

**AGENDA  
NORTHPORT PLANNING AND ZONING COMMISSION  
TUESDAY, SEPTEMBER 10, 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. August 13, 2024
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
  - A. **A-24-3 Brigido Cervantes** - Brigido Cervantes requests annexation of approximately 1.21 acres located at 9801 Highway 43 with the original zoning designation of RS-1.
  - B. **S-16-24 Terrace at Northcreek, Phase 3** - Longleaf Engineering, LLC is requesting preliminary plat approval of approximately 14.68 acres located at the east dead end of Northcreek Boulevard.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
  - A. **S-17-24 The Terrace at Northcreek Master Plan Revision** - Longleaf Engineering, LLC is requesting a revision to the master plan for approximately 72.22 acres for Phases II located at the east dead end of Northcreek Boulevard.
  - B. **R-24-3 Gordon Gregory** - Gordon Gregory is requesting rezoning of approximately 1.43 acres from C (Conservation) to HDC (Historic Downtown Core) for a property located directly east of 2415 5th Street.
  - C. **SP-24-04 LaShonda Gay** - LaShonda Gay is requesting a special use permit for placing a mobile home residence located at 3841 30th Avenue.
  - D. **S-18-24 Resurvey Coral Industries Industrial Park** - LLM Properties, LLC is requesting preliminary plat approval for approximately 16.55 acres located at 600 64th Avenue.

- E. **S-19-24 Resurvey Lots 40 & 41 Quinns Town** - Susan Simon is requesting preliminary plat approval for approximately 0.25 acres located at 3700 14th Street.
- F. **S-20-24 Sunnydale Circle** - Herbert Mullins is requesting preliminary plat approval for approximately 2.14 acres located at 14052 Sunnydale Circle.
- G. **A-24-4 Charles Stamps** - Charles Stamps is requesting annexation for approximately 32.4 acres located north of Shenandoah Drive and southeast of Charlie Shirley Road on Highway 69 N with original zoning designation of RS-1 (Single - Family Residential).
- H. **S-21-24 Country Glen Subdivision** - Longleaf Engineering, LLC is requesting preliminary plat approval of approximately 32.4 acres located north of Shenandoah Drive and southeast of Charlie Shirley Road on Highway 69 N.
- I. **S-22-24 Southmark Addition 20th Avenue** - Montgomery and Hinkle is requesting preliminary plat approval for approximately 0.66 acres located at the intersection of 20th Avenue and 28th Street.

#### **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, AUGUST 13, 2024**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, August 13, 2024, in the Council Chambers at Northport City Hall.

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

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

**Information on Back of Agenda** – Vice-Chairman Randolph explained the meeting procedures on the back of the agenda.

**Approval of the Minutes of Previous Meeting(s)** – **Motion by Mr. Kemp** to approve the minutes of the regular meeting on July 16, 2024. **Second by Mr. Lewis.** Voice roll call was given. **Motion Carried.**

**Verification of No Conflict of Interest** – None

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

**Disclosure of Ex Parte Communication** – None

**Old Business**

**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.

Mrs. Ramm stated that Prince Oil Company came before the Commission in July and the case was continued. The applicant has requested 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. Mrs. Ramm stated that conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location. The Commission may attach any recommendations 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. Mrs. Ramm stated that 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 across Highway 43 to the west is an existing residential neighborhood zoned RS-1.

Mr. Matthews stated that in the previous staff reports that buildup would need to be upgraded for the road that access the subdivision due to high volume of traffic, but this is no longer an issue. They got a geotechnical engineer and did increase the buildup accordingly.

Mrs. Ramm stated that one of the discussion points from last month was the site layout that they have provided in the packet, we know this does not meet all our regulations. If your recommendation would not approve this specific site plan, once this has been approved through City Council, staff will then receive a set of construction plans to then ensure the regulations are met for the site

Tom Sims, 1927 7<sup>th</sup> Street, stated that the applicant has agreed to no overnight parking for this proposed development. He reiterated that the site plan was just a concept idea, and they are willing to make the necessary changes. He stated he did his own research on conditional uses and the proposed development they are requesting, and he stated that the proposed development they are requesting are allowed in Industrial, C-3 and C-6 zones, this property is a C-3 property.

Mr. Wiggins asked the developer if they are agreeable for conditional use for no overnight parking. Mr. Sims stated yes that they do not have the size lot for overnight parking.

Mr. Randolph asked if landscaping would be required on the south side of the property. Mr. Patten stated no, the south side is not required under our ordinance. Mrs. Ramm stated that the ordinance for Highway 43 the landscape buffer required is a minimum of 15 feet on the Highway 43 side and on the access side a minimum of 30 feet. Mr. Randolph stated that he would like to see landscaping on the south side of the property and the Highway 43 side buffering being increased.

Mr. Randolph asked what the façade requirements were. Mr. Patten stated that the ordinance requires that the front façade are are natural materials but there are no requirements for all building sides to match materials.

Vice-Chairman Randolph opened the floor for a public hearing.

With no one to appear before the commission, Vice-Chairman Randolph closed the public hearing.

Mr. Randolph stated that he would like to place conditions on the overnight parking, increase the landscape buffering, and the façade to circle the building.

**Motion by Mr. Randolph** to make a recommendation to City Council for the conditional use with the conditions to include no overnight parking, landscape buffer on road frontage to have 20 ft minimum depth and south portion of the property and remaining sides of have 10 ft minimum landscape buffer, and the façade of building to match on all sides for Prince Oil Company for a service station located south of Owen Parkway and east of U.S. Highway 43. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Randolph – Yes; Mr. Wiggins – Yes; Mrs. Hayes- Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Ward - Yes. **Motion Carried.**

**B. 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 Boulevard.

C. **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 Boulevard.

Mrs. Ramm gave a summary of Express Oil Change preliminary plat and conditional use request together.

Mrs. Ramm stated that Express Oil Change has requested preliminary plat approval for approximately 0.63 acres located at 2511 Lurleen B. Wallace Boulevard. The site consists of 5 vacant lots but since a building is proposed, the zoning ordinance requires that the development site be consolidated into one lot. The applicant has requested a waiver from the sidewalks along 27<sup>th</sup> Avenue and 18<sup>th</sup> Street, with the option of approving the waiver completely, payment into sidewalk bank, or requirement of sidewalks to be built. This sidewalk waiver does not apply to state right-of-way. They have also requested a waiver on Right-Of-Way Dedication along 18<sup>th</sup> Avenue. Currently there are no sidewalks in this area.

Mrs. Ramm stated that Express Oil Change requests conditional use approval for an automotive service station in a C-3 zone for the property located at 2511 Lurleen B. Wallace Boulevard. 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. Mrs. Ramm stated that conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location. The Commission may attach any recommendations 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. Mrs. Ramm stated that 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 18<sup>th</sup> Avenue to the east is an existing residential neighborhood zoned RS-3.

John Jett with Insite Engineering, 5800 Feldspar Way, Hoover, stated that the petitioners are looking to consolidate the lot into one for the development of an Express Oil Change. They are looking to have two buildings on the property, one to do auto repair and another for oil changes. The building that is close to Highway 43 will be for auto repair and the building closest to 18<sup>th</sup> Avenue will be the oil change building. We have had a couple of meetings with city staff and ALDOT to discuss the lot restrictions and access to the site to come up with this layout. Mr. Jett stated the site is surrounded by 3 roads, it is a site that is hindered and restricted by all the different limitations, which is part of the reason we are requesting some waivers and will be going in front of the Zoning Board of Adjustments.

Mr. Randolph asked the petitioner to go over the waivers requested. Mr. Jett stated that the waiver request came for the safety of citizen. He stated that the right-of-way waiver is for the consistency all and this is a limited lot and bringing the lot size down for the right-of-way can even prevent development in this location.

Mr. Randolph stated that this is a good candidate for the sidewalk bank. Mr. Jett stated that ALDOT is not going to allow sidewalks to be constructed down Highway 43 at this time. With 27<sup>th</sup> Street, there is nothing for pedestrians to cross and 18<sup>th</sup> Avenue is not a pedestrian avenue that people are going to be walking down.

Mr. Randolph stated that the right-of-way on 27<sup>th</sup> Avenue is 50 ft, and you have request 60 ft. Mr. Jett stated he was showing 59.30, based on the survey. He stated it's a 60 ft right – of – way that was measured at that one part. Mr. Matthews stated to clarify that it was platted at 60 ft but those survey points they actually picked up on monuments, it is probably measures a little less, but I would call that a 60 ft right – of – way, which meets the requirements.

Mr. Kemp asked if ALDOT and the City has looked into the future projects for this area of Highway 43. Mr. Matthews stated that ALDOT did a preliminary study for access management along the Lurleen B. Wallace Boulevard portion of Highway 43. There are conceptual drawings for changing the access through this area, one of them being to further reduce the turn on 27<sup>th</sup> from Lurleen. He stated you see a lot of this on McFarland where they have the left in, but no left out turns. He stated he believes this would be one of those locations. Mr. Matthews stated that if money was to be budgeted in the future for this to become a project but as of this time, he is not aware that it has been.

Mr. Randolph asked how the traffic and vehicles would circulate through the site. Mr. Jett stated that the main entrance will be on 27<sup>th</sup> Street and exit the site off 18<sup>th</sup> Avenue. Express Oil Change staff will park in the allotted spaces facing Highway 43. Mr. Randolph asked about the turning point and if they have been checked. Mr. Jett stated yes, they have over 30 ft of area in their tightest spot on the site, which will still allow two vehicles to pass through at the same time.

Mr. Wiggins asked do they have a plan for traffic backing up. Mr. John Davis with Express Oil Change, 1880 South Park Drive, Hoover, stated that they do not foresee a backup issue out on Highway 43 or 27<sup>th</sup> Street. He stated last year they average 47 vehicles a day at a rate of service time being 10-12 minutes, with lunch time being their busiest time. Express Oil Change service will not slow down due to lack of staff during lunch hours. Mr. Lewis asked what was being proposed for the façade of the building. Mr. Davis gave a pamphlet of the chain store building design for façade and stated that all sites are built with the same materials whether it's a site with one building or two buildings.

Mr. Randolph asked how parking would be utilized for the site. Mr. Davis stated will have a Lot Captain, which is standard at all locations, that will keep traffic moving within the site and determine which service building the vehicle will need to be seen at for service. They will provide general services such as oil changes, brakes, rotors, etc. that are quicker turn arounds that allow them not to keep vehicles overnight. He stated they are the petitioners do not want overnight parking. Mr. Randolph asked about two spaces on the site plan that are smaller than a normal parking space. Mr. Davis stated that this area was created for the dumpster enclosures, which we have applied for a variance for, since dumpster enclosure are not allowed in the landscape buffering. Mr. Randolph asked how many parking spaces will be available. Mr. Davis stated that there are 11 spaces. Mr. Randolph asked the number of staff for this facility. Mr. Davis stated 7-8 staff.

Mr. Ward asked the hours of operation. Mr. Davis stated Monday through Saturday from 8 am till 6 pm, closed on Sundays.

Vice-Chairman Randolph opened the floor for a public hearing for the preliminary plat for Express Oil Change.

With no one to appear before the commission, Vice-Chairman Randolph closed the public hearing.

**Motion by Mr. Randolph** to approve the sidewalk waiver for payment made into sidewalk bank for the property located at 2511 Lurleen B. Wallace Boulevard. **Seconded by Mr. Ward.** Roll call was as follows: Mr. Randolph – Yes; Mr. Ward – Yes; Mr. Wiggins – Yes; Mrs. Hayes- Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis- Yes; Mr. Martin – Yes; and Mr. Ward – Yes. **Motion Carried.**

**Motion by Mr. Randolph** to approve the right-of-way dedication waiver for property located at 2511 Lurleen B. Wallace Boulevard. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Randolph – No; Mr. Wiggins

– Yes; Mr. Wiggins – Yes; Mrs. Hayes- Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; and Mr. Ward – Yes. **Motion Carried.**

**Motion by Mr. Randolph** to approve the preliminary plat for approximately 0.63 acres located at 2511 Lurleen B. Wallace Boulevard. **Seconded by Mr. Lewis.** Roll call was as follows: Mr. Randolph – Yes; Mr. Lewis – Yes; Mr. Wiggins – Yes; Mrs. Hayes- Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Martin – Yes; Mr. Ward – Yes; Mr. Wiggins - Yes. **Motion Carried.**

Vice-Chairman Randolph opened the floor for a public hearing Express Oil Change conditional use.

With no one to appear before the commission, Vice-Chairman Randolph closed the public hearing.

Mr. Randolph asked the Commission if there were any additional requirements they would like to add to the conditional use motion.

Mr. Lewis asked about the building materials that would be required. Mr. Patten stated that it would be required to be a masonry wood, or a similar product will be required. Mr. Randolph asked if it was required to be all brick here unless it is stated in the motion. Mr. Patten stated that was correct, this condition can be added to the recommendation but would not otherwise be required.

Mr. Lewis stated that the building is already brick, Mr. Davis stated that the structural half is brick they are a masonry brick not a clay brick. Mr. Lewis asked if all four sides will be constructed out of this material. Mr. Davis provided the Commission with a pamphlet with the exterior for the proposed development. This is now included in the packet for the month along with a copy in their folder.

**Motion by Mr. Randolph** to make a recommendation to City Council for the conditional use with the condition that the façade appears as proposed for an automotive service station in a C-3 (General Commercial) zone for a property located at 2511 Lurleen B. Wallace Boulevard. **Seconded by Mr. Lewis.** Roll call was as follows: Mr. Randolph – Yes; Mr. Lewis – Yes; Mr. Wiggins – Yes; Mrs. Hayes- Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Martin – Yes; Mr. Ward – Yes; Mr. Wiggins - Yes. **Motion Carried.**

## **New Business**

### **A. S-16-24 Terrace at Northcreek, Phase 3 – Longleaf Engineering, LLC requests preliminary plat approval of approximately 14.68 acres located at the east dead end of Northcreek Boulevard.**

Mrs. Ramm stated that Longleaf Engineering requests preliminary plat approval for approximately 14.68 acres located at the east dead end of Northcreek Boulevard. The site currently consists of a vacant lot that is part of a master planned residential development. The plat consists of 41 residential lots with 2 open space lots. The lot configuration is generally consistent with the approved master plan with exceptions. It is in the opinion of City Staff that these changes are substantial enough to warrant a revision to the master plan. The applicant has submitted a revised master plan that will be on the September agenda. Mrs. Ramm stated that the applicant has requested that this case be continued to the September meeting so both cases can be heard together. However, the request to continue the case was received after the public notifications were sent. Tonight's meeting will serve as the public notice for September for the preliminary plat.

Tom Sims, 1927 7<sup>th</sup> Street, stated that they discovered a couple of changes that need to be made in the design phases and adjust some open space areas. The petitioners have requested to continue the case until the September meeting.

Vice-Chairman Randolph opened the floor for a public hearing.

With no one to appear before the commission, Vice-Chairman Randolph closed the public hearing.

**Motion by Mr. Randolph** to continue case S-16-24 Terrace at Northcreek, Phase 3 until the September 2024 meeting per the applicant's request. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Randolph – Yes; Mr. Kemp – Yes; Mrs. Hayes – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Martin – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

**B. A-24-3 Brigido Cervantes** – Brigido Cervantes requests annexation of approximately 1.79 acres located at 9801 Highway 43 with the original zoning designation of RS-1.

Mrs. Ramm stated that Brigido Cervantes request annexation of approximately 1.21 acres located east of Highway 43 and north of Charlie Shirley Road. This property is contiguous to the city limits and is surrounded on 1 side by land zoned Residential Single Family (RS-1). The applicant has requested the property to be zoned Residential Single Family (RS-1). The proposed use of the land is for mobile home, which are allowed within this zone. The property lies within the priority growth areas identified in the comprehensive plan. However, the future land use map shows this property as “General Mixed Uses”, which conflicts with the requested zone. Mrs. Ramm stated that any action would be a recommendation to City Council. The commission may recommend for or against the annexation as requested or may recommend annexation with a different zoning designation more in keeping with the comprehensive plan. Should the commission choose the latter option, staff would suggest a recommendation of “C-3 General Commercial” zoning.

Mrs. Ramm stated that some of the uses allowed in the C-3 zone, such as like those available in the Winn-Dixie shopping center. Mr. Patten read a list off that a couple other uses available for the C-3 zone, general commercial offices, financial services, indoor entertainment, outdoor recreation, vet offices, etc.

Mr. Ward asked do we suggest of changing the zoning to C-3, not being conducive to what the petitioner is requesting. Mr. Randolph asked what the petitioner would want, residential or commercial. Mrs. Ramm stated that the petitioner is requesting residential zoning for the parcel for annexation. He has discussed a residential mobile home here, but this would require him to come back to the commission for a special permit approval. If you proceed with the commercial zoning and this is adopted by the City Council, he would not be able to place a residential mobile home in that zone. The general commercial zoning would however allow for multi-family use but not a mobile home.

Mr. Kemp stated that the petitioner is requesting one zone and if we make a recommendation to council for C-3, this takes this out of the petitioner hands. Mrs. Ramm stated that is correct, or he can withdraw his recommendation.

Brigido Cervantes along with his interpreter, 1157 Carolwood Lakeview Drive, stated that they have requested annexation for city services and to be able to have utilities. He would like to place a mobile home on the property.

Mr. Randolph clarified that the request to annex was for services and a mobile home or many mobile homes. Mr. Cervantes stated one mobile home for now.

Mrs. Kelly clarified only one mobile home for now. Mr. Cervantes stated yes. Mrs. Kelly stated but your intent is to only put one mobile home on the property. Mr. Cervantes stated yes.

Mr. Randolph asked if this was for one parcel or multiple. Mr. Patten stated for two separate parcels.

Mr. Lewis clarified that the petitioner is requesting annexation for two parcels with a mobile home on one of the parcels. He asked what the plan was for the second parcel. Mr. Cervantes stated maybe one day he can put a building on the parcel for his company or another mobile home.

Mrs. Kelly asked if there was any intent to subdivide the property. Mr. Cervantes stated no.

Mr. Randolph asked if there was a zone that would allow for both.

Mr. Wiggins stated that given the way the Comprehensive Plan was put together shows this to be a intended future commercial growth. He asked the petitioner is the Commission was to vote for this not to be RS-1, what do you do next. Mr. Cervantes stated that was his question too.

Mr. Ward asked the petitioner if the purchase of the property has been done. Mr. Cervantes stated yes.

Mr. Lewis stated that you want to annex into the city, which is great, but the way you want to use the land is for residential, but the plan is not zoned for residential currently. You will then have to come back and request a special permit for a mobile home. Mr. Lewis stated that annexing your property for residential and then maybe come back and ask for a permit for a mobile home, but this is not conducive with the Comprehensive Plan for this area. The Comprehensive Plan would allow for the business is zoned commercial but not for both the business and mobile home. Mr. Cervantes asked if he could put a standing residential home. Mr. Wiggins stated the only difference is you would not have to come back to get approval for a special permit. Mr. Randolph stated you would just annex in as RS-1.

Mrs. Ramm stated that if a residential home was built here and meet the setback requirements on one of the parcels then this would not come back to the commission, it would annex in as RS-1.

Mr. Cervantes stated there used to be a home located here but is not sure who provided the water services then. He has not been able to locate this information.

Mr. Randolph stated that if we annex the property, you cannot do both. Mr. Randolph asked is the Commission can table this.

Mr. Wiggins stated that one option you can do is find out who provided the water services here previously and keep this in the County, which would allow you to do what you're wanting to. If there is a well there and no longer accessible you would have to annex into the city.

Vice-Chairman Randolph opened the floor for a public hearing.

With no one to appear before the commission, Vice-Chairman Randolph closed the public hearing.



**Motion by Mr. Randolph** to table case A-24-3 Brigido Cervantes until the September meeting. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Randolph – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr Martin – Yes; and Mr. Ward – Yes. **Motion Carried.**

## COMMITTEE REPORTS

## OTHER AND MISCELLANEOUS BUSINESS

Mrs. Ramm stated that the next zoning work session will be held on August 27, 2024, at 5:30pm.

## ADJOURNMENT – **Motion by Mr. Randolph.**

Meeting was adjourned at 7:13pm.

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Clay Randolph, Vice-Chairman

ATTEST:

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Julie Ramm, Secretary

**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** A-24-3

**Applicant:** Brigido Cervantes

**Location:** East of HWY 43 and North of Charlie Shirley Road

**Request:** Annexation

Brigido Cervantes is requesting annexation of approximately 1.21 acres located east of HWY 43 and north of Charlie Shirley Road. This property is contiguous to the city limits and is surrounded on 1 side by land zoned Residential Single Family (RS-1). The applicant has requested that his property be zoned Residential Single Family (RS-1). The proposed use of the land is for mobile homes, which are allowed within RS-1 zoning.

This property lies within the priority growth areas identified in the comprehensive plan. However, the future land use map shows this property as “General Mixed Use”, which conflicts with the requested zoning.

Any action on this item will be a recommendation to City Council. The commission may recommend for or against the annexation as requested or may recommend annexation with a different zoning designation more in keeping with the comprehensive plan. Should the commission choose the latter option, staff would suggest a recommendation of “C-3 General Commercial” zoning.

# City of Northport Planning Commission

## Annexation Request

### Parcels

□ Parcels

### Zoning

■ Agriculture

■ General Commercial

■ Neighborhood Commercial

■ Office and Institutional

■ Residential Single-Family - 1

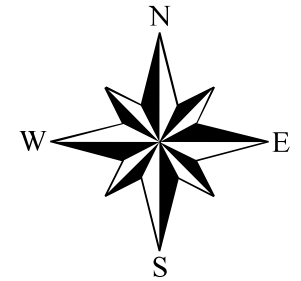
■ Residential Single-Family - 2

■ Residential Single-Family - 3

■ Residential Single-Family - 4

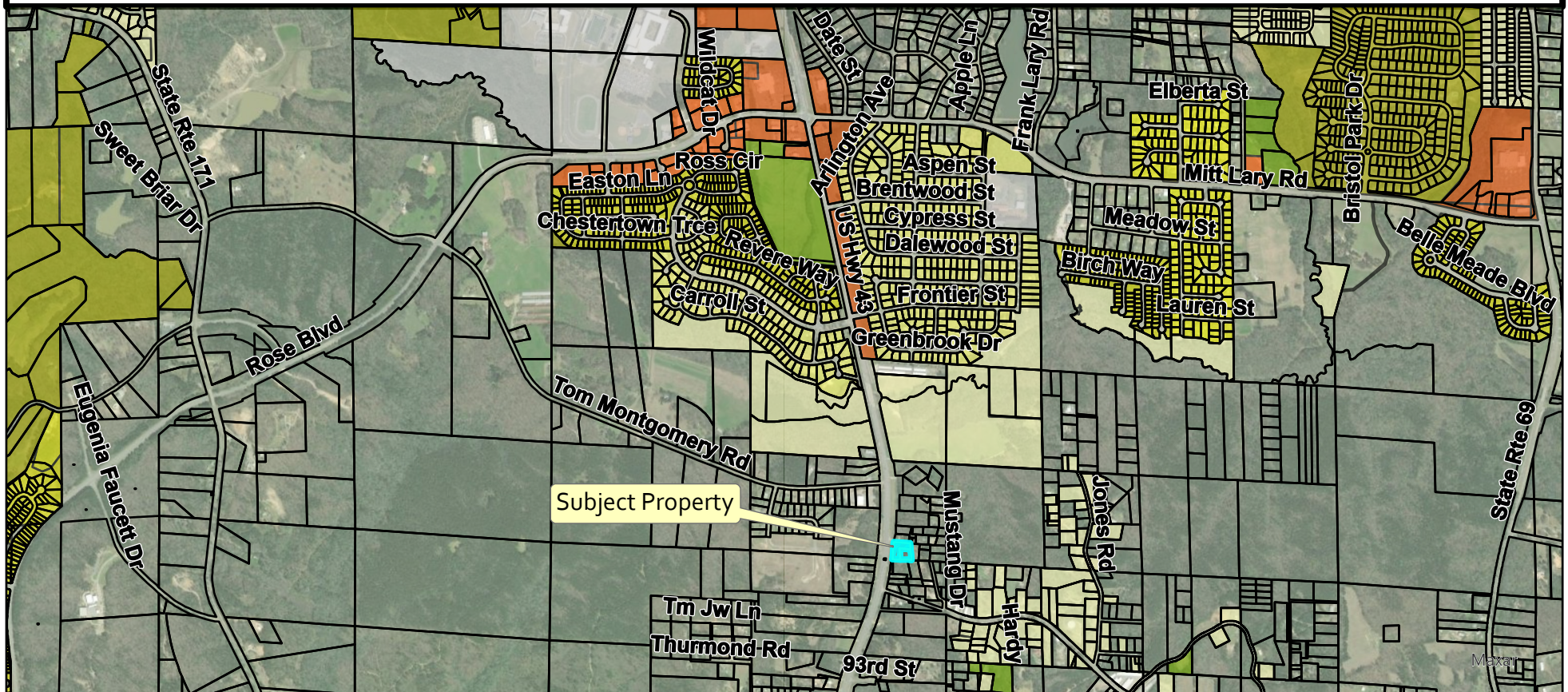
■ Residential Single-Family - SD

■ Subject Property



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0 2,000 4,000 8,000 Feet





# City of Northport Planning Commission

## Annexation Request

### Parcels

□ Parcels

FLU\_240408

■ Conservation

■ Conservation Floodway

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

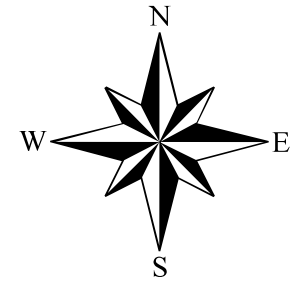
■ Medium to Low Density Transition

■ Low Density Residential

■ Institutional

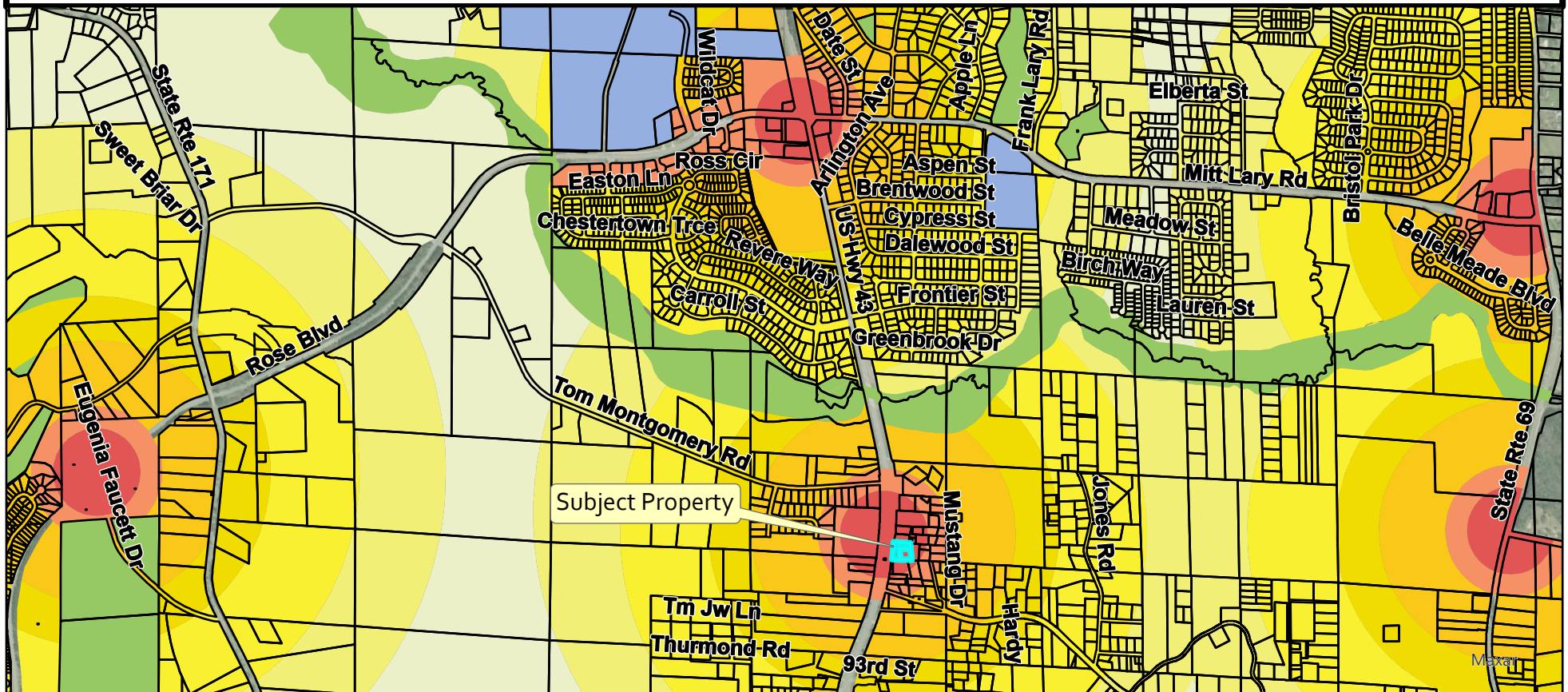
■ Utilities

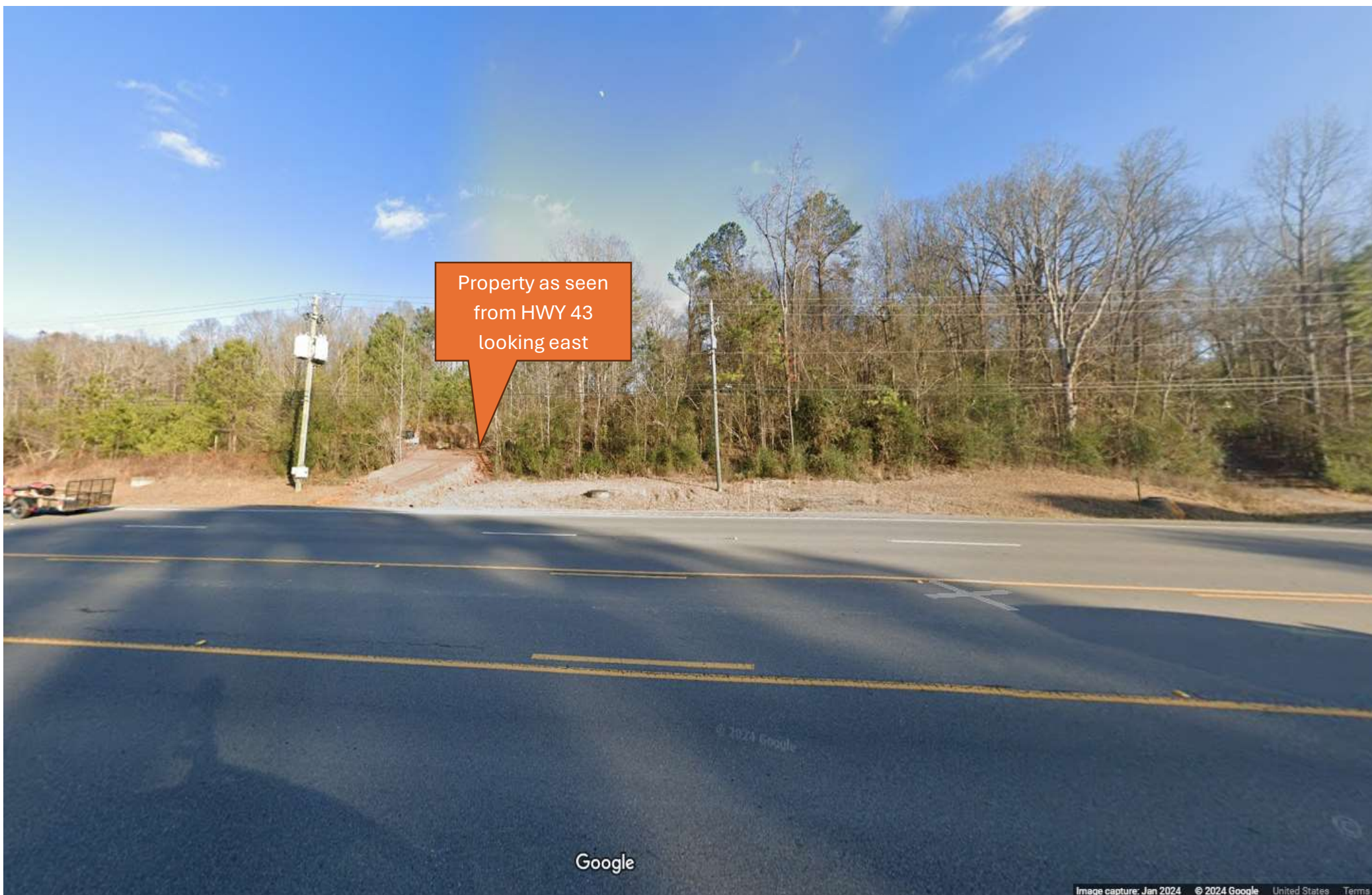
■ Subject Property



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0 2,000 4,000 8,000 Feet





**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** S-24-16

**Applicant:** Longleaf Engineering

**Location:** The east dead end of Northcreek Blvd

**Request:** Preliminary Plat

Longleaf Engineering requests preliminary plat approval for approximately 14.68 acres at the east dead end of Northcreek Blvd. The site currently consists of a vacant lot that is part of a master planned residential development. The plat consists of 41 residential lots with 2 open space lots. The lot configuration is generally consistent with the master plan approved in March of 2024, with the following exceptions:

- Lots 164-174 show a different configuration than was previously approved. Lots 164-168 have grown slightly larger (from an average size of 8,598sf to 9,410sf) while lots 169-174 have become considerably smaller (from an average size of 15,803sf to 10,018sf). Lots 164-168 were, on average, previously the standard size for an RS-4 lot. As proposed, they would be more in line with RS-3 lots. Lots 169-174 were, on average, the standard size for an RS-1 lot. As proposed, they would be more in line with RS-3 lots.
- Open Space Lot 4 was previously shown as a 1.09 acre lot with a detention pond. The current proposal shows this as a 0.81 acre open space lot.

This area is primarily shown as “High to medium density transition” on the future land use plan contained within Northport Compass. The proposed layout appears to be compatible with the comprehensive plan.

The applicant is requesting the following waivers:

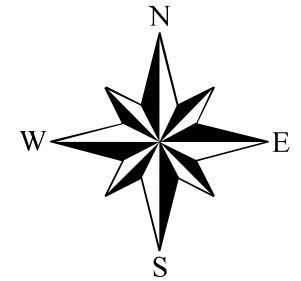
- **Incomplete Previous Phase** – The subdivision regulations in section 306.3 require that public infrastructure be installed and accepted for maintenance by the City for all previous phases before the commission can approve additional preliminary plats. The applicant has requested that this be waived to facilitate their construction timeline.

Any action on this item will require 6 affirmative votes.



# City of Northport Planning Commission

## Preliminary Plat



### Parcels

□ Parcels

### Zoning

■ Agriculture

■ General Commercial

■ Office and Institutional

■ Residential Single-Family - 1

■ Residential Single-Family - 3

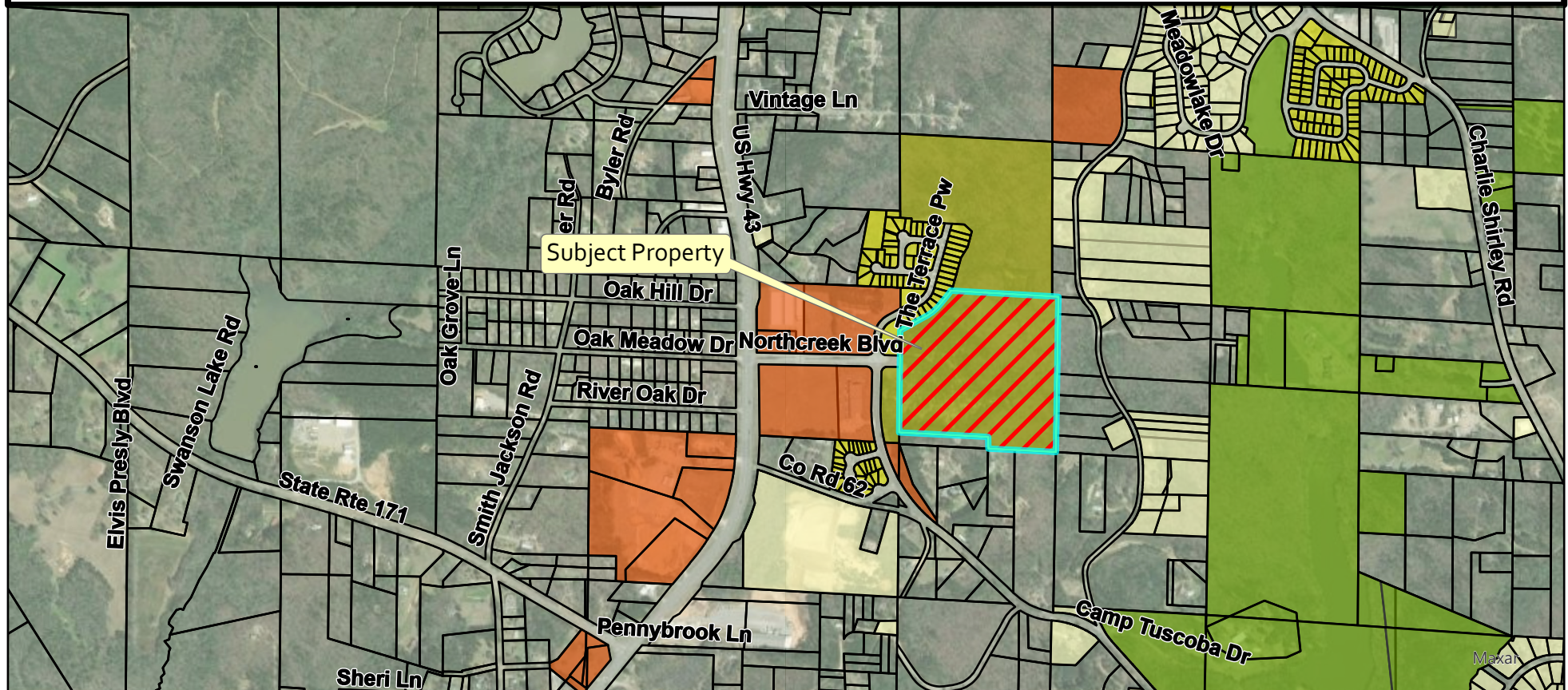
■ Residential Single-Family - 4

■ Residential Single-Family - SD

■ Subject Property

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0 1,500 3,000 6,000 Feet



# City of Northport Planning Commission

## Preliminary Plat

### Parcels

□ Parcels

FLU\_240408

■ Conservation

■ Conservation Floodway

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

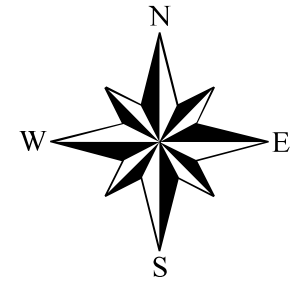
■ Medium to Low Density Transition

■ Low Density Residential

■ Institutional

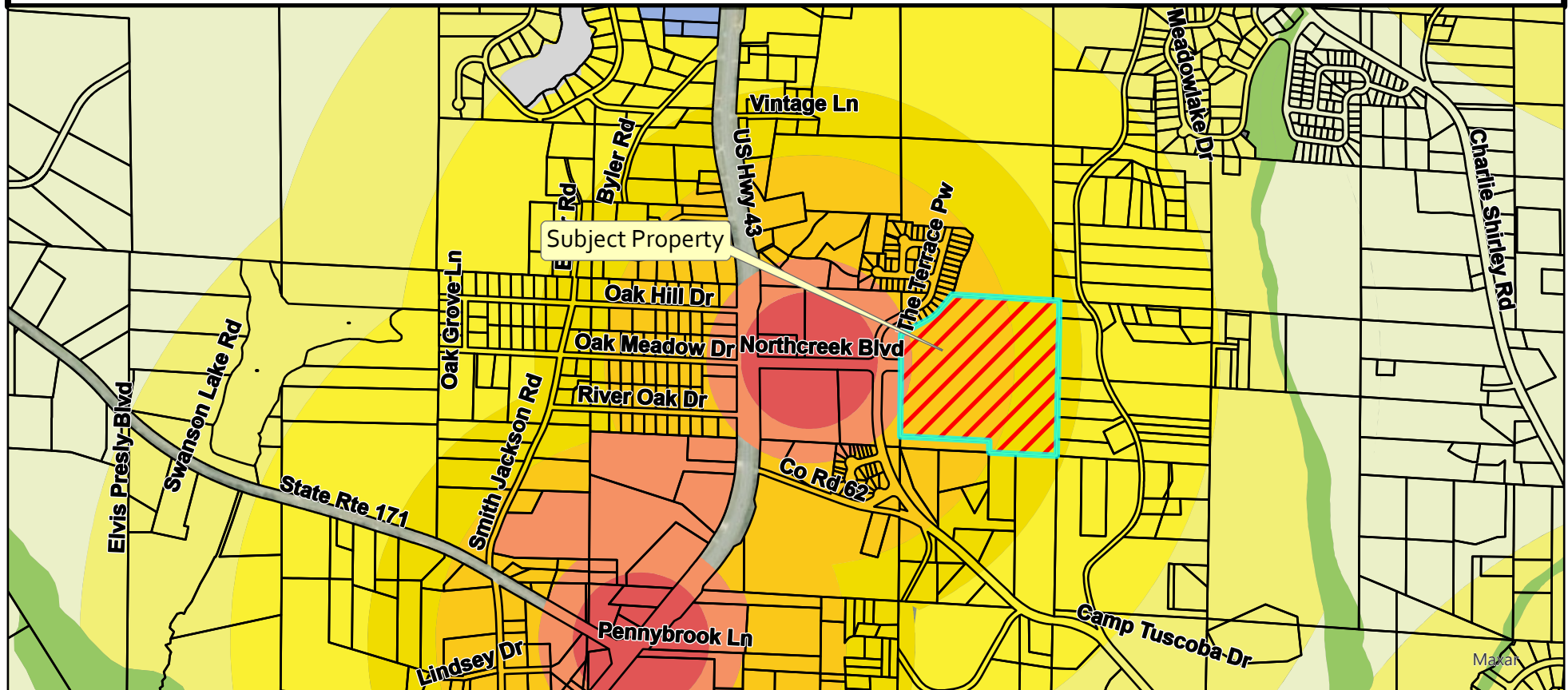
■ Utilities

■ Subject Property



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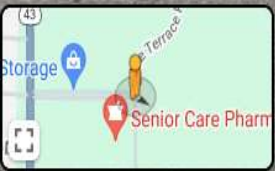
0 1,500 3,000 6,000 Feet







Current site as seen from  
Northcreek Blvd looking  
southeast.





Current site as seen from  
Northcreek Blvd looking  
northeast.



Google



A photograph of a road intersection. In the foreground, a two-lane road with double yellow lines runs horizontally. To the left, a road curves into the frame, marked with a red triangular yield sign. A utility pole stands at the corner. In the background, a large, flat, grassy field stretches towards a line of trees. A small building is visible on the right side of the field. An orange callout box with a pointer indicates a specific location in the distance.

Current site as seen from HWY  
43 looking east.



1927 7<sup>th</sup> Street  
Tuscaloosa, AL 35401  
(205) 345-5646

July 30, 2024

City of Northport  
Planning and Zoning Commission  
3500 McFarland Boulevard  
Northport, AL 35476

Re: *Waiver Request Letter*  
*Terrace at Northcreek Subdivision - Phase 3*

Planning and Zoning Commission,

This letter is to accompany the preliminary plat for Phase 3 of the Terrace at Northcreek Subdivision. The Developer is requesting a waiver to allow the hearing of the Phase 3 plat prior to the construction of Phase 2. The developer wishes to get a head start on development of Phase 3, so that construction of the phase can begin soon after the previous phase is completed.

Please let me know if you have any questions or need any further information.

Sincerely,

**Longleaf Engineering, LLC**

Phillip J. Grammer, PE  
Consulting Engineer







**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** S-24-17

**Applicant:** Longleaf Engineering

**Location:** The east dead end of Northcreek Blvd

**Request:** Master Plan Revision

Longleaf Engineering is requesting a revision to the Master Plan for The Terrace at Northcreek. The total acreage for the master plan is 72.2 acres. The master plan includes 163 single-family residential lots plus 11 open space lots. The property is located at the east dead end of Northcreek Boulevard. The Commission previously approved a master plan for this property in March of 2024. The changes proposed within this revision are detailed below:

- Lots 164-174 show a different configuration than was previously approved. Lots 164-168 have grown slightly larger (from an average size of 8,598sf to 9,410sf) while lots 169-174 have become considerably smaller (from an average size of 15,803sf to 10,018sf). Lots 164-168 were, on average, previously the standard size for an RS-4 lot. As proposed, they would be more in line with RS-3 lots. Lots 169-174 were, on average, the standard size for an RS-1 lot. As proposed, they would be more in line with RS-3 lots.
- Open Space Lot 4 was previously shown as a 1.09 acre lot with a detention pond. The current proposal shows this as a 0.81 acre open space lot.

The table below highlights how the current proposal differs from the master plan previously approved by the commission in March. This table does not take lot width into account and instead shows lot sizes and how they relate to size standards for the different residential zoning districts.

| Zoning | Min. Lot Area | % of lots in March proposal | # of lots in March Proposal | % of lots in Current Proposal | # of lots in current proposal | Net Change |
|--------|---------------|-----------------------------|-----------------------------|-------------------------------|-------------------------------|------------|
| RS-1   | 15,000        | 6.14%                       | 10                          | 5.52%                         | 9                             | -1         |
| RS-2   | 12,000        | 16.56%                      | 27                          | 17.79%                        | 29                            | +2         |
| RS-3   | 9,000         | 33.74%                      | 55                          | 30.67%                        | 50                            | -5         |
| RS-4   | 6,000         | 43.56%                      | 71                          | 46.01%                        | 75                            | +4         |

This area is primarily shown as “High to medium density transition” on the future land use plan contained within Northport Compass. The proposed layout appears to be compatible with the comprehensive plan.

While waivers are not voted on until the preliminary plat, staff would like to point out that the phase 3 plat for this master plan will include the following waiver:

**Incomplete Previous Phase** – The subdivision regulations in section 306.3 require that public infrastructure be installed and accepted for maintenance by the City for all previous phases before the commission can approve additional preliminary plats. The applicant has requested that this be waived to facilitate their construction timeline.

Any action on this item will require 6 affirmative votes.

# City of Northport Planning & Zoning Commission

Master Plan Revision

## Zoning

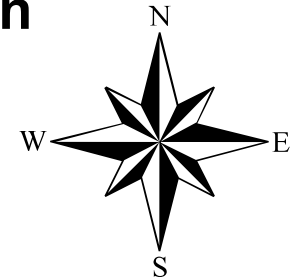
 Agriculture

 General Commercial

 Residential Single-Family - 1

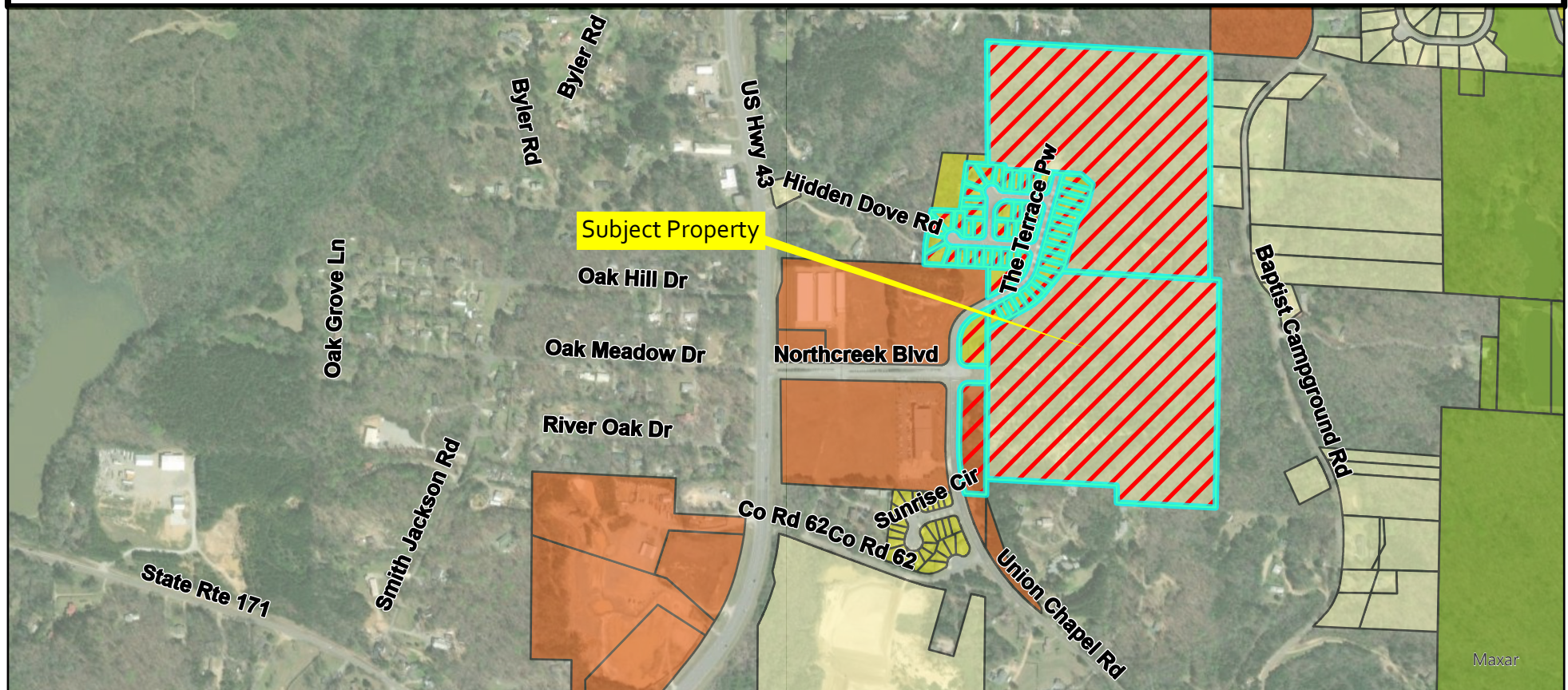
 Residential Single-Family - 4

 Subject Property



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0 500 1,000 2,000  
Feet





# City of Northport Planning Commission

## Master Plan Revision

### Parcels

□ Parcels

FLU\_240408

Conservation

Conservation Floodway

General Mixed-Use

Limited Mixed-Use

High Density Residential

High to Medium Density Transition

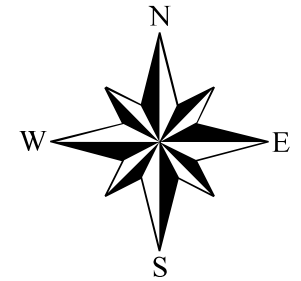
Medium Density Residential

Medium to Low Density Transition

Low Density Residential

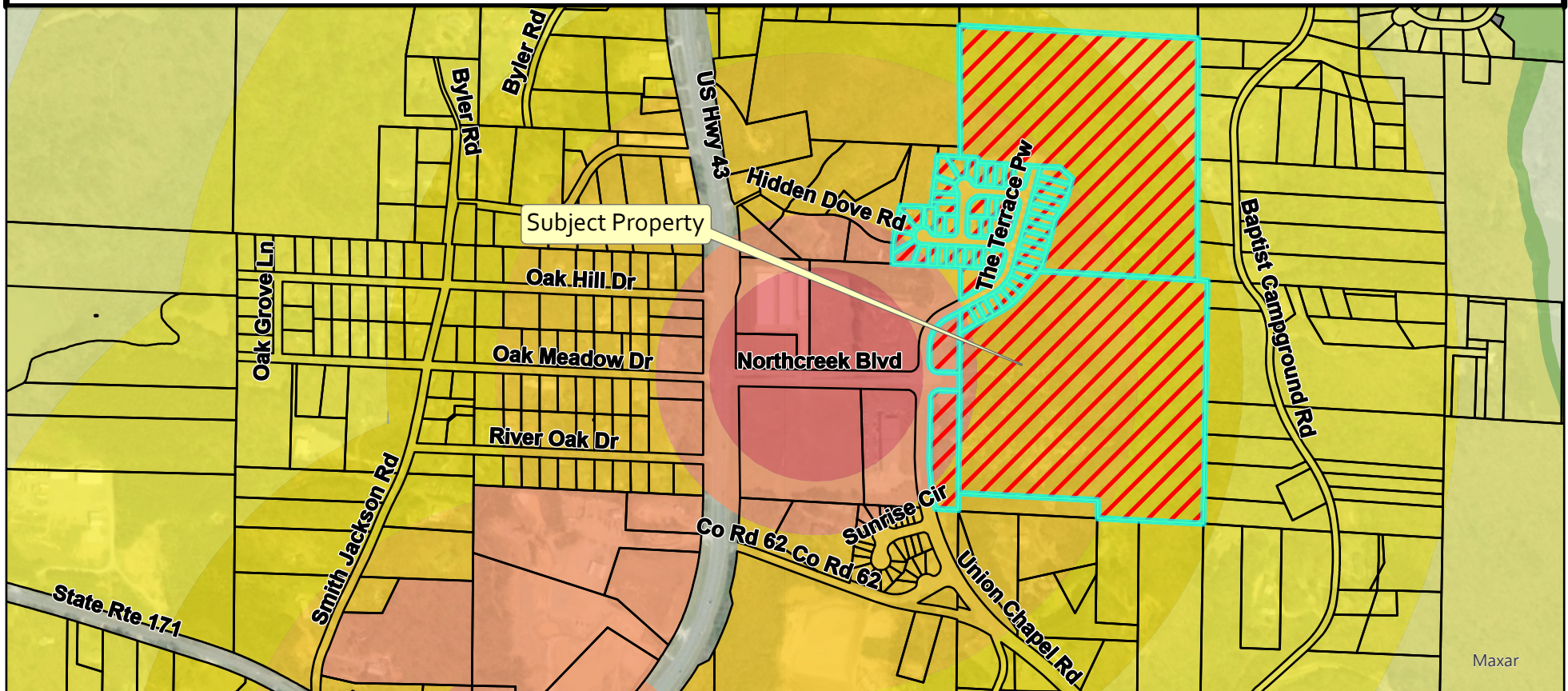
Utilities

Subject Property



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0 1,000 2,000 4,000 Feet





Current site as seen from  
Northcreek Blvd looking  
southeast.





Current site as seen from  
Northcreek Blvd looking  
northeast.

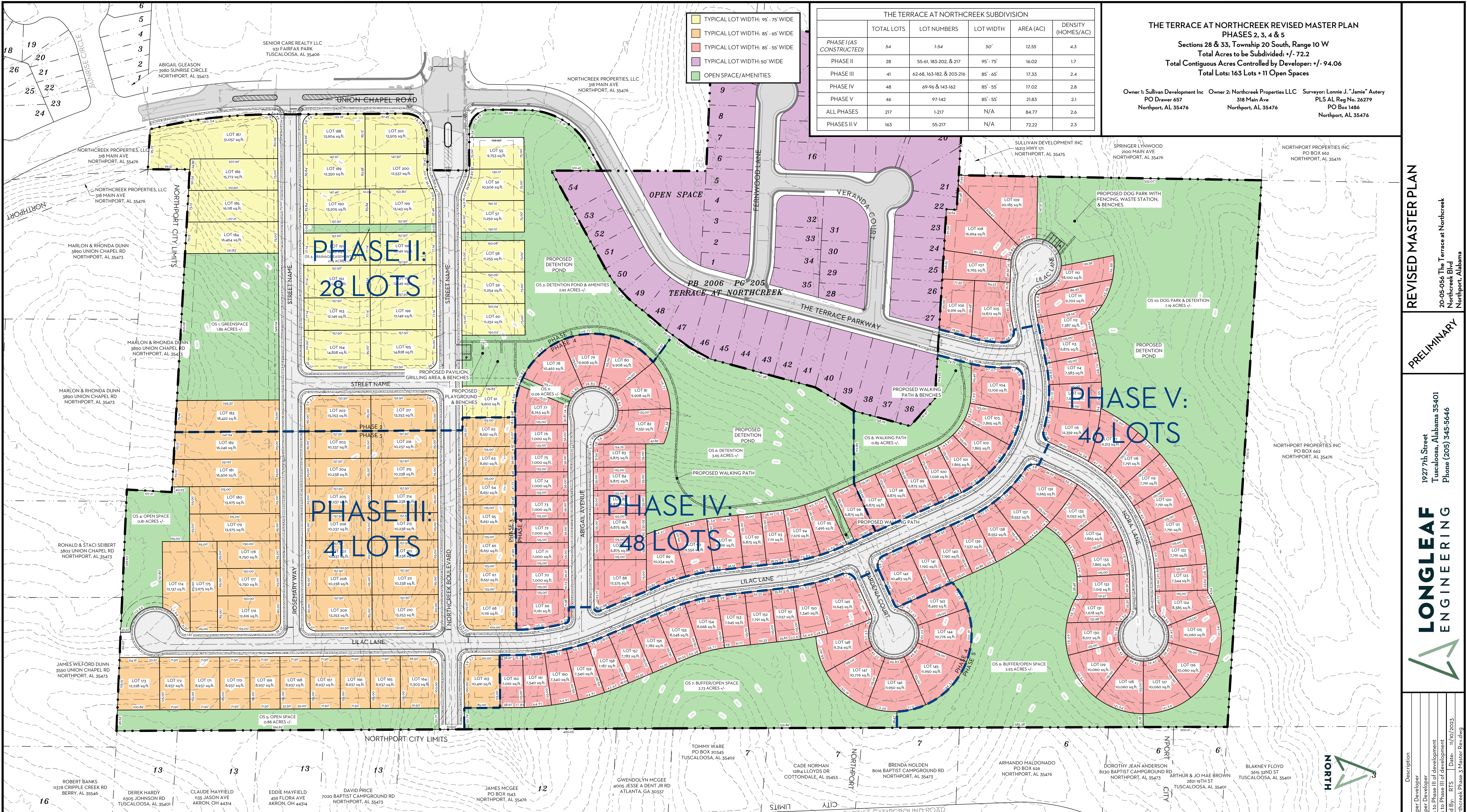
Google



A photograph of a road intersection. In the foreground, a two-lane road with double yellow lines runs horizontally. To the left, a road curves into the intersection, marked with a red triangular yield sign. A utility pole stands on the left side of the road. In the background, a large, flat, grassy field stretches across the middle ground. In the distance, a line of trees and a long, low building are visible under a cloudy sky. An orange callout box with a pointer directed at the distant site contains the text: "Current site as seen from HWY 43 looking east."

Current site as seen from HWY  
43 looking east.





| THE TERRACE AT NORTHCREEK SUBDIVISION |            |                           |           |           |                    |
|---------------------------------------|------------|---------------------------|-----------|-----------|--------------------|
|                                       | TOTAL LOTS | LOT NUMBERS               | LOT WIDTH | AREA (AC) | DENSITY (HOMES/AC) |
| PHASE I (AS CONSTRUCTED)              | 54         | 1-54                      | 50'       | 12.55     | 4.3                |
| PHASE II                              | 28         | 55-61, 183-202, & 217     | 95' - 75' | 16.02     | 1.7                |
| PHASE III                             | 41         | 62-68, 163-182, & 203-216 | 85' - 65' | 17.33     | 2.4                |
| PHASE IV                              | 48         | 69-98 & 143-162           | 85' - 55' | 17.02     | 2.8                |
| PHASE V                               | 46         | 97-142                    | 85' - 55' | 21.83     | 2.1                |
| ALL PHASES                            | 217        | 1-217                     | N/A       | 84.77     | 2.6                |
| PHASES II-IV                          | 163        | 55-217                    | N/A       | 72.22     | 2.3                |

**THE TERRACE AT NORTHCREEK REVISED MASTER PLAN**  
**PHASES 2, 3, 4 & 5**  
**Sections 28 & 33, Township 20 South, Range 10 W**  
**Total Acres to be Subdivided: +/- 72.2**  
**Total Contiguous Acres Controlled by Developer: +/- 94.06**  
**Total Lots: 163 Lots + 11 Open Spaces**

Owner 1: Sullivan Development Inc. 2100 MAIN AVE NORTHPORT, AL 35476  
Owner 2: Northcreek Properties LLC 318 MAIN AVE NORTHPORT, AL 35476  
Surveyor: Lonnie J. "Jamie" Autery PLS AL Reg No. 26279 PO Box 1486 Northport, AL 35476

**TYPICAL ROAD CROSS SECTION (NOT TO SCALE)**

**NORTHCREEK BLVD CROSS SECTION (NOT TO SCALE)**

**LEGEND**

- Existing 5' Contours
- Subdivision Boundary
- Development Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- Existing Water Main
- Proposed Sanitary Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- Existing Gas Main
- Easement
- 36" RCP Existing Storm Sewer
- 36" RCP Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole

**NOTES**

- Each lot shall comply with maximum ISR of 0.45. Proposed typical house pads range from approximately 55'x75' to 40'x75'.
- Existing zoning: RS-1. Proposed zoning is RS-SD zoning pending Northport City Council Approval.
- All easements shown on this Preliminary Plat will be dedicated for public utility use, including drainage facilities. All storm infrastructure outside of ROW will be maintained by the HOA.
- No fencing or permanent structure shall be located within any utility, sanitary, or stormwater easement. No bushes, trees, etc. may be planted on an access easement.
- Contour lines shown are existing and at 5' intervals (based on NGVD 1929 vertical datum).
- No portion of the site lies within a 100-year flood plain (FIRM Map 01125C0339G (1/16/2014) & 01125C0338G (1/16/2014)).
- Homebuilders shall be required to plant 1 tree or shrub per 3,000 sq ft of lot non-buildable area to comply with Section 406 of the Subdivision Regulations.
- All proposed homes shall be constructed with full brick exterior.
- Project Benchmarks: NW Corner, NW 1/4 - NW 1/4 Sec. 33, T20S, R10W Tuscaloosa County, Alabama.
- No lots shall have direct access to Union Chapel Road.
- No cul-de-sac shall exceed 600 LF.
- Sequence of construction for fire access:
  - Phase II: Northcreek Boulevard entrance, Rosemary Way entrance, fire access turn around at stub streets if greater than 150'
  - Phase III: Full width, paved fire access along Lilac Lane to the The Terrace Parkway entrance
- Total Open Space Area: 24.02 Acres - 33.3% of Total Site Area; Total Detention Pond Area: 2.44 Acres

**REVISIONS**

| Rev | Date      | Description                           |
|-----|-----------|---------------------------------------|
| 1   | 1/14/2023 | Revision per Developer                |
| 2   | 1/12/2024 | Revisions to Phase II of development  |
| 3   | 7/29/2024 | Revisions to Phase III of development |
| 4   | 8/26/2024 | Revisions to Phase IV of development  |

Drawn By: RAD Checked By: RTS Date: 11/05/2023  
File: 20-05-056 Terrace at Northcreek Phase 3 Master Rev.dwg

**GRAPHIC SCALE**

0 100'

1" = 100'

**REVISIONS**

RS-SD Setbacks:  
Front: 25'  
Rear: 25'  
Side: 7' & 7'

Requested Variances: None

**SHEET**

1 OF 1

**REVISED MASTER PLAN**

20-05-056 The Terrace at Northcreek  
Northport, Alabama

**PRELIMINARY**

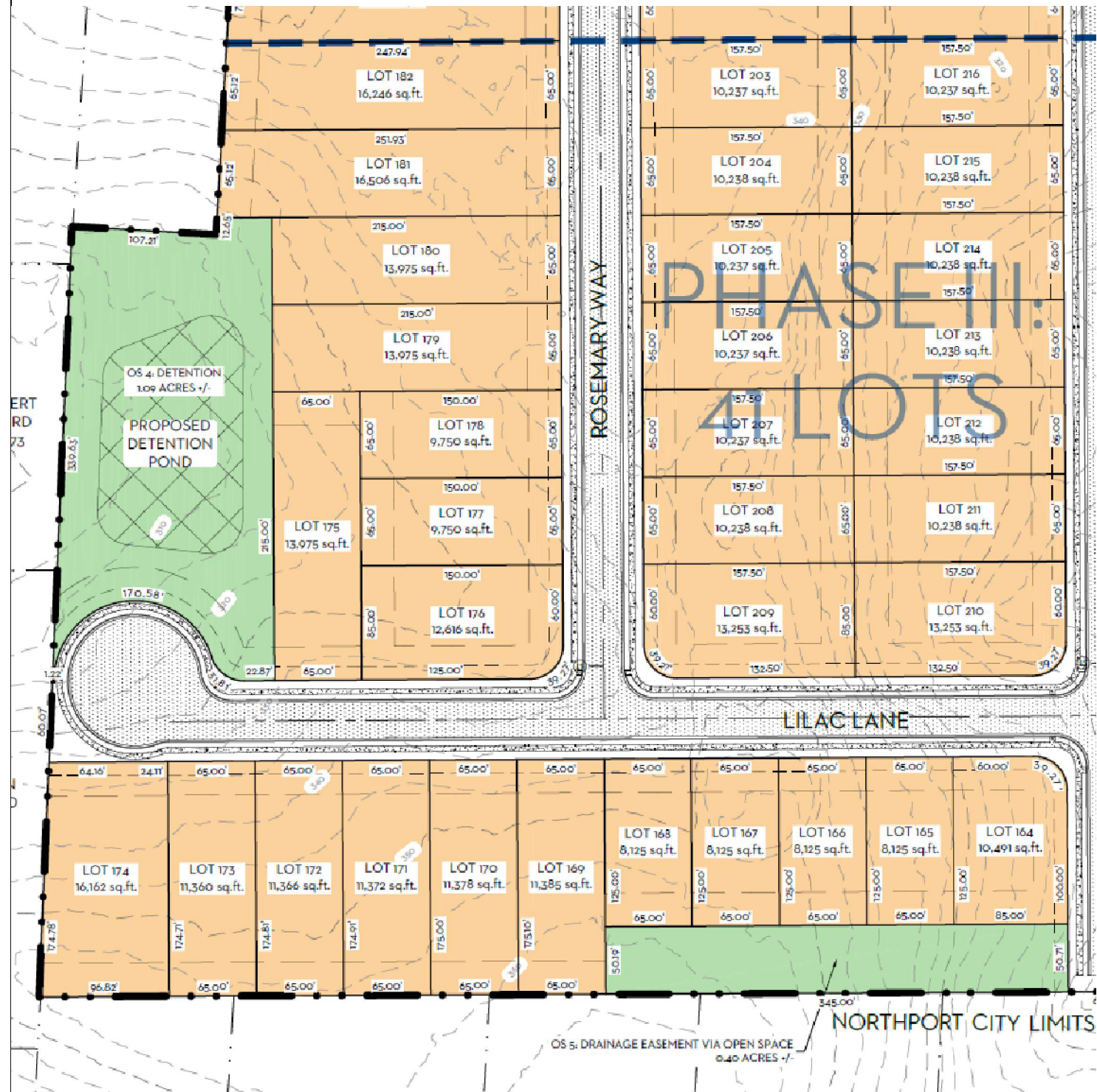
1927 7th Street  
Tuscaloosa, Alabama 35401  
Phone (205) 345-5646

**LONGLEAF**  
ENGINEERING

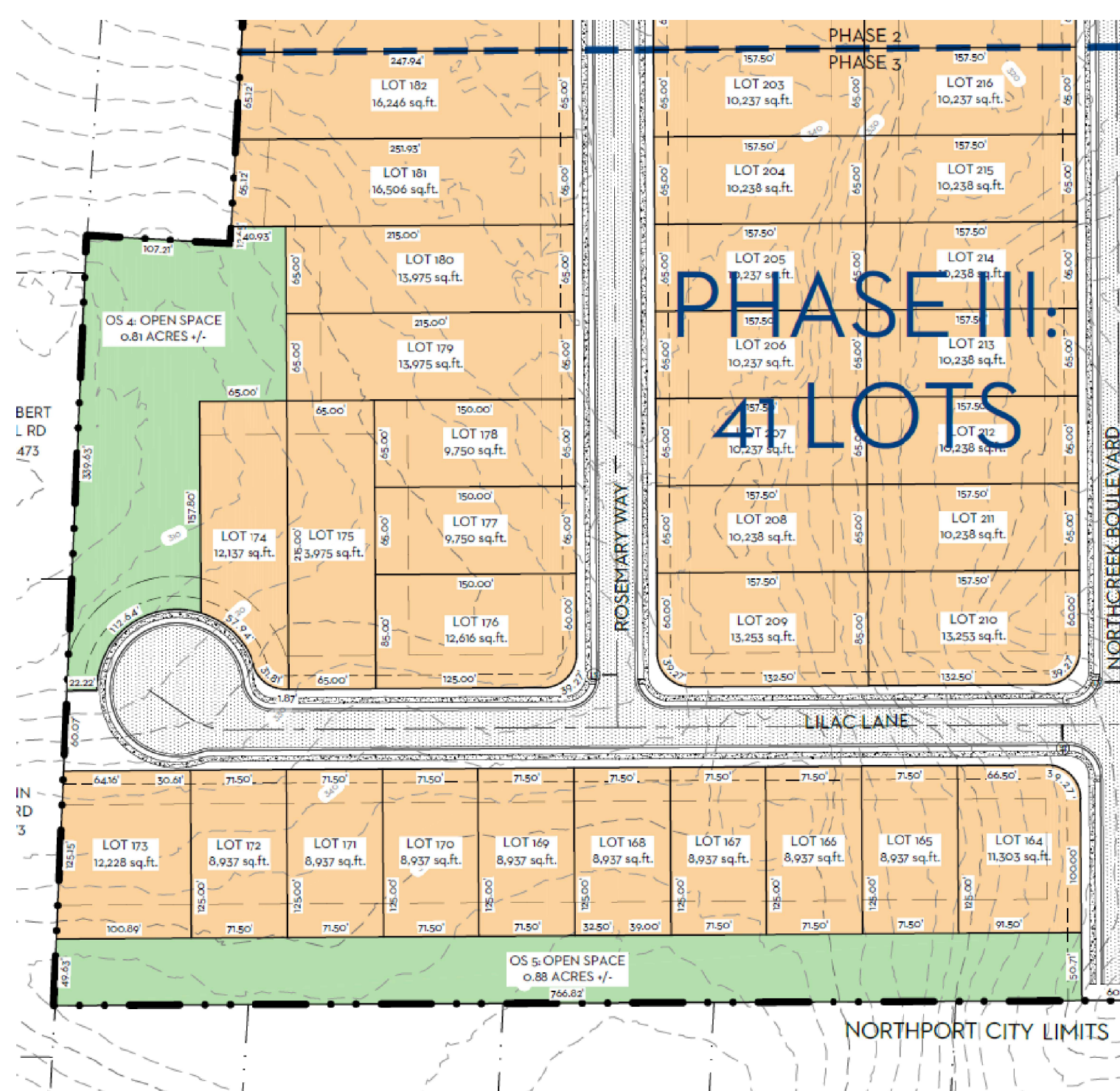
**LONGLEAF**  
ENGINEERING

**LONGLEAF**  
ENGINEERING





Currently Approved



Proposed



**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** R-24-3

**Applicant:** Gordon Gregory

**Location:** Directly east of 2415 5<sup>th</sup> Street

**Request:** Rezoning

Gordon Gregory is requesting rezoning of approximately 1.43 acres located directly east of 2415 5<sup>th</sup> Street from Conservation (C) to Historic Downtown Core (HDC). The current site consists of a vacant lot and is surrounded by single family residences to the west and north (Historic Neighborhood Zoning), an undeveloped lot to the south (Conservation Zoning), and a railroad to the east.

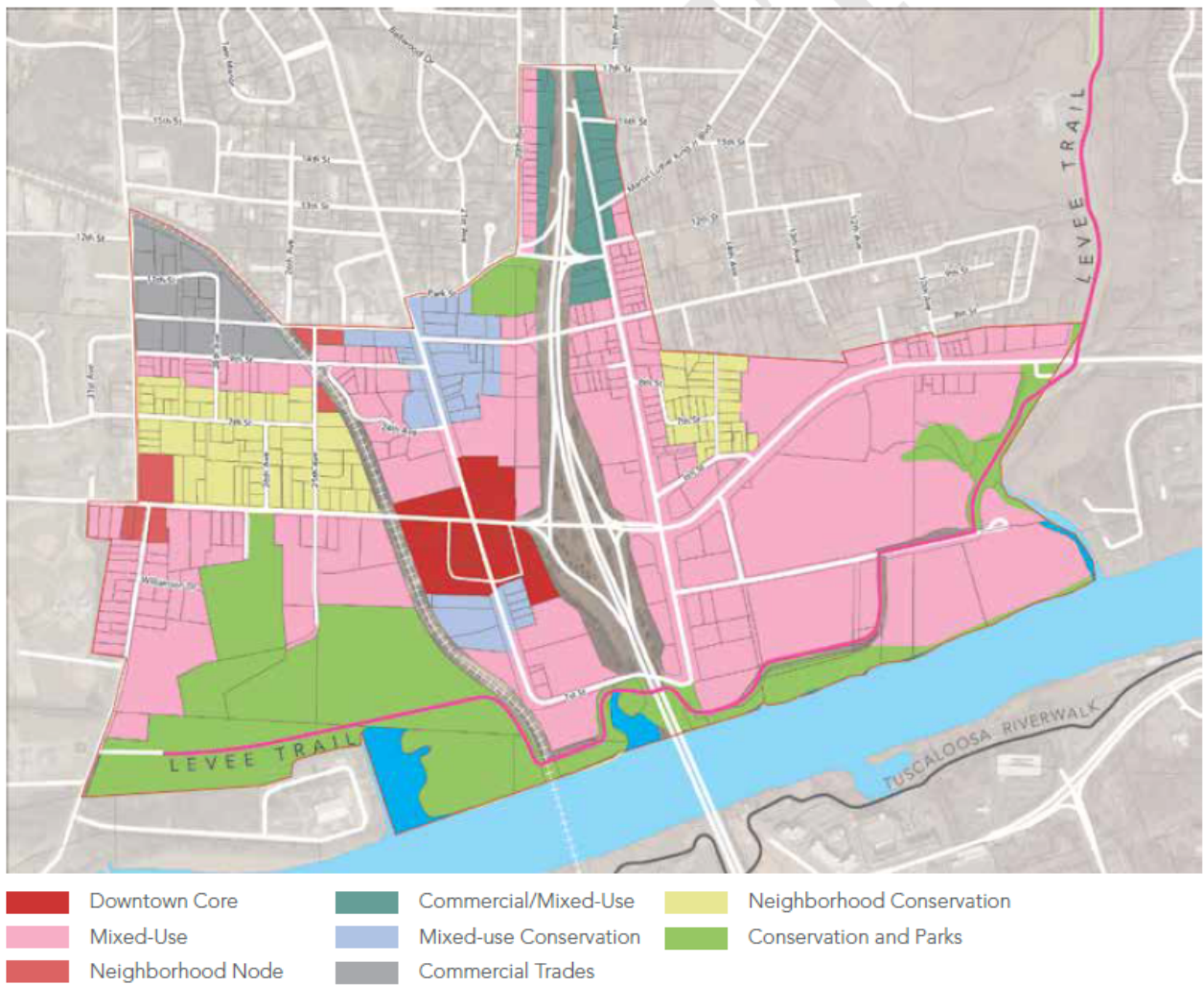
The future land use plan found within Northport Compass shows this property as “Limited Mix Use”. While the requested zoning does not conflict with this category, there are some uses permitted within this district that may not be compatible with the surrounding land uses. The uses allowed within the Historic Downtown Core are: Retail, restaurants, entertainment, artist studios, offices, personal services, professional services, lodging, multi-family or attached housing, daycare/pre-school, institutional/civic uses (not exceeding a 5,000 sq. ft. building footprint), and parking garages (if not fronting onto Main Avenue).

The planning sub-areas defined in the comprehensive plan show this parcel as “Mixed-use”, while the Historic Downtown Core zoning district is generally shown as “Downtown Core” (see figured 6-8 below).

While the city recently completed work on the comprehensive plan, implementation of this plan will involve updates to the zoning ordinance and zoning map. A large part of the ordinance update will involve redefining existing zoning districts as well as the creation of new districts. It is the opinion of staff that it may be appropriate to delay rezoning on this property until the ordinance has been revised and zoning maps have been amended as needed.

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

Figure 6-8 Planning Sub-areas





# City of Northport Planning Commission

## Rezoning Request

### Zoning

Bridge Avenue North

Bridge Avenue South

Conservation

Historic Downtown Core

Historic Neighborhood

Multi-Family Housing

Neighborhood Center

New Urban Neighborhood

Office and Institutional

Recreational

Residential Multi-Family

Residential Single-Family - 4

Residential/Commercial/Institutional

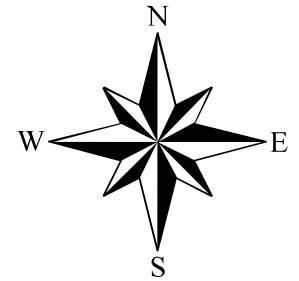
River's Edge

South Main Riverfront

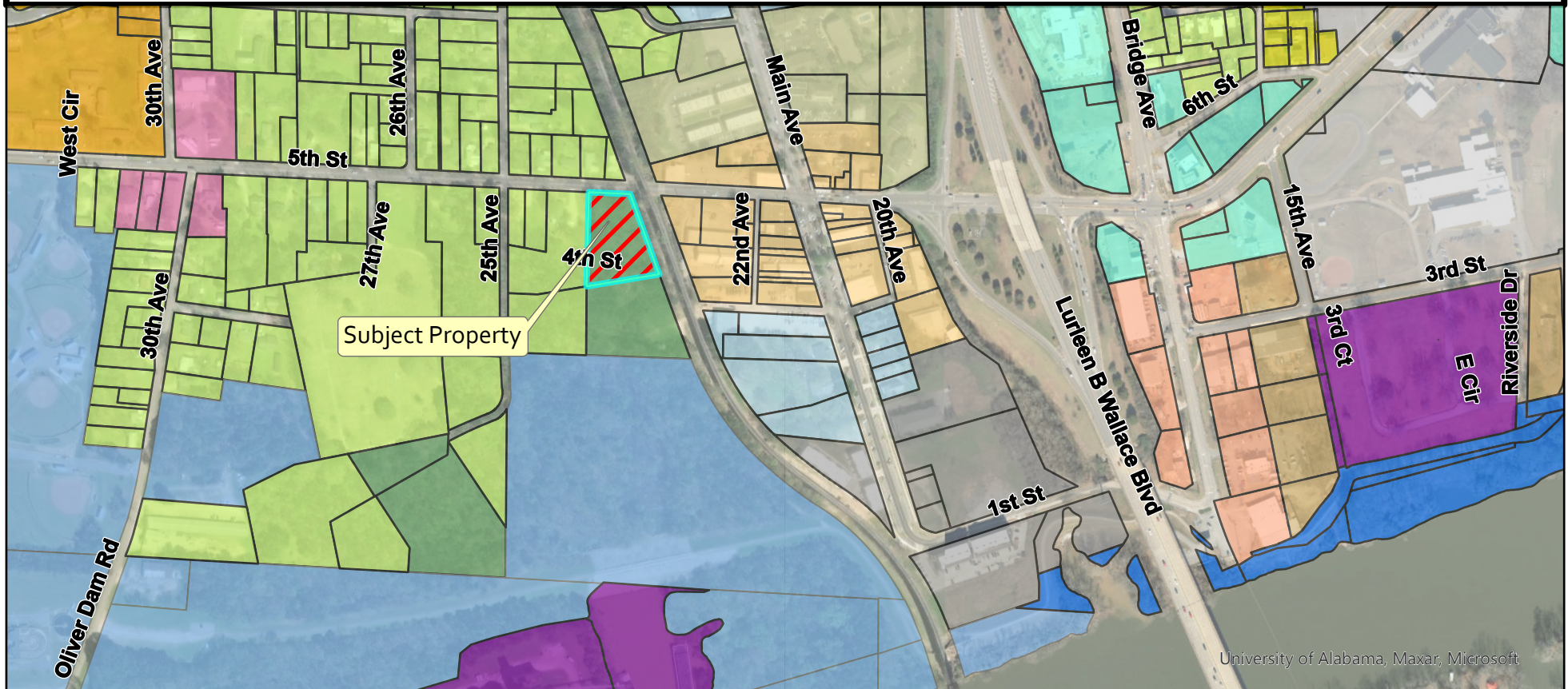
Working Riverfront

Subject Property

0 500 1,000 2,000 Feet



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University of Alabama, Maxar, Microsoft



# City of Northport Planning Commission

## Rezoning Request

### Parcels



FLU\_240408

Conservation

Conservation Floodway

Conservation Development

General Mixed-Use

Limited Mixed-Use

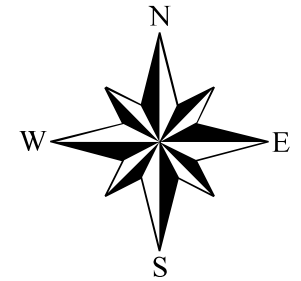
Multifamily Residential

High Density Residential

Medium Density Residential

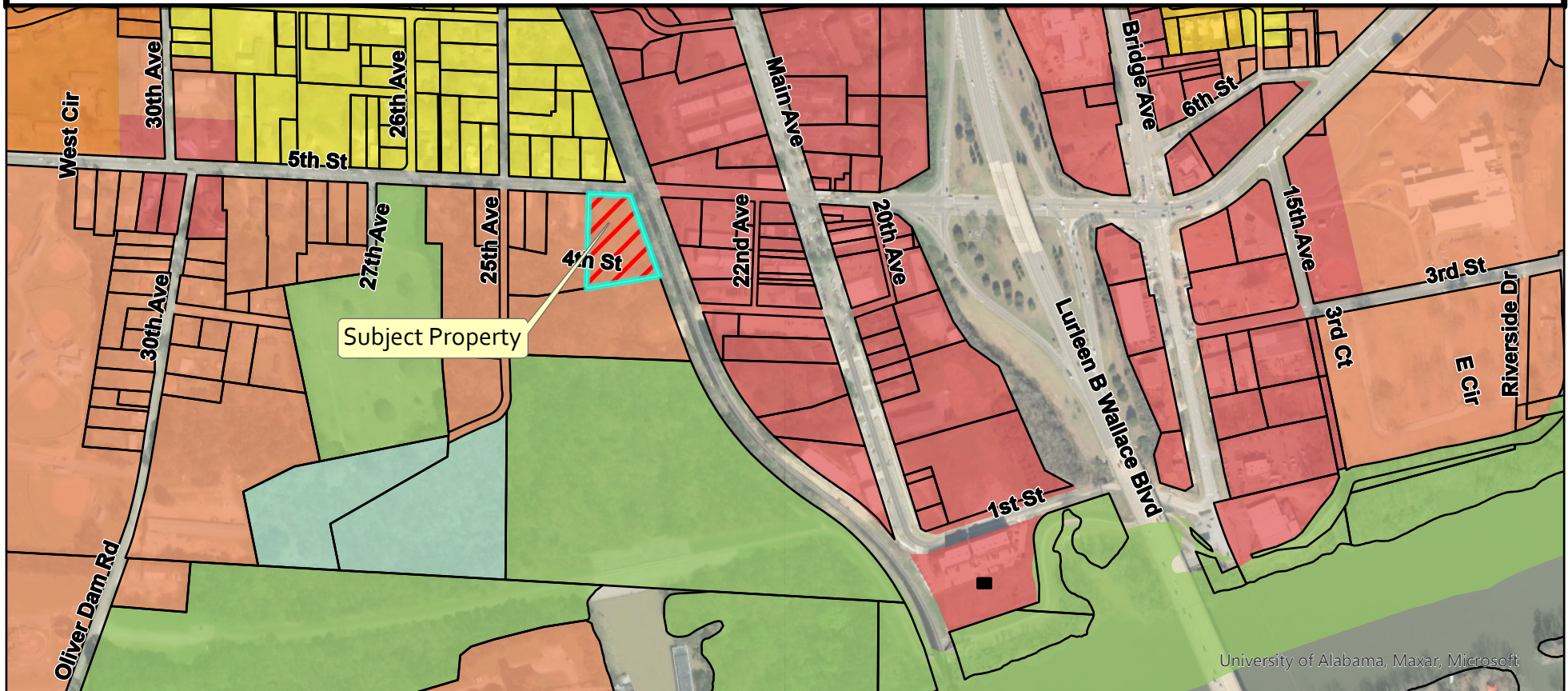
Low Density Residential

Subject Property



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0 500 1,000 2,000 Feet



University of Alabama, Maxar, Microsoft



Property seen from  
5<sup>th</sup> Street going  
East



**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** SP-24-4

**Applicant:** LaShonda Gay

**Location:** 3841 30<sup>th</sup> Avenue

**Request:** Mobile Home Permit

LaShonda Gay is requesting approval to place a mobile home as in-fill dwelling on the property located at 3841 30<sup>th</sup> Avenue. Due to an incomplete application, staff is requesting that this case be continued.

Any action on this item will require the affirmative vote of a majority of those present.

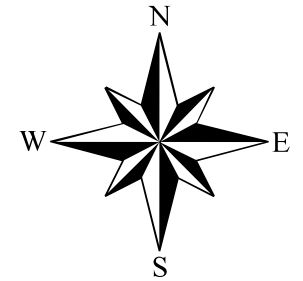


# City of Northport Planning Commission

## Mobile Home Permit

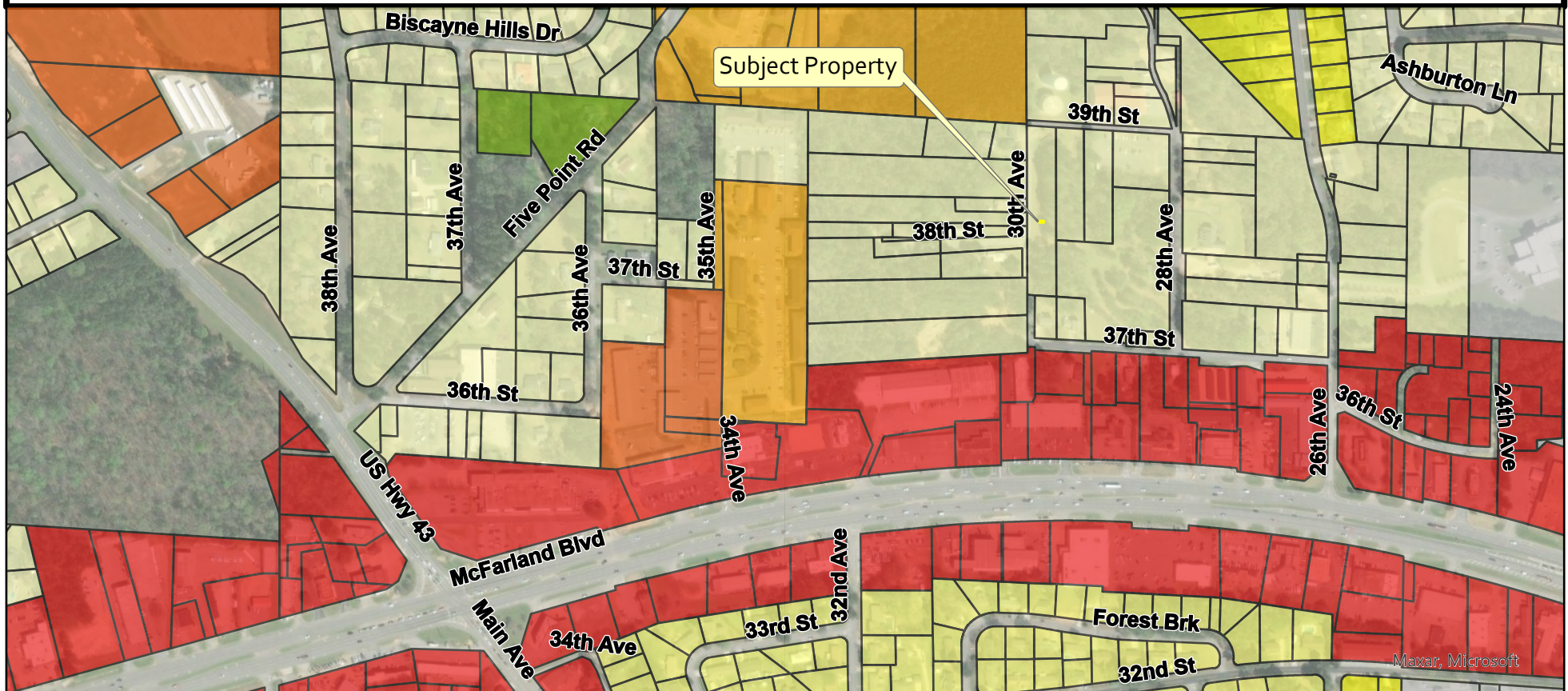
### Zoning

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



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0 500 1,000 2,000  
Feet





# City of Northport Planning Commission

## Mobile Home Permit

### Parcels

□ Parcels

### Future Land Use

■ Conservation Floodway

■ Commercial Mix

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

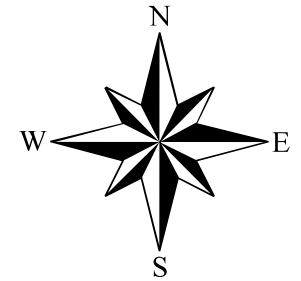
■ Medium to Low Density Transition

■ Low Density Residential

■ Institutional

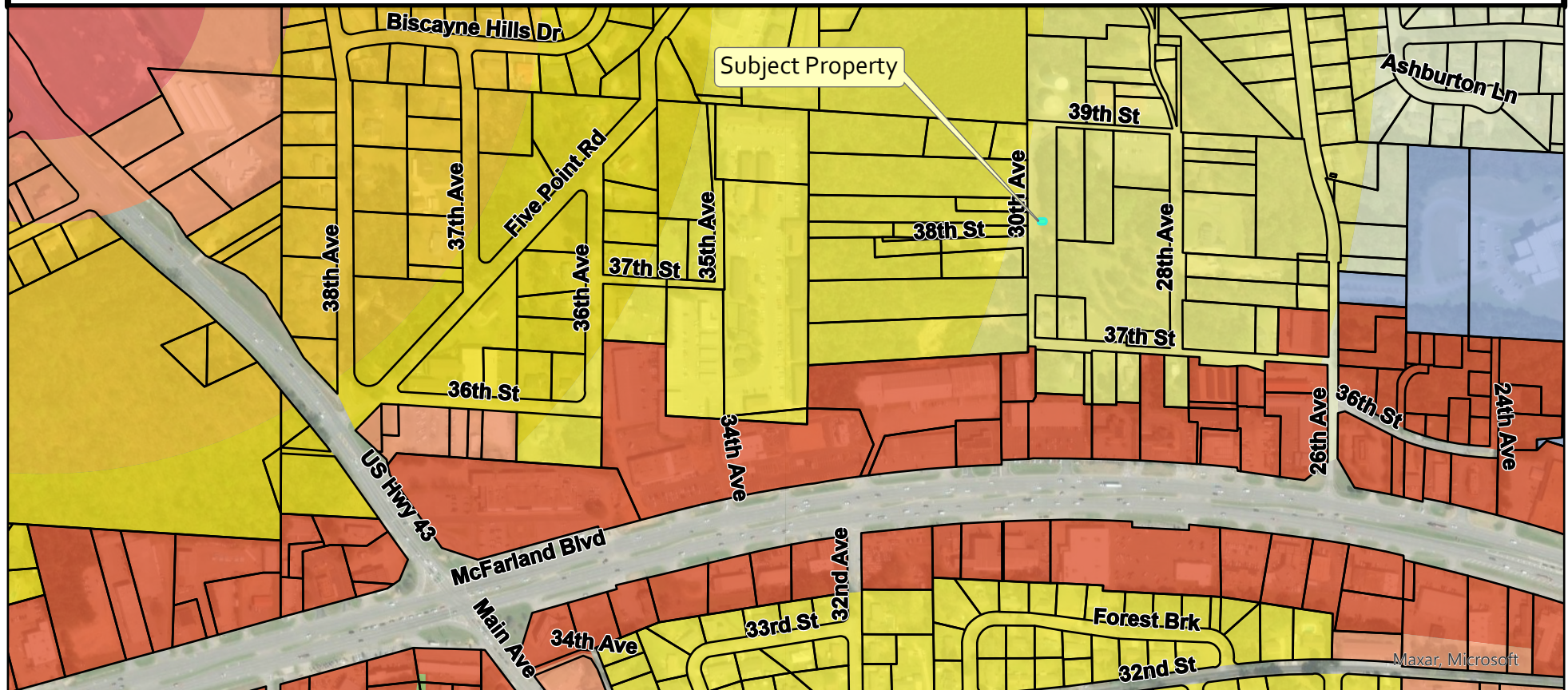
■ Utilities

■ Subject Property



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0 500 1,000 2,000 Feet



Maxar, Microsoft



**Regional Homes**  
5900 McFarland Blvd  
Northport AL 35476



In this Contract the words I, Me, and My refer to the Buyer and Co-Buyer Signing this Contract. The words You and Your refer to the Dealer/Retailer.  
Subject to the terms on both pages of this agreement, you agree to sell and I agree to purchase the following described unit.

|               |                                      |             |       |                |   |                        |             |                    |    |
|---------------|--------------------------------------|-------------|-------|----------------|---|------------------------|-------------|--------------------|----|
| Buyer(s):     | Lashonda Gay                         |             | Phone | (205) 799-1987 |   | Date                   | 8/14/2024   |                    |    |
| Address       | 3841 30th Avenue Northport, AL 35473 |             |       |                |   |                        | Salesperson | Charleston McCarty |    |
| Make & Model  | Hamilton/Embark Bldg Sky             | Year        | 2025  | Bd Room        | 5 | W                      | 80x28       | Stock #            | Sp |
| Serial Number | TSP                                  | New or Used | Used  | Color          |   | Proposed Delivery Date |             | Stock Number       |    |

| LOCATION | R-VALUE | THICKNESS | TYPE OF INSULATION | BASE PRICE OF UNIT | \$         |
|----------|---------|-----------|--------------------|--------------------|------------|
| CEILING  |         |           | Fiberglass         |                    | 156,300.00 |
| EXTERIOR |         |           | Fiberglass         |                    |            |
| FLOORS   |         |           | Fiberglass         |                    |            |

|  |  |  |  |           |          |
|--|--|--|--|-----------|----------|
|  |  |  |  | SUB-TOTAL | \$       |
|  |  |  |  | SALES TAX | \$       |
|  |  |  |  | TITLE     | \$       |
|  |  |  |  |           | 5,470.50 |
|  |  |  |  |           | 40.00    |

OPTIONAL EQUIPMENT, LABOR AND ACCESSORIES

|                          |  |  |  |  |  |
|--------------------------|--|--|--|--|--|
| Included:                |  |  |  |  |  |
| Delivery/Set             |  |  |  |  |  |
| A/C                      |  |  |  |  |  |
| Trim Out                 |  |  |  |  |  |
| Chocolate vinyl skirting |  |  |  |  |  |
| 2 sets of steps          |  |  |  |  |  |
| Dirt Pad                 |  |  |  |  |  |
| Extended Warranty        |  |  |  |  |  |

|  |  |  |  |                         |            |
|--|--|--|--|-------------------------|------------|
|  |  |  |  | 1. CASH PURCHASE PRICE  | \$         |
|  |  |  |  |                         | 161,810.50 |
|  |  |  |  | TRADE-IN ALLOWANCE      | \$         |
|  |  |  |  | LESS BAL DUE ON ABOVE   | \$         |
|  |  |  |  | NET ALLOWANCE           | \$         |
|  |  |  |  | CASH DOWN PAYMENT       | \$         |
|  |  |  |  | Prepaid Finance Charges | \$         |
|  |  |  |  | 2. LESS TOTAL CREDITS   | \$         |
|  |  |  |  |                         | \$         |
|  |  |  |  | Cash Payment            | \$         |
|  |  |  |  | 3. UNPAID BALANCE       | \$         |

NOT INCLUDED (Unless Indicated Above):

We do not dig Utility Lines, hook-up Electric, Gas, Water or Sewer  
All Yard damage is customer's responsibility.  
We are not responsible for Tree cutting, bridge building or  
Wrecker service to spot home. Furniture & decor omitted  
All down payments non-refundable if Credit approved  
**All Used Homes sold AS IS WHERE IS NO WARRANTY**

Balance Carried to Optional Equipment \$

NOTE: WARRANTY AND EXCLUSIONS AND LIMITATIONS OF DAMAGES ON PAGE 2

|                                                         |       |          |
|---------------------------------------------------------|-------|----------|
| Description of Trade-In                                 | Year  | Size     |
| Make                                                    | Model | Bedrooms |
| Serial #                                                | Color |          |
| Amount Owed to whom:                                    |       |          |
| Any Debt I owe on the Trade-In is to be paid by: You Me |       |          |

You and I certify that the additional terms and conditions printed on page 2 of this contract are agreed to as a part of this agreement, the same as if printed above the signatures. I am purchasing the described manufactured home or vehicle; the optional equipment and accessories, the insurance as described has been voluntary; that my trade-in is free from all claims whatsoever, except as noted.

This agreement contains the entire understanding between you and me and no other representation or inducement verbal, or written, has been made which is not contained in this contract. I, or We, acknowledge receipt of this order and that I, or We, have read and understand Page 2 of this agreement.

Not Valid unless accepted and signed by an Officer of the Company or Authorized

SIGNED X \_\_\_\_\_ Buyer

APPROVED  
Regional Homes ---- Retailer

SOCIAL SECURITY NO \_\_\_\_\_

BY Charleston McCarty  
(RETAILER SIGNATURE)

SIGNED X \_\_\_\_\_ Buyer

SOCIAL SECURITY NO \_\_\_\_\_

**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** S-18-24

**Applicant:** LLM Properties, LLC

**Location:** 600 64<sup>th</sup> Avenue

**Request:** Preliminary Plat

LLM Properties is requesting preliminary approval for approximately 16.55 acres located at 600 64<sup>th</sup> Avenue. The site currently consists of 2 parcels with 2 office buildings and an industrial manufacturing building. The applicant is proposing to subdivide the property into 7 lots, along with open space lots for the detention pond and private street.

The site is surrounded by a mix of industrial uses to the south and west (Zoned M-1 Light Industrial), an airport to the east, and a railroad to the north.

The future land use map contained within Northport Compass shows this property as Industrial, which is compatible with the current zoning of M-1 Light Industrial.

The applicant is requesting the following waivers:

- **Sidewalks and half-street improvements** – The subdivision regulations require that sidewalks be constructed along all right-of-way frontages. They also require that all public right-of-way be built to city standards, which would include curb and gutter. The right-of-way this would apply to is within the corporate limits of the City of Tuscaloosa, who have provided a letter supporting the waiver of this requirement.
- **Public Access** – The subdivision regulations require that every lot have access to a public street. Rather than dedicating an existing private road as public infrastructure, the applicant has requested to instead allow the road to remain private and serve as an access easement for the interior lots. City staff do not object to this request.

Any action on this item will require 6 affirmative votes.



# City of Northport Planning Commission

## Preliminary Plat

### Parcels

□ Parcels

### Zoning

■ Commercial Highway

■ General Commercial

■ Light Industrial

■ Mobile Home Park

■ Office and Institutional

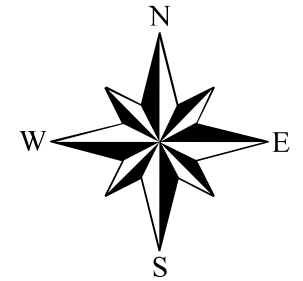
■ Residential Multi-Family

■ Residential Single-Family - 1

■ Residential Single-Family - 3

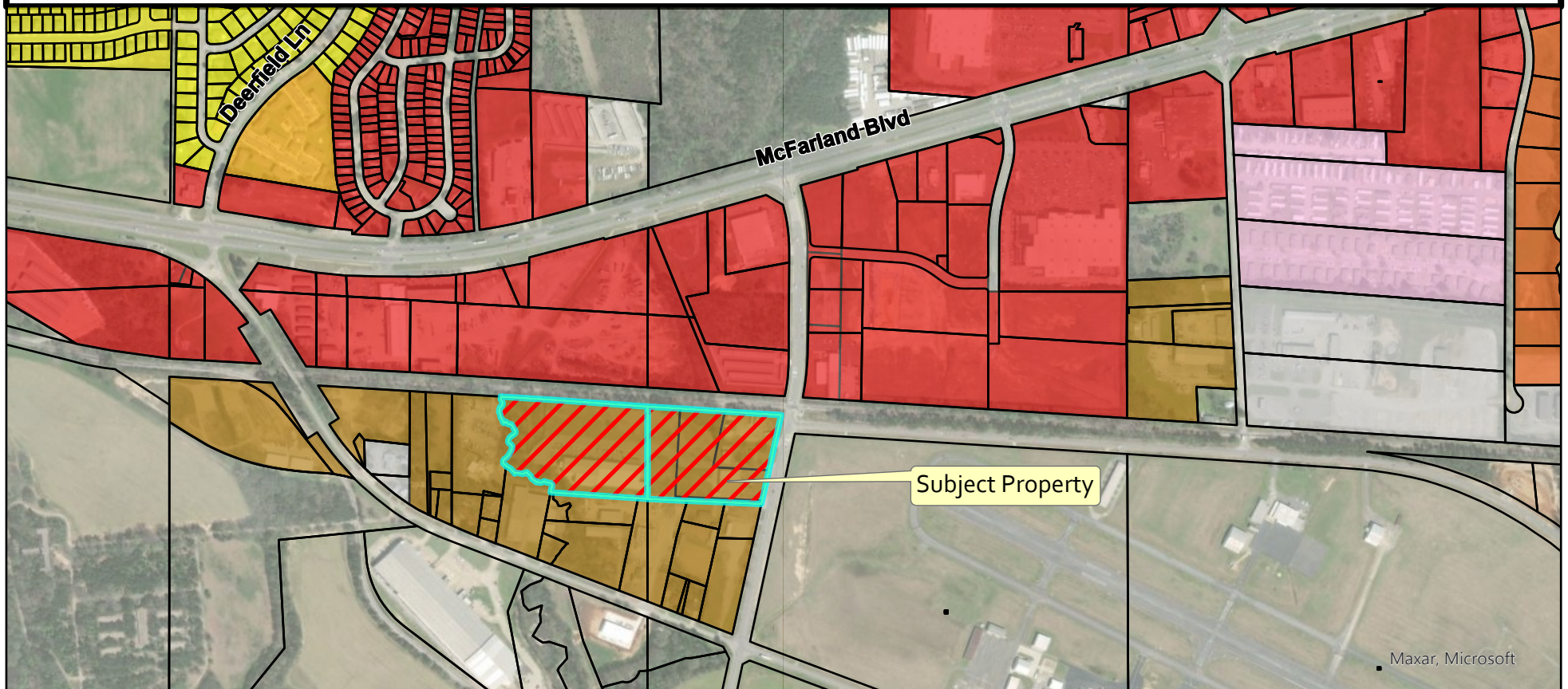
■ Residential Single-Family - 4

■ Parcels selection



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.

0 1,000 2,000 4,000 Feet



Maxar, Microsoft



# City of Northport Planning Commission

Preliminary Plat

## Parcels

□ Parcels

## Future Land Use

■ Conservation

■ Conservation Floodway

■ Commercial Mix

■ General Mixed-Use

■ Limited Mixed-Use

■ Multifamily Residential

■ High to Medium Density Transition

■ Medium Density Residential

■ Medium to Low Density Transition

■ Industrial

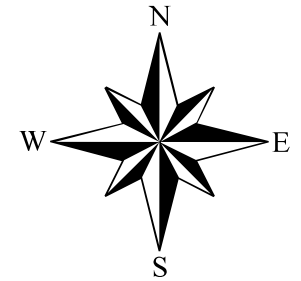
■ Office-Trades Mix

■ Institutional

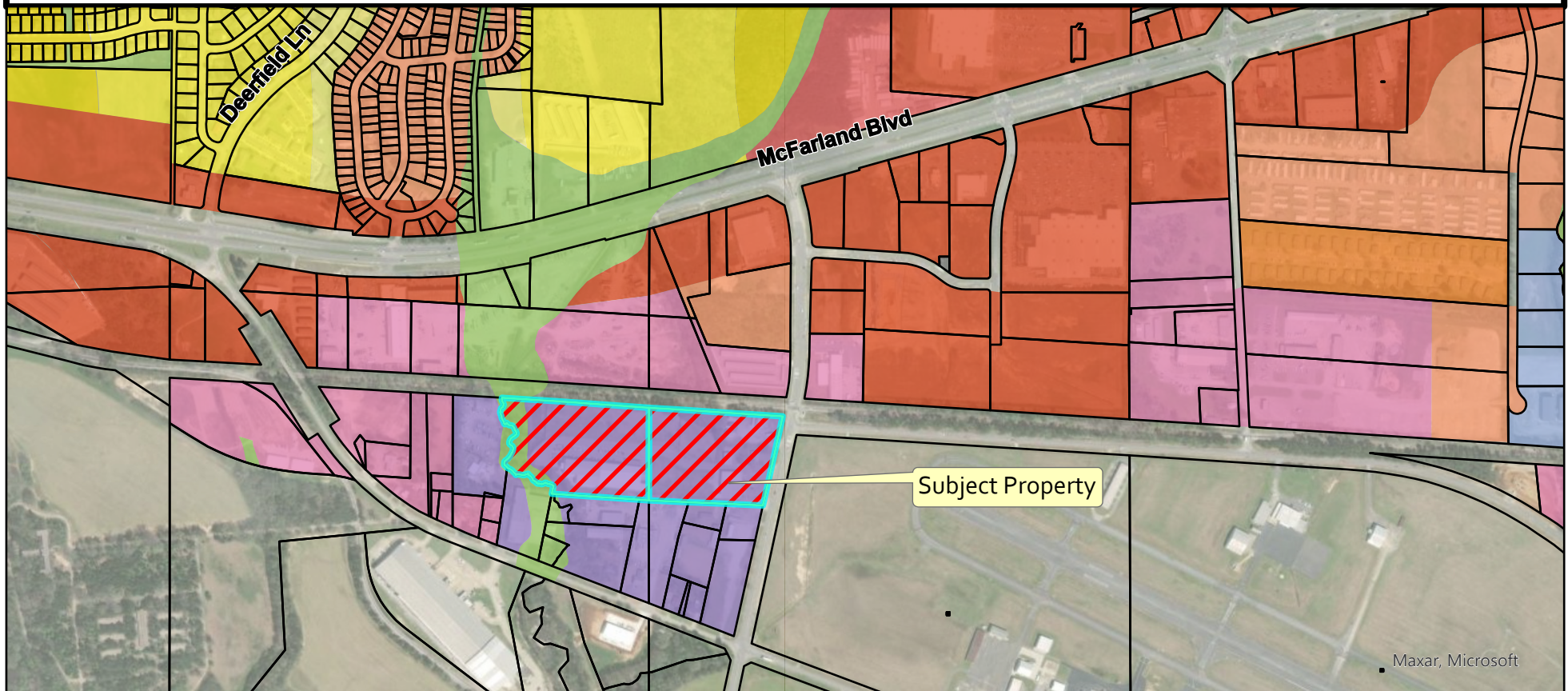
■ Utilities

▨ Parcels selection

0 1,000 2,000 4,000 Feet



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Maxar, Microsoft



Property as seen  
from 64<sup>th</sup> Avenue  
looking West



# McGuire Associates a Division of GSA



## GONZALEZ – STRENGTH & ASSOCIATES, INC.

CIVIL ENGINEERING • TRAFFIC & TRANSPORTATION ENGINEERING • LAND SURVEYING  
LAND PLANNING • LANDSCAPE ARCHITECTURE

City of Northport Director of Planning  
Mrs. Julie Ramm  
3500 McFarland Boulevard  
Northport, Alabama 35476

8/27/2024

Re: Resurvey Coral Industries Industrial Park

Dear Mrs. Ramm,

Please find below our reply to the city comments for the above referenced resurvey.

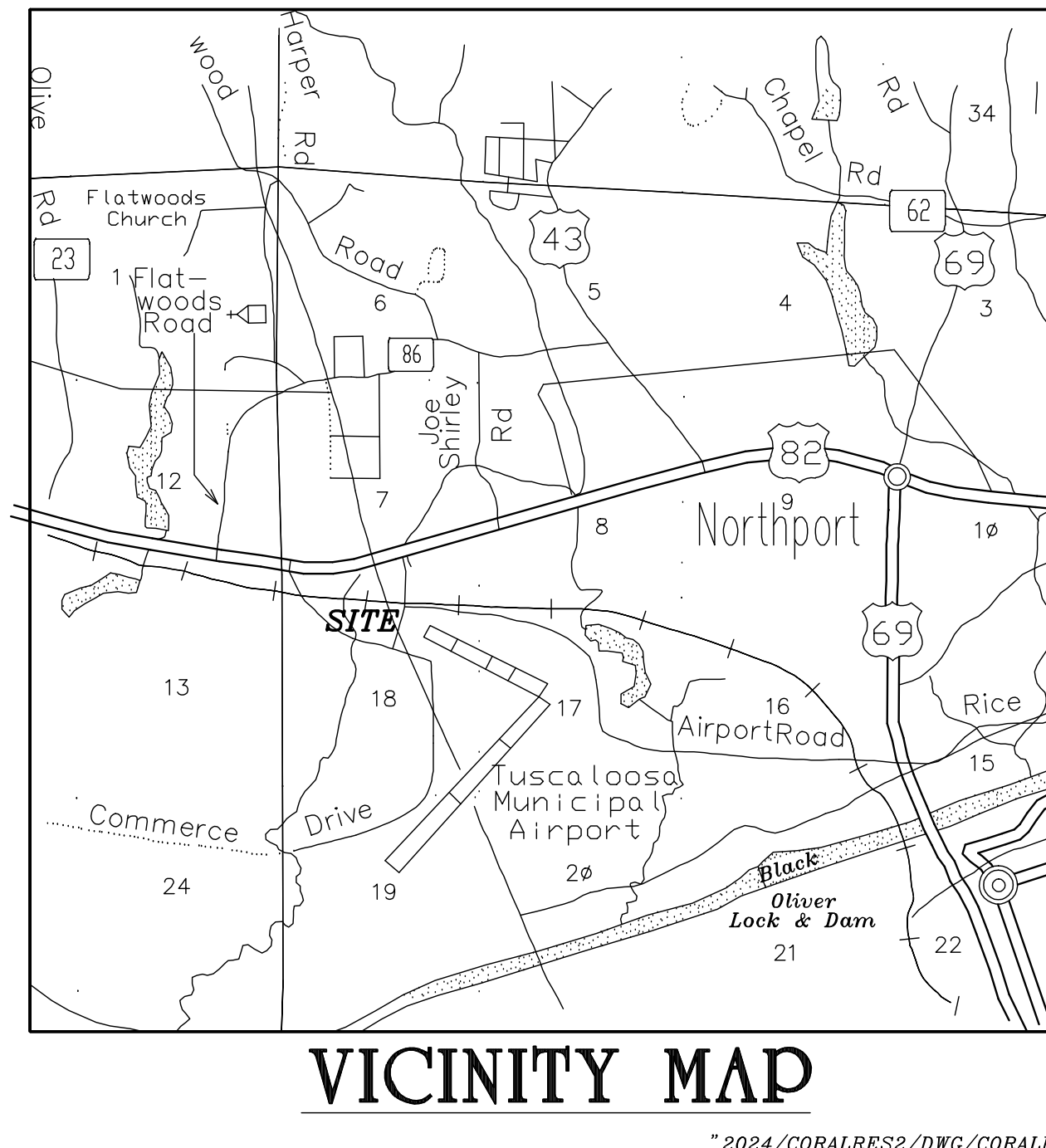
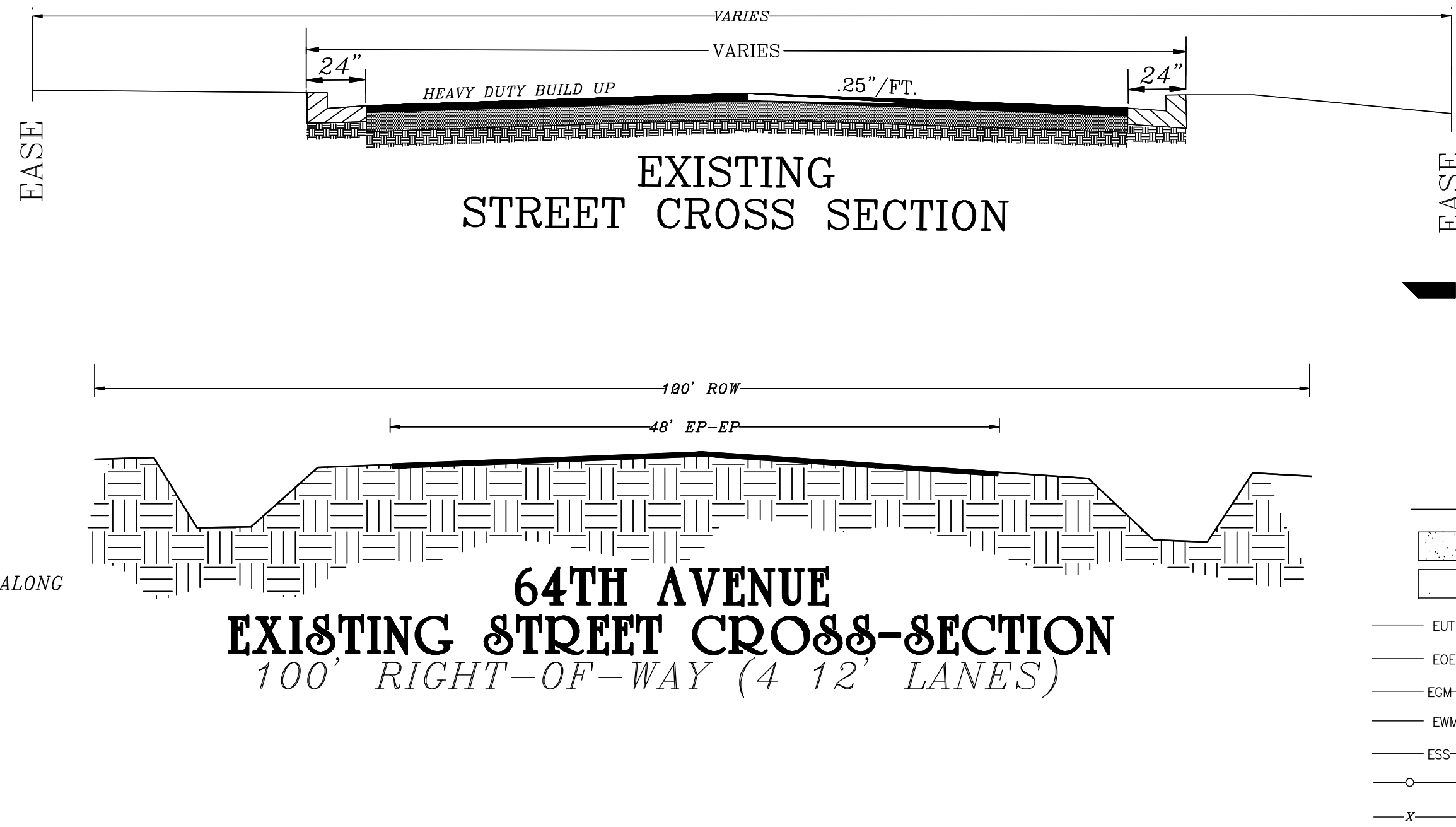
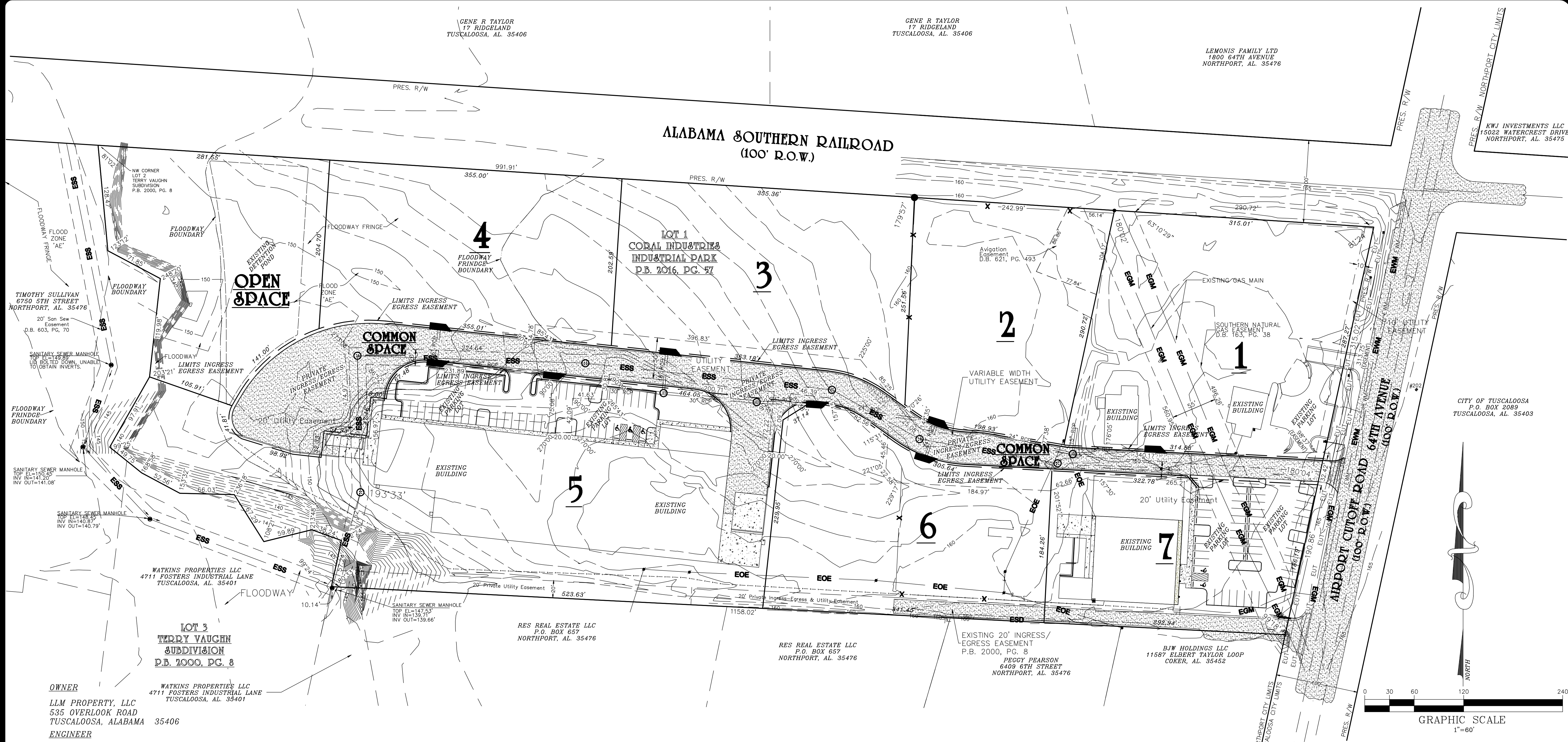
- 1.) We have provided a second sheet without contours and improvements.
- 2.) Ingress / Egress easement is labeled as "Private Ingress / Egress Easement".
- 3.) Variable width utility easement from original plat has been labeled.
- 4.) Private Ingress / Egress Easement has been labeled as Common Space.

If you should have any questions or need any additional information, please give me a call. Thank you for your time.

Sincerely,

Michael J. McGuire  
Senior Project Manager





**PRELIMINARY PLAT**  
**RESURVEY CORAL INDUSTRIES INDUSTRIAL PARK**  
TUSCALOOSA COUNTY, ALABAMA

**QUARTER - SECTION**  
PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE NW1/4 OF THE NE1/4 SEC.18, T21S, R10W

**REVISIONS**  
NO. DESCRIPTION DATE

**FILE**  
DWG: CORALRES2

**SCALE**  
1"=60'

**OWN BY**  
LLM

**CRE. BY**  
MJM

**TOWNSHIP**  
21 SOUTH

**RANGE**  
10 WEST

**SECTION**  
18

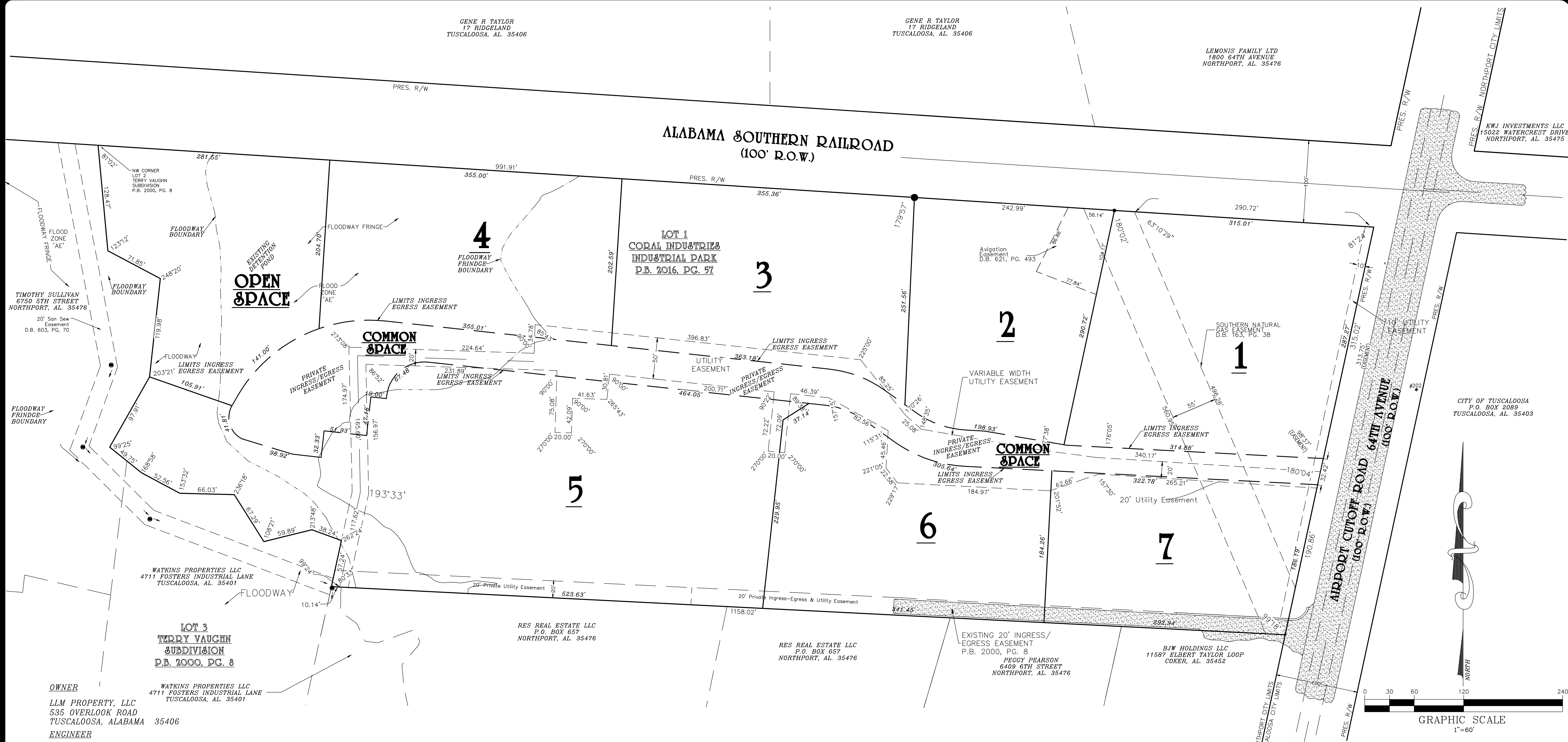
**DATE**  
8/8/2024

**ALABAMA REGISTERED**  
NO. 21782  
PROFESSIONAL LAND SURVEYOR  
MICHAEL J. MCGUIRE

**DWG. NO.**  
PP-1  
**PROJECT**  
24-0357  
**SHEET**  
1 OF 2

**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
2315 14TH STREET TUSCALOOSA, ALABAMA 35401  
PHONE: (205) 782-5382, PHONE: (205) 361-2052, FAX (205) 942-3053



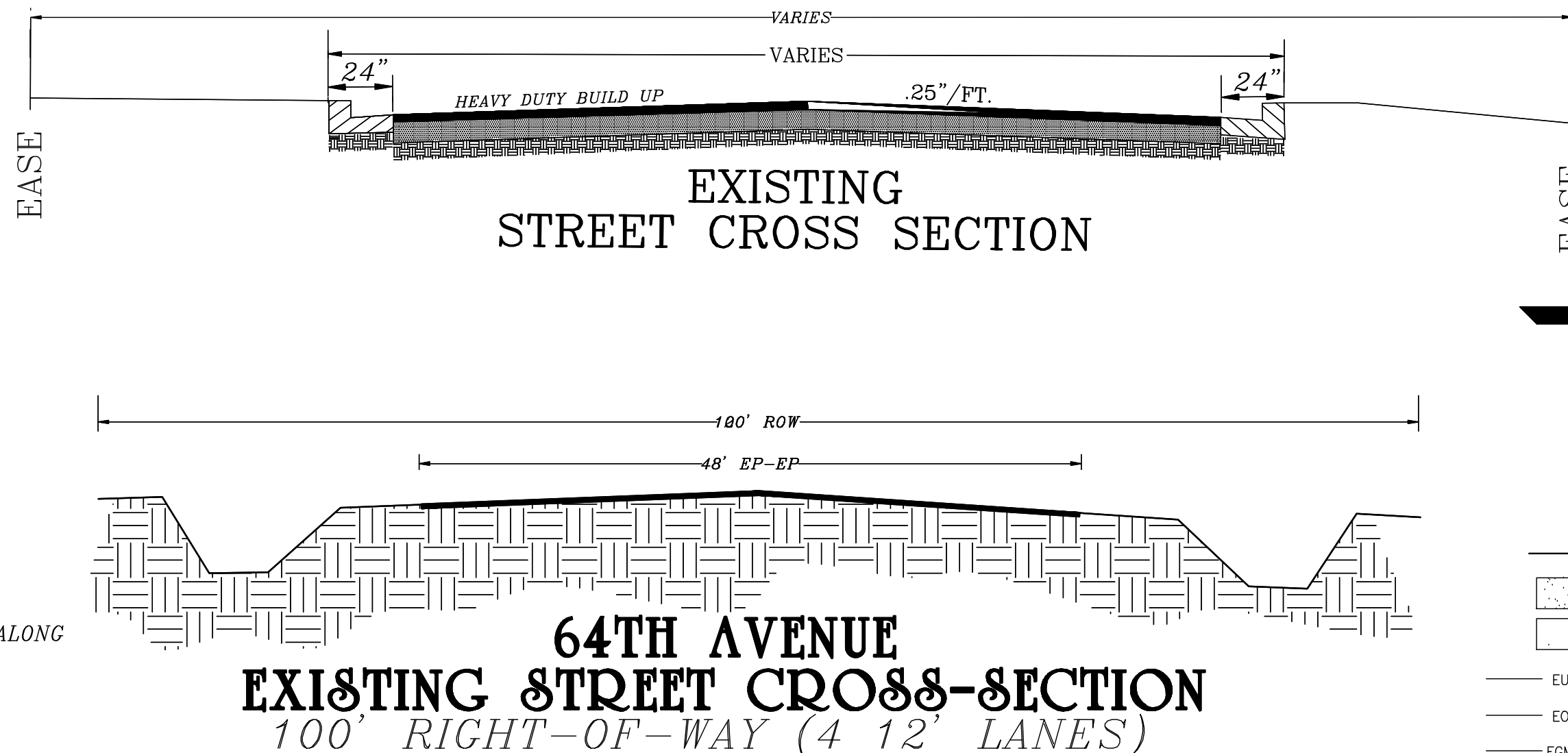


**OWNER**  
LLM PROPERTY, LLC  
535 OVERLOOK ROAD  
TUSCALOOSA, ALABAMA 35406

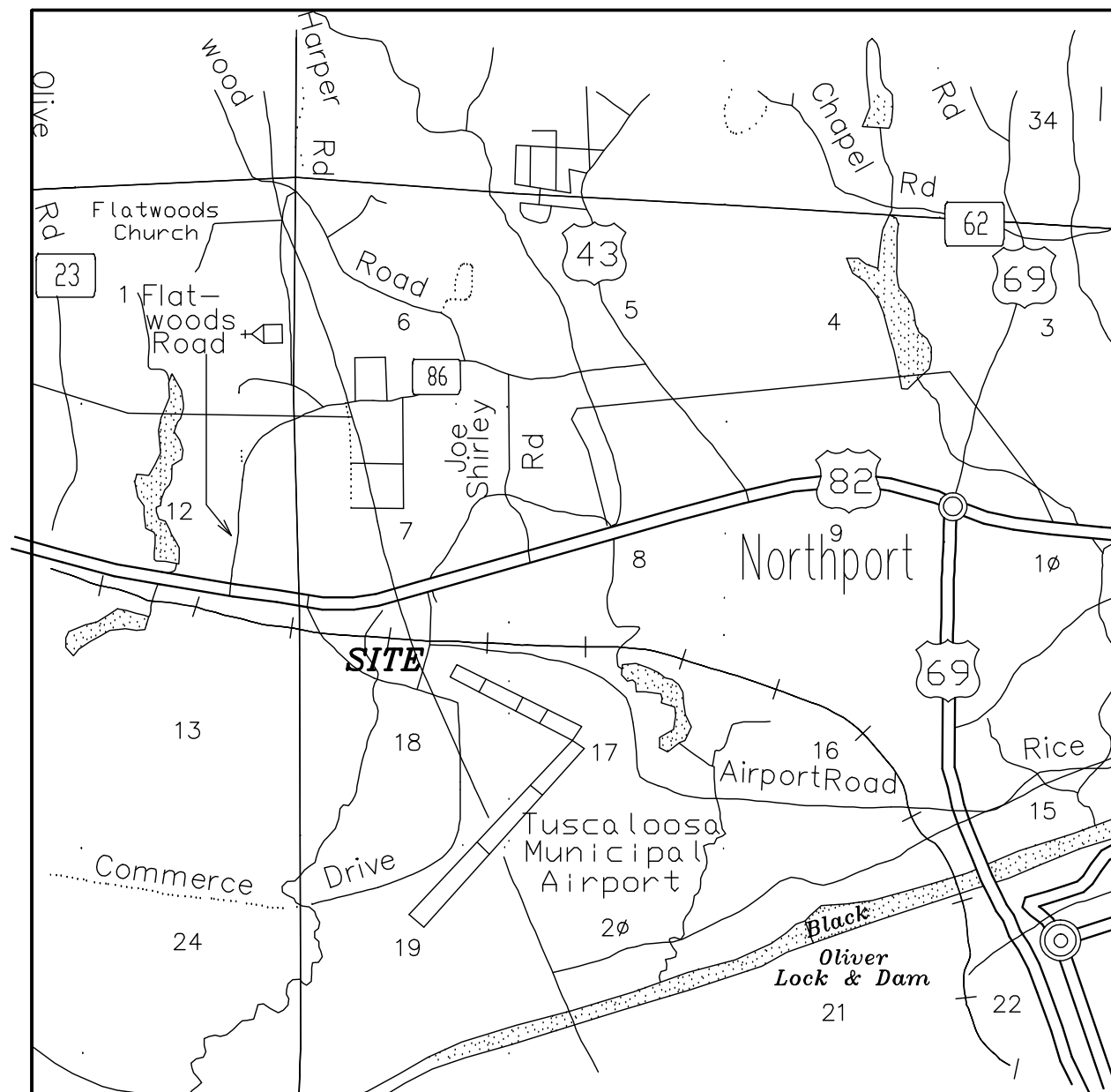
**ENGINEER**  
JAMES CHU #22170  
MCGUIRE ASSOCIATES A DIVISION OF GSA, INC.

**SURVEYOR**  
MICHAEL J. MCGUIRE PLS # 21782  
MCGUIRE ASSOCIATES A DIVISION OF GSA, INC.

- NOTES:**
- 1.) TOTAL ACREAGE TO BE SUBDIVIDED THIS PHASE IS 16.55 ACRES.
  - 2.) DEVELOPMENT SERVED BY SANITARY SEWER.
  - 3.) PROPERTY PARTIALLY LOCATED IN SPECIAL FLOOD HAZARD AREA.
  - 4.) PROPERTY LOCATED WITHIN CITY LIMITS AND ZONED M-1, LIGHT INDUSTRIAL. SETBACKS BASED ON HEIGHT OF BUILDING.
  - 5.) LOT DIMENSIONS ARE APPROXIMATE ONLY.
  - 6.) PROPERTY ZONED M-1.
  - 7.) ALL STREET, STORM DRAINAGE, SANITARY SEWER IMPROVEMENTS ARE EXISTING AND ARE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF NORTHPORT SPECIFICATIONS.
  - 8.) WATER SERVICES ARE PROVIDED BY THE CITY OF NORTHPORT.
  - 9.) THERE IS NO ADJACENT PROPERTY OWNED BY THE OWNER.
  - 10.) POWER, PHONE AND CABLE UNDER GROUND.
  - 11.) SOURCE OF DEED: DEED BOOK 2014 PAGE 15757, DEEDBOOK 2015 PAGE 4274
  - 12.) THE EXISTING DETENTION POND WAS DESIGNED AND CONSTRUCTED AS A PERMANENT POND. IT WILL BE TURNED OVER TO THE OWNERS ASSOCIATION FOR MAINTENANCE AND UPKEEP. THE CITY OF NORTHPORT WILL NOT BE RESPONSIBLE FOR THE DETENTION POND. ANY FUTURE DEVELOPMENT THAT MAY REQUIRE DETENTION WILL BE THE RESPONSIBILITY OF EACH RESPECTIVE LOT PURCHASER.
  - 13.) WE ARE REQUESTING A WAIVER OF HALF STREET IMPROVEMENTS AND SIDEWALK ALONG 64TH AVENUE AND PUBLIC STREET FRONTAGE.
  - 14.) THE PROPOSED INGRESS/EGRESS EASEMENT WILL SERVE ALL LOTS. THE INGRESS/EGRESS EASEMENT WILL ALSO SERVE EMERGENCY VEHICLES. IF THE INGRESS/EGRESS EASEMENT IS GATED GATE WILL BE REQUIRED TO HAVE FIRE DEPARTMENT ACCESS WITH GATE AND KNOX BOX.
  - 15.) THERE IS A 10 FOOT UTILITY EASEMENT RESERVED ALONG THAT PORTION OF EACH LOT ABUTTING A PUBLIC RIGHT-OF-WAY.
  - 16.) TOPOGRAPHY AS SHOWN FROM ORIGINAL CORAL INDUSTRIES SURVEY.
  - 17.) ALL EXISTING SANITARY SEWER WITHIN THE SUBDIVISION IS 8" PVC.



- LEGEND:**
- PROPOSED STORM INLET UNLESS OTHERWISE NOTED
  - EXISTING MANHOLE
  - EXISTING JUNCTION BOX
  - EXISTING POWER POLE]
  - EXISTING GUY WIRE
  - EXISTING CONTOUR
  - EXISTING GUY WIRE
  - EXISTING CONTOUR
  - EXISTING UNDERGROUND TELEPHONE
  - EXISTING OVERHEAD ELECTRIC
  - EXISTING GAS MAIN
  - EXISTING WATER MAIN
  - EXISTING SANITARY SEWER
  - EXISTING WOOD FENCE
  - EXISTING CHAIN LINK FENCE



## VICINITY MAP

"2024/CORALRES2/DWG/CORALRES"

| NO. | REVISIONS | DESCRIPTION | DATE |
|-----|-----------|-------------|------|
|     |           |             |      |
|     |           |             |      |
|     |           |             |      |
|     |           |             |      |

QUARTER - SECTION  
PART OF THE NE1/4 OF THE NW1/4 AND PART OF  
THE NW1/4 OF THE NE1/4 SEC.18, T21S, R10W

SECTION 18  
TOWNSHIP 21 SOUTH  
RANGE 10 WEST

**PRELIMINARY PLAT**  
**RESURVEY CORAL**  
**INDUSTRIES INDUSTRIAL**  
**PARK**  
TUSCALOOSA COUNTY, ALABAMA

FILE  
DWG/CORALRES

**MCGUIRE ASSOCIATES**  
A DIVISION OF  
**GONZALEZ - STRENGTH & ASSOCIATES, INC.**  
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION  
2315 14TH STREET TUSCALOOSA, ALABAMA 35401  
PHONE: (205) 782-5382, PHONE: (205) 361-2052, FAX (205) 942-3053



DWG. NO.  
PP-1  
PROJECT  
24-0357  
SHEET 2 OF 2



**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** S-19-24

**Applicant:** Susan Simon

**Location:** 3700 14<sup>th</sup> Street

**Request:** Preliminary Plat

Susan Simon is requesting preliminary plat approval for approximately 0.25 acres located at 3700 14<sup>th</sup> Street. Due to concerns regarding flood maps for this area, the applicant is requesting that this case be continued.

Any action on this item will require 6 affirmative votes.

**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** S-20-24

**Applicant:** Herbert Mullins

**Location:** 14052 Sunnydale Circle

**Request:** Preliminary Plat

Herbert Mullins is requesting preliminary plat approval for approximately 2.14 acres located at 14052 Sunnydale Circle. The site currently consists of 3 lots with a single-family residence. The applicant is proposing to consolidate the property into 1 lot.

The site is surrounded on all sides by single family detached residences. This property is located outside of the city limits of Northport but is within its planning jurisdiction.

The future land use map contained within Northport Compass shows this property as “Agricultural Rural Residential”. By combining lots and lowering potential density, the applicant would be bringing the property further into compliance with the comprehensive plan.

The applicant is requesting the following waivers:

- **Sidewalks and half-street improvements** – The subdivision regulations require that sidewalks be constructed along all right-of-way frontages. They also require that all public right-of-way be built to city standards, which would include curb and gutter. The right-of-way this would apply to is within the County. While a letter regarding this specific waiver request has not been provided from the County, they have previously informed city staff that they generally would support these waiver requests on their rights-of-way.
- **Double Street Frontage** – The subdivision regulations require that double frontage lots be avoided. While the proposed lot would have frontage on both Rue Road and Old Rue Road, access is limited to a single driveway on Old Rue Road.
- **Capped Sewer** – The subdivision regulations require that all lots have capped sewer laterals installed. Since there is no public sewer to connect to, and the existing residence is served by on-site septic, the applicant is requesting that this requirement be waived.

Any action on this item will require 6 affirmative votes.



# City of Northport Planning Commission

## Preliminary Plat

### Parcels

□ Parcels

### Zoning

■ Agriculture

■ General Commercial

■ Neighborhood Commercial

■ Office and Institutional

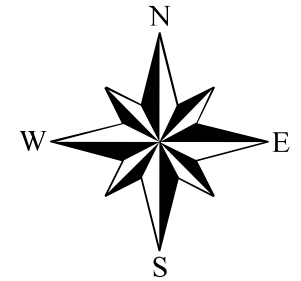
■ Residential Single-Family - 1

■ Residential Single-Family - 2

■ Residential Single-Family - 4

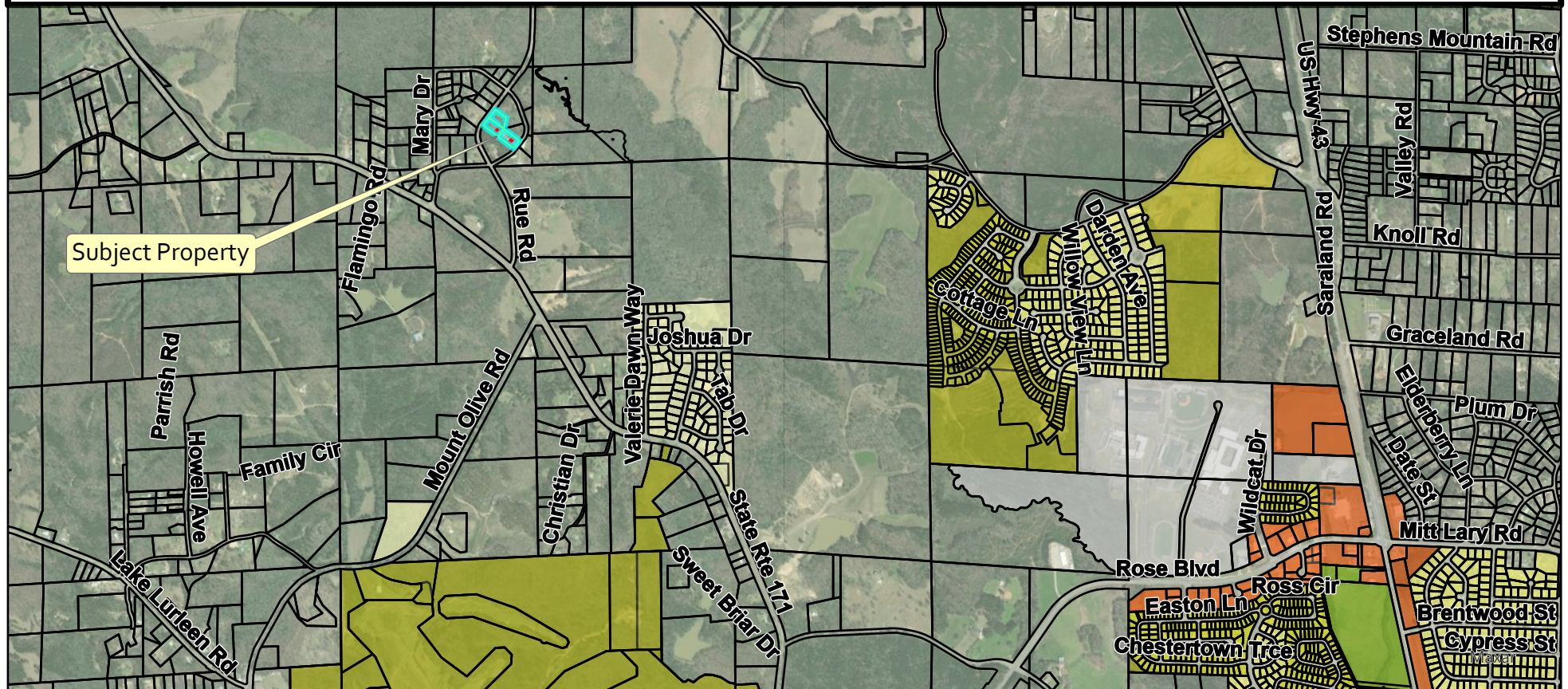
■ Residential Single-Family - SD

▨ Parcels selection



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0 2,000 4,000 8,000 Feet





# City of Northport Planning Commission

## Preliminary Plat

### Parcels

□ Parcels

### Future Land Use

■ Agriculture Rural Residential

■ Conservation

■ Conservation Floodway

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

■ Medium to Low Density Transition

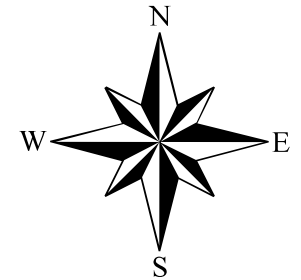
■ Low Density Residential

■ Institutional

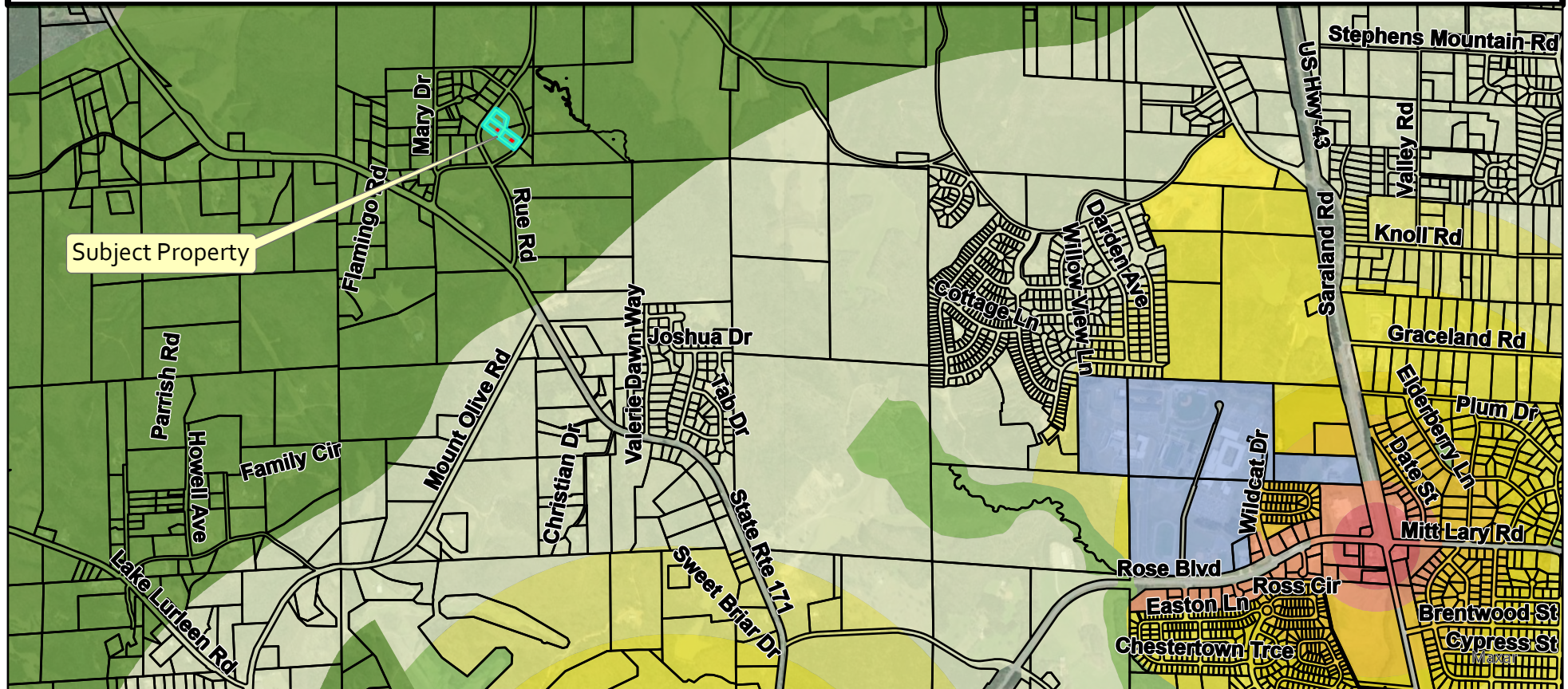
■ Utilities

■ Parcels selection

0 2,000 4,000 8,000 Feet



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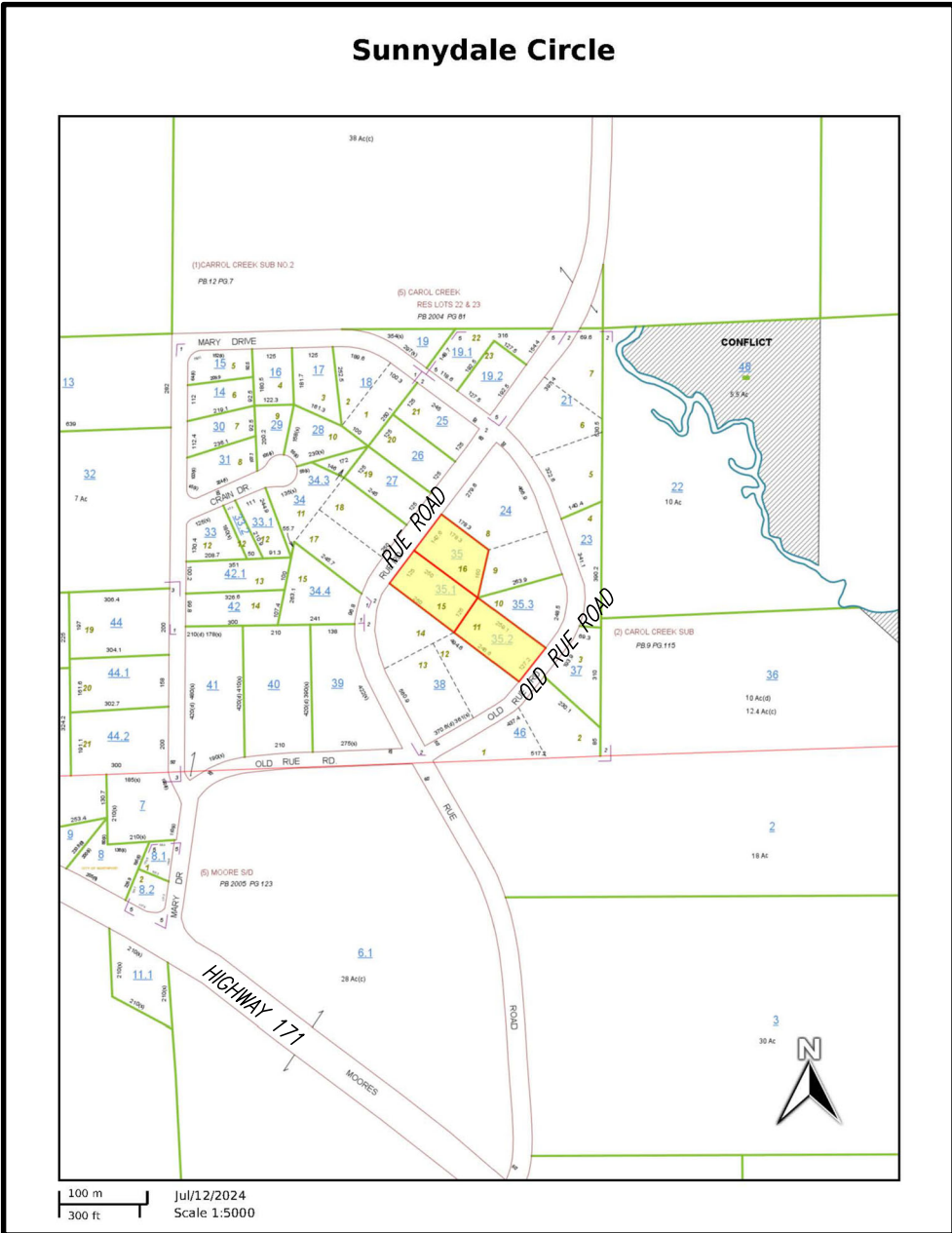




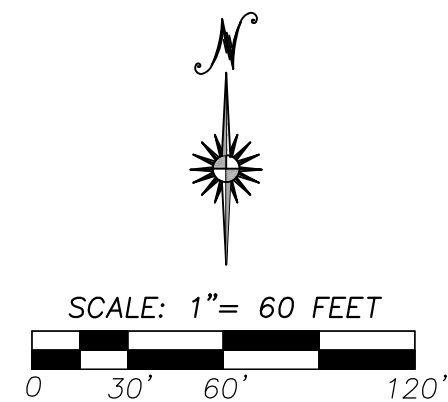


Aerial view of  
subject property

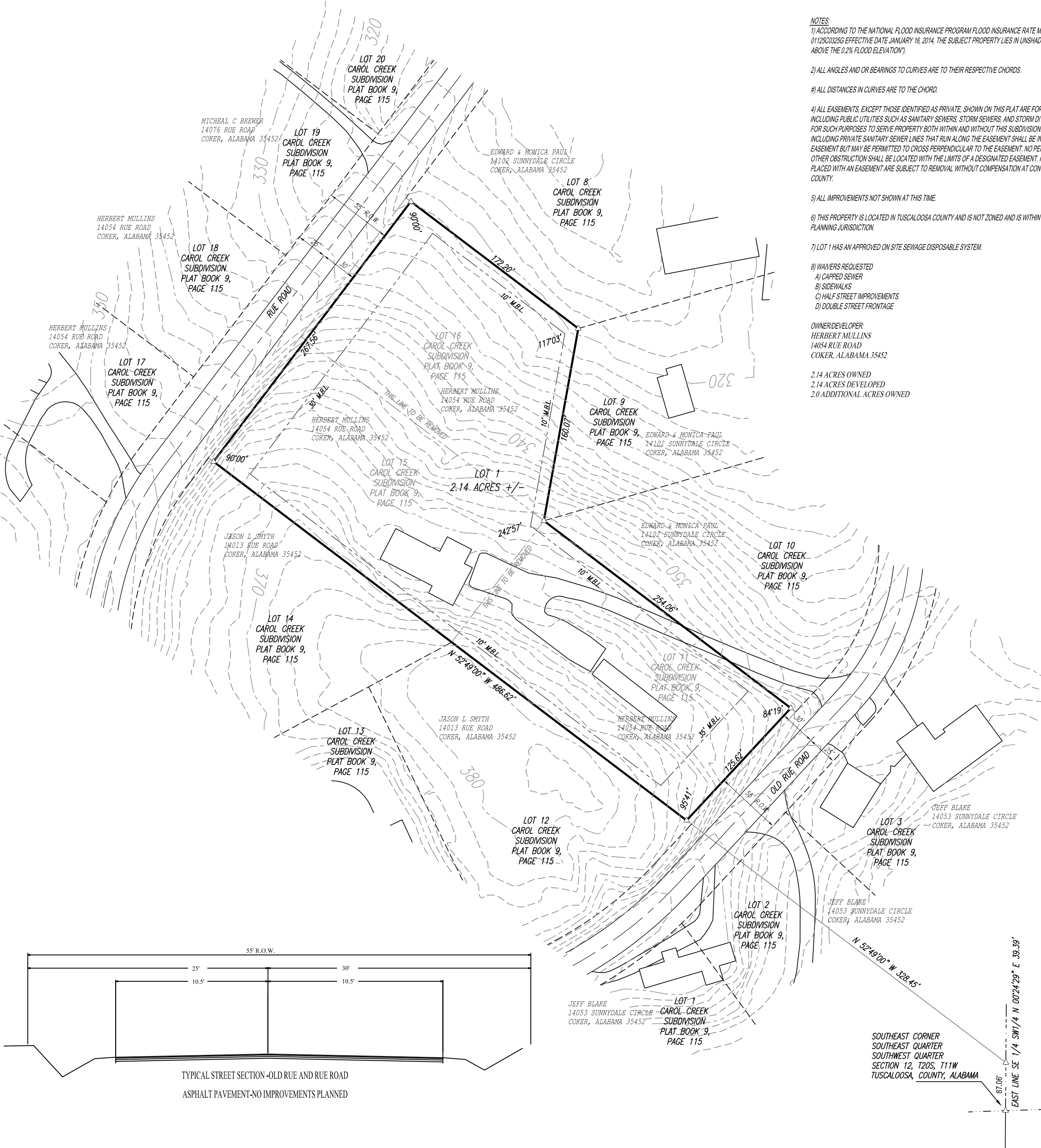




- LEGEND**
- IRON FOUND
  - 1/2" REBAR and CAP SET (CA-965-LS)
  - CONCRETE MONUMENT FOUND
  - CALCULATED -NOT MONUMENTED
  - ( ) DEED and/or PLAT CALL
  - R.O.W. RIGHT-OF-WAY
  - X- FENCE LINE
  - M.B.L. MINIMUM BUILDING LINE
  - UTILITY POLE
  - P- POWER LINE
  - WATER METER
  - POWER METER
  - CONCRETE SURFACE
  - BUILDING
  - WOOD SURFACE
  - LINE NOT TO SCALE



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



- NOTES:**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 011260325G EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% FLOOD ELEVATION").
  - 2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
  - 3) ALL DISTANCES IN CURVES ARE TO THE CHORD.
  - 4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITH THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
  - 5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
  - 6) THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF NORTHPORT'S PLANNING JURISDICTION.
  - 7) LOT 1 HAS AN APPROVED ON SITE SEWAGE DISPOSABLE SYSTEM.
  - 8) WAIVERS REQUESTED:
    - A) CAPPED SEWER
    - B) SIDEWALKS
    - C) HALF STREET IMPROVEMENTS
    - D) DOUBLE STREET FRONTAGE
- OWNER/DEVELOPER:  
HERBERT MULLINS  
14054 RUE ROAD  
COKER, ALABAMA 35452
- 2.14 ACRES OWNED  
2.14 ACRES DEVELOPED  
2.0 ADDITIONAL ACRES OWNED

**Montgomery and Hinkle, inc.**  
Professional Land Surveyors  
203 Hargrove Road East  
Tuscaloosa, AL 35401  
TuscaloosaLandSurvey.com  
Phone - (205) 248-7396 - Fax - (205) 248-7398

kevin@mhsurvey.com  
marty@mhsurvey.com  
office@mhsurvey.com

**INFORMATION SOURCES**

**SUNNYDALE CIRCLE**

A RESURVEY OF LOTS 11, 15 AND 16 CAROL CREEK SUBDIVISION PLAT BOOK 11, PAGE 115  
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 12, TOWNSHIP 20 SOUTH, RANGE 11 WEST

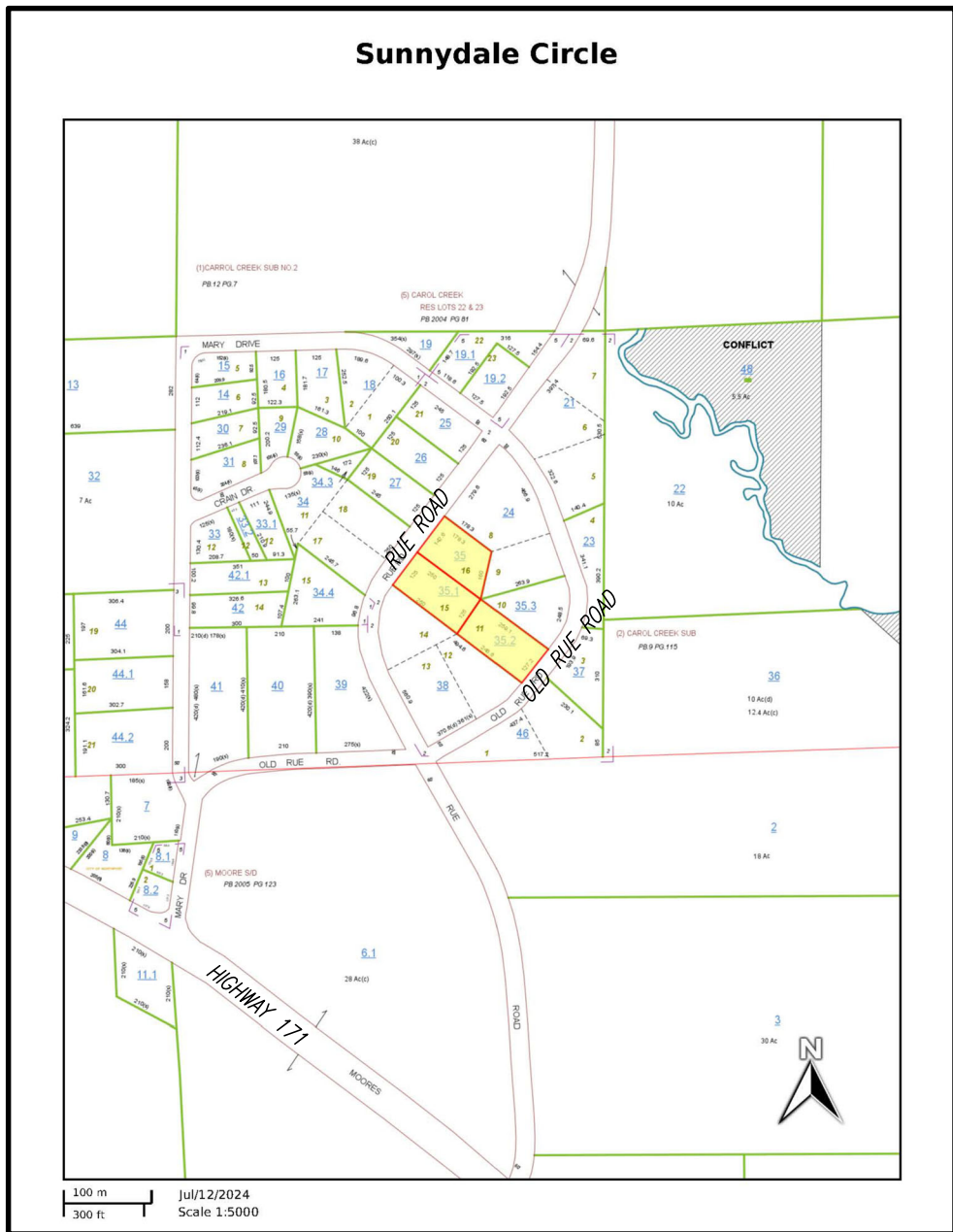
TUSCALOOSA COUNTY, ALABAMA

**SOURCE OF TITLE:**

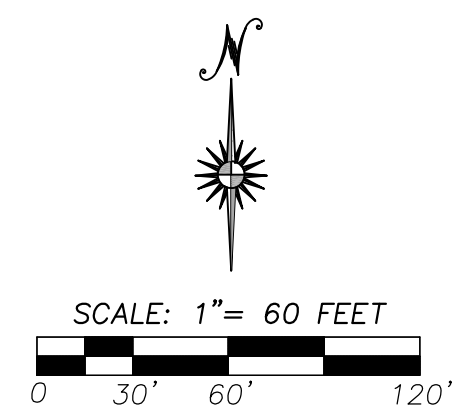
DB 980, PG 543A

|                 |                |             |            |
|-----------------|----------------|-------------|------------|
| Source of Info. | SHOWN          | Job No.     | 2407-023   |
| Field Work      | N/A            | Date        | 07/15/2014 |
| Survey Type     | PLEM PLAT      | Scale       | 1"= 60'    |
| Field Book      | N/A            | Drawn By    | S.M.B.     |
| ACAD File       | 2407-023 Pl Pt | Approved By | MMM        |
| COGO File       | N/A            | Sheet       | 1 of 1     |

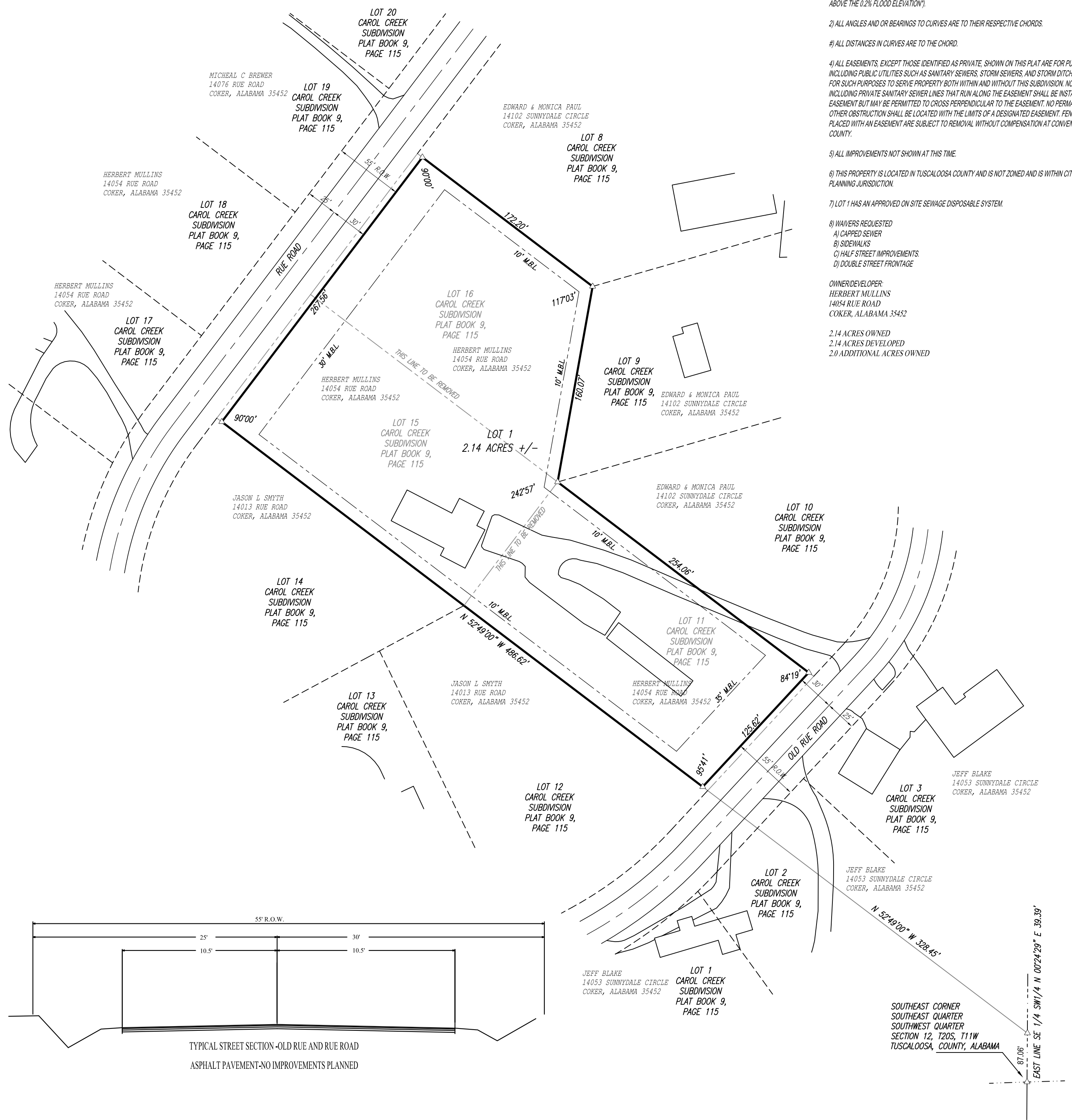




- LEGEND**
- IRON FOUND
  - 1/2" REBAR and CAP SET (CA-965-LS)
  - CONCRETE MONUMENT FOUND
  - CALCULATED -NOT MONUMENTED
  - ( ) DEED and/or PLAT CALL
  - R.O.W. RIGHT-OF-WAY
  - X- FENCE LINE
  - M.B.L. MINIMUM BUILDING LINE
  - UTILITY POLE
  - P- POWER LINE
  - WATER METER
  - POWER METER
  - CONCRETE SURFACE
  - BUILDING
  - WOOD SURFACE
  - LINE NOT TO SCALE



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



- NOTES:**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 011260325G EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% FLOOD ELEVATION").
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  - 4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITH THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
  - 5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
  - 6) THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF NORTHPORT'S PLANNING JURISDICTION.
  - 7) LOT 1 HAS AN APPROVED ON SITE SEWAGE DISPOSABLE SYSTEM.
  - 8) WAIVERS REQUESTED:
    - A) CAPPED SEWER
    - B) SIDEWALKS
    - C) HALF STREET IMPROVEMENTS
    - D) DOUBLE STREET FRONTAGE
- OWNER/DEVELOPER:  
HERBERT MULLINS  
14054 RUE ROAD  
COKER, ALABAMA 35452
- 2.14 ACRES OWNED  
2.14 ACRES DEVELOPED  
2.0 ADDITIONAL ACRES OWNED

|                                                                                                                                                                                                                                                                                                                                                            |                            |                                                                                                                                                                                                                                                   |                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |       |         |          |            |     |      |            |             |           |       |         |            |     |          |        |           |                |             |     |           |     |       |        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-------|---------|----------|------------|-----|------|------------|-------------|-----------|-------|---------|------------|-----|----------|--------|-----------|----------------|-------------|-----|-----------|-----|-------|--------|
|  <b>Montgomery and Hinkle, inc.</b><br>Professional Land Surveyors<br>203 Hargrove Road East<br>Tuscaloosa, AL 35401<br>TuscaloosaLandSurvey.com<br>Phone - (205) 248-7396 - Fax - (205) 248-7398<br>kevin@mhisurvey.com<br>marly@mhisurvey.com<br>office@mhisurvey.com | <b>INFORMATION SOURCES</b> | <b>SUNNYDALE CIRCLE</b><br>A RESURVEY OF LOTS 11, 15 AND 16 CAROL CREEK SUBDIVISION PLAT BOOK 11, PAGE 115<br>A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER SECTION 12, TOWNSHIP 20 SOUTH, RANGE 11 WEST<br>TUSCALOOSA COUNTY, ALABAMA | <b>SOURCE OF TITLE:</b><br>DB 980, PG 543A | <table border="1"><tr><td>Source of Info.</td><td>SHOWN</td><td>Job No.</td><td>2407-023</td></tr><tr><td>Field Work</td><td>N/A</td><td>Date</td><td>07/15/2014</td></tr><tr><td>Survey Type</td><td>PLEM PLAT</td><td>Scale</td><td>1"= 60'</td></tr><tr><td>Field Book</td><td>N/A</td><td>Drawn By</td><td>S.M.B.</td></tr><tr><td>ACAD File</td><td>2407-023 Pl Pt</td><td>Approved By</td><td>MMM</td></tr><tr><td>COGO File</td><td>N/A</td><td>Sheet</td><td>1 of 1</td></tr></table> | Source of Info. | SHOWN | Job No. | 2407-023 | Field Work | N/A | Date | 07/15/2014 | Survey Type | PLEM PLAT | Scale | 1"= 60' | Field Book | N/A | Drawn By | S.M.B. | ACAD File | 2407-023 Pl Pt | Approved By | MMM | COGO File | N/A | Sheet | 1 of 1 |
|                                                                                                                                                                                                                                                                                                                                                            | Source of Info.            | SHOWN                                                                                                                                                                                                                                             | Job No.                                    | 2407-023                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |       |         |          |            |     |      |            |             |           |       |         |            |     |          |        |           |                |             |     |           |     |       |        |
|                                                                                                                                                                                                                                                                                                                                                            | Field Work                 | N/A                                                                                                                                                                                                                                               | Date                                       | 07/15/2014                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 |       |         |          |            |     |      |            |             |           |       |         |            |     |          |        |           |                |             |     |           |     |       |        |
|                                                                                                                                                                                                                                                                                                                                                            | Survey Type                | PLEM PLAT                                                                                                                                                                                                                                         | Scale                                      | 1"= 60'                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 |       |         |          |            |     |      |            |             |           |       |         |            |     |          |        |           |                |             |     |           |     |       |        |
|                                                                                                                                                                                                                                                                                                                                                            | Field Book                 | N/A                                                                                                                                                                                                                                               | Drawn By                                   | S.M.B.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |       |         |          |            |     |      |            |             |           |       |         |            |     |          |        |           |                |             |     |           |     |       |        |
| ACAD File                                                                                                                                                                                                                                                                                                                                                  | 2407-023 Pl Pt             | Approved By                                                                                                                                                                                                                                       | MMM                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |       |         |          |            |     |      |            |             |           |       |         |            |     |          |        |           |                |             |     |           |     |       |        |
| COGO File                                                                                                                                                                                                                                                                                                                                                  | N/A                        | Sheet                                                                                                                                                                                                                                             | 1 of 1                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |       |         |          |            |     |      |            |             |           |       |         |            |     |          |        |           |                |             |     |           |     |       |        |

**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** A-24-4

**Applicant:** Charles Stamps

**Location:** East side of HWY 69, North of Shenandoah Drive and South of Charle Shirley Road

**Request:** Annexation

Charles Stamps is requesting annexation of approximately 32.4 acres located on the east side of HWY 69, North of Shenandoah Drive and south of Charlie Shirley Road. This property is contiguous to the city limits and is surrounded by land zoned Residential Single Family (RS-1) to the south and east, unzoned land to the north, and General Commercial zoning (C-3) to the west across HWY 69. The applicant is requesting Residential Single-Family zoning (RS-1) for the purpose of developing single-family detached lots.

This property lies within the priority growth areas identified in the comprehensive plan. The future land use plan within Northport Compass identifies this property as “High to medium density transition” and “Medium density residential”. The proposed use and requested zoning do not conflict with the comprehensive plan.

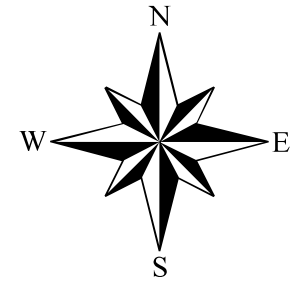
Any action on this item will be a recommendation to City Council.



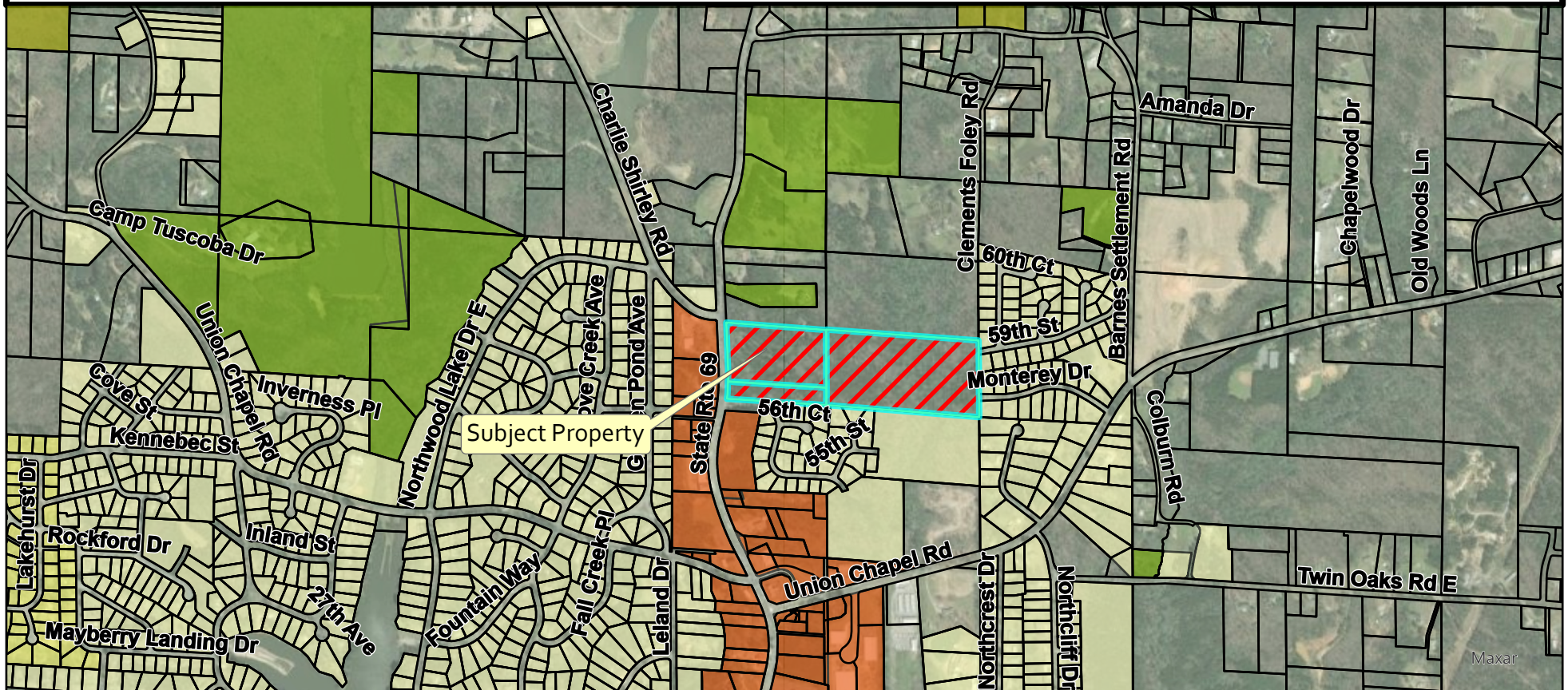
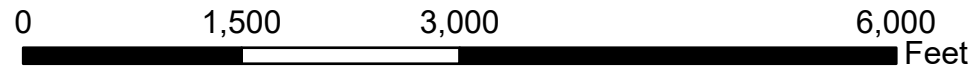
# City of Northport Planning Commission

## Annexation / Preliminary Plat

- Parcels**
-  General Commercial
  -  Residential Single-Family - 1
  -  Residential Single-Family - 2
  -  Residential Single-Family - SD
  -  Subject Property
- Zoning**
-  Agriculture



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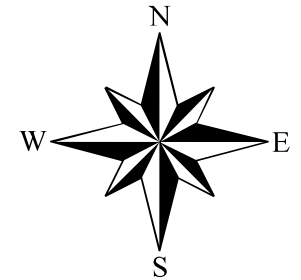
# City of Northport Planning Commission

## Annexation / Preliminary Plat

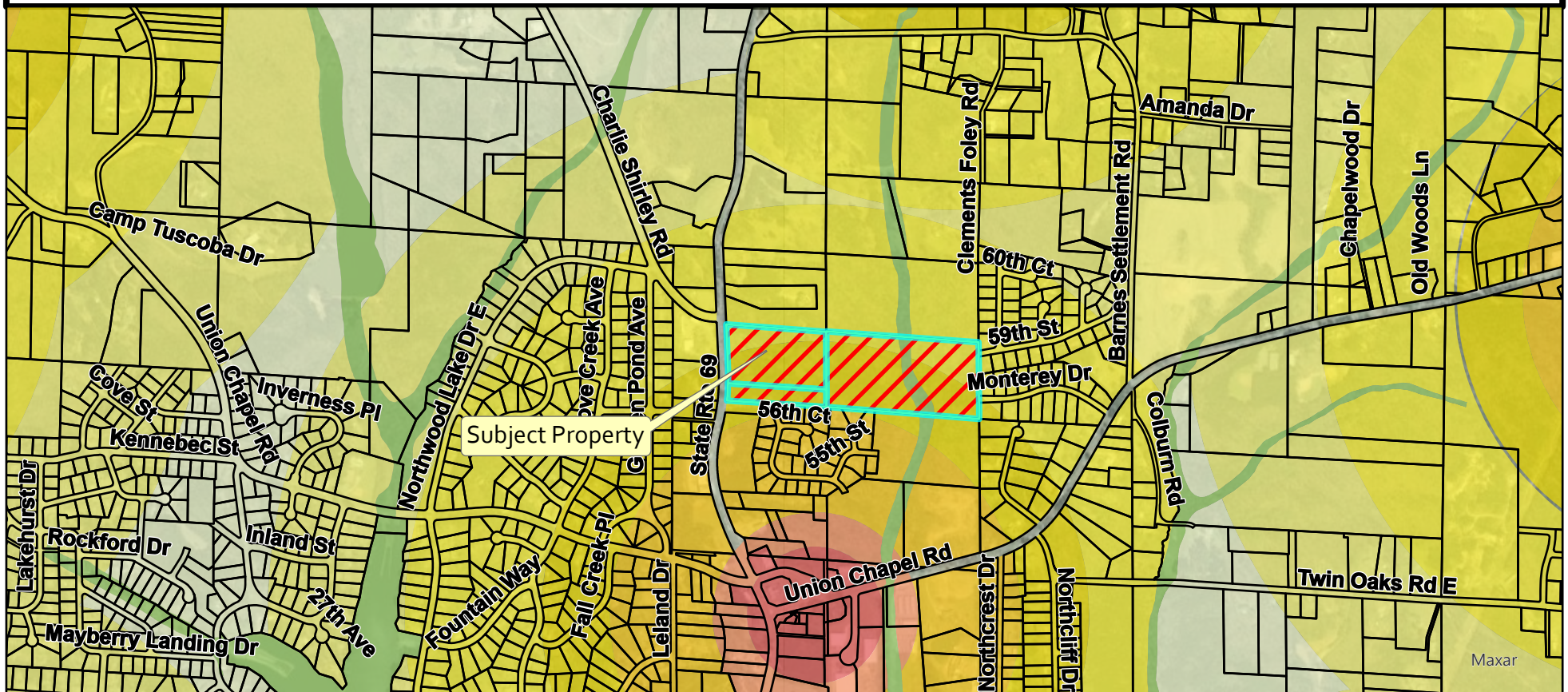
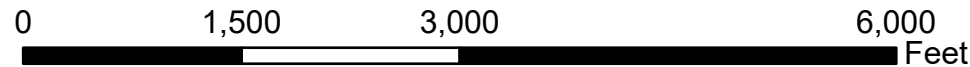
### Parcels



### Future Land Use



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Property as seen  
from HWY 69  
North looking east



Google

Image capture: May 2024 © 2024 Google United States Terms Privacy

**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** S-24-21

**Applicant:** Longleaf Engineering

**Location:** East side of HWY 69, North of Shenandoah Drive and South of Charle Shirley Rd

**Request:** Preliminary Plat

Longleaf Engineering requests preliminary plat approval for approximately 32.4 acres located on the East side of HWY 69, North of Shenandoah Drive and South of Charle Shirley Road. The plat consists of 31 single-family residential lots with 5 open space lots. No amenities are proposed with this plat, as none are required for developments with lots this large. This property is surrounded by single-family neighborhoods zoned Residential Single Family (RS-1) to the south and east, unzoned and undeveloped land to the north, and a contractor's office with General Commercial zoning (C-3) to the west across HWY 69

The applicant is requesting the following waivers:

- **200' Rear Setback Along Major Streets** – The subdivision regulations require that all residential lots with rear yards abutting major streets be platted with a 200-foot rear setback, unless the commission determines that for reasons of topography or other features that a lesser yard will achieve the same purpose. The applicant is proposing instead to leave a very dense natural wooded 30-foot buffer between the proposed development and HWY 69 (see streetview images included in packet).
- **Capped Sewer** - The subdivision regulations require that all new streets have sewer infrastructure installed and that all lots have capped sewer laterals installed. The applicant is requesting that these requirements be waived since the development will be served by on-site sewer. City sewer is currently located within this development. However, there is not present capacity downstream to allow this subdivision to be connected. The City has done preliminary engineering for the needed capacity improvements, but construction funding is not available at this time. Construction of the capped sewer would allow the subdivision to be connected to sewer for minimal cost when the downstream capacity is increased in a future project. If the capped sewer is not constructed with the subdivision, the new roads would have to be open cut to add sewer in the future, which is not feasible considering the expense and lack of alternative access to the homes. If the Commission elects to deny the capped sewer waiver request, then the preliminary plat should not be approved until the sewer infrastructure is added to the plat.

The future land use plan within Northport Compass identifies this property as “High to medium density transition” and “Medium density residential”. The proposed use does not conflict with the comprehensive plan.

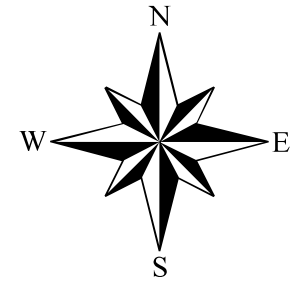
Any action on this item will require 6 affirmative votes.



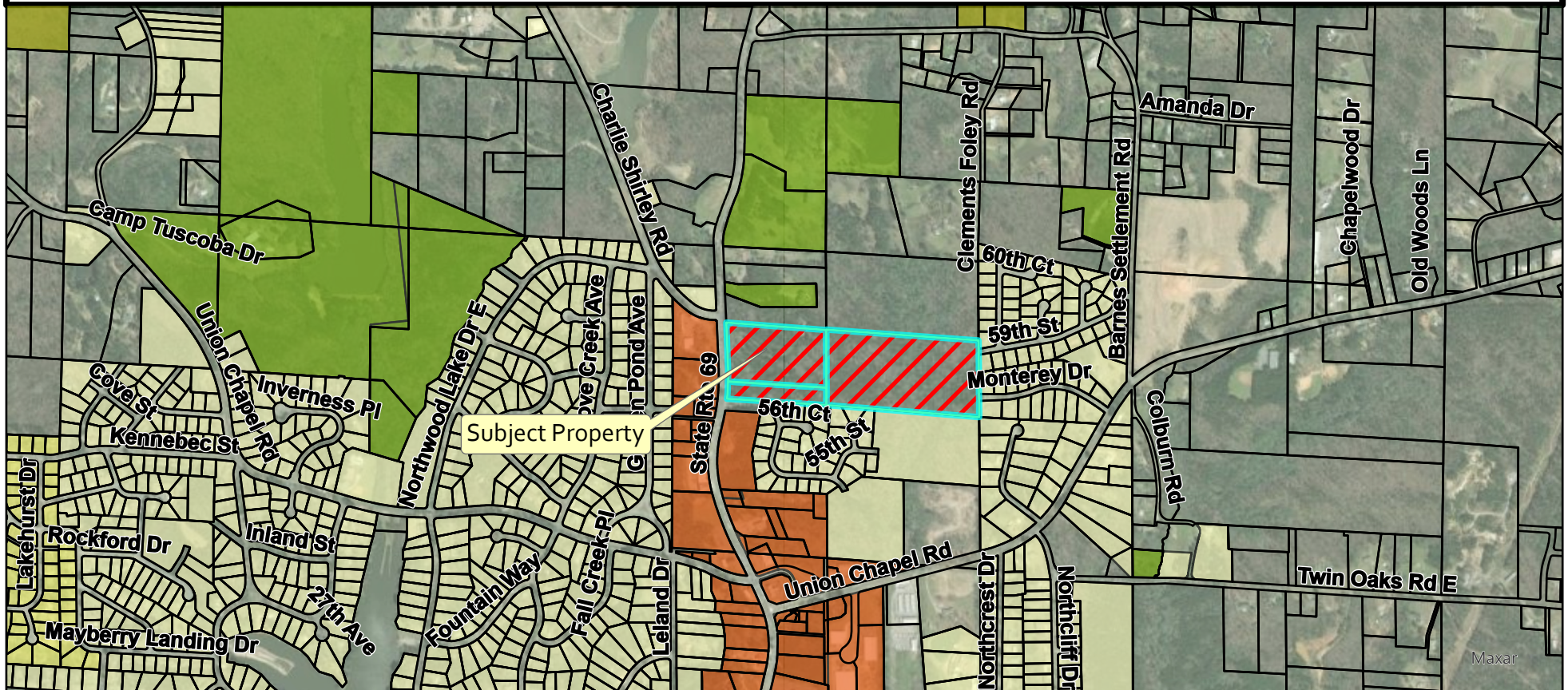
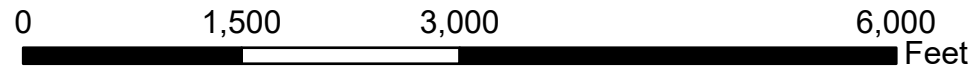
# City of Northport Planning Commission

## Annexation / Preliminary Plat

- Parcels**
-  General Commercial
  -  Residential Single-Family - 1
  -  Residential Single-Family - 2
  -  Residential Single-Family - SD
  -  Subject Property
- Zoning**
-  Agriculture



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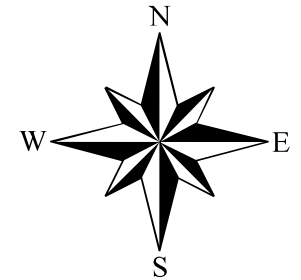
# City of Northport Planning Commission

## Annexation / Preliminary Plat

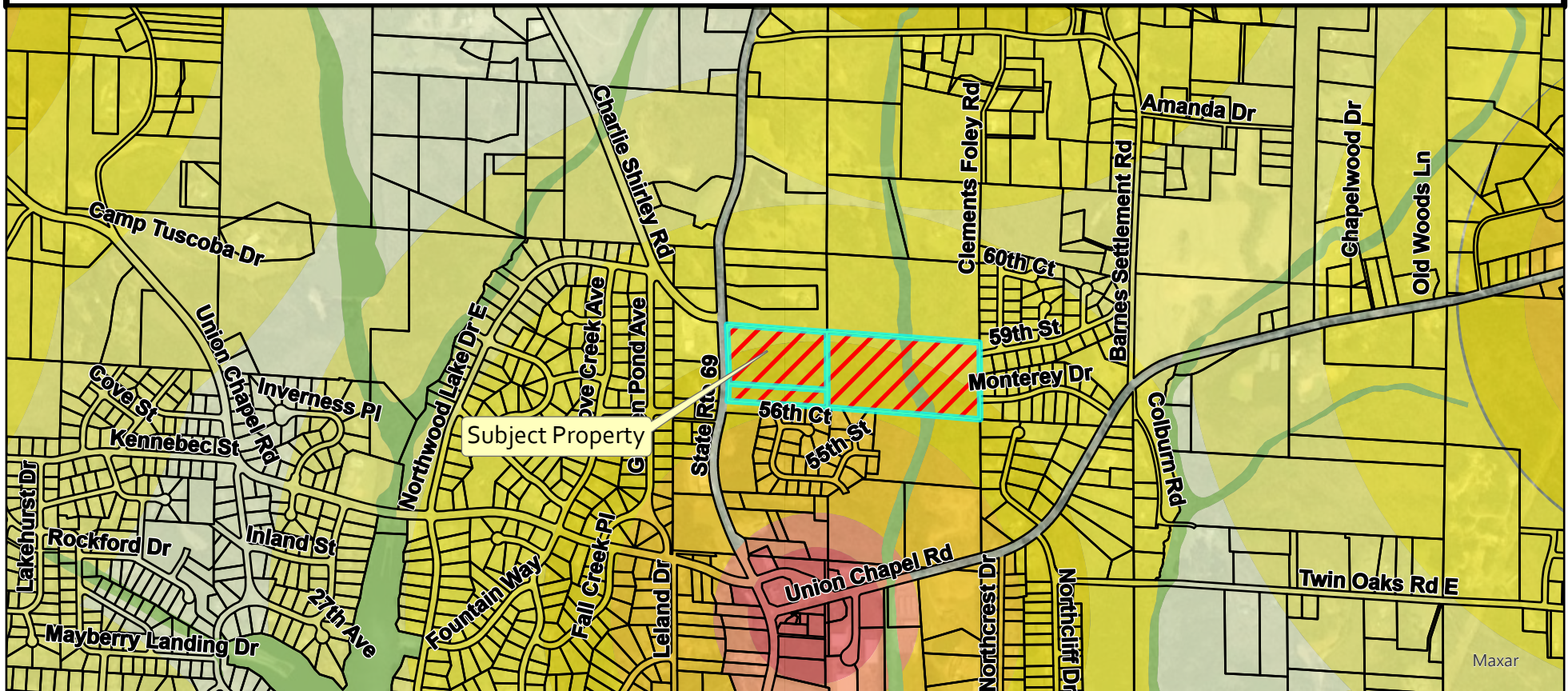
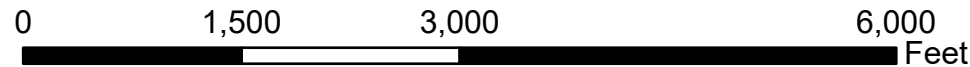
### Parcels



### Future Land Use



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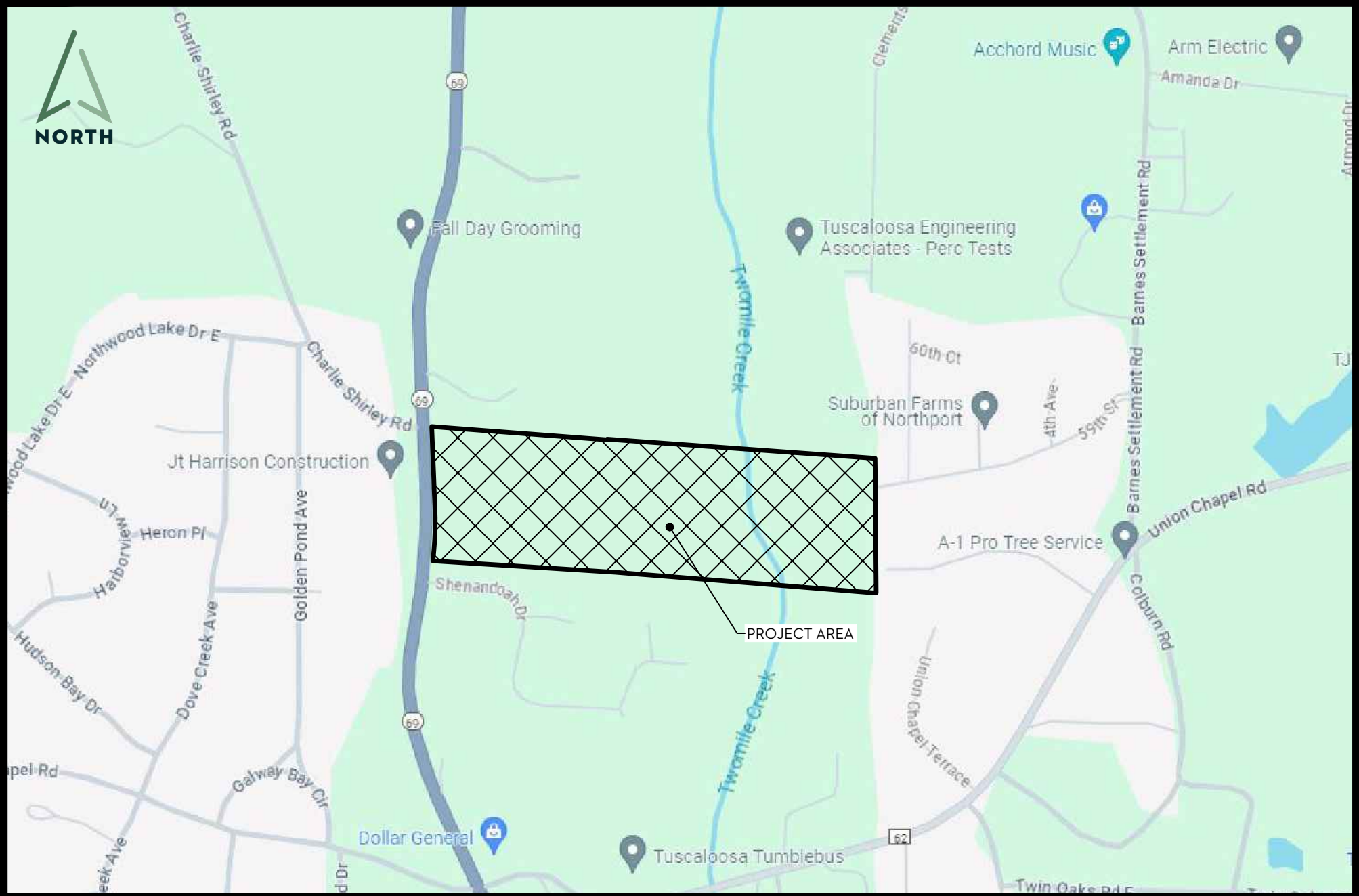
Property as seen  
from HWY 69  
North looking east



Google

Image capture: May 2024 © 2024 Google United States Terms Privacy





VICINITY MAP

25-05-032 Country Glen Subdivision  
Northport, Alabama

Date: 8/12/2024

Drawn By: RAD

Scale: NTS

Sheet #: 1 of 1



**LONGLEAF**  
ENGINEERING

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





1927 7<sup>th</sup> Street  
Tuscaloosa, AL 35401  
(205) 345-5646

August 26, 2024

City of Northport  
Planning and Zoning Commission  
3500 McFarland Boulevard  
Northport, AL 35476

Re:     *Waiver Request Letter*  
          *Country Glen Subdivision*

Planning and Zoning Commission,

This letter is to accompany the preliminary plat for the new Country Glen Subdivision. The Developer is requesting a waiver from Section 707 of the Subdivision Regulations requiring a 200' rear setback along major streets. This waiver affects only the proposed Lot 25. As requested by City of Northport staff, the vegetated buffer along Hwy-43 has been converted to open space. By creating this open space, the adjacent lots are no longer abutting Hwy-43 and should not be subject to the 200' rear setback.

The Developer is also requesting this waiver on the basis of topography. The intent of this subdivision is to maintain as much of the natural topography and vegetation as possible, and no mass grading is planned. The proposed 30' natural vegetated buffer between Hwy-43 and Lot 25 is located at a high point of the road and right-of-way. The general site topography will be maintained, meaning Lot 25 will be substantially lower in elevation than the buffer along the roadway. This difference in elevation will provide both a visual buffer and a noise buffer.

After further review of the sanitary sewer lines shown on the initial submission, the Developer would like to request a waiver from Section 901 of the Subdivision Regulations requiring the installation of capped sewer. The developer is requesting this waiver on the basis of maintenance concerns and deep sewer installation. Sanitary sewer lines installed servicing the west side of the subdivision would require crossing the existing floodway. The intent of this subdivision is to maintain as much of the natural topography and vegetation as possible, and no mass grading is planned. By limiting the earthwork proposed, sanitary sewer lines will likely exceed the maximum depth allowed by the City.

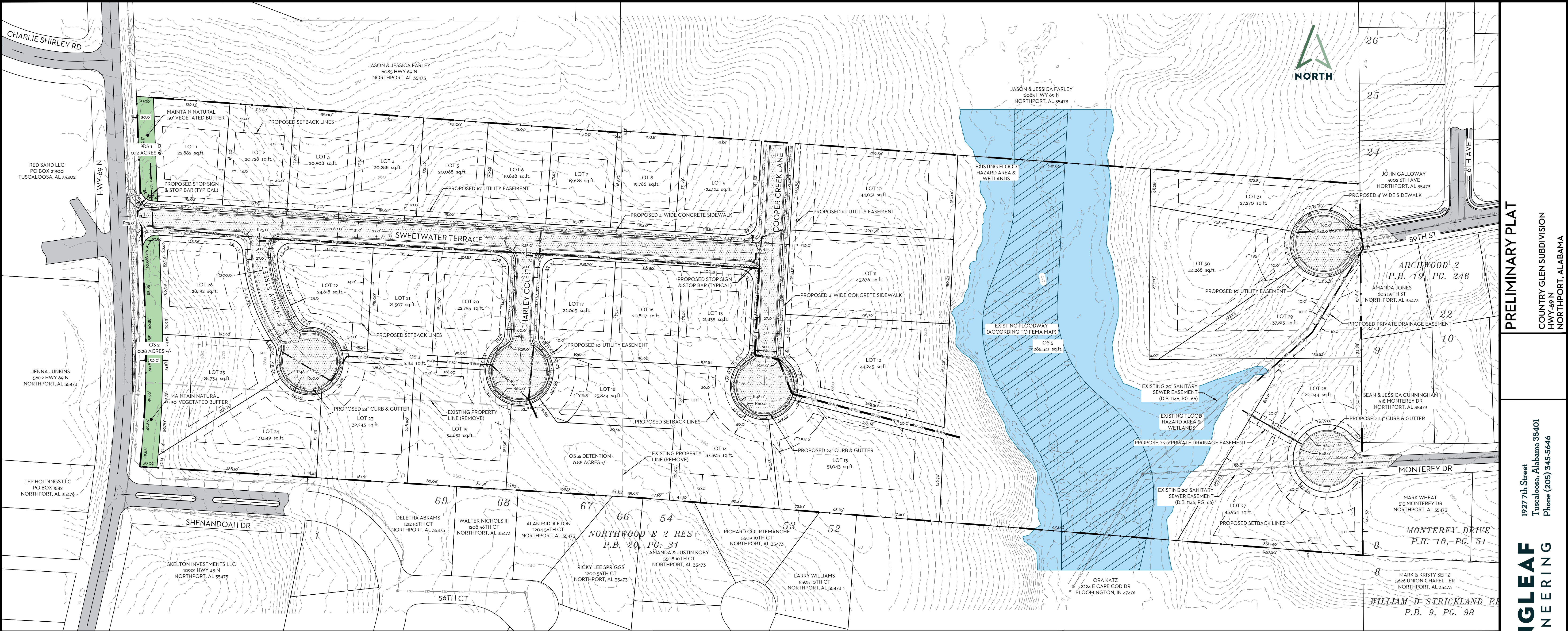
Please let me know if you have any questions or need any further information.

Sincerely,

**Longleaf Engineering, LLC**

Ruth Ann Dover  
Project Engineer





COUNTRY GLEN SUBDIVISION  
PRELIMINARY PLAT

Section 34, Township 20 South, Range 10 W  
Total Acres to be Subdivided: +/- 32.43  
Total Contiguous Acres Controlled by Developer: +/- 32.43  
Total Lots: 31 Lots + 5 Open Spaces

NOTES

- Each lot shall comply with the maximum ISR requirement of 0.30 for the proposed R-1 zoning as described in the Northport City Zoning Ordinances.
- Existing zoning: Unzoned (Currently located outside of Northport City Limits)
- Proposed zoning: R-1, pending Northport City Council approval of accompanying annexation request
- All easements shown on this Preliminary Plat, unless otherwise noted, will be dedicated for public utility use. All storm infrastructure outside of ROW will be maintained by the HOA.
- No fencing or permanent structure shall be located within any utility, sanitary, or stormwater easement. No bushes, trees, etc. may be planted on an access easement.
- Post-development runoff from site will not exceed pre-development runoff.
- Inlets shall be provided so that surface water is not carried across any street nor for a distance greater than 500 feet in the gutter, and to prevent gutter flow velocities in excess of 10 ft/s.
- Water service for subdivision will be provided by City of Northport. Approximate location & size of water mains and location of fire hydrants are shown on plat.
- Contour lines shown are existing and at 2' intervals (based on NGVD 1929 vertical datum).
- All proposed residential lots will utilize onsite septic systems. A waiver is requested to the requirement of installing capped sewers.
- A portion of the site lies within a 100-year flood plain (FIRM Map 01125C0339G (1/16/2014). All buildable area lies outside of flood hazard areas.
- Builders shall be required to comply with all landscaping/buffer requirements in the Zoning Ordinances along with Section 406 of the Subdivision Regulations as the individual lots are developed.
- Project Benchmarks: S Half, NW 1/4 - SE 1/4 Sec. 34, T20S, R10W Tuscaloosa County, Alabama.

Owner: Charles Edward Stamps Etal  
130 Legacy Ridge West  
Springville, AL 35146

Surveyor: Lonnie J. "Jamie" Autery  
PLS AL Reg No. 26279  
353118th Avenue NE  
Tuscaloosa, AL 35406

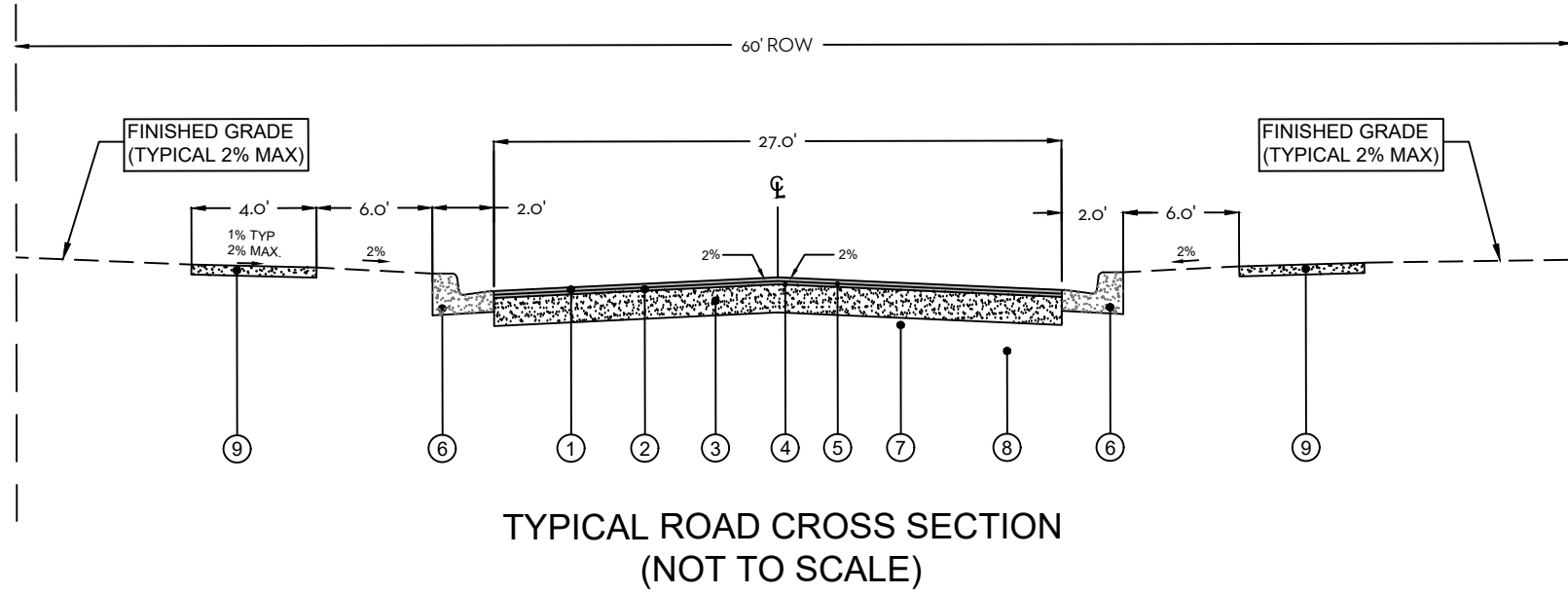
Requested Waivers: Section 707 of Subdivision Regulations - 200' Rear Setback along Major Roads  
Section 901 of Subdivision Regulations - Installation of Capped Sewers

Requested Variances: None

R-1 Setbacks:  
Front: 40'  
Rear: 50'  
Side: 14' & 14'  
Max Structure Height: 35'  
Max ISR: 0.30

WATER DISTRIBUTION DESIGN INFO

Total water usage is dependent on the future use of the proposed lots.  
Total water usage and proposed water mains shall conform to the following requirements:  
Maximum daily flow = 175%, maximum hourly flow = 300%  
40 - 80 psi residential pressure targeted  
Velocity limited between 3 - 7 fps  
Hydrant spacing limited to 1,000 feet, where all structures are within 500 feet of hydrant (approximate locations shown on plat).  
Anticipated water main sizing throughout development: 8" & 6"

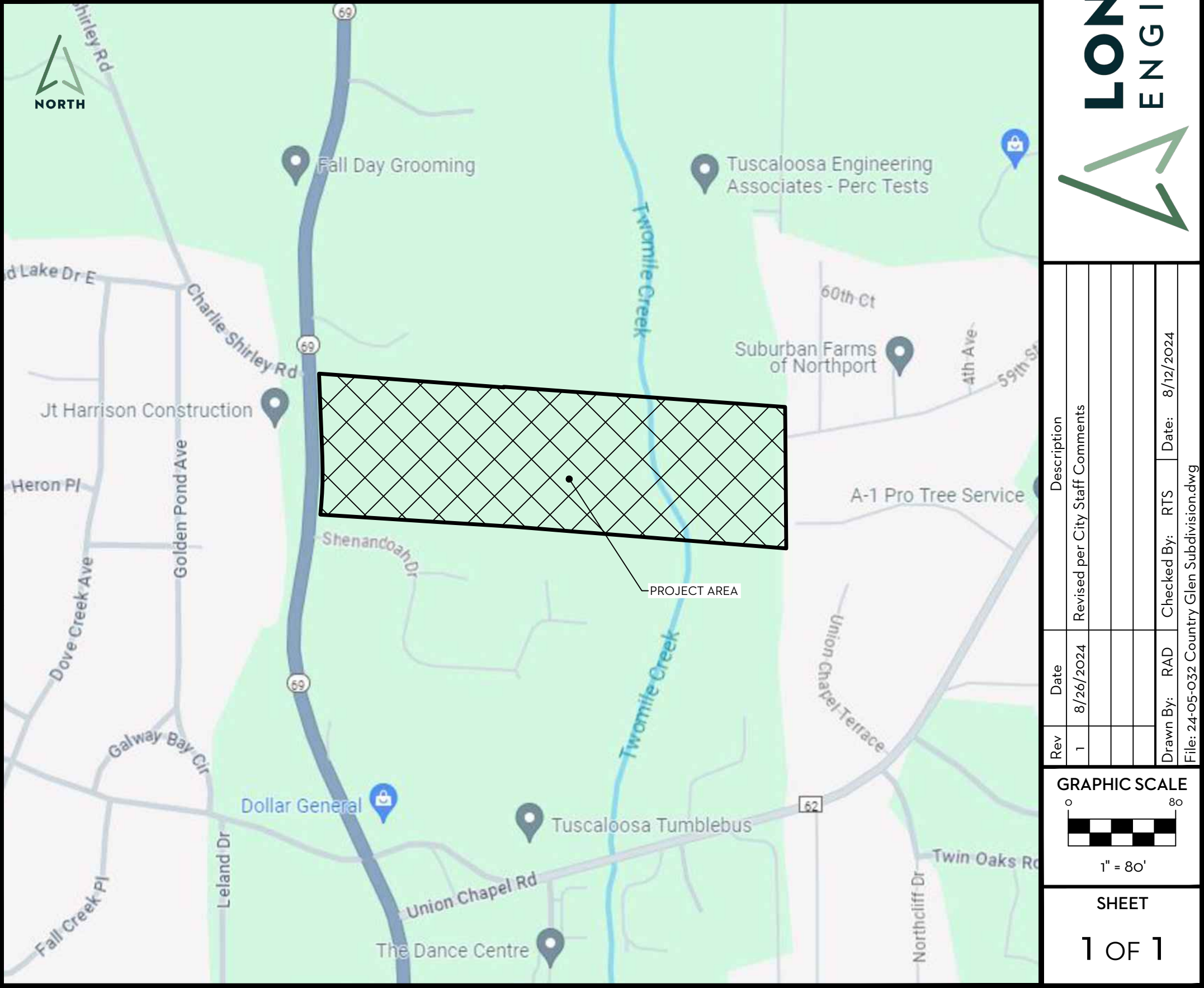


- REQUIRED 424 IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER, 1/2" MAXIMUM AGGREGATE SIZE (1")
- REQUIRED 424 IMPROVED BITUMINOUS CONCRETE BINDER LAYER, 1/2" MAXIMUM AGGREGATE SIZE (2")
- REQUIRED 825B CRUSHED AGGREGATE BASE (6" COMPACTED THICKNESS, 100% S.P.D.)
- REQUIRED BITUMINOUS TREATMENT (PRIME COAT) AS NEEDED
- REQUIRED BITUMINOUS TREATMENT (TACK COAT)
- REQUIRED 24" CONCRETE CURB & GUTTER
- REQUIRED ROADBED PROCESSING (CUT SECTIONS ONLY, 8" COMPACTED THICKNESS, 98% S.P.D.)
- REQUIRED UNCLASSIFIED EXCAVATION
- REQUIRED 4" THICK CONCRETE SIDEWALK (3,000 PSI MIX), 2% MAX CROSS SLOPE

NOTE: ONLY THE 2" THICK BINDER LAYER WILL BE INSTALLED DURING INITIAL CONSTRUCTION OPERATIONS. THE 1" WEARING SURFACE LAYER MAY NOT BE INSTALLED UNTIL UP TO A YEAR LATER.

LEGEND

- Existing 2' Contours
- Subdivision Boundary
- Development Boundary
- Adjacent Property Lines
- Proposed Lot Line
- Proposed Setback Line
- Existing Water Main
- Existing Sanitary Sewer
- Proposed Water Main
- Proposed Sanitary Sewer
- Existing Right-of-Way
- Existing Gas Main
- Easement
- Existing Storm Sewer
- Proposed Storm Sewer
- Existing/Proposed Sidewalk
- Existing/Proposed Asphalt
- Existing/Proposed Fire Hydrant
- Proposed Inlet/Junction
- Existing Inlet/Junction
- Proposed Stop Sign
- Proposed/Existing Sanitary Sewer Manhole

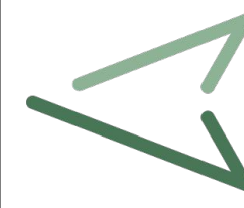


PRELIMINARY PLAT

COUNTRY GLEN SUBDIVISION  
HWY 69 N  
NORTHPORT, ALABAMA

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

LONGLEAF  
ENGINEERING



| Rev | Date      | Description                     |
|-----|-----------|---------------------------------|
| 1   | 8/26/2024 | Revised per City Staff Comments |

|           |                                        |             |     |       |           |
|-----------|----------------------------------------|-------------|-----|-------|-----------|
| Drawn By: | RAD                                    | Checked By: | RTS | Date: | 8/27/2024 |
| File:     | 24-05-032 Country Glen Subdivision.dwg |             |     |       |           |

GRAPHIC SCALE  
0 80  
1" = 80'  
SHEET  
1 OF 1



**City of Northport**  
**Planning and Zoning Commission – September 10, 2024**  
**Staff Report**

**Case:** S-22-24

**Applicant:** Montgomery & Hinkle

**Location:** The southwest corner of the intersection of 20<sup>th</sup> Avenue and 28<sup>th</sup> Street

**Request:** Preliminary Plat

Montgomery & Hinkle are requesting preliminary plat approval for approximately 0.66 acres located at the southwest corner of the intersection of 20<sup>th</sup> Avenue and 28<sup>th</sup> Street.

Due to late revisions to the plat, the applicant has requested that this case be continued to the October meeting.

Any action on this item will require 6 affirmative votes.

# City of Northport Planning Commission

## Preliminary Plat

### Parcels

□ Parcels

### Zoning

■ Commercial Highway

■ General Commercial

■ Neighborhood Commercial

■ Office and Institutional

■ Residential Multi-Family

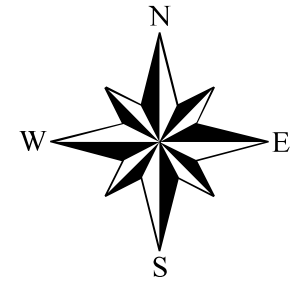
■ Residential Single-Family - 2

■ Residential Single-Family - 3

■ Residential Single-Family - 4

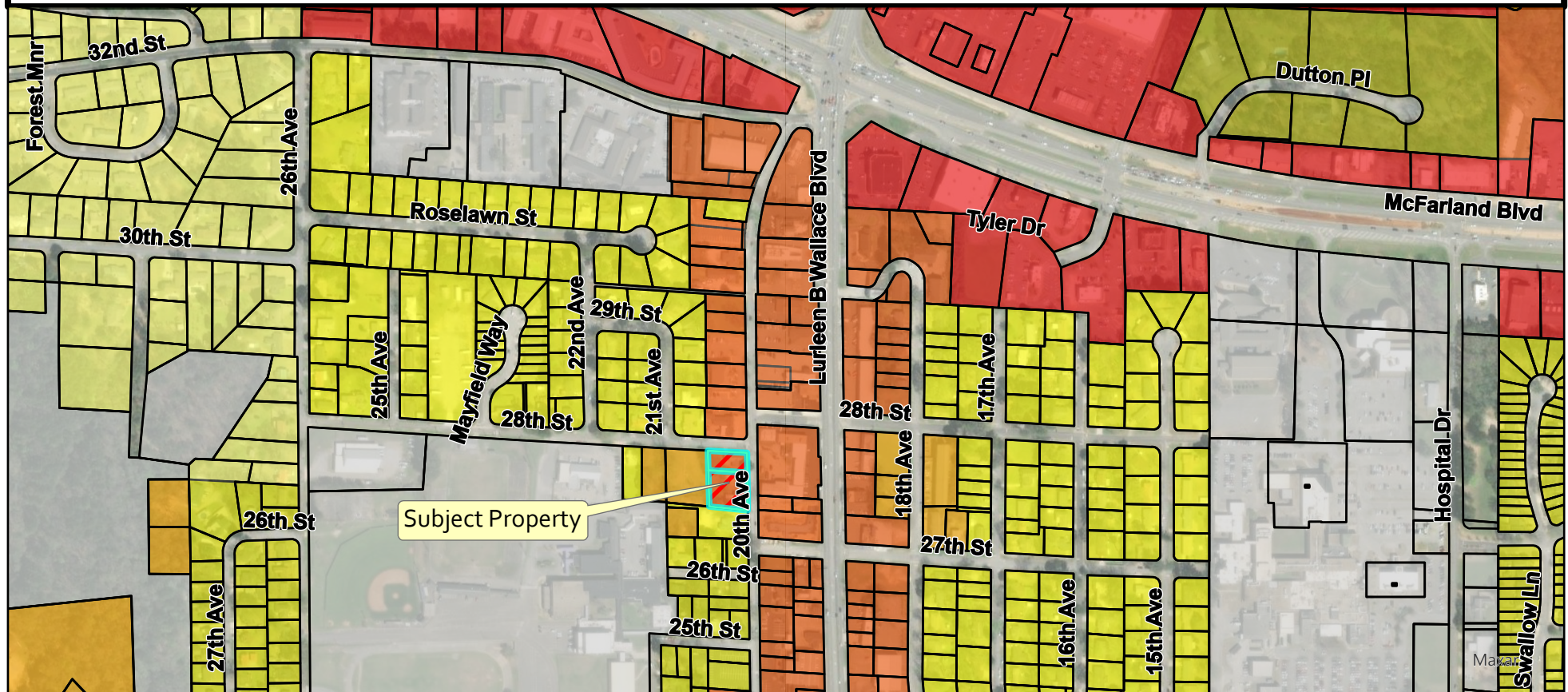
■ Residential Single-Family - SD

■ Subject Property



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0 500 1,000 2,000 Feet





# City of Northport Planning Commission

## Preliminary Plat

### Parcels

□ Parcels

### Future Land Use

■ Conservation

■ Conservation Floodway

■ Commercial Mix

■ Limited Mixed-Use

■ Multifamily Residential

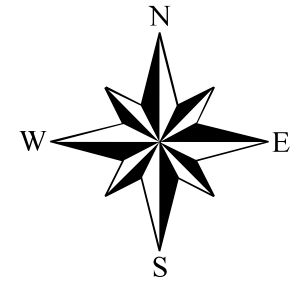
■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

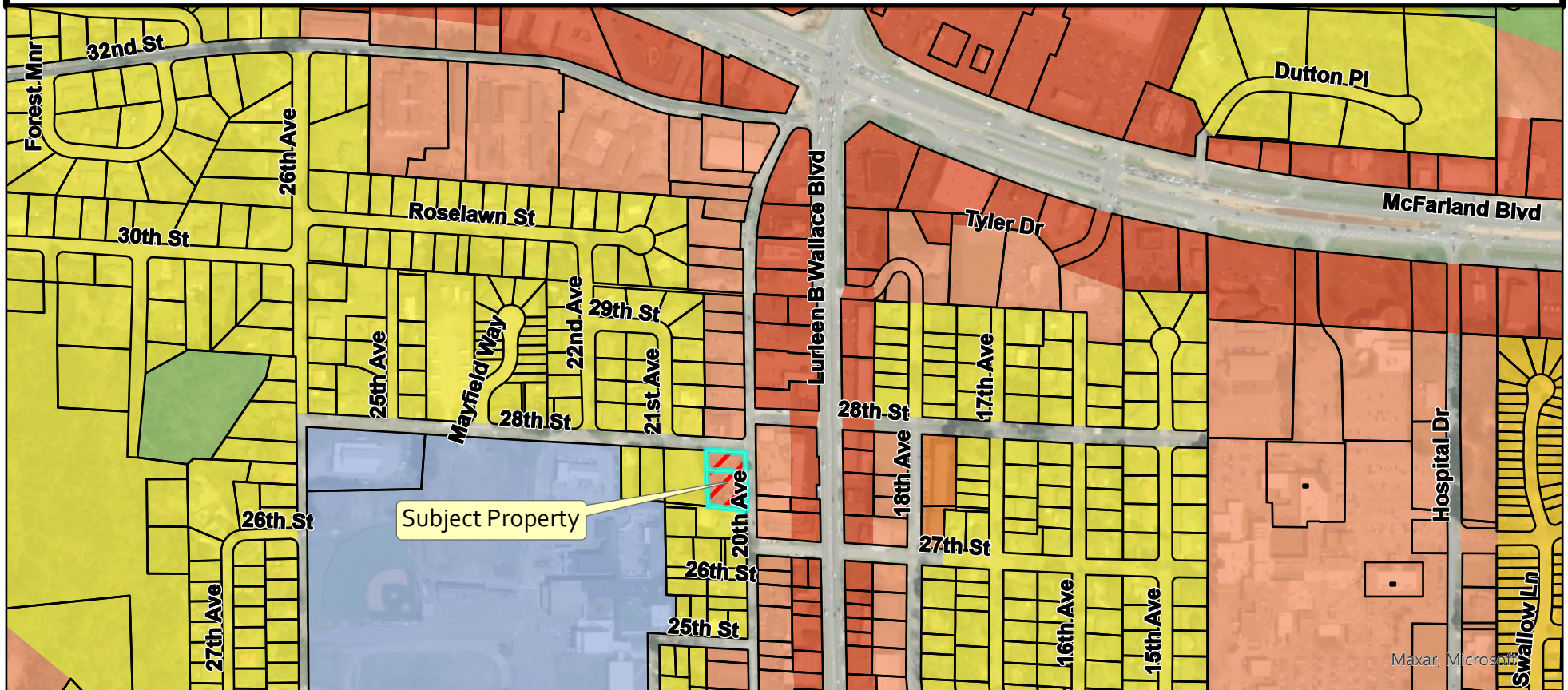
■ Institutional

■ Subject Property



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0 500 1,000 2,000 Feet



Maxar, Microsoft





Property as seen from  
the corner of 20<sup>th</sup> Ave  
and 28<sup>th</sup> St





MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

WAIVER REQUEST FOR SIDEWALK

SOUTHMARK ADDITION TO 20TH AVENUE

08/22/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

SOUTHMARK ADDITION TO 20TH AVENUE Is requesting a waiver of SIDEWALK. The purpose of this subdivision is to re-subdivide a part of 5 existing lots in Kennedy Realty Company Subdivision (Plat Book 2, Page 46) into 2 lots for commercial use.

These 2 lots are existing deeded parcels that have existing residences and improvements. The residence on Lot 1 is to be converted into an office. To add half sidewalk to 20<sup>th</sup> Avenue and 28<sup>th</sup> Street for this 2 Lot subdivision would be costly and would not conform with the existing roadways and would be less safe adding sidewalk only for this short distance. To place sidewalk on 20<sup>th</sup> avenue more the triple the length and width of 20<sup>th</sup> avenue would have to be accounted for.

Any improvements or alterations to both 20th Avenue and 28<sup>th</sup> Street would be handled in land development/disturbance permitting.

Kevin Douglas Hinkle, PLS  
Montgomery and Hinkle, Inc.  
205-454-6270  
[kevin@mhisurvey.com](mailto:kevin@mhisurvey.com)

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

*Professional Land Surveyors*

WAIVER REQUEST FOR RIGHT-OF-WAY and SIDEWALK CONSTRUCTION

SOUTHMARK ADDITION TO 20TH AVENUE

08/12/2024

City Engineer

cc. sent with preliminary plat to Planning Commission

SOUTHMARK ADDITION TO 20TH AVENUE is requesting a waiver of RIGHT-OF-WAY and SIDEWALK CONSTRUCTION on 28<sup>th</sup> Street. The purpose of this subdivision is to re-subdivide a part of 5 existing lots in Kennedy Realty Company Subdivision (Plat Book 2, Page 46) into 2 lots for commercial use.

28<sup>th</sup> Street appears to have been platted by Kennedy Realty Company with a 30 foot total right-of-way. The present right-of-way on the south side of 28<sup>th</sup> is located 15 feet from centerline.

The existing residence is located 10 feet from the existing right-of-way. The granting of 10 feet of additional right-of-way would place the new right-of-way next to the foundation of the residence.

The request is for partial right-of-way acquisition related to the West 50 feet of this proposed subdivision. This would allow the current residence to NOT be located on the edge of the right-of-way. This request may require an adjustment to allow for adequate parking.

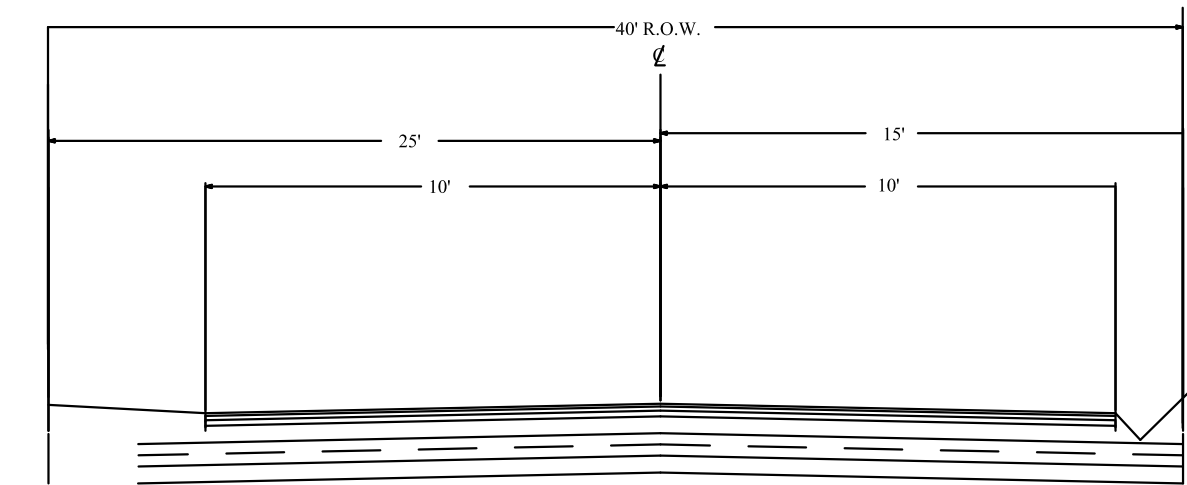
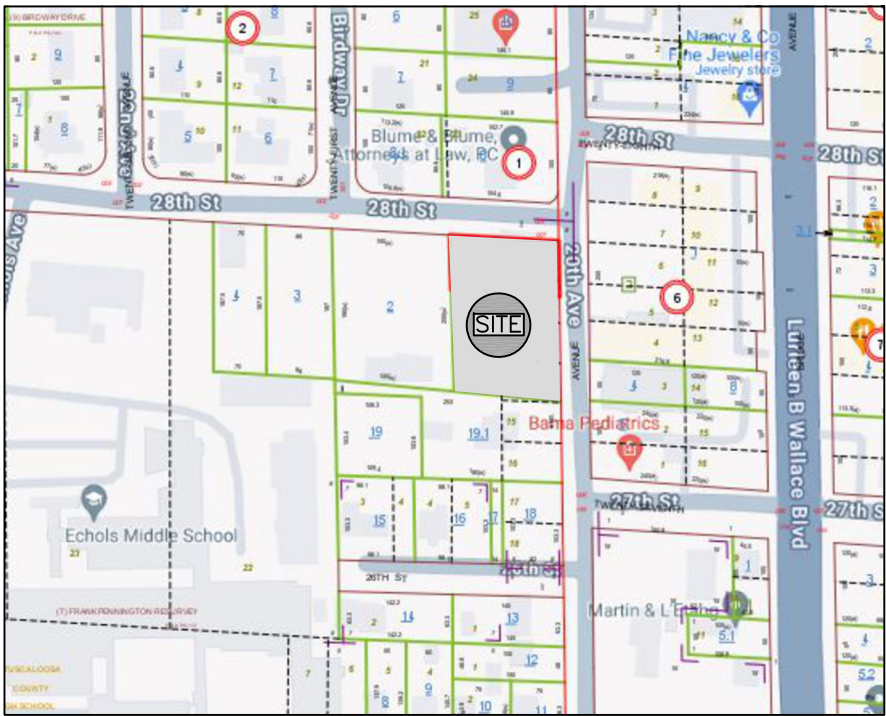
Kevin Douglas Hinkle, PLS  
Montgomery and Hinkle, Inc.  
205-454-6270  
[kevin@mhisurvey.com](mailto:kevin@mhisurvey.com)

203 Hargrove Road East

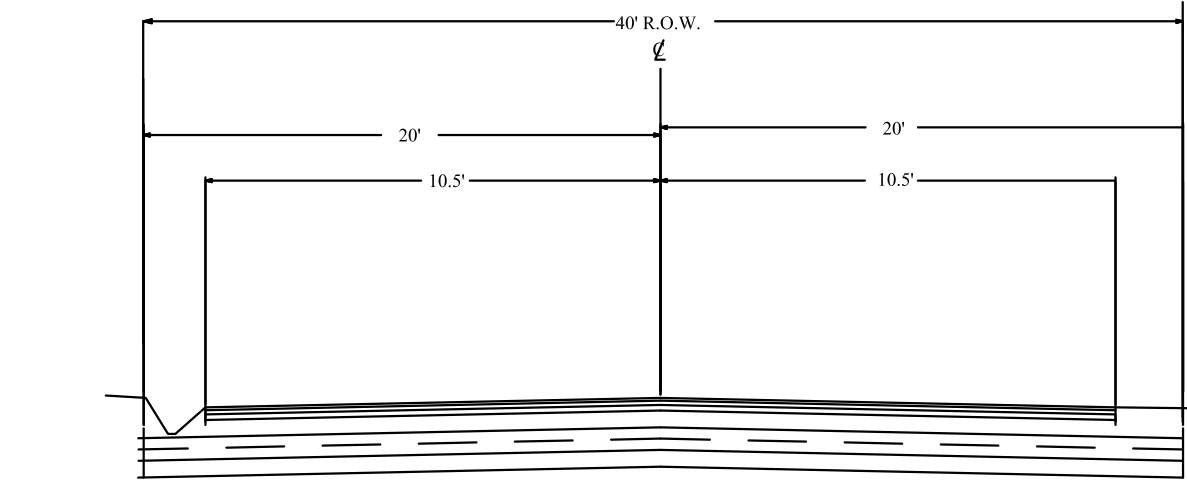
Tuscaloosa, AL 35401

205-248-7396





TYPICAL SECTION 28th STREET - NO IMPROVEMENTS PLANNED



TYPICAL SECTION 20th AVENUE - NO IMPROVEMENTS PLANNED

- NOTES:
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 0112C0200F EFFECTIVE DATE, JULY 26, 2007, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE 'X' ("AREA ABOVE THE 0.2% FLOOD ELEVATION").
  - 2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
  - 3) ALL DISTANCES IN CURVES ARE TO THE CHORD.
  - 4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITH THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
  - 5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
  - 6) THIS PROPERTY IS LOCATED IN THE CITY OF NORTHPORT AND IS ZONED C2.
  - 7) BUILDING SETBACK LINES SHOWN ON PLAT ARE PER THE CURRENT ZONING REQUIREMENTS FOR C2.
  - 8) MATHEMATICAL CLOSURE OF EACH LOT HEREON EXCEEDS 1:5,000.
  - 9) EACH LOT SHALL MEET THE LANDSCAPING REQUIREMENTS OF SECTION 406 OF THE SUBDIVISION REGULATIONS OF THE CITY OF NORTHPORT.
  - 10) WAIVERS REQUESTED
    - A) HALF STREET 28th STREET 20th AVENUE
    - B) RIGHT-OF-WAY PART OF 28th STREET
    - C) RIGHT-OF-WAY 20th AVENUE
    - D) SIDEWALK CONSTRUCTION

OWNER/DEVELOPER:  
PARAGON ACQUISITION COMPANY, LLC  
2804 RICE MINE ROAD  
TUSCALOOSA, ALABAMA 35406

2.11 ACRES OWNED  
0.66 ACRES DEVELOPED

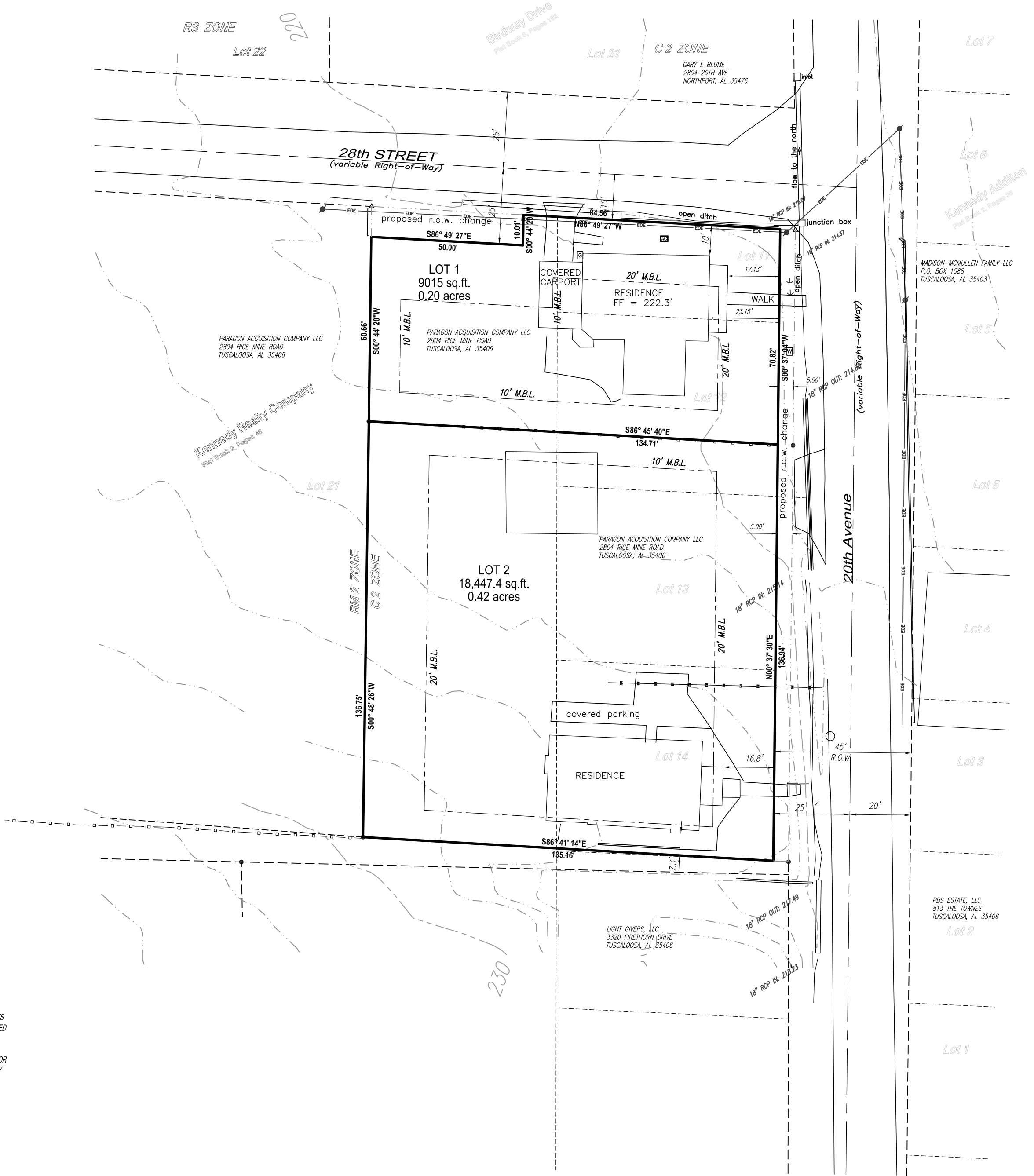
## Northport - Preliminary Plat SOUTHMARK ADDTION TO 20TH AVENUE

RESURVEY OF PARTS OF LOTS 11-14 & 21  
KENNEDY REALTY COMPANY  
MAP BOOK 2, PAGE 46  
Part of the NE 1/4 of the SE 1/4 of Section 9  
Township 21 South, Range 10 West  
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE:  
D.B. 2016, P. 9753

Source of Info. listed  
Field Work 07/24  
Survey Type resubdivision  
Field Book dc  
ACAD File 2407-020-pre  
COGO File 2407-020.txt

Job No. 2407-020  
Date 07/18/2024  
Scale 1"= 30'  
Drawn By kdh  
Approved By KDH  
Sheet 1  
Page 73 of 74



SCALE: 1"= 30 FEET

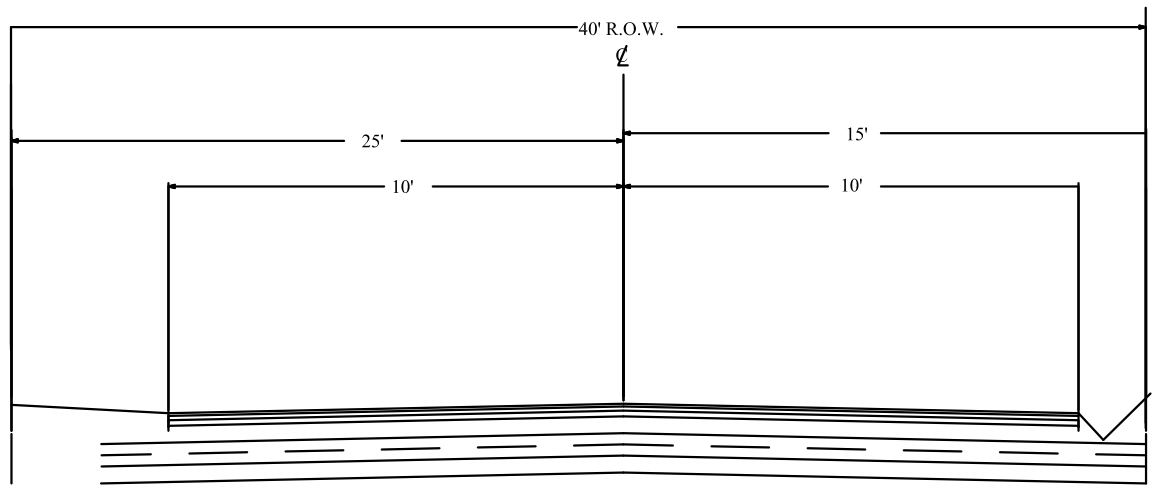
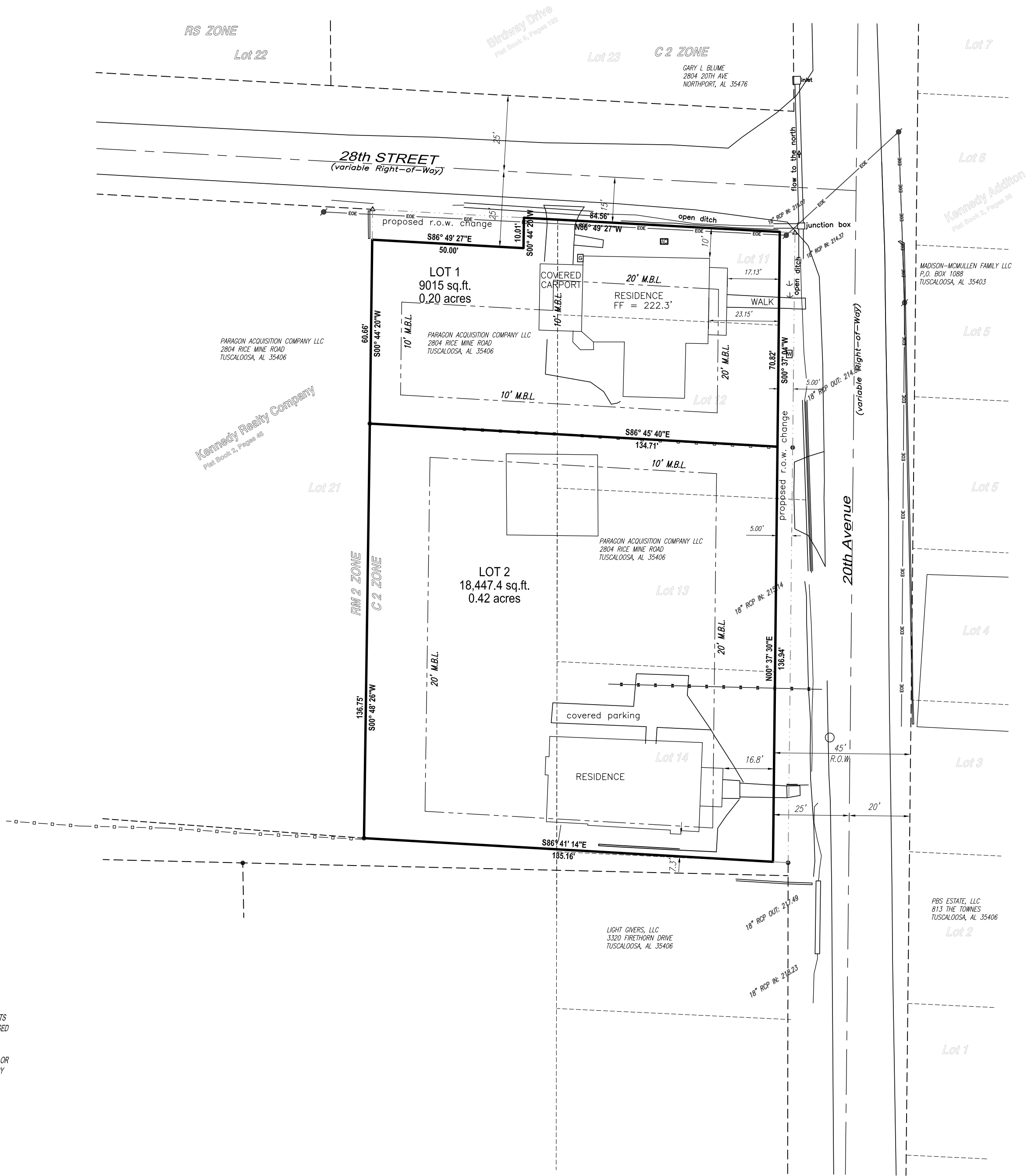
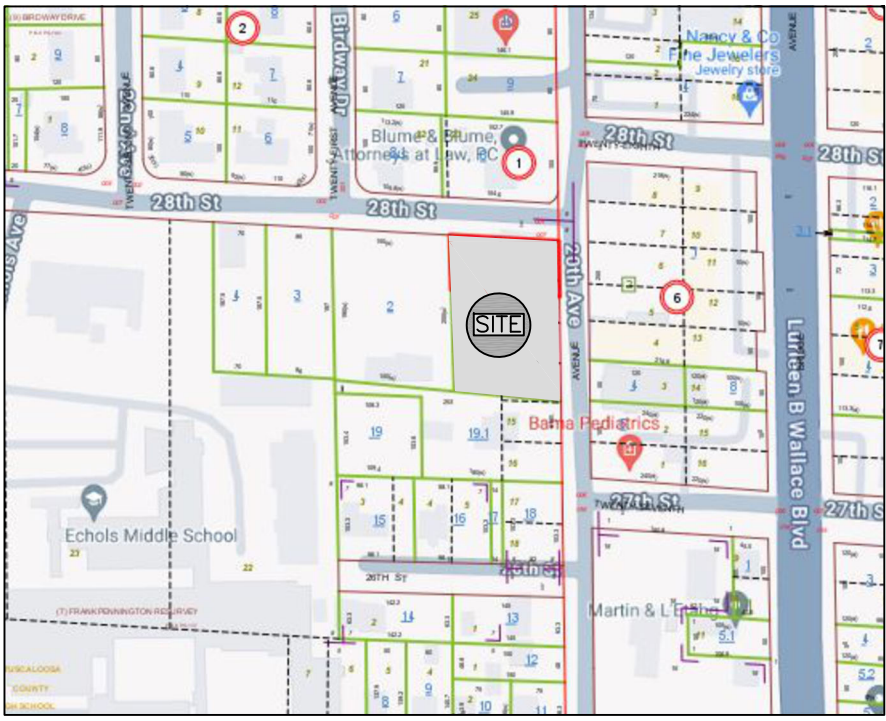


BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

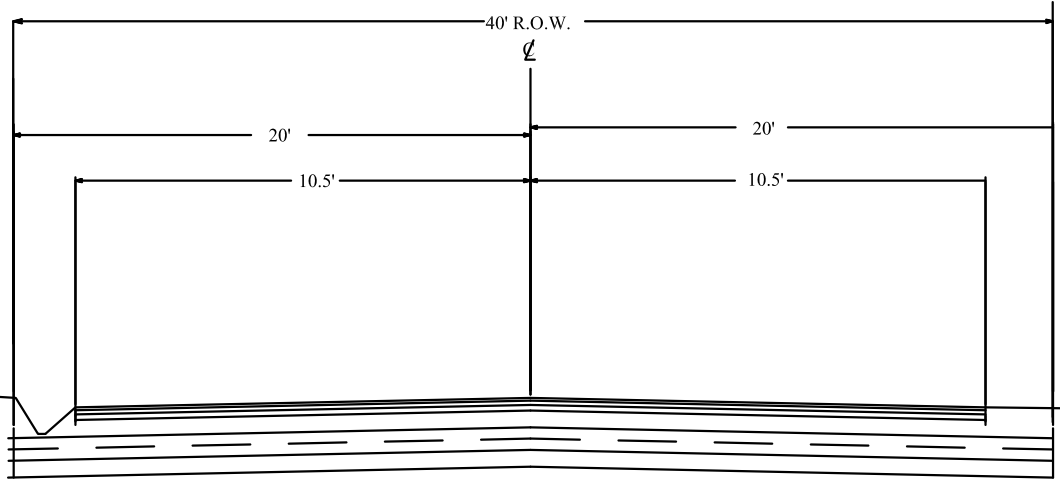
**Montgomery and Hinkle, inc.**  
Professional Land Surveyors  
203 Hargrove Road East  
Tuscaloosa, AL 35401  
TuscaloosaLandSurvey.com  
Phone - (205) 248-7396 - Fax - (205) 248-7398  
kevin@mhisurvey.com  
marly@mhisurvey.com  
office@mhisurvey.com

### INFORMATION SOURCES





TYPICAL SECTION 28th STREET - NO IMPROVEMENTS PLANNED



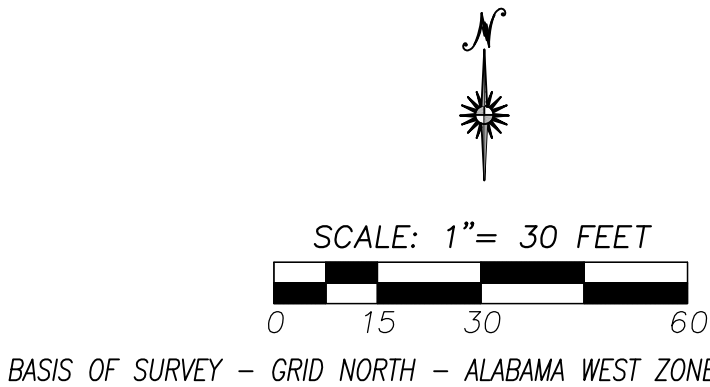
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