

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, NOVEMBER 12, 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. October 8, 2024, Regular Meeting
 - B. October 28, 2024, Special Called Meeting
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - 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. **WITHDRAWN** - no action needed.
 - 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. **WITHDRAWN** - no action needed.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **SP-24-06 Justin Terry** - Justin Terry requests conditional use approval for an office in a M-1 (Light Industrial) zone for the property located at 2403 10th Street.
 - B. **SP-24-07 Melvin Alexis Ramos Reyes** - Melvin Alexis Ramos Reyes requests approval to place a mobile home as an in-fill dwelling at 3417 68th Avenue. **WITHDRAWN** - no action needed.
 - C. **A-24-5 Aubry McCarley** - Aubry McCarley requests annexation of approximately 1.38 acres located at 7600 Highway 43, with the original zoning designation of C-3 (General Commercial).

- D. **S-24-24 RSVY of Lots 4 & 5 of Oakhill** - Porter-Higginbotham Engineering requests preliminary plat approval for approximately 1.38 acres located at 7600 Highway 43.
- E. **R-24-5 Bronze Properties, LLC** - Bronze Properties, LLC requests rezoning for approximately 3.36 acres located at Station Circle, east of Highway 43 N, from RS-1 (Family Single Residential) to C-3 (General Commercial). **CONTINUED** - no action needed.
- F. **S-25-24 RSVY Lot 1R of the RSVY of Northport Station, Ph I & Unplatted Land** - Herndon Hicks & Associates requests preliminary plat approval for approximately 13.84 acres located at 4419 Highway 43 N. **CONTINUED** - no action needed.
- G. **AMD-24-02 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance.
- H. **AMD-24-03 City of Northport** - The City of Northport proposes an amendment to the Subdivision Regulations. **CONTINUED** - no action needed.

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, OCTOBER 8, 2024**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, October 8, 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, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote: Mrs. Tracey Kelly, Mr. Roland Lewis, and Mr. Timothy Martin. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Chris Cunningham, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Mr. Brad Matthews, Assistant City Engineer, and Ms. Meredith Mullins, Planner.

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. Wiggins** to approve the minutes of the regular meeting on September 10, 2024. **Second by Mr. Kemp.** 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

Old Business

A. **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.

Mrs. Ramm stated that Montgomery & Hinkle have requested preliminary plat approval for approximately 0.66 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. Mrs. Ramm stated that the applicant has requested a waiver for Sidewalk Construction on 28th Street and 20th Avenue. There are currently no sidewalks in the immediate vicinity and new sidewalks may interfere with existing ditches. The applicant has also requested a waiver for ROW dedication due to if full ROW dedication were required, it would likely create a new nonconformity due to the existing building encroaching into setbacks along with half-street improvement be waived due to no curb and gutter in the immediate vicinity and there are existing paved ditched providing drainage along both streets. Mrs. Ramm stated that the property is surrounded and adjoined by a vacant residence to the south, zoned C-3, a mixed commercial development to the east and north, zoned C-3, an office building to the north and south, zoned C-3, and a vacant residence to the west, zoned RM-2. The future land

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

Mr. Matthews stated that 20th Avenue has been proposed some ROW dedication that will be granted in the additional 5 feet, which would make it 25 feet from the center line on the subject side of the road. He stated that the applicant has also proposed a dedicated radius at the intersection, where right now meets at a right angle and prior would have been an issue with getting utilities around the corner. The applicant is proposing to maintain the ROW along 28th Street. Mr. Matthews stated the other neighboring properties along with this property are located very close to the road.

The petitioner was not present for the meeting.

Chairman Turner opened the floor up for a public hearing.

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

Motion by Mr. Turner to approve the waiver for sidewalk construction on 28th Street and 20th Avenue. **Seconded by Mr. Wiggins**. Roll call was as follows: Mr. Turner – No, Mr. Wiggins – No; Mrs. Hayes – No; Mr. Randolph – No; and Mr. Ward - No. **Motion Failed.**

Motion by Mr. Turner to approve the waiver for sidewalk construction on 28th Street and 20th Avenue with payment into the sidewalk bank. **Seconded by Mr. Kemp**. Roll call was as follows: Mr. Turner – Yes; Mr. Kemp – Yes; Mrs. Hayes – Yes; Mr. Randolph – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

Mr. Turner stated to the Commission members that if the commission is to vote no on a subdivision matter, each member will need to state the reasons for their votes.

Motion by Mr. Turner to approve the preliminary plat for Southmark Addition 20th Avenue with the waivers of full ROW dedication for 20th Avenue and 28th Street and half street improvements along 20th Avenue and 28th Street. **Motion by Mr. Randolph**. Roll call was as follows: Mr. Turner – Yes; Mr. Randolph – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mr. Ward – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

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.**

No vote needed.

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

Mrs. Ramm stated that LaShonda Gay has requested 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. Mrs. Ramm stated that mobile homes as in-fill dwellings are subject to the compatibility standards found in the zoning ordinance. In terms of location restrictions, there are two requirements. One, mobile homes can not 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. Two, the combined value of the proposed home and the land upon which it will be

sited much be at least 90% of the average appraisal 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.

The petitioner was not present for the meeting.

Chairman Turner opened the floor up 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 mobile home permit for LaShonda Gay at 3841 30th Avenue. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

New Business

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. **CONTINUED UNTIL NOVEMBER.**

No vote needed.

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. **CONTINUED UNTIL NOVEMBER.**

No vote needed.

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

December 10, 2024, Meeting

Mr. Turner stated that the Planning & Zoning Commission meeting scheduled for December 10, 2024, will need to be moved to December 17, 2024, with the meeting being held in the Northport Municipal Courtroom.

Motion by Mr. Turner to move the December 10, 2024, meeting to December 17, 2024, to the Northport Municipal Courtroom. **Seconded by Mr. Randolph.** Voice vote was given. **Motion Carried.**

Zoning Ordinance Update

Mrs. Ramm stated that a Special Called meeting for the Planning & Zoning Commission will be held on October 28, 2024, where we will present the condensed version of the Zoning Ordinance and will hear public

comments. We will follow up on November 12, 2024, for the Planning & Zoning Commission meeting where we will have the Zoning Ordinance update with a public hearing held. We are proposing to hear for a first reading with City Council on November 18th with the second reading and adoption on December 16, 2024.

ADJOURNMENT – Motion by Mr. Turner. Seconded by Mr. Wiggins

Meeting was adjourned at 6:16pm.

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
SPECIAL CALLED MEETING
MONDAY, OCTOBER 28, 2024**

The Planning and Zoning Commission met in a regular session at 5:30 p.m. on Monday, October 28, 2024, in the Council Chambers at Northport City Hall.

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

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) – None

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

New Business

- A. **City of Northport** – Public hearing for proposed amendments to the Zoning Ordinance. No action to be taken during this meeting.

No vote needed.

Jason Fondren with KPS, stated that the overall goal over the last year of working with the City of Northport on updating the Zoning Ordinance, was for better understanding and making this more user friendly for citizens/property owners, developers and staff. He stated that as they began the process of reviewing the existing Zoning Ordinance, they realized there were amendments that were difficult to interpret and comprehend that need to be addressed. Mr. Fondren stated that they have updated the Zoning Ordinance to coordinate with the Subdivision Regulations, which segway into updating the subdivision regulations. Mr. Fondren stated that in terms of making the Ordinance more “user friendly”, we re-organized the Ordinance to simplify it by re-arranging the articles and giving general and more specific articles. The current Ordinance contains 11 Articles that have now been converted into 14 Articles. He stated that the update to Article 4 – 6 have more intuitive information regarding residential and non-residential districts. He stated that they have updated the terminology and definitions to be consistent throughout. He stated that with the process of adding new uses to the ordinance we were able to review current uses. Mr. Fondren stated we have made sure the

ordinance meets State Law, First Amendments, Fair Housing Act, and other federal regulations that impact subdivision regulations.

Chairman Turner opened the floor for a public hearing.

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

Mr. Turner asked Mrs. Ramm for a timeline for the updated Zoning Ordinance. Mrs. Ramm stated that we have this scheduled for November 12, 2024, for a public hearing at the Planning and Zoning Commission meeting. She stated we will do the same presentation then. If the commission is comfortable with this, we will begin our advertisements for the formal document and legal advertising requirements for running the ad for 3 consecutive weeks. She stated that there will be a first reading on November 18, 2024, provided Commissions approval, with a second reading scheduled for December 16, 2024. She stated the City Council will have a public hearing at that time.

Committee Reports

Other and Miscellaneous Business

Adjournment –

Motion by Mr. Turner. Seconded by Mr. Lewis

Meeting was adjourned at 6:32pm.

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – November 12, 2024
Staff Report

Case: SP-24-6

Applicant: Justin Terry

Location: 2403 10th Street

Request: Conditional Use

Justin Terry is requesting conditional use approval for an office in an M-1 (Light Industrial) zone for the property located at 2403 10th Street. A site sketch has been provided showing the approximate layout of the property, but no new construction is proposed at this time.

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location. Whereas a use permitted by right has already been evaluated to fit within a zoning district, conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location.

The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property.

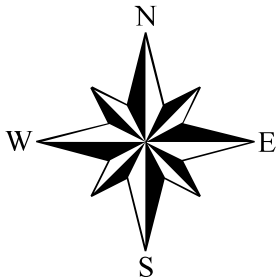
The draft for the Northport Compass plan shows this area as “General Mixed Use”, which supports a wide array of commercial uses, including offices.

The site is surrounded by residential property that is zoned Neighborhood Commercial (C-2) to the west, a church zoned Residential Single-Family (RS-3) and Office-Institutional (O-I) to the north, a parking lot zoned Light Industrial (M-1) to the east, and a residence zoned Historic Neighborhood (HN) to the south.

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

City of Northport Planning Commission

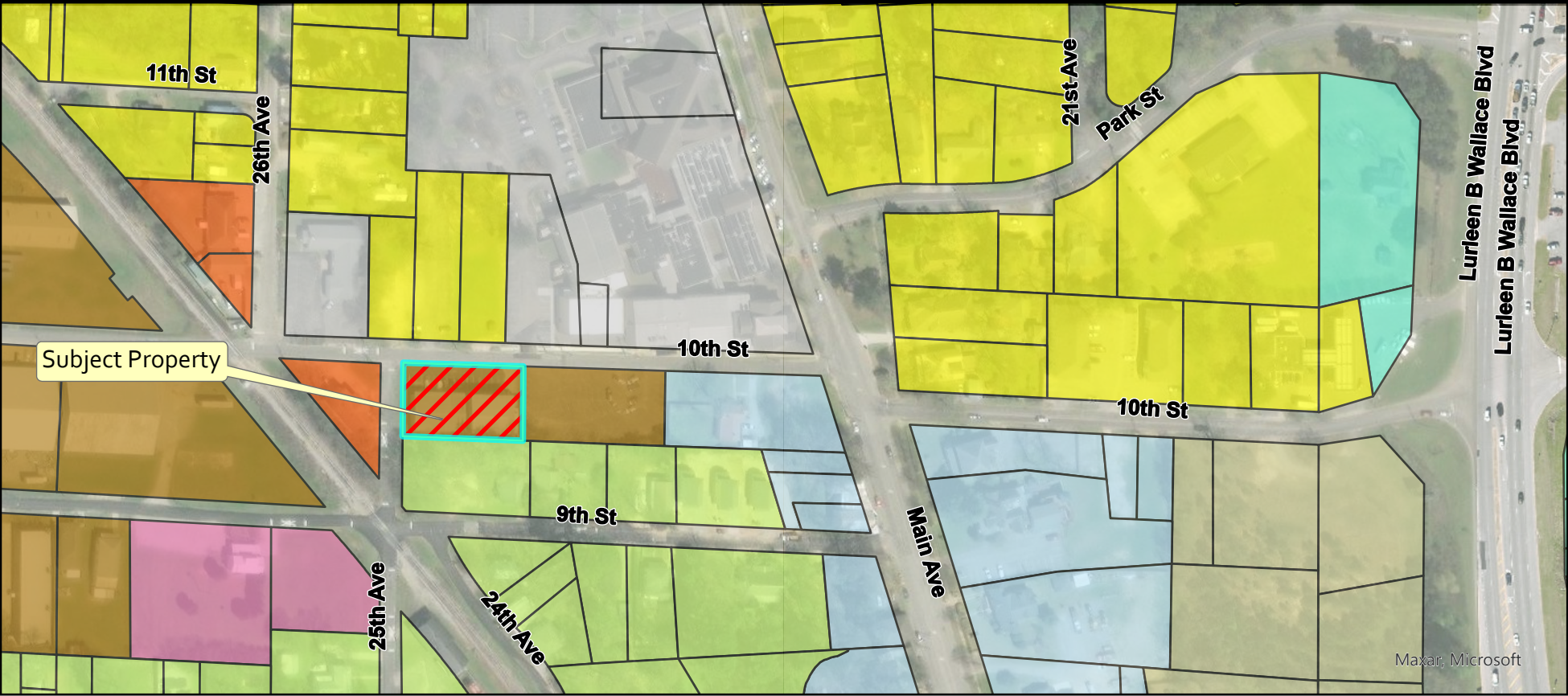
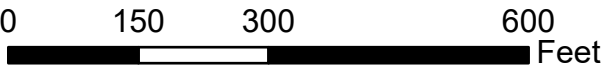
Conditional Use



Zoning

- Bridge Avenue North
- Historic Neighborhood
- Light Industrial
- Multi-Family Housing
- Neighborhood Center
- Neighborhood Commercial
- Office and Institutional
- Residential Single-Family - 3
- Residential/Commercial/Institutional
- Subject Property

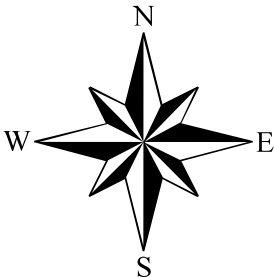
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City of Northport Planning Commission

Conditional Use



Parcels

□ Parcels

Future Land Use

■ Conservation

■ General Mixed-Use

■ Limited Mixed-Use

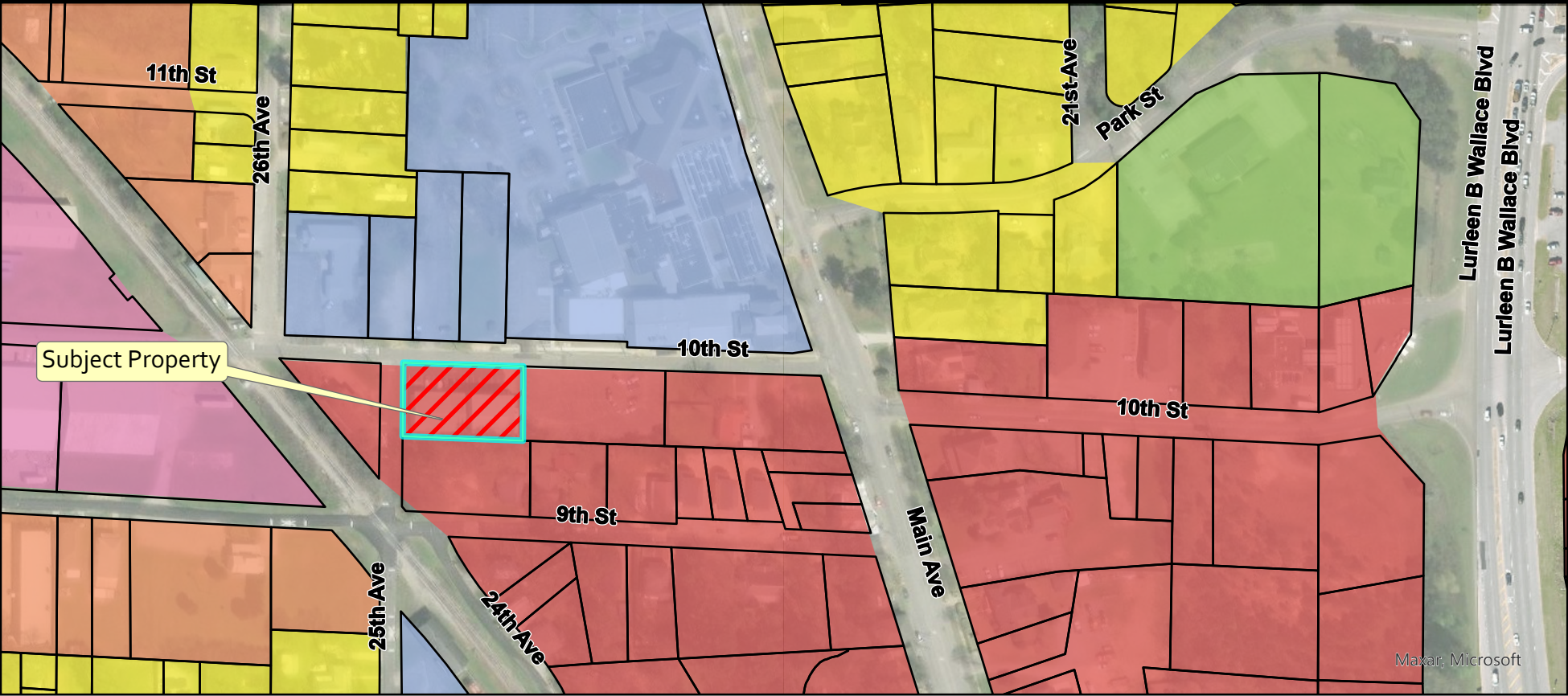
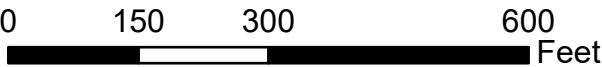
■ Medium Density Residential

■ Office-Trades Mix

■ Institutional

■ Subject Property

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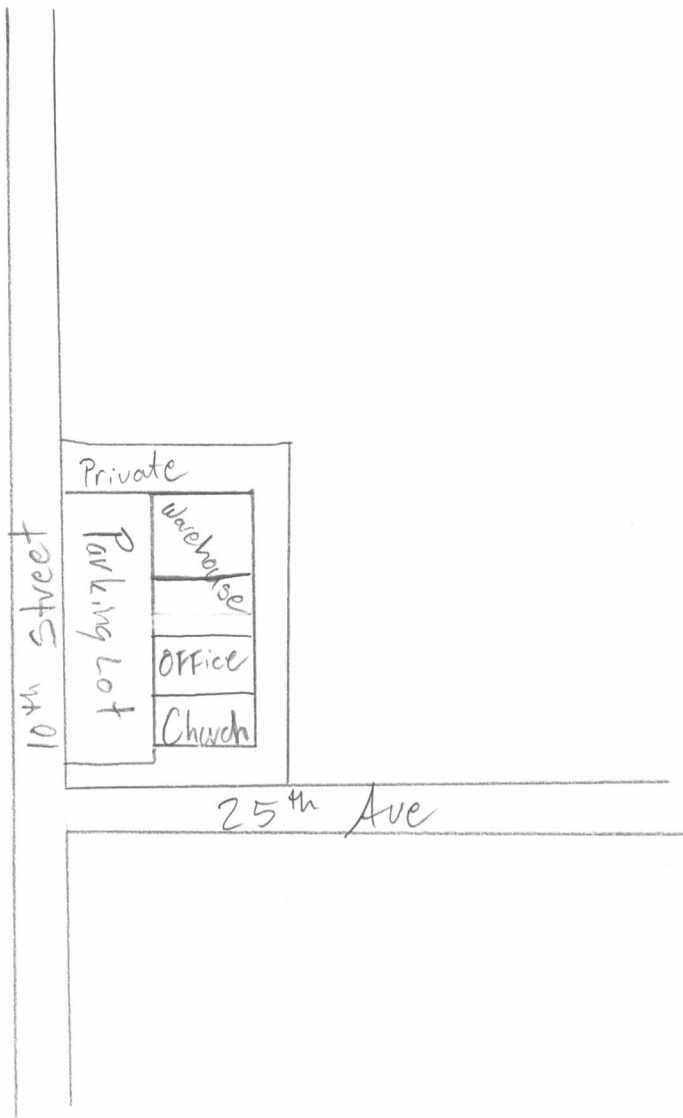


Maxar, Microsoft

Property as seen from
the corner of 10th St &
25th Ave looking
southeast

Google

Image capture: Aug 2022 © 2024 Google United States Terms



City of Northport
Planning and Zoning Commission – November 12, 2024
Staff Report

Case: A-24-5

Applicant: Aubrey McCarley

Location: 7600 HWY 43

Request: Annexation

Aubrey McCarley is requesting annexation of approximately 1.38 acres located at 7600 Highway 43. This property is contiguous to the city limits and is surrounded by land zoned General Commercial (C-3) to the east across Highway 43, and by unincorporated land (no zoning) to the south, west, and north that is currently in use for single-family residential. The applicant is requesting General Commercial zoning (C-3) to allow construction of an office development.

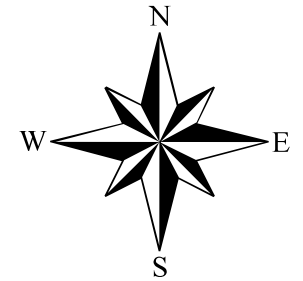
This property lies within the priority growth areas identified in the comprehensive plan. The future land use plan within Northport Compass identifies this property as “Limited Mix”. The proposed use and requested zoning do not conflict with the comprehensive plan.

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

City of Northport Planning Commission

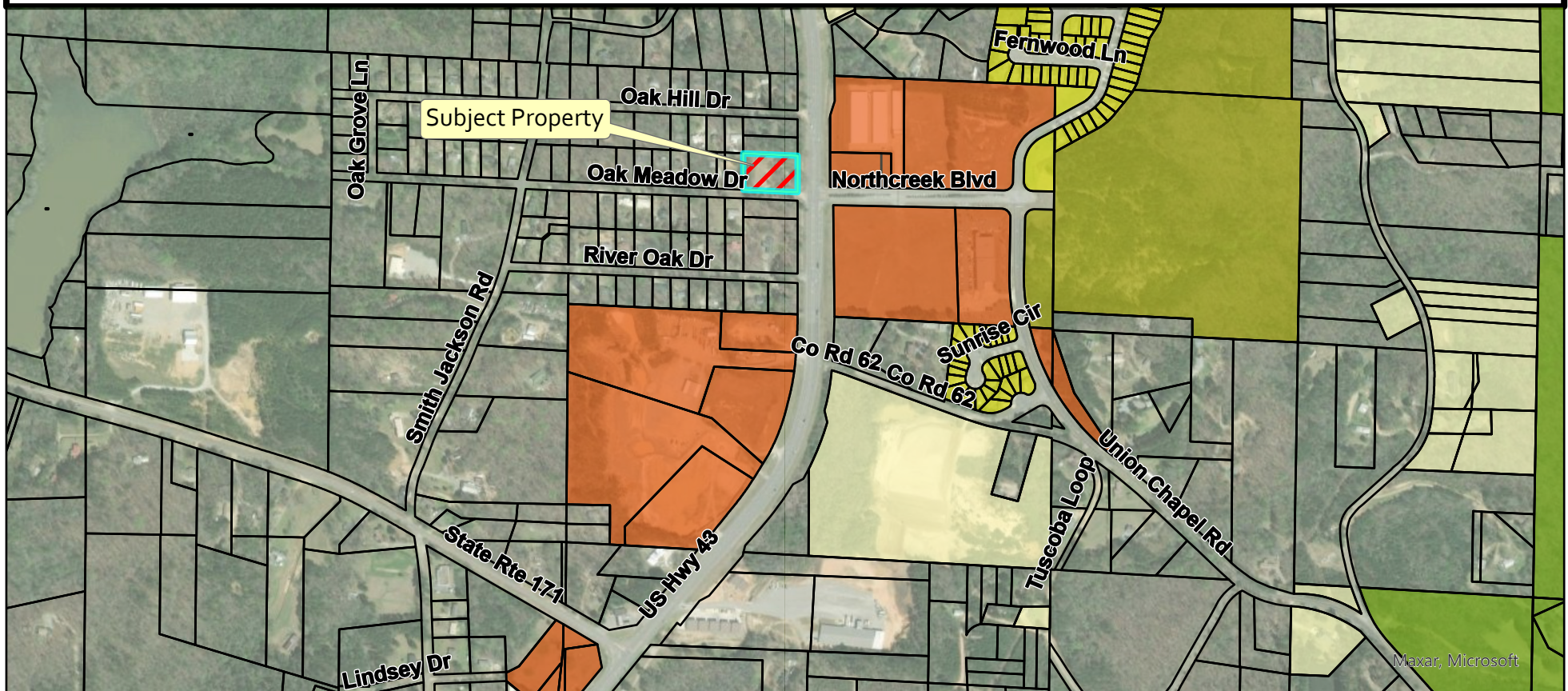
Annexation / Preliminary Plat

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



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0 500 1,000 2,000 Feet



Maxar, Microsoft

Property as seen from
Highway 43 North
looking West



Google

City of Northport Planning Commission

Annexation / Preliminary Plat

Parcels

□ Parcels

Future Land Use

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

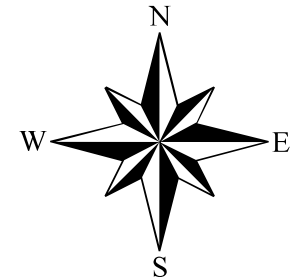
■ High to Medium Density Transition

■ Medium Density Residential

■ Medium to Low Density Transition

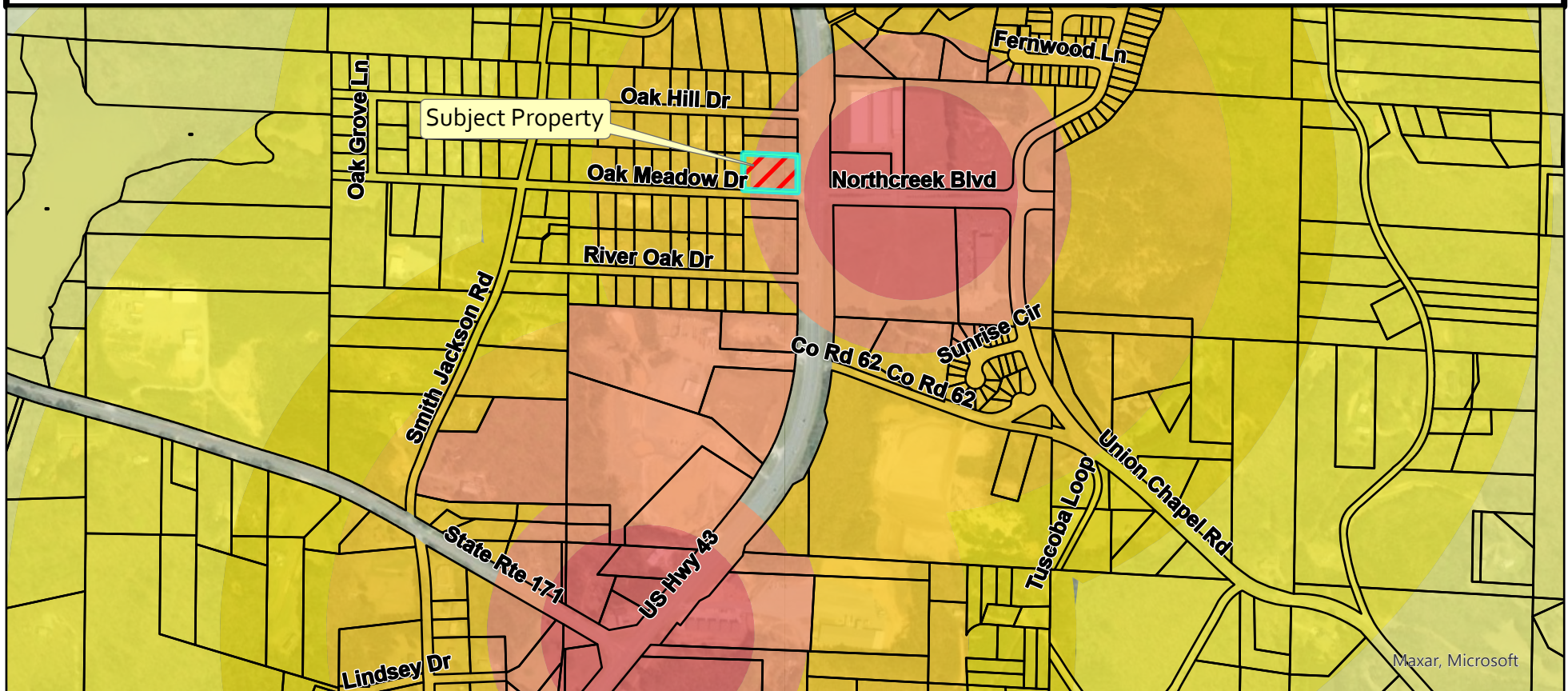
■ Low Density Residential

■ Subject Property



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0 500 1,000 2,000 Feet



Maxar, Microsoft

City of Northport
Planning and Zoning Commission – November 12, 2024
Staff Report

Case: S-24-24 Resurvey of Lots 4 & 5 of Oakhill

Applicant: Porter-Higginbotham

Location: 7600 Highway 43

Request: Preliminary Plat

Porter-Higginbotham is requesting preliminary plat approval for approximately 1.38 acres located at 7600 Highway 43. The current property consists of 2 vacant residential structures on 2 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 all public streets. Oak Meadow Drive, a county road, currently consists of a 50-foot ROW. The applicant is requesting that the full width requirement be waived. Staff have discussed this case with Tuscaloosa County Public Works, who confirmed that they do not need the additional R.O.W. at this location and would be supportive of the waiver request (see email included in packet).
- **Half-street improvements and Sidewalk Construction** – 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. Staff have had discussions with Tuscaloosa County Public Works, who confirmed that they do not want half-street improvements or sidewalks at this location and would be supportive of the waiver request (see email included in packet). There are no sidewalks or curb and gutter in the immediate vicinity and there are existing open ditches providing drainage along Oak Meadow Drive.

The property is surrounded by land zoned General Commercial (C-3) to the east across Highway 43, and by unincorporated land (no zoning) to the south, west, and north that is currently in use for single-family residential

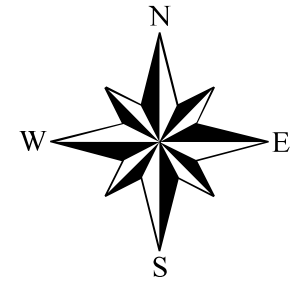
The future land use plan within Northport Compass shows this area as “Limited Mixed Use”. The proposed use of an office does not conflict with the comprehensive plan.

Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

City of Northport Planning Commission

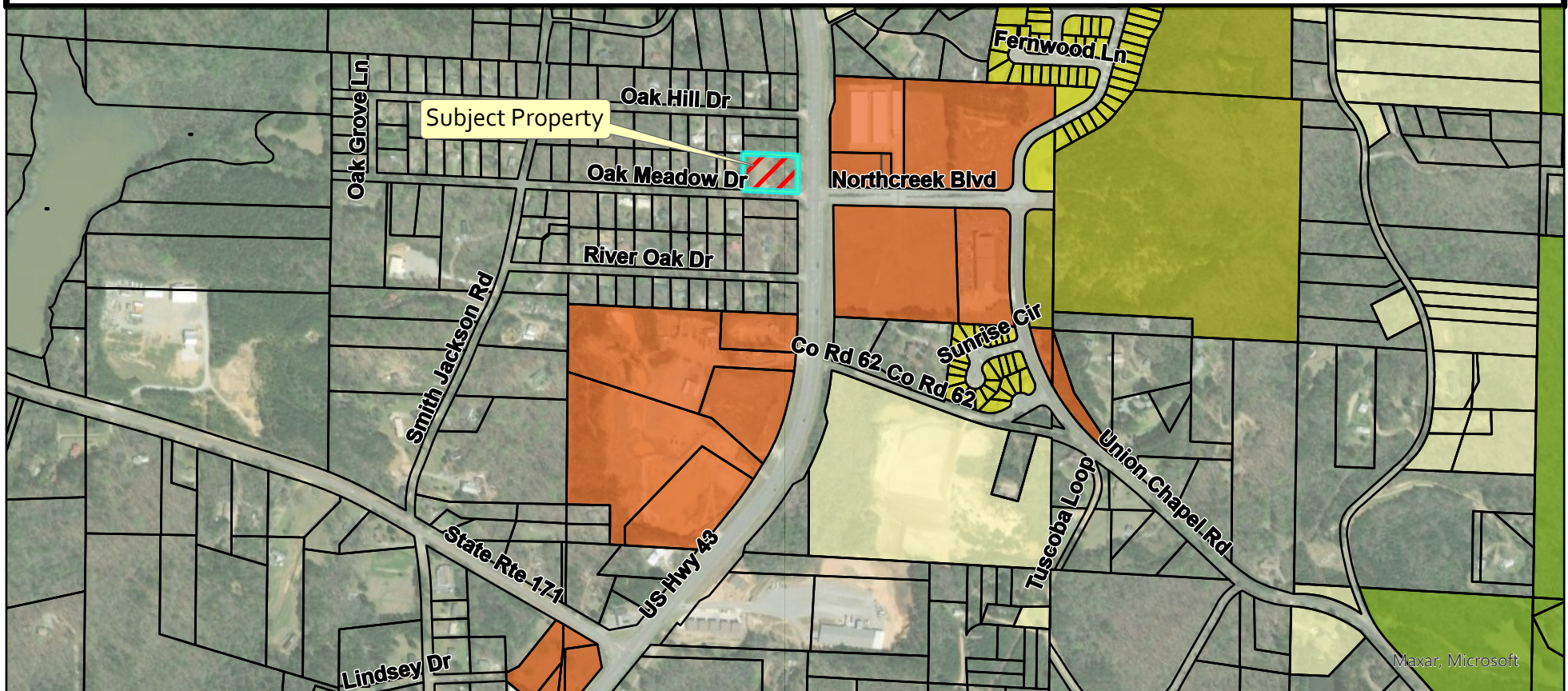
Annexation / Preliminary Plat

- Parcels**
-  General Commercial
 -  Residential Single-Family - 1
 -  Residential Single-Family - 4
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 -  Agriculture
- Zoning**
-  Subject Property



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0 500 1,000 2,000 Feet



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City of Northport Planning Commission

Annexation / Preliminary Plat

Parcels

□ Parcels

Future Land Use

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

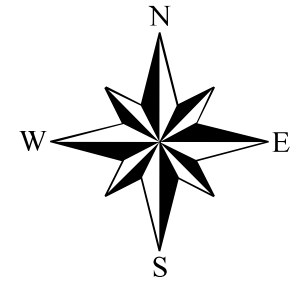
■ High to Medium Density Transition

■ Medium Density Residential

■ Medium to Low Density Transition

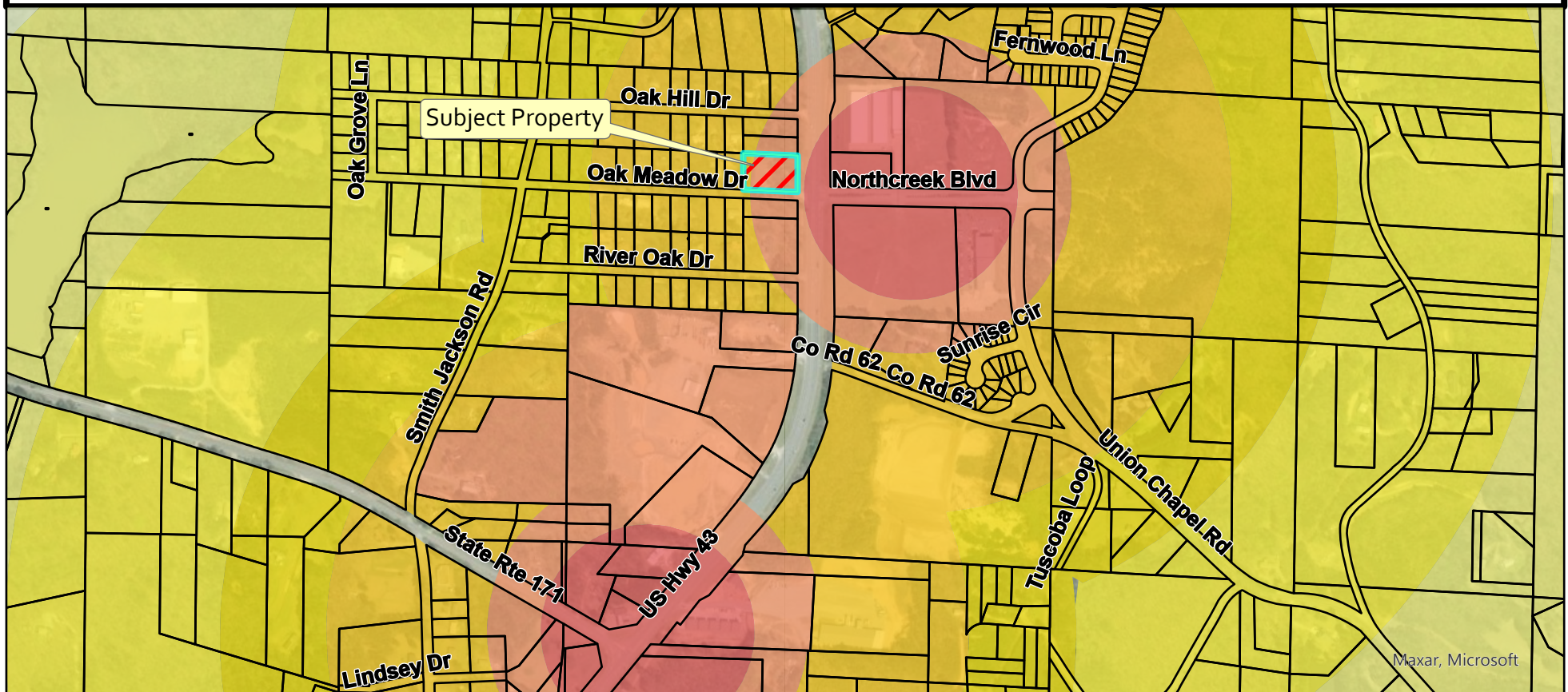
■ Low Density Residential

■ Subject Property



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0 500 1,000 2,000 Feet



Maxar, Microsoft

Property as seen from
Highway 43 North
looking West



Google

New Office for Maken Properties, LLC

October 2024

Requested Waivers

1. Half-Street Improvements:

The property owner requests a waiver from the requirement to provide half street improvements as it is Tuscaloosa County's standard policy not to require them along Tuscaloosa County roadways. Additionally, Oak Meadow Drive is a two-lane roadway, utilizing shoulders and side ditches for drainage. There is no curb and gutter present on the existing county roadway.

2. Sidewalks:

The property owner is requesting a waiver from the requirement to provide sidewalks along Oak Meadow Drive and U.S. Highway 43 (AL-13). Tuscaloosa County and the Alabama Department of Transportation supports the decision to omit sidewalks along their respective roadways (see attached letters). There are no sidewalks in the general area of the property, thus the construction of sidewalks in the area would not be consistent with the surrounding properties.

3. Capped Sanitary Sewer:

Neighboring properties are currently served by onsite septic systems. Sanitary sewer is unavailable on the west side of Highway 43 North. Connection to the sewer system would require a significant roadway bore underneath Highway 43 North. Additionally, the property is low-density (office building) and can be adequately served by an on-site system. Based on the location of the existing system, the property owner requests a waiver from capped sanitary sewer.

4. R.O.W. Width:

The property owner requests a waiver from the addition of 5' of right-of-way to meet the requirement of 60' along Oak Meadow Drive (a Tuscaloosa County Roadway). Due to the topography and physical characteristics of the parcel, the current property size is needed for the proposed improvements and landscape requirements. No improvements are currently planned for Oak Meadow Drive.



Kay Ivey
Governor

ALABAMA DEPARTMENT OF TRANSPORTATION

West Central Region, District 52
OFFICE OF THE DISTRICT ADMINISTRATOR
2715 East Skyland Boulevard
Tuscaloosa, Alabama 35405
Telephone: 205-554-3280



John R. Cooper
Transportation Director

October 9, 2024

Porter-Higginbotham Engineering, Inc.
2009 Paul W. Bryant Drive, Suite C
Tuscaloosa, AL 35401

Attn: Ms. Erin Cork

Re: Sidewalk Waiver
Aubry McCarley Site Development
Tuscaloosa County

To Whom It May Concern,

After consulting the Tuscaloosa Area Bicycle and Pedestrian Plan 2020, the Department does not require sidewalks along AL-13 at 7600 Hwy 43 North.

If you have any questions, contact Ms. Darby Campbell at (205) 554-3239.

Respectfully,

C. Brett Paulk
District 52 Administrator

CBP/ DKC

Enclosures

cc: File w/ Attachment

Tuscaloosa County Alabama Public GIS

W19/M109 - f23.5.1c-i23.11Pub - TuscaloosaAL - 10-07-2024

Parcel Details

[FavLink](#) [PRC](#) [NewSrch](#) [Back](#) [Print](#)

Account Pin STR	15183 : 67965 : 32-20S-10W		
Parcel No:	63 20 09 32 1 003 004.000		
Prop Addr:	7600 HWY 43 N		
Tax Dist:	01 - County North	Exemption: Not Exempt	
Deeded Acres:	0.00ac	Calc'l:	1.37ac
Deed Bk,Pg,Date	2024	10928	05-28-2024
Plat Info:	Book 0006	Page 0181	
Sub Info:	Sub Block:	Lot 4	
Subdivision:	OAKHILL		

Owner

Name:	MCCARLEY AUBRY
Address:	17115 FINNELL RD
City, State, ZIP:	NORTHPORT, AL 35475

2022 Values

Land Total:	\$34,500
Building & Improvements Total:	\$58,700
Total Appraised Value:	\$93,200
Yrly Tax:	\$503.28 for 2024

Payment History

Tax Year	Date Paid	Amount
2023	03/19/2024	\$518.38
2022	11/01/2022	\$491.40

Building

Bldg No	Type Abbr	Yr Built	Base SF	Upr Adj	Rms	Story
1	1-RES	1951	1101	0	6	1

Misc Improvements

Imprv No	Type	Yr Built	Area SF	Dim
2	2568-MH27	1972	684	0 x 0

Big Map

Big Results

County Overlays

Street View

Show Legend

Satellite Maps

Select

Clear Selection

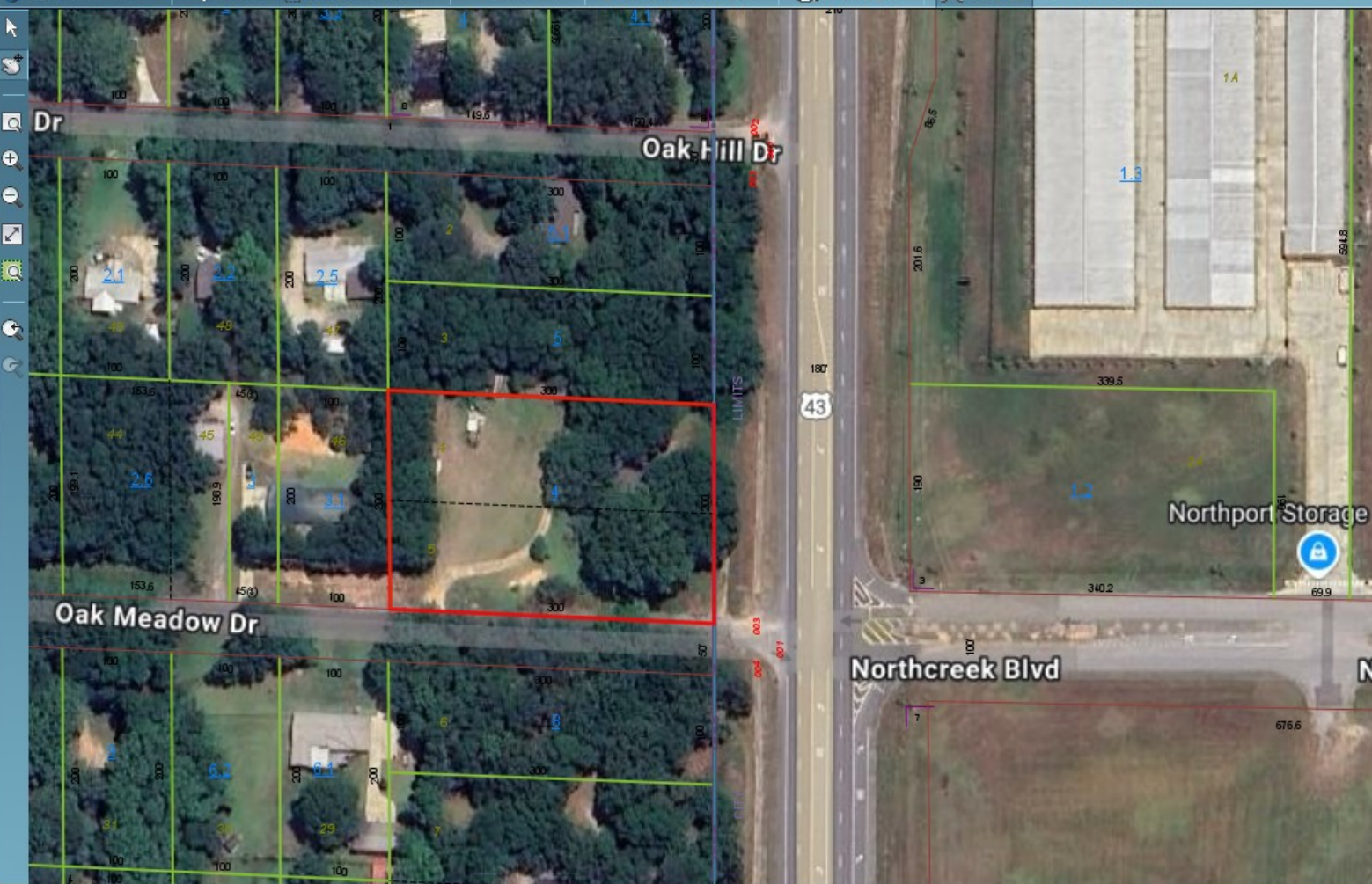
Zoom LL

Measure Tools

Printing

ToolTip

Misc Overlays



1 feature(s) selected on 1 layer(s)

1: 1737

2332 x 963 ft

TuscaloosaAL - PARCEL SUMMARY - 1 Records

Sorted: Ascending [Print](#) [Back](#) [Map It](#) [Clear](#) [To Excel](#) [To Mailing](#) [Parcel](#) [To Bldg](#) [To Land](#)

Row	Info Links	Account	PPin	Parcel Number	Owner's Name	Parcel Address	S-T-R	Tax District	Land Val	Imp Val	TMkt Val	Acres	DBook	DPage	DDate	Use	Exmt	YrlyTax	Subdivision
1		15183	67965	63 20 09 32 1 003 004.000	MCCARLEY AUBRY	7600 HWY 43 N	32-20S-10W	01 - County North	\$34,500	\$58,700	\$93,200	0	2024	10928	05/28/2024	---	0	\$503.28 for 2024	OAKHILL

Shaun Patten

From: Gary Cobb <gcobb@tuscco.com>
Sent: Friday, November 1, 2024 10:50 AM
To: Shaun Patten
Subject: RE: Oak Hill Plat

Tuscaloosa County is in favor of granting the variances for sidewalks, half street improvements and right of way dedication for Oak Meadows Drive in regards to this preliminary plat.

Thanks

From: Shaun Patten <spatten@cityofnorthport.org>
Sent: Friday, November 1, 2024 9:23 AM
To: Gary Cobb <gcobb@tuscco.com>
Subject: RE: Oak Hill Plat

Gary,

Would it be possible for us to get a letter from you guys confirming that you don't object to the sidewalk, half-street improvement, and ROW dedication waivers? It could even be an email if that is easiest. Thanks!

Shaun Patten, AICP

Zoning Administrator

City of Northport

(205)469-4298 (Office)

(205)579-3038 (Cell)

SPatten@CityOfNorthport.org

From: Shaun Patten
Sent: Friday, November 1, 2024 9:16 AM
To: Gary Cobb <gcobb@tuscco.com>
Subject: Oak Hill Plat

Shaun Patten, AICP

Zoning Administrator
City of Northport
(205)469-4298 (Office)
(205)579-3038 (Cell)
SPatten@CityOfNorthport.org

Tuscaloosa County Commission

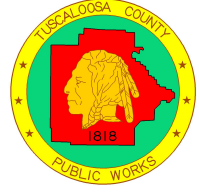
This email originated from outside of the organization. Do Not click links or open attachments unless you recognize the sender and know the content is safe.



Scott F. Anders, P.E.
County Engineer

TUSCALOOSA COUNTY PUBLIC WORKS DEPARTMENT

**2810 35th Street
Tuscaloosa, Alabama 35401
(205) 345-6600
FAX (205) 345-6600**



Tracy M. Criss, P.E.
Assistant County Engineer

October 8, 2024

Dear Sir or Madam:

Re: City of Northport Planning and Zoning Jurisdiction
Oak Meadow Drive
Requirements of Half-Street Improvements and Sidewalks
Tuscaloosa County Roads
Tuscaloosa County, Alabama

It is our standard policy not to require half-street improvements within Tuscaloosa County Roadways. As per Tuscaloosa County Subdivision Regulations, sidewalks are required when serving 21 or more lots. We support granting the waivers of these two items. We reserve the right to reverse this policy on a case-by-case basis. If you have any questions, please feel free to call.

Sincerely,

Scott F. Anders, P.E.
Tuscaloosa County Engineer

SFA/jgc

City of Northport
Planning and Zoning Commission – November 12, 2024
Staff Report

Case: AMD-24-2

Applicant: City of Northport

Location: N/A

Request: Zoning Ordinance Update

The City of Northport is requesting an update to the zoning ordinance. The City, working in conjunction with KPS Group, began the task of overhauling the zoning ordinance in February. The proposed changes are the result of 8 different work sessions, staff and consultant reviews, and public input received during the comprehensive planning process.

The attached presentation from KPS highlights some of these changes.

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



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Zoning Ordinance Update

Public Hearing
October 28, 2024

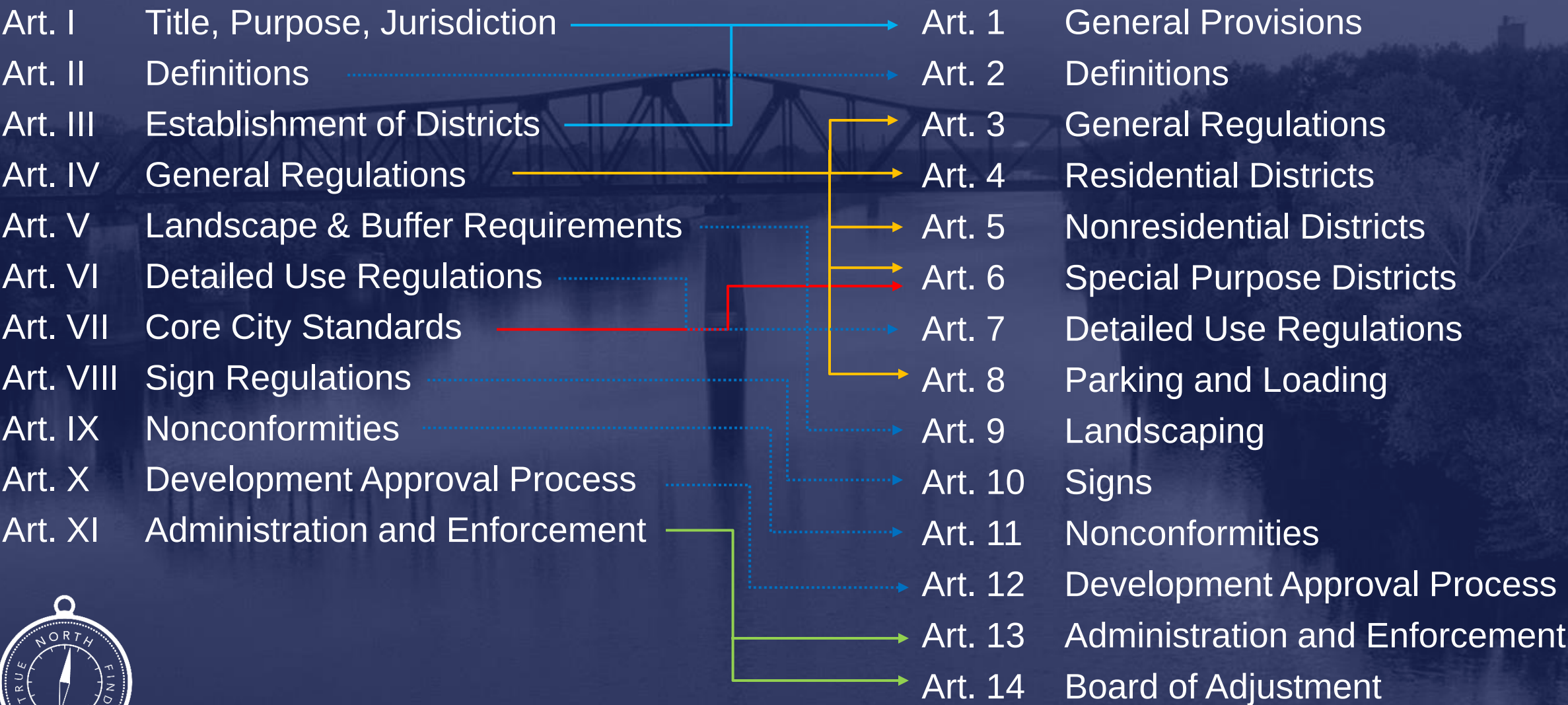
General Recommendations

- Reorganize to make Ordinance user-friendly
- Eliminate internal conflicts
- Reduce unnecessary redundancy
- Reduce vagueness
- Coordinate with Subdivision Regulations and other city regulations and requirements



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Re-organization



General Recommendations

- Update definitions, use defined terms consistently
- Add uses not addressed (e.g., short-term rentals)
- Fine tune district regulations, as needed
- Consolidate unnecessary zoning districts
- Add and/or update detailed use regulations
- Adjust regulations to comply with State law, First Amendment, Fair Housing Act



Residential Districts

- RS-1 Single-family (15,000 sf)
- RS-2 Single-family (12,000 sf)
- RS-3 Single-family (9,000 sf)
- RS-4 Single-family (6,000 sf)
- RM-1 Mixed residential
- RM-2 Mixed residential
- RM-3 Mixed residential

← carryover

merge



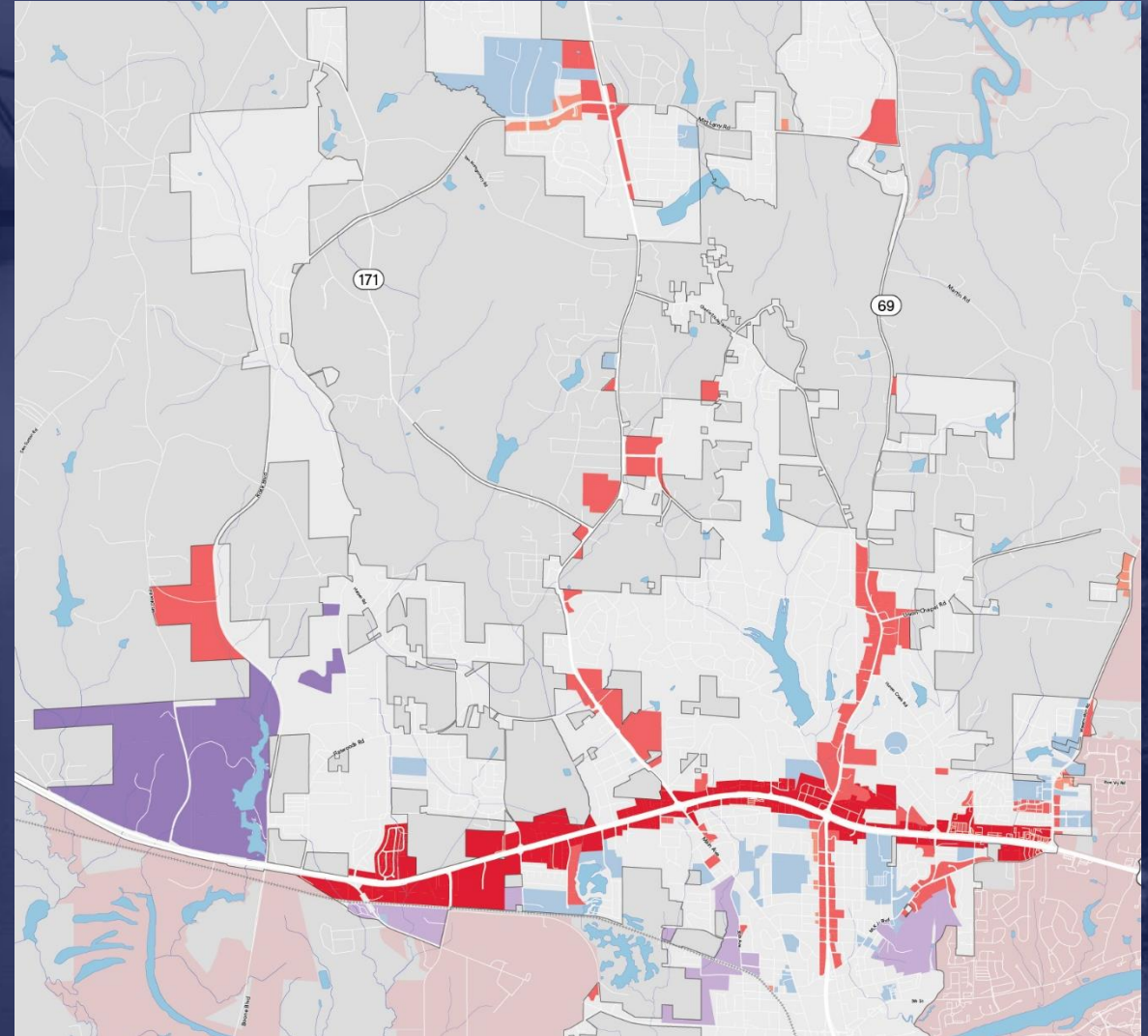
carryover: district is removed from ordinance but will remain on Zoning Map. Cannot be expanded.

Nonresidential and Special Purpose Districts

- Commercial: O-1, C-2, C-3, C-6
- Industrial: M-1, M-2
- Minor adjustments to permitted/conditional uses to account for newly defined uses
- Simplified lot development requirements (ISR, FAR, etc.)



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Agricultural (AG) District

- Removed from permitted uses
 - manufactured home parks
 - miniature golf
 - drive-in theaters
 - race tracks
 - skating rinks
- Added to permitted uses
 - major public utilities (C)
 - minor public utilities (P)
 - artisanal manufacturing (C)
 - bed and breakfast (C)
 - resource extraction (C)



Recreational (REC) District

- Incorporated recently created district into ordinance
- REC District allows:
 - indoor and outdoor recreation
 - indoor and outdoor entertainment
 - hotels
 - RV parks and campgrounds
 - other “conditional” uses



SD Special District

Modify as a planned development district

- No effect on existing SD-zoned properties
- Two subdistricts: Residential and Mixed-Use
- Planned development districts offer flexibility (uses, density, setbacks) in exchange for a development meeting community goals
- Review procedure and “Master Plan”

Community Benefits

- Buildings will feature quality, durable materials.
- Driveways, garages and parking areas will not dominate public views along streets.
- Range of housing types and sizes appropriate to different stages in life.
- Usable open spaces will be provided in accessible locations throughout the development.
- Paths will be provided to enable walking and bicycling throughout the development and to adjoining neighborhoods and community destinations.



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Downtown Districts – Existing

- HDC Historic Downtown Core
- SMR South Main Riverfront
- BAS Bridge Avenue South
- BAN Bridge Avenue North
- NC Neighborhood Centers
- RCI Residential Comm. Inst.
- WR Working Riverfront
- LI Light Industrial
- RE River's Edge
- CON Conservation
- NUN New Urban Neighborhood
- HN Historic Neighborhood
- Multifamily
- Institutional



Too many districts, regulations are complex and confusing.
SIMPLIFY. SIMPLIFY. SIMPLIFY.

Downtown Districts – Consolidation

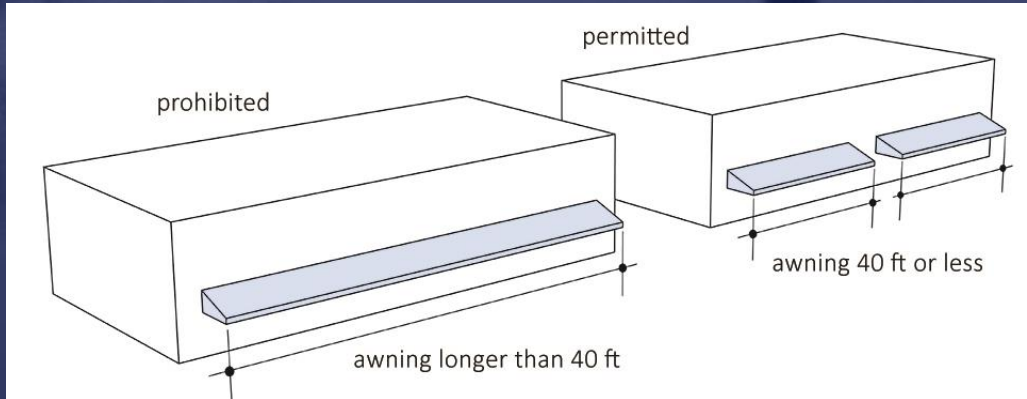
• SMR	South Main Riverfront	→	UMX	Urban Mixed-Use
• BAS	Bridge Avenue South			
• BAN	Bridge Avenue North		SMX	Suburban Mixed-Use
• RE	River's Edge			
• CON	Conservation	→	CON	Conservation
• NC	Neighborhood Centers			carryover
• WR	Working Riverfront			carryover
• LI	Light Industrial			carryover
• NUN	New Urban Neighborhood			carryover
• Multifamily				carryover



Add LMX Limited Mixed-Use, which can be used to rezone carryover districts or transition between residential and mixed-use

Special Corridor Overlay

- Façade materials standards
 - Limit types of concrete block
 - Prohibit vinyl and metal siding
- 25% fenestration on street facades
- Correct berm standards for residential on major roads



Special Corridors

- McFarland Blvd (US Hwy. 82)
- Lurleen Wallace Blvd
- US Highway 69
- US Highway 43
- Rose Blvd.
- Watermelon Road
- Rice Mine Road
- Martin Luther King, Jr. Blvd



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Use Regulations

- Accessory dwellings (new)
- Bed and breakfasts (new)
- Car wash (new)
- Cottage developments (new)
- Entertainment-adult & adult novelty
- Home occupations
- Manufactured of bldg. materials
- Manufactured home parks
- Mini-warehouse/Self-Storage
- Multifamily (design standards)
- Short-term rentals (new)
- Townhouses (correct conflicts)



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Parking and Loading

- Update use/parking requirements
- Special exception for “remote” parking
- Parking reductions for mixed-uses based on different parking demand periods (day of week/time of day)
- Allow administrative reduction of up to 20%
- Update loading requirements



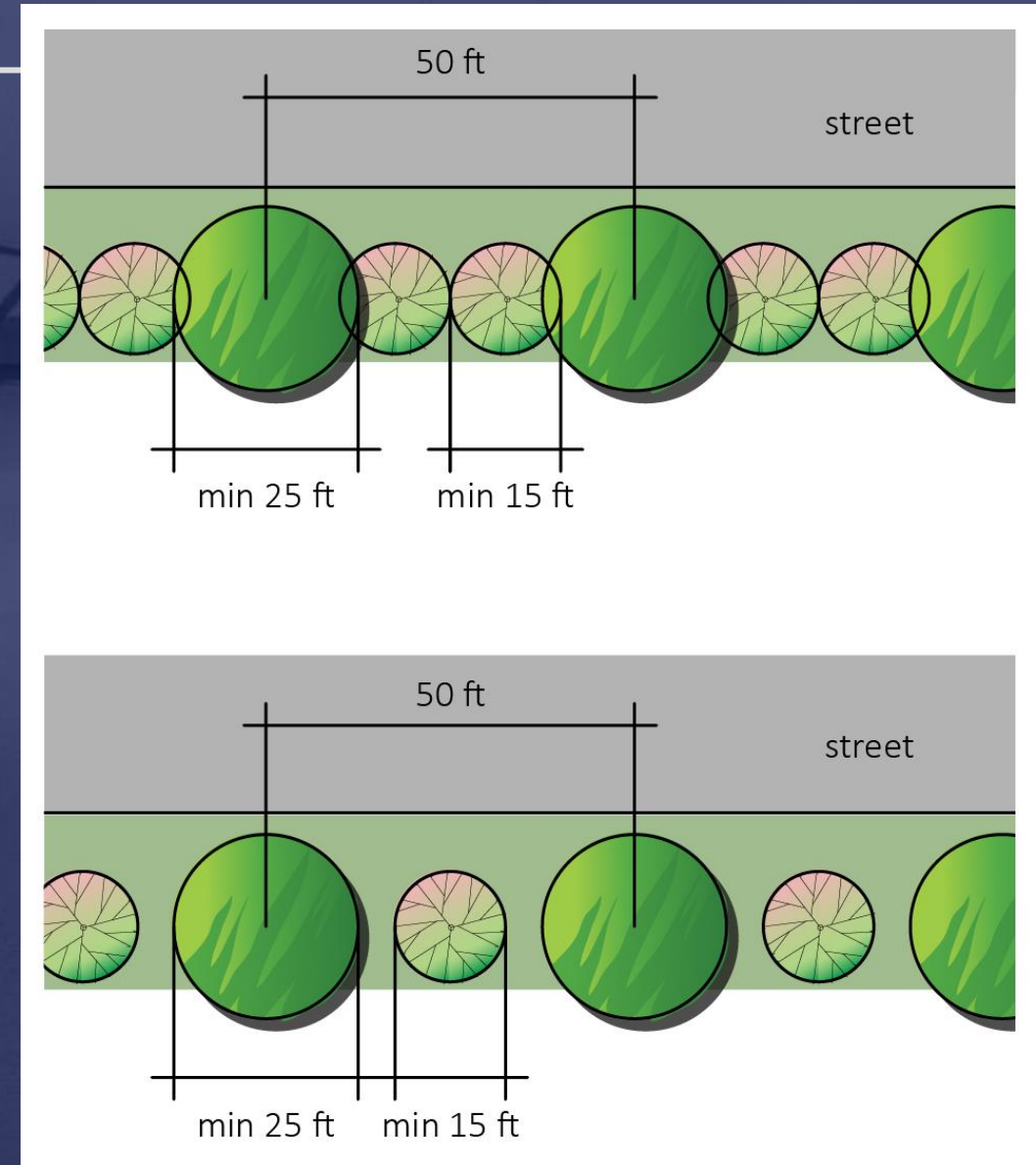
Landscaping

Revised frontage and foundation landscaping requirements

- Increase spacing for healthy growth of trees
- Require consistent depth of frontage landscaping on same street
- Simplify foundation landscaping



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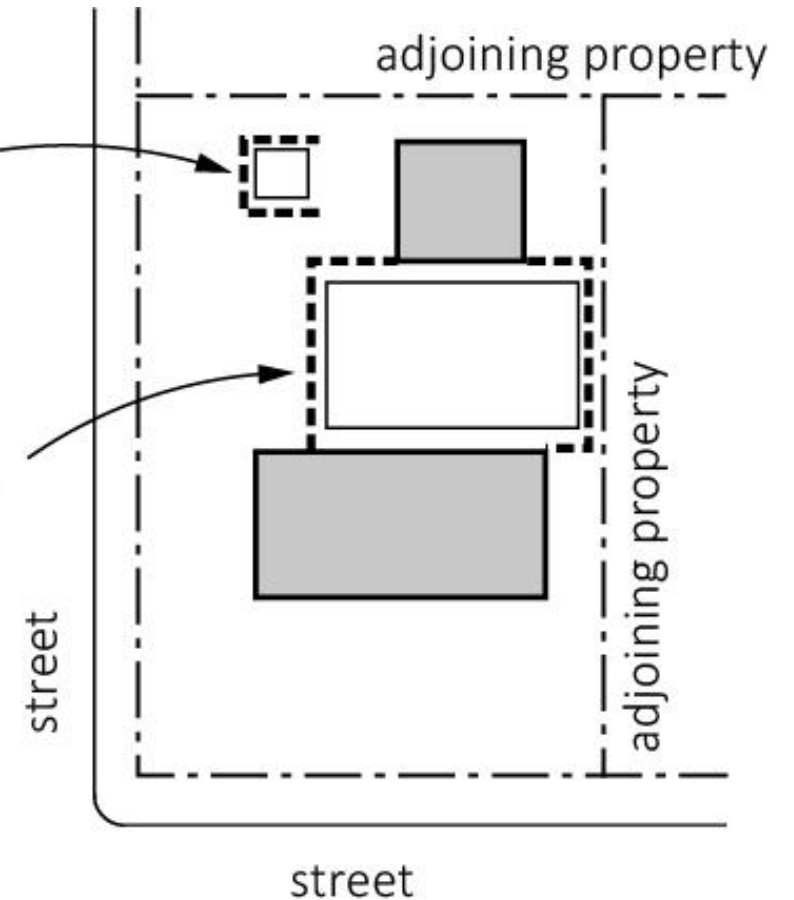
Screening

Screening standards for multifamily and nonresidential uses:

- dumpsters
- service/work yards
- outdoor storage
- pet services (outdoor spaces)
- mechanical units



Screening blocks views of site elements from public areas and adjoining property



Screening provides visual separation from public areas and neighbors.

Buffers

New buffer standards for use separation

- Buffer width and planting requirements based on the level of incompatibility between uses.
- Four classes/sizes of buffers

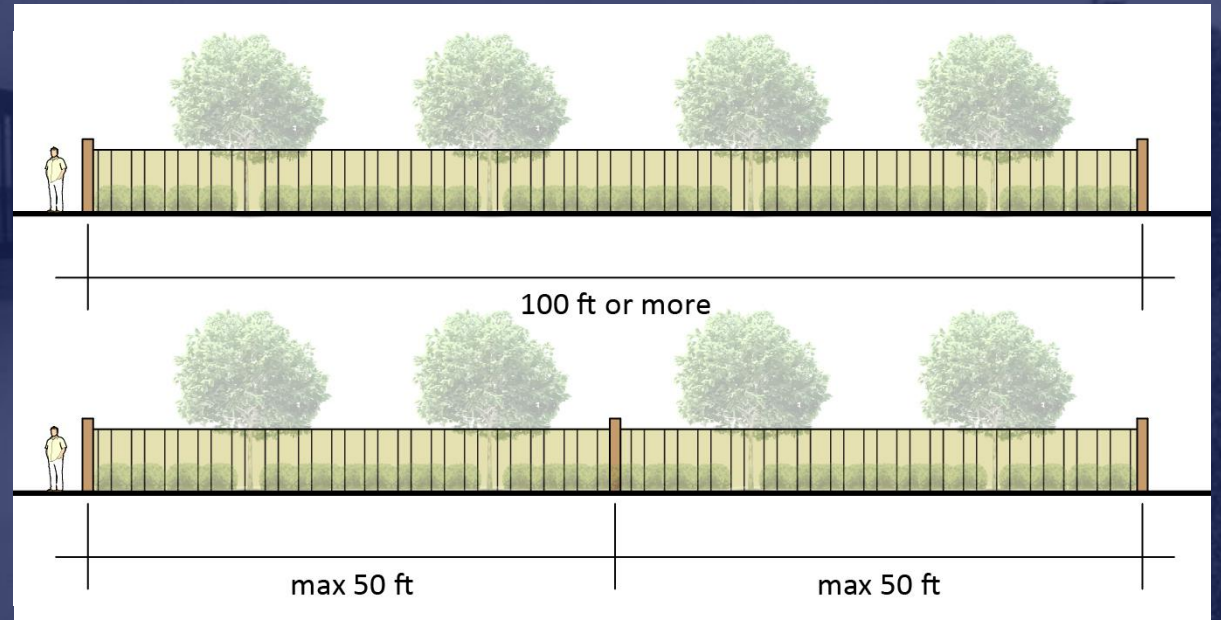


Developing Land Use	Existing Adjoining Use							
	Single-family		Multi-family	Lodging	Institutional		Business/Commercial	Parks & greenways
	detached	attached			minor	major		
Residential and Lodging								
Detached, single-family and duplex	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Townhouse, Triplex and Quadplex	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Multifamily	B	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Lodging	B	A	A	n/a	n/a	n/a	n/a	n/a
Manufactured home parks, campgrounds	B	B	B	B	A	A	A	A
Institutional								
Minor	A	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Major	B	B	B	A	n/a	n/a	n/a	A
Business/Commercial								
Offices	A	A	A	n/a	A	n/a	n/a	n/a
Amusement; outdoor entertainment	B	B	B	A	A	n/a	n/a	A
Mixed-use building containing dwellings	B	B	A	n/a	n/a	n/a	n/a	n/a
Retail, restaurants, lodging	B	B	A	n/a	n/a	n/a	n/a	n/a
Mini-storage facilities	B	B	B	n/a	n/a	n/a	n/a	A
Heavy commercial, including repair, contractor and automotive uses	B	B	B	A	B	n/a	n/a	A
Industry and Utilities								
Warehousing, storage and public utility facilities	C	C	C	C	C	B	A	B
Other industrial uses	C	C	C	C	C	C	B	B
Heavy industry	D	D	D	D	D	D	C	C

Fence/Wall Standards

Design standards for fences/walls used to meet landscaping requirements:

- Acceptable materials: metal, vinyl, masonry, treated wood or cedar, fiber cement
- Not acceptable: untreated wood, chain-link, plastic or wire mesh, concrete block



- Fences/walls over 100 ft long must include variation every 50 ft



Administration

- Move lists of submittal requirements to Appendix
- Site Plan review
 - Clarify that review is by staff
 - Materials standards moved to Art. 5
- Remove “Duties of” sections (Planning Commission, Director, Zoning Administrator, etc.)
- Annexation Procedures to move to City Code
- Special Exceptions
 - Add review criteria
 - Board may apply conditions





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Zoning Ordinance Update

Public Hearing
October 28, 2024