

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, MARCH 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. February 11, 2025
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-25-4 2214 LWB Subdivision** - Duncan Coker and Associates is requesting preliminary plat approval for 0.24 acres for the property located at 2214 Lurleen Wallace Boulevard.
 - B. **S-25-5 Harper Road Condominiums** - Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres for the property located at 5610 Oak Park Circle. **APPLICANT REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**
 - C. **S-25-6 Boyd Zastoupil Subdivision** - Sentell Engineering is requesting preliminary plat approval for 13.26 acres located at 3350 Union Chapel Road and 3660 Union Chapel Road.
 - D. **A-25-1 The Cove at Northcreek** - Longleaf Engineering requests annexation of approximately 1.28 acres located on the south side of Old Union Chapel Road. **APPLICANT REQUESTED TO CONTINUE UNTIL APRIL. NO ACTION NEEDED.**
 - E. **R-25-2 The Cove at Northcreek** - Longleaf Engineering requests rezoning of approximately 26.3 acres from Residential Single-Family (RS-1) to Special District (SD) for the property located on the south side of Old Union Chapel Road. **APPLICANT REQUESTED TO CONTINUE TO APRIL. NO ACTION NEEDED.**
 - F. **A-25-2 David Pollard** - David Pollard requests annexation of approximately 0.83 acres located at 10408 Carthage Road.

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, FEBRUARY 11, 2025**

The Planning and Zoning Commission met in a regular session at 6:03 p.m. on Tuesday, February 11, 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: Mrs. Jennifer Hayes, Mr. David Kemp, Mrs. Tracey Kelly, Mr. Roland Lewis, Mr. Kevin Turner, and Mr. Karl Wiggins. Absent and failed to vote: Mr. Clay Randolph, Mr. Jason Ward, and Mr. Timothy Martin. Staff present were Mrs. Julie Ramm, Planning Director, Mr. Ron Davis, 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. Kemp to approve the minutes of the regular meeting minutes for January 14, 2025. **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. S-1-25 The Townes at Vestavia** – Cabaniss Engineering requests preliminary plat approval for approximately 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills.

Mrs. Ramm stated that 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 applicant is requesting sidewalk and half-street improvement waivers. 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.

Mr. Matthews stated that the waiver request regarding sidewalk and half-street improvements, the adjacent area does not have any sidewalks to connect to. He also stated that there is curb and gutter as an improvement because of Vestavia subdivision on the adjacent segment of roadway, they would extend that partially through their driveway and the applicant is not proposing extending it south because of the floodway that is on that portion.

Al Cabaniss, Cabaniss Engineering, 600 Lurleen B Wallace South, spoke at the podium. He stated that they are requesting a townhome development with individual lots. He stated that in regard to the half-street improvement requirement, one of the photos of Applejack Boulevard, there is a very little shoulder, they would need to add about two foot of paving and two feet of curb and gutter. They are going to extend the curb south about 60-70' to accommodate the entrance, they will be cleaning up a drainage issue that is at the entrance. He stated that on the north line if you are looking at the topography and thinking about the homes on the south side of the proposed street, they cannot do much fill there because he cannot get into the floodway. He also stated on the North side of the property that he will be putting a landscape buffer and a retaining wall, their ultimate goal is to keep as much natural landscaping as possible. He also stated that the townhome area will have a playground, walking trails, grills, firepits, and pavilions.

Mr. Turner asked Mr. Cabaniss about the floodway and what guarantees throughout construction that you have to not get into the floodway. Mr. Cabaniss stated that he will have to be cognizant of the elevations and the erosion control plan will have to identify the floodway. He stated that his finished floors will be quite a bit lower than the finished floors in the homes at Vestavia, due to the grading plan. Mr. Turner asked Mr. Cabaniss if any of the property was in the wetlands. Mr. Cabaniss stated that he has not had an evaluation yet but he is positive some of it is in the wetlands.

Chairman Turner opened the floor for a public hearing.

Patrick Franklin, 1001 Emerald Way, spoke at the podium. He stated that he was concerned about the sound buffer between Vestavia and Highway 82. He also stated he is concerned about the traffic.

Duncan Matthews, 3700 Blackberry Lane, spoke at the podium. He stated that he was concerned about the sound buffer between Vestavia and Highway 82.

Laura and Dustin Thompson, 3712 Blackberry Lane, spoke at the podium. Mrs. Thompson stated that they are concerned about privacy and property values.

Mr. Turner stated that we did have several written correspondences from various residents expressing their concerns.

Chairman Turner closed the floor for a public hearing.

Mr. Turner stated that this body's authority for this particular request, this property is zoned Residential Multifamily and has been zoned that since at least 1996, we are not voting to change the zoning. He also stated that if they were going to be building one standalone apartment building it would not have to be sent before Planning Commission and the zoning will stay the same. He also stated that the Planning Commission has no say so in clearing the property. Mr. Turner asked Mr. Cabaniss to come up to the podium to address the buffer

between Vestavia and Highway 82, traffic, and wetlands. Mr. Cabaniss spoke at the podium. He stated that the traffic should not change with it being 21 homes. The sound buffer is staying, because he cannot shift anything further to the north. The floodway is established and what they can and cannot do is established, once they develop a land development plan, the trees become a part of the development. They will be completely staying out of the floodway. Mr. Wiggins asked Mr. Cabaniss if he knew the distance between the south end to Highway 82. Mr. Cabaniss stated that he did not know the exact distance. Mr. Turner stated that Mr. Cabaniss made a good point earlier regarding the wetlands, that is something that Mr. Cabaniss has to get addressed and mitigated before they can turn plans in. Mr. Cabaniss stated that getting the preliminary plat approved gives them the confidence to proceed with the architectural plans and engineering design, part of this will be the wetlands delineation.

Mr. Turner stated that he can't help but agree on the sidewalk and half street improvements because it goes hand in hand, saying you have to do sidewalks but then you cannot do anything with the flood plain.

Motion by Mr. Turner to approve the preliminary plat with waivers of Sidewalks and Half-Street Improvements for approximately 4.65 acres located west of Applejack Boulevard and south of Vestavia Hills. **Seconded by Mr. Kemp.** Roll call was as follows: Mr. Turner – Yes; Mr. Kemp – Yes; Mrs. Hayes – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; Mr. Wiggins - Yes. **Motion Carried.**

New Business

- 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.

Mrs. Ramm stated that CESO, Inc. is requesting preliminary plat approval for approximately 1.27 acres located at 3800 McFarland Boulevard. 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). The applicant is not requesting any waivers 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.

Mr. Turner asked if this is a lot consolidation. Mrs. Ramm stated that was correct and that no waivers are being requested.

Ryan Bell, Operations Manager at Hang10 Carwash, spoke at the podium. He stated they are wanting to consolidate six lots into one lot to build a car wash, they are not requesting any waivers.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to approve the preliminary plat for approximately 1.27 acres for the property located at 3800 McFarland Boulevard. **Seconded by Mr. Wiggins.** Roll call was as follows: Mr. Turner – Yes; Mr. Wiggins– Yes; Mrs. Hayes – Yes; Mr. Kemp – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes. **Motion Carried.**

B. S-25-3 Resurvey of Lots 59 & 60 Buckhead – Herndon, Hicks, and Associates request preliminary plat approval for approximately 0.95 acres for the property located at 6305 Buckhead Drive and 3210 Bermuda Drive.

Mrs. Ramm stated that Herndon, Hicks and Associates is 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 applicant is requesting sidewalk and R.O.W. dedication improvement waivers with this plat. This 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.

Mr. Turner asked Mr. Matthews if there were any issues from an engineering standpoint. Mr. Matthews stated that there were no issues with the request.

Bobby Herndon, Herndon Hicks and Associates, 2728 Lurleen B Wallace Boulevard, spoke at the podium. He stated that they are trying to reconfigure two side-by-side lots. There has been a fence that the neighbors have claimed as the property line for many years. They are asking for the sidewalk and R.O.W. Waivers.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to approve the preliminary plat with waiver of Sidewalk and Right of Way Dedication for approximately 0.95 acres for the property located at 6305 Buckhead Drive and 3210 Bermuda Drive.

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

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

- A. Mrs. Ramm stated that she has some dates for the training and she will be sending the dates out in a Doodle poll to Planning Commission and Zoning Board.

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

Meeting was adjourned at 6:43pm.

Kevin Turner, Chairman

ATTEST:

Julie Ramm, Secretary

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

Case: S-25-4 LWB Subdivision

Applicant: Duncan Coker and Associates

Location: 2214 Lurleen Wallace Boulevard

Request: Preliminary Plat

Duncan Coker and Associates are requesting preliminary plat approval for approximately 0.24 acres located at 2214 Lurleen Wallace Boulevard. The current site consists of two vacant lots that are zoned General Commercial (C-3). Since development is proposed, the zoning ordinance requires that the entire site be consolidated into one platted lot.

The following waivers are being requested:

- **Sidewalks** - The subdivision regulations require that sidewalks be constructed along all right-of-way frontages. Due to the lack of nearby sidewalks to connect to, the applicant is requesting that they instead be allowed to pay into the sidewalk bank. Sidewalks for 22nd Street are not proposed in the City's Comprehensive Plan or the MPO's Bicycle and Pedestrian Plan.
- **Right-of-Way Dedication** – The subdivision regulations require that all public right-of-way be at least 60 feet wide. The current R.O.W. along 22nd street is 40 feet. The applicant has requested this waiver to match the R.O.W. width present along the rest of this street, and has proposed a 10' utility easement instead.

The property is surrounded by an auto repair shop zoned General Commercial (C-3) to the south, a single-family residence zoned General Commercial (C-3) to the west, a greenhouse zoned General Commercial (C-3) to the north, and by a business center zoned General Commercial (C-3) to the east across Lurleen Wallace Boulevard.

The future land use plan within Northport Compass shows this area as "Commercial Mix", which supports the proposed use.

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.

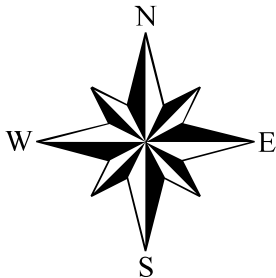
City of Northport Planning Commission

Preliminary Plat

Zoning

- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Light Industrial
- 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
- Subject Property



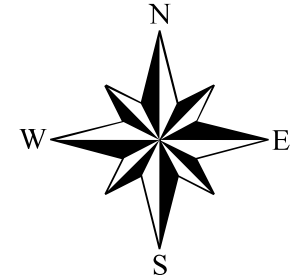
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City of Northport Planning Commission

Preliminary Plat



Parcels

□ Parcels

Future Land Use

■ Conservation

■ Conservation Floodway

■ Conservation Development

■ Commercial Mix

■ Limited Mixed-Use

■ Multifamily Residential

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

■ Low Density Residential

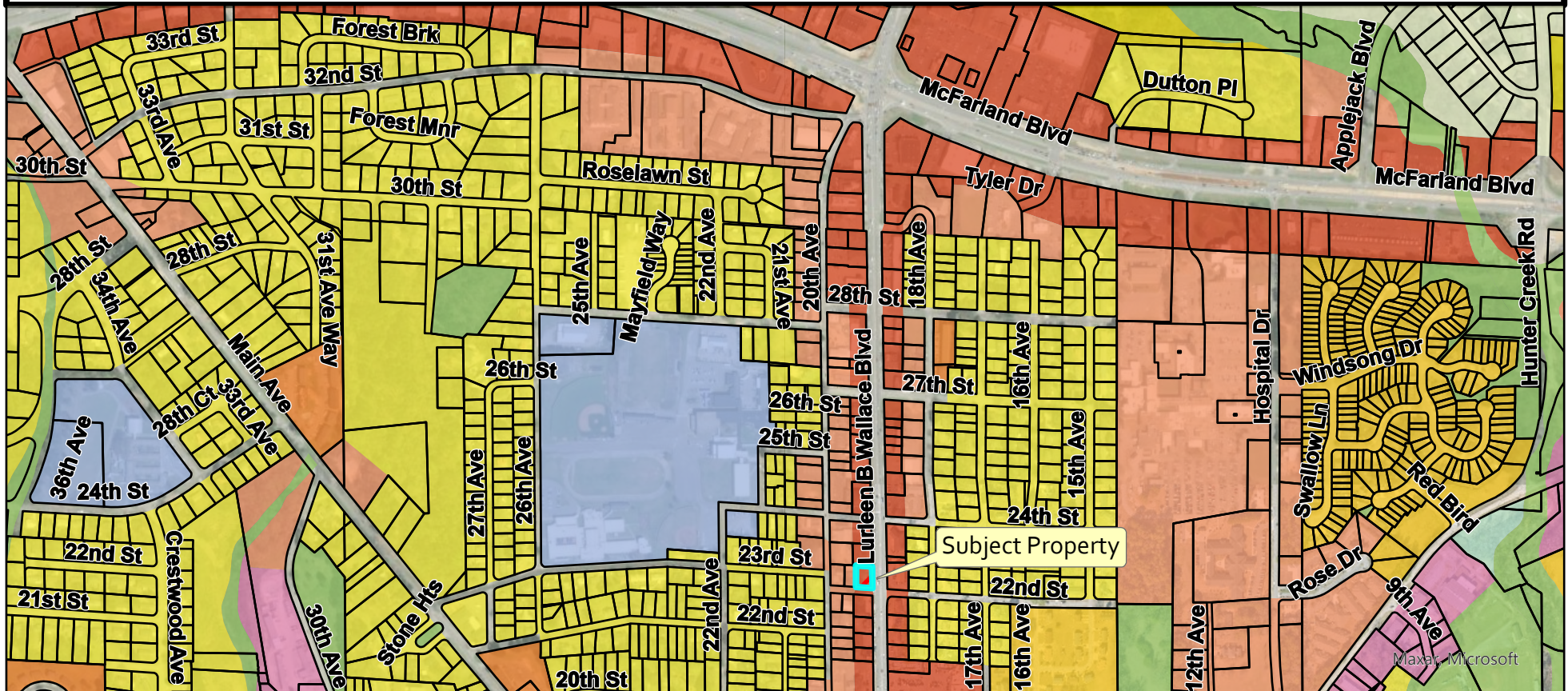
■ Office-Trades Mix

■ Institutional

■ Subject Property

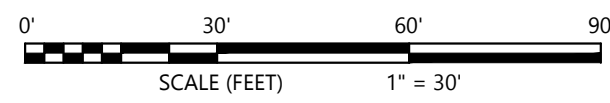
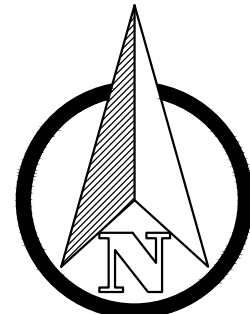
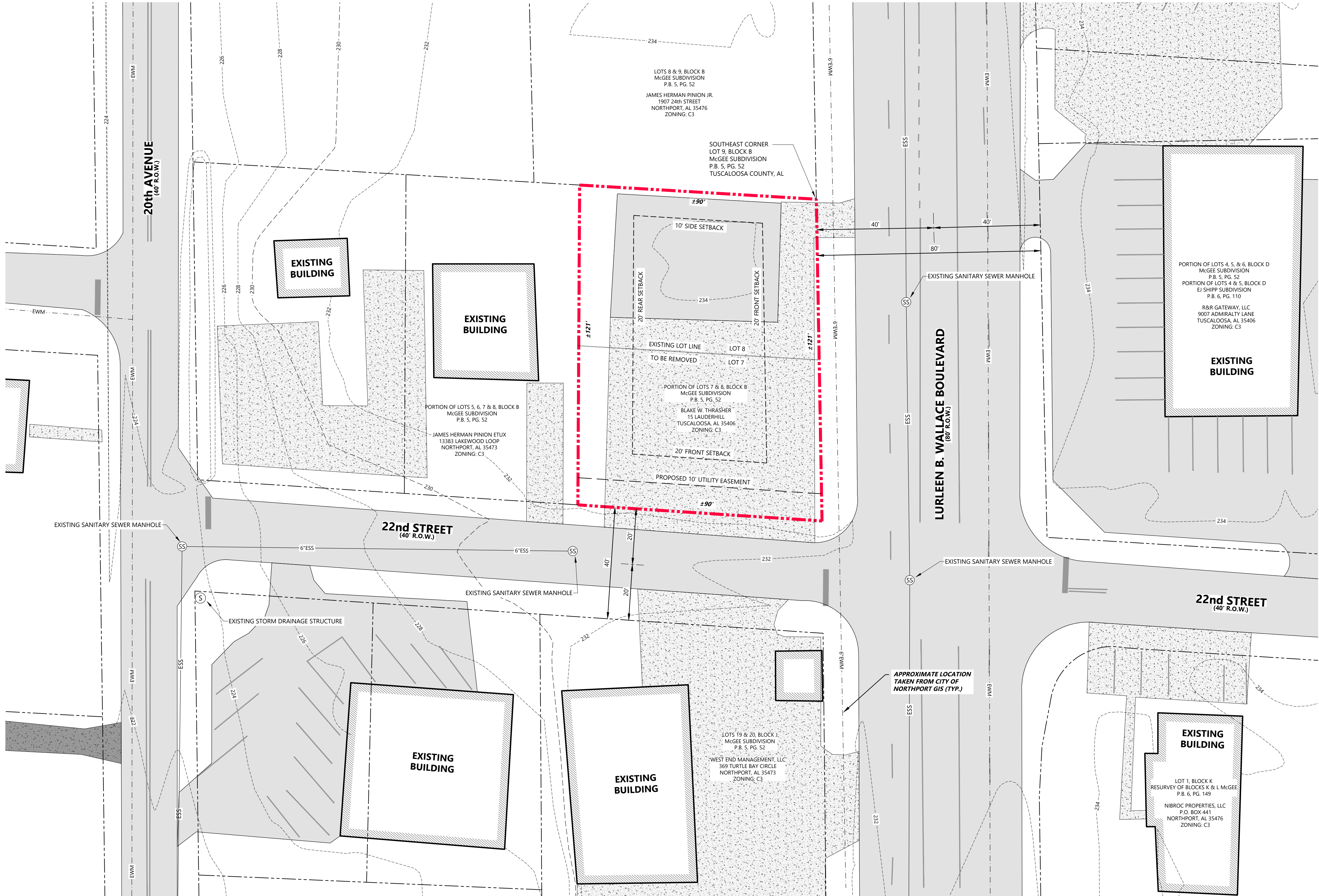
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Subject property as seen
from Lurleen Wallace Blvd
looking south west.





SYMBOLS LEGEND	
---	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
---	EXISTING CONTOUR LINE (2 FOOT INTERVAL)
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
SS	EXISTING SANITARY SEWER MANHOLE
SS	EXISTING STORM DRAIN MANHOLE
R.O.W.	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
P.B.	PLAT BOOK
D.B.	DEED BOOK
P.G.	PAGE
	EXISTING ASPHALT SURFACE
	EXISTING CONCRETE SURFACE



VICINITY MAP
NOT TO SCALE

DEVELOPER/APPLICANT: TCLK&Z, LLC
4106 4th AVENUE E
NORTHPORT, AL 35473

OWNER: BLAKE W. THRASHER
15 LAUDERHILL
TUSCALOOSA, AL 35406

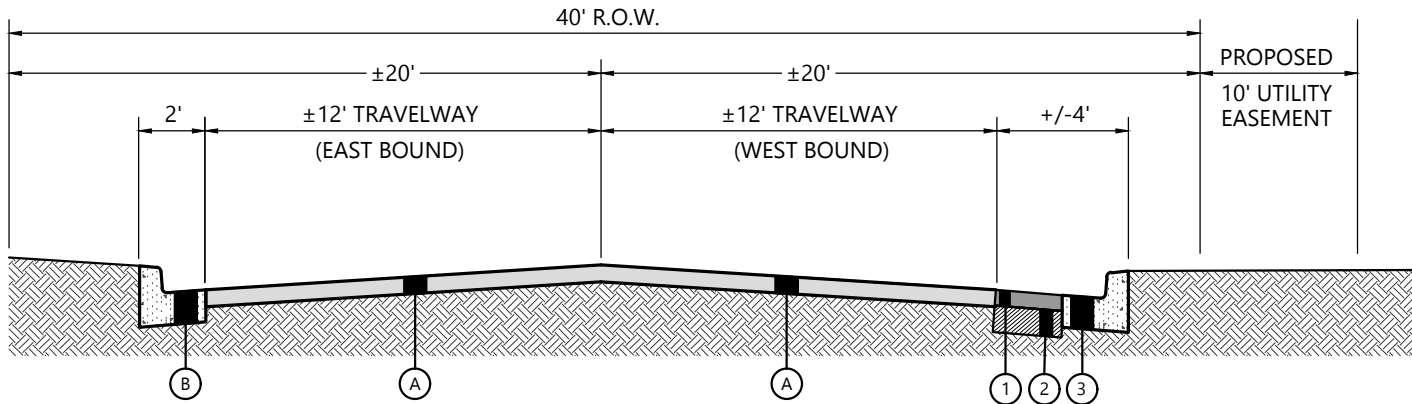
SURVEYOR: JAMES L. DUNCAN, JR. PE/PLS (AL PLS LICENSE NO. 23657)
DUNCAN COKER ASSOCIATES, P.C.
302 MERCHANTS WALK, SUITE 250
TUSCALOOSA, AL 35406

- NOTES:
- PROPERTY TO BE SUBDIVIDED = 0.24 Ac.±
 - TOTAL PROPERTY UNDER CONTROL OF THE DEVELOPER = 0.24 Ac.±
 - THIS PROPERTY IS CURRENTLY ZONED "GENERAL COMMERCIAL (C3)".
 - PROPERTY TO BE SERVED BY CITY OF NORTHPORT WATER AND SEWER.
 - ALL OF THE SUBJECT PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 01125C05027, EFFECTIVE DATE 9/28/07.
 - THIS PLAN IS BASED ON AERIAL MAPPING AND DOES NOT CONTAIN FIELD-RUN DATA.
 - EXISTING SANITARY SEWER INFORMATION TAKEN FROM CITY OF NORTHPORT GIS DATA AND MAPS.
 - THE SUBJECT PROPERTY IS LOCATED IN THE SW 1/4 OF SECTION 10, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
 - THIS SUBDIVISION IS A RESURVEY OF PART OF LOTS 7 & 8 McGEE SUBDIVISION (PB #5, PG #52).
 - "C3" ZONING SETBACK REQUIREMENTS:
FRONT: 20'
SIDE SETBACK: 10'
REAR SETBACK: 20'
 - SOURCES OF TITLE: DB 2022, PG 14976
 - THIS PLAT IS COMPLIANT WITH ALL APPLICABLE REQUIREMENTS FOR PRELIMINARY PLATS AS PER THE NORTHPORT SUBDIVISION REGULATIONS.

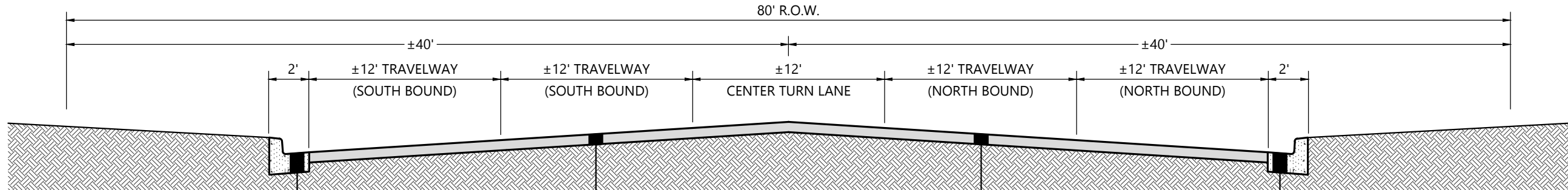
WAIVER REQUEST:

- SIDEWALKS** - THE DEVELOPER REQUESTS A WAIVER OF CONSTRUCTING THE REQUIRED SIDEWALKS ALONG 22nd STREET. DUE TO THE PROXIMITY TO A MAJOR HIGHWAY AND NO EXISTING ADJACENT SIDEWALKS, THE DEVELOPER PROPOSES PURCHASING CREDITS FROM THE CITY OF NORTHPORT "SIDEWALK BANK" IN LIEU OF THE REQUIRED SIDEWALK CONSTRUCTION.
- R.O.W. DEDICATION ALONG 22nd STREET** - THE DEVELOPER REQUESTS A WAIVER FOR DEDICATION OF R.O.W. ALONG 22nd STREET. THE R.O.W. IS CURRENTLY 40' AND HAS ADEQUATE WITH FOR HALF STREET IMPROVEMENTS TO BE CONSTRUCTED BY THE DEVELOPER. IN LIEU OF R.O.W. DEDICATION, A 10' PUBLIC UTILITY EASEMENT IS PROPOSED ADJACENT TO THE EXISTING R.O.W.

1. IN PLACE EXISTING ROADWAY
2. IN PLACE EXISTING COMBINATION CURB & GUTTER
3. REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE, ALDOT 424A, 1 1/2" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "C/D" W/ TACK COAT (ALDOT 425A) (1" COMPACTED THICKNESS)
4. REQ'D: SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, ALDOT 424B, 1" MAXIMUM AGGREGATE SIZE MIX, ESAL RANGE "C/D" (2" TOTAL COMPACTED THICKNESS, WITH BITUMINOUS TREATMENT A (ALDOT SEC. 401)
5. REQ'D: 24" CURB & GUTTER

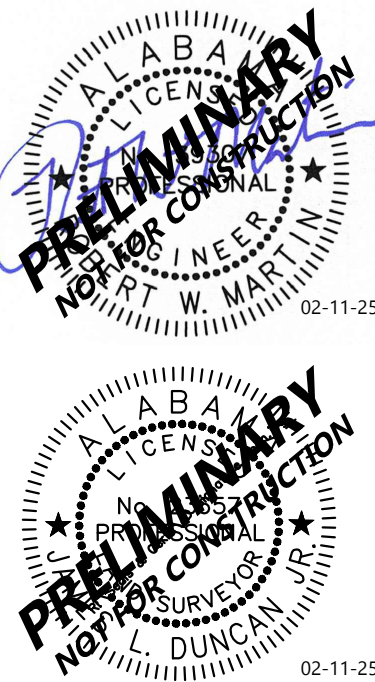


EXISTING STREET SECTION - 22nd STREET



EXISTING STREET SECTION - LURLEEN B. WALLACE BLVD.

** NO IMPROVEMENTS PROPOSED



DUNCAN COKER ASSOCIATES

CIVIL ENGINEERING & SURVEYING & PLANNING

201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406

205-561-0808

WWW.DUNCANCOKER.COM

2214 LWB SUBDIVISION

BEING A RESURVEY OF LOT PART OF LOTS 7 & 8, BLOCK B
McGEE SUBDIVISION, P.B. 5, PG. 52

TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION
1	2/19/25	MISC. EDITS PER CITY REVIEW (ADDED UTILITIES)
2	FEBRUARY 2025	DRAWN BY: TWA
3	FEBRUARY 2025	CHECKED BY: JLD
4	FEBRUARY 2025	FILE NAME: Power-2214 LWB Prelat

SHEET NO.
PP1

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

Case: S-25-6

Applicant: Sentell Engineering

Location: 3660 Union Chapel Road

Request: Preliminary Plat

Sentell Engineering is requesting preliminary plat approval for approximately 13.26 acres located at 3350 Union Chapel Road. The current property consists of two single-family detached residences on 2 parcels. The proposed plat would divide the properties into 3 lots.

The applicant is requesting the following waivers:

- **Sidewalks** - The subdivision regulations require that sidewalks be constructed along all right-of-way frontages. The applicant is requesting that this be waived due to a lack of adjoining sidewalks to connect to. Sidewalks for this portion of Union Chapel Road are not proposed in the City’s Comprehensive Plan or the MPO’s Bicycle and Pedestrian Plan.
- **Half-street improvements** – The subdivision regulations require all public right-of-way to have curb and gutter. The applicant has requested that this be waived. If required, this would be the only curb and gutter in the vicinity.
- **Capped Sewer** - The subdivision regulations require that all lots have capped sewer laterals installed. Since there is no public sewer to connect to, and the existing residence is served by on-site septic, the applicant is requesting that this requirement be waived. The nearest sewer is in Sunrise Circle subdivision, and the City has no plans to extend sewer down this portion of Union Chapel Rd. at this time.

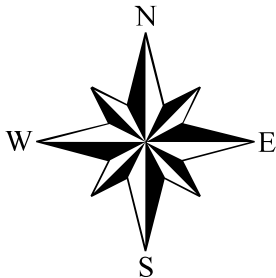
The site is surrounded on all sides by single family detached residences. This property is located outside of the city limits of Northport but is within its planning jurisdiction.

The future land use map contained within Northport Compass shows this property primarily as “Medium Density Residential”. The proposed use is not in 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

■ Office and Institutional

■ Special District

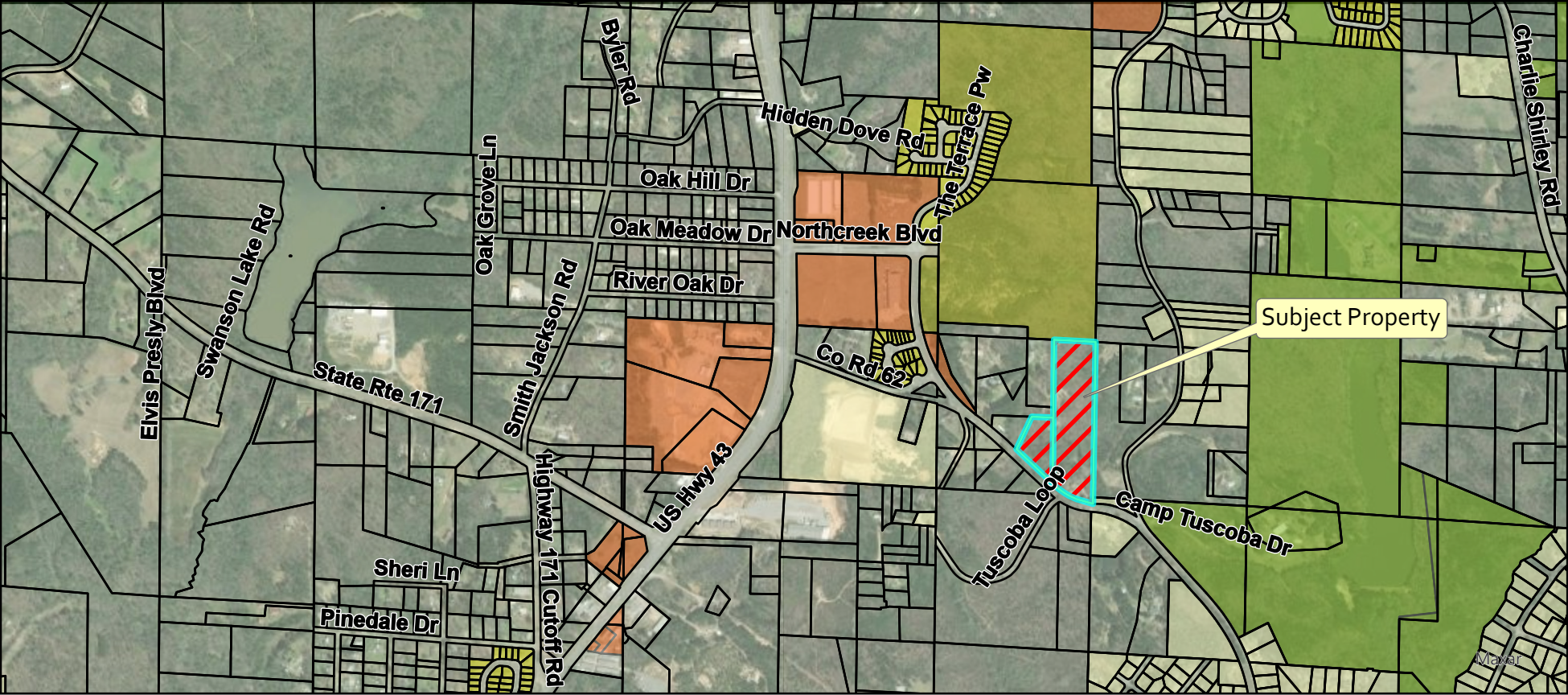
■ Residential Single-Family - 1

■ Residential Single-Family - 4

■ Subject Property

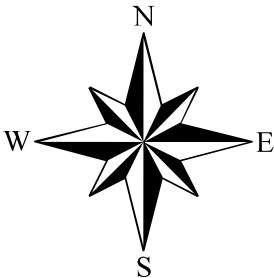
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0 500 1,000 2,000
Feet



City of Northport Planning Commission

Preliminary Plat



Parcels

□ Parcels

Future Land Use

■ 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

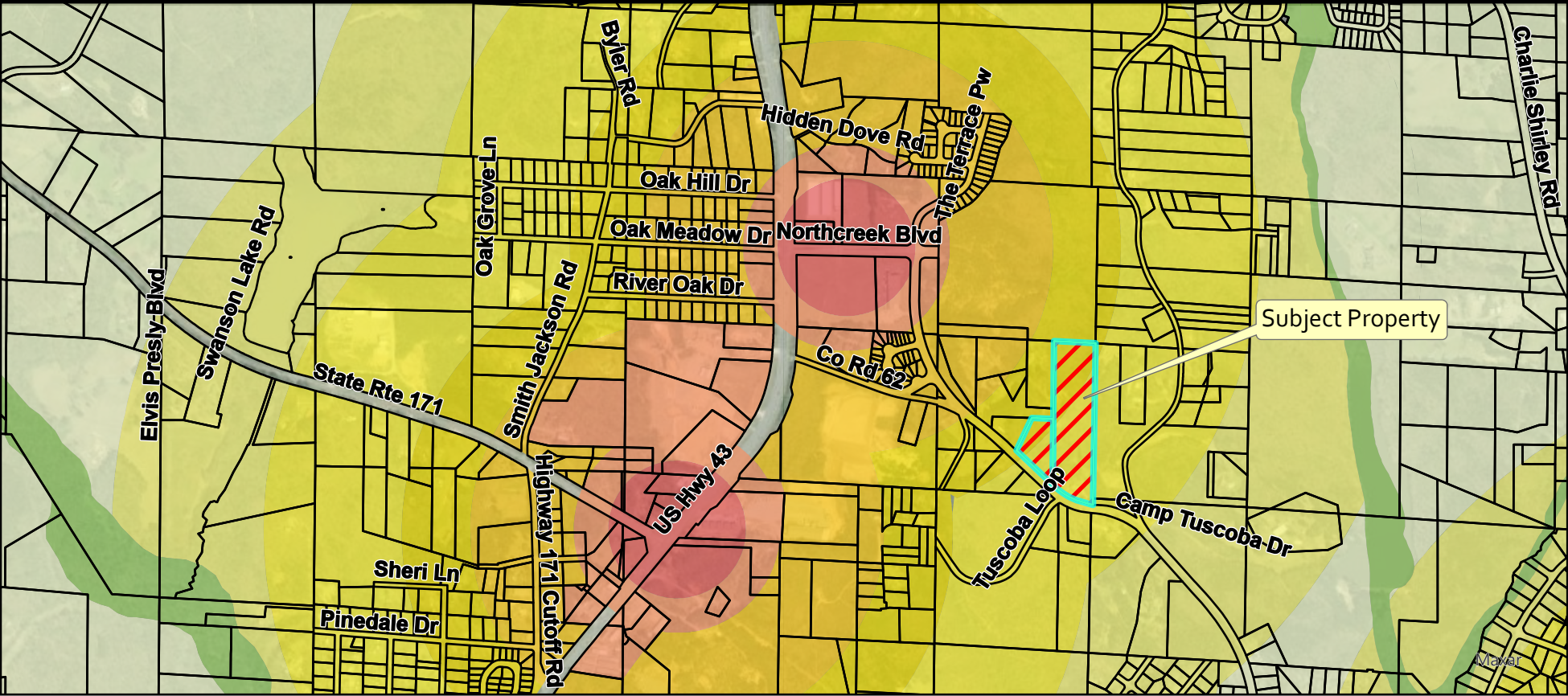
■ Low Density Residential

■ Utilities

■ Subject Property

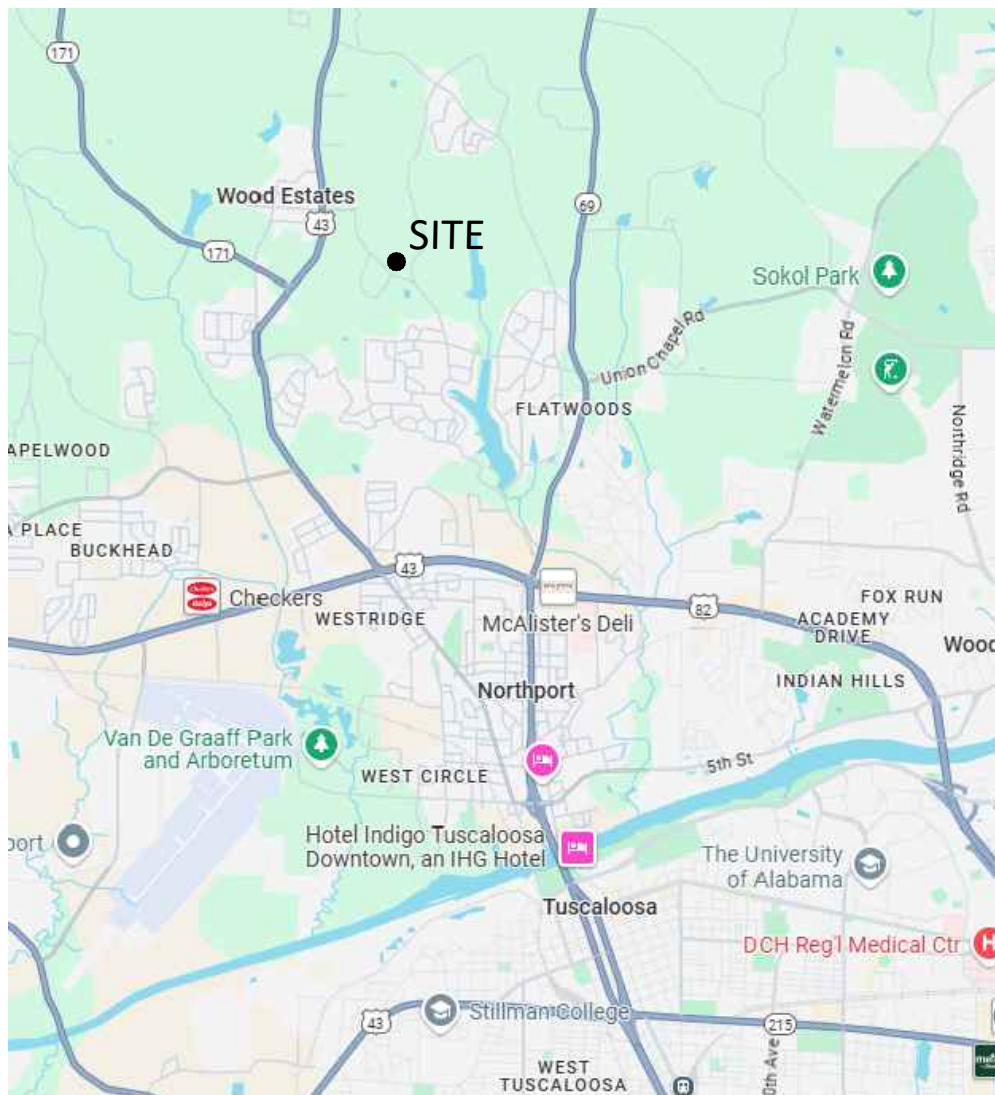
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0 500 1,000 2,000
Feet





Subject property as seen from
the intersection of Tuscoba
Loop and Union Chapel Road
looking North.



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

Case: A-25-2

Applicant: David Pollard

Location: 10408 Carthage Road

Request: Annexation

David Pollard is requesting annexation of approximately 0.83 acres located at 10408 Carthage Road. This property is contiguous to the city limits and is surrounded by vacant unincorporated land (no zoning) to the north, by a single-family residence zoned Residential Single-Family (RS-1) to the east, by an undeveloped lot zoned Single-Family Residential (RS-1) to the south, and by vacant unincorporated land (no zoning) to the west.

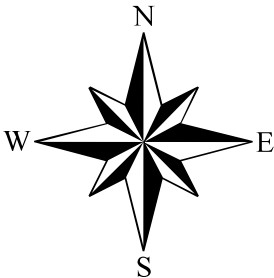
The applicant is requesting Residential Single-Family (RS-1) zoning.

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

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

City of Northport Planning Commission

Annexation Request



Parcels

□ Parcels

Zoning

■ Agriculture

■ Neighborhood Commercial

■ General Commercial

■ Office and Institutional

■ Special District

■ Residential Single-Family - 1

■ Residential Single-Family - 2

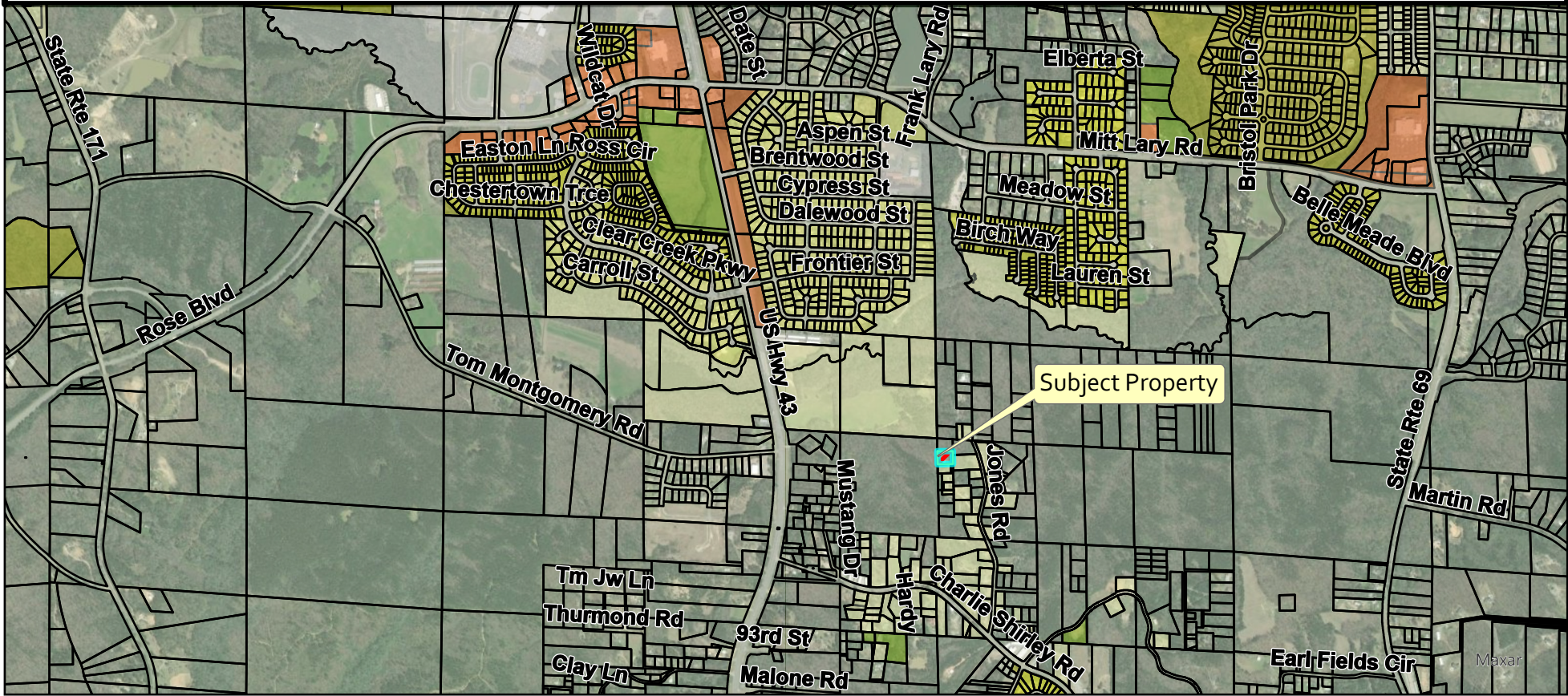
■ Residential Single-Family - 3

■ Residential Single-Family - 4

■ Subject Property

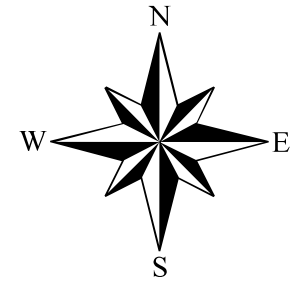
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0 1,250 2,500 5,000 Feet



City of Northport Planning Commission

Annexation Request



Parcels

□ Parcels

Future Land Use

■ Conservation

■ Conservation Floodway

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

■ Medium to Low Density Transition

■ Low Density Residential

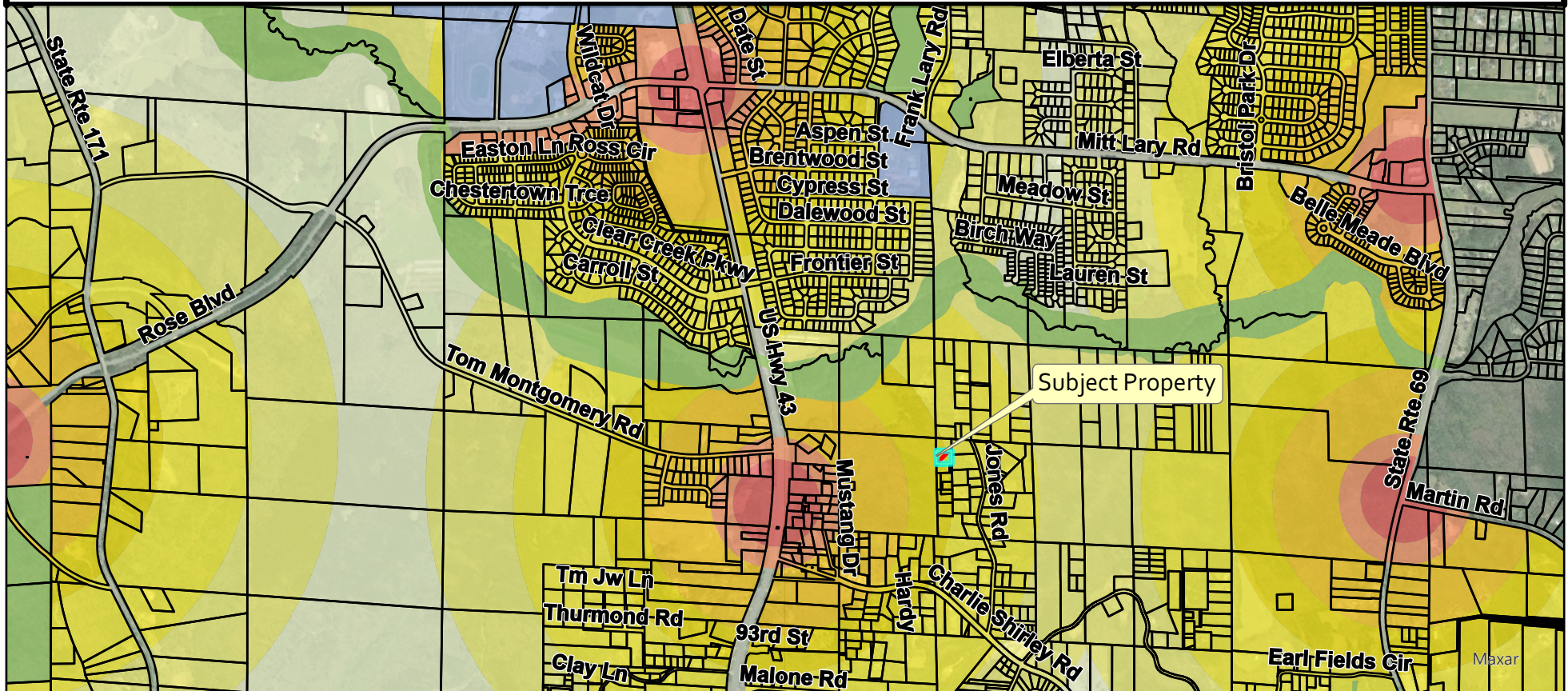
■ Institutional

■ Utilities

■ Subject Property

0 1,250 2,500 5,000 Feet

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Subject property as seen
from Carthage Road
looking North.