

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, FEBRUARY 11, 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. January 14, 2025
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - 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.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-25-2 Hang10 Car Wash** - CESO, Inc. requests preliminary plat approval for approximately 1.27 acres for the property located at 3800 McFarland Boulevard.
 - B. **S-25-3 Resurvey of Lots 59 & 60 Buckhead** - Herndon, Hicks & Associates request preliminary plat approval for approximately 0.95 acres for the property located at 6305 Buckhead Drive and 3210 Bermuda Drive.
- 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, JANUARY 14, 2025**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, January 14, 2025, in the City Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mr. David Kemp, Mrs. Tracey Kelly, Mr. Roland Lewis, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote: Mrs. Jennifer Hayes 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, Ms. Meredith Mullins, Planner, 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. Lewis to approve the minutes of the regular meeting minutes for December 17, 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 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 1.84 acres located at 4419 Highway 43 N.

Mrs. Ramm stated that Dream Investment Group is requesting a 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”. Mrs. Ramm also stated that Herndon, Hicks and Associates is requesting a preliminary plat approval for approximately 13.84 acres located east of Highway 43 North at Station Circle and they are not requesting any waivers. 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).

Mr. Turner asked Mr. Matthews if Engineering was ok with the note on the plat about the detention pond being the responsibility of the developer was sufficient. Mr. Matthews stated that we would probably be better off stating someone other than the developer is responsible for the detention pond, such as, owners of certain lots are responsible for the detention pond maintenance.

Bobby Herndon, Herndon, Hicks and Associates, 2728 Lurleen B Wallace Boulevard, spoke at the podium. HE stated that they are requesting the residential portion to be rezoned to General Commercial (C-3). Mr. Turner asked as far as on the rezoning there is not access to this portion from anywhere else and if it was meant to be a continuous development, Mr. Herndon stated that was correct. Mr. Turner asked the commission if anyone had any questions about the rezoning portion, with no questions from the commission he moved to the Subdivision case. Mr. Turner asked Mr. Herndon if he was ok with assigning the maintenance of the detention pond to the owner of a certain lot, Mr. Herndon stated that it was no problem to change that wording on the final plat.

Chairman Turner opened the floor for a public hearing.

Chairman Turner closed the floor for a public hearing.

Motion by Mr. Turner to make a recommendation to the Council to approve the rezoning of approximately 3.36 acres located at Station Circle, east of Highway 43 N, from RS-1 (Family Single Residential) C-3

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

Motion by Mr. Turner to approve the preliminary plat for approximately 13.84 acres located at 4419 Highway 43 North. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

C. AMD-24-03 City of Northport – The City of Northport proposes amendments to the Subdivision Regulations.

Mrs. Ramm stated that 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. The first one deals with Master Plan, Special District Plan, and Waivers – Staff is proposing 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; the second one deals with

Landscaping – Staff is proposing an amendment to remove landscaping requirements within the city limits, as these are already addressed within the zoning ordinance.

Mr. Turner asked the commission if they had any questions for staff on the proposed amendments, the commission did not have questions for staff.

Chairman Turner opened the floor for a public hearing.

Chairman Turner closed the floor for a public hearing.

Motion by Mr. Turner to approve the amendments to the subdivision regulations as proposed by staff.

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

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.

Mrs. Ramm stated that Susan Simon is requesting a 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. Ms. Simon is requesting 3 waivers 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. Mrs. Ramm also stated that 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.

Mr. Turner asked the commission if they had any questions for staff, the commission did not have any questions for staff.

Bobby Herndon, Herndon, Hicks and Associates, 2728 Lurleen B Wallace Boulevard spoke at the podium. He stated that this is a pretty simple subdivision with two lots for Ms. Simon, there was an older home on the lot but they had to tear it down, and they are wanting to build back but they had to get rid of the interior lot line. Mr. Herndon also stated it is in a regulatory floodway, to help maybe ease the discussion on the sidewalks and half street improvements, being in a regulatory floodway, you cannot do anything if you do not bring any fill

material in that flood way, it will be impossible to build the sidewalks and half-street improvements without any fill material.

Chairman Turner opened the floor for a public hearing.

Susan Simon, 3700 14th Street, spoke at the podium. She stated that the house has been sitting there for 60 years, her husbands family built the house then sold the house to Ms. Simon and her husband. The house had to have so many improvements done to it, when her husband passed away last year, she knew she would only be able to tear it down and rebuild or sell it, so they tore it down. They knew they were in a flood zone but they did not know the map had changed to show they were in a flood plain, because on their street it never flooded, they just want their house built back.

Chairman Turner closed the floor for a public hearing.

Mr. Turner stated since this is in an established area that already has established right of ways, street cross section, and no sidewalks in the area, he doesn't personally see an issue with granting these waivers, we will vote on them separately unless anyone has any thoughts they want to add.

Motion by Mr. Turner I make a motion to approve the preliminary plat to include waivers for sidewalks, half-street improvements and right-of-way dedication for approximately 0.25 acres located at 3700 14th Street.

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

New Business

A. **R-25-1 The Townes at Vestavia** – Cabanis 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 The Terrace at Northcreek, located at the east dead end of Northcreek Boulevard.

Mrs. Ramm stated that Longleaf 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. They are requesting to change the setbacks to 10' setbacks and they are requesting that the materials be changed to allow a mixture of masonry and fiber cement siding, the development was previously approved for all-brick exteriors. 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.

Mr. Turner asked the Planning Commission if they had any questions for the staff, the Commission did not have any questions for staff.

Jerry Howard, 3111 Timberlake Drive, spoke at the podium. He stated that they purchased the property, they are familiar with the property and prepared to build it out how its currently zoned. He stated with the 3 different

product sizes, they think that phase 2 can be enhanced with a drive-by product, which means it will be a more narrow product with the garage at the back, with the master on the main floor, with the topography of this property it will benefit them with the look of the product on the larger lots in phase 2. He also stated that he side setback that applies throughout because they have a larger product they are trying to squeeze on the lots, by the end they will shuffle it side to side giving them room to accommodate slopes on the stair step lots, air condition units that reside next to the home. They do this all over the place and it is not unusual for them especially with a property of this size, that's why they are asking for the change in setback and this also gives people more space in the back yard to have dogs, etc. For the materials change, they provided renderings of the homes they build and every one of them has 2-3 styles of elevations. Mr. Turner asked Mr. Howard when he says drive by if that means the garage in the rear of the home, Mr. Howard confirmed that was correct, Mr. Turner asked if there are any other subdivisions where they did a front set back of 10', Mr. Howard stated that there would be a 50'-60' ROW with a 10' front setback. Mr. Howard also stated that this helps encourage off street parking because there is more room to park on the driveway. Mr. Turner stated that going from a 25' to a 10' setback is a huge jump and looking at it in the earlier pre-meeting we don't have any subdivisions that have that short of a front setback, the concern being the 10' utility easement and the house being right on that line with that short of a front setback. Mr. Turner asked if all of the homes in phase 2 would be of the drive-by style. Mr. Howard confirmed that was correct. Mr. Turner also asked if everything outside of that was going to be the other styles, Mr. Howard confirmed that everything outside of phase 2 would be traditional front-load. Mr. Lewis asked Mr. Howard how many homes would be in phase 2. Mr. Howard stated that there would be 28 homes in phase 2. Mr. Randolph asked if there is a 10' utility easement outside of ROW. Mr. Matthews stated the city utilities are generally located in the ROW, with the utility easement being reserved for the non-city utilities. Mr. Randolph asked when that utility easement determination was made or if that is a standard 10'. Mr. Matthews confirmed that is a standard 10'. Mr. Randolph asked Mr. Howard if they had taken that into consideration. Mr. Howard stated that it was not uncommon, Alabama Power is typically 2-3' into the property line and into the lot, Auburn approved the 10' utility easement. Mr. Turner asked Mr. Howard if they had a 10' utility easement and 10' front setback in Auburn. Mr. Howard stated that was correct. Mr. Turner stated that really what we are doing is increasing the buildable area of all of the lots. Mr. Howard stated that was correct. Mr. Turner stated he didn't know which one but the building materials and the trade off is the set back or is it the set back and the trade off is the building materials, open space wise nothing is changing, amenity wise nothing is changing; but we are potentially reducing yard size by increasing the buildable area of each lot. Mr. Howard stated that we would be decreasing the front yard but increasing the rear yard. Mr. Kemp asked Mr. Howard what this would do to the surface area drainage, you won't have the grass there to soak up the water. Tom Sims with Longleaf Engineering said basically the subdivision was designed with all the drainage structures and such to accommodate, they have a maximum impervious ratio even though some of the footprints wouldn't meet that maximum number. Mr. Lewis asked if the reduced setback means larger footprint and more square footage. Mr. Howard stated that it would definitely be more square footage. Mr. Wiggins asked what the general square footage would be, Mr. Howard stated that it would be a wide range between 2800-3400 square feet. Mr. Ward asked if there was a price point, for phase 2. Mr. Howard stated that was a question for the estimators but what they build on a similar price lot in Pelham is \$380k-\$450k. Mr. Randolph asked how they arrived at the number for the 10' setback. Mr. Howard said it is based off of the typical drive-by home. Mr. Randolph stated you start with the depth of the lot, you determine the rear setback line, the length of the house and that is what gets you the number for the front setback line? Is there any leeway there? Mr. Howard stated they didn't want to push back the porch. Mr. Wiggins asked Mr. Howard if there was any fencing in the back yard. Mr. Howard stated that is homebuyer preference and they limit the types of fencing used in most situations. Mr. Randolph asked if a 15' setback would not work. Mr. Howard stated that this would cramp the largest footprint and would take away the larger footprint houses. Tom Sims with Longleaf Engineering stated if the Planning and Zoning Commission were to approve that he would reach out to the Utility Companies to let them know there are houses closer to the easement.

Chairman Turner opened the floor for a public hearing.

Chairman Turner closed the floor for a public hearing.

Mr. Turner asked the commission for any thoughts that they might have. Mr. Randolph stated that he likes the renderings, but he is concerned about the easement and how it will effect the city. Mr. Turner agreed with Mr. Randolph. Mr. Lewis stated that it puts him in the mindset of the Townes at Northriver. Mr. Randolph asked if we weren't to approve, the homes proposed for the other phases would have to be built in this phase. Mr. Patten stated that if this was not approved, the only thing that would have to change is the siding. Mrs. Ramm stated that the trade-off is driveways would not dominate the public's views on the street. Mr. Turner asked Mrs. Ramm if this was going to be a recommendation to City Council for revising the Special District Plan. Mrs. Ramm stated that was correct, it will be a majority votes present, everything that you see tonight will be sent to Council. Mr. Turner asked if the homes we see in phase 2 they cannot go and build in phase 3 and vise versa. Mrs. Ramm stated that was correct, but we aren't going to say that all of the houses have to be Jefferson A and white brick. Mr. Howard stated they have an architect that

Motion by Mr. Turner I make a motion for a favorable recommendation to City Council to revise the Special District Plan for approximately 84.77 acres for the Terrace at Northcreek, located at the east dead end of Northcreek Boulevard. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – No; Mr. Wiggins – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; Mr. Ward – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

A. Review the Planning and Zoning Commission Bylaws

Mrs. Ramm stated that the Commission needed to review the by-laws for any changes and a vote will be made in the 2024 year to adopt.

Mr. Turner reviewed the updates from last year:

- Article 4.C with changes made to the deadline of a rehearing from 12 months to 6 months and only be allowed to submit a rehearing one time in 6 months.
- The Commission agreed on 180 days with the 30-day extension.

Mr. Cunningham reviewed abstaining and the impact of that, he cannot find where you cannot abstain. He stated that in Roberts Rules of Order an abstention is a “no” vote, but the by-laws have the same effect as state law, you could change an abstention to be a “yes” vote. State Code says you must state a reason for the abstention, the impact of failure to state a reason on the grounds for disapproval is approval of the plat. Mr. Cunningham stated that he needed to correct something from the October meeting, the commission has 30 days to state the reason for denial, theoretically you can give a reason at a later date but that would have to be at a Special Called meeting of the Planning Commission, when a quorum is present. He stated he does not have a

perfect case. The grounds of disapproval will need to be stated at the end of the voting so that you do not influence the vote. Mr. Kemp asked if he has issues with something, he needs to bring it up before voting but when he votes he cannot bring up his issues with it. Mr. Cunningham stated practically speaking Roberts Rules of Order kind of defines abstaining as not voting. Mr. Cunningham also stated that most of the reasons he could see to abstain would be conflict of interest which would really be best handled as recusal. The grounds for disapproval would still have to meet the requirement of a “no” vote to hold up in court.

Mrs. Ramm stated that Mr. Ward had to leave due to a scheduling conflict.

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

Meeting was adjourned at 7:17pm.

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – February 11, 2025
Staff Report

Case: S-25-1 The Townes at Vestavia

Applicant: Cabaniss Engineering

Location: West side of Applejack Blvd, south of Vestavia Hills

Request: Preliminary Plat

Cabaniss Engineering is requesting preliminary plat approval for approximately 4.65 acres located on the west side of Applejack Boulevard and south of Vestavia Hills. The current site consists of an undeveloped lot that is zoned Residential Multifamily (RM). The applicant is proposing to develop 21 townhome units across 4 buildings on the property.

The following waivers are being requested:

- **Sidewalks** - The subdivision regulations require that sidewalks be constructed along all right-of-way frontages. The applicant is requesting a waiver of this requirement due to the lack of nearby sidewalks to connect to.
- **Half-street improvements** – The subdivision regulations require that all public right-of-way be built to city standards, which would include curb and gutter. Any fill associated with the construction of these improvements would not be allowed due to special flood hazard areas present on and around this property.

The property is surrounded by an office development zoned General Commercial (C-3) to the south, undeveloped land zoned Highway Commercial (C-6) to the west, a single-family detached neighborhood zoned Residential Single-Family (RS-1) to the north, and by undeveloped land zoned General Commercial (C-3) to the east.

The future land use plan within Northport Compass shows this area as “Low Density Residential”. While the proposed use does not align with the comprehensive plan, the property is zoned as Residential Multifamily, which permits this use by right.

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

Preliminary Plat

 Subject Property

NorthportZoning_Dec2024

 Neighborhood Commercial

 General Commercial

 Commercial Highway

 Mobile Home Park

 Office and Institutional

 Residential Multi-Family

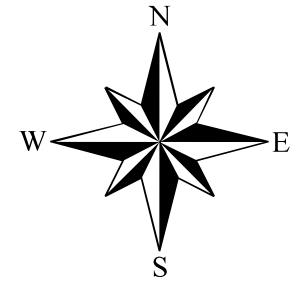
 Special District

 Residential Single-Family - 1

 Residential Single-Family - 2

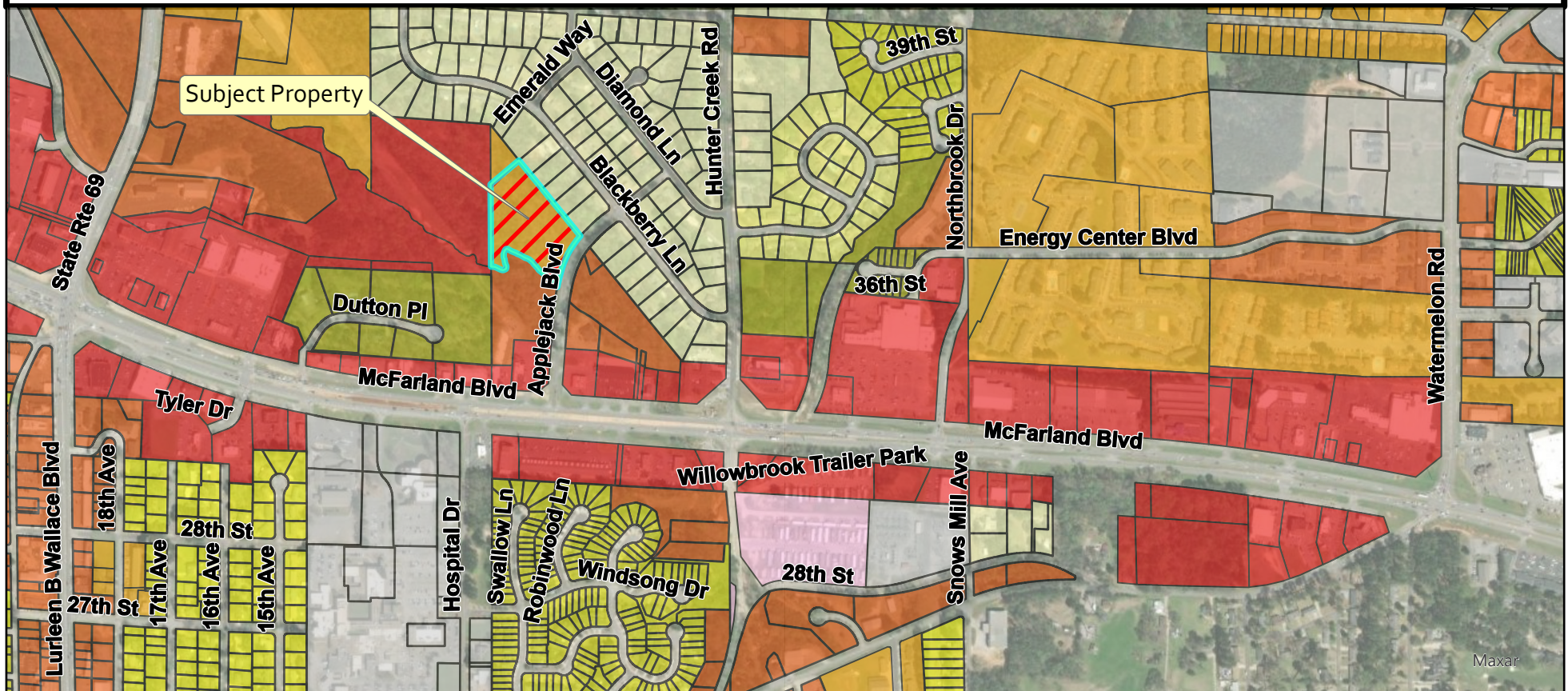
 Residential Single-Family - 3

 Residential Single-Family - 4



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Feet



Maxar

City of Northport Planning Commission

Preliminary Plat

Parcels

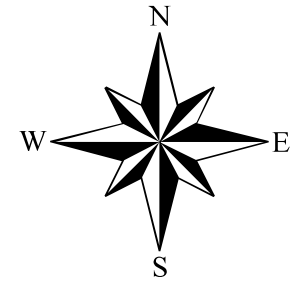
□ Parcels

Future Land Use

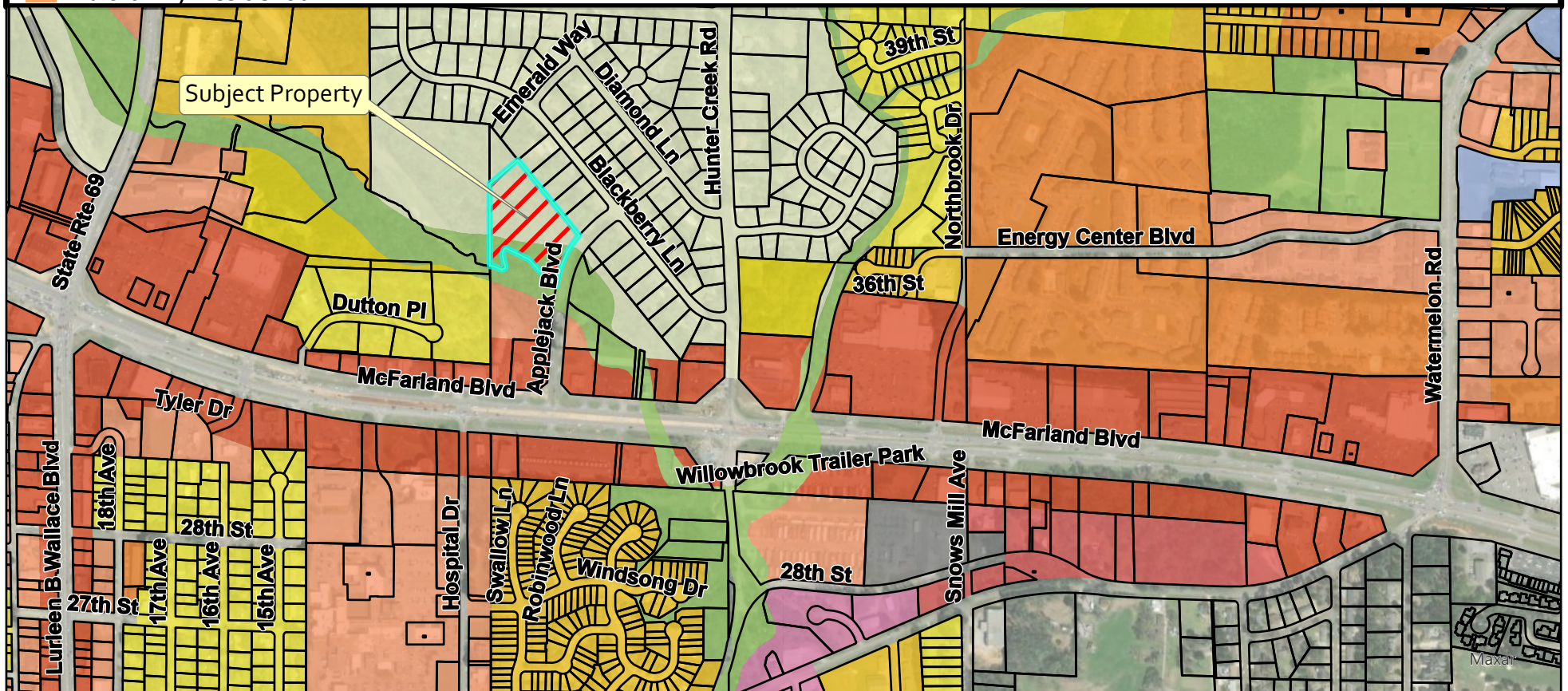
- Conservation
- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential

- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Office-Trades Mix
- Institutional
- Utilities
- Subject Property

0 500 1,000 2,000 Feet

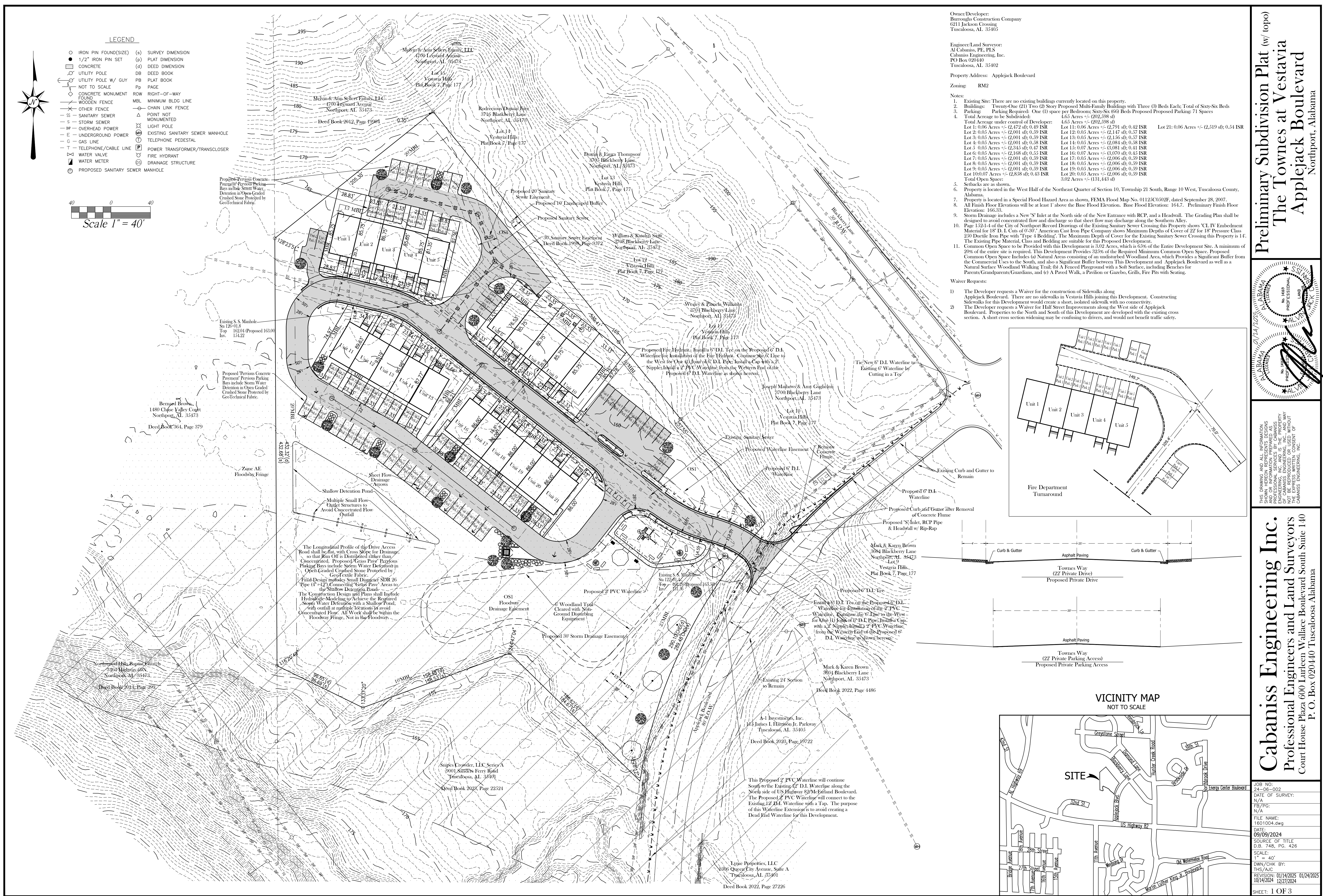


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Subject property as
seen from Applejack
Blvd. looking North.



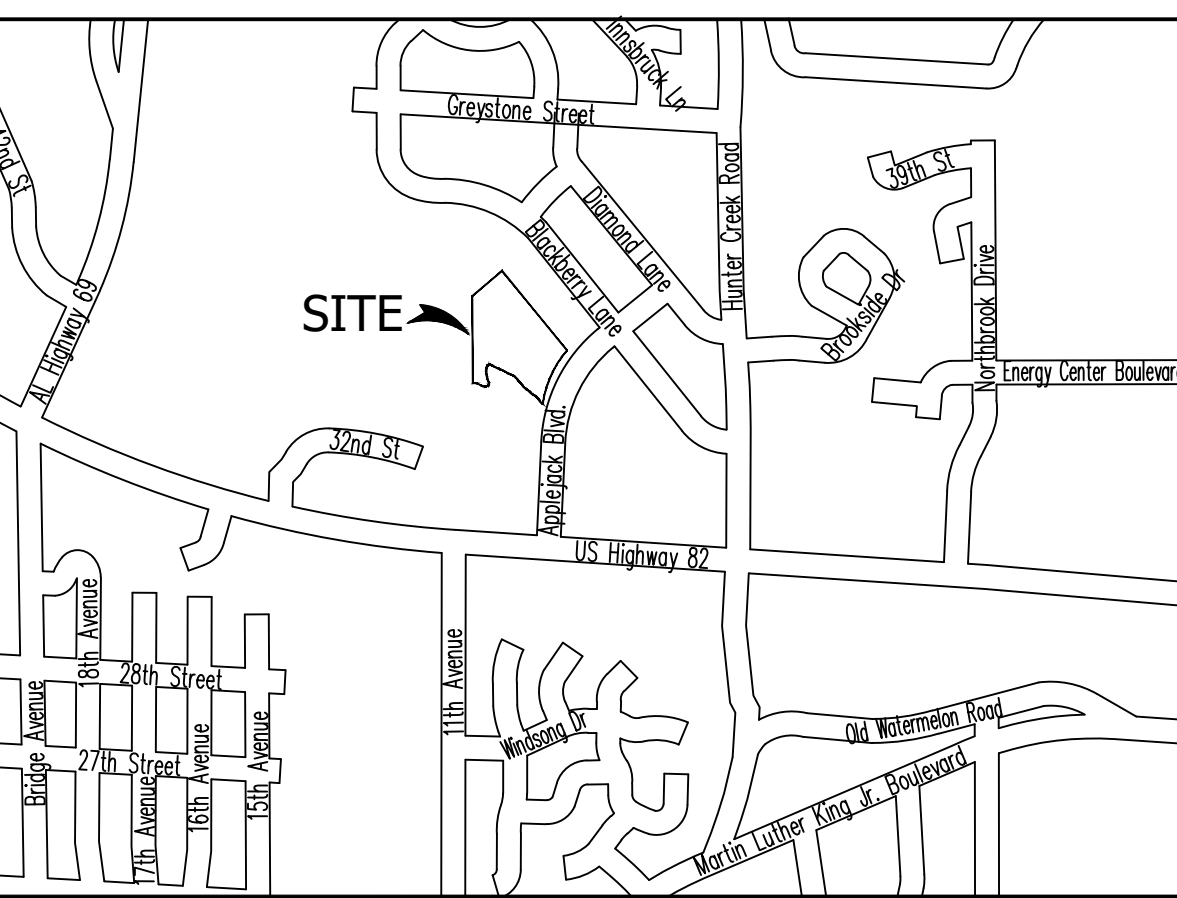
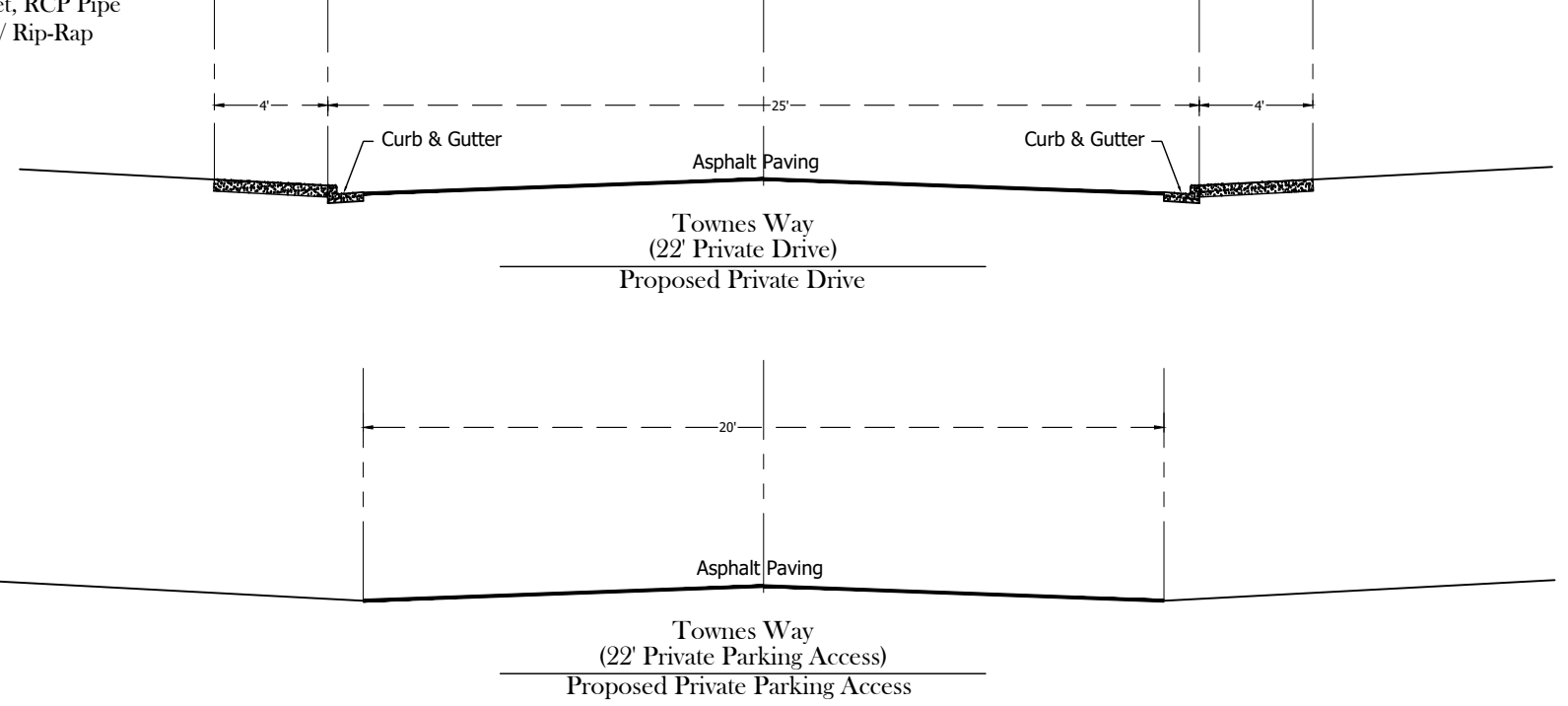
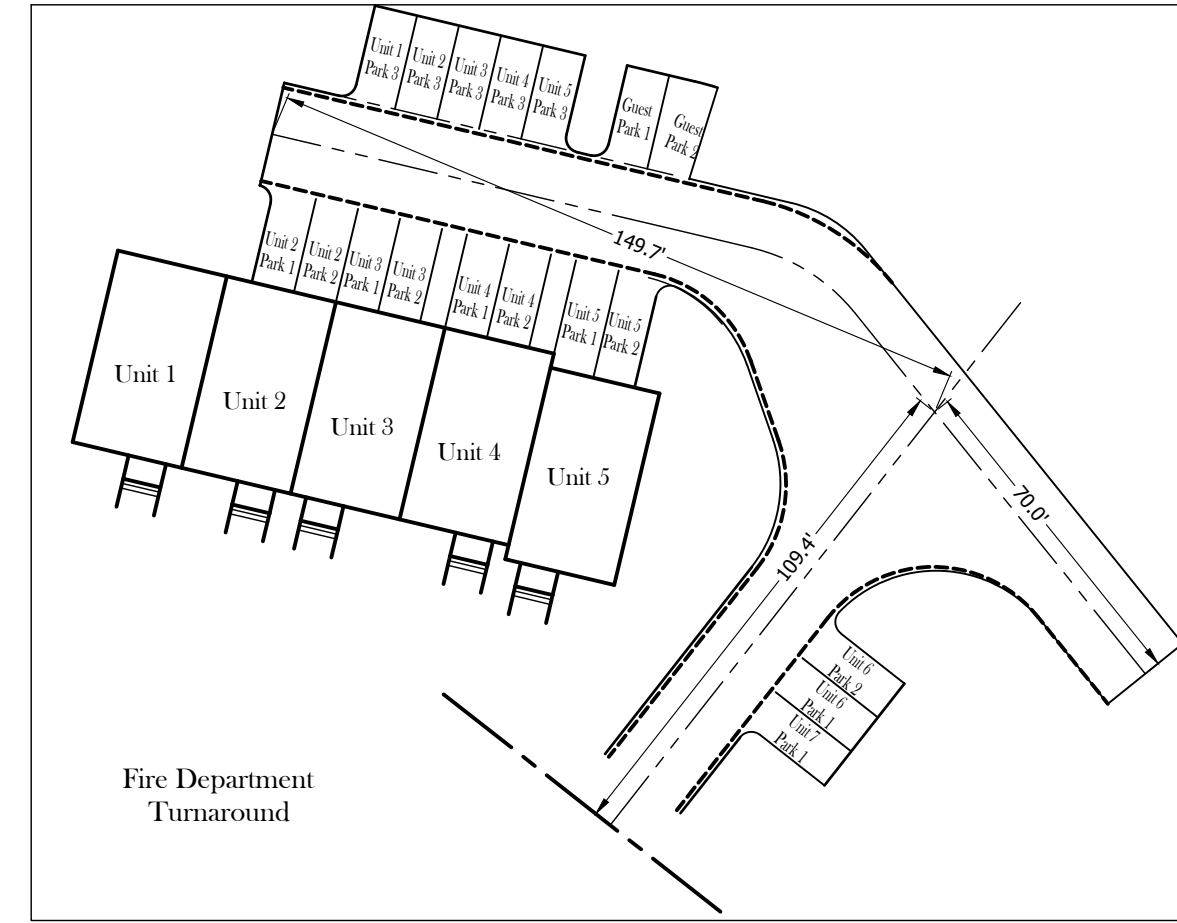
Owner/Developer:
Burroughs Construction Company
6211 Jackson Crossing
Tuscaloosa, AL 35405

Engineer/Land Surveyor:
Al Cabaniss, PE, PLS
Cabaniss Engineering, Inc.
PO Box 020140
Tuscaloosa, AL 35402

Property Address: Applejack Boulevard
Zoning: RM2

Notes:
1. Existing Site: There are no existing buildings currently located on this property.
2. Buildings: Twenty-One (21) Two (2) Story Proposed Multi-Family Buildings with Three (3) Beds Each; Total of Sixty-Six (66) Beds.
3. Parking: Parking Required: One (1) space per Bedroom; Sixty-Six (66) Beds Proposed Proposed Parking: 71 Spaces
4. Total Acreage to be Subdivided: 4.65 Acres +/- (202,598 sq ft)
Total Acreage under control of Developer: 4.65 Acres +/- (202,598 sq ft)
Lot 1: 0.06 Acres +/- (2,172 sq ft); 0.49 ISR
Lot 2: 0.05 Acres +/- (2,001 sq ft); 0.59 ISR
Lot 3: 0.05 Acres +/- (2,001 sq ft); 0.59 ISR
Lot 4: 0.05 Acres +/- (2,001 sq ft); 0.59 ISR
Lot 5: 0.05 Acres +/- (2,345 sq ft); 0.47 ISR
Lot 6: 0.05 Acres +/- (2,168 sq ft); 0.53 ISR
Lot 7: 0.05 Acres +/- (2,001 sq ft); 0.59 ISR
Lot 8: 0.05 Acres +/- (2,001 sq ft); 0.59 ISR
Lot 9: 0.05 Acres +/- (2,001 sq ft); 0.59 ISR
Lot 10: 0.07 Acres +/- (2,858 sq ft); 0.43 ISR
Lot 11: 0.06 Acres +/- (2,791 sq ft); 0.42 ISR
Lot 12: 0.05 Acres +/- (2,147 sq ft); 0.57 ISR
Lot 13: 0.05 Acres +/- (2,156 sq ft); 0.57 ISR
Lot 14: 0.05 Acres +/- (2,084 sq ft); 0.58 ISR
Lot 15: 0.07 Acres +/- (3,081 sq ft); 0.41 ISR
Lot 16: 0.07 Acres +/- (3,070 sq ft); 0.45 ISR
Lot 17: 0.05 Acres +/- (2,006 sq ft); 0.59 ISR
Lot 18: 0.05 Acres +/- (2,006 sq ft); 0.59 ISR
Lot 19: 0.05 Acres +/- (2,006 sq ft); 0.59 ISR
Lot 20: 0.05 Acres +/- (2,006 sq ft); 0.59 ISR
Lot 21: 0.06 Acres +/- (2,519 sq ft); 0.54 ISR
Total Open Space: 3.02 Acres +/- (131,143 sq ft)
Setbacks are as shown.
5. Property is located in the West Half of the Northeast Quarter of Section 10, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
6. Property is located in a Special Flood Hazard Area as shown, FEMA Flood Map No. 01125C0502E, dated September 28, 2007.
7. All Finish Floor Elevations will be at least 1' above the Base Flood Elevation. Base Flood Elevation: 164.7'. Preliminary Finish Floor Elevation: 166.33'.
8. Storm Drainage includes a New "S" Inlet at the North side of the New Entrance with RCP, and the Headwall. The Grading Plan shall be designed to avoid concentrated flow and discharge so that sheet flow may discharge along a Southern Alley.
9. Page 132-1-4 of the City of Northport Record Drawings of the Existing Sanitary Sewer Crossing this Property shows "CL IV Embedment Material for 18" D.I. Cuts of 0-30" American Cast Iron Pipe Company shows Maximum Depths of Cover of 22' for 18" Pressure Class 250 Ductile Iron Pipe with "Type 4 Bedding". The Maximum Depth of Cover for the Existing Sanitary Sewer Crossing this Property is 14'. The Existing Pipe Material, Class and Bedding are suitable for this Proposed Development.
10. Common Open Space to be Provided with this Development is 3.02 Acres, which is 65% of the Entire Development Site. A minimum of 20% of the entire site is required. This Development Provides 322% of the Required Minimum Common Open Space. Proposed Common Open Space Includes (a) Natural Areas consisting of an undisturbed Woodland Area, which Provides a Significant Buffer from the Commercial Uses to the South, and also a Significant Buffer between this Development and Applejack Boulevard as well as a Natural Surface Woodland Walking Trail; (b) A Fenced Playground with a Soft Surface, including Benches for Parents/Grandparents/Guardians, and (c) A Paved Walk, a Pavilion or Gazebo, Grills, Fire Pits with Seating.

- Waiver Requests:
- The Developer requests a Waiver for the construction of Sidewalks along Applejack Boulevard. There are no sidewalks in Vestavia Hills joining this Development. Constructing Sidewalks for this Development would create a short, isolated sidewalk with no connectivity.
 - The Developer requests a Waiver for Half Street Improvements along the West side of Applejack Boulevard. Properties to the North and South of this Development are developed with the existing cross section. A short cross section widening may be confusing to drivers, and would not benefit traffic safety.



Preliminary Subdivision Plat (w/ topo)
The Townes at Vestavia
Applejack Boulevard
Northport, Alabama

THIS PLAT AND ALL INFORMATION SHOWN HEREON REPRESENTS DESIGN AND OR INFORMATION PREPARED AS ENGINEERING, INC. AND IS THE PROPERTY OF CABANISS ENGINEERING, INC. IT MAY NOT BE REPRODUCED OR USED WITHOUT THE EXPRESS WRITTEN CONSENT OF CABANISS ENGINEERING, INC.

Cabaniss Engineering Inc.
Professional Engineers and Land Surveyors
Court House Plaza 600 Lucien Wallace Boulevard South Suite 140
P. O. Box 020140 Tuscaloosa Alabama

JOB NO: 24-06-002
DATE OF SURVEY: N/A
FB/PG: N/A
FILE NAME: 1601004.dwg
DATE: 09/09/2024
SOURCE OF TITLE: D.B. 748, PG. 426
SCALE: 1" = 40'
DWN/CHK BY: THS/AJC
REVISION: 01/14/2025 01/24/2025
10/14/2024 12/27/2024
SHEET: 1 OF 3

City of Northport
Planning and Zoning Commission – February 11, 2025
Staff Report

Case: S-25-2 Hang 10 Car Wash

Applicant: CESO, Inc.

Location: 3800 McFarland Boulevard

Request: Preliminary Plat

CESO, Inc. is requesting preliminary plat approval for approximately 1.27 acres located at 3800 McFarland Blvd. The current site consists of a vacant gas station and carwash across parts of 6 lots. Since development is proposed, the zoning ordinance requires that the property be combined into one lot. The proposed use is a carwash, which is permitted by right in this zoning district (Highway Commercial – C6)

There are no waiver requests associated with this plat.

The property is surrounded by a fast-food restaurant zoned Highway Commercial (C-6) to the west, undeveloped land zoned Highway Commercial (C-6) to the north, City Hall zoned Highway Commercial(C-6) to the east across Highway 43, and a shopping center zoned Highway Commercial (C-6) to the south across Highway 82.

The future land use plan within Northport Compass shows this area as “Commercial Mix”. The proposed use 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

Preliminary Plat

Parcels

□ Parcels

Zoning

■ Agriculture

■ General Commercial

■ Commercial Highway

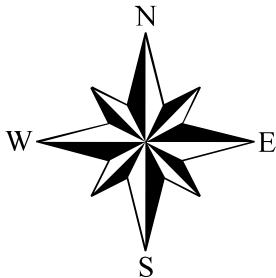
■ Office and Institutional

■ Residential Multi-Family

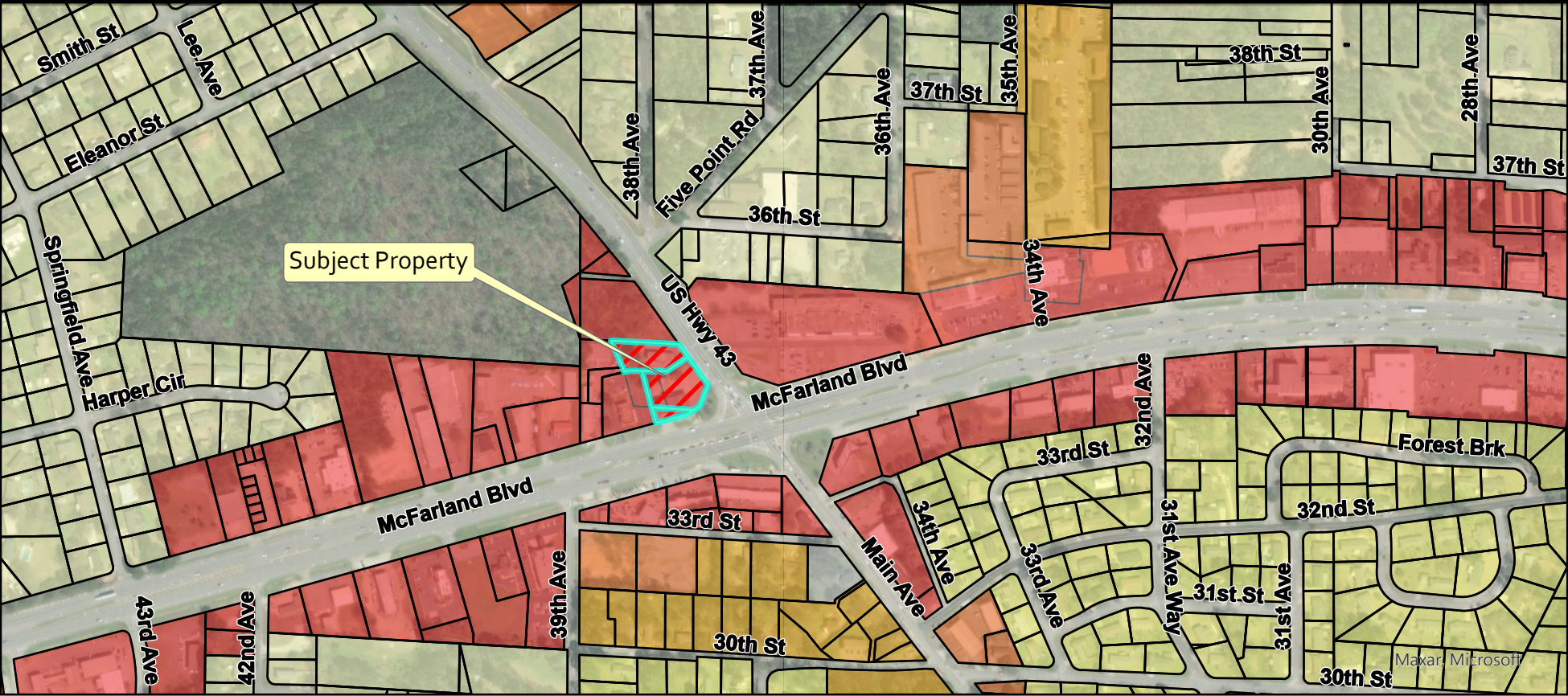
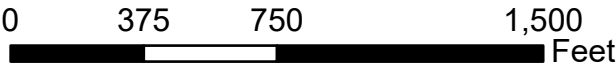
■ Residential Single-Family - 1

■ Residential Single-Family - 2

■ 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.



City of Northport Planning Commission

Preliminary Plat

Parcels

□ Parcels

Future Land Use

■ Conservation Floodway

■ Commercial Mix

■ Limited Mixed-Use

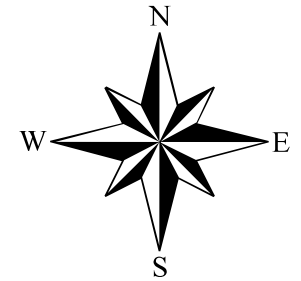
■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

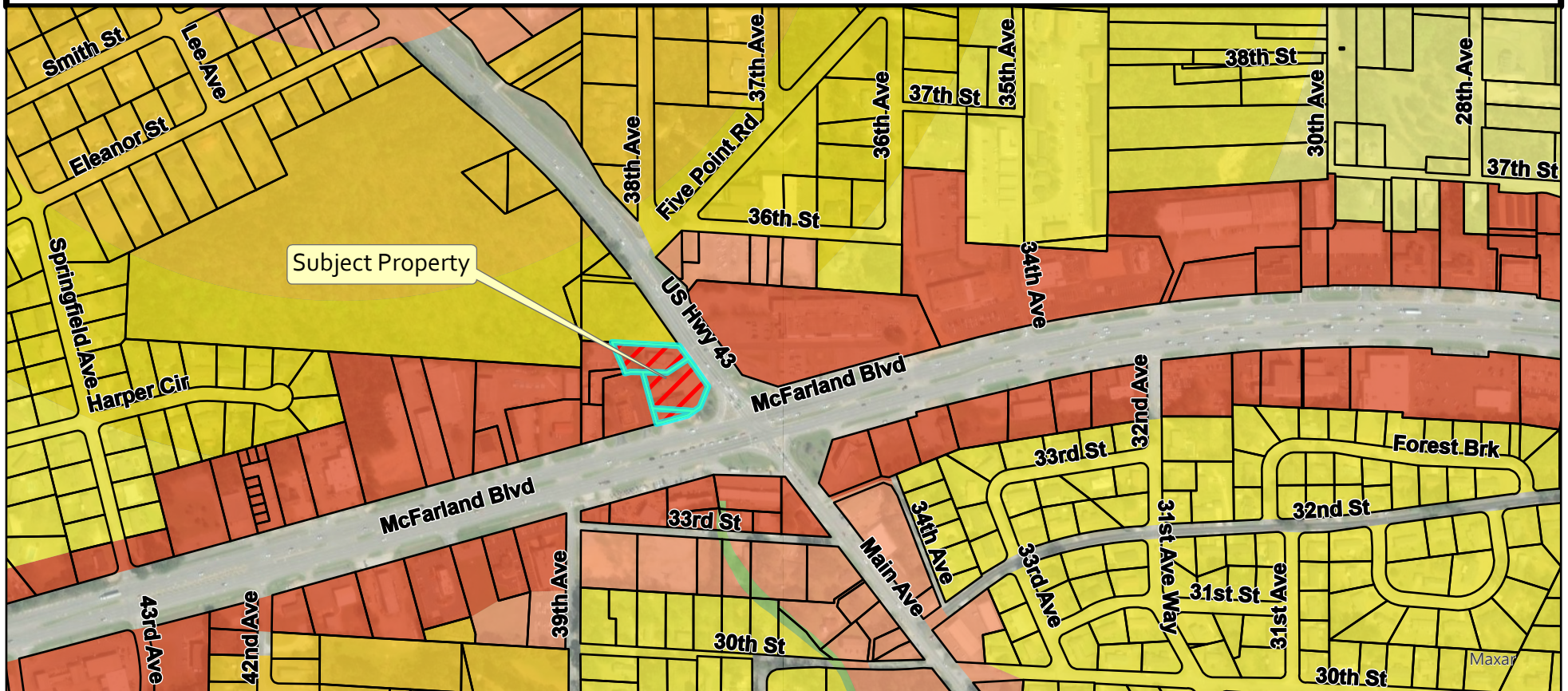
■ Medium to Low Density Transition

■ Subject Property



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0 375 750 1,500 Feet



Subject property as seen
from McFarland Blvd
looking Northeast.

Google

HANG10 CARWASH LOT CONSOLIDATION - PRELIMINARY PLAT

COMBINED LEGAL DESCRIPTION
AS-MEASURED:

A parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 9, Township 21 South, Range 10 West, and being part of Lots 3, 4, 5, and 6 Oliver Heights, recorded in Plat Book 4 at Page 17, Lot 2 according to the Final Plat BK Addition to Northport, recorded in Plat Book 2014 at Page 7, and part of Lot 3, Resubdivision of Lots 7 and 8 Oliver Heights Subdivision, recorded in Plat Book 7 at Page 127, and being more particularly bounded and described as follows:

BEGINNING at a point on the Southwest right-of-way of Highway 43 South (public right-of-way) being marked by a #5 rebar, THENCE along said right-of-way, S 38°33'06" E, for a distance of 184.83' to a concrete monument with disk, THENCE leaving said right-of-way, S 24°27'18" W, for a distance of 117.68' to a point on the Northwest corner of Lot 1, Resubdivision of Lots 7 and 8 Oliver Heights subdivision, THENCE along said right-of-way, S 71°58'15" W, for a distance of 130.79' to a 5/8" iron pin, THENCE leaving said right-of-way and along the land conveyed to J.L. Holdings I, LLC (Doc. No. 2005-6251), N 18°11'56" W, for a distance of 190.02' to a 3/4" iron pin, THENCE S 88°22'20" W, for a distance of 42.26' to a point, THENCE S 72°27'50" W, for a distance of 18.72' to a point, THENCE N 18°15'21" W, for a distance of 6.26' to a #4 rebar, THENCE N 26°24'21" W, for a distance of 117.68' to a point on the Northwest corner of Lot 1, Resubdivision of Lots 7 and 8 Oliver Heights subdivision, THENCE along the Northwest boundary of Lots 7 and 8, N 89°11'38" E, for a distance of 229.92' to the POINT OF BEGINNING.

Containing 55,334 square feet (1.270 acres) of land, more or less, as surveyed by Timothy Leigh Fish, Alabama Professional Land Surveyor No. 30811, in December of 2024 for and on behalf of Millman Surveying, Inc. d.b.a CBRE Land Surveying.

FLOOD ZONE:

By scaled map location and graphic plotting only, the subject property appears to lie entirely in Zone X--Unshaded (Areas determined to be outside the 0.2% annual chance floodplain.) according to the Flood Insurance Rate Map for the County of Tuscaloosa, State of Alabama, Community Panel No. 01125C0501G, Effective Date January 16, 2014 & Community Panel No. 01125C0502F, Effective Date September 28, 2007.

MISCELLANEOUS NOTES:

1. There is direct access to the subject property via Highway 43 South and McFarland Boulevard, both public rights-of-way.
 2. The posted address on site is 3800 McFarland Boulevard.
 3. At the time of this survey, there was no observable surface evidence of earth moving work, building construction or building additions within recent months.
 4. At the time of this survey, there was no observable evidence of the subject property being used as a solid waste dump, dump or sanitary landfill.
 5. At the time of this survey, there was no observable evidence of any recent changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
 6. At the time of this survey, there was no observable evidence of any recent street or sidewalk construction or repairs.
7. The property surveyed and shown herein is the same property described in Exhibit A of Warranty Deed Recorded in Deed Book 2023 at Page 23837 of the Tuscaloosa County records.

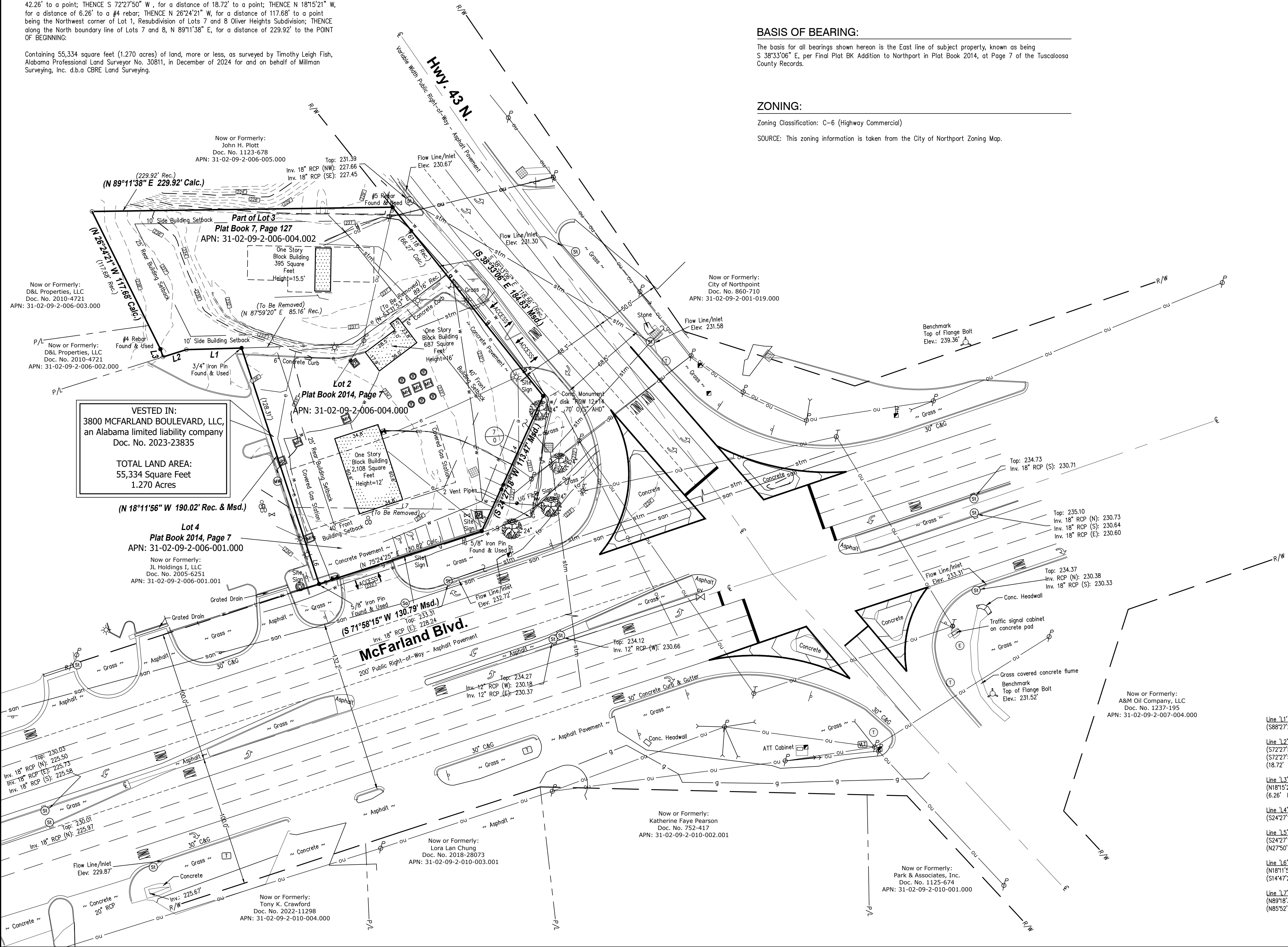
BASIS OF BEARING:

The basis for all bearings shown hereon is the East line of subject property, known as being S 38°33'06" E, per Final Plat BK Addition to Northport in Plat Book 2014, at Page 7 of the Tuscaloosa County Records.

ZONING:

Zoning Classification: C-6 (Highway Commercial)

SOURCE: This zoning information is taken from the City of Northport Zoning Map.



SYMBOL LEGEND

- | | |
|--------|--------------------------------|
| R/W | Right-of-Way |
| P/L | Adjoiner Property Line |
| ℄ | Centerline |
| P.O.B. | Place/Point of Beginning |
| Calc. | Calculated |
| Meas'd | Measured |
| Rec. | Record |
| ● | Monumentation Found as Noted |
| ○ | 5/8" Iron Pin w/ Cap Set |
| | Stamped "800-520-1010" |
| XX | No. of Regular Parking Spaces |
| XX | No. of Handicap Parking Spaces |
| ⊗ | Manhole |
| ⊗ | Storm Manhole |
| ⊗ | Curb Inlet Basin w/ Grate |
| ⊗ | Sanitary Manhole |
| ⊗ | Fire Hydrant |
| ⊗ | Water Meter |
| ⊗ | Water Manhole |
| ⊗ | Telephone Pedestal |
| ⊗ | Bollard Post |
| ⊗ | Handicap Space |
| ⊗ | Sign |
| ⊗ | Utility Pole |
| ⊗ | Light Pole |
| stm | Sanitary Sewer |
| stm | Storm Sewer |
| w | Water Line |
| g | Underground Gas Pipeline |
| e | Underground Electric |
| t | Underground Telephone |
| fo | Underground Fiber Optics |
| ou | Overhead Utilities |
| | Building Area |

TOTAL LAND AREA:

55,334 Square Feet
1.270 Acres

CERTIFICATION

Timothy Leigh Fisher is a Professional Land Surveyor in the State of Alabama, hereby state that I have surveyed the property shown hereon and situated in the Southwest 1/4 of the Northwest 1/4 of Section 9, Township 21 South, Range 10 West and that this plat is a true and correct mapping of said survey. I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief.

The field work was completed on December 1, 2024.

Date of Plat or Map: December 10, 2024.

Timothy Leigh Fish, PLS
Alabama Professional Land Surveyor No. 30811

This document should not be considered a Certified Document without signature and date across seal.

REVISION HISTORY		
BY:	DATE:	COMMENT:
CLA	01/16/2025	UPDATED ADJOINER INFO
CLA	01/28/2025	COUNTY COMMENTS

CBRE

4800 The Woods Road
Kitty Hawk, NC 27949

Transforming the Industry

- Land Surveys
- Zoning Compliance
- Environmental Consulting
- Property Condition Assessments
- Seismic Risk Analysis
- Appraisal

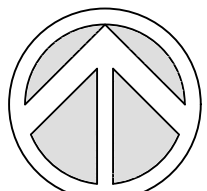
Corporate Headquarters
950 Main Avenue,
Cleveland, OH 44113
Phone: 800-520-1010
Fax: 330-342-0834

LOT CONSOLIDATION
SURVEY PREPARED FOR:

HANG 10 CAR WASH

99 New Zealand Road
Seabrook, NH 03874

800 McFarland Boulevard
City of Northport
County of Tuscaloosa
State of Alabama
Zip Code 35476



NORTH

GRAPHIC SCALE

1 INCH = 40 FT.

**PRELIMINARY
FOR REVIEW ONLY**

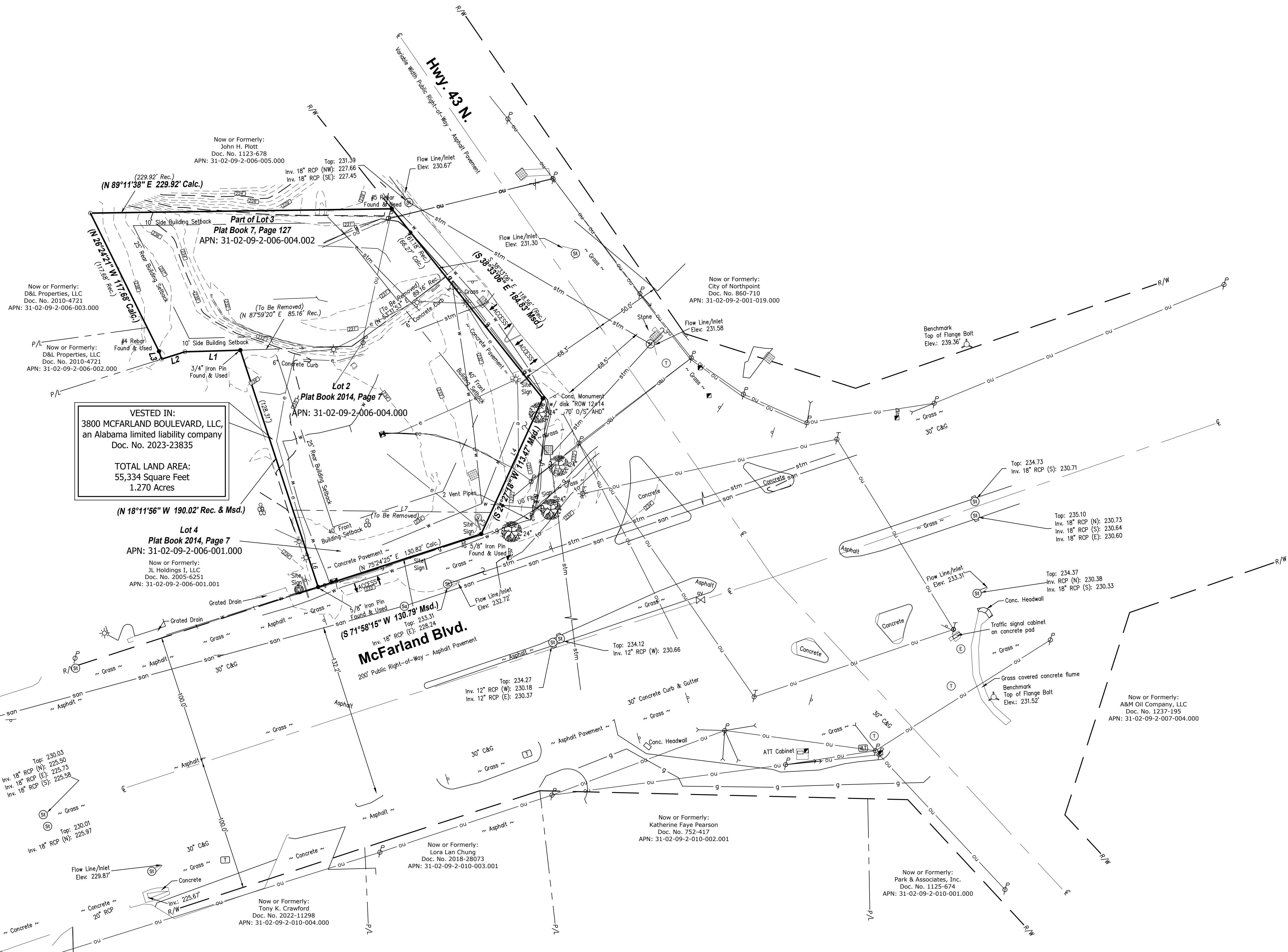
Surveyor's Seal
Date Signed:

Sheet No. **1** of **2**

MSI Project No. 60058

PC: PMM
PM: CLA Drafter: JAW

HANG10 CARWASH LOT CONSOLIDATION - PRELIMINARY PLAT



SYMBOL LEGEND	
R/W	Right-of-Way
P/L	Adjoiner Property Line
C	Centerline
P.O.B.	Place/Point of Beginning
Calc.	Calculated
Msd.	Measured
Rec.	Record
●	Monumentation Found as Noted
○	5/8" Iron Pin w/ Cap Set Stamped "800-520-1010"
XX	No. of Regular Parking Spaces
XX	No. of Handicap Parking Spaces
MH	Manhole
SM	Storm Manhole
SI	Curb Inlet Basin w/ Grate
SM	Sanitary Manhole
FD	Fire Hydrant
WM	Water Meter
WM	Water Manhole
TP	Telephone Pedestal
BP	Ballard Post
HS	Handicap Space
S	Sign
UP	Utility Pole
LP	Light Pole
SS	Sanitary Sewer
ST	Storm Sewer
W	Water Line
G	Underground Gas Pipeline
E	Underground Electric
FO	Underground Fiber Optics
OU	Overhead Utilities
BA	Building Area

Line 1.1'
(S88°27'20"W 42.26' Rec. & Calc.)

Line 1.2'
(S72°27'50"W 18.72' Calc.)
(S72°27'50"W Rec.)
(18.72' Rec.)

Line 1.3'
(N18°15'21"W 6.26' Calc.)
(6.26' Rec.)

Line 1.4'
(S24°27'18"W 95.54' Rec. & Calc.)

Line 1.5'
(S24°27'18"W 17.93' Calc.)
(N27°50'15"E 17.92' Rec.)

Line 1.6'
(N18°15'21"W 61.71' Rec. & Calc.)
(S14°47'25"E 61.72' Rec.)

Line 1.7'
(N89°18'36"W 151.08' Rec. & Calc.)
(N85°52'26"W 151.11' Rec.)

CBRE

4800 The Woods Road
Kitty Hawk, NC 27949

Transforming the Industry
Land Surveys
Zoning Compliance
Environmental Consulting
Property Condition Assessment
Seismic Risk Analysis
Appraisal

Corporate Headquarters
950 Main Avenue,
Cleveland, OH 44113
Phone: 800-520-1010
Fax: 330-342-0834

LOT CONSOLIDATION
SURVEY PREPARED FOR:

HANG 10 CAR
WASH

199 New Zealand Road
Seabrook, NH 03874

3800 McFarland Boulevard
City of Northport
County of Tuscaloosa
State of Alabama
Zip Code 35476

NORTH

GRAPHIC SCALE

0' 40' 80'

1 INCH = 40 FT.

PRELIMINARY
FOR REVIEW ONLY

Surveyor's Seal
Date Signed: _____

Sheet No. **2** of **2**

MSI Project No. 60058
PC: PMM
PM: CLA Drafter: JAJ

City of Northport
Planning and Zoning Commission – February 11, 2025
Staff Report

Case: S-25-3 Resurvey of Lots 59 & 60 Buckhead

Applicant: Herndon, Hicks & Associates

Location: 6305 Buckhead Drive and 3210 Bermuda Drive

Request: Preliminary Plat

Herndon, Hicks & Associates requesting preliminary plat approval for approximately 0.95 acres located at 6305 Buckhead Drive and 3210 Bermuda Drive. The current site consists of single-family detached housing. The request does not involve the creation of any new lots; it is only a request to move a shared property line.

The following waivers are requested with this plat.

- **Sidewalks** - The subdivision regulations require that sidewalks be constructed along all right-of-way frontages. The applicant is requesting a waiver of this requirement along the south side of Buckhead Drive due to the lack of nearby sidewalks to connect to. There are existing sidewalks along Bermuda Drive and the northern side of Buckhead Drive.
- **R.O.W. Dedication** – The subdivision regulations require that all public right-of-way be a minimum of 60 feet wide. The applicant is requesting a waiver of this requirement to allow the existing 50 foot R.O.W. to match conditions present throughout the neighborhood.

The property is surrounded on all sides by single-family detached residential housing zoned Residential Single-Family (RS-1).

The future land use plan within Northport Compass shows this area as “Medium Density Residential”. The proposed use 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

Preliminary Plat

Parcels

□ Parcels

Zoning

General Commercial

Commercial Highway

Light Industrial

Mobile Home Park

Office and Institutional

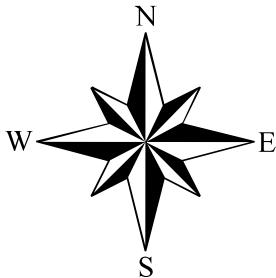
Residential Multi-Family

Residential Single-Family - 1

Residential Single-Family - 3

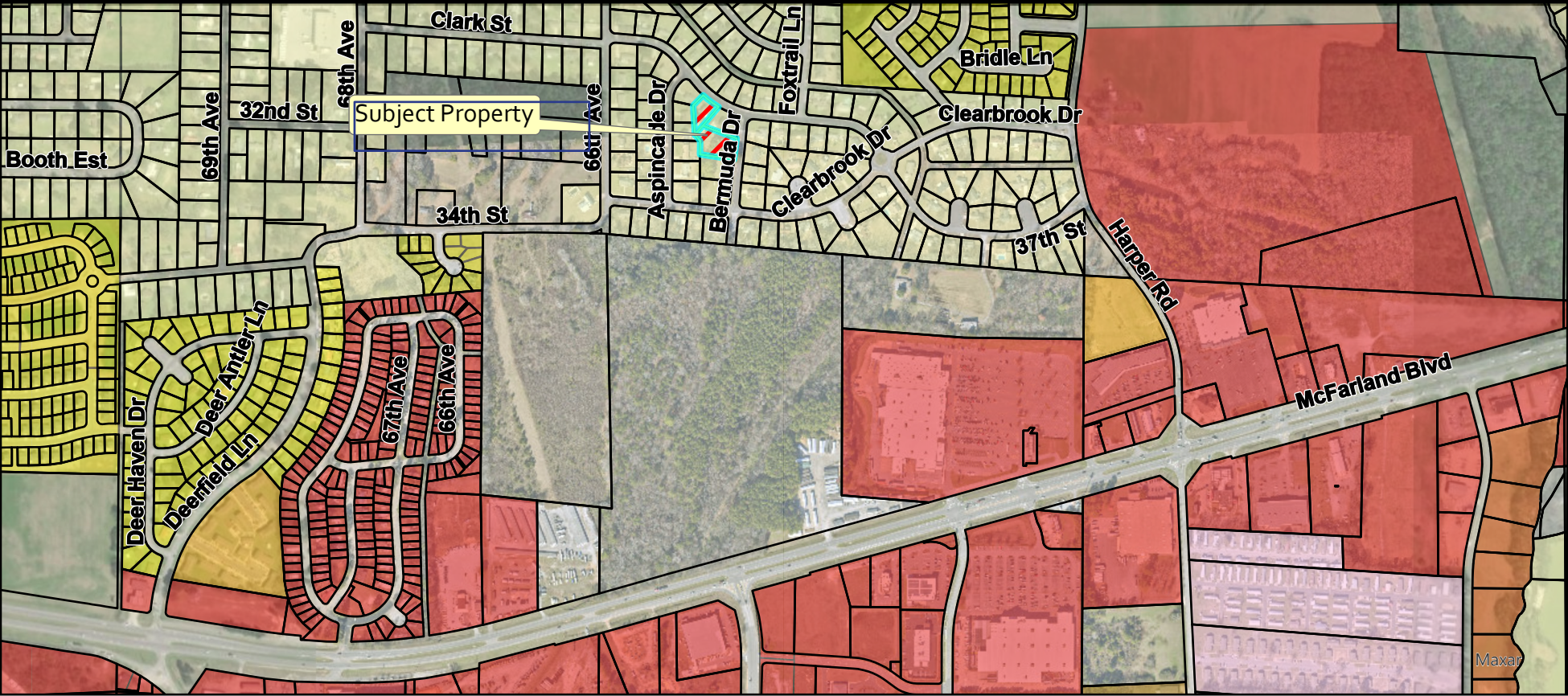
Residential Single-Family - 4

Subject Property



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0 500 1,000 2,000 Feet



Maxar

City of Northport Planning Commission

Preliminary Plat

Parcels

□ Parcels

Future Land Use

■ Conservation

■ Conservation Floodway

■ Commercial Mix

■ General Mixed-Use

■ Limited Mixed-Use

■ Multifamily Residential

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

■ Medium to Low Density Transition

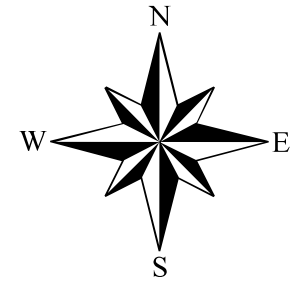
■ Low Density Residential

■ Office-Trades Mix

■ Institutional

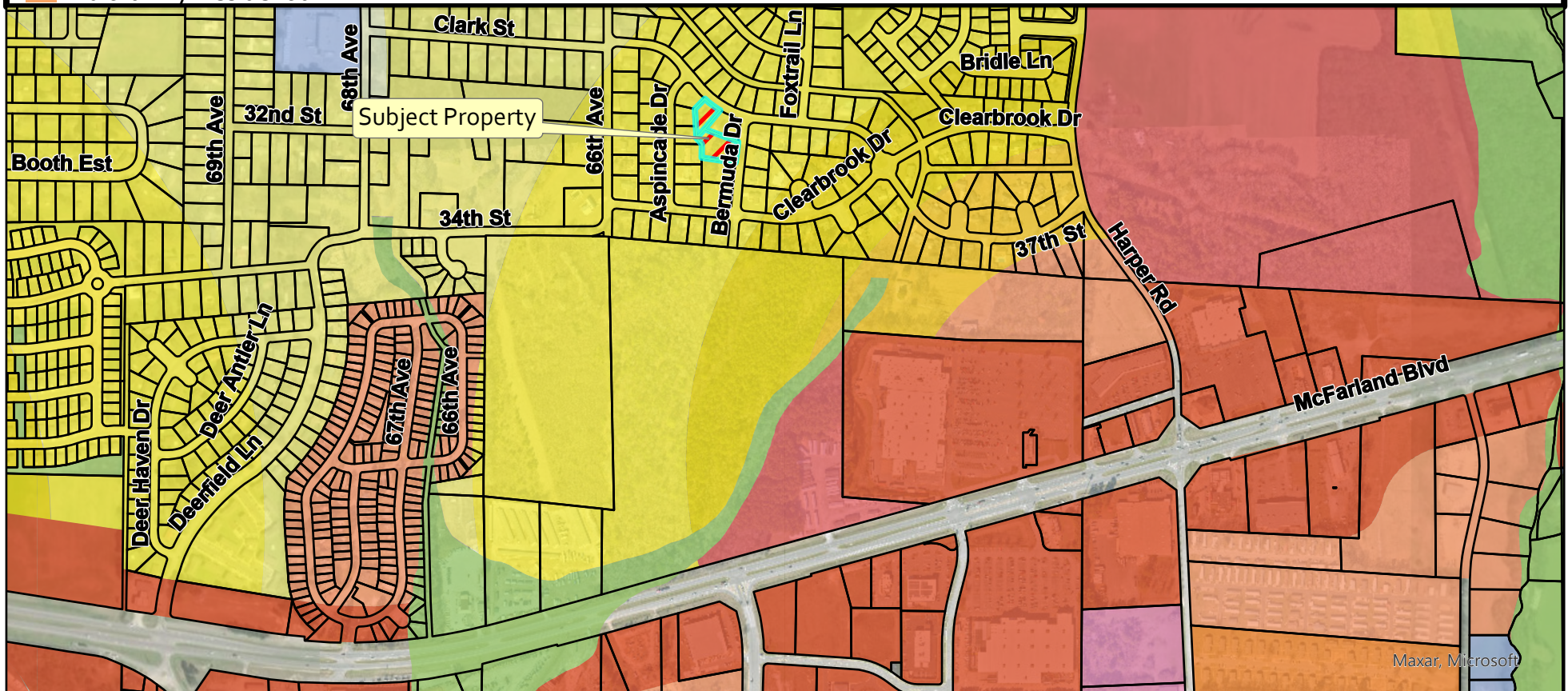
■ Utilities

■ Subject Property



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0 500 1,000 2,000 Feet



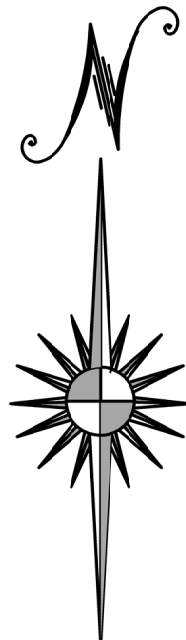
Maxar, Microsoft

Subject property from
Buckhead Drive looking
Southwest.

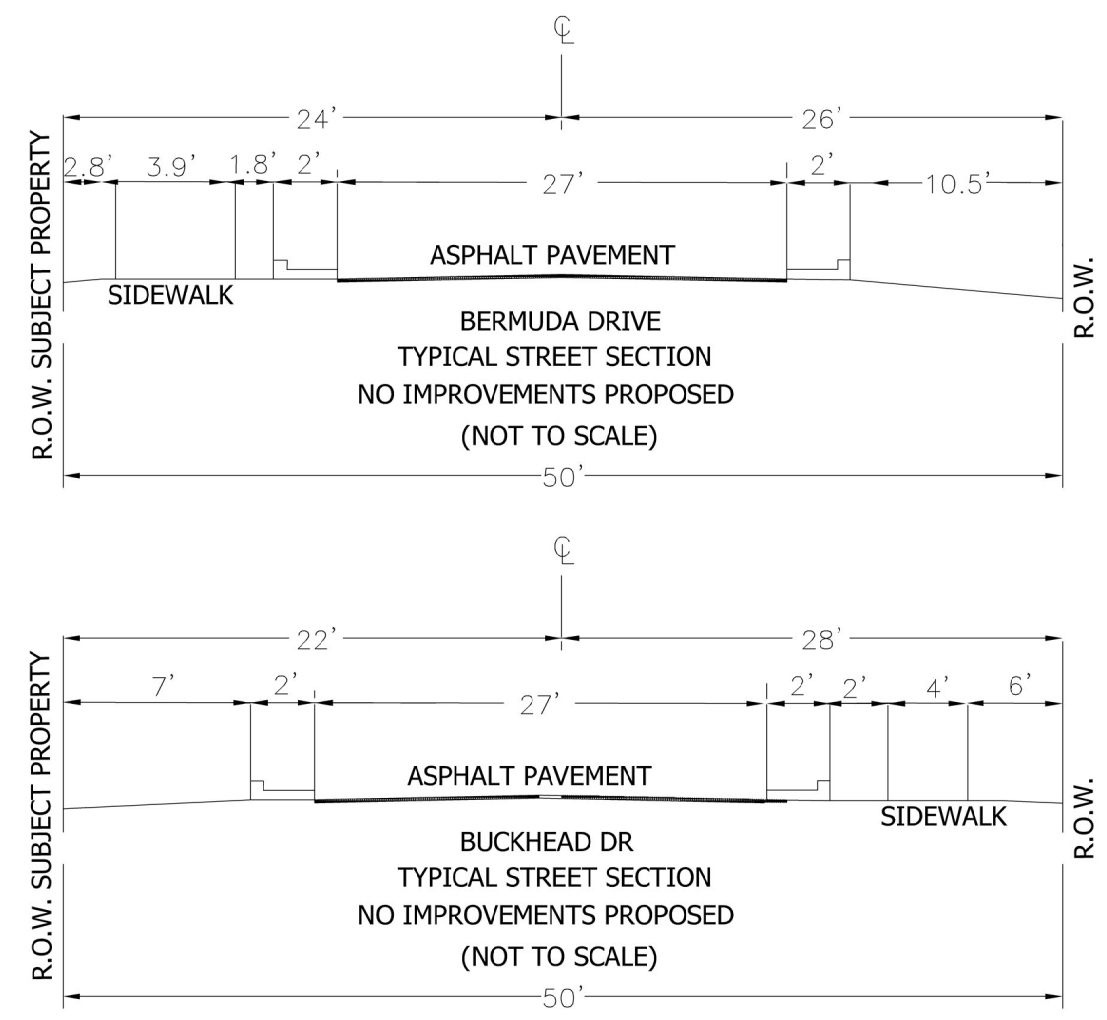
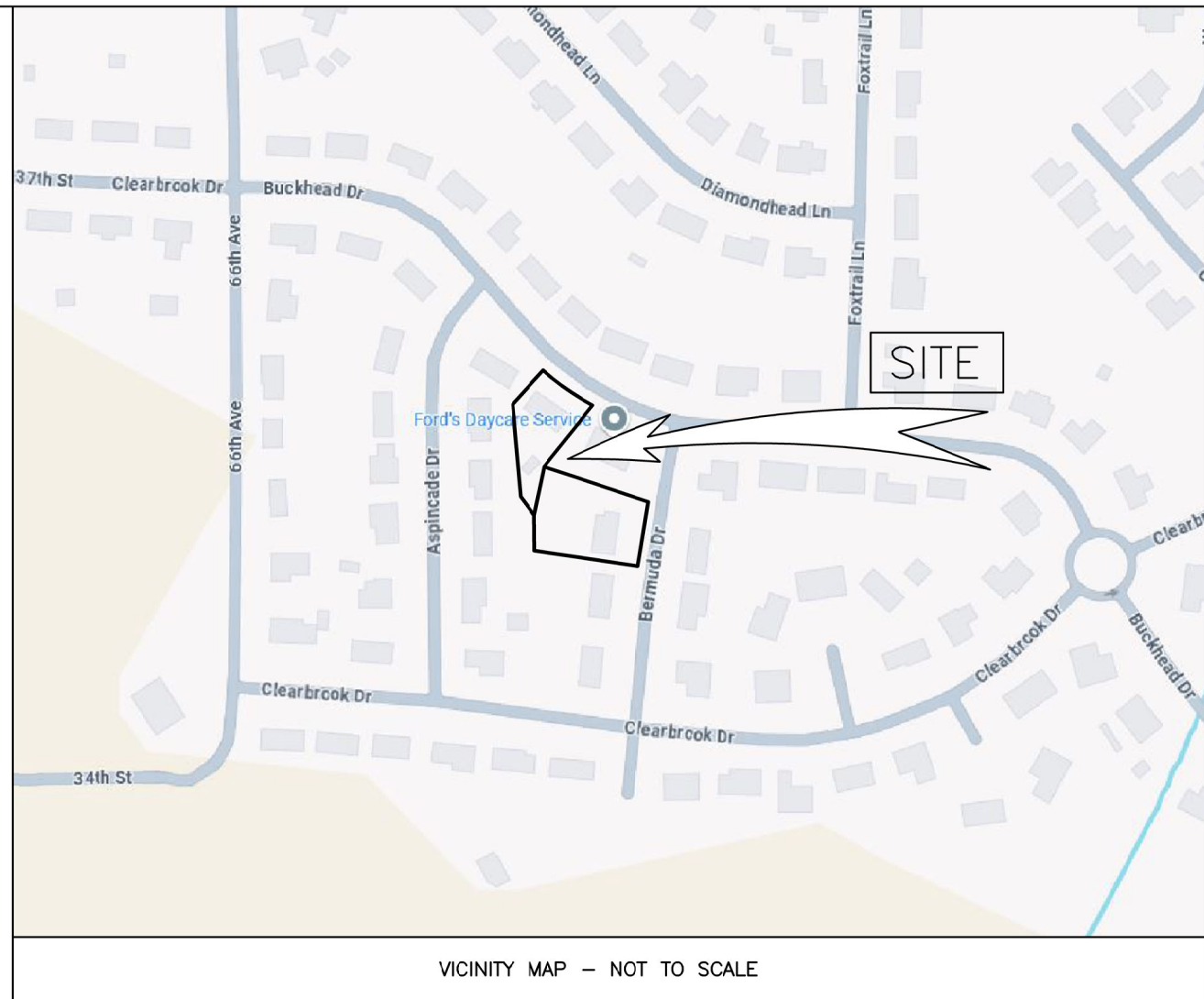


Subject property as seen
from Bermuda Drive
looking West.



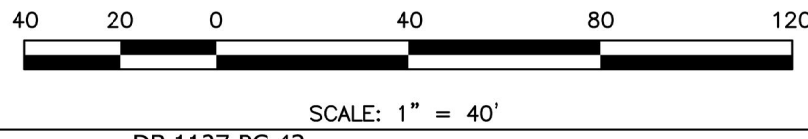


- LEGEND



- NOTES:
1. OWNER: DOYLE PITTS
6305 BUCKHEAD DR
NORTHPORT, AL 35473

OWNER: WENDY REED
18061 HWY 43 N
NORTHPORT, AL 35475
 2. PROPERTY IS ZONED RS-1
 3. ACREAGE IN PLAT: 0.95
 4. PROPERTY IS SERVED BY CITY OF NORTHPORT SEWER
 5. PER FEMA FLOOD MAP 01125C0501G EFF:1/16/14 ALL OF SUBJECT
PROPERTY LIES IN ZONE X (AREA OF MINIMAL FLOOD HAZARD)
 6. CONTOURS TAKEN FROM COUNTY TOPO
 7. SURVEYOR: DAVID R. HERNDON P.L.S. - ALABAMA LICENSE #14105
 8. WAIVERS REQUESTED FROM SIDEWALKS ON SOUTH SIDE OF BUCKHEAD DR. (SIDEWALK CURRENTLY
EXISTS ON NORTH SIDE). ADDITIONAL RIGHT-OF-WAY, AND CURRENT MINIMUM BUILDING LINES.



PRELIMINARY PLAT

THE RESURVEY OF LOT 59 BUCKHEAD NO. 5 (PLAT BOOK 19, PAGE 123)
AND LOT 60 BUCKHEAD NO. 3 (PLAT BOOK 18, PAGE 277)

PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
SECTION 7 - TOWNSHIP 21 SOUTH - RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	DB 1137 PG 42	Job No.	2410-015
Field Work	DB 2021 PG 8436	Date	1/27/2025
Survey Type	12/2024	Scale	1"=40'
	SUBDIVISION	Drawn By	JRH
ACAD File	2410-015.dwg	Approved By	JMH
COGO File	2410-015.txt	Surveyed by	



HERNDON, HICKS & ASSOCIATES, INC.

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