

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 8, 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. September 10, 2024
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **S-22-24 Southmark Addition 20th Avenue** - Montgomery and Hinkle requests preliminary plat approval for approximately 0.66 acres located at the intersection of 20th Avenue and 28th Street.
 - B. **S-19-24 Resurvey Lots 40 & 41 Quinns Town** - Susan Simon requests preliminary plat approval for approximately 0.25 acres located at 3700 14th Street. **WITHDRAWN BY APPLICANT.**
 - C. **SP-24-04 LaShonda Gay** - LaShonda Gay requests a special use permit for placing a mobile home residence located at 3841 30th Avenue.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-23-24 The Townes at Vestavia** - Cabaniss Engineering requests preliminary plat approval for approximately 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills. **APPLICANT REQUESTED TO CONTINUE UNTIL NOVEMBER.**
 - B. **SP-24-05 The Townes at Vestavia** - Cabaniss Engineering requests conditional use approval for a performance residential development for 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills. **APPLICANT REQUESTED TO CONTINUE UNTIL NOVEMBER.**
- 10. COMMITTEE REPORTS**

11. OTHER AND MISCELLANEOUS BUSINESS

A. December 17, 2024 meeting

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, SEPTEMBER 10, 2024**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, September 10, 2024, in the Council Chambers at Northport City Hall.

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

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

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

Approval of the Minutes of Previous Meeting(s) – **Motion by Mr. Martin** to approve the minutes of the regular meeting on August 13, 2024. **Second by Mr. Lewis.** Voice vote 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

Mr. Turner stated that the Commission would hear two New Business cases that have been requested to be continued, case item SP-24-04 LaShonda Gay and case item S-22-24 Southmark Addition 20th Avenue. Mr. Turner stated that a vote will be taken to continue the cases by the Commission. Mr. Turner stated that New Business item A will be heard before Old Business item B. These cases coincide with the other and will need to be heard together.

New Business

C. SP-24-04 LaShonda Gay – LaShonda Gay requests a special use permit for placing a mobile home residence located at 3841 30th Avenue.

Motion by Mr. Turner to continue case SP-24-04 LaShonda Gay. **Seconded by Mr. Kemp.** Voice roll call was given. **Motion Carried.**

I. S-22-24 Southmark Addition 20th Avenue – Montgomery and Hinkle are requesting preliminary plat approval for approximately 0.66 acres located at the intersection of 20th Avenue and 28th Street.

Motion by Mr. Turner to continue case S-22-24 Southmark Addition 20th Avenue. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

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.

Mrs. Ramm stated that Brigido Cervantes has requested 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). Mrs. Ramm stated that Mr. Cervantes has requested Residential Single Family (RS-1), and the proposed use of land is for a mobile home, which are allowed within RS-1 zoning with special permission from the Commission. Mrs. Ramm stated that 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 would be a recommendation to the City Council. Mrs. Ramm stated that 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 at the August meeting the question of who provided the water service in the past at this property, contact was made with Carroll’s Creek, and they did not serve this area.

The petitioner was not present for the meeting.

Mr. Turner asked staff if the comprehensive plan was showing fronting Highway 43 to be commercial. Mrs. Ramm stated that at this intersection, this is a commercial node.

Mr. Wiggins stated that he believes it to be best for the Commission to vote on the zone requested by the applicant.

Mrs. Ramm stated that she has discussed with Legal. The applicant requested RS-1 and the adjoining property owner notifications were sent out with the RS-1 zoning. Mrs. Ramm stated if the Commission decided to not give a favorable recommendation, then it would be best for the applicant to submit a new annexation and zoning designation request.

Chairman Turner opened the floor for a public hearing.

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

Mr. Randolph stated that the Commission wanted to help the applicant out with what he was trying to do with the property, but he did not believe that RS-1 or Commercial zoning was going to meet his needs entirely.

Motion by Mr. Turner I move to make a favorable recommendation to City Council for the annexation of approximately 1.21 acres located at 9801 Hwy 43 with the original zoning designation of RS-1. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner- No; Mr. Wiggins – No; Mrs. Hayes- No; Mr. Kemp – No; Mrs. Kelly – No; Mr. Lewis – No; Mr. Martin – No; Mr. Randolph – No; and Mr. Ward – No. **Motion Failed.**

New Business

- A. **S-17-24 The Terrace at Northcreek Master Plan Revision** – Longleaf Engineering, LLC requests a revision to the master plan for approximately 72.22 acres for Phase II located at the east dead end of Northcreek Boulevard.

Old Business

- B. **S-16-24 The 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 a revision to the Master Plan for the Terrace at Northcreek. The total acreage for the master plan is 72.2 acres that includes 163 single-family residential lots plus 11 open space lots. The property is located at the east dead end of Northcreek Boulevard. Mrs. Ramm stated that the Commission previously approved a master plan for this property in March of 2024. The changes proposed are dealing with lot sizes and open space for phase 3 of the development. Mrs. Ramm stated that open space lot 4 was previously shown as 1.09-acre lot with a detention pond but the current proposal shows the lot as 0.81-acre open space lot without detention. A table was provided for the Commission to review how the current proposal differs from the master plan previously approved by the Commission in March. Mrs. Ramm stated that this area is primarily shown as “High to medium density transition” on the future land use plan contained within Northport Compass and the proposed layout appears to be compatible with the comprehensive plan. The preliminary plat submitted for The Terrace at Northcreek for Phase 3 contains approximately 14.68 acres and will consist of 41 residential lots with 2 open space lots. The applicant has requested a waiver for incomplete previous phase to facilitate their construction timeline.

Engineering did not have any comments to add with the staff presentation.

Tom Sims, 1927 7th Street, stated that the master plan revision was necessary to facilitate changes they would like to make in Phase 3 of this development. He stated they discovered some issues with grading that would be needed for accommodations in Phase 3. Mr. Sims stated that with doing this, the lots shorten but they were able to make the lots wider on the north side. He stated that they did not impact the usability of those lots so we shorten those with a revision for a retaining wall if needed along the east line. He stated that the detention pond in this location was not needed, due to the pipe configurations they reached for during the design phase. Mr. Sims stated they were able to flip one of the lots from the east side to across the street with a net zero density change.

Mr. Turner stated that the open space lot served a purpose of having a detention pond and asked the applicant what the purpose of the open space was now. Mr. Sims stated it will be like the other open spaces within the neighborhood, with leaving as natural areas as we can. He stated we can easily extend lots and encompass this area if needed to but stated that it matched the rest of the neighborhood with the buffers.

Mr. Turner asked if there was a way to activate the open space from an amenity standpoint because now this is another unusable open space. Mr. Sims stated that they have not approached the developer on this. Mr. Turner stated that with this being an RS-SD subdivision and the Commission was very heavy on this from the beginning of providing the amenities and made that commitment and now we are losing an open space that had a function to an unusable open space. Mr. Sims stated that there was a detention pond at this open space. Mr. Turner stated it had a function. Mr. Sims stated that we have checked all the amenity boxes, and they are still in place and will be provided. He stated that he believes losing the detention pond lot does not necessarily indicate that we are short on amenities. Mr. Turner stated there was an opportunity to provide more and we are looking at something different then we were at the beginning. Mr. Turner asked moving forward, will this be happening

with every phase. Mr. Sims stated that this happened due to a design issue, and they did not modify any other lots than what is presented. He stated he is confused as to why we are not happy here that we are losing a detention pond and creating an open space with the negative impact that is occurring here.

Mr. Randolph asked the petitioner how extensive the grading is going to be on the lot that was formerly the detention pond. Mr. Randolph asked if the lot would be completely cleared and then graded. Mr. Sims stated he thinks there is minimal impact for the area and the grading will be on the east property line. He believes it may be possible to leave some of it natural, which is the intent. Mr. Randolph stated that Mr. Sims said the detention pond was not needed. However, he stated he sees the drainage moves in that direction. He asked how the drainage would be handled. Mr. Sims stated that they will be intercepting to the inlets. Mr. Sims also stated this requires a little bucking of the grade to allow it to flow back to the central west part is where we are trying to direct the flow. Mr. Randolph asked about the cul-de-sac and how they will capture the runoff there and asked if it will go to the detention pond that is in phase 4. Mr. Sims stated that is the intent, he was not sure on the cul-de-sac. He stated that this is another reason they were requesting the waiver. He stated they also asked for the waiver on the incomplete previous phase so that when Phase 2 is completed, they could roll into phase 3.

Mr. Kemp stated he is concerned with overlapping the phases. He stated he has lived in a neighborhood that everything was finished until they built the last two homes in the neighborhood. Mr. Kemp asked how they will handle water in the meantime if they are planning to send those to the ponds in a future phase. Mr. Sims stated those ponds are being constructed in the initial phases. He stated that Phase 2 has a collection pipe that extends to Phase 3 to catch runoff. Mr. Sims stated they have been making provisions in the initial phase. Mr. Sims stated that they wanted to be able to get to Phase 3 quicker.

Mr. Sims stated that Phase 3 has the connection street that goes up and connects to the existing Phase 1 that is already developed. There will be significant road work, utilities, and grading that extends that way, which was a requirement at the beginning due to fire code. Mr. Sims stated a lot of the phasing will be handled the way you are requesting it to be.

Chairman Turner opened the floor for a public hearing for the master plan revision.

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

Motion by Mr. Turner to approve the master plan revision for The Terrace at Northcreek. **Seconded by Mr. Martin.** Roll call was as follows: Mr. Turner - No; Mr. Martin - Yes; Mrs. Hayes - Yes; Mr. Kemp - No; Mrs. Kelly - Yes; Mr. Lewis - Yes; Mr. Randolph - No; Mr. Ward - Yes; and Mr. Wiggins - Yes. **Motion Carried.**

Mr. Turner asked the Commission if there were any questions for the Preliminary Plat Phase 3 for The Terrace at Northcreek.

Mr. Wiggins asked for clarification if Phase 3 includes the road to connect back to Phase 1. Mr. Sims stated that was correct.

Motion by Mr. Turner to approve the Preliminary Plat, Phase 3 for The Terrace at Northcreek to include the waiver for incomplete previous phase. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner - No; Mr. Wiggins - Yes; Mrs. Hayes - Yes; Mr. Kemp - No; Mrs. Kelly - No; Mr. Lewis - Yes; Mr. Martin - Yes; Mr. Randolph - No; and Mr. Ward - Yes. **Motion Failed.**

New Business

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.

Mrs. Ramm stated Gordon Gregory has requested rezoning of approximately 1.43 acres located directly east of 2415 5th 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 the railroad to the east. Mrs. Ramm stated that the future land use plan found within Northport Compass shows this property as “Limited Mixed Use”. She stated that this requested zone does not conflict with this category. However, 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 square foot building print), and parking garages (if not fronting onto Main Avenue). Mrs. Ramm stated that the planning sub-area defined in the comprehensive plan shows this parcel as “Mixed-use” while the Historic Downtown Core zoning district is generally shown as “Downtown Core” (exhibit included in packet). She stated that the city is currently working on updates to the zoning ordinance and zoning map. A large part of the ordinance will involve updating and redefining existing zoning districts, as well as the creation of new districts. Mrs. Ramm stated that staff’s opinion for this case is to delay the rezoning on this property until the ordinance has been revised and zoning maps have been amended as needed. She stated that staff is hoping to bring this update before the Commission in November with an estimated adoption by Council in December. Mrs. Ramm stated that staff has checked the bylaws and there is no state requirement for the length of time the Commission can table the case. The bylaws do state that the Commission can table any matter, outside of a subdivision matter, to any future date they see fit. She stated that this would be a recommendation to the council.

Mr. Turner asked if the timeline of the updated ordinance been communicated to the applicant. Mrs. Ramm stated that she believed that Mr. Patten had discussed this with the petitioner. Mr. Patten stated that he had one or two conversations with the applicant in the past and he understands the timeline process but would prefer to have action on this property sooner.

Gordon Gregory, 2406 5th Street, stated he lives right across the street from this lot and is the owner.

Mr. Turner asked the petitioner to give the reason for the request and to explain why he was requesting this zoning. Mr. Gregory stated that he originally bought the lot over a year and half ago with the plan to build a house, but the zoning was not correct for this. He stated that he would like to build something that would reflect the neighborhood. There is a nice buildable part of the lot. He stated something along the lines of a Bed and Breakfast that looks like a house that would fit in the downtown area.

Mr. Turner asked if the applicant understood the process for the ordinance re-write and asked if there was a rush to rezone this property now. Mr. Gregory stated that he would like to get started.

Mr. Turner asked staff if there was another capable zone, that is already an existing zone on this side of the trussell, that would allow Mr. Gregory to do what he wants to do. Mrs. Ramm stated the only other zoning that

could be requested is Historic Neighborhood, which is the zone for across the street from the property. Mr. Turner asked if Historic Neighborhood would allow this type of development. Mr. Patten stated that Historic Neighborhood zone primarily allows single-family residences.

Mr. Wiggins asked the applicant if it would cause a hardship if the Commission was to table this due to the zoning re-write until maybe January of 2025. Mr. Gregory stated that it would and that he would like to get the project started. He stated he just finished one project and was hopeful to get started with this project.

Mr. Turner stated his concern was that currently the trestle serves as a physical boundary for the zoning district. This request would allow this zone to creep west of the boundary. Mr. Turner stated that he had concerns with the other allowable uses in the proposed zone.

Mr. Gregory stated that when he was looking at the City's Comprehensive Plan, it appears that everything south of 5th Street is "Limited Mix Use" and he was not sure what the Historic Downtown Core zoning would entail, but now it's clear. Mr. Turner stated that the "Limited Mix Use" would allow for a use like something like he is proposing to do. Mr. Patten stated that the description for that category in the future land use plan doesn't seem to conflict with the uses the petitioner has proposed. However, the zoning district has not been updated at this time. Mrs. Ramm stated we do not know exactly what those uses will be for the "Limited Mix Use" zone.

Mr. Gregory stated he has a vision on how he would like to see Northport grow just like everyone else. He would like to see that area grow.

Mr. Turner stated that the options for the petition are to either vote on what is requested, withdraw and resubmit the petition when we know what the changes will be to the proposed zoning district, or request to table the case.

Mr. Gregory stated he preferred to have the case voted on.

Mr. Kemp asked to clarify on the options one more time and asked if the petition is voted down, when can the petitioner come back. Mrs. Ramm stated if the Commission does not give a favorable recommendation, the petitioner can request to continue to the City Council. She also stated a case can only be reheard by the Commission if there are substantial changes to the case. She stated that if the petitioner would like to come back before the Commission with the 6 months, he would have to request a re-hearing, then it would be up to the Commission to rehear. Mr. Kemp asked if he came back for the re-hearing, would the changes of the updated zoning ordinance be enough substantial change to re-hear the case. Mrs. Ramm stated that it would be up to the Commission.

Mr. Lewis asked Mr. Turner to go over all options with the petitioner again.

Mr. Gregory asked to withdraw the case.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to withdraw R-24-3 Gordon Gregory. **Seconded by Mr. Lewis.** Voice vote was given.
Motion Carried.

D. S-18-24 Resurvey Coral Industries Industrial Park – LLM Properties, LLC requests preliminary plat approval for approximately 16.55 acres located at 600 64th Avenue.

Mrs. Ramm stated that LLM Properties, LLC has requested preliminary plat approval for approximately 16.55 acres located at 600 64th Avenue. The site 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, an airport to the east, and a railroad to the north. The future land use map contained within the Northport Compass shows this property as Industrial, which is compatible with the current zoning of M-1 Light Industrial. The applicant has requested a waiver for sidewalks and half-street improvements due to the right-of-way for Airport Road is in the corporate limits of the City of Tuscaloosa. Tuscaloosa officials have provided a letter supporting the waiver request. The applicant has also requested a public access waiver rather than dedicating an existing private road as public infrastructure. They have requested to instead allow the road to remain private and serve as an access easement for the interior lots. The city staff does not object to the request.

Mr. Matthews stated that requiring improvements on a right-of-way in the city limits of Tuscaloosa could be problematic since Tuscaloosa has indicated they do not want the improvements.

Mrs. Ramm stated that we have discussed with the applicant an access easement and language about the maintenance of the open space lots which would include the private street.

Mr. Turner asked Mr. Matthews if he knew the condition of the road currently. Mr. Matthews stated that the current private road has been in place for some time now and we would not have any test reports to know what materials or methods were used to construct the road. He stated they would have to mill and overlay which is like accepting a new city street. He stated they would have to provide video inspections of all storm sewers and fix any issues for this to become public infrastructure if the Commission wants to go with the public road route. Mr. Matthews stated there are currently existing structures that would be encroachments that are in the right-of-way that would be dedicated with the road so the Commission would have to approve a waiver for sidewalks due to the subdivision ordinance on this street. Mrs. Ramm stated that then they would potentially not meet the setback requirements.

Mr. Wiggins stated if we allow the private road to continue to be private and not public infrastructure, would we have to have some type of condition to ensure the safety of emergency access. Mrs. Ramm stated that she thought this was included in the language for the access. Mr. Matthews stated that if you would like to include a condition, he would consider requiring an easement agreement that is approved by the City Attorney prior to going forward.

Mr. Kemp asked if we would have any issues with putting requirements on this case with the right-of-way being with the City of Tuscaloosa. Mr. Turner stated we are not adding any new access points. Mr. Kemp asked if there was an issue with us putting requirements on this easement. Mr. Matthews stated if there were improvements needed within the City of Tuscaloosa Right-Of-Way, those would have to be permitted. Mr. Matthews stated that there would not be any permitting issues for just maintaining and bring up to a certain condition in the City's right-of-way. He stated that the road would be treated like a private driveway where the owners maintain the drive and there would not be any special permitting unless major changes to the road are done.

Michael McGuire, 2315 Gary Fitts Street, stated the intent of the property owner was to move Coral Industries to this area, but the company has been sold and their plans changed. He stated the family has quietly been trying to sell the property, but the main interest has been for smaller individual lots. He stated the road is built to heavy duty standards and should meet and exceed what Northport would require. Mr. McGuire stated he believes he has all the testing on record. He stated the sanitary sewer is in place and they have stubbed the sewer laterals out. He stated that they already have storm sewer in place, as well.

Mr. Turner asked if the laterals were already stubbed in for each lot. Mr. McGuire stated yes. Mr. Turner also asked about the maintenance of the private street. Mr. McGuire stated they are currently working to come up with an association that will be responsible for maintenance.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to approve the preliminary plat for Resurvey Coral Industries Industrial Park with the waiver of public access, sidewalks and half-street improvements with the conditions of:

1. The private ingress/egress easement, as listed on the preliminary plat, is provided on a form satisfactory to the City Legal Department under which the easement will be maintained in a safe and trafficable condition by one or more of the benefitted property owners, and
2. The easement being recorded in probate, prior to final plat approval.

Seconded by Mr. Wiggins. Roll call was as follows: Mr. Turner - Yes; Mr. Wiggins - Yes; Mrs. Hayes - Yes; Mr. Kemp - Yes; Mrs. Kelly - Yes; Mr. Lewis - Yes; Mr. Martin- Yes; Mr. Randolph - Yes; and Mr. Ward - Yes. **Motion Carried.**

F. **S-20-24 Sunnydale Circle** – Herbert Mullins requests preliminary plat approval for approximately 2.14 acres located at 14052 Sunnydale Circle.

Mrs. Ramm stated that Herbert Mullins has requested preliminary plat approval for approximately 2.14 acres located at 14052 Sunnydale Circle. The site consists of 3 lots with a single-family residence that the applicant is proposing to consolidate into one lot. The site is surrounded by single family detached residences and is located outside the city limits of Northport but within the planning jurisdiction. The future land use map contained within the Northport Compass shows the property as “Agricultural Rural Residential” and by combining the lots and lowering potential density, the applicant would be bringing the property further into compliance with the comprehensive plan. Mrs. Ramm stated that the applicant has requested a waiver for sidewalks and half-street improvements in the County right-of-way. She stated that a letter has not been provided for this case. However, the County has previously informed city staff that they generally would support these waiver requests on their rights-of-way. The applicant is asking for a waiver on double street frontage for the lot to have frontage on both Rue Road and Old Rue Road. Mrs. Ramm stated that a waiver for capped sewer is also requested from the applicant since there is no public sewer to connect to, and the existing residence is served by on-site septic.

Mr. Matthews stated that the capped sewer being involved in this case is due to the reasons pertaining to new roads that you do not want destroyed but in this case, this is up Highway 171 and about a mile to the nearest city sewer.

Marty Montgomery, 203 Hargrove Road East, stated that applicant just wants to take the three lots for the Carroll’s Creek subdivision and make into one lot for his family.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to approve the preliminary plat for Sunnydale Circle with the waivers of double street frontage, capped sewer, sidewalks, and half-street improvements. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Turner - Yes; Mr. Kemp - Yes; Mrs. Hayes - Yes; Mrs. Kelly – Yes; Mr. Lewis - Yes; Mr. Martin - Yes; Mr. Randolph - Yes; Mr. Ward - Yes; and Mr. Wiggins - Yes. **Motion Carried.**

G. A-24-4 Charles Stamps – Charles Stamps has requested 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 requests preliminary plat approval for approximately 32.4 acres located north of Shenandoah Drive and southeast of Charlie Shirley Road on Highway 69 N.

Mrs. Ramm stated Charles Stamps has requested annexation and a preliminary plat for approval for approximately 32.4 acres located north of Shenandoah Drive and southeast of Charlie Shirley Road on Highway 69 N. The property is contiguous to the city limits and is surrounded by land zoned RS-1 to the south and east, unzoned land to the north, and General Commercial zoning (C-3) to the west across Highway 69. The applicant has requested original zoning designation of Residential Single – Family (RS-1) for a purposed development for single-family detached lots. The property lies within the priority growth areas identified in the comprehensive plan. The future land use plan within Northport Compass identifies the property as “High to medium density transition” and “Medium density residential”. The proposed use and requested zone do not conflict the comprehensive plan. Mrs. Ramm stated that the applicant has requested a waiver for 200’ rear setback along Highway 69. They are proposing to leave a very dense natural wooded 30-foot buffer between the proposed development and Highway 69. However, the subdivision regulations require that all residential lots with rear yards abutting major streets be platted with a 200’ foot rear setback. The applicant has also requested a waiver for capped sewer due to the lack of sewer capacity downstream.

Mr. Matthews stated that the city has done preliminary engineering for the needed capacity improvements, but construction funding is not available at this time. He also stated that applicant is building public streets with this proposal. He stated that there is already city sewer that runs along Two Mile Creek, but this cannot be tied in directly at this time due to capacity issues. He stated if they constructed the capped sewer and the issues are addressed, we will be able to tie the subdivision in later. Tying in later though will cause owners to be charged for the sewer service fees, even if they are not connected to sewer.

Mrs. Ramm stated that there are 26 lots that will access from Highway 69, but the remainder of the lots will access the development from Monterey Drive or 59th Street.

Mr. Turner asked what the intent is of the 200’ rear setback, is this due to noise from the Highway. Mrs. Ramm stated that the larger budder is due to the larger volume of traffic along the major arterial.

Mr. Ward asked how close the rear setbacks are for Forest Glen subdivision. Mrs. Ramm stated that it directly abuts. There are several neighborhoods that are this close. However, Glen Crest did add a berm and landscaping for their buffer.

Tom Sims, 1927 7th Street, stated the property is in a great location that is close to the city with the availability of utilities. Mr. Stamps would like to propose a different type of development than we typically see. The proposal is for RS-1 lots. He stated that other developers have wanted to put a much denser development in this area previously. Mr. Stamps would like to maintain the topography, natural state, and vegetation of this area as much as possible. The idea is to cut in streets and create larger wooded lots but in doing so they would need to put in on-site septic systems for each lot. He stated that the reason behind the capped sewer waiver that has been requested, other than the infrastructure not available, is due to the topography. Mr. Sims stated installing the sewer would cause the topography to be cut down significantly by the mass grade. He stated that there are 5 lots on the east side that has a flood way and a stream that runs through. We are proposing to finish the two stub streets to the east with cul-de-sacs. He stated that there are existing sanitary sewer lines at the end of those stub streets that we have confirmed with staff that they could be tied onto city sewer without overloading it. He stated they are proposing on-site septic for all lots west of the creek to Highway 69. Mr. Sims provided a letter to the Commission from the other landowners, giving their support for the development on file.

Charles Stamps, 130 Legacy Ridge West, stated that in reference to the capped sewer request, he stated they do not want to flatten the property or put cookie cutter lots with homes. He stated that if City sewer was available, we would be able to go higher in density, but we are not looking to fill the area with small lots, we would like to keep as much of the topography with large lots for custom built homes. Mr. Stamps stated that with no timeline on the city sewer being available for this area, if the waiver is not approved, the project will likely be killed.

Mr. Ward asked if we increase the capacity downstream and this becomes available for this area, do they have to attached to city sewer if they already have on-site sewer. Mr. Matthews stated that if you have a permitted septic system, you will not have to connect to the city sewer. However, if city sewer is available, residents would have to pay for the service, whether they are connected to it or not.

Mr. Lewis asked for clarification if the lots on the east side would be connected to city sewer. Mr. Sims stated yes. Mr. Lewis asked if the 5 lots would be a part of the new subdivision or the existing community. Mr. Sims stated that they had intended on them being part of the new subdivision but would be accessed through the other neighborhood. He stated it does create a little bit of an issue.

Mr. Wiggins asked if the existing subdivision has a homeowner's association. Mr. Sims stated that they are very old, and he is not sure. Mr. Wiggins stated he didn't think it was fair that if you are a resident here and you have on-site septic system and you are having to pay for sewer. Mr. Sims asked Mr. Matthews for clarification. Mr. Matthews stated to clarify on the previous comment that if the capped sewer was not constructed then most lots would not be able to connect to the sewer. Mr. Wiggins asked if the residents would pay for garbage services. Mr. Matthews stated that they would be charged for water and garbage.

Mr. Turner asked about the traffic and asked the petitioner to speak on this. Mr. Sims stated that at the pre-design meeting, an ALDOT representative was present, and this matter was discussed. We are showing an righthand turn lane into the subdivision as requested by ALDOT. Mr. Lewis asked if this would be provided for in and out of the neighborhood. Mr. Sims stated just in. Mr. Kemp stated that there is a proposed Highway 69 improvement project with ALDOT. He stated that they are looking into cutting the hill down on Highway 69 at Charlie Shirley Road.

Mr. Stamps stated that on the capped sewer waiver, that at the pre-design meeting, he asked about the timeline for sewer availability and was told there is no timeline.

Chairman Turner opened the floor for a public hearing.

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

Walter Nichols, 1208 56th Court, stated that he is a member of the neighboring community, and his main concern is drainage. He stated that he and his neighbors are dealing with large amounts of drainage every time it rains. He stated that it is enough to hit all neighbors down his street and runs around the cul-de-sac and hit the homes there. He stated this is not just flooding, you cannot stand up if you were in the major flow of the stream. Mr. Nichols stated that he is not sure about capped sewers and what this means, but if it has anything to do with the water run-off, we cannot take any more. He stated that if the developer is to grade towards their neighborhood, it will wash all away. Mr. Nichols also stated that ALDOT rerouted runoff to the north and they have even received debris in their yards through the runoff.

Mr. Turner asked Mr. Nichols if he lived in Northwood East. Mr. Wiggins asked if they lived at lot at Lot 68. Mr. Nichols stated that was correct.

Mr. Kemp stated that the developers are responsible for handling the water on their property and anything he does to this property, he will have to have detention for where the water goes. He stated that they cannot change the direction so that would be an issue the developer will need to look at.

Robert Calhoun, 5407 Shenandoah Drive, stated that he is also located in Northwood East. Mr. Calhoun stated that the neighborhood has an almost blind turn to the left and if exiting the neighborhood on the right, will make things worse.

Beth Nichols, 1208 56th Court, stated that they wrote a brief letter with pictures and videos of the movement of the water and wanted to be sure they were received. Mr. Turner stated that they received them and are part of the record. Mrs. Ramm stated we do have those pictures and videos if we need to show those on the screen.

Larry Williams, 5505 10th Court, stated that he has the newest house in this community, and he has concerns about the traffic. He stated Highway 69 south is very congested along with Northwood East entrance and the new proposed entrance. He stated that Northwood East already has a righthand turn lane. Mr. Williams stated that there will be an issue with traffic coming out of Northwood East, Charlie Shirley and the new proposed neighborhood, with the limited site distance from the hill that tops just north. He stated that is to close. Mr. Williams stated the moving water is an issue. He has seen the city come in and do grading for the water in the past, but we have still seen water so bad that it has settled in yards, knocked over fences, and even broken down what the city has done.

Richard Springs, 1200 54th Court, he stated that his property is located on a hill and does not necessarily have the water runoff issue other than it stacking up at the end of his driveway. He stated that grading the property more issues. He stated that the creek runs through here and provides habitats for numerous animals. Mr. Springs stated there is not really a level spot on the property.

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

Mr. Turner asked Mr. Matthews to go over the city's regulations on drainage. Mr. Matthews stated that the requirement would be that they cannot increase the discharge leaving their property from what it is currently. He stated the developer would not be responsible for not discharging any water. They just cannot make the downstream discharge any worse.

Mr. Sims stated that the section of Highway 69 at the top of the hill is now draining south to the subject property and towards the creek. He stated that when the street gets constructed, it will cut off all the water from the north and the water will be collected in pipes and stormwater inlets. Mr. Sims stated that they did notice ALDOT water coming off from a ditch, south on Highway 69 but just north of the proposed new entrance, the water turns back onto the property. He stated it is a significant amount of water but cutting this off at the street would cut down the runoff. He stated that would also like to discharge the water from the detention pond in the south cul-de-sac further to the east near the creek. He stated this would bypass the existing neighborhood. He stated that the topography might catch us again, but they would certainly not be increasing the runoff. He stated they would likely have a second detention pond next to the creek.

Mr. Wiggins asked if it was correct that the elevation of the property is higher mostly than the property to the south. He stated that the detention pond just north of this neighborhood looks like the surface of it is at a higher elevation. Mr. Sims stated that the pond location is in a lower spot in elevation. Mr. Wiggins stated that the concern is if there is a detention pond here and it over topped, the runoff is going to the neighborhood south, and asked how they would avoid that. Mr. Sims stated that we have outlet control structures that would receive the water, and they would have emergency overflow spillways. He stated that these are designed for a 100-year event. Mr. Sims stated he envisions some type of berming or swelling to direct it the way they want.

Mr. Sims stated that with the traffic concerns, they met with ALDOT and took their recommendations on the deceleration lane and if they have other recommendations, they would be happy to listen to them and implement them where needed.

Mr. Randolph asked if they are looking to minimally clear the lots and asked if this would be more like Northwood Lake. Mr. Sims stated that they will have to grade for street construction and some of the lots adjacent to Highway 69 that are steep, but they are hoping that people will build on the natural topography. Mr. Randolph stated he likes the idea of this development, but he is concerned with the entrance being so close to Shenandoah and Charlie Shirley Road. He also stated he was concerned about the cost of adding sewer in the future.

Motion by Mr. Turner to make a favorable recommendation to the City Council for the annexation of approximately 32.4 acres located north of Shenandoah Drive and southeast of Charlie Shirley Road on Highway 69 N with an original zoning designation of RS-1. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner - Yes; Mr. Wiggins - Yes; Mrs. Hayes - Yes; Mr. Kemp - Yes; Mrs. Kelly - Yes; Mr. Lewis - Yes; Mr. Martin - Yes; Mr. Randolph - Yes; and Mr. Ward - Yes. **Motion Carried.**

Motion by Mr. Turner to approve the capped sewer waiver for lots west of the floodway for Country Glen Subdivision. **Seconded by Mr. Ward.** Roll Call was as follows: Mr. Turner - No; Mr. Ward - Yes; Mrs. Hayes - No; Mr. Kemp - Yes; Mrs. Kelly - No; Mr. Lewis - Yes; Mr. Martin - Yes; Mr. Randolph - No; and Mr. Wiggins - No. **Motion Failed.**

Motion by Mr. Turner to approve the 200' rear setback along major streets waiver for Country Glen Subdivision. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Turner - Yes; Mr. Kemp - Yes; Mrs. Hayes - Yes; Mrs. Kelly - Yes; Mr. Lewis - Yes; Mr. Martin - Yes; Mr. Randolph - Yes; Mr. Ward - Yes; and Mr. Wiggins - Yes. **Motion Carried.**

Mr. Matthews stated that the plat before the Commission does not show capped sewer. He also stated that adding sewer will affect the lot layout. Therefore, they do not have an approvable plat. Mr. Matthews recommended the case be withdrawn or not approved.

Mr. Sims stated that the applicant would like to withdraw the preliminary plat at this time.

Motion by Mr. Turner to withdraw the Country Glen Subdivision. **Seconded by Mr. Wiggins.** Voice vote was given. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

Mrs. Ramm stated that the next zoning work session will be held on September 17th at 5:30pm. She stated that work session will be wrapping up loose ends with short term rentals, group homes, signs and auto-oriented uses in the downtown core district. She also stated that there could be one additional work session on October 1, 2024. There is a Special Meeting of the Planning Commission scheduled on October 28th for the first public hearing on the draft ordinance. Then the second public hearing will be held at the November regular meeting.

Mrs. Ramm made the Commission aware of the requested change to the December meeting. The Commission was asked to consider moving the date to December 17th at the Municipal Courtroom. Mr. Turner asked for this to be voted on in October.

ADJOURNMENT – **Motion by Mr. Lewis. Seconded by Mr. Wiggins**

Meeting was adjourned at 7:59pm.

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – October 8, 2024
Staff Report

Case: S-22-24 Southmark Addition 20th Avenue

Applicant: Montgomery & Hinkle

Location: The southwest corner of the intersection of 20th Avenue and 28th Street

Request: Preliminary Plat

Montgomery & Hinkle are requesting preliminary plat approval for approximately 0.20 acres located at the southwest corner of the intersection of 20th Avenue and 28th Street. The current property consists of a vacant building that is spread across 3 partial lots. Since development is proposed on this site, the zoning ordinance requires that the lots be consolidated into one.

The following waivers are being requested:

- **ROW Dedication** -The subdivision regulations require 60 feet of R.O.W. for city streets. 20th Avenue currently consists of a 45-foot ROW, while 28th Street is approximately 40 feet wide. The applicant is proposing to grant 5 feet of ROW on 20th Avenue along with a radius at the intersection with 28th Street. If full ROW dedication were required, it would likely create a new nonconformity due to the existing building encroaching into setbacks.
- **Half-street improvements** – The subdivision regulations require half-street improvements be constructed along any public ROW frontage within a plat. The applicant is requesting that this be waived as there is no curb and gutter in the immediate vicinity and there are existing paved ditches providing drainage along both streets.
- **Sidewalk Construction** - The subdivision regulations require that sidewalks be constructed along all right-of-way frontage unless waived by the commission. The petitioner has requested a waiver of sidewalks on 28th Street and 20th Avenue. There are no sidewalks in the immediate vicinity, and any new sidewalk construction may interfere with the existing ditches. The commission would have the option to 1) approve the complete waiver, 2) require payment into the sidewalk bank, or 3) require that the sidewalks be built.

The property is surrounded by adjacent by a vacant residence to the south (zoned C-3 General Commercial), a mixed commercial development to the east and north (zoned C-3 General Commercial), an office building to the north and west (zoned C-3 general commercial), and a vacant residence to the west (zoned RM-2 Residential Multifamily).

The future land use plan within Northport Compass shows this area as “Limited Mixed Use”. The proposed use of an office does not conflict with the comprehensive plan.

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

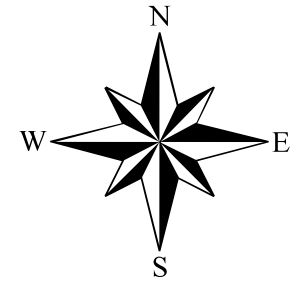
■ Residential Single-Family - 2

■ Residential Single-Family - 3

■ Residential Single-Family - 4

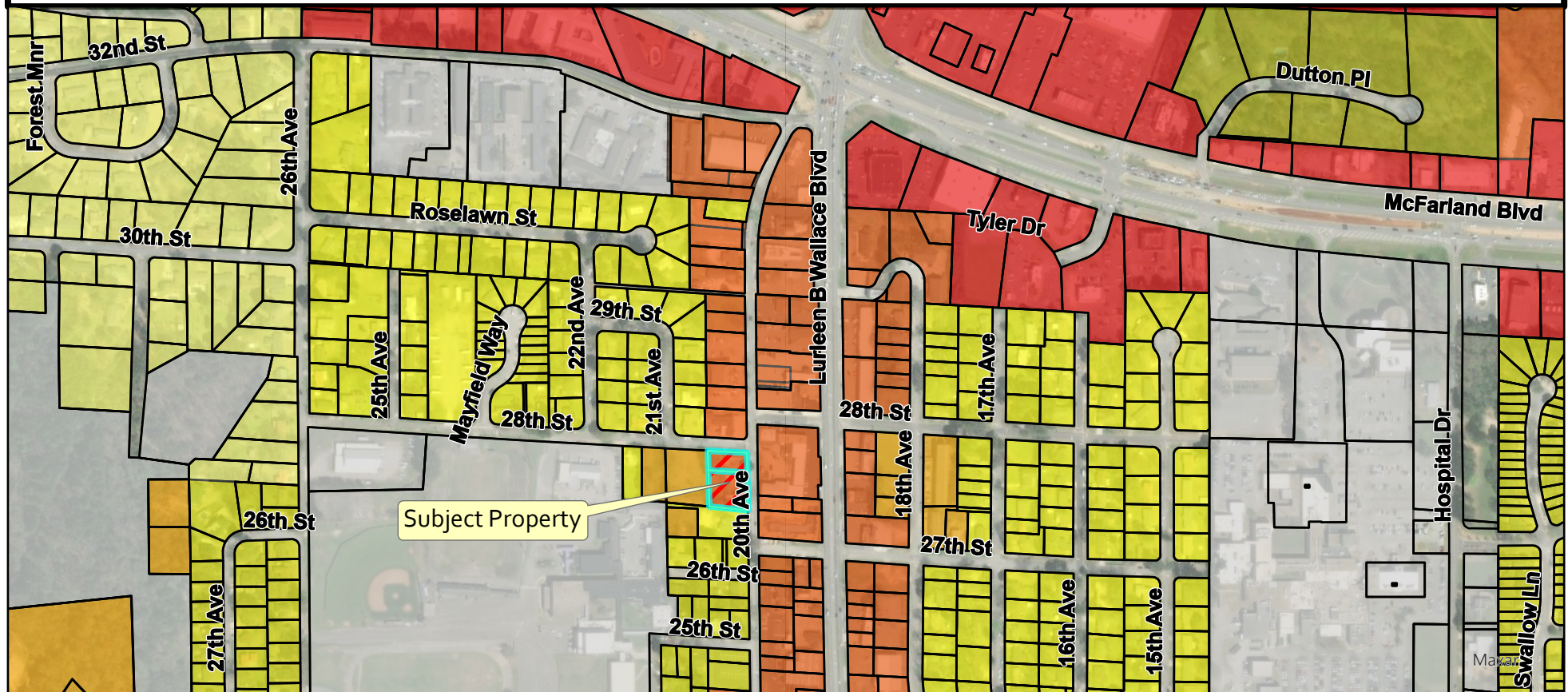
■ Residential Single-Family - SD

■ 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

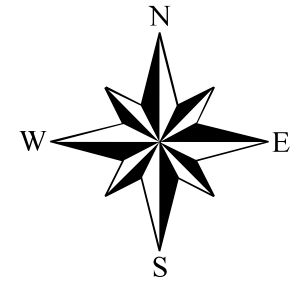
■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

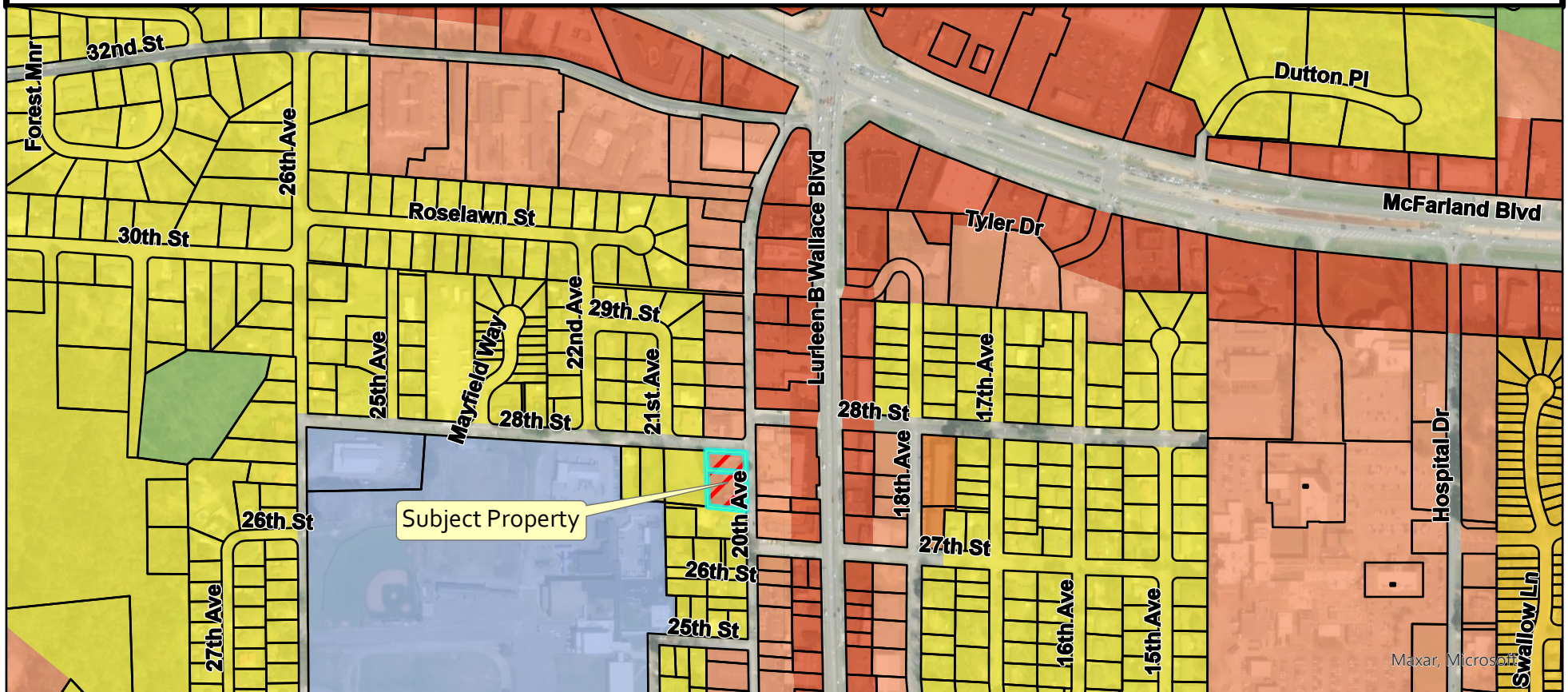
■ Institutional

■ Subject Property



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0 500 1,000 2,000 Feet



Maxar, Microsoft



Property as seen from
the corner of 20th Ave
and 28th 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 20th Avenue and 28th 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 20th avenue more the triple the length and width of 20th avenue would have to be accounted for.

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

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

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

WAIVER REQUEST FOR 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 28th 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.

28th 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 28th 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.

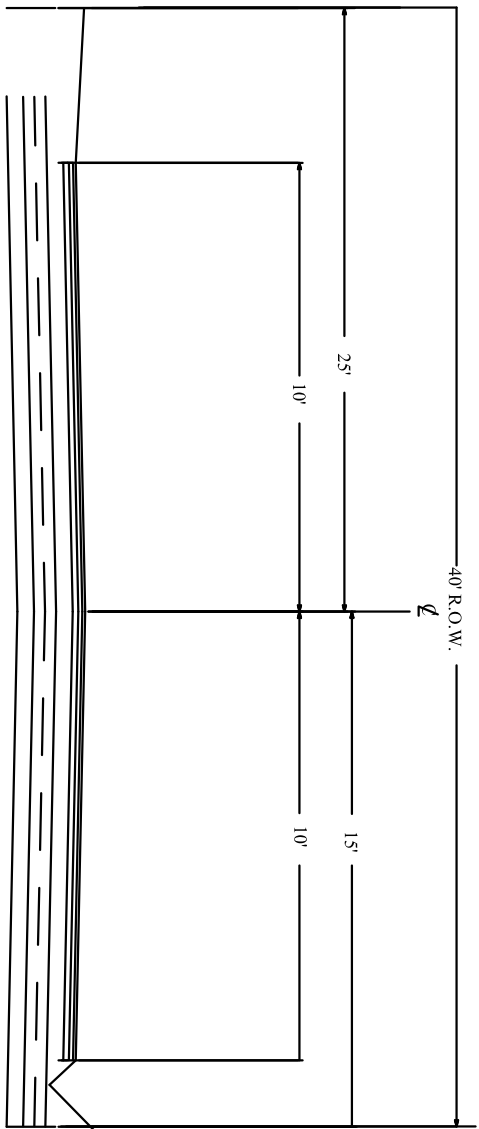
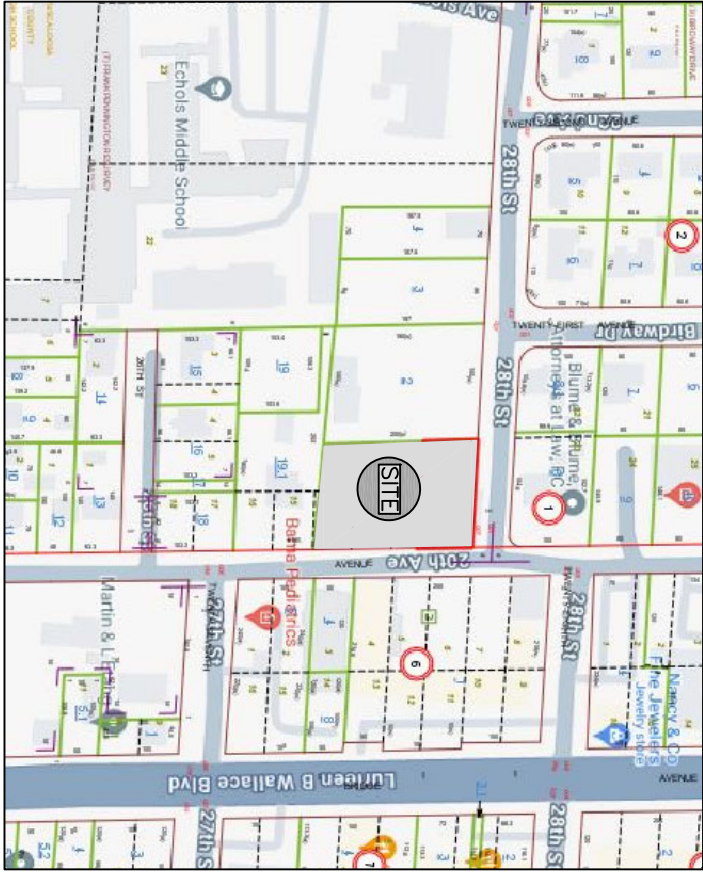
The request is for partial right-of-way acquisition related to the West 50 feet of this proposed subdivision. This would allow the current residence to NOT be located on the edge of the right-of-way. This request may require an adjustment to allow for adequate parking.

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

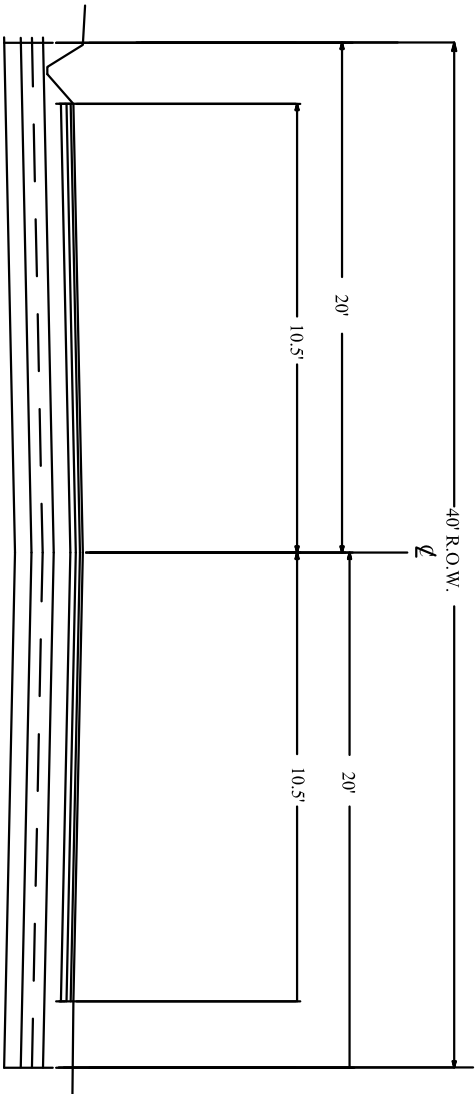
203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



TYPICAL SECTION 28th STREET - NO IMPROVEMENTS PLANNED



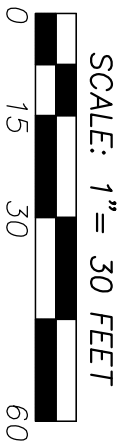
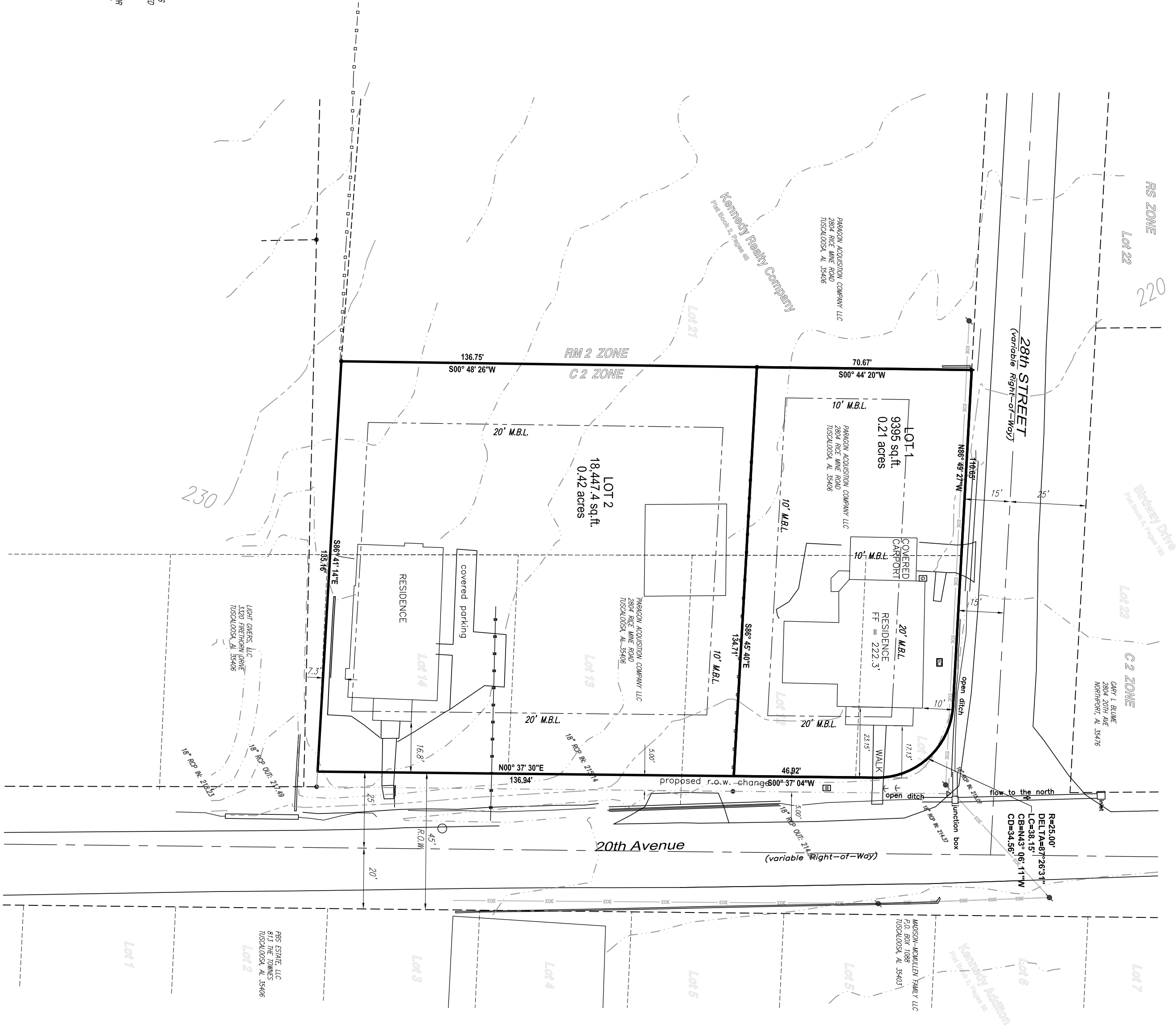
TYPICAL SECTION 20th AVENUE - NO IMPROVEMENTS PLANNED

- 10) ALL EASEMENTS EXCEPT THOSE DERIVED AS PRIVATE RIGHTS SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND TELECOMMUNICATIONS, AND MAY BE LOANED TO SUCH PURPOSES FOR ADJACENT PROPERTY NOT WITHIN AND WITHOUT ITS SUBDIVISION, ON PRIVATE EASEMENTS INCLUDING WATER, SEWER, EASEMENTS THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT, BUT NOT WITHIN THE RIGHT-OF-WAY, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN. ALL SUCH EASEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S DESIGN. PLACED WITHIN A EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
- 11) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME
- 12) THIS PROPERTY IS LOCATED IN THE CITY OF NORTHPORT AND IS ZONED CZ
- 13) BUILDING SETBACK LINES SHOWN ON PLAT ARE PER THE CURRENT ZONING REQUIREMENTS FOR CZ
- 14) MAXIMUM GROUND COVER OF EXISTING LOT HEREON EXCEEDS 15.00%
- 15) EXISTING LOT SHALL MEET THE MINIMUM REQUIREMENTS OF SECTION 408 OF THE SUBDIVISION REGULATIONS OF THE CITY OF NORTHPORT.
- 16) UNPAID REQUESTED
- 17) HALF STREET 28th STREET 28th AVE/NE
- 18) RIGHT-OF-WAY OF 28th STREET
- 19) SIDEWALK CONSTRUCTION

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

Northport - Preliminary Plat

SOUTHMARK ADDITION TO 20TH AVENUE



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



Montgomery and Hinkle, inc.

Professional Land Surveyors

203 Hargrove Road East
Tuscaloosa, AL 35401
Tuscolocalandsurvey.com
Phone - (205) 248-7396 • Fax - (205) 248-7398

kevin@mhsurvey.com
mcray@mhsurvey.com
office@mhsurvey.com

INFORMATION SOURCES

INFORMATION SOURCES

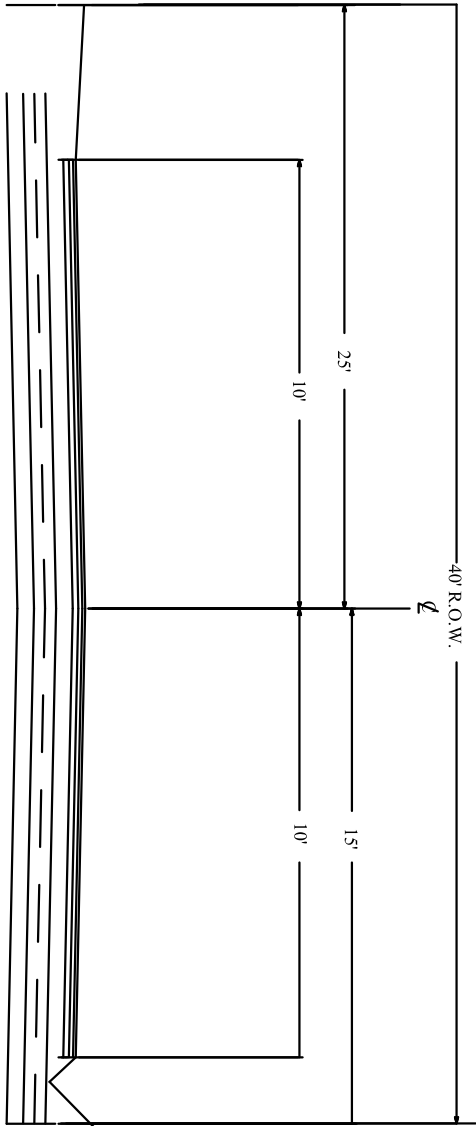
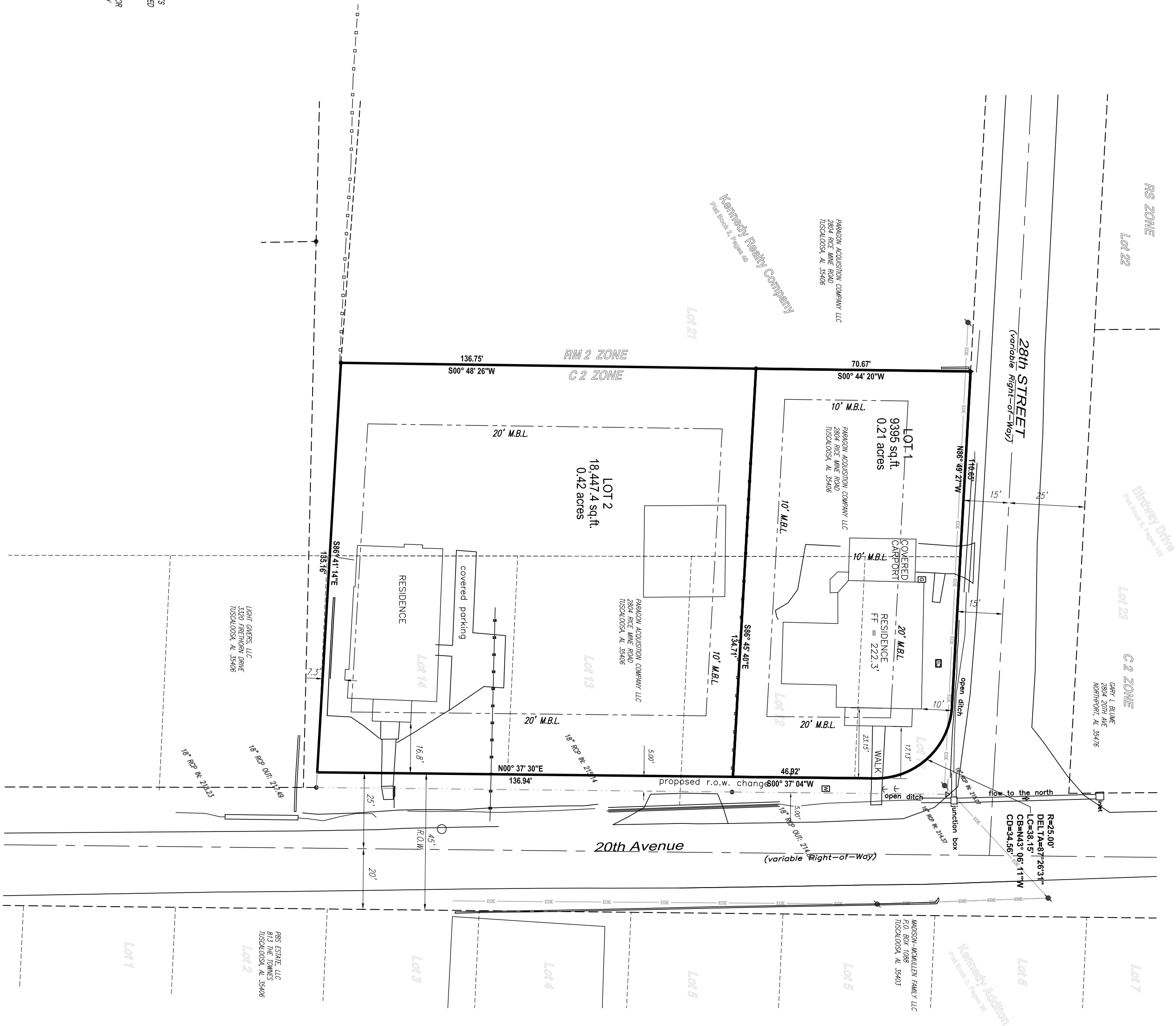
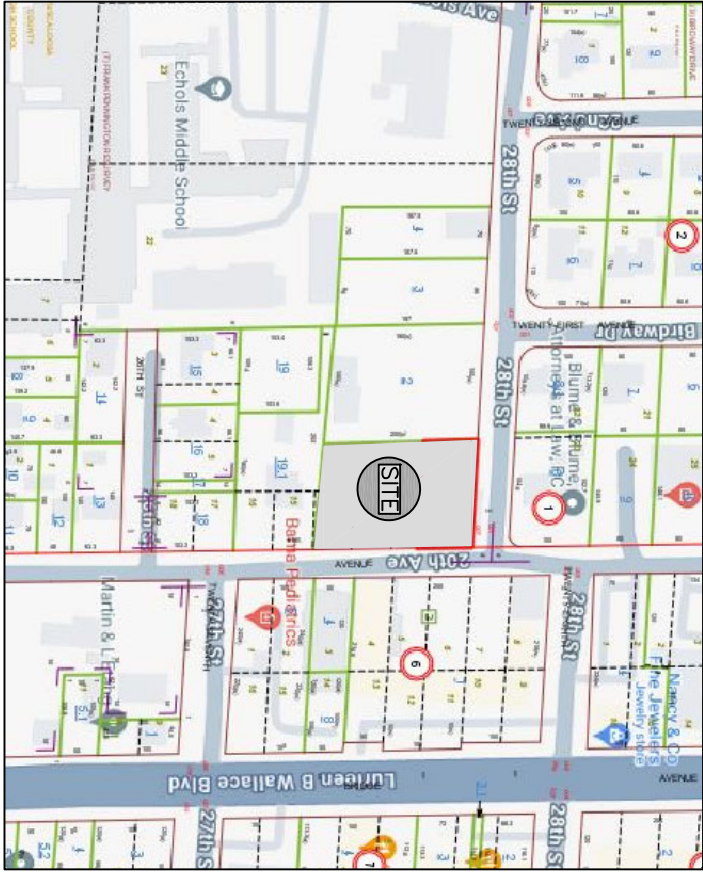
**RESURVEY OF PARTS OF LOTS 11-14 & 21
KENNEDY REALTY COMPANY
MAP BOOK 2, PAGE 46
Part of the NE 1/4 of the SE 1/4 of Section 9
Township 21 South, Range 10 West
TUSCALOOSA COUNTY, ALABAMA**

SOURCE OF TITLE:

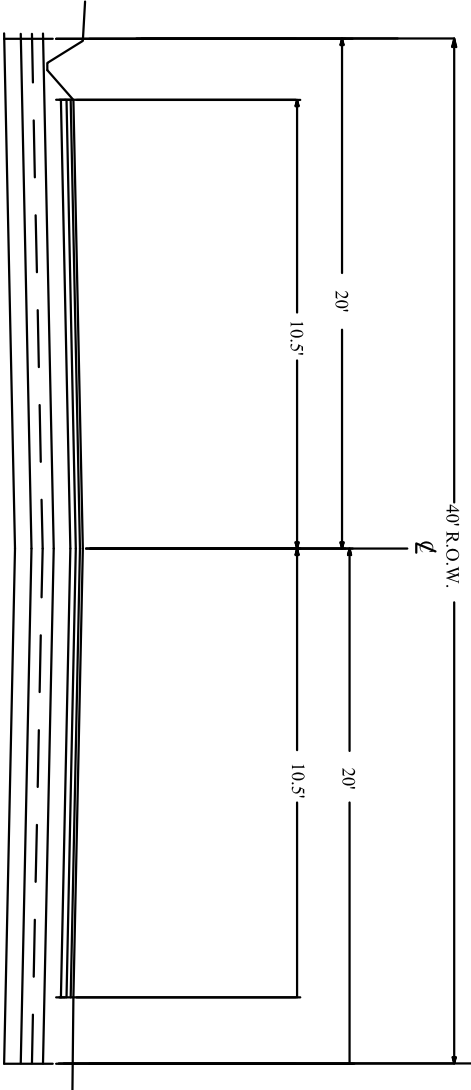
SOURCE OF TITLE:
D.B. 2016, P. 9753

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 JDH
 Sheet 1 of 1



TYPICAL SECTION 28th STREET - NO IMPROVEMENTS PLANNED



TYPICAL SECTION 20th AVENUE - NO IMPROVEMENTS PLANNED

5. ALL IMPROVEMENTS NOT SHOWN AT THIS TIME

6. THIS PROPERTY IS LOCATED IN THE CITY OF NORTHPORT AND IS ZONED C2

7. BUILDING SETBACKS MUST SHOWN ON PLANS PER THE CURRENT ZONING REQUIREMENTS FOR C2

8. A MINIMUM TOTAL COVERAGE OF EACH LOT HEREIN EXCEEDS 15.00%

9. LOT 10 SHALL MEET THE UNDERGROUND REQUIREMENTS OF SECTION 44B OF THE SUBDIVISION REGULATIONS OF THE CITY OF NORTHPORT.

10. OWNERS REQUESTED

A) HALF STREET 20M STREET 20M AVE/UE

B) RIGHT-OF-WAY OF 20M STREET

C) SIDEWALK CONSTRUCTION

DIVISION OF POWER

PARKSON ACQUISITION COMPANY, LLC

2004 WEE HONG ROAD

TEKONGLOKA, ALABAMA 35406

2.11.1 ACRES OWNED

66.6 ACRES DEVELOPED

Northport

OWNER/DEVELOPER:
PARAGON ACQUISITION COMPANY, LLC

TUSCALOOSA, ALABAMA 35406

0.66 ACRES DEVELOPED

Montgomery and Hinkle, inc.

Professional Land Surveyors



203 Hargrove Road East
Tuscaloosa, AL 35401
Tuscdoosl@mlsurvey.com
kevin@mlsurvey.com
marly@mlsurvey.com
office@mlsurvey.com
Phone - (205) 248-7396 - Fax - (205) 248-7398

INFORMATION SOURCES

Northport - Preliminary Plat
SOUTHBARK ADDITION TO 20TH AVENUE

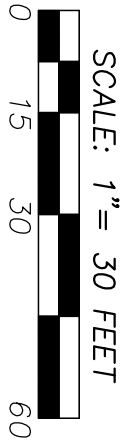
RESURVEY OF PARTS OF LOTS 11-14 & 21
KENNEDY REALTY COMPANY
MAP BOOK 2, PAGE 46
Part of the NE 1/4 of the SE 1/4 of Section 9
Township 21 South, Range 10 West
TUSCALOOSA COUNTY, ALABAMA

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.	240/-020
Date	07/18/2024
Scale	1" = 30'
Drawn By	kdh
Approved By	KJDKH
Sheet	1 1



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

City of Northport
Planning and Zoning Commission – October 8, 2024
Staff Report

Case: SP-24-4 Lashonda Gay

Applicant: LaShonda Gay

Location: 3841 30th 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 30th Avenue. The zoning ordinance requires that all mobile homes placed or replaced obtain a permit from the planning commission.

Mobile homes as in-fill dwellings are subject to the compatibility standards found in the zoning ordinance. In terms of location restrictions, two requirements are listed:

- Historic Districts – No mobile home can be permitted within or adjacent to any land that is included within a local, state, or federal historic district. The property in question is not located within any of these designated historic districts.
- Home Value – The combined value of the proposed home and the land upon which it will be sited must be at least 90% of the average appraised value of all adjoining properties that have been improved for single family residential use. Based on data from the Tuscaloosa County tax maps, the average appraised value for single family residential homes adjacent to this property is \$77,875. The value of the proposed home with land is \$172,210.

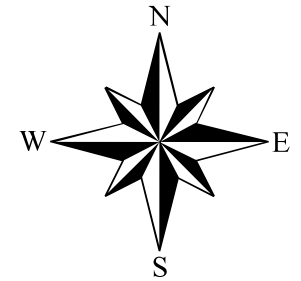
Any action on this item will require the affirmative vote of a majority of those present.

City of Northport Planning Commission

Mobile Home Permit

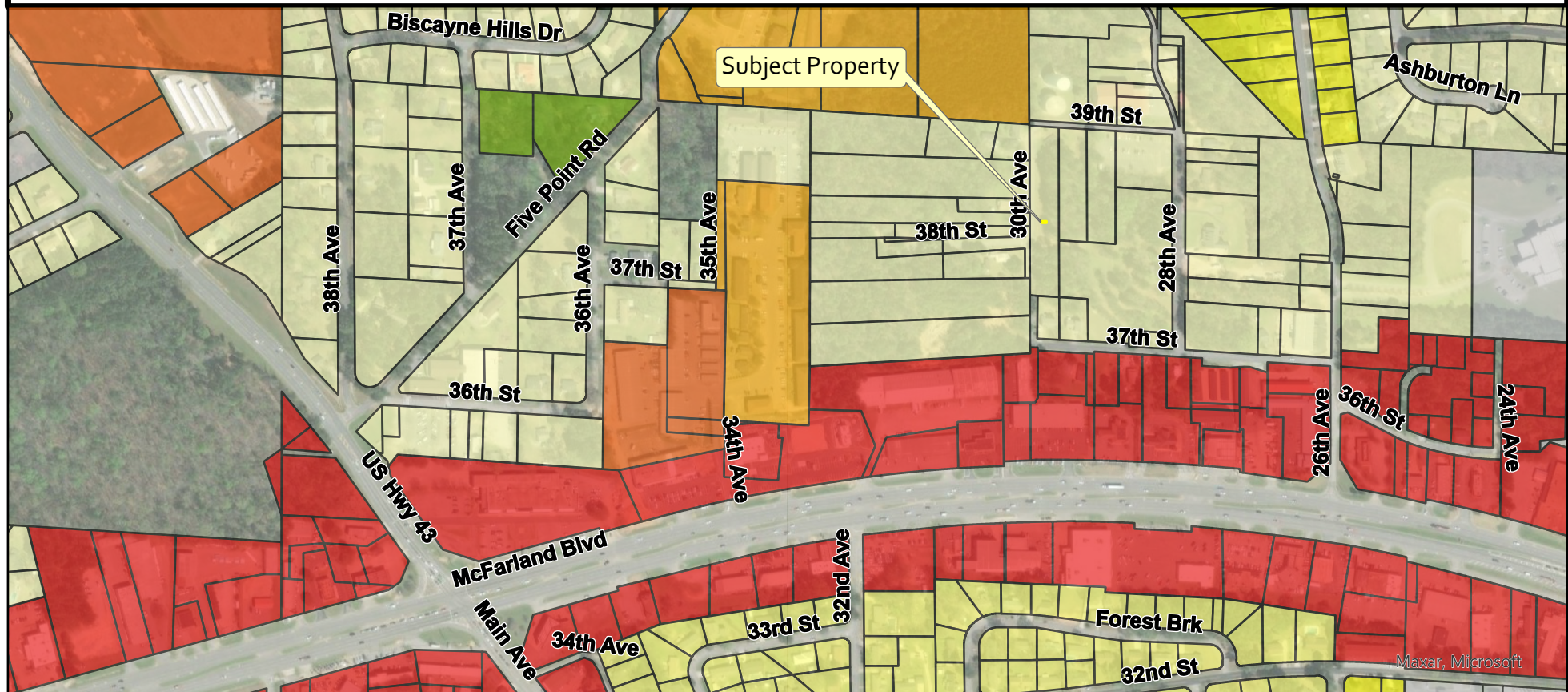
Zoning

- | | |
|--|--|
|  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

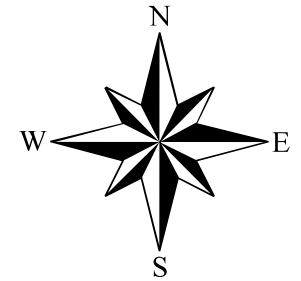
■ Medium to Low Density Transition

■ Low Density Residential

■ Institutional

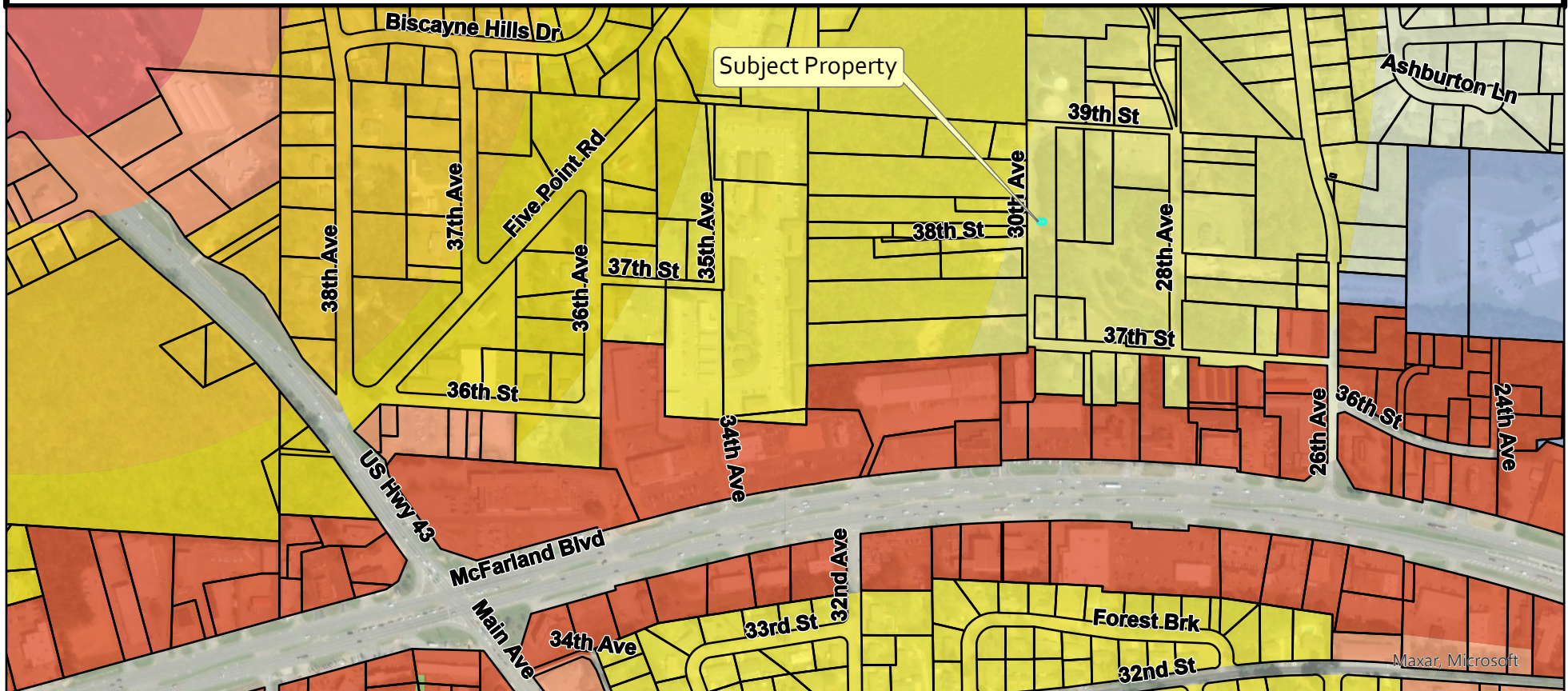
■ Utilities

■ Subject Property



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0 500 1,000 2,000 Feet



Maxar, Microsoft

Property as see from
39th Street looking West





Property as seen from
corner of 39th St & 30th Ave
looking Southwest







3841 30th Avenue

