REHEARING The Terrace at Northcreek Master Plan Revision** – Brasher Holdings, LLC is requesting a revision to the master plan for approximately 72.22 acres for Phases II-V located at the east dead end of Northcreek Boulevard.

Mrs. Ramm stated that Northcreek Properties, LLC, Sullivan Properties, and Brasher Holdings, LLC have requested a rehearing for the revision to the Master Plan for The Terrace at Northcreek. The total acreage for the master plan is 72.2 acres and includes 163 single – family residential lots plus 10 open space lots. This property is located at the east dead end of Northcreek Boulevard. The Commission previously made a favorable recommendation to the City Council for RS-SD zoning. However, the associated master plan did not receive approval. The master plan is required prior to the development of any RS-SD zoned property. The proposed development is compatible with the adjacent phase of the Terrace of Northcreek. Mrs. Ramm stated per the Planning Commission's by-laws, no petition which has been denied by the Commission or City Council or not favorably recommended by the Commission to the City Council shall be placed on the agenda for consideration by the Commission within a period of 6 months from the date of the prior decision. The exception of the Commission will hear the request and determine if there has been any substantial change in the facts of the case to be heard early.

Mr. Turner asked staff about the timeline the case was presented to the Commission. Mrs. Ramm stated that the case was submitted to the Commission in October and was denied. The petitioner resubmitted and continued the case in the December and January meeting and was withdrawn in February per the request of the petitioner.

Chip Brasher, 3215 Dogwood Drive, stated that they have taken the time out and previous comments for this development and made changes. He stated that when the development was first presented 2 years ago to the Commission and was denied, there were around 200 lots. The amount of lots at that time was to do with the topography and challenges of the area. He stated that due to the cost of dirt and improvements to get the development ready was costly. He stated that they have been able to bring the lot count down to 163 lots with 3 types of home styles for the development. He stated that previously there were issues with lot block and those have been corrected. Mr. Brasher stated that there will be amenities that will be constructed in Phase II of the development instead of at the end.

Mr. Turner asked what the hardship would be for this case to be heard a month early. Mr. Brasher stated it's one month early, time and money with engineering and they do not want to miss the market.

Motion by Mr. Wiggins to rehear The Terrace at Northcreek master plan revision located at the east dead end of Northcreek Boulevard. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes, and Mr. Turner – No. **Motion Carried.**

Mr. Brasher stated that the subdivision is a 3 to 1 or less development. There will be 3 style types of brick homes. He stated again there will be amenities that will be included in Phase II development and that Phase I that is already completed will have access to these amenities.

Mr. Lewis asked if there would be a larger home section or would they all be the same throughout. Mr. Brasher stated that they will construct the larger homes in Phase II, and Phases III and IV will have homes that resemble the size of Phase I that are smaller.

Chairman Turner opened the floor for public hearing.

With no one to appear before the Commission, Chairman Turner closed the public hearing.

Mr. Turner asked Mr. Matthews about the sewer issues for this area. Mr. Matthews stated that there are limitations right now on sewer for the area. There is a bottle neck downstream that is being fixed through a city project. The bids for this open in April and it will be a 60-day project.

Motion by Mr. Martin to approve the master plan revision for approximately 72.22 acres for phase II-V located at the east dead end of Northcreek Boulevard. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Martion – Yes; Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; and Mr. Turner – yes. **Motion Carried.**

CITIZEN COMMUNICATIONS

DISCUSSION

a. City of Northport Comprehensive Plan –Draft. Public Hearing.

Mrs. Ramm went over the corrections that were made through meetings and feedback from workshops that have been made to the Comprehensive Plan. She stated that the next plan is to adopt the Comprehensive Plan in April with a public hearing.

Crystal Buck, 403 and 433 Main Avenue, stated that on page 69 on Downtown Parking it has it listed that there is public parking available on 22nd Avenue and she stated that she believes this is private parking.

b. April 9, 2024, Meeting

Mrs. Ramm stated that Mr. Turner and Mr. Randolph will not be available for the April 9, 2024, meeting and asked if the Commission would like to change the meeting. The Commission agreed to keep the meeting date and Mr. Kemp will run the meeting.

c. Executive Session

Motion by Mr. Turner to enter into executive session at 6:49 pm. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

The Commission reconvened and adjourned the meeting with a motion.

Motion by Mr. Turner to adjourn the March 19, 2024, meeting. **Seconded by Mr. Martin.**

ADJOURNMENT – Meeting adjourned at 7:46pm

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – April 9, 2024
Staff Report

Case: S-7-24

Applicant: Charles Yawn & Hillyard Beans

Location: 1300 Lurleen Wallace Boulevard

Request: Preliminary Plat

Charles Yawn & Hillyard Beans have withdrawn their petition. The request was received prior to the mailing of the notice of the Commission meeting. Therefore, no action will be required.

City of Northport
Planning and Zoning Commission – April 9, 2024
Staff Report

Case: S-10-24

Applicant: Lynwood Hendrix

Location: 12102 Hendrix Avenue

Request: Preliminary Plat

Lynwood Hendrix requests preliminary plat approval for a resurvey of Lot 2 Hendrix Addition located at 12102 Hendrix Avenue. The plat will divide lot 2 into 2 separate lots. The total acreage of the plat is 2.56 acres. The following waivers are requested:

Public street frontage – The proposed Lot 4 does not have access to a public street. Granting the waiver would allow the existing business to continue using the access easement that currently serves this lot and the adjacent lots.

Landscape requirements – The current business will continue to operate as it has for the past 20 years. Any future redevelopment of the site will be required to conform to the City's landscape requirements as per the zoning ordinance.

Any action on the preliminary plat would require six affirmative votes of the Commission.

New Submission ☒Re-Submission ☐

Date of first submission: _____

City of Northport

Date of Plng Comm Mtg: ____ / ____ / ____

Preliminary Plat Application and Checklist

Deadline: ____ / ____ / ____

Application Submitted: ____ / ____ / ____

Name of Subdivision: Hendrix Addition to the City of Northport No. 2Name of Applicant: Kevin Hinkle Phone: 205-454-6270Name of Owner: Linwood Hendrix Phone: 205-310-0123Address: P.O. Box 2169 Tuscaloosa, AL 35401Engineer: N/A

Phone: _____

Address: _____ Email: _____

Surveyor: Montgomery and Hinkle Phone: _____Address: 203 Hargrove Road East Tuscaloosa, AL Email: kevin@mhisurvey.comIn City Limits? Yes ☒ No ☐ Current Zoning: C3 Proposed Zoning: _____ Total Acreage: 2.56 Total Lots: 2
*Any rezoning requests must be accompanied by appropriate application*Date of Predesign/Pre-application Meeting: 2 / 14 / 2024 *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: _____Is this design in substantial compliance with approved master plan? Yes ☐ No ☐ _____

Describe the Location of Property to be Subdivided:

Off Rose Blvd. and U.S. Highway 43Will any waivers be requested? Yes ☐ No ☒ If yes, list them here and attach documentation explaining reason for request.

Waivers: _____

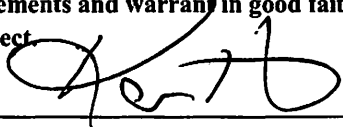
****All of the above information has been completed or marked "N/A." Initial KH ****

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: 3 / 11 / 2024

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

New Submission ☒Re-Submission ☐

Date of first submission:

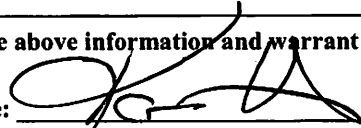
City of Northport

Preliminary Plat Application and ChecklistName of Subdivision: Hendrix Addition to the City of Northport No. 2Name of Applicant: Kevin HinklePhone: 205-454-6270

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.
 - ☐ Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork).
 - ☒ 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: 3/11/2024



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

WAIVER REQUEST FOR PUBLIC STREET FRONTAGE

HENDRIX ADDITION TO THE CITY OF NORTHPORT No. 2

03/12/2024

City of Northport

HENDRIX ADDITION TO THE CITY OF NORTHPORT No. 2 is requesting a waiver of public street frontage. The purpose of this subdivision is to create a stand along lot for the Carwash using the current paved streets with curb and gutter. This carwash has been in existence for over 20 years. The carwash along with O'Reilly's, Convenience Store, McDonalds and Jacks all use the existing paved street with curb and gutter for access. The flourishing businesses have enjoyed the use of this access road for over 20 years without incident.

Respectfully

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-454-6270
kevin@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

WAIVER REQUEST FOR LANDSCAPING WHERE COMMERCIAL MEETS RESIDENTIAL

HENDRIX ADDITION TO THE CITY OF NORTHPORT No. 2

03/12/2024

City of Northport

HENDRIX ADDITION TO THE CITY OF NORTHPORT No. 2 is requesting a waiver of landscape requirement in the area of Commercial joining Residential. The purpose of this subdivision is to create a stand along lot for the Carwash using the current paved streets with curb and gutter. This carwash has been in existence for over 20 years.

Respectfully

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-454-6270
kevin@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

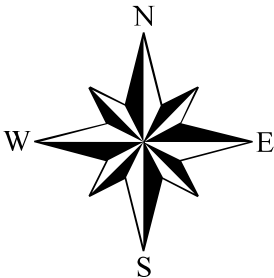
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City of Northport Planning Commission

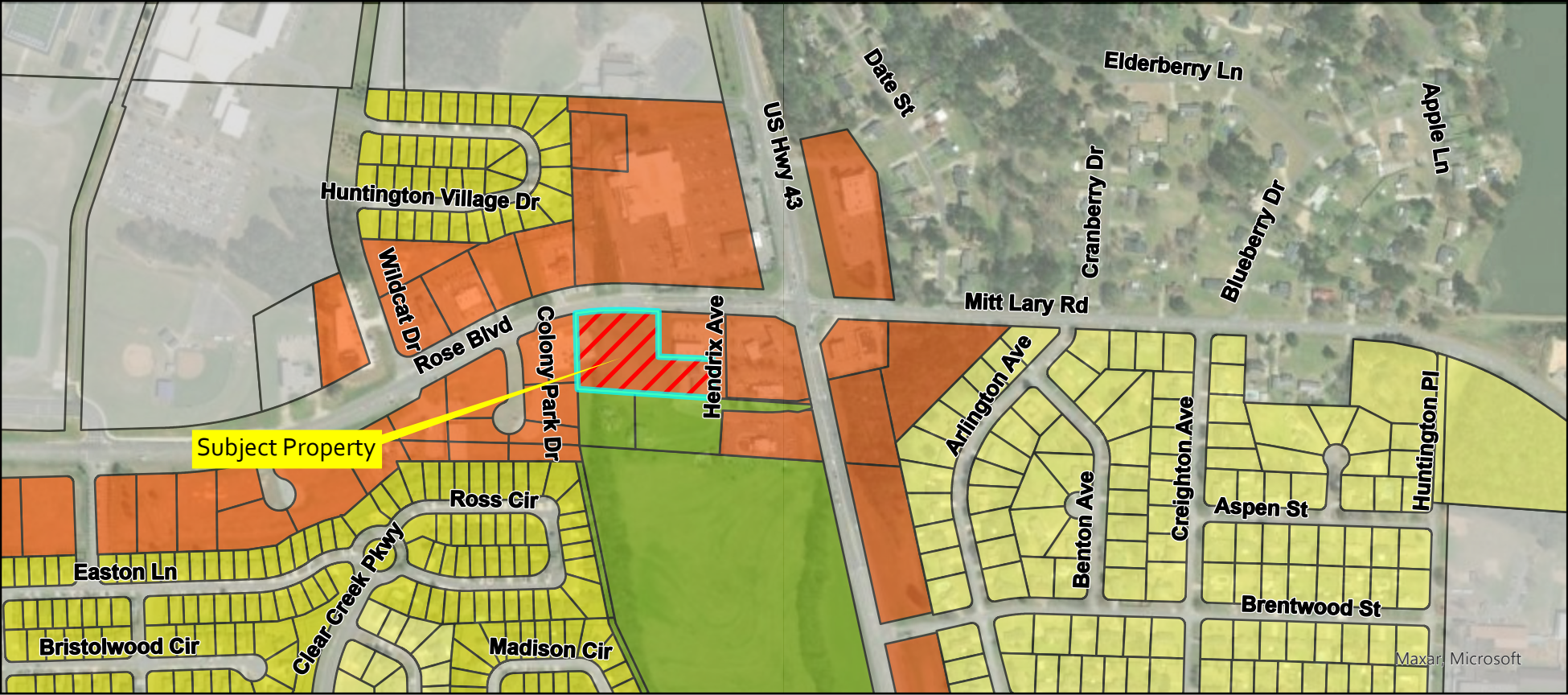
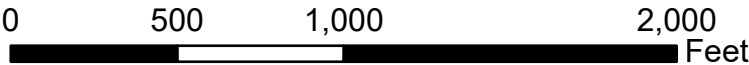
Preliminary Plat

Zoning

- Agriculture
- General Commercial
- Neighborhood Commercial
- Office and Institutional
- Residential Single-Family - 2
- Residential Single-Family - 4
- Subject Property



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Maxar, Microsoft