

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 14, 2025**

- 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. December 17, 2024
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **R-24-5 Dream Investment Group, LLC** - Dream Investment Group, 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).
 - B. **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.
 - C. **AMD-24-03 City of Northport** - The City of Northport proposes amendments to the Subdivision Regulations.
 - D. **S-19-24 Resurvey Lots 40 & 41 Quinns Town** – Susan Simon is requesting preliminary plat approval for approximately 0.25 acres located at 3700 14th Street.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-25-1 The Townes at Vestavia** - Cabaniss Engineering requests preliminary plat approval for approximately 4.65 acres located on the West side of Applejack Boulevard and South of Vestavia Hills. **Continued to February Meeting - NO ACTION REQUIRED.**
 - B. **R-25-1 Terrace at Northcreek** - Longleaf Engineering is requesting a revision to the Special District Plan for approximately 84.77 acres for The Terrace at Northcreek, located at the east dead end of Northcreek Boulevard.

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

- A. Review the Planning and Zoning Commission Bylaws.

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, DECEMBER 17, 2024**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, December 17, 2024, in the Municipal Court Room at the Northport Public Safety Building.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mr. Roland Lewis, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote: Mrs. Jennifer Hayes, Mr. David Kemp, Mrs. Tracy Kelly, 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, Mrs. Katelyn Lesley, Administrative Assistant.

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

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

Approval of the Minutes of Previous Meeting(s) –

Motion by Mr. Randolph to approve the minutes of the regular meeting minutes for November 12, 2024.

Seconded by Mr. Wiggins. 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. **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 to January Meeting – NO QUORUM**
- B. **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 1.84 acres located at 4419 Highway 43 N. **Continued to January Meeting – NO QUORUM**
- C. **AMD-24-03 City of Northport** – The City of Northport proposes amendments to the Subdivision Regulations. **Continued to January Meeting – NO QUORUM**

- D. S-19-24 Resurvey Lots 40 & 41 Quinns Town** – Susan Simon is requesting preliminary plat approval for approximately 0.25 acres located at 3700 14th Street. **Continued to January Meeting – NO QUORUM**

New Business

- A. R-24-7 Crux Climbing, LLC** – Crux Climbing, LLC is requesting rezoning of approximately 1.14 acres located north of Rice Mine Road and just west of UCP Parkway from Office and Institutional (O-I) to Bridge Avenue North (BAN).

Mrs. Ramm stated that Crux Climbing LLC has requested to rezone approximately 1.14 acres located north of Rice Mine Road and west of UCP Parkway from Office-Institutional (O-I) to Bridge Avenue North (BAN, proposed to be renamed to Suburban Mixed-Use in the revised zoning ordinance). The applicant is requesting rezoning to allow for an indoor recreation facility. The current site consists of a vacant lot zoned Office-Institutional. It is surrounded to the east and north by vacant land zoned Office-Institutional (O-I), to the west by vacant land zoned Residential Single-Family (RS-4), and to the south by vacant land zoned Bridge Avenue North (BAN).

Jackson Scott, 1790 Harper Road, stated that he brought in a concept plan and also sent in a digital copy to staff. Mr. Scott stated that they just want to continue what they are doing now, which is an indoor bouldering facility, no ropes, just shoes and chalk. He also stated that they would like to build something like they are in now and have more room for expansion as well as add some retail spaces that are about 1200 sf. Chairman Turner asked Mr. Scott if he was familiar with the requirements for building materials, etc. Mr. Scott stated that it all fits with what he is looking to do.

Mr. Turner asked staff according to the zoning in this area if there would be certain building materials to be used in this area. Mrs. Ramm stated that we do go by material use standards.

Mr. Ward asked if the retail would be related to his business, because it is a pretty blanket term. Mrs. Ramm stated that we would evaluate this when the businesses applied for a business license.

Chairman Turner open the floor for a public hearing.

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

Motion by Mr. Turner to make a favorable recommendation to City Council to approve the rezoning of approximately 1.14 acres located north of Rice Mine Road and just west of UCP Parkway from Office and Institutional (O-I) to Bridge Avenue North (BAN) **Seconded by Mr. Wiggins**. Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

- B. SP-24-08 The Square at Mill Creek** – Longleaf Engineering requests conditional use approval for a performance residential development for approximately 4 acres located east of Highway 43 N and South of Owen Parkway

Mrs. Ramm stated that Longleaf Engineering has requested conditional use approval for a performance residential development in a C-3 zone for the property located east of Highway 43 and south of Owen Parkway – Lot 4 of the Gloryland Subdivision. The proposed development consists of 41 apartment units and related

amenities within a single 4-acre lot. The property is surrounded by undeveloped land zoned C-3 (General Commercial) to the west and south, and by single-family residential neighborhoods zoned RS-1 and RS-SD (Residential and Single-Family) to the east and north. With a conditional use Planning Commission can make a recommendation to City Council to add any additional conditions to their request, anything that you would feel like would mitigate any of the negative or potential negative impacts to the surrounding neighborhoods. Mrs. Ramm did remind the Planning Commission that this was just a concept and they were not approving the actual layout or site plan. Mrs. Ramm also pointed out that the comprehensive plan shows this area as a mixture of high density residential and limited mixed use commercial so it is in keeping with the comprehensive plan.

Mr. Turner asked the Planning Commission if they had any questions for the staff. Mr. Wiggins asked staff that since the plan is a concept, we do not actually know what the form of the design will be. Mrs. Ramm stated that was correct, we do not know that at this point, there are some changes that could be made during the LDP process.

Brock Corder, 1307 25th Avenue, stated that The Square at Mill Creek is a single level and two story townhomes, similar to the Square at Canetuck. There will be 41 total units, brick and vinyl siding similar to what has been on the homes in Magnolia Hills, a pickle ball court and dog park. Mr. Turner asked Mr. Corder if he would tell the Commission what he meant by The Square at Mill Creek being similar to The Square at Canetuck for those that were not aware. Mr. Corder stated that The Square at Canetuck has brick and vinyl siding such as: vinyl board and batten, horizontal, brick water table and a full brick front and The Square at Mill Creek would have the same. Mr. Turner asked Mr. Corder if this would be in keeping with the homes already in the area, Mr. Corder stated that it would be in keeping with the homes already in the area, as Magnolia Hills has vinyl siding already. Mr. Turner asked Mr. Corder if he would be against Hardy Board if that was the material in Magnolia Hills, Mr. Corder stated they would prefer to do vinyl siding but if it is Hardy Board they will be ok with that as well. Mr. Corder stated that the plan submitted is the plan that they would be going with other than having to nail down an easement location, they left some flexibility there. Mr. Turner stated that the West property line, Highway 43 would be looking at the rear of those buildings so he would want some sort of visual barrier, Mr. Corder stated they would like a 6' privacy fence. Mr. Turner stated he would like the same along Owen Parkway as well. Mr. Turner stated that through the comprehensive plan there is a need for this in the City but they would like to make it look good. Mr. Corder stated that he would like the Commission to go look at The Square at Canetuck, Mr. Turner asked what the occupancy rate was at The Square at Canetuck, Mr. Corder stated that it was 100% full and they are working on the last phase now. Mr. Randolph asked if they back of the building would look like the back of a building. Mr. Corder stated that it does look like the back of a building. Mr. Corder stated they will stay under that one parking space per bedroom requirement.

Chairman Turner opened the floor for a public hearing.

Michael Elkins, 4216 Biscayne Circle, stated he is concerned with what will be behind them and the traffic on Highway 43.

Chairman Turner closed the floor for a public hearing.

Brock Corder, 1307 25th Avenue, stated that they will be about 30 ft from the property line so they are intending to leave a buffer of the trees along the property line. Mr. Turner asked if there was a minimum that they would be leaving, Mr. Corder stated they would be leaving a minimum 10 ft of trees. Mr. Turner asked Mr. Corder if he wanted to address the traffic concerns and Mr. Corder stated that there was a traffic study done and it showed the impact to be barely minimal and no improvements need to be done. Mr. Turner asked Mr. Matthews if he received the traffic impact study, Mr. Matthews stated that we are good at all of the intersections except for in

the existing position at Owen Parkway and Highway 43 there is some delay time of 30-55 during peak hours. During the peak hours that is an additional 12 cars entering and 9 vehicles exiting and that would still be a level of service E, considering the traffic coming from Magnolia Hills its very minimal.

Chairman Turner asked Mrs. Ramm if staff would go back and look at what building materials used on Magnolia Hills. Mrs. Ramm stated that staff would go out and check the building materials in order for The Square at Mill Creek follow suit.

Motion by Mr. Turner to make a recommendation to City Council for the conditional use with the following conditions: The development shall be limited to 41 units and 96 bedrooms; a new public sidewalk shall be constructed along the property frontage on Owen Parkway; all building materials shall be like or better than the building materials used in Magnolia Hills subdivision; a privacy fence, or other screening approved by the Director of Planning and Inspections, shall be installed along the west property line at the rear of the units labeled 1-20; the area labeled “30’ Frontage Landscaping” on the proposed site development plan shall meet the requirements for residential developments backing up to special corridor roadways; amenities shall be provided to include a commercial grade pickleball court and dog park with black vinyl coated fence, or equivalent; screening shall be provided along east property line adjoining Biscayne Hills. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; Mr. Ward – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

A. Election of Chair & Vice-Chairman

Chairman:

Motion by Mr. Ward to nominate Mr. Kevin Turner for the Chairman of the Planning and Zoning Board for the 2025 year. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

Vice-Chairman:

Motion by Mr. Turner to nominate Mr. Clay Randolph for the Vice-Chairman of the Planning and Zoning Board of 2024 year. **Seconded by Mr. Wiggins.** Voice roll call was given. **Motion Carried.**

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

Meeting was adjourned at 6:41pm.

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – January 14, 2025
Staff Report

Case: R-24-5

Applicant: Dream Investment Group, LLC

Location: East of Highway 43N at Station Circle

Request: Rezoning

Dream Investment Group, LLC is requesting rezoning of approximately 3.36 acres located east of Highway 43 North at Station Circle from Single-Family Residential (RS-1) to General Commercial (C-3).

The current site consists of a single lot development with a mix of restaurant, retail, and similar commercial uses. It is surrounded to the east by undeveloped land in the county (no zoning), to the north by a single-family residential neighborhood zoned Residential Single-Family (RS-1), to the west across Highway 43 by a mostly undeveloped lot zoned General Commercial (C-3), and to the south by an undeveloped lot zoned General Commercial (C-3).

The future land use plan found within Northport Compass shows this property as a combination of “General Mix” and “Limited Mix Use”, which have the following descriptions:

- **General Mix** – “This category includes a wide variety of commercial uses as well as recreational, institutional, and high density and multifamily residential uses. This category is applied to the downtown area and at commercial nodes north of McFarland Boulevard (as identified in the Development Strategy) to provide nearby neighborhoods with convenient access to goods and services”
- **Limited Mix** – “This category includes commercial, recreational, institutional, and high density and multifamily residential uses. These areas will tend to include a higher percentage of office, service, and other non-retail business activity, compared to the “Commercial Mix” and “General Mixed-Use” categories. This range of uses serves as a transition between neighborhoods and the core of commercial, mixed-use, and industrial nodes. Use flexibility is also intended to optimize reinvestment opportunities in already developed areas”.

The allowable uses for the current zone (RS-4) are shown in the table below:

Table 4-1 Use Regulations, Residential Districts

	RS-1	RS-2	RS-3	RM
Residential Uses				
Assisted and independent living facilities				C
Boarding house				C
Cottage development, subject to §7.10				P
Duplex, subject to §7.12				P
Manufactured home subdivision				C
Manufactured home park, subject to §7.28				C
Multifamily dwellings, subject to §7.31				P
Single-family dwelling, detached	P	P	P	P
Single-family dwelling, Zero Lot Line, subject to §7.49				P
Townhouse, subject to §7.45				P
Twin houses, subject to §7.46				P
Nonresidential Uses				
Amateur radio tower, subject to §3.04.04.F	P	P	P	
Bed and breakfast, subject to §7.05	C	C	C	
Cemetery, accessory to place of worship	C	C	C	C
Cemetery, as a principal use				C
Community center	C	C	C	P
Country club	C	C	C	C
Day care and Nighttime care centers	C	C	C	C
Extended care facility				C
Family day care and Nighttime homes, subject to §7.14	P	P	P	P
Family care home, subject to §7.19				P
Golf course	P	P	P	P
Group day care home, subject to §7.14	C	C	C	C
Group homes, other than Family Care Homes, subject to §7.19				C
Home occupation, subject to §7.21	P	P	P	P
Park, playground, nature preserve	P	P	P	P
Parking, freestanding	C	C	C	C
Place of worship, subject to §7.34	C	C	C	P
Public facility	P	P	P	P
Public utility facility, major	C	C	C	C
Public utility facility, minor	P	P	P	P
Recreational facilities, accessory (swimming pools, tennis courts)	P	P	P	P
Schools, private	C	C	C	C
Short-term rental, subject to §7.40	P	P	P	P

P – The use is permitted by right

A blank cell indicates the use is prohibited.

C – The use requires Conditional Use approval, see [§12.05](#)

The allowable used for the requested zoning are shown in the table below in the “C-3” column.

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right

C- The use requires Conditional Use approval, see [§12.05](#)

A blank cell indicates the use is prohibited.

	O-I	C-2	C-3	C-6	M-1	M-2
Agricultural Support						
Farm equipment sales and repair				P	P	C
Farm produce supply				P	P	C
Farm product processing					C	C
Residential Uses						
Caretaker dwelling, accessory to a permitted use				C	C	C
Cottage developments, subject to §7.10		C	C	C		
Group home	P	P	P			
Multifamily dwellings, subject to §7.31		C	C	C		
Residential care facility	C					
Single-family dwelling, detached		C	C			
Townhouses, subject to §7.45		C	C	C		
Upper-story dwellings		C	C	C		
Commercial Uses						
Adult novelty store, subject to §7.13					C	
Alternative financial services, subject to §7.03				C		
Artisanal manufacturing		C	C	P	P	P
Auto accessory store			P	P		
Automobile repair, Major, subject to §7.23				C	P	P
Automobile repair, Minor, subject to §7.18			C	P	P	P
Bank or financial services	P	P	P	P	C	
Bar		C	P	P	P	C
Brewery				C	P	P
Brewpub		C	C	P		
Building material sales			C	P	P	P
Business and professional offices	P	P	P	P	C	C
Business support service	P		P	P	P	P
Car wash, subject to §7.08		C	C	P	P	P
Commercial school, fully enclosed	C	C	P	P	P	P
Commercial school, unenclosed or partially unenclosed					P	P
Commissary	P		P	P	P	P
Construction service, Major				C	P	P
Construction service, Minor			C	C	P	P
Entertainment-Adult, subject to §7.13					C	C
Dry cleaning pick-up/drop-off business		P	P	P		
Farm produce sales				P	P	
Funeral home	P		P	P		
Garden center or nursery		C	P	P	P	P
Gas station, subject to §7.18			C	P	P	P
General retail, Enclosed		P	P	P		

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right

C- The use requires Conditional Use approval, see [§12.05](#)

A blank cell indicates the use is prohibited.

	O-I	C-2	C-3	C-6	M-1	M-2
Heavy equipment sales, rental or repair, subject to §7.20				C	P	P
Home improvement center			C	P	P	P
Hotel			P	P		
Kennel					C	
Laundromats			C	C		
Maintenance service	C		P	P	P	P
Medical cannabis dispensing site				P		
Mini-warehouse, subject to §7.30				C	P	
Motel				C		
Nursery, Wholesale			C	C	C	C
Office-warehouse, subject to §7.32			C	C	P	
Outdoor storage as a principal use					C	C
Package Store			P	P		
Personal service	P	P	P	P		
Repair services, subject to §7.41			P	P	P	P
Restaurant, Fast food		C	P	P	P	
Restaurant-bar		C	P	P		
Restaurant, Standard		P	P	P	P	C
Restaurant, Take-out/delivery only		P	P	P	P	
Retail, Unenclosed, including flea markets, subject to §7.16			C	C	C	
Sales/minor storage of gaseous fuels, subject to §7.38				P	P	P
Self-storage, Climate-controlled, subject to §7.30			C	C	P	
Shopping center, Major, subject to §7.39			P	P		
Shopping center, Minor, subject to §7.39		P	P	P		
Studio (dancing, music, art)	C	P	P	P		
Tattoo shops, subject to §7.43				P		
Tobacco/vape shops				C		
Towing service					P	P
Vehicle sales or rental			C	P	P	
Veterinary office, Pet grooming, subject to §7.48	C	P	P	P	P	
Vending facility, Freestanding, subject to §7.47			P	P		
Wholesaling				C	P	P
Entertainment and Recreation Uses						
Entertainment, Indoor		C	P	P		
Entertainment, Outdoor			C	P	C	C
Fairground, subject to §7.25					C	C
Golf Course		P	P	P		
Outdoor or drive-in theatre, subject to §7.33				C	C	
Park	P	P	P	P	P	P
Racetrack					C	C

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right

C- The use requires Conditional Use approval, see [§12.05](#)

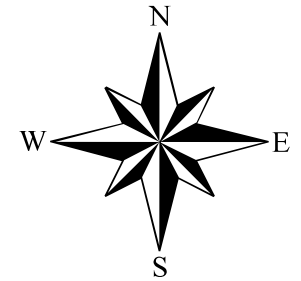
A blank cell indicates the use is prohibited.

	O-I	C-2	C-3	C-6	M-1	M-2
Recreation, Indoor		C	P	P	C	
Recreation, Outdoor-Major, subject to §7.25				P	C	
Recreation, Outdoor-Minor		P	P	P	P	P
Recreational vehicle park and campgrounds, subject to §7.35					C	C
Institutional Uses and Utilities						
Ambulance service, subject to §7.04	P	P	P	P	P	P
Assisted living facility	P	P	P			
Cemetery	P	P	P			
Community center	P	P	P			
Day care center	P	P	P			
Extended care facility	P	P	P			
Hospital	C	C	C	C	C	
Institutional uses, major, subject to §7.24	P	C	P			
Institutional uses, minor	P	P	P			
Place of worship, subject to §7.34	P	P	P			
Public facility	P	C	P	P	P	
Public utility facility, Major	C	C	C	C	C	C
Public utility facility, Minor	P	P	P	P	P	P
Public utility service yard or garage	C	C	P	P	P	C
Recycling center, subject to §7.36				C	P	P
Schools, public or private	P	P				
Substance abuse treatment, In-patient	P		P			
Substance abuse treatment, Outpatient	P	P	P	P	C	C
Telecommunication tower, subject to §7.06	P		C	P	P	P
Industrial Uses						
Bakery, Major				P	P	P
Bottling plant				C	P	P
Borrow pit					C	C
Bulk storage of chemicals or fuels, subject to §7.07					C	C
Commercial incinerator, subject to §7.09					C	C
Food processing and packaging, subject to §7.17					C	C
Junkyard, subject to §7.22					C	C
Manufacture of building materials, subject to §7.26					C	P
Manufacture or storage of explosives, subject to §7.27					C	C
Manufacturing, General					C	P
Meat or poultry processing					C	P
Printing and publishing plant				P	P	P
Recycling plant					C	C
Research laboratory					C	P
Resource extraction (mines and quarries), subject to §7.29					C	C

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

City of Northport Planning Commission

Rezoning / Preliminary Plat



Parcels

□ Parcels

Zoning

■ Agriculture

■ General Commercial

■ Residential Multi-Family

■ Residential Single-Family - 1

■ Residential Single-Family - 2

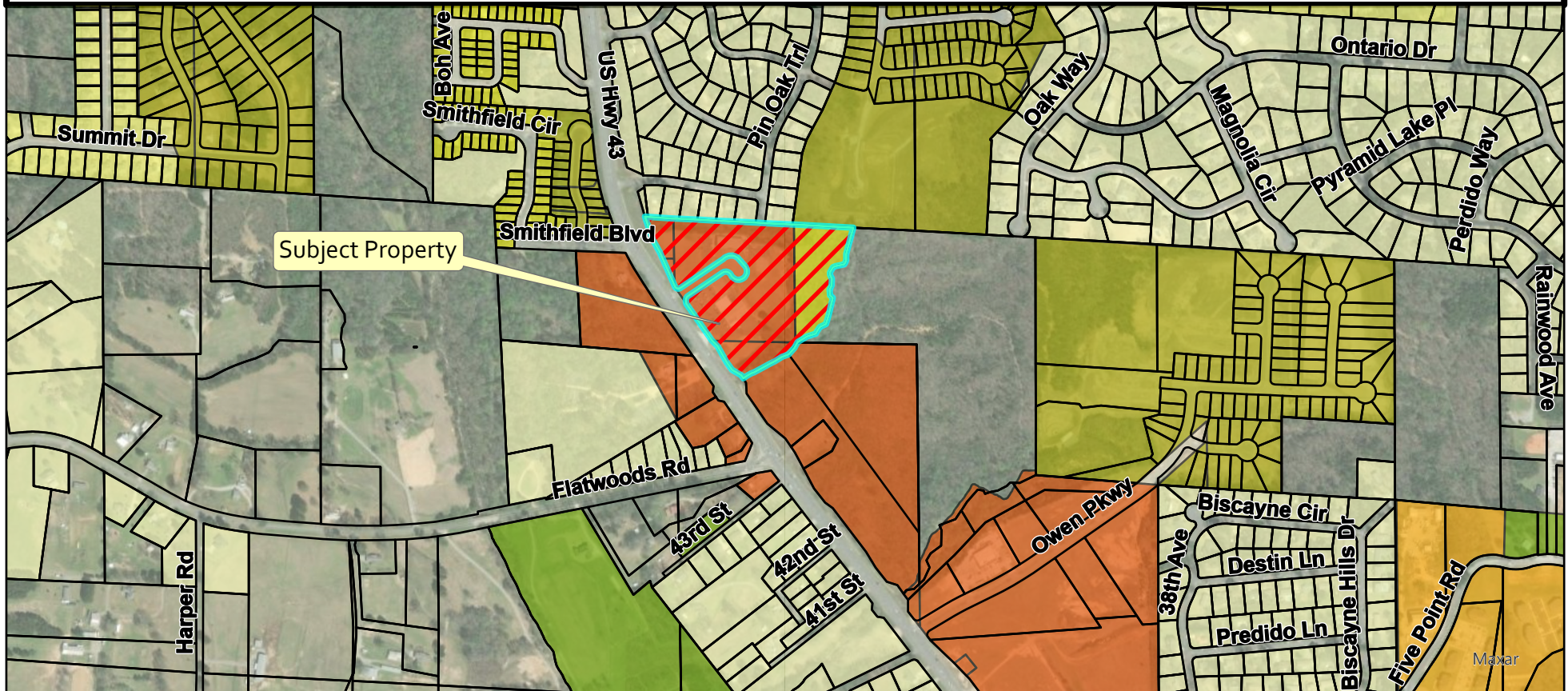
■ Residential Single-Family - 4

■ Residential Single-Family - SD

▨ Parcels selection

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

0 500 1,000 2,000 Feet



City of Northport Planning Commission

Rezoning / Preliminary Plat

Parcels

□ Parcels

Future Land Use

■ Conservation Floodway

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

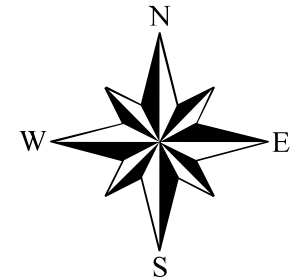
■ High to Medium Density Transition

■ Medium Density Residential

■ Medium to Low Density Transition

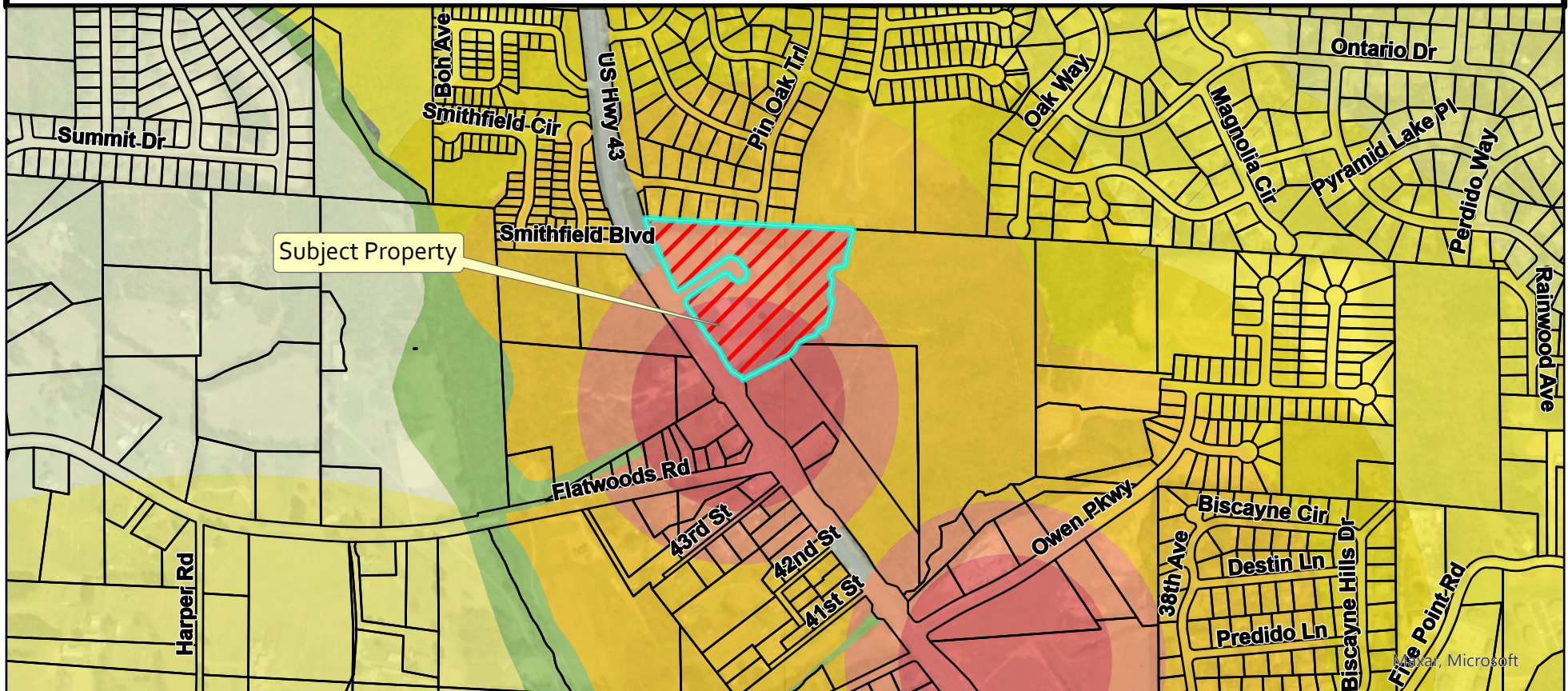
■ Low Density Residential

▨ Parcels selection



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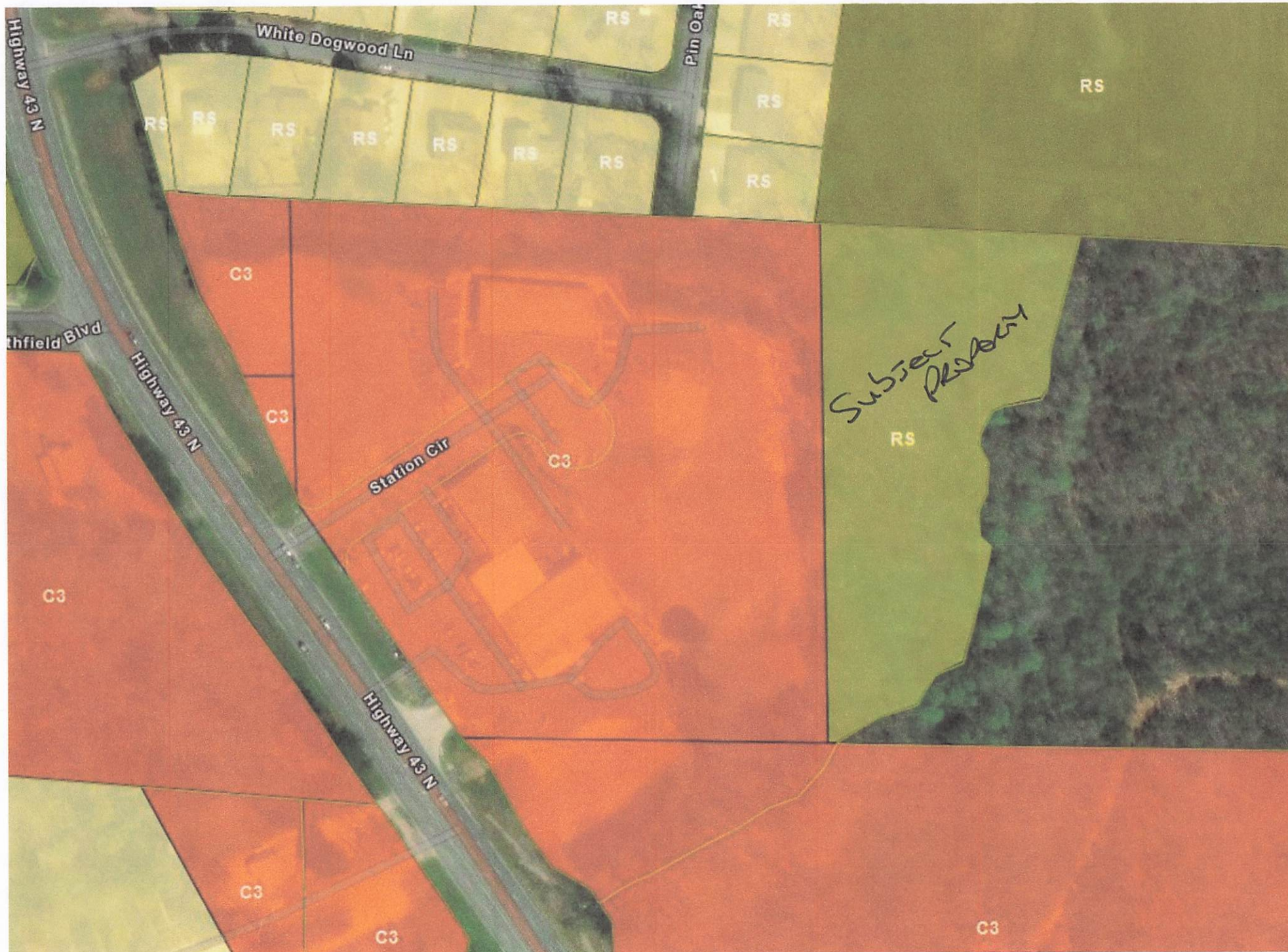
0 500 1,000 2,000 Feet



Mapal, Microsoft

Subject property as
seen from Highway
43 North, looking
Southeast.





City of Northport
Planning and Zoning Commission – January 14, 2025
Staff Report

Case: S-24-25 – Resurvey of Lot 1R of Northport Station

Applicant: Herndon Hicks & Associates

Location: East of Highway 43N at Station Circle

Request: Preliminary Plat

Herndon Hicks & Associates are requesting preliminary plat approval for approximately 13.84 acres located east of Highway 43 North at Station Circle.

The current site consists of a single lot development with a mix of restaurant, retail, and similar commercial uses. It is surrounded to the east by undeveloped land in the county (no zoning), to the north by a single-family residential neighborhood zoned Residential Single-Family (RS-1), to the west across Highway 43 by a mostly undeveloped lot zoned General Commercial (C-3), and to the south by an undeveloped lot zoned General Commercial (C-3).

There are no waivers requested with this plat and all lots meet the required minimum standards found in the zoning ordinance.

The future land use plan found within Northport Compass shows this property as a combination of “General Mix” and “Limited Mix Use”, which have the following descriptions:

- **General Mix** – “This category includes a wide variety of commercial uses as well as recreational, institutional, and high density and multifamily residential uses. This category is applied to the downtown area and at commercial nodes north of McFarland Boulevard (as identified in the Development Strategy) to provide nearby neighborhoods with convenient access to goods and services”
- **Limited Mix** – “This category includes commercial, recreational, institutional, and high density and multifamily residential uses. These areas will tend to include a higher percentage of office, service, and other non-retail business activity, compared to the “Commercial Mix” and “General Mixed-Use” categories. This range of uses serves as a transition between neighborhoods and the core of commercial, mixed-use, and industrial nodes. Use flexibility is also intended to optimize reinvestment opportunities in already developed areas”.

Any action on this item will require 6 affirmative votes.

City of Northport Planning Commission

Rezoning / Preliminary Plat

Parcels

□ Parcels

Zoning

■ Agriculture

■ General Commercial

■ Residential Multi-Family

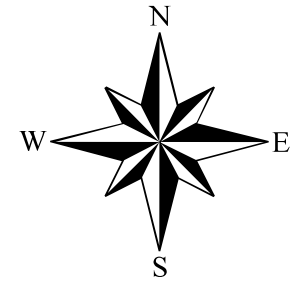
■ Residential Single-Family - 1

■ Residential Single-Family - 2

■ Residential Single-Family - 4

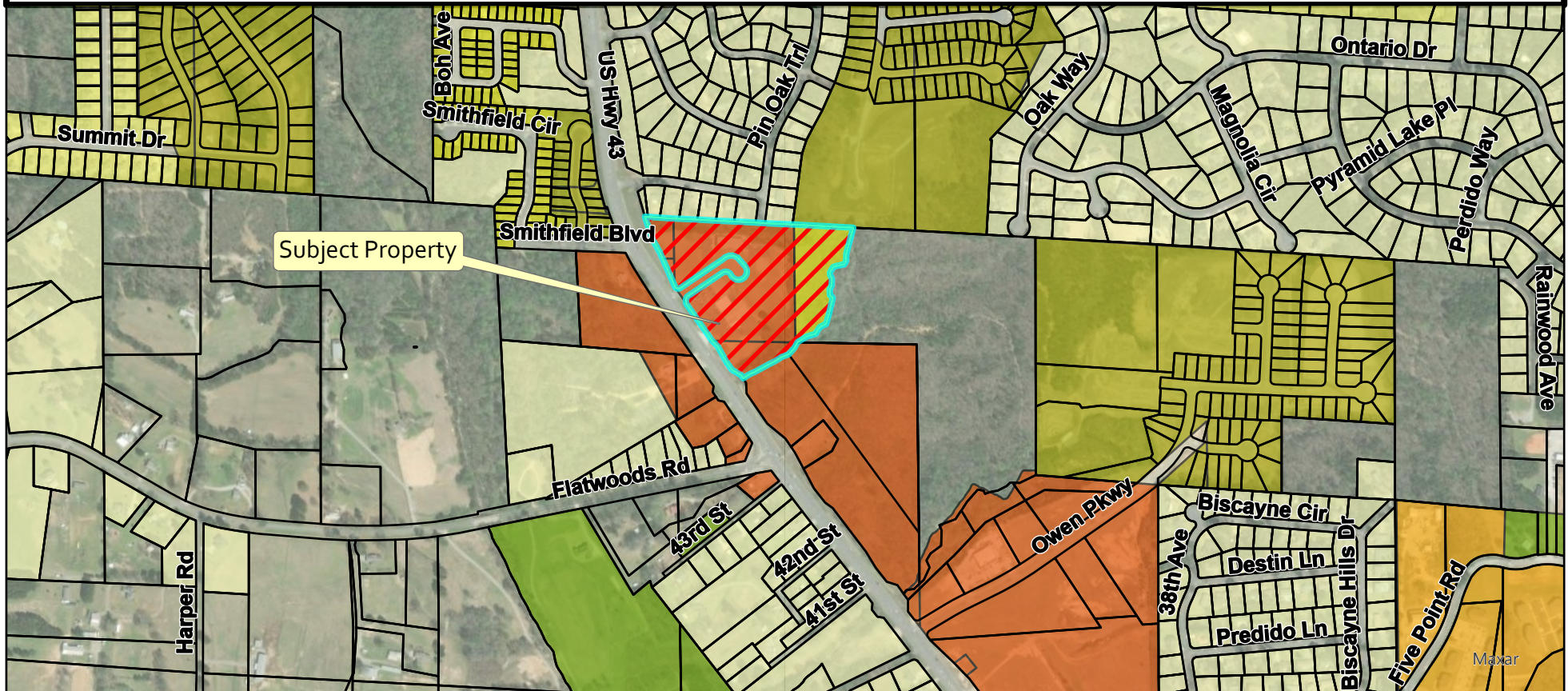
■ Residential Single-Family - SD

▨ Parcels selection



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0 500 1,000 2,000
Feet



City of Northport Planning Commission

Rezoning / Preliminary Plat

Parcels

□ Parcels

Future Land Use

■ Conservation Floodway

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

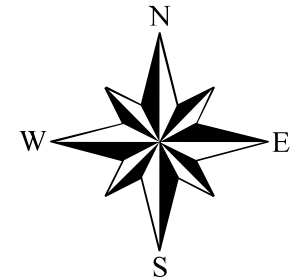
■ High to Medium Density Transition

■ Medium Density Residential

■ Medium to Low Density Transition

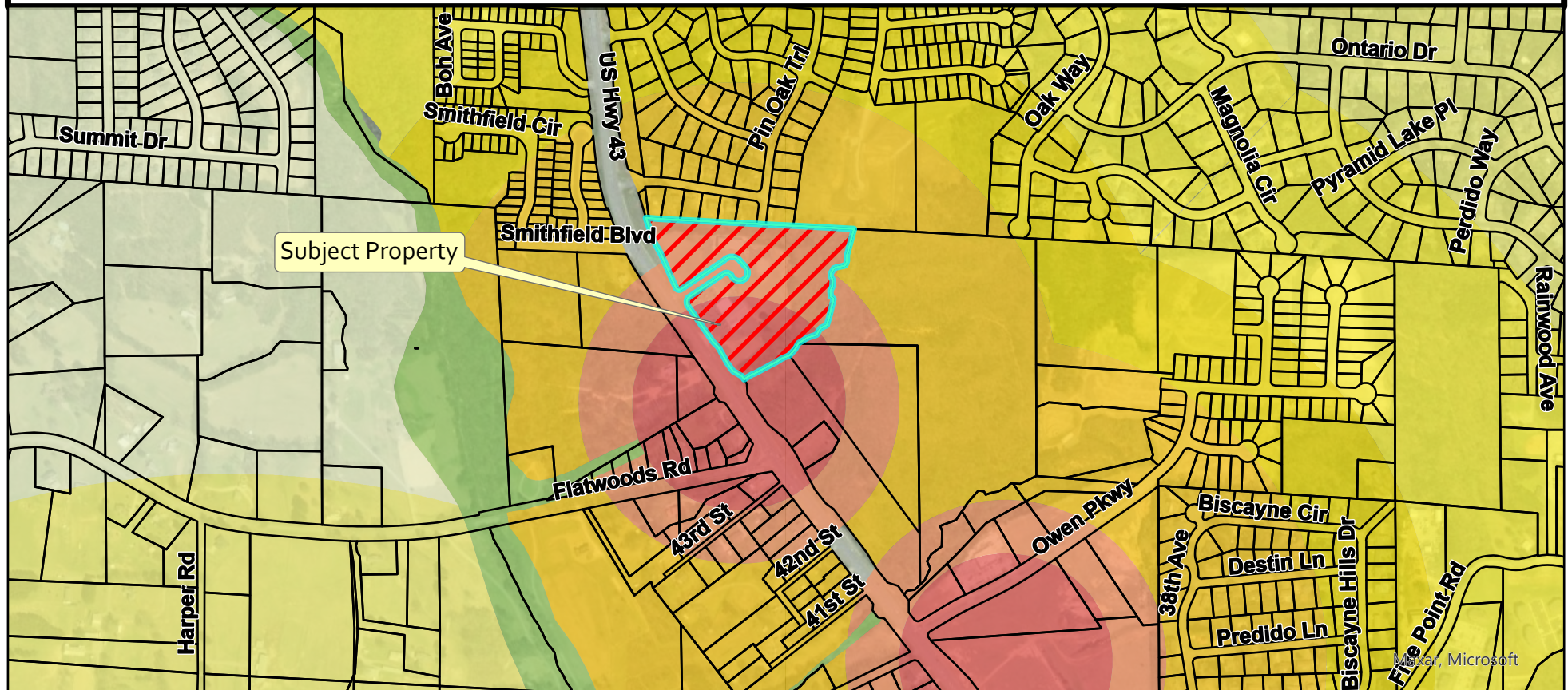
■ Low Density Residential

▨ Parcels selection



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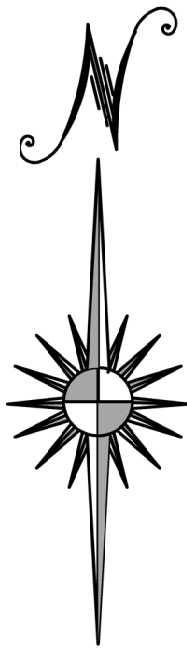
0 500 1,000 2,000 Feet



Mapal, Microsoft

Subject property as
seen from Highway
43 North, looking
Southeast.





LOT 59
63 31 03 05 2 005 001.043
WILLIAM FOOTE
4541 SMITHFIELD LN
NORTHPORT, AL 35473
LOT 60
63 31 03 05 3 001 007.000
KRISTAL SIDES
4539 SMITHFIELD LN
NORTHPORT, AL 35473
LOT 61
63 31 03 05 3 001 007.011
DRAKE KALB
4535 SMITHFIELD LN
NORTHPORT, AL 35473

63 31 03 05 2 008 002.000
DUCKWORTH MORRIS REALTY
P.O. BOX 1599
TUSCALOOSA, AL 35403

LOT 6 BLK 16
BRIARCLIFF NO.1
P.B. 12 PG. 108
63 31 03 05 2 008 001.000
ANGELA P. SUMMERLIN
4629 WHITE DOGWOOD LN
NORTHPORT, AL 35473

LOT 5 BLK 16
BRIARCLIFF NO.1
P.B. 12 PG. 108
63 31 03 05 4 004 005.000
JOANNE L. DUFF
4625 WHITE DOGWOOD LN
NORTHPORT, AL 35473

LOT 4 BLK 15
BRIARCLIFF NO.1
P.B. 12 PG. 108
63 31 03 05 4 004 004.000
CHRISTOPHER SPENCER
4621 WHITE DOGWOOD LN
NORTHPORT, AL 35473

LOT 3 BLK 16
BRIARCLIFF NO.1
P.B. 12 PG. 108
63 31 03 05 4 004 003.000
DIANNE W. GOSA
4539 WHITE DOGWOOD LN
NORTHPORT, AL 35473

LOT 2 BLK 16
BRIARCLIFF NO.1
P.B. 12 PG. 108
63 31 03 05 4 004 002.000
SHAWN P. DENNISON
4535 WHITE DOGWOOD LN
NORTHPORT, AL 35473

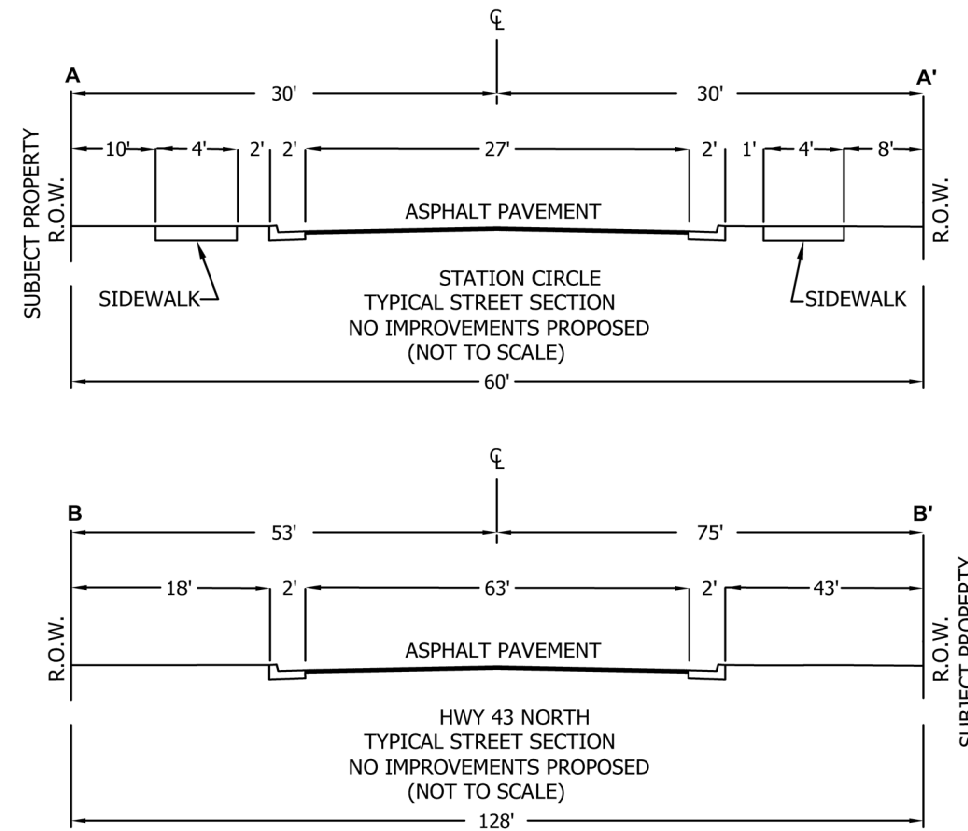
LOT 1 BLK 16
BRIARCLIFF NO.1
P.B. 12 PG. 108
63 31 03 05 4 004 001.000
IDA H. HARRIS (LIFE ESTATE)
4531 WHITE DOGWOOD LN
NORTHPORT, AL 35473

LOT 1 BLK 5
BRIARCLIFF NO.1
P.B. 12 PG. 108
63 31 03 05 1 001 043.000
JACK W. DUKE ETAL
4603 PIN OAK TRAIL
NORTHPORT, AL 35473

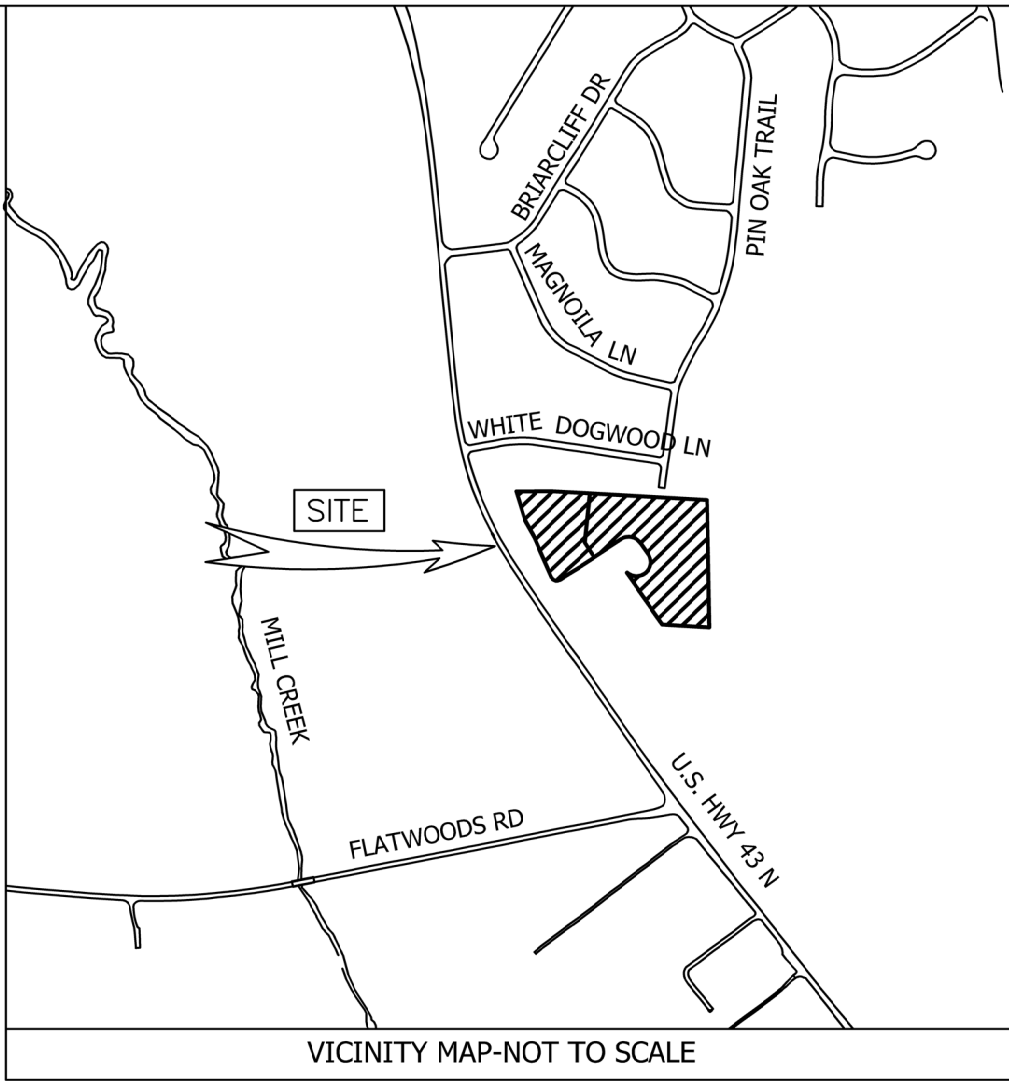
63 31 03 05 1 001 002.000
NWIG LLC
1312 GREENSBORO AVE
TUSCALOOSA, AL 35401

63 31 03 05 3 001 006.000
JOSEPH H. BELL III
15249 GORGAS RD
NORTHPORT, AL 35475

NOTES:
1. TOTAL ACREAGE OWNED: 13.84
2. TOTAL ACREAGE DEVELOPED: 13.84
3. OWNER/DEVELOPER: BRONZE PROPERTIES LLC
P.O. BOX 1047
NORTHPORT, AL 35476
4. PROPERTY IS ZONED: C3 AND RS
5. SOURCE OF TITLE DB 2018 PG 21558
6. SITE IS SERVED BY CITY OF NORTHPORT SEWER
7. PER FEMA FLOOD MAP Q1125C03386 EFF:1/16/14 SUBJECT
PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
8. CONTOURS TAKEN FROM COUNTY TOPO
9. LAND SURVEYOR: BOBBY HERNDON
2728 LURLEEN B WALLACE BLVD
NORTHPORT, AL 35476
10. LOTS 1 AND 5 ARE DENIED DIRECT ACCESS TO HWY 43
11. MAINTENANCE OF THE DETENTION POND AND ANY STORM
SEWER PIPES OR CULVERTS ARE THE RESPONSIBILITY
OF THE DEVELOPER
12. THERE IS CURRENTLY NO UNPLATTED LAND IN THIS DEVELOPEMENT.
THE "UNPLATTED LAND" REFERRED TO IN THE TITLE BLOCK
IS PART OF THE NAME OF THE CURRENT SUBDIVISION.
13. MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT: 20'
REAR: 20'
SIDE: 10'



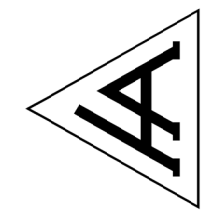
LEGEND
● IRON FOUND
○ 1/2" CAPPED REBAR SET-CA#0065
○ CONCRETE MONUMENT FOUND
△ CALCULATED POINT-NOT MONUMENTED
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
() RECORD DIMENSION
-X- FENCE LINE
R.O.W. RIGHT-OF-WAY
-M.B.L. MINIMUM BUILDING LINE
-U- UTILITY POLE W/ GUY WIRE
-P- UTILITY POLE
-W- POWER LINE
-M- WATER METER
[] CONCRETE SURFACE
[] FIRE HYDRANT
[] TELEPHONE PEDESTAL
[] LIGHT POLE



PRELIMINARY SUBDIVISION PLAT

THE RESURVEY OF LOT 1R OF THE RESURVEY OF NORTHPORT STATION
PHASE 1 & UNPLATTED LAND PLAT BOOK 19, PAGE 97
SE 1/4 AND SW 1/4 - SECTION 5 - TOWNSHIP 21 SOUTH- RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

HERNDON, HICKS & ASSOCIATES, INC.
Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 508) Northport, AL 35476
Phone (205) 333-0003
mh@hhasurveyors.com



Source	DB 2019 PG 97	Job No.	2409-024
Survey Type	SUBDIVISION	Date	1/26/2024
Surveyed By	JWN	ACAD File	2409-024.DWG
Field Work	10/20/24	Drawn By	JANUSRH
COGO File	2409-024.TXT	Approved By	DRH
		Scale	1" = 60'

City of Northport
Planning and Zoning Commission – January 14, 2025
Staff Report

Case: AMD-24-2

Applicant: City of Northport

Location: N/A

Request: Subdivision Regulation Update

The City of Northport is requesting an update to the subdivision regulations. During the November meeting, the Commission made a favorable recommendation to City Council for amendments to the zoning ordinance. Staff is currently working in conjunction with KPS to clean up redundancies and conflicts between the new ordinance and other sections of the City’s development code. Some of these items proposed within this amendment are:

- **Master Plans, Special District Plans, and Waivers** – Staff proposes an update that would facilitate waivers being part of the discussion for Master Plans and Special District Plans. This amendment would allow the commission to consider these waivers earlier in the process, and any subsequent preliminary plat that matches an approved Master Plan or Special District Plan would be considered a conforming plat.
- **Landscaping** – Staff proposes an amendment to remove landscaping requirements within the city limits, as these are already addressed within the zoning ordinance.

The attached drafts show the proposed changes, with text proposed for removal marked with a strikethrough and text to be added shown in blue font.

Any action on this item will require 6 affirmative votes.

ARTICLE XIII. – SUBMISSION ; APPROVAL PROCEDURE ; PLAT REQUIREMENTS

Sec. 302. – Preliminary Master Subdivision Plan.

A developer presenting a preliminary plat who owns, leases, or has options to purchase 20 or more acres of additional vacant land contiguous to, but not included in, said preliminary plat, shall also submit a preliminary master subdivision plan tentatively depicting the proposed future development of the additional land. Such a master subdivision plan is intended to assist the planning and zoning commission in coordinating the phased development of large areas, and acceptance of the preliminary master subdivision plan by the planning and zoning commission shall not be deemed equivalent to their granting preliminary plat approval of the entire development. As a minimum the preliminary master subdivision plan shall contain an outline of the contiguous land from deed legal descriptions and shall show preliminary street and lot layout and areas to be reserved for public purposes. Said plan shall show topography of the adjacent land from existing topographic maps such as USGS quadrangle maps. [Any waivers required should be requested with the master plan, and any preliminary plats matching said master plan shall be considered a conforming plat.](#)

ARTICLE XIII. - PLANNED DEVELOPMENTS AND CONDOMINIUMS

Sec. 1301. - Site design standards

These regulations seek to encourage sound innovations in site planning by permitting reasonably flexible site design standards in planned developments. Subdivisions within a Special District must be designed in accordance with all subdivision regulations unless otherwise shown on an approved Special District Plan. Any plat matching an approved Special District Plan shall be considered a conforming plat.

ARTICLE IV. – SUBDIVISION DESIGN PRINCIPLES

Sec. 406. – Landscaping and Screening Requirements

For the purpose of this section, the terms listed below are defined as indicated:

1. *Screening*. A barrier of natural or manmade nature that presents a visual obstacle to the eye. Screens may consist of, but are not limited to, any combination of the following: walls, fences, bushes, trees, hedges, shrubs, and earthen berms.

2. *Buildable area*. That part of the building lot not occupied by improvements (covered by buildings, driveways, walks, swimming pools, patios, etc. or containing overhead or underground obstacles such as power service lines or septic fields lines), or projected improvements to the property; easements for access, storm sewers, drainage facilities, or utilities; and located behind the minimum building line and inside the rear and side setback line.

3. *Owner*. Any person or business, including the developer, who has legal title to a lot and who builds or causes to have built a dwelling unit on the property.

The following provisions shall apply to all developments in the City of Northport and its planning jurisdiction [beyond the corporate limits of the City of Northport](#).

A. Screening shall be required for all new developments including residential subdivision, apartment complexes, commercial and industrial developments, at locations at which unlike land uses abut the proposed development. In particular, screening shall be provided as buffers whenever new group developments, new commercial, and new industrial developments abut single-family residential and whenever new group and single-family residential developments abut existing commercial and industrial districts. Screens of manmade materials shall be at least eight feet high. Screens of living materials shall be at least a height of five feet and of a variety that would normally be expected to grow to a height of eight feet and present a visual barrier within five years after planting. All such landscaping/screening shall be placed outside (behind) the utility and street right-of-way boundary in order to prevent the necessity of their removal at a later date.

B. Developers shall attempt to preserve outside the buildable area of each lot at least one sound and healthy hardwood tree four or more inches in diameter (measured at a point three feet above the natural ground) per 3,000 square feet of developed land outside the buildable area. Whenever this guideline cannot be followed or where no such trees exist, trees or shrubs shall be planted outside the buildable area of each lot at the rate of at least one tree (at least five feet high or three years old) or shrub per 3,000 square feet of land unless the owner as defined in this section expresses by

written statement to the secretary of the planning and zoning commission that he/she does not want any or only part of the required trees or shrubs planted. If trees or shrubs are to be planted, the owner or builder may elect to wait until the dormant season for the vegetation to be planted in order to improve the livability of the vegetation.

C. Landscaping plans will be provided along with subdivision plats and site plans for the review and recommendations of the planning and zoning commission secretary prior to submission and approval by the planning and zoning commission. In cases where owners of the subdivision will develop and build all of the homes within the subdivision, the landscaping plan will identify location of trees or shrubs to be planted, provided that the dwelling owner shall have all of the rights to determine whether or not to plant trees on a specific lot as any other person as provided in paragraph B above.

D. Final subdivision plats and site plans shall have indicated thereon all building setback lines (front, sides, and rear). Also, the recorded plat will contain a statement similar to the following: "Each lot shall meet the landscaping requirements of [section 406](#) of the subdivision regulations of the City of Northport."

City of Northport
Planning and Zoning Commission – January 14, 2025
Staff Report

Case: S-19-24 Resurvey of Lots 40 & 41 Quinns Town

Applicant: Susan Simon

Location: 3700 14th Street

Request: Preliminary Plat

Susan Simon is requesting preliminary plat approval for approximately 0.25 acres located at 3700 14th Street. The proposed plat would consolidate the 2 current lots into 1 new lot. This lot consolidation is required to remove an interior lot line from the buildable area of the property.

The current site consists of a residential property zoned RS-4. It is surrounded to the north and south by single-family residential properties zoned RS-4, to the east by a vacant lot zoned RS-4, and to the west by an undeveloped lot zoned Agricultural.

There are 3 waivers being requested with this plat:

- **Sidewalks** - The subdivision regulations require that sidewalks be constructed along all right-of-way frontages, which would call for new sidewalks along 14th Street and 36th Avenue. The applicant is requesting that this requirement be waived, as there are no sidewalks in the immediate vicinity to connect to. The property currently sits at the dead end of 14th Street and is one lot south of the dead end of 36th Avenue.
- **Half-street Improvements** – The subdivision regulations require that half-street improvements be constructed along all right-of-way frontages, which would call for full width paving and curb and gutter along both public streets. 14th Street currently has 23 feet of paving with valley gutter, while 36th Avenue has 11 feet of paving and no curb or gutter. The applicant has requested that this requirement be waived to match the existing infrastructure present throughout the neighborhood.
- **Right-of-way Dedication** – The subdivision regulations require that all public rights-of-way be a minimum of 60 feet wide. Both public rights-of-way within this plat are currently 40 feet wide. The applicant has requested this waiver to match the R.O.W. width present throughout the rest of the neighborhood.

The Future Land Use Plan within Northport Compass identifies this area as “Conservation”, which is described as allowing for recreation and low-intensity commercial uses. It is worth noting that this land use category was assigned due to the property lying within a special flood hazard area on FEMA’s maps. Any construction will be required to comply with all city, state, and federal development regulations.

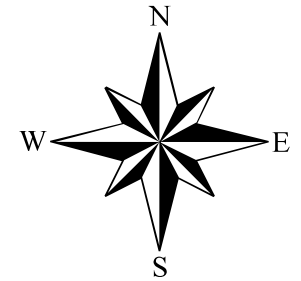
Any action on this item will require 6 affirmative votes.

City of Northport Planning Commission

Preliminary Plat

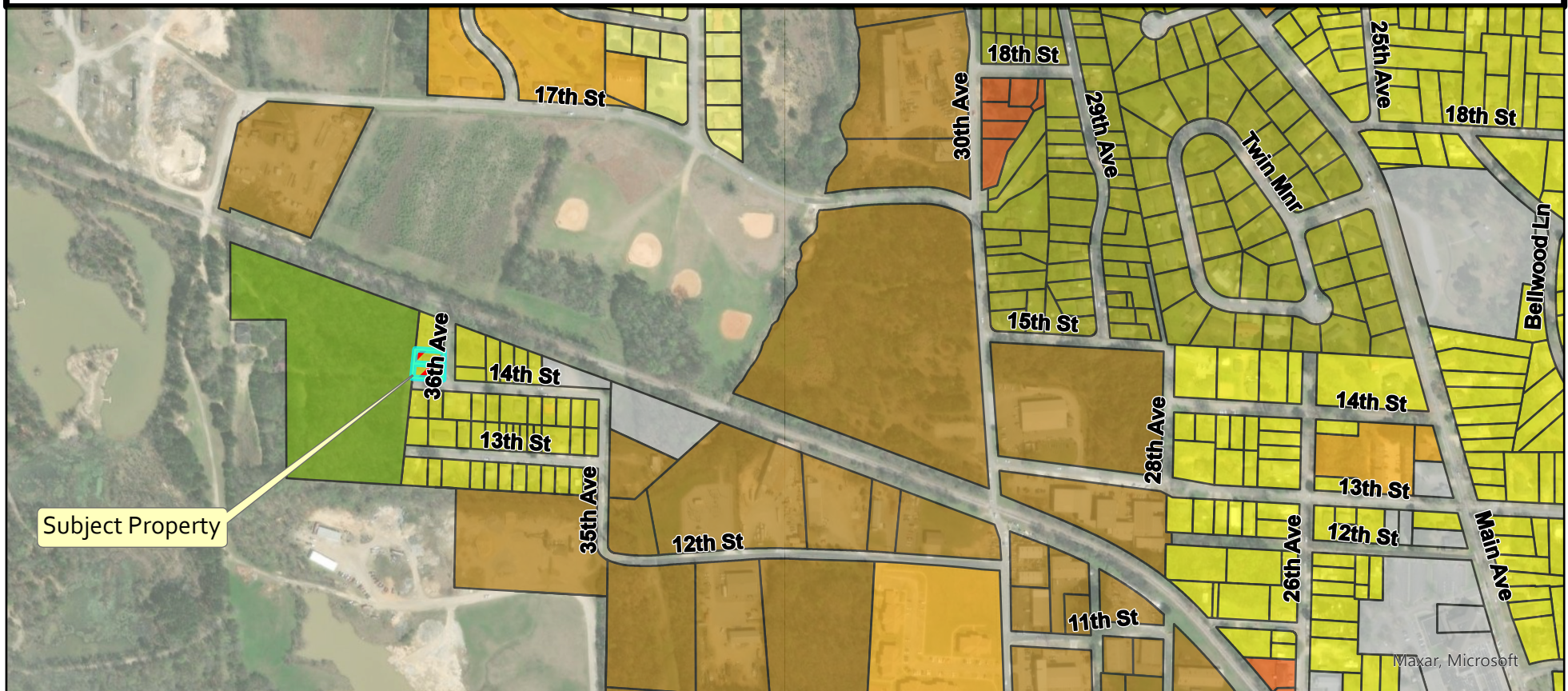
Zoning

- | | |
|--|--|
|  Agriculture |  Residential Multi-Family |
|  General Commercial |  Residential Single-Family - 2 |
|  Light Industrial |  Residential Single-Family - 3 |
|  Neighborhood Commercial |  Residential Single-Family - 4 |
|  Office and Institutional |  Residential Single-Family - SD |
| |  Subject Property |



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0 387.5 775 1,550
Feet



Maxar, Microsoft

City of Northport Planning Commission

Preliminary Plat

Parcels

□ Parcels

Future Land Use

■ Conservation

■ Conservation Floodway

■ Conservation Development

■ General Mixed-Use

■ Limited Mixed-Use

■ Multifamily Residential

■ High Density Residential

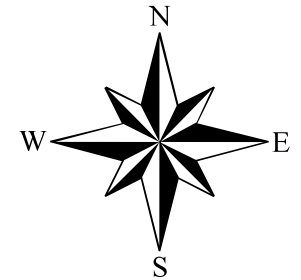
■ Medium Density Residential

■ Office-Trades Mix

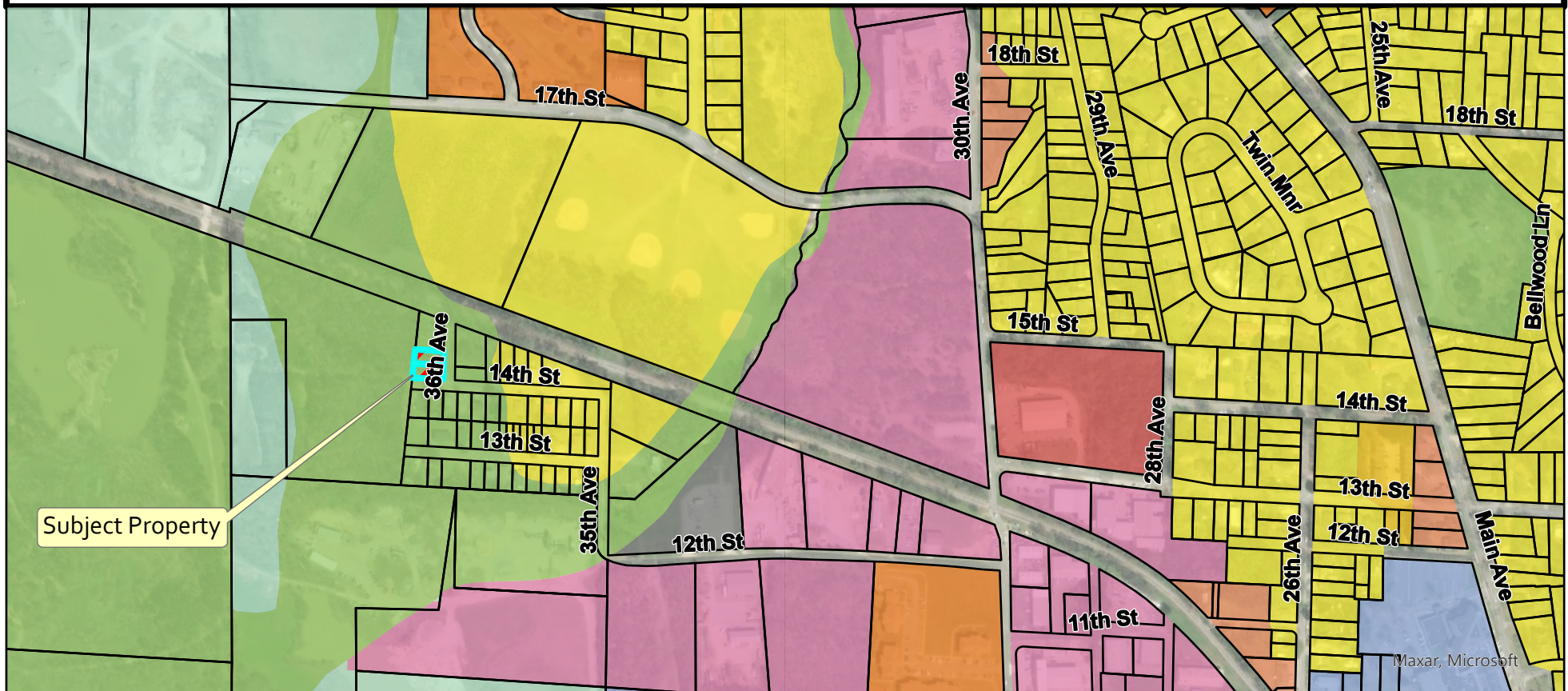
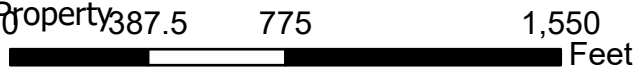
■ Institutional

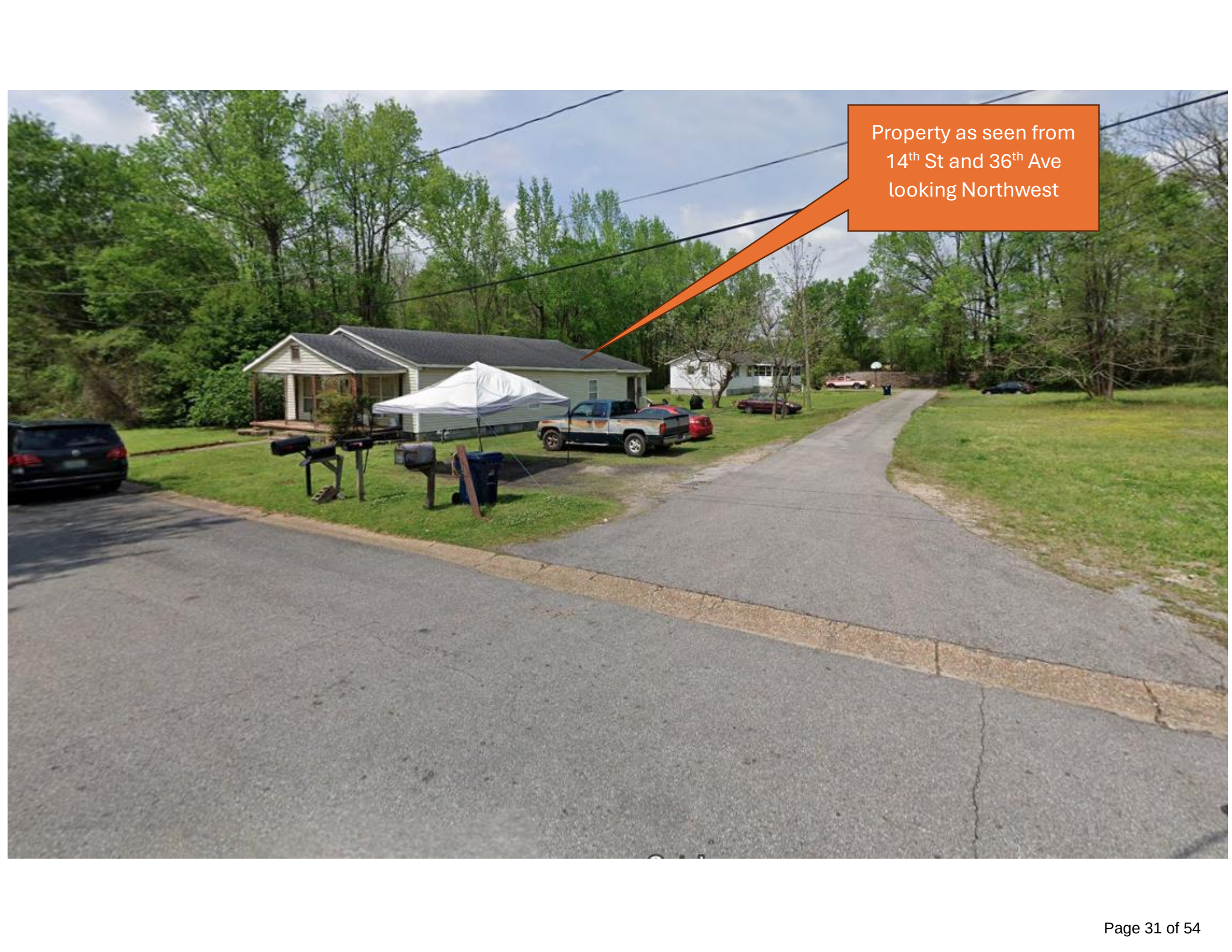
■ Utilities

■ Subject Property



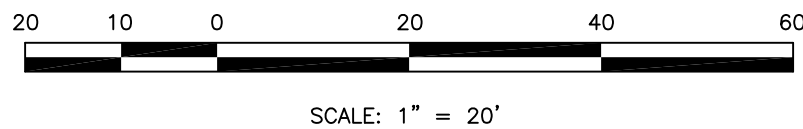
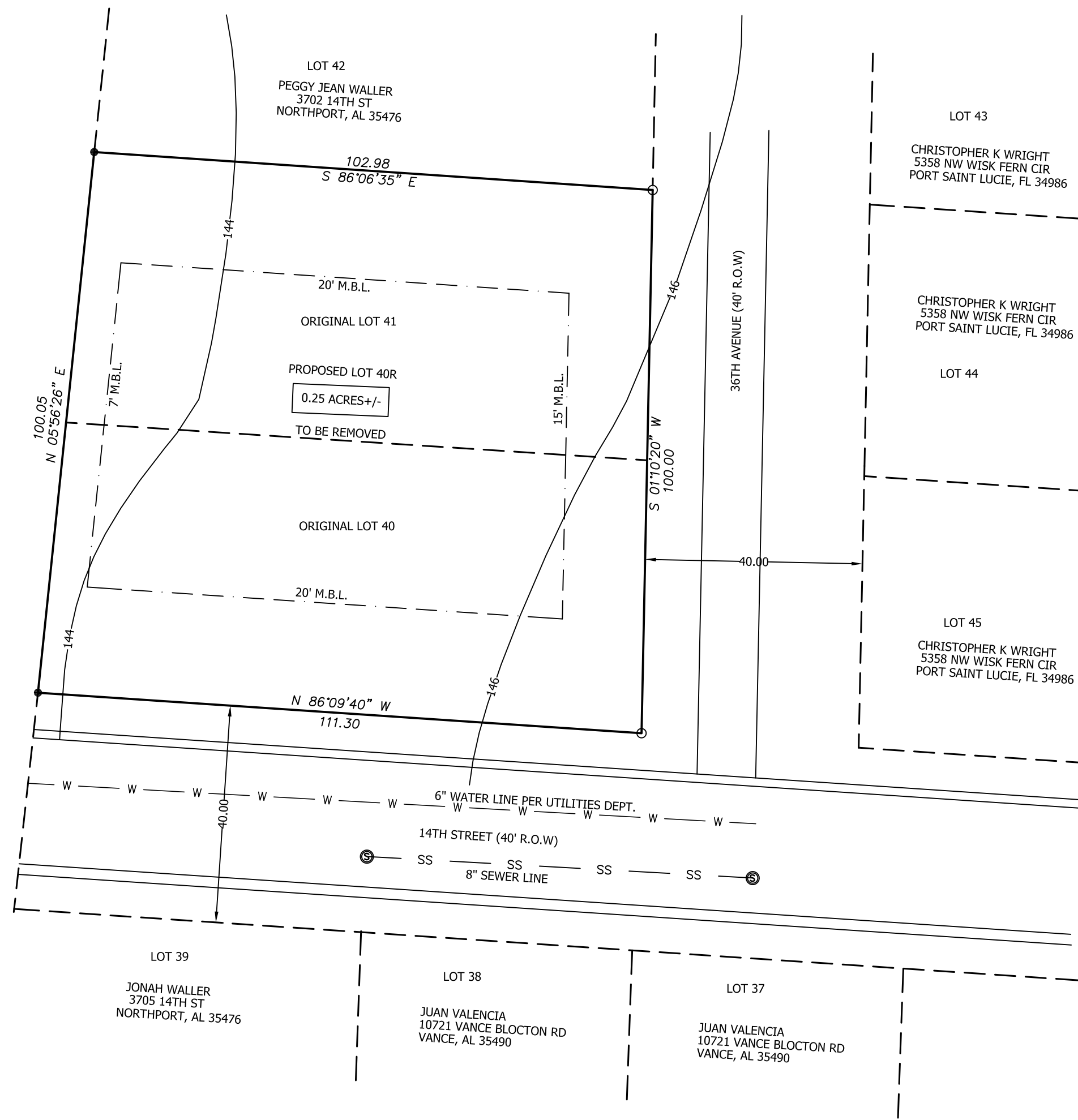
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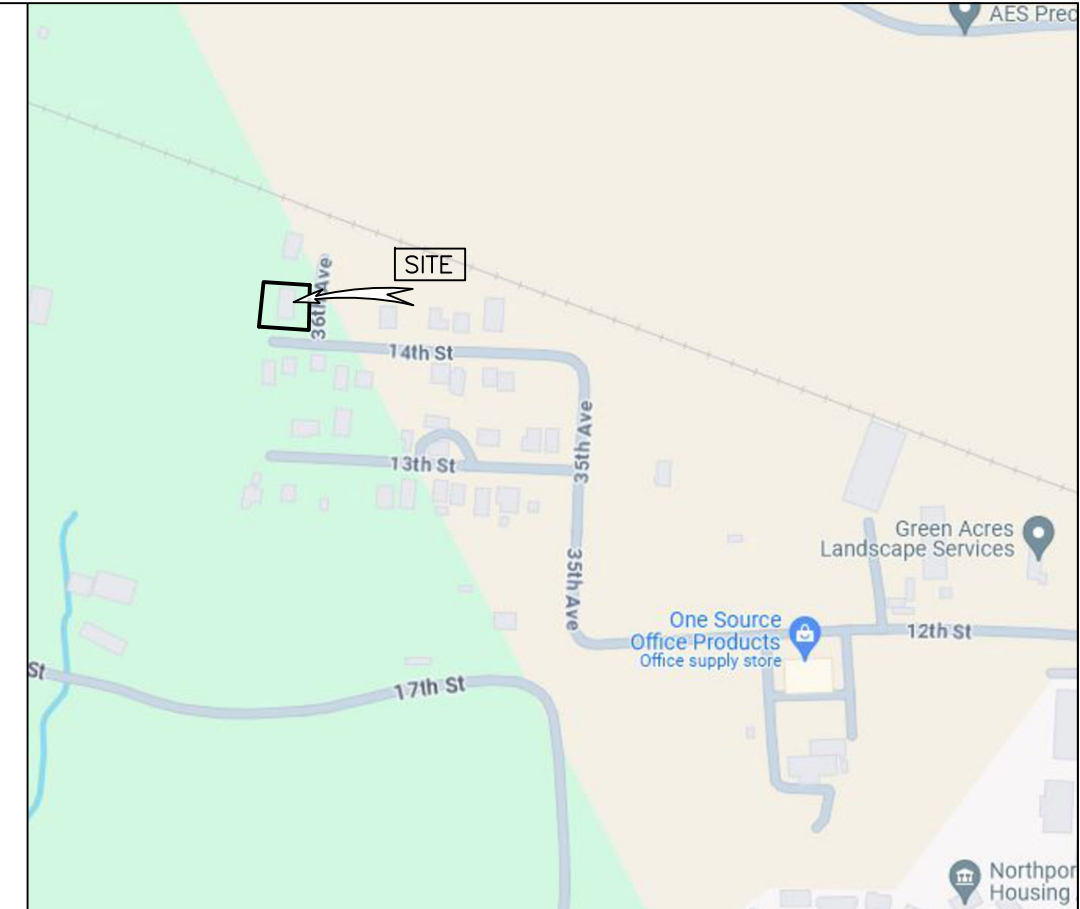
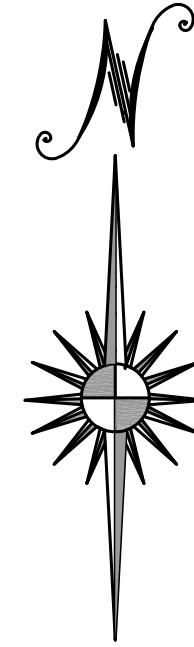
Property as seen from
14th St and 36th Ave
looking Northwest

CALYE ANN SCHOFIELD
4105 17TH ST
NORTHPORT, AL 35476

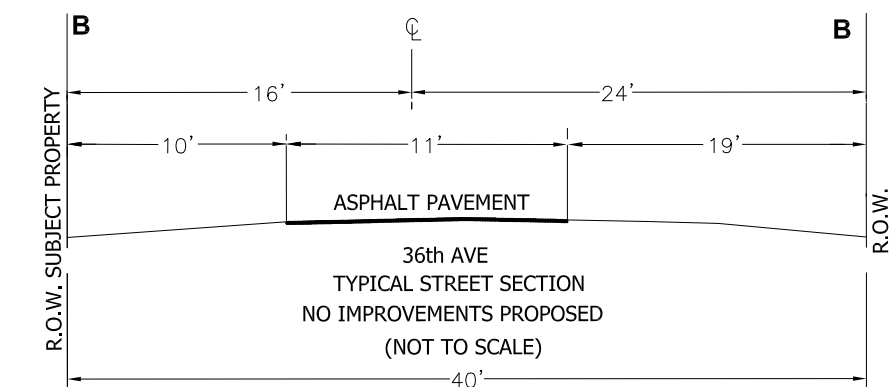
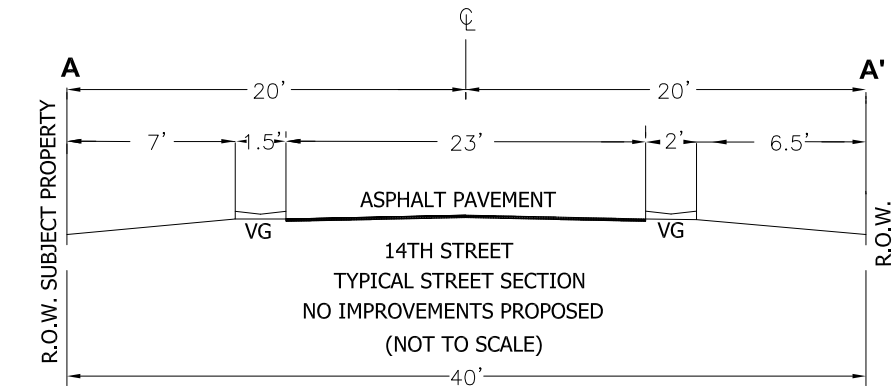


LEGEND

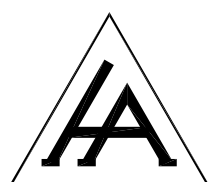
- IRON FOUND
- 1/2" CAPPED REBAR SET (CA 0065)
- R.O.W. RIGHT-OF-WAY
- ⊕ SANITARY SEWER MANHOLE
- SS— SANITARY SEWER LINE
- W— WATER LINE



VICINITY MAP - NOT TO SCALE



- NOTES:
- OWNER: SUSAN K SIMON
3700 14TH ST
NORTHPORT, AL 35476
 - PROPERTY IS ZONED RS-4
 - ACREAGE IN PLAT: 0.25
 - PROPERTY IS SERVED BY CITY OF NORTHPORT SEWER
 - PER FEMA FLOOD MAP 01125C0502F EFF:8/26/07 ALL OF SUBJECT PROPERTY LIES IN ZONE AE (REGULATORY FLOODWAY)
THE ENTIRE PROPERTY IS DEDICATED AS A DRAINAGE EASEMENT.
CONSTRUCTION WITHIN THE EASEMENT WILL BE LIMITED TO WHAT IS ALLOWABLE UNDER APPLICABLE CITY, STATE, AND FEMA REGULATIONS.
 - CONTOURS TAKEN FROM COUNTY TOPO
 - SURVEYOR: DAVID R. HERNDON P.L.S. - ALABAMA LICENSE #14105
 - WAIVERS REQUESTED FROM SIDEWALKS, 1/2 STREET IMPROVEMENTS, AND ADDITIONAL RIGHT-OF-WAY



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mike@hhasurveyors.com

PRELIMINARY PLAT

RESURVEY OF LOTS 40 & 41 QUINNS TOWN (P.B. 6, PG. 26)

PART OF THE SW 1/4 OF THE NW 1/4 SECTION 16, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	DB 2024 PG 6082	Job No.	2403-029
Field Work	8/2024	Date	11/21/2024
Survey Type	SUBDIVISION	Scale	1"=20'
ACAD File	2403-029.dwg	Drawn By	JRH
COGO File	2403-029.txt	Approved By	DRH
		Surveyed by	KN

City of Northport
Planning and Zoning Commission – January 14, 2025
Staff Report

Case: S-24-17 – The Terrace at Northcreek

Applicant: Lingleaf Engineering

Location: The east dead end of Northcreek Blvd

Request: Special District Plan Revision

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

- **Setbacks** – The requested changes to setbacks are shown in the table below:

Setback/Yard Requirements for Terrace at Northcreek				
	Current Master Plan	Revised SD Subdistrict (Table 6-5)	Proposed Special District Plan – Phase 2	Proposed Special District Plan – Phases 3-5
Front	25'	20'	10'	20'
Side	7'	7'	10' min between houses, 3' min from property line	10' min between houses, 3' min from property line
Rear	25'	25'	20'	20'

- **Materials** – The development was previously approved with a requirement for all-brick exteriors. The petitioner is requesting a change to allow a mixture of masonry and fiber cement siding. Some examples of the proposed materials are shown in the presentation that accompanies the application for this agenda item.

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

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

City of Northport Planning Commission

Special District Plan

Parcels

□ Parcels

FLU_240408

Conservation

Conservation Floodway

General Mixed-Use

Limited Mixed-Use

High Density Residential

High to Medium Density Transition

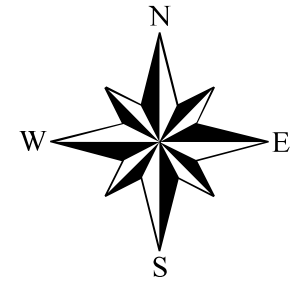
Medium Density Residential

Medium to Low Density Transition

Low Density Residential

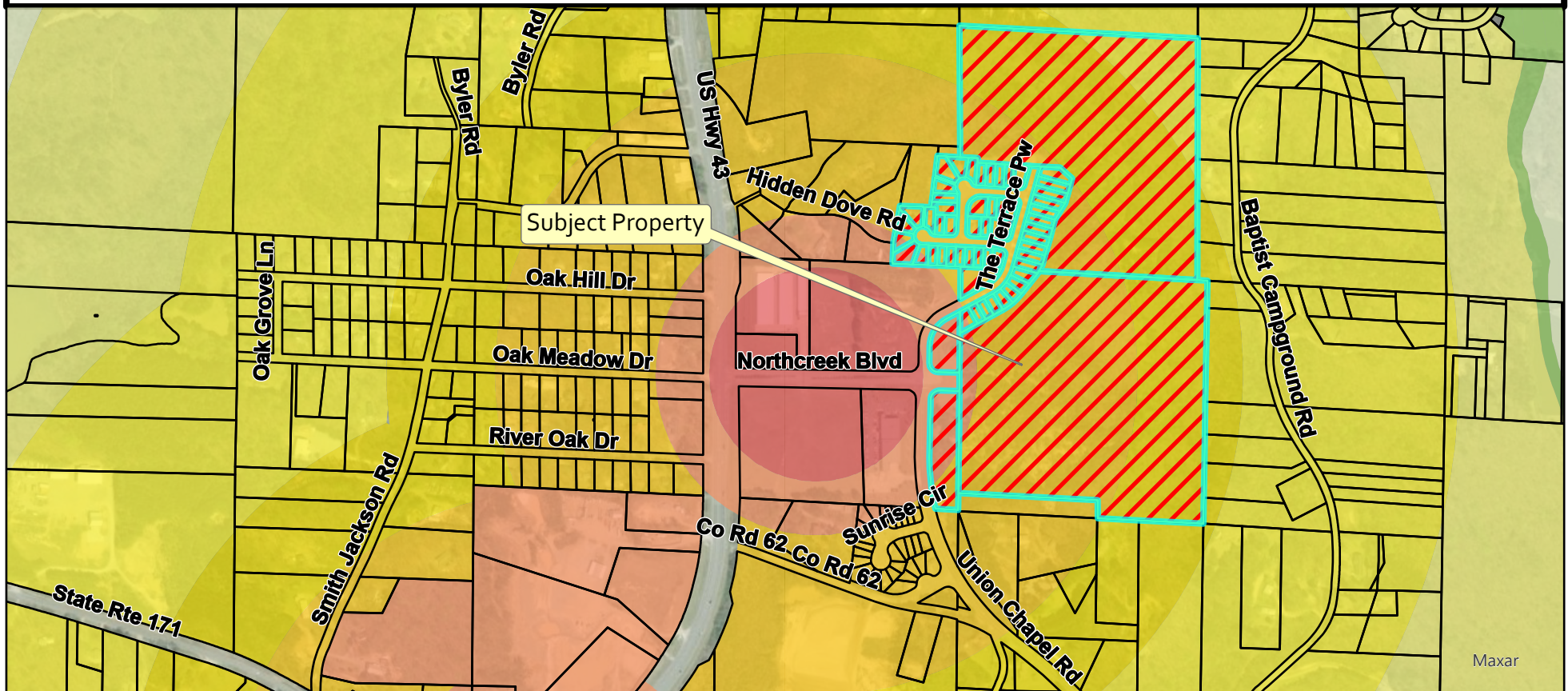
Utilities

Subject Property



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0 1,000 2,000 4,000 Feet



City of Northport Planning & Zoning Commission

Special District Plan

Zoning

Agriculture

General Commercial



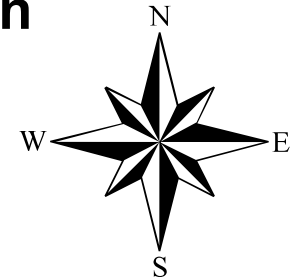
Revision Residential Single-Family - 1



Residential Single-Family - 4

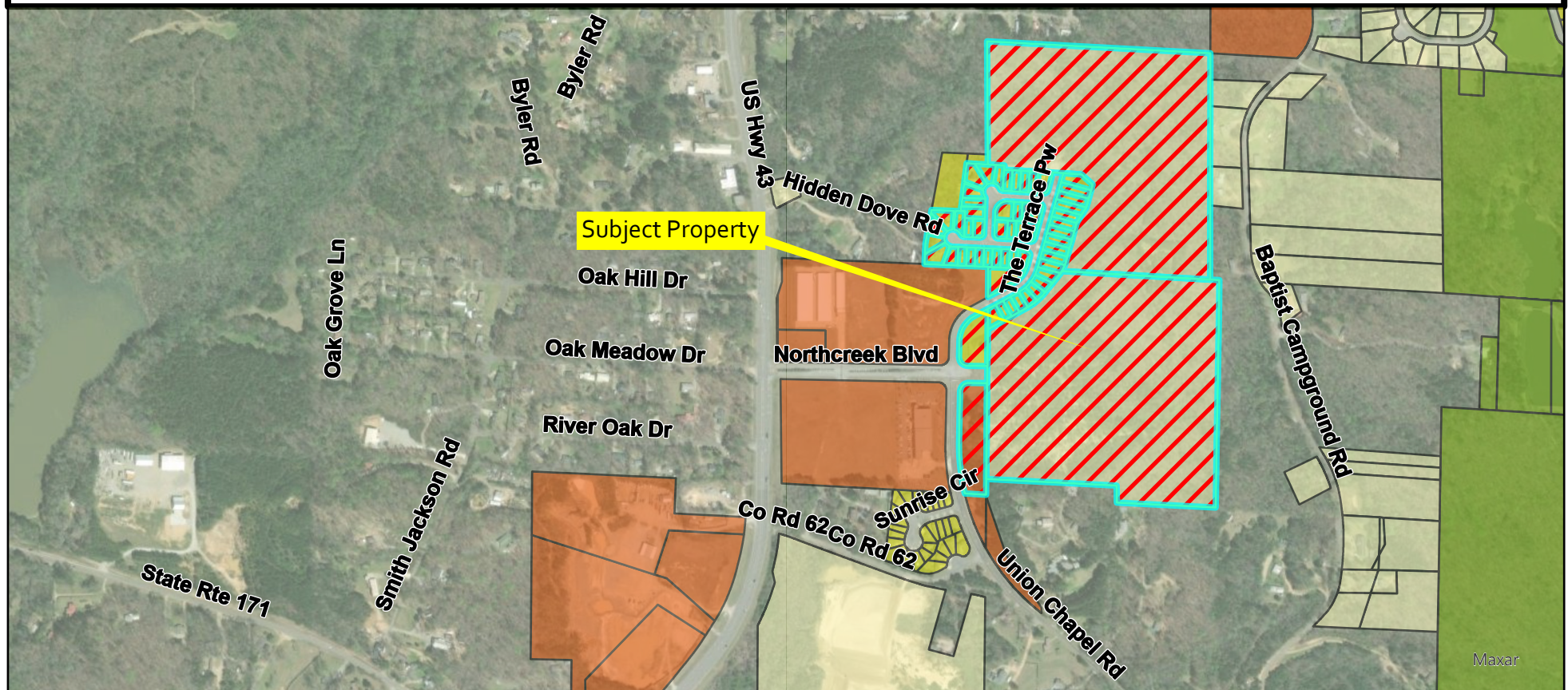


Subject Property



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

0 500 1,000 2,000
Feet





Current site as seen from
Northcreek Blvd looking
southeast.

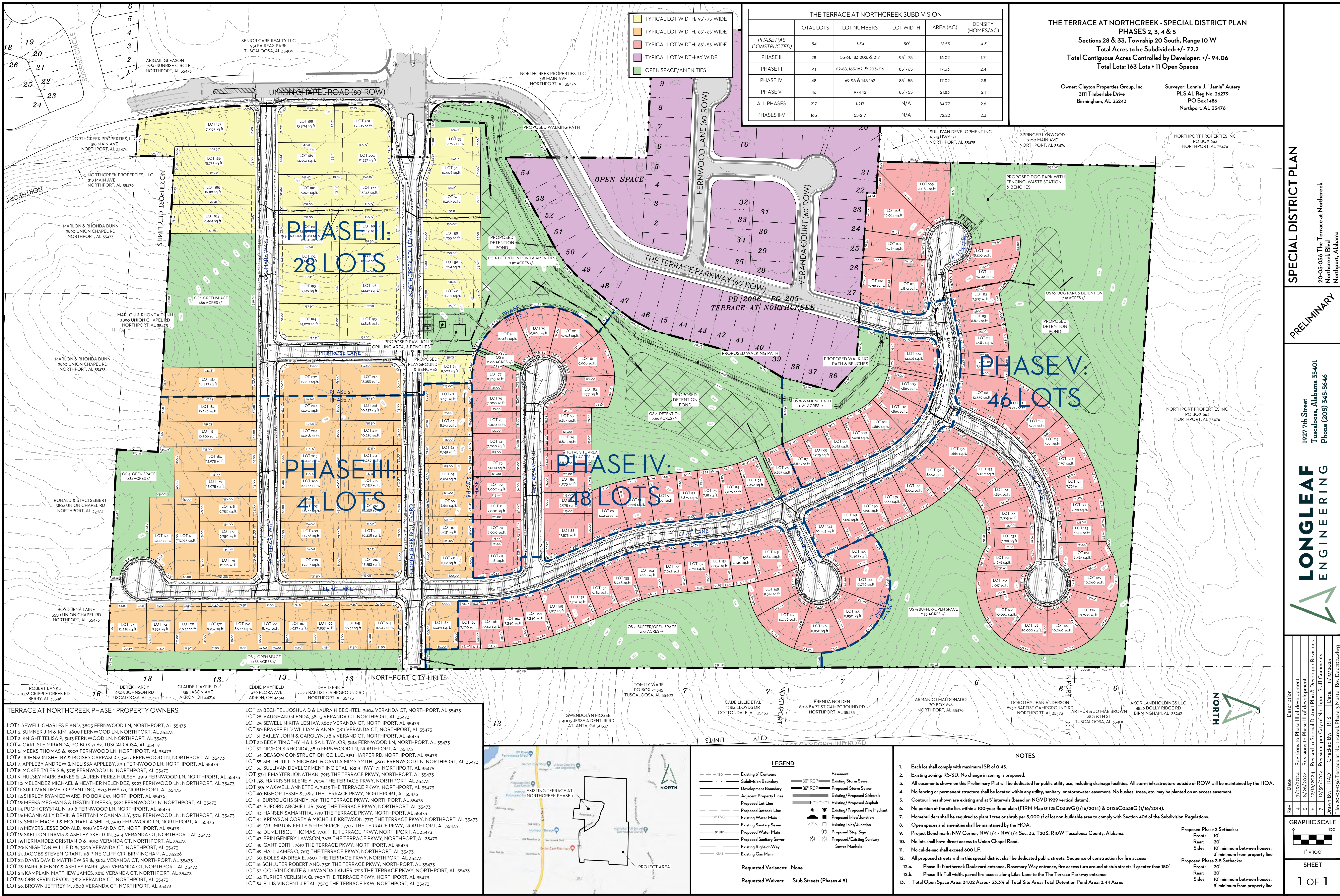


Current site as seen from
Northcreek Blvd looking
northeast.

Google

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

Current site as seen from HWY
43 looking east.





HARRIS DOYLE HOMES

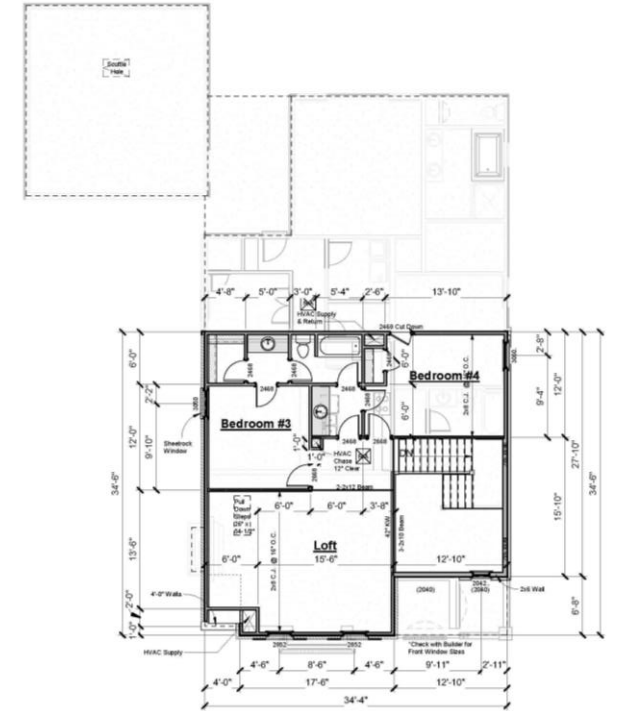
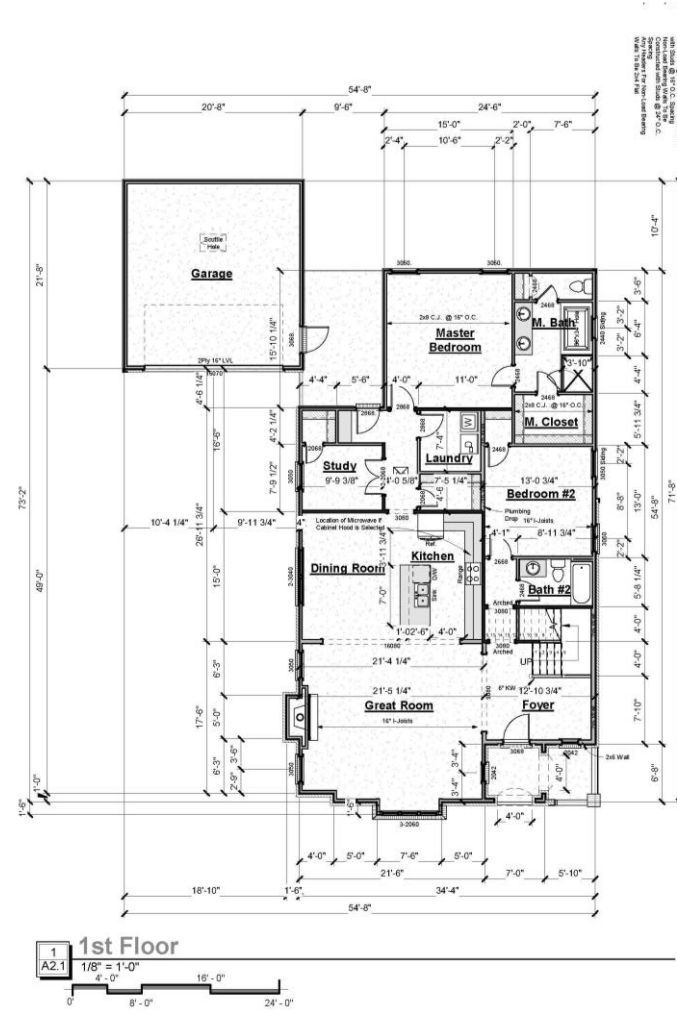
THE TERRACE AT NORTHCREEK

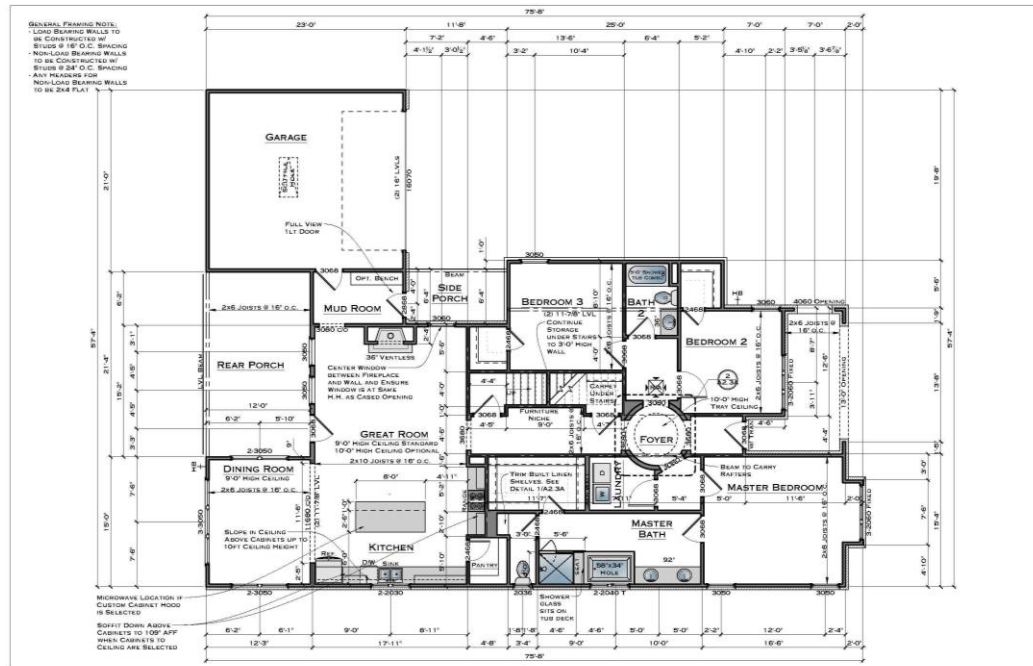
PHASE 2: 75' LOT WIDTHS

Minimum Yard Setbacks		
Front	Side	Rear
10'	10' minimum between houses, 3' min from property line	20'

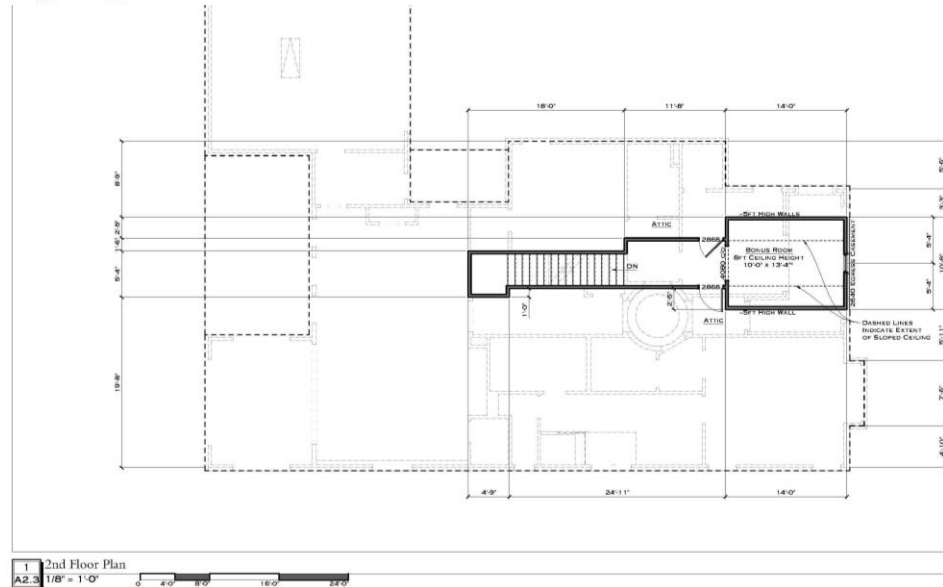


Jefferson A





1 1st Floor Plan
 A2.3 1/8" = 1'-0"



1 2nd Floor Plan
 A2.3 1/8" = 1'-0"

Sheffield A



PHASE 3: 65' LOT WIDTHS

Minimum Yard Setbacks		
Front	Side	Rear
20'	10' minimum between houses, 3' min from property line	20'

Clermont A



Griffin A



Tucker C



PHASE 4 & 5: 55' LOT WIDTHS

Minimum Yard Setbacks		
Front	Side	Rear
20'	10' minimum between houses, 3' min from property line	20'

Avery



Bradford A



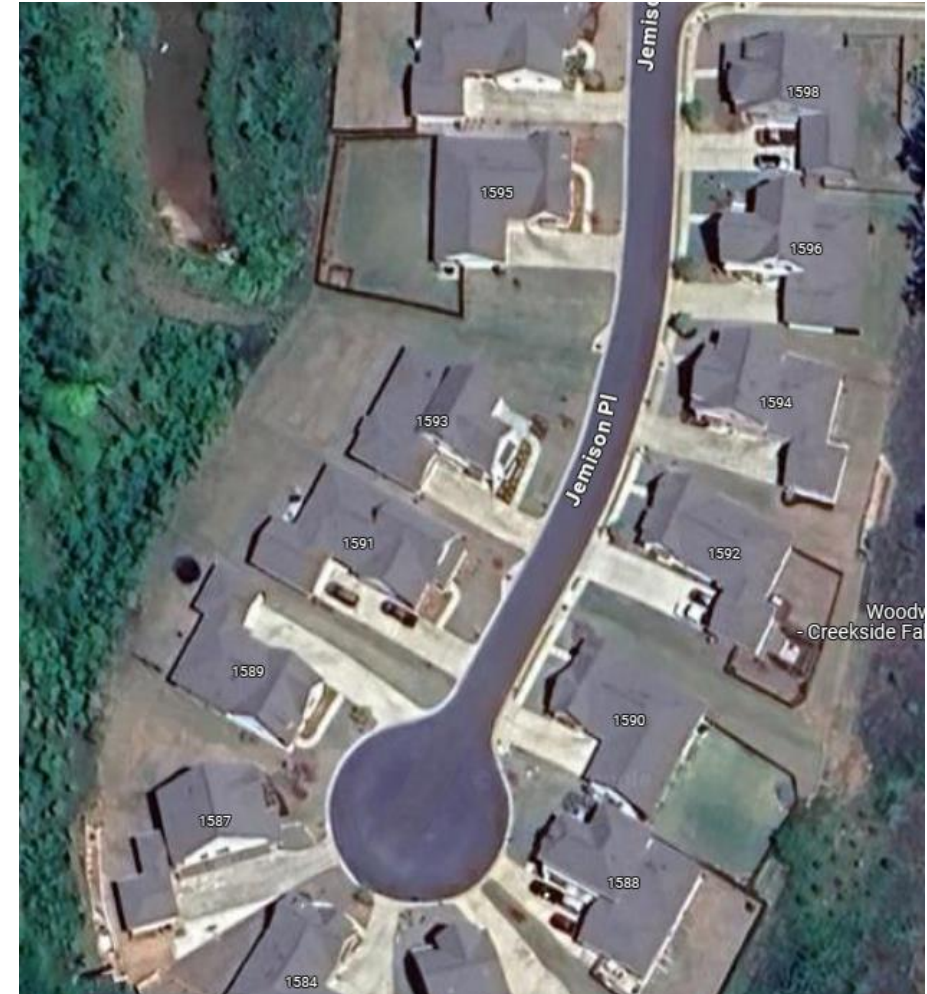
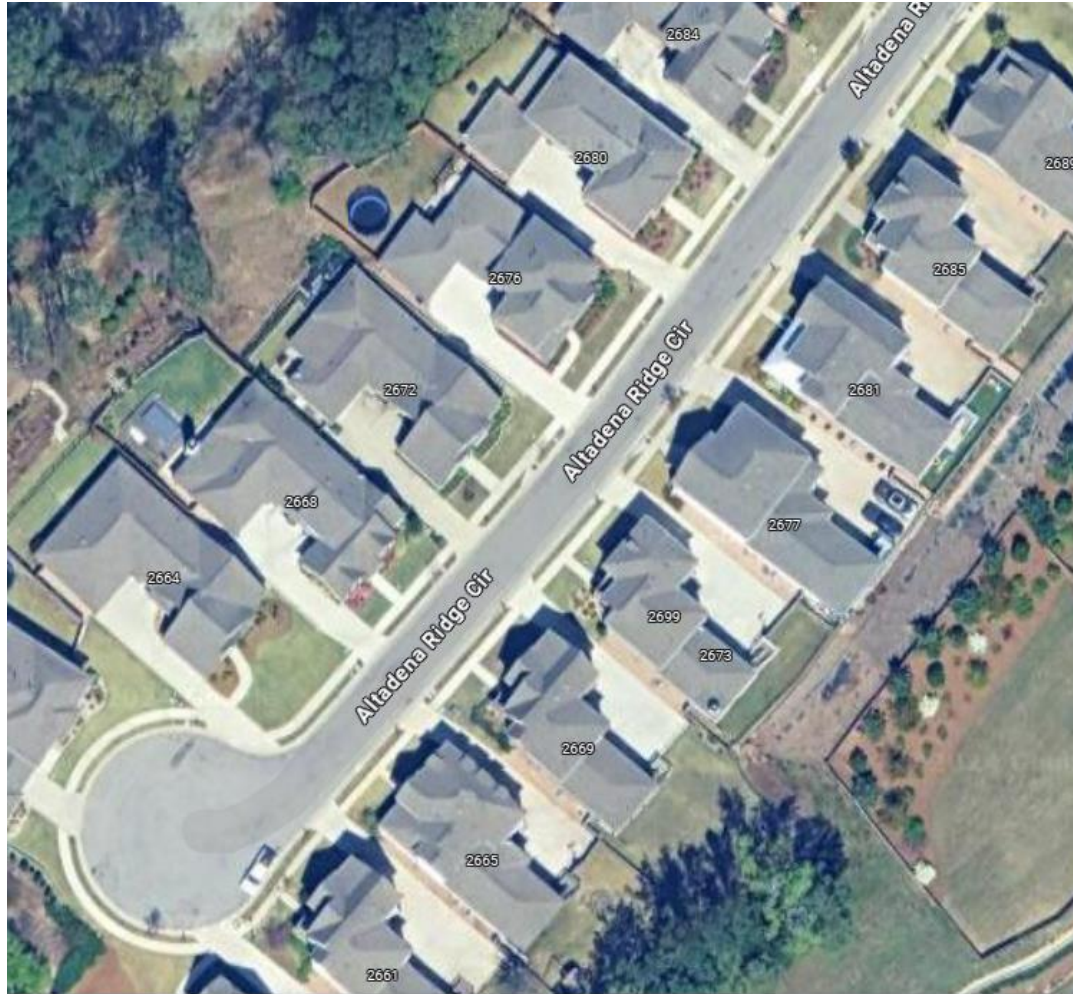
Tucker A



Existing Subdivisions



Existing Subdivisions



Existing Homes



Existing Homes



Existing Homes

