

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JULY 16, 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. June 11, 2024
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **SP-24-1 Prince Oil Company** - Prince Oil Company requests a conditional use for a service station for a location south of Owen Parkway and east of U.S. Highway 43.
 - B. **City of Northport Comprehensive Plan** - Adoption
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-24-15 Express Oil Change Northport** - Express Oil Change requests preliminary plat approval for approximately 0.63 acres located at 2511 Lurleen B Wallace Blvd. **Applicant asked to continue until August.**
 - B. **SP-24-2 Express Oil Change Northport** - Express Oil Change requests conditional uses approval for an automotive service station in a C-3 (General Commercial) zone for a property located at 2511 Lurleen B. Wallace Blvd. **Applicant asked to continue until August.**
 - C. **AMD-24-01 Zoning Ordinance** - The City of Northport proposes changes to the Zoning Ordinance amending Table 4-1 "Allowable Uses" and Table 4-3 "Table of Dimensional Standards".
 - D. **R-24-2 City of Northport - Northwood Estates Fifth Section** - City of Northport requests rezoning from AG (Agricultural) to RS-1 (Single-Family Residential) for approximately 15.48 acres located north of Oak Way and west of Leeward Avenue.

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

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, JUNE 11, 2024**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, June 11, 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: Mr. David Kemp, Mrs. Tracy Kelly, Mr. Roland Lewis, Mr. Timothy Martin, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote was Mrs. Jennifer Hayes. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Chris Cunningham, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Ms. Meredith Mullins, Planner, Mr. Brad Matthews, Assistant City Engineer and Mrs. Morgan Williams, Administrative Assistant.

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 of Previous Meeting(s) – **Motion by Mr. Randolph** to approve the minutes of the regular meeting on May 14, 2024. **Second by Mr. Lewis.** Voice roll call was given. **Motion Carried.**

Verification of No Conflict of Interest – Mr. David Kemp recused himself from New Business Items B & C due to being a member of the Chapel Hill Baptist Church.

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

Disclosure of Ex Parte Communication – None

Old Business

Chairman Turner stated that we would hear old business item B for the City of Northport Comprehensive Plan at the end of meeting.

- A. SP-24-1 Prince Oil Company** – Prince Oil Company is requesting a conditional use for a service station for a location south of Owen Parkway and east of U.S. Highway 43. **The applicant has requested this case be continued to the July meeting.**

Ms. Mullins stated that the petitioners have requested to continue the case until the July meeting.

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 continue case SP-24-1 Prince Oil Company until the July 2024 meeting. **Seconded by Mr. Martin.** Voice roll call was given. **Motion Carried.**

New Business

- A. A-24-01 Vicki C. Walker** – Vickie C. Walker is requesting annexation of approximately 0.59 acres located at 4204 68th Avenue, with a zoning designation of RS-1 (Single-Family Residential).

Ms. Mullins stated that Vicki C. Walker is requesting annexation of approximately 0.59 acres located at 4204 68th Avenue. This property is contiguous to the city limits and is surrounded on 3 sides by land zoned RS-1. Ms. Mullins stated that if approved, this property would be zoned RS-1. The current use of land is a single-family detached residence, which fits within the proposed zoning. This property lies within the areas targeted for annexation in the draft comprehensive plan. Any action on this item will be a recommendation to the City Council.

Mr. Turner asked if this was for the applicant to receive City services. Ms. Mullins stated yes.

Mrs. Vicki C. Walker, 4204 68th Avenue stated that she is requesting annexation of her property for services.

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 make a favorable recommendation to the City Council for the annexation of approximately 0.59 acres located at 4204 68th Avenue with a zoning designation of RS-1 (Single-Family Residential). **Seconded by Mr. Lewis.** Roll Call was as follows: Mr. Turner – Yes; Mr. Lewis – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Martin – Yes; Mr. Randolph – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

Chairman Turner stated for the record that Commission member David Kemp has stepped out of the meeting for New Business items B & C for Chapel Hill Baptist Church.

- B. A-24-02 Chapel Hill Baptist Church** – Chapel Hill Baptist Church is requesting annexation of approximately 3.84 acres located at 8790 Highway 43 N, with the zoning designation of O-I (Office and Institutional).
- C. S-24-13 Chapel Hill Baptist Church Subdivision** – Chapel Hill Baptist Church Subdivision is requesting preliminary plat approval of approximately 9.36 acres located at 8790 Highway 43 N.

Ms. Mullins stated that Chapel Hill Baptist Church is requesting annexation of approximately 3.84 acres located at 8790 Highway 43. This property is contiguous to the city limits and is adjacent to land zoned O-I (Office and Institutional). Ms. Mullins stated if approved, this property would also be zoned O-I. The property is currently used as part of a place of worship campus, which fits within the proposed zoning. Ms. Mullins stated that the property lies within the areas targeted for annexation in the draft comprehensive plan. Any action on this item will be a recommendation to the City Council.

Ms. Mullins stated Chapel Hill Baptist Church is requesting preliminary plat approval for approximately 9.36 acres located at 8790 Highway 43. The site currently consists of a place of worship campus spread across 6 separate parcels. Since a building expansion is proposed, the zoning ordinance requires that the development site be consolidated into one lot. Ms. Mullins stated that the proposed lot meets the minimum lot width and are

requirements found in Table 4-2 of the zoning ordinance. There are no waivers requested associated with this plat. Any action on this item will require 6 affirmative votes.

Bradley Porter with TTL, Inc., 3516 Greensboro Avenue, represented Chapel Hill Baptist Church. Mr. Porter stated that the applicants have applied for an addition to the children's building and to do so to meet subdivision standards, the parcels will need to be combined to one lot.

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 make a favorable recommendation to the City Council for the annexation of approximately 3.84 acres located at 8790 Highway 43 N with a zoning designation of O-I (Office and Institutional). **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

Chairman Turner opened the floor for a public hearing for the preliminary plat hearing for Chapel Hill Baptist Church.

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

Motion by Mr. Turner to approve the preliminary plat of approximately 9.36 acres located at 8790 Highway 43 N for Chapel Hill Baptist Church Subdivision. **Seconded by Mr. Randolph.** Roll call was as follows: Mr. Turner – Yes; Mr. Randolph – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

Chairman Turner stated for the recorded that Commission member Mr. David Kemp has entered back into the meeting.

D. S-24-14 Northwood Estates Fifth Section Master Plan Revision – Michael Hall is requesting a master plan revision for approximately 15.48 acres from the Northwood Estates Fifth Section located north of Oak Way and west of Leeward Avenue.

Ms. Mullins stated that Michael Hall is requesting a master plan revision for approximately 15.48 acres for the Northwood Estates Fifth Section located north of Oak Way and east of Leeward Avenue. The site currently consists of two undeveloped parcels. The previously approved master plan showed this property containing seventeen lots. The applicant is proposing to combine the two parcels into one lot that would contain a single detached residence. Ms. Mullins stated that the proposed lot meets the minimum lot width and area requirements found in Table 4-2 of the zoning ordinance. There are no waiver requests associated with this plat. Any action on this item will require six affirmative votes.

Mr. Turner asked if the property was zoned as AG (Agricultural). Mrs. Ramm stated yes. She gave the commission members a summary of how the property became zoned as Agriculture. Mrs. Ramm stated that the original master plan for Northwood Estates, the property was zoned as RS-1 (Single-Family residential). She stated in 2001 the zoning ordinance was rewritten and zoned large areas throughout the city that were undeveloped as AG (Agricultural).

Mr. Turner asked staff to provide the list of allowable uses by right that can be found in Agriculture zoning. Mr. Patten provided the commission with a list.

Mr Turner listed some of the allowable uses by rights out for the Agricultural zone out loud for the record.

Mr. Turner asked staff if all of those allowable uses were listed in the Agricultural zone. Mr. Patten stated that was correct.

Al Cabaniss Engineering represented Michael Hall, 600 Lurleen B. Wallace Boulevard, stated that he and Bobby Herndon have been working with the Hall's with their property. He stated that he remembers when the City rezoned larger parcels throughout the city to AG (Agricultural).

Mr. Turner asked whether with the allowable uses for the current zone of AG (Agricultural) the applicant understood the issue. Mr. Cabaniss stated that they do, and the Halls are willing to have this zoned as residential.

Chairman Turner opened the floor for a public hearing.

James Halgren, 4804 Leeward Avenue, stated that he speaks for himself and some of the neighbors in the neighborhood. He asked that the commission continue this case to allow some of the other neighbors the time to speak out on how they feel about the property. Mr. Halgren stated that he is not opposed to what the Halls are requesting but does agree with the Commission on the zone. Mr. Halgren stated that the only issue he would like to make sure is on record is the drainage from the lot.

Mr. Turner stated that the petitioner will have to request to continue the case.

Ellia Halgren, 4804 Leeward Avenue, stated that he favors the outdoors and nature and leaving the lot for the Halls to put a single-family dwelling would preserve some of the outdoors in this area.

Lindsay Halgren, 4804 Leeward Avenue, stated that as the commission can see that their family is not opposed to the Hall's requests but would like to know that the allowable uses of the property will not change the nature of the neighborhood.

Kyle Chretien, 4704 Leeward Avenue, stated that he carries all the drainage from this area, and he does have concerns. He stated that since the lot has been cleared off in the last 6 months, the drainage has increased. Mr. Chretien stated that he now must manually pump water off his property.

Bobby Herndon stated that this is one lot with one resident.

Mr. Wiggins asked if the drainage issues will be addressed. Mr. Herndon stated that any needs or additional work will be done to make sure the drainage meets standards.

Mr. Matthews stated that a single-family home will not require any land development permits if the surface was less than one acre, and they will just follow any building code and zoning ordinance requirements. He stated that the impervious surface issue is the only one that is applicable here with 0.3 and this will just limit how much pavement will be allowed. He stated that this lot is so large that he does not see that coming into play for the single-family home.

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

Mr. Turner asked staff if the city can have the property rezoned to single residential or if the petitioners will have to requests for the July meeting. Mrs. Ramm stated that she recommended the staff make the request since you cannot put conditions on Master Plans.

Motion by Mr. Turner to approve the master plan revision of approximately 15.48 acres from the Northwood Estates Fifth Section located north of Oak Way and west of Leeward Avenue. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

Old Business

B. City of Northport Comprehensive Plan – Adoption

Mrs. Ramm stated that the comprehensive plan reviews from the previous meeting have been addressed with the annexation discussion and the pedestrian bicycle trail along Mill Creek. She stated that they have completely removed the trail along Mill Creek and the wording for annexation has been worded throughout the plan not as a target but as a suggestion.

Chairman Turner opened the floor for a public hearing.

James Halgren, 4804 Leeward Avenue, stated that anything that extends the area for pedestrians and cyclists in this city is a good thing. He stated that adding these will get cyclists off Rose Boulevard, which is a dangerous place to ride. Mr. Halgren stated that he does not understand the sidewalk down the middle of McFarland Boulevard being proposed. He stated that if you put pedestrians and cyclists out, you will have them crossing major traffic. He requested a connection to Union Chapel to help move pedestrians and cyclists safely through the city. He asked staff to not take out the upper area bike area listed on the map.

Mr. Turner stated that this area was all in the flood way. Mr. Halgren stated that other cities use the flood plains for pathways. He stated, for example that in Colorado, they put them under the underpass and it's an excellent way to conduct your flows and take advantage of your conduit. He stated it is a great way to use a flood way for utility corridors. He asked Mr. Turner if the floodway meant you cannot put a bike corridor there, is it because of impervious surface. Mr. Turner stated that there was nothing anything in the comprehensive plan that included added bike trails. Mr. Halgren asked if it was just a picture on a map then. Mr. Turner stated that it was correct, but it was more pedestrian trail. He stated it was not specifically stated as bike trail in this location and this was more of a generalized pedestrian trail that could have had the possibility. Mr Turner stated he was not sure which map he was looking at, but there are incorporated bike areas through the existing city limits.

Mr. Wiggins stated that there are several areas where we left bike trails on the maps in the city limits, but they removed the ones where the city limits does not extend to yet. He stated the City does not have the right to say that they are going to put a trail somewhere they do not have control over.

Crystal Buck asked if the changes to page 69 of the plan had been revised. She shows on the copy of the draft she is looking at the downtown parking is still listed as public parking. Mrs. Ramm stated that the newest draft update changes the wording of the parking to "available parking" since it has been maintained by City and property owners.

Steven Dempsey, 870 Redmont Drive, stated that he is here to discuss the Green Village located at 6800 McFarland Boulevard. Mr. Dempsey stated that Green Village has 207 individual lots, 72 lots he owns, 32 lots belong to Sebastian Jesus, and then there are other various owners and stated that 163 families live here currently. Mr. Dempsey stated that 20 years ago the zoning of this property was changed from residential to highway commercial. This was done to phase out the neighborhood because of crime issues that are no longer present. Since the change to the zoning, there are no new mobile homes allowed to be moved in the area and repairs to existing homes cannot exceed 50% of the appraised valuation of the home. He stated once the structure is destroyed the owners are left with a worthless lot. Mr. Dempsey stated that this is not a mobile home parked as defined by city code, which is a parcel of land under single management, this is a neighborhood like any other in Northport. He stated he is concerned with the currently proposed changes from the comprehensive plan. Mr. Dempsey stated at the beginning of the process the maps listed this property back into residential zoning with highway commercial along McFarland Boulevard, now it is shown as limited mixed-use for the majority of the neighborhood along with highway commercial along McFarland. He stated that he has spoken with Shaun Patten about the proposed limited mixed-use zoning. He stated that he agrees with the highway commercial along McFarland but with all the zoning changes it leaves him feeling that there may be a developer behind the scenes, with a proposal for this property. He stated that the City has exercised their rights, from Title 18 under the Alabama Code, to appraise all the properties in the neighborhood and was told they would be doing so along the creek to clear up the flood areas. He stated later went to all 207 lots were appraised. He stated we still to this day do not know why the properties were appraised. He stated he knows that the infrastructure is an issue for the City. He stated that the utilities for this area run in the middle of the lots and do not run in a city's right-of-way or street. He believes that this is an issue that can be fixed. He stated that in the draft text for the comprehensive plan reads, Northport will support the development of a number of housing types to meet the need of residence at all stages of life. He stated that he has dedicated his life to being able to provide affordable housing. He stated it was designed as a residential neighborhood allowing mobile homes to begin with and that is what we would like it to return too.

Mr. Turner clarified that the future land use map is what you are commenting on for the draft comprehensive plan and that their comments have been given to staff. Mr. Dempsey stated yes. He stated that this has been going on for 20 years when the zoning was changed, and we have not been able to do anything to our properties but maintain. He stated even if we combined lots, we will still not be able to build due to the utility lines and we would like it to be turned back into a residential zoning.

Lindsey Grissett, 5505 Pinedale Drive, thanked the commission members for hearing her husband and her comments in the previous meetings. She asked if there was a way to remove her property before the master plan was approved. Mr. Turner stated that the master plan is only going to be properties in the City. Mrs. Ramm made a correction that Master Plans are covered in the subdivision regulations which do cover the planning jurisdiction. Mr. Turner asked if the property in question was in the planning jurisdiction. Mrs. Ramm stated that it is and this is a State law. Mrs. Grissett stated she has two properties and would still like her property to be removed from the map. Mr. Turner stated that the City of Northport is not going to start annexing property without the property owner petitioning the City. He stated that we still must have guidance as to the future as to can this property be annexed. Mr. Randolph stated this plan is for us to look at for future annexing and if the infrastructure and needs are available for the area in questioning.

Sebastian Jimenez, 12155 Brazilda Lane, stated that he and his family own 32 of the lots located in Green Village and with mobile homes on some of the lots and some are vacant. He stated that the vacant lots are currently useless since he is not allowed to put another mobile home on the lot. He stated that he would like to support Mr. Steven Dempsey.

Juan Pascual, Lot 175 – 6800 McFarland Boulevard, asked that the commission look into allowing new mobile homes to be moved into our neighborhood, to clean up the area and better the community.

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

Mr. Turner stated that the staff will send the comments back to the consultant and get together a new final draft with the updates. Mrs. Ramm stated that during the conversations and review about the trails, we went ahead and requested another draft to be able to pick from. She stated that if any other suggestions are needed for changes, it would not be this week, it would be the following week. Mr. Turner asked if it would be posted well in advance for the next meeting. Mrs. Ramm stated that is correct.

Motion by Mr. Turner to continue Comprehensive Plan adoption to the July meeting. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

- **July 9, 2024, Planning and Zoning Commission Meeting**

Due to lack of a quorum for the July 9, 2024, meeting, Commission members discussed moving the meeting to July 16, 2024.

Motion by Mr. Turner to move the July 9, 2024, Planning and Zoning Commission meeting to July 16, 2024. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

ADJOURNMENT – Motion by Mr. Turner and Seconded by Mr. Lewis.

Meeting was adjourned at 7:09pm

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – July 16, 2024
Staff Report

Case: SP-24-1

Applicant: Prince Oil Company

Location: South of Owen Parkway and East of HWY 43

Request: Conditional Use

Prince Oil Company is requesting conditional use approval for a gas station in a C-3 zone for the property south of Owen Parkway and east of Highway 43. The proposed development would feature a convenience store with gas pumps in the front and diesel pumps in the rear. The applicant has stated that there will be no overnight 18-wheeler parking.

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.

The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property. Some examples of conditions the commission may wish to consider attaching to this recommendation include:

- **Landscaping** - The ordinance requires a 15' landscape buffer along the western boundary, 30' along the northern boundary, and 10' along the eastern boundary. The Commission could stipulate an increase in density, mature tree plantings, or buffer width. Consideration could also be given to requiring a landscape buffer along the southern portion of the site.
- **Lighting** – The Commission could consider attaching a requirement that all lighting be set back a minimum distance from the property lines to protect nearby residential properties.
- **Building Materials** – The ordinance requires that the building utilize natural materials such as wood, stone, masonry, or similar for siding. It does not require that all sides of the building match, as long as they individually meet this requirement. The Commission could recommend that this approval include a requirement that all sides of the building be clad in the same material.

The draft for the Northport Compass plan shows this area as “General Mixed Use”, which could support the proposed use of a gas station.

The site is surrounded by undeveloped land that is zoned General Commercial (C-3) to the south, east, and north. The property directly across Highway 43 to the west is an existing residential neighborhood zoned RS-1.

The subdivision street currently under construction does not appear to be designed for frequent truck traffic. It is recommended that any approval contain the condition that the roadway design be evaluated by a geotechnical engineer and modified as needed to support truck traffic.

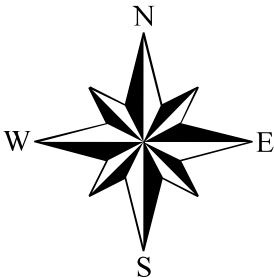
Any action on this item will be a recommendation to the City Council.

City of Northport Planning Commission

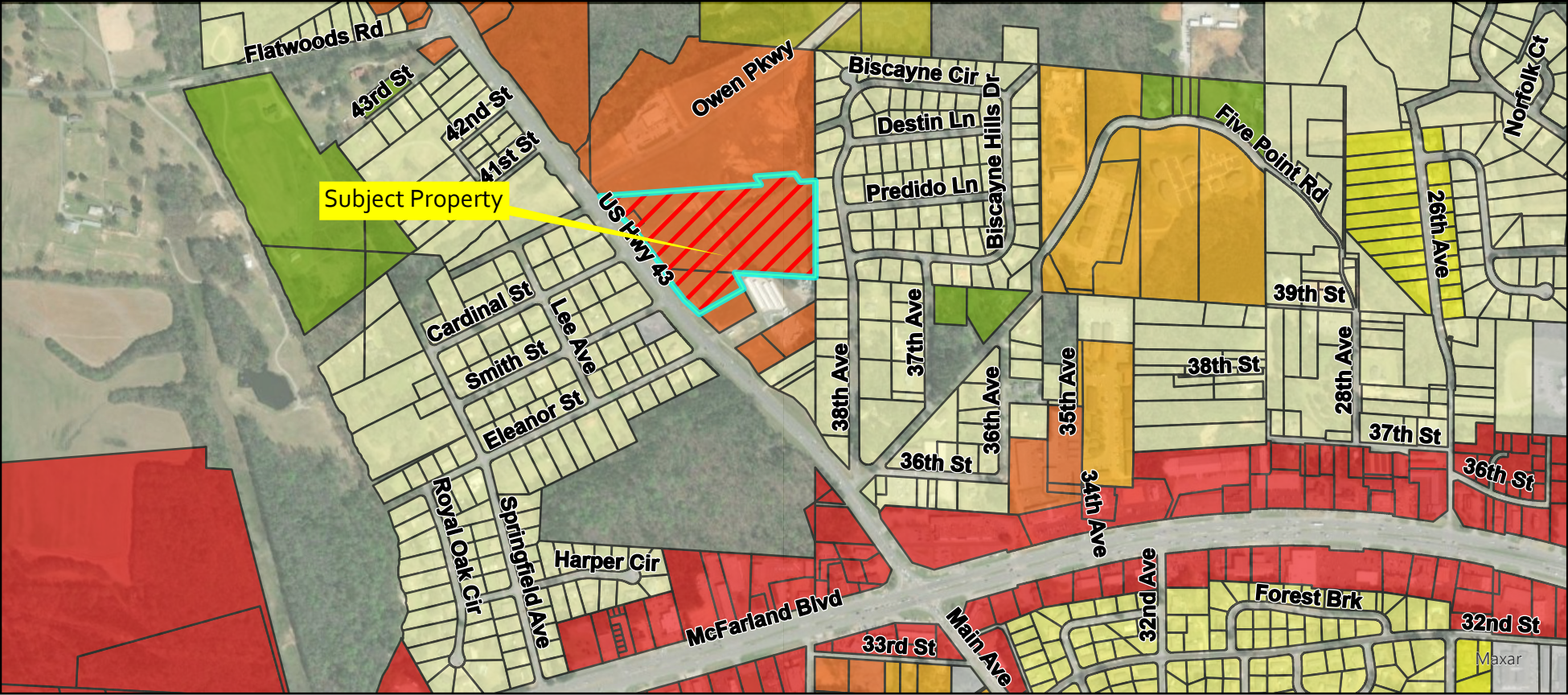
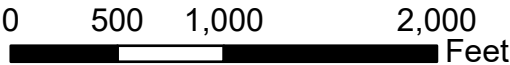
Conditional Use

Zoning

- Agriculture
- Commercial Highway
- General Commercial
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - SD
- Subject Property



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Search Google Maps



4101 Cardinal St

Northport, Alabama



Google Street View

Dec 2013

[See more dates](#)



Proposed development site as
seen from HWY 43 looking east

Cardinal St

Google



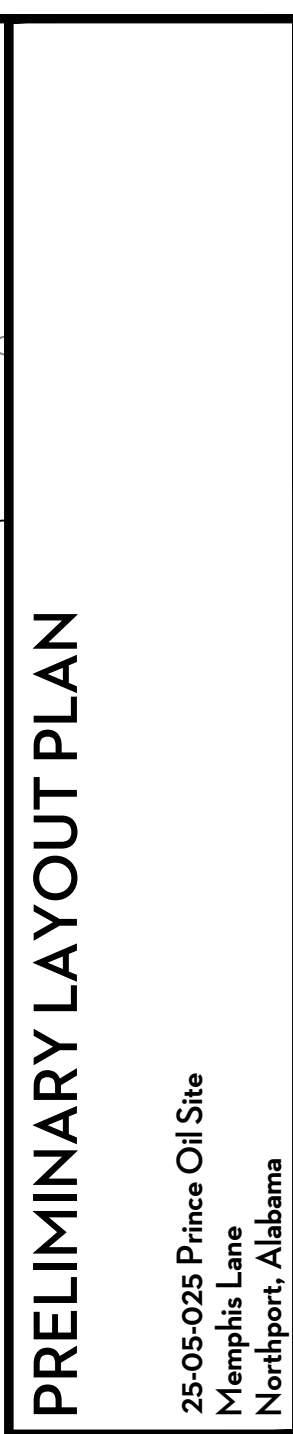
← 3899 US-43
Northport, Alabama
Google Street View
Jan 2024 See more dates

Existing residential
neighborhood across HWY 43



Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, a street view pegman icon, and a thumbnail gallery of previous views.



Preliminary
Not For
Construction

LONGLEAF
ENGINEERING

1927 7th Street
Tuscaloosa, Alabama 35401
Phone (205) 345-5646

[illegible]



City of Northport Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

I, Ray S Hill, being owner of the property which is the subject of this application
hereby authorize Longleaf Engineering to act as my representative with the City of Northport's
(Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed
on the attached application form.

Property Owner Signature: _____

Date: _____

Property Owner Mailing Address: 1105 Old Highway 45

Scooba, MS 39358

Phone Number: 601-479-2654

Authorized Agent Mailing Address: 1927 7th Street

Tuscaloosa, AL 35401

Phone Number: 205-561-4923

STATE OF ALABAMA

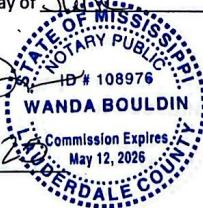
COUNTY OF TUSCALOOSA

I, Wanda Bouldin, a Notary Public in and for said County and State, hereby certify
that Ray S. Hill, whose name is signed to the foregoing document, and who is known to
me or acknowledged before me on this day, that being informed of the contents of said document, did
execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 7 day of June, 2024

Wanda Bouldin
Notary Public

My Commission Expires: May 12 2026





City of Northport Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

I, Ray S Hill, being owner of the property which is the subject of this application
hereby authorize Tom Sims, to act as my representative with the City of Northport's
(Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed
on the attached application form.

Property Owner Signature: 

Date: _____

Property Owner Mailing Address: 1105 Old Highway 45

Scooba, MS 39358

Phone Number: 601-479-2654

Authorized Agent Mailing Address: 1927 7th Street

Tuscaloosa, AL 35401

Phone Number: 205-561-4923

STATE OF ALABAMA

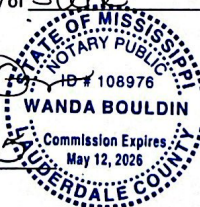
COUNTY OF TUSCALOOSA

I, Wanda Bouldin, a Notary Public in and for said County and State, hereby certify
that Ray S Hill, whose name is signed to the foregoing document, and who is known to
me or acknowledged before me on this day, that being informed of the contents of said document, did
execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 7 day of June, 2024


Notary Public

My Commission Expires: May 12 2026



Recorded: 10/31/2023 3:22:42 PM
 Ward D. Robertson, III, Probate Judge
 Tuscaloosa County, Alabama
 Term/Cashier: PRO-RECORDINGS/JMCATEER
 Tran: 73189
 Probate Judge Fee \$2.00
 Recording Fee - By Page Count \$12.00
 Source of Title \$1.25

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

**JOINTLY FOR LIFE
 WITH REMAINDER TO SURVIVOR**

File # 1893-23

Source of Title:
 Deed Book 2023, Page 13847

Deed Book: 2022, Page: 29508

CORRECTION WARRANTY DEED

PREPARED WITHOUT BENEFIT OF SURVEY
 OR TITLE EXAMINATION

This deed is to correct the legal description contained in the deed originally recorded in Deed Book 2023 at Page 13847 in the Probate Office of Tuscaloosa County, Alabama. The transfer fees were paid at the time this deed was recorded.

Know all Men by these Presents: That, in consideration of One Hundred Dollars (\$100.00) and other good and valuable consideration to him in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, *an Alabama limited liability company,* Hill and Spann Land Co., LLC, (herein referred to as "Grantor") does by these presents grant, bargain, sell and convey unto G N Hahn Properties, LLC (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Tuscaloosa County, Alabama, to-wit

A tract or parcel of land, being a part of Lot 2 of Burnum Hahn Subdivision, a plat of which is recorded in the Probate Office of Tuscaloosa County, Alabama, in plat book 2023, at page 93, being located in the Northeast quarter of the Northeast quarter of Section 8, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, containing zero and ninety-eight (0.98) hundredths acre, more or less, and being more particularly described as follows:

As a POINT OF COMMENCEMENT, start at a concrete monument found at the Northeast corner of Section 8, Township 21 South, Range 10 West; thence run in a westerly direction and along the North boundary of said Section 8 for a distance of 489.49 feet to a capped rebar found at the POINT OF BEGINNING of the herein described parcel; thence with a deflection angle left of 24° 44', run in a southwesterly direction for a distance of 329.14 feet to a capped rebar found on the East right-of-way of US Highway 43 North; thence with an interior angle right of 73° 13', run in a southeasterly direction and along the East right-of-way of US Highway 43 North for a distance of 50.63 feet to a concrete monument found; thence with an interior angle right of 171° 29', run in a southeasterly direction and along the East right-of-way of US Highway 43 North for a distance of 119.41 feet to a capped rebar found; thence leaving said right-of-way with an interior angle right of 107° 01', run in a northeasterly direction for a distance of 282.50 feet to an iron pin found; thence with an interior angle right of 90° 22', run in a northwesterly direction for a distance of 116.82 feet to the POINT OF BEGINNING of the herein described parcel, forming an interior closure angle of 97° 55'.

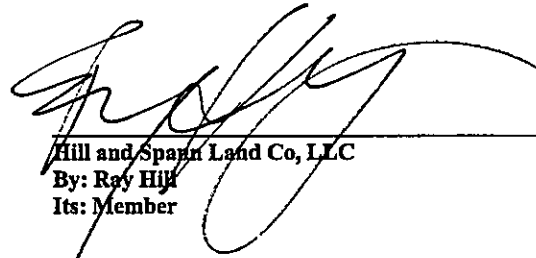
This conveyance is hereby made subject to all easements, restrictions, rights of way and other matters of record in the Probate Office of Tuscaloosa County, Alabama and the following:

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it and its successors shall warrant and defend the premises

to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this 4 day of August, 2023.



Hill and Spann Land Co, LLC
By: Ray Hill
Its: Member

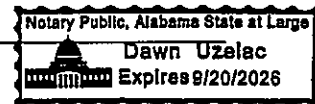
STATE OF Alabama
COUNTY OF Tuscaloosa

I, the undersigned notary public, in and for said county and state, hereby certify that Ray Hill, as Member of Hill and Spann Land Co, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 4 day of August, 2023.



Notary Public
My commission expires _____



Hill and Spann Land Co, LLC
By: William A. Spann
Its: Member

STATE OF _____
COUNTY OF _____

I, the undersigned notary public, in and for said county and state, hereby certify that William A. Spann, as Member of Hill and Spann Land Co, LLC whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2023.

Notary Public
My commission expires _____

to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set his hand and seal this ____ day of _____, 2023.

Hill and Spann Land Co, LLC

By: Ray Hill

Its: Member

STATE OF _____

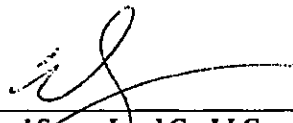
COUNTY OF _____

I, the undersigned notary public, in and for said county and state, hereby certify that **Ray Hill, as Member of Hill and Spann Land Co, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this ____ day of _____, 2023.

Notary Public

My commission expires _____



Hill and Spann Land Co, LLC

By: William A. Spann

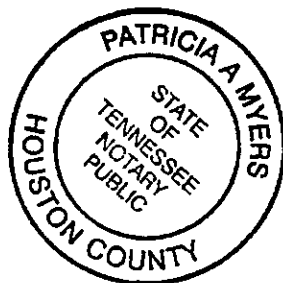
Its: Member

STATE OF Tennessee

COUNTY OF DeKalb

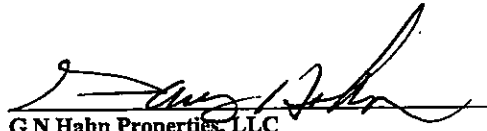
I, the undersigned notary public, in and for said county and state, hereby certify that **William A. Spann, as Member of Hill and Spann Land Co, LLC** whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 20 day of Oct, 2023.



Notary Public

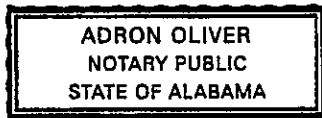
My commission expires 8-18-2026


G N Hahn Properties, LLC
By: Gary Hahn
Its: Member

STATE OF Alabama
COUNTY OF TUSCALOOSA

I, the undersigned notary public, in and for said county and state, hereby certify that Gary Hahn, as Member of G N Hahn Properties, LLC, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 16 day of OCTOBER, 2023.




Notary Public
My commission expires 2/24/27

THIS INSTRUMENT PREPARED BY:

Robert S. Platt
1490 Northbank Parkway, Suite 140
Tuscaloosa, AL 35406
Telephone: 205-345-5310

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Hill and Spann Land Co, LLC
 Mailing Address 1105 Old Hwy 45
Scooba, MS 39358

Grantee's Name G N Hahn Properties, LLC
 Mailing Address 15573 Bridgeview Drive
Northport, AL 35475

Property Address Highway 43 N
Northport, AL 35473

Date of Sale October 20, 2023
 Total Purchase Price \$160,000.00
 Or
 Actual Value \$ _____
 Or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
 (check one) (Recordation of documentary evidence is not required)

_____ Bill of Sale
 _____ Sales Contract

_____ Appraisal
 _____ Other:

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above,
 the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding
 current use valuation, of the property as determined by the local official charged with the responsibility of
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 10/26/23

Print Adrian Oliver

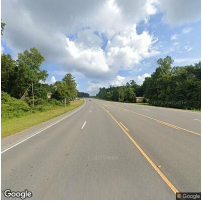
_____ Unattested

(verified by)

Sign

Adrian Oliver
 (Grantor/Grantee/ Owner/Agent) circle one

Form RT-1



 **PERMIT PROJECT**
FILE #: 24-000519
HWY 43 NORTHPORT AL 35475
CONVENIENCE STORE



PERMIT #: CUP24-000001

Permit Type
Conditional Use Application

Subtype
Conditional Use Permit 

Work Description:
Convenience Store 

Applicant
Prince Oil Company - Nick Sharp  

Status
Online Application Received 

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees
0.00

Permit Fees
100.00

Total Amount
100.00

Amount Paid
0.00

Balance Due
100.00

☐ Non-Billable



PERMIT DATES

Application Date
04/08/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Property Owner

GLORY LLC



Current Zoning District

C-3



Total Acreage

3

Current Use of Property

Open Feild

Number of Adjoining Properties

Additional Parcel #s

lot 1.3 lot 1.4



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.

SUBMITTAL DOCUMENTS

Are you the current owner on record?

No



Notarized Designation to Authorize Agent Form (Click to Download)

[designation-of-agent signed.pdf](#)



A copy of the deed of the subject property

[Correction to deed 10.31.23.pdf](#)



Site Plan

Site Plan.pdf



Mailing labels for each adjoining property owner

Adjoining Property Owners.docx



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.

Signature

signature.png



OFFICIAL USE ONLY

Date of Planning Commission Meeting

FEES



FEE	DE	QUANTITY	AMOUNT	TOTAL	
Application Fee				75.00	
Advertising Fee				25.00	
Plan Check Fees				0.00	
Permit Fees				100.00	
Total Fees				100.00	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
Amount Paid						0.00	
Balance Due						100.00	

City of Northport
Planning and Zoning Commission – July 16, 2024
Staff Report

Case: S-24-15

Applicant: Express Oil Change

Location: 2511 Lurleen B. Wallace Blvd.

Request: Preliminary Plat

Express Oil Change requests preliminary plat approval for approximately 0.63 acres located at 2511 Lurleen B. Wallace Blvd. The site currently consists of 5 vacant lots. Since a building is proposed, the zoning ordinance requires that the development site be consolidated into one lot.

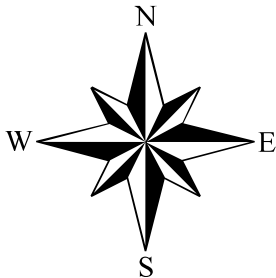
The applicant is requesting the following waivers:

- **Sidewalks** – The subdivision regulations require that sidewalks be constructed along all right-of-way frontage unless waived by the commission. While this regulation does not apply to state right-of-way, it would apply to the portion of the site with frontage on 27th Street and 18th Avenue. The petitioner has requested a waiver of sidewalks on these two city streets. The commission would have the option to 1) approve the complete waiver, 2) require payment into the sidewalk bank, or 3) require that the sidewalks be built.
- **Right-of-way dedication** – The subdivision regulations require 60 feet of R.O.W. for city streets. 18th Avenue currently has 50 feet of R.O.W., which would require 5 feet of further dedication on each side of the street. The applicant has requested that this requirement be waived due to site constraints.

Any action on this item will require 6 affirmative votes.

City of Northport Planning Commission

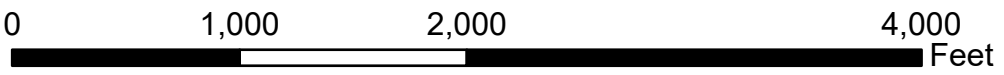
Preliminary Plat / Conditional Use



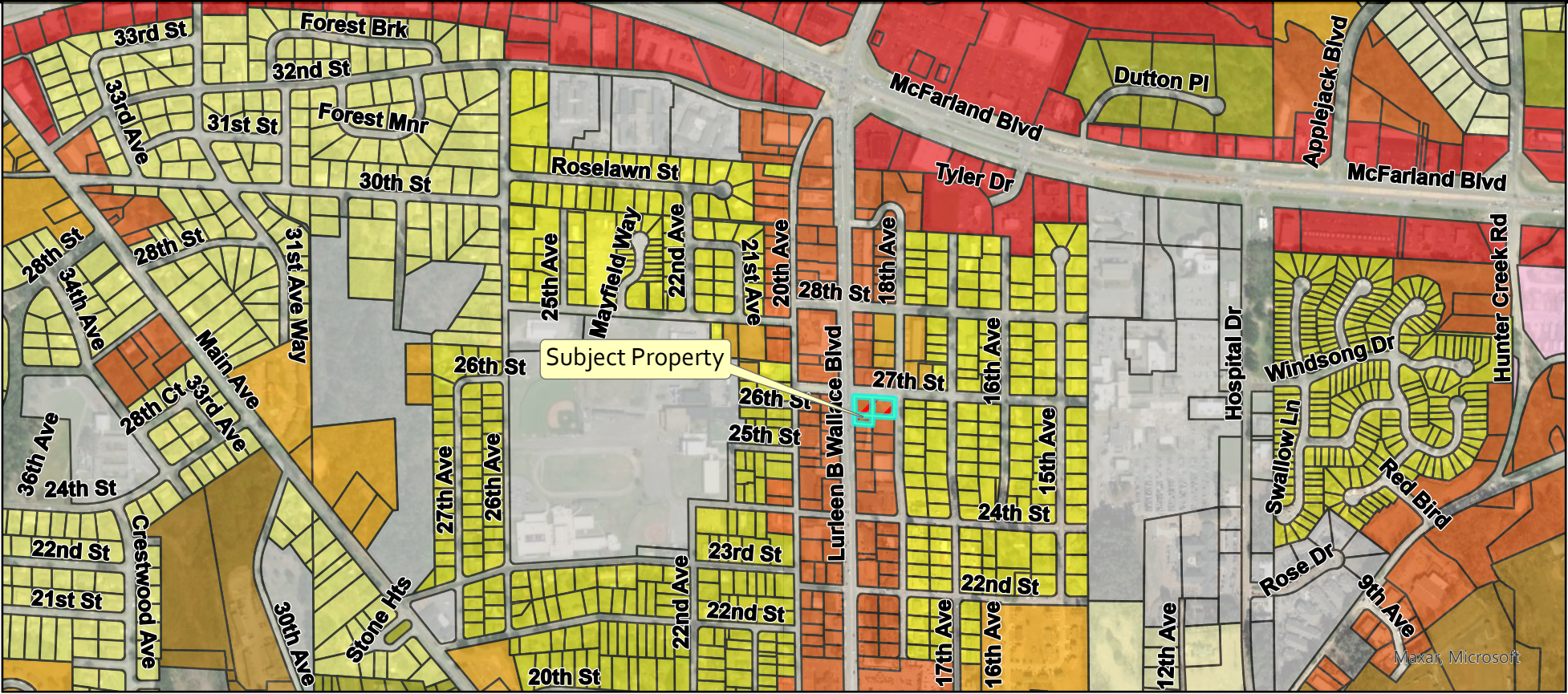
Zoning

- Commercial Highway
- General Commercial
- Light Industrial
- Mobile Home Park
- Neighborhood Commercial
- Office and Institutional

- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Residential Single-Family - SD
- Subject Property



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.



Current site as seen from
Lurleen B. Wallace Blvd.
looking east

Google

Current site as seen from
27th Street looking south



Current site as seen from
27th Street looking south



Current site as seen from
18th Avenue looking west

Google



June 25, 2024

Meredith Mullins, Planning & Inspections Planner
City of Northport
P.O. Box 569
Northport, Alabama 35476

**Subject: Express Oil Change
Waiver Request Letter
Northport, Alabama**

Dear Ms. Mullins:

I am writing to formally request two waivers for our proposed Express Oil Change. Our requests are as follows:

1. Waiver of Sidewalk Requirements

- **Additional Landscaping:** By omitting the sidewalk, we can utilize the area for additional landscaping, thereby enhancing the aesthetic appeal of our property and contributing positively to the streetscape.
- **Adjacent Properties:** There is currently no sidewalk on adjacent properties, which would result in our sidewalk not connecting to a larger pedestrian network. Granting this waiver would align with the current streetscape and avoid a disjointed pedestrian path.

2. Waiver to Omit the 5' Right-of-Way Dedication to 18th Avenue

- **Additional Landscaping:** Dedication of the additional 5 feet would limit our ability to provide landscaping around our property. The additional space gained by omitting this dedication will allow for a more aesthetically pleasing environment and potentially increase property value.
- **Site Constraints:** Our site is already tightly constrained and dedicating an additional 5 feet would impact setbacks and potentially affect the location of our building and the flow of our parking lot. It would impose unnecessary restrictions on the development potential of the property.

We believe that granting these waivers would be in the best interest of our business while still maintaining the spirit and intent of the city's development regulations. We are committed to ensuring that our development contributes positively to the community and adheres to all other applicable requirements.

We sincerely appreciate the opportunity to work with you. If you have any questions or need any additional information, please give us a call at (205)733-9696.

Sincerely,

A handwritten signature in black ink that reads "John Jett". The signature is written in a cursive, flowing style.

John Jett, P.E.

New Submission ☒

Re-Submission ☐

Date of first submission: ____/____/____

Page 1 of 2

City of Northport

Preliminary Plat Application and Checklist

Date of Plng Comm Mtg: ____/____/____

Deadline: ____/____/____

Application Submitted: ____/____/____

Name of Subdivision: Express Oil Change

Name of Applicant: InSite Engineering Levi Hett Phone: 205-733-9696

Name of Owner: Express Oil Change Phone: 205-703-7758

Address: 1880 Southpark Drive, Birmingham, AL 35244

Engineer: InSite Engineering Phone: 205-733-9696

Address: 5800 Feldspar Way, Hoover, AL 35244 Email: jjett@insiteengineering.org

Surveyor: RAY & GILLILAND, P.C. Phone: 256-245-3243

Address: 122 Norht Calhoun Street, PO Box 1183 Sylacauga, AL 35150 Email: jim.ray@rayandgilliland.com

In City Limits? Yes ☒ No ☐ Current Zoning: C3 Proposed Zoning: C3 Total Acreage: 0.63 Total Lots: 1

Any rezoning requests must be accompanied by appropriate application

Date of Predesign/Pre-application Meeting: 05 / 29 / 24 *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: N/A

Is this design in substantial compliance with approved master plan? Yes ☐ No ☒ N/A

Describe the Location of Property to be Subdivided:

Commercial lot being developed into an Express Oil Change facility.

Will 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 SH ****

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: 06 / 13 / 24

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

New Submission ☐Re-Submission ☐

Date of first submission:

____/____/____

City of Northport

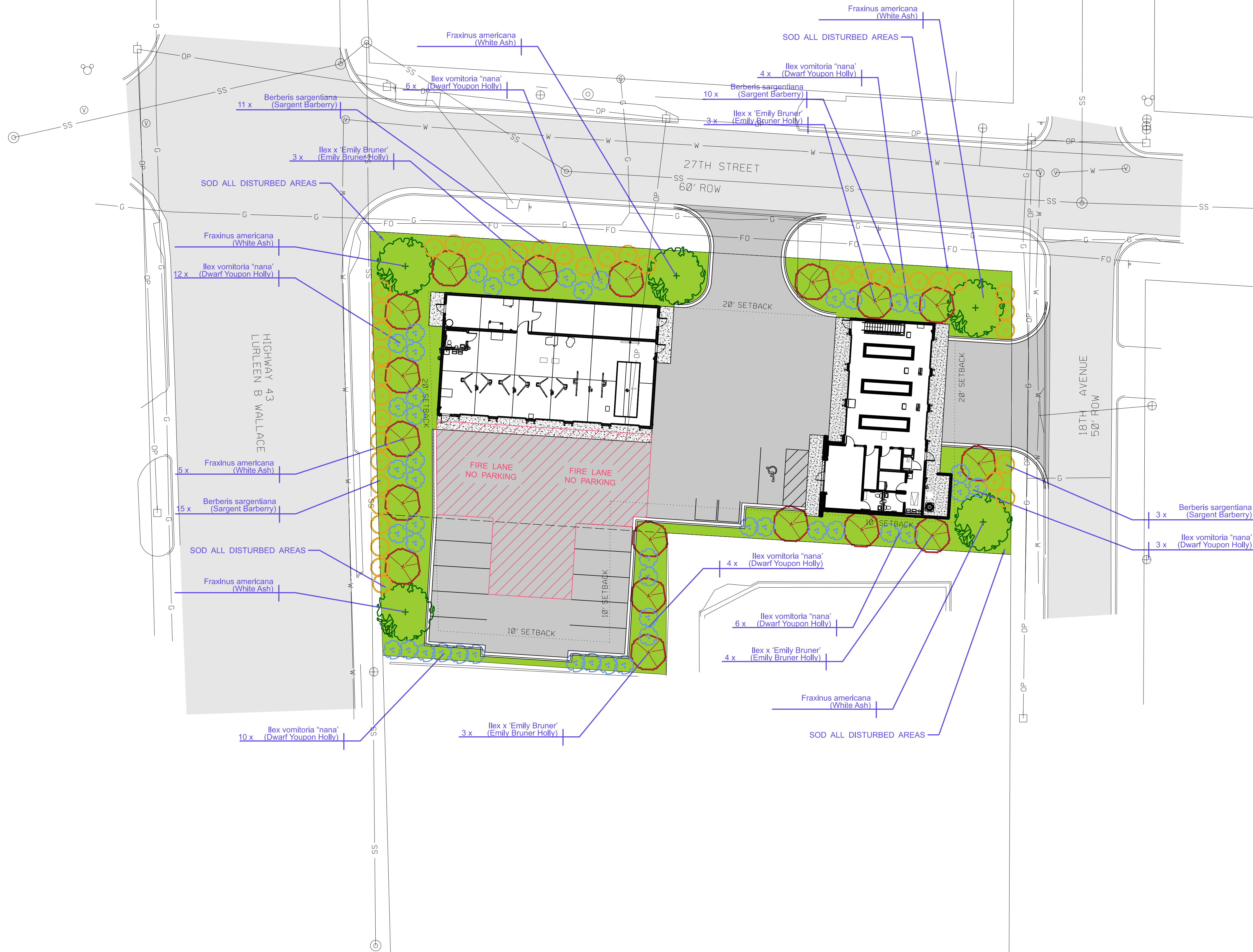
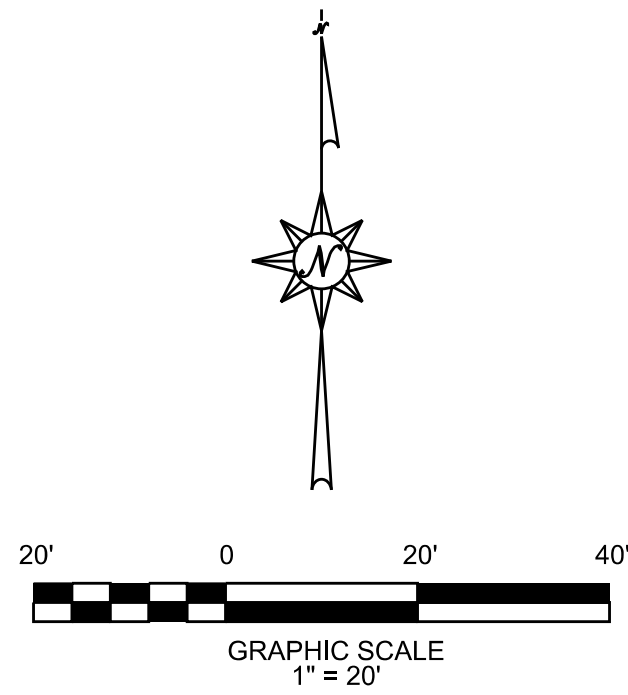
Preliminary Plat Application and ChecklistName of Subdivision: Express Oil ChangeName of Applicant: Express Oil ChangePhone: 205-703-7758

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.

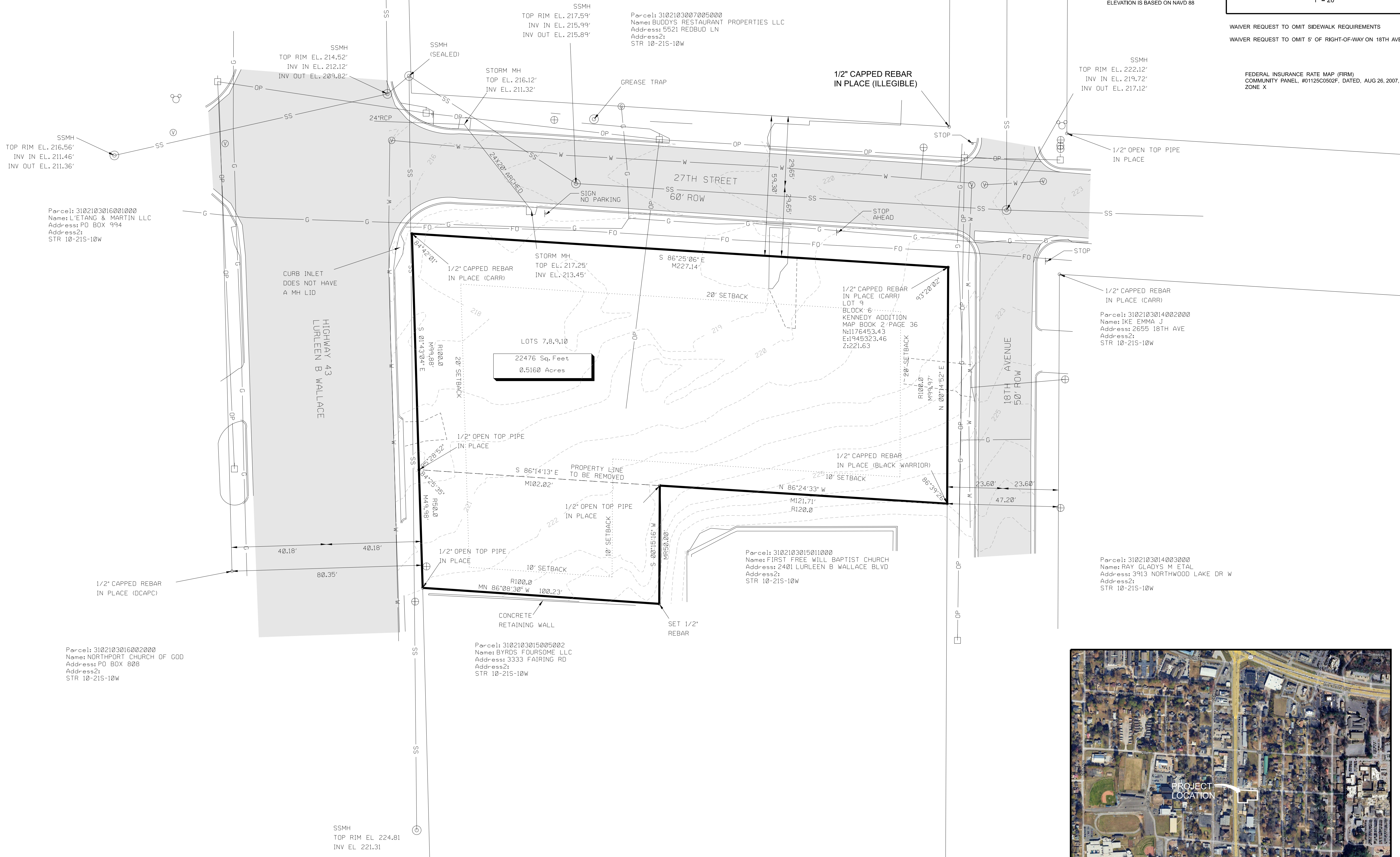
Applicant Signature: Date: 06 / 13 / 24



5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-9696
FAX (205) 733-9697

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL

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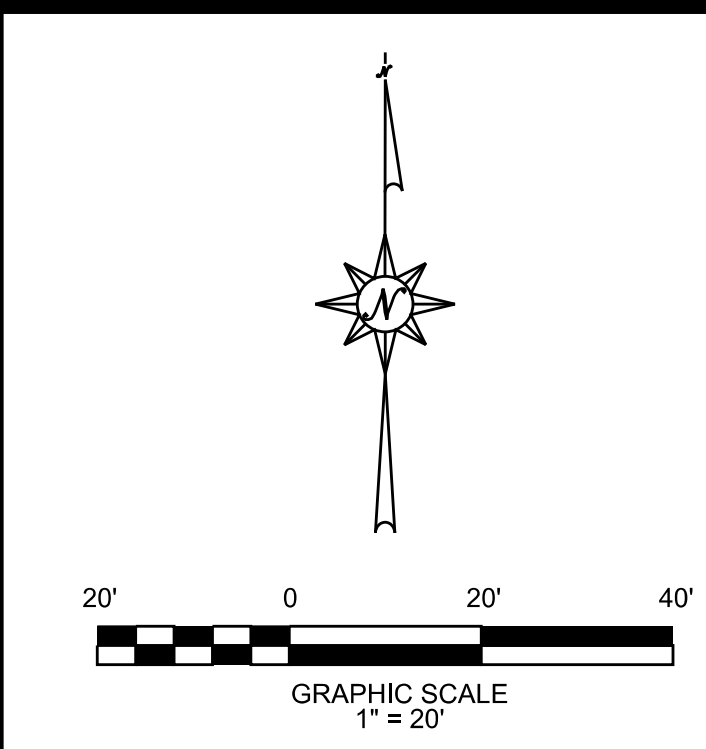


INSITE ENGINEERING
5800 FELDSPAR WAY
HOOVER, ALABAMA

RAY & GILLILAND, P.C.
James M. Ray PLS
Reg#18383
122 NORTH CALHOUN STREET
P.O. BOX 1183
SYLACAUGA, ALABAMA 35150

EXPRESS OIL CHANGE
1880 SOUTHPARK DRIVE,
BIRMINGHAM, AL 35244

BEARING BASED ON STATE PLANE
WEST ZONE NAD83
ELEVATION IS BASED ON NAVD 88



WAIVER REQUEST TO OMIT SIDEWALK REQUIREMENTS
WAIVER REQUEST TO OMIT 5' OF RIGHT-OF-WAY ON 18TH AVE

FEDERAL INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL, #01125C0502F, DATED, AUG 26, 2007,
ZONE X

**INSITE
ENGINEERING**

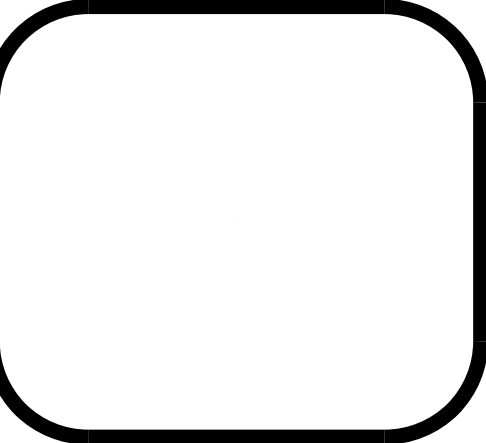
5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-0698
www.insiteengineering.org

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ENVIRONMENTAL
PLANNING
COMMERCIAL
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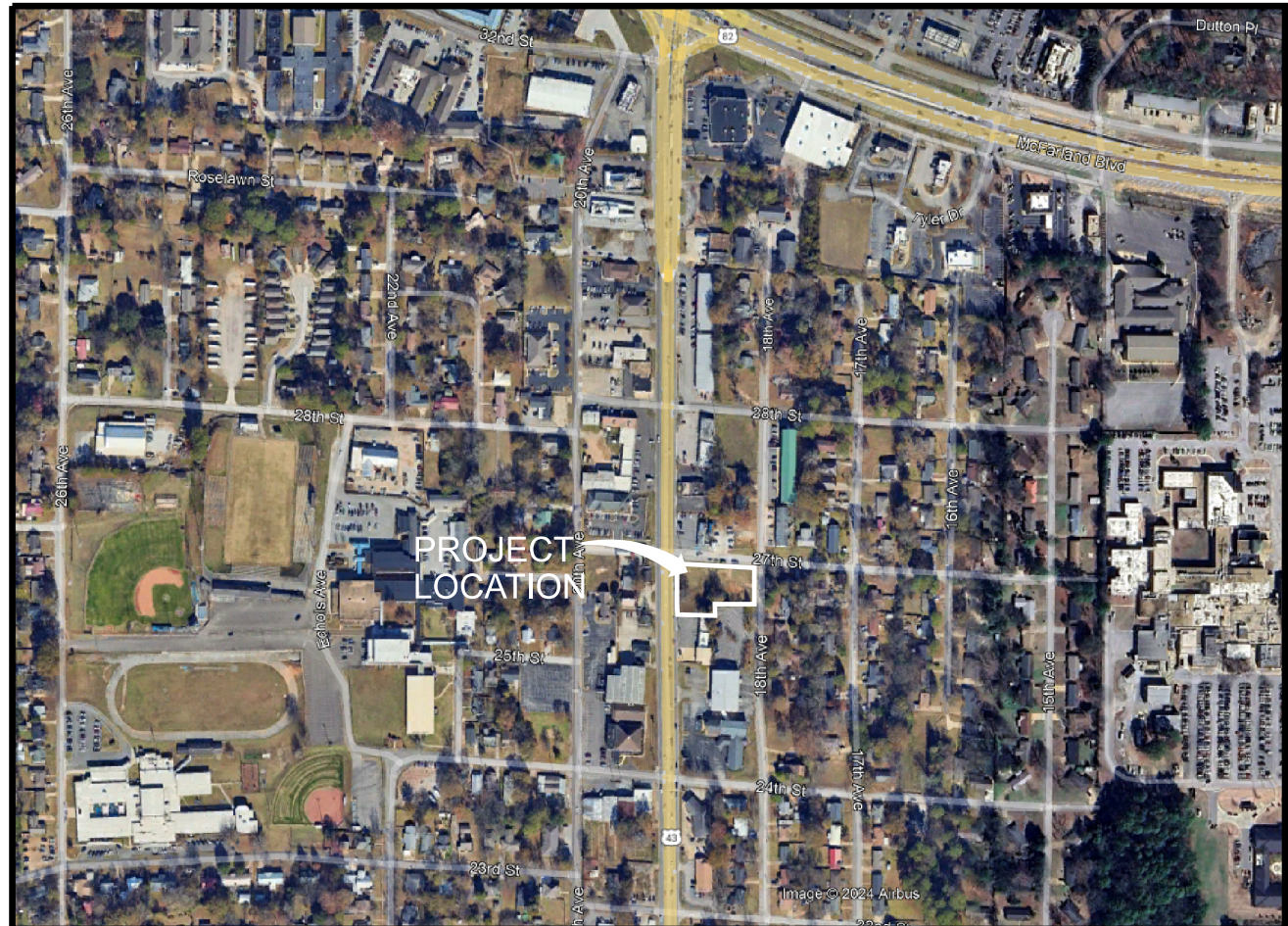
CONSTRUCTION PLANS FOR:

EXPRESS OIL CHANGE

NORTHPORT, ALABAMA



PROJECT INFO:
6-25-2024
THIS SHEET CONTAINS: PRELIMINARY PLAT
SCALE: 1"= 20'
PL-1



LOCATION MAP
SCALE NONE



City of Northport Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

I, Inge Beeker, being owner of the property which is the subject of this application
hereby authorize Express Oil Change LLC, to act as my representative with the City of Northport's
(Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed
on the attached application form.

Property Owner Signature: *Inge Beeker*

Date: 6-11-24

Property Owner Mailing Address: PO Box 2267 Tuscaloosa, AL 35403

Phone Number: 205-534-5818

Authorized Agent Mailing Address: 1880 South Park Dr Birmingham, AL 35244

Phone Number: 205-337-2967

STATE OF ALABAMA

COUNTY OF TUSCALOOSA

I, Harrison Howell, a Notary Public in and for said County and State, hereby certify
that Inge Beeker, whose name is signed to the foregoing document, and who is known to
me or acknowledged before me on this day, that being informed of the contents of said document, did
execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 11 day of June, 2024

H³
Notary Public

My Commission Expires: 4/5/26

HARRISON HAMNER HOWELL
Notary Public
Alabama State at Large



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: **Queen City Title, LLC**

Issuing Office File Number: **24-279**

Property Address: **27th St. and Lurleen B. Wallace Blvd., Northport, AL 35476**

SCHEDULE A

1. Commitment Date: **March 27, 2024 @ 7:30 a.m.** Prepared For: Fidelity National Commercial Services
1 East Washington Street, Suite 450
Phoenix, AZ 85004
2. Policy to be issued: Jerry Staeckeler, Commercial Escrow Officer
Phone: 602-343-7578
Email: jerry.staekeler@fnf.com
 - (a) 2006 ALTA® Owner's Policy
Proposed Insured: **Express Oil Change, LLC**
Proposed Policy Amount: **\$339,000.00**
 - (b) 2006 ALTA® Loan Policy
Proposed Insured: **NONE**
Proposed Policy Amount: **\$NONE**
3. The estate or interest in the Land described or referred to in this Commitment is **FEE SIMPLE**
4. Title to the FEE SIMPLE estate or interest in the Land is at the Commitment Date vested in:
Beeker Land & Timber, LLC and Pruett Investments, LLC and WDB, LLC
5. The Land is described as follows:
Lots 6, 7, 8, 9 and 10 Block 6 Kennedy Addition, a map or plat of which is recorded in Plat Book 2, at Page 36 in the Probate Office of Tuscaloosa County, Alabama, reference to which is hereby made in aid of and as a part of this description.

Tax Parcel Ids: 63-31-02-10-3-015-004.000 (Lot 6); 63-31-02-10-3-015-003.000 (Lots 7 and 8); and 63-31-02-10-3-015-001.000 (Lots 9 and 10)

Queen City Title, LLC

License Number: 0479127

BY

AUTHORIZED SIGNATORY

Adrian Rowley- License #0251601

Tara Carpenter Leiter- License #0657473

Express Oil Change	Z2450659-KEV
Beeker Land & Timber, LLC et al. /	
Express Oil Change, LLC	
27th St & Lurleen B Wallace Blvd	
Northport, AL 35476 Tuscaloosa County	

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

81C165B

ALTA Commitment for Title Insurance 8-1-16

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LSS AL 04/2017





PERMIT PROJECT
FILE #: 24-000877
2511 LURLEEN B WALLACE BLVD NORTHPORT AL
EXPRESS OIL CHANGE - NORTHPORT



PERMIT #: PPA24-000012
Permit Type
Preliminary Plat Application

Subtype
Preliminary Plat Application ▼

Work Description:
Express Oil Change - Northport 

Applicant
InSite Engineering - John Jett ▼ ...

Status
Online Application Received ▼

Valuation
0.00



FEES & PAYMENTS

Plan Check Fees 291.20

Permit Fees 0.00

Total Amount 291.20

Amount Paid 0.00

Balance Due 291.20

☐ Non-Billable



PERMIT DATES

Application Date
06/11/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s

3102103015001.000; 3102103015003.000

Contact

I Am The
Engineer



Property Owner

BEEKER LAND & TIMBER COMPANY



Engineer

InSite Engineering - John Jett



Surveyor

Ray and Gilliland P.C. - Jim Ray



PROJECT INFORMATION

Number of Adjacent Property Owners

2

In City Limits?

Yes



Current Zoning

C-3



Change in Zoning Requested

C-3



Total Acreage

0.63

Total Lots

3

Is this property over 20 acres or part of a master plan?

No



Date of Predesign/Pre-application Meeting

05/29/2024

Name and date of most recent approved master plan

Describe the Location of Property to be Subdivided

The existing 3 parcels that are located across 27th Street from Buddys Steakhouse will be combined into one parcel.

Will any waivers be requested?

No

Submittal Requirements

Copy of Plat

EXPRESS OIL NORTHPORT SUBDIVISION PLAT JUNE 2024.pdf



Legal Description

LEGAL.pdf



Notarized Designation to Authorize Agent Form (Click to Download)

Designation of Agent Form.pdf



Other Submittal Documents

Checklist

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.**

Names and addresses of current record (as per the tax assessors records) of adjoining property owners, which shall include those across public rights-of-way, other rights-of-way, easements, creeks, etc

Yes

Name and address of the owners, and the surveyor of the plat. Surveyor shall be registered to practice in the State of Alabama.

Yes

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

Yes

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

N/A

Lot dimensions, areas, building lines and back and side setback lines and lot and block numbers and proposed street names

Yes

Rights-of-way, easements, alleys, location and proposed widths

Yes

Proposed subdivision boundaries, with dimensions and tie to nearest government monument, with description of monument.

Yes

Any pertinent topographic features existing on the site N/A	▼
Proposed storm drains, sanitary sewer, and water lines with approximate sizes and design data Yes	▼
Location and dimensions of existing storm and sanitary sewers, and water lines Yes	▼
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 N/A	▼
A vicinity sketch showing location of proposed site in relation to existing major streets, etc Yes	▼
Width of all proposed paving in the proposed project from back to back of curb N/A	▼
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 N/A	▼
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 N/A	▼
The names, locations, widths, and other dimensions of existing or proposed parks, playgrounds, open spaces or other public property N/A	▼
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 Yes	▼
Street cross-section, showing proposed construction and statements concerning type of material to be used in construction N/A	▼
Location of proposed sidewalks N/A	▼
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 N/A	▼
Any requested waivers listed on plat (explanation for waiver requests in accompanying paperwork) No	▼
This plat is compliant with all applicable requirements for preliminary plats as per the Northport Subdivision Regulations Yes	▼

All of the above information has been completed or marked N/A.

Initial
JJ

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.**

Signature

[signature.png](#)



Official Use Only

Planning Commission Meeting Date

Deadline Date

FEES



FEE	DE	QUANTITY	AMOUNT	TOTAL	
Application Fee				250.00	
Advertising Fee				25.00	
Adjoining Properties Fee				16.20	
Plan Check Fees				291.20	
Permit Fees				0.00	
Total Fees				291.20	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
Amount Paid						0.00	
Balance Due						291.20	

City of Northport
Planning and Zoning Commission – July 16, 2024
Staff Report

Case: SP-24-2

Applicant: Express Oil Change

Location: 2511 Lurleen B Wallace Blvd.

Request: Conditional Use

Express Oil Change is requesting conditional use approval for an automotive service station in a C-3 zone for the property located at 2511 Lurleen B. Wallace Blvd. The proposed development consists of an automotive repair building located along the front of the property with a drive-through oil change building in the rear portion of the site.

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.

The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property. Some examples of conditions the commission may wish to consider attaching to this recommendation could include:

- **Lighting** – The Commission could consider attaching a requirement that all lighting be set back a minimum distance from the property lines to protect nearby residential properties.
- **Building Materials** – The ordinance requires that the building utilize natural materials such as wood, stone, masonry, or similar for siding. It does not require that all sides of the building match, as long as they individually meet this requirement. The Commission could recommend that this approval include a requirement that all sides of the building be clad in the same material.
- **Hours of Operation** – The commission could consider stipulating that no work take place after normal business hours to protect adjacent residential properties from nighttime noise, light, and traffic.

The site plan as proposed does not meet the requirements of the zoning ordinance for landscaping, curb cut spacing, and building orientation. The applicant has applied for a variance

from the zoning board to adjust these requirements. Staff will not be able to approve permits for the current layout unless these variances are granted.

The draft for the Northport Compass plan shows this area as “General Mixed Use”, which could support the proposed use of a service station.

The site is surrounded by Commercial property that is zoned General Commercial (C-3) to the west, north, and south. The property directly across 18th Avenue to the east is an existing residential neighborhood zoned RS-3.

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

City of Northport Planning Commission

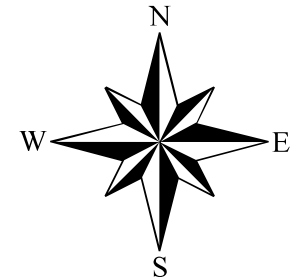
Preliminary Plat / Conditional Use

Zoning

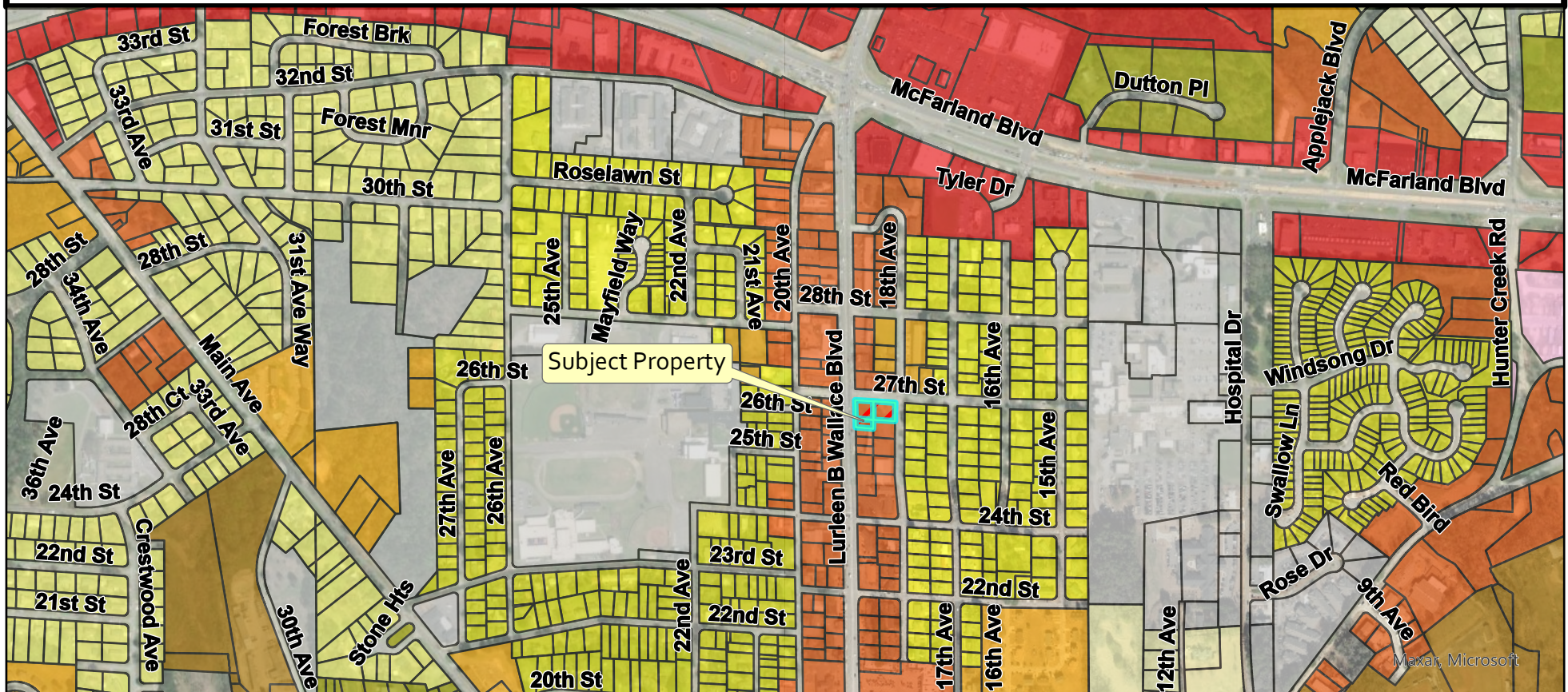
- Commercial Highway
- General Commercial
- Light Industrial
- Mobile Home Park
- Neighborhood Commercial
- Office and Institutional

- Residential Multi-Family
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Residential Single-Family - SD
- Subject Property

0 1,000 2,000 4,000 Feet

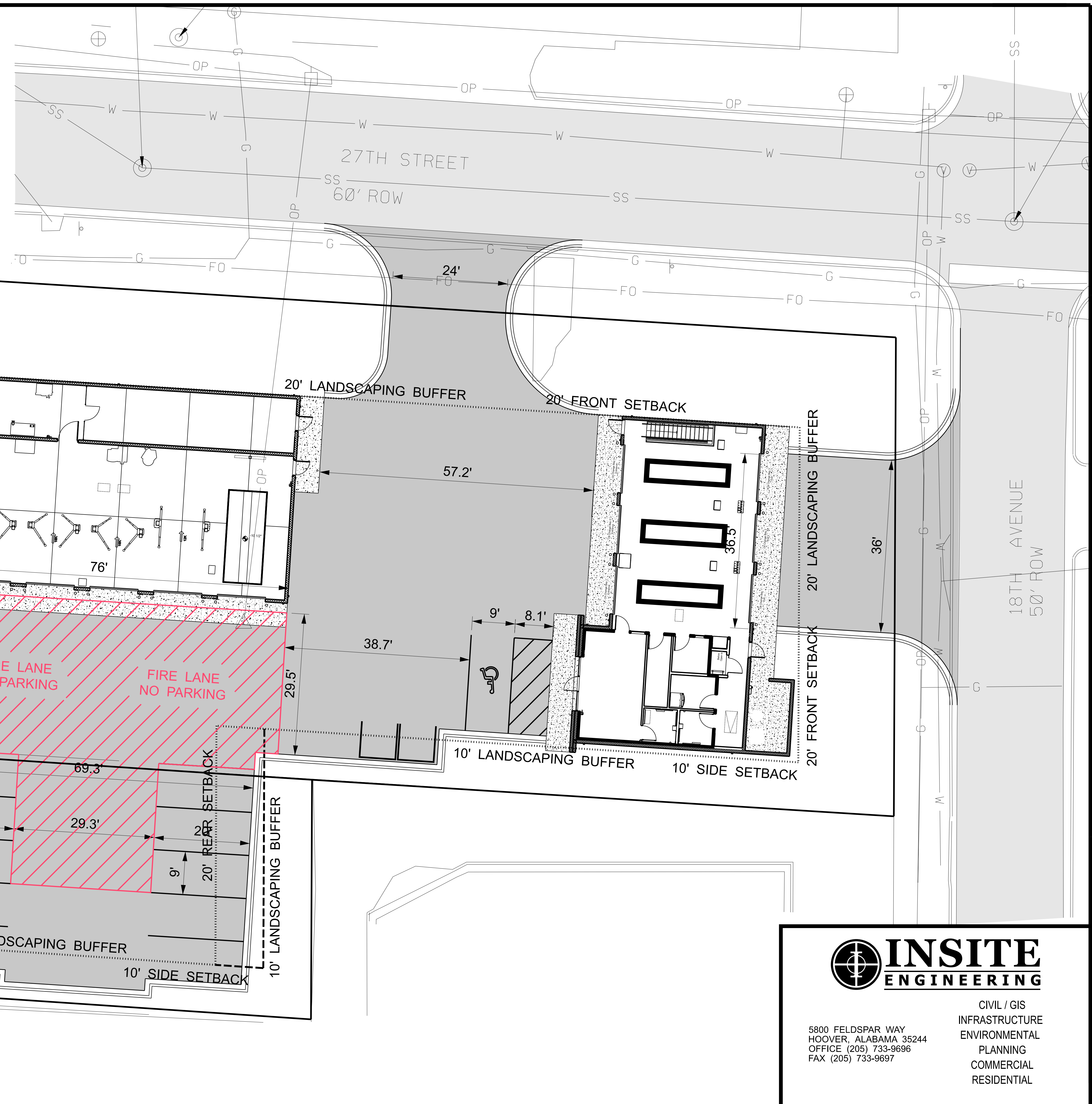


While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this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



NORTHPORT ALABAMA
SCHEMATIC LAYOUT
Prepared by InSite Engineering, LLC

Prepared by InSite Engineering, LLC



5800 FELDSPAR WAY
HOOVER, ALABAMA 35244
OFFICE (205) 733-9696
FAX (205) 733-9697

CIVIL / GIS
INFRASTRUCTURE
ENVIRONMENTAL
PLANNING
COMMERCIAL
RESIDENTIAL



City of Northport Designation of Agent Form

All applications, plans, and supporting documents may be submitted by email to
planning@cityofnorthport.org.

I, Inge Beeker, being owner of the property which is the subject of this application
hereby authorize Express Oil Change LLC, to act as my representative with the City of Northport's
(Board of Zoning, and/or Planning Commission, and/or City Council), as required by the type of request listed
on the attached application form.

Property Owner Signature: *Inge Beeker*

Date: 6-11-24

Property Owner Mailing Address: PO Box 2267 Tuscaloosa, AL 35403

Phone Number: 205-534-5818

Authorized Agent Mailing Address: 1880 South Park Dr Birmingham, AL 35244

Phone Number: 205-337-2967

STATE OF ALABAMA

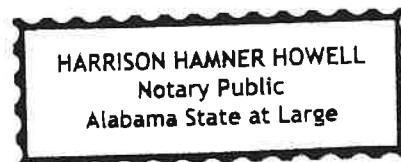
COUNTY OF TUSCALOOSA

I, Harrison Howell, a Notary Public in and for said County and State, hereby certify
that Inge Beeker, whose name is signed to the foregoing document, and who is known to
me or acknowledged before me on this day, that being informed of the contents of said document, did
execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 11 day of June, 2024

H³
Notary Public

My Commission Expires: 4/5/26



Recorded: 5/25/2017 2:52:05 PM
W. Hardy McCollum, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDING2/tlee
Trans: 1090156
Probate Judge Fee \$2.00
Deed Tax \$50.00
Recording Fee - By Page Count \$9.00
Source of Title \$1.25
Additional Name Fee \$1.00
Total: \$63.25

This instrument was prepared by:
Kenneth D. Davis
700 Towncenter Blvd., Suite 4
Tuscaloosa, AL 35406

SOURCE OF TITLE:

Deed Book 1232 Page 509
Deed Book 1249 Page 139

STATE OF ALABAMA

TUSCALOOSA COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable consideration and the sum of Ten and No/100 (\$10.00) Dollars to the undersigned GRANTORS, in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Albert D. Christian, Jr., a married man and Richard R. Anders, a married man**, herein referred to as GRANTORS, do by these presents grant, bargain, sell and convey unto **Beeker Land & Timber Company, LLC, an Alabama limited liability company, Pruett Investments, LLC, an Alabama limited liability company and WDB, LLC, an Alabama limited liability company**, (herein referred to as GRANTEE), the following described real estate situated in Tuscaloosa County, Alabama, to-wit:

Lots 6, 7, 8, 9 and 10 Block 6 Kennedy Addition, a map or plat of which is recorded in Plat Book 2, at Page 36 in the Probate Office of Tuscaloosa County, Alabama, reference to which is hereby made in aid if and as a part of this description.

Grantors hereby certify that the subject property does not constitute their homestead or the homestead of their spouses.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion or the reversions, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest, dower and the right of dower, property, possession, claim and demand whatsoever, as well in law as in equity of the said GRANTORS, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD, all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, its successors or assigns forever. And said GRANTORS do for themselves and their heirs and assigns, covenant with the said GRANTEE, its successors and assigns, that they are lawfully seized in fee simple of said premises; that the property is free from all encumbrances, that they have good right to sell and convey the same as aforesaid; that it is entitled to the immediate possession thereof; that they will and their heirs and assigns shall warrant and defend the same to the said GRANTEE, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of this
24 day of May, 2017.



Albert D. Christian, Jr.



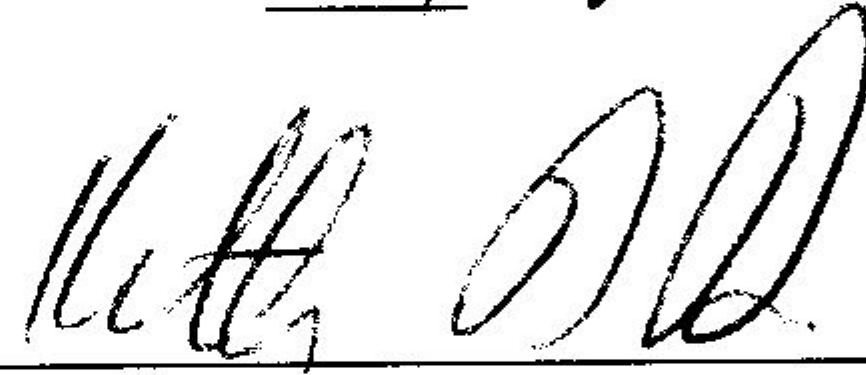
Richard R. Anders

STATE OF ALABAMA

TUSCALOOSA COUNTY

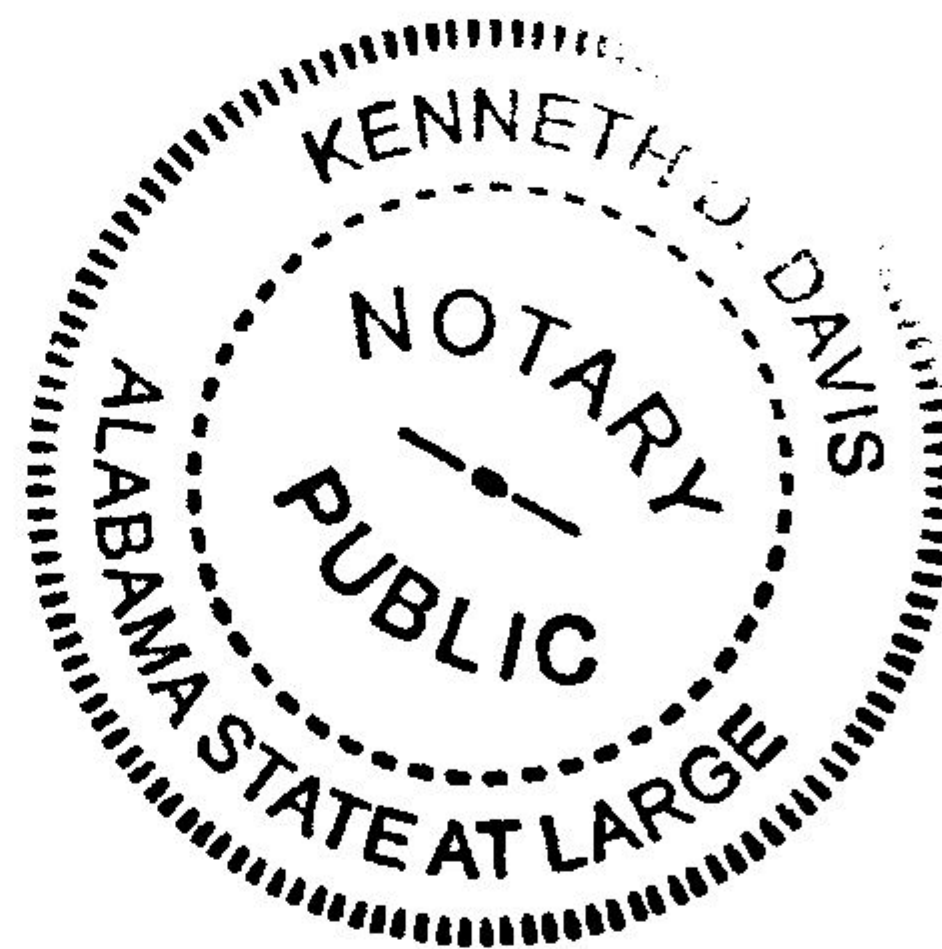
I, the undersigned authority, a Notary Public in and for the State of Alabama at Large, hereby certify that **Albert D. Christian, Jr. and Richard R. Anders**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 24 day of May, 2017.



My commission expires:
31/21/19

Notary Public in and for the
State of Alabama at Large



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Albert D. Christian, Jr. and Richard A. Anders	Grantee's Name	Beeker Land & Timber Company, LLC
Mailing Address	2919 8th Street, Tuscaloosa, AL 35401	Mailing Address	Pruett Investments, LLC and WDB, LLC
	419 Main Avenue, Northport, AL 35476		PO Box 2267
			Tuscaloosa, AL 35403
Property Address	Lots 6-10 Kennedy Addition	Date of Sale	05/24/17
	Northport, AL 35476	Total Purchase Price	\$ 250,000.00
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print Angie Woods

____ Unattested

Sign

Angie Woods

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



PERMIT PROJECT
FILE #: 24-000878
2511 LURLEEN B WALLACE BLVD NORTHPORT AL
EXPRESS OIL CHANGE - NORTHPORT



PERMIT #: CUP24-000003

Permit Type

Conditional Use Application

Subtype

Conditional Use Permit



Work Description:

Express Oil Change - Northport



Applicant

InSite Engineering - John Jett



Status

Online Application Received



Valuation

0.00



FEES & PAYMENTS

Plan Check Fees

0.00

Permit Fees

100.00

Total Amount

100.00

Amount Paid

0.00

Balance Due

100.00

☐ Non-Billable



PERMIT DATES

Application Date

06/11/2024

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Property Owner

BEEKER LAND & TIMBER COMPANY



Current Zoning District

C-3



Total Acreage

0.63

Current Use of Property

Empty Lot

Number of Adjoining Properties

Additional Parcel #s

3102103015001.000; 3102103015003.000



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.

SUBMITTAL DOCUMENTS

Are you the current owner on record?

No



Notarized Designation to Authorize Agent Form (Click to Download)

[Designation of Agent Form.pdf](#)



A copy of the deed of the subject property

[2017-11759.pdf](#)



Site Plan

EXPRESS OIL CHANGE NORTHPORT layout 13 FIRE 2.pdf



Mailing labels for each adjoining property owner

Express Oil-Adjoining Properties.docx



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.

Signature

signature.png



OFFICIAL USE ONLY

Date of Planning Commission Meeting

FEES



FEE	DE	QUANTITY	AMOUNT	TOTAL	
Application Fee				75.00	
Advertising Fee				25.00	
Plan Check Fees				0.00	
Permit Fees				100.00	
Total Fees				100.00	

PAYMENTS



DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT	
Amount Paid						0.00	
Balance Due						100.00	

City of Northport
Planning and Zoning Commission – July 16, 2024
Staff Report

Case: AMD-01-24

Applicant: City of Northport

Location: N/A

Request: Zoning Ordinance Amendment

The city of Northport is requesting amendments to tables 4-1 and 4-3 of the zoning ordinance.

Table 4-1 covers allowable uses for the zoning districts within the city limits. The following changes are proposed for this table:

- **Outdoor Entertainment** – Currently permitted by conditional use in C-6. This proposal would add it as a use permitted by right in the Recreation zoning district.
- **Indoor Recreation** – Currently permitted by conditional use in C-2, and by right in C-3 and C-6. This proposal would add it as a use permitted by right in the Recreation zoning district.
- **Restaurant, Eat-in** – Currently permitted by conditional use in M-2 and by right in C-2, C-3, C-6, and M-1. This proposal would add it as a use permitted by conditional use in the Recreation zoning district.
- **Tavern** – Currently permitted by conditional use in M-2 and by right in C-3, C-6, and M-1. This proposal would add it as a use permitted by conditional use in the Recreation zoning district.
- **Restaurant, Fast Food** – Currently permitted by conditional use in C-2 and by right in C-3, C-6, and M-1. This proposal would add it as a use permitted by conditional use in the Recreation zoning district.
- **Miniature Golf/driving range** – Currently permitted in C-6 and by conditional use in M-1. This proposal would add it as a use permitted by right in the Recreation zoning district.
- **Amusement Park** – Currently permitted in C-6 and by conditional use in M-1. This proposal would add it as a use permitted by conditional use in the Recreation zoning district.
- **Fairground** – Currently permitted by conditional use is M-1. This proposal would add it as a use permitted by conditional use in the Recreation zoning district.
- **Race Track** – Currently permitted by conditional use in M-1 and M-2. This proposal would add it as a use permitted by conditional use in the Recreation zoning district.
- **Stadium/arena** – Currently permitted by conditional use in M-1 and M-2. This proposal would add it as a use permitted by conditional use in the Recreation zoning district.

- **Skate Rink** – Currently permitted by conditional use in C-3 and M-1 and by right in C-6. This proposal would add it as a use permitted by right in the Recreational district.

Table 4-3 covers dimensional standards for the nonresidential zoning districts within the city limits. The following changes are proposed for this table:

- **Building Heights** – The current ordinance allows a maximum building height of 40 feet in C-3, 50 feet in C-6, and 40 feet in the Recreation district. This proposal would increase the maximum height in the Recreation district to 50 feet. This proposal would also allow a maximum height of 75 feet for hotel uses in those districts. Any building exceeding these standards would require conditional use approval in C-3, C-6, Recreation, or any of the downtown riverfront districts.

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

Table 4-3: Table of Dimensional Standards – Non Residential Uses.

Zoning District	Maximum Height Of Structure (feet) ⁶	Minimum Setbacks (in feet)			
		Front Yard	Rear Yard	One Side ¹	Total Side
AG²	35³	50	50	50	100
O-I	50	25	25	10	20
C-2	40	20	20	10	20
C-3	40⁷	20	20	10	20
C-6	50⁷	40	25	10⁵	20⁵
M-1	60	4	4	4	4
M-2	60	4	4	4	4
REC	50⁷	20	20	10	20

¹ Side Yard on Street shall be equal to Front Yard setback

² See Table 6-2 and Section 603.03 “Performance Residential Developments” for Residential Setbacks

³ Inhabited Structures Only

⁴ Equal to Height of Structure

⁵ May be reduced to zero (0) feet by Special Exception

⁶ Hotel uses may have a maximum height of 75’. Any heights exceeding this limit would require conditional use approval in C-3, C-6, REC, and Downtown Riverfront districts.

⁷ May be increased by conditional use in C-3, C-6, REC, and Downtown Riverfront districts.

**Table 4-1
TABLE OF PERMITTED USES**

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Agricultural Uses:</i>												
Agricultural/Farming		P										
Forestry	x	P										
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Agricultural Support :</i>												
Farm Equipment sales/repair		C						P	P	C		
Farm produce sales		P						P				
Farm produce supply		P						P	P	C		
Farm product processing		C							C	C		
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Nurseries:</i>												
Wholesale		C						C	C	C		
Retail							P	P				
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Residential Uses:</i>												
Single Family Detached		P	P	P								
Multi-Family	x			P		C	C					
Manufactured /Modular Home Subdivision	x	C		C								
Manufactured Home Park	x	C		C								
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Institutional Uses:</i>												
Schools – Public/Private			C	C	P	P						
Cemetery		P		C	P	P	P					
Place of Worship	x	P	C	P	P	P	P					
Community Center	x		C	P	P	P	P				P	
Daycare	x			C	P	P	P					
Group Homes	x		C	C	P	P	P					
Nursing Home/ Assisted Living Facility	x			C	P	P	P					

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Office Uses:</i>												
Business/Professional Office					P	P	P	P	C	C		
Bank or Financial Svs.					P	P	P	P	C			
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Commercial & Entertainment Uses:</i>												
Auto Accessory Store	x						P	P				
Barber/Beauty Shop					P	P	P	P				
Building Material Sales	x						C	P	P	P		
Commercial or trade school					C	C	P	P	P	P		
Convenience Store (no fuel)	x					P	P	P				
Dance/Gymnastics Studio					C	P	P	P				
Entertainment, Indoor						C	P	P			P	
Entertainment, Outdoor								C			P	
Garden Center or Nursery						C	P	P	P	P		
General Retail, Enclosed						P	P	P				
Greenhouse/Farm Produce Sales		P						P	C			
Home Improvement Ctr.							C	P	P			
Pawn/Smoke/Tattoo Shops ¹								P				
Recreation, Indoor						C	P	P			P	
Recreation, Outdoor								P			P	
Restaurant, Eat-In	x					P	P	P	P	C	C	
Tavern							P	P	P	C	C	
Shopping Center						P	P	P				
Veterinary Office/kennel	x	P			C	P	P	P	P			
Payday Loan/ Title Loan/We Buy Gold/Check Cashing ¹								P				
Medical Cannabis Dispensing Site								P				

¹Ordinance 1814 established a 1,500 foot radius separation between payday loan, title loan, pawn shops, we buy gold businesses, check cashing businesses. Ordinance 1814 also established a 3,000 foot radius separation for Tattoo Shops. All existing business at the time this ordinance was enacted is allowed a one time relocation within a C-6 zone without compliance with the density limits contained in this ordinance. See Appendix C. Ordinance 1975 amended Ordinance 1814

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Road Service Uses</i>												
Auto repair, paint/body	x						P	P	P	P		
Car Wash	x					P	P	P	P	P		
Flea market							C	C	C			
Gasoline/service station							C	P	P	P		
Hotel/Motel							P	P			P	
Outdoor/Drive-In Theatre	x	C						C	C			
Restaurant, Fast Food						C	P	P	P		C	
Small Engine Repair							P	P	P			
Vehicle Sales or Rental							C	P	P			
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Shopping Center</i>												
Regional Shopping Ctr. 500,000+ sf. Floor area							P	P				
Neighborhood Shopping Ctr.	x					P	P	P				
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Commercial Support:</i>												
Bottling plant/bakery	x							P	P	P		
Contractor storage yard	x							C	P	P		
Printing/publishing	x							P	P	P		
Recycled materials collection/storage	x							C	P	P		
Sales/minor storage of gaseous fuels	x							P	P	P		
Sales/repair of heavy equipment								C	P	P		
Veterinary Office/kennel w/outdoor pens		C							C			
Warehouse								C	P	P		
Mini-warehouse	x							C	P			
Office Warehouse	x							C	P			
Wholesale distributor								C	P	P		

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Commercial Recreation Uses</i>	x											
Miniature Golf/driving range		C						P	C		P	
Amusement Park								P	C		C	
Fairground		C							C		C	
Amphitheater									C		P	
Race track		C							C	C	C	
Stadium/arena									C	C	C	
Skate Rink		C					C	P	C		P	
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Recreational Rental Dwellings</i>	x											
Campground		C							C	C	P	
Cottages/cabins		C							C	C	P	
Recreation vehicle park		C							C	C	P	
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Recreational Uses:</i>												
Golf Course		P									P	
Park		P	P	P	P	P	P	P	P	P	P	
Tennis Court			P	P							P	
Swimming Pool			P	P							P	
Sports Field/Complex											P	
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Public Service Uses:</i>												
Communication Tower	x	P			P		C	P	P	P		
Hospital	x				C	C	C	C	C			
Municipal Office/Facility		C			P	C	P	P	P			
Public Utility			C	C	P	P	P	P	P	P		
Utility service yard or garage		C				C	C	P	P	P		

USE CATEGORY	ZONING DISTRICTS											
	SDS	AG	RS	RM	O-I	C-2	C-3	C-6	M-1	M-2	REC	DTR*
<i>Industrial Uses:</i>												
Bulk storage of chemicals or fuels	x								C	C		
Commercial incinerator	x								C	C		
Food processing/packing	x								C	C		
Freight/trucking terminal									C	C		
Manufacture of building materials									C	P		
Manufacture/storage of explosives	x								C	C		
Manufacturing									C	P		
Outdoor storage of machinery									C	P		
Recycled materials processing									C	C		
Scientific testing/research laboratory									C	P		
Slaughterhouse	x								C	C		
Storage of sand/gravel/blocks	x								C	P		
Salvage Yard (Auto,etc)	x								C	C		
Mine/quarry	x	C							C	C		
Warehouse, Distribution									C	P		

****Downtown/Riverfront – See Core City Zoning & Design Standards (Article VII)***

In addition to Table 4-1, the following regulations regarding permitted uses are established:

A. Existing garage apartments in the Residential (RS), Residential/Commercial/Institutional (RCI), and Historic Neighborhood (HN) Districts are permitted uses and may be improved within the existing structure, but there shall be no increase in the number or size of dwelling units in the structure. No new garage apartments are permitted in any district in the City. When existing garage apartments are improved, off-street, paved parking spaces shall be provided and any required bufferyards shall be installed.

B. Uses not listed in Table 4-1 or Section 402 are not permitted in any district except pursuant to Article XI, which provides for interpretation of uses, or Article IX, which provides for nonconformities.

C. Although a use may be indicated as permitted or conditionally permitted in a particular district, it does not follow that such a use is permitted or permissible on every parcel in such district. No use is permitted or permissible on a parcel unless it can be located thereon in full compliance with all of the performance standards and other regulations of this Ordinance applicable to the specific use and parcel in question.

City of Northport
Planning and Zoning Commission – July 16, 2024
Staff Report

Case: R-24-2

Applicant: City of Northport

Location: North of Oak Way and west of Leeward Avenue

Request: Rezoning

The City of Northport is requesting rezoning of approximately 15.48 acres located north of Oak Way and west of Leeward Avenue from Agricultural to Residential Single Family (RS-1). This rezoning petition was initiated by staff at the request of the commission during the June 2024 meeting.

The property is surrounded by property zoned RS-1 to the west and south and RS-2 to the east, while some of the property to the north is zoned RS-2 and some is outside of the city limits (no zoning). The surrounding properties are all either single-family residential or are undeveloped.

The proposed zoning designation matches closely with the future land use plan shown within the draft of the comprehensive plan, which shows this area as medium density residential.

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



Existing property as
seen from Oak Way

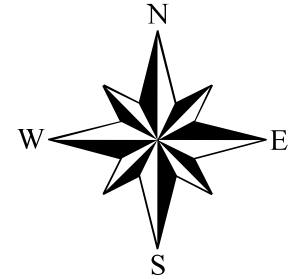
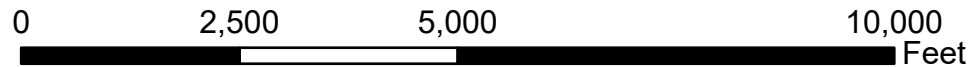
City of Northport Planning Commission

Zoning

-  Agriculture
-  Commercial Highway
-  General Commercial
-  Heavy Industrial
-  Mobile Home Park
-  Neighborhood Commercial
-  Office and Institutional

Rezoning Request

-  Recreational
 Residential Multi-Family
 Residential Single-Family - 1
 Residential Single-Family - 2
 Residential Single-Family - 3
 Residential Single-Family - 4
 Residential Single-Family - SD
 Subject Property



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