

**AGENDA  
NORTHPORT PLANNING AND ZONING COMMISSION  
TUESDAY, JUNE 10, 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. May 13, 2025
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
  - A. **A-25-3 Magnolia Hills West**- Longleaf Engineering is requesting annexation with original zoning designation of Residential Single-Family (RS-1) for approximately 28.6 acres located south of the Northwood Estates subdivision and west of the Magnolia Hills subdivision.
  - B. **R-25-4 Magnolia Hills West** - Longleaf Engineering requests rezoning with Special District Plan approval of approximately 48.9 acres from Residential Single-Family (RS-1) and General Commercial (C-3) to Special District (SD) for the property located south of the Northwood Estates subdivision and west of the Magnolia Hills subdivision.
  - C. **S-25-10 University Beach, LLC** - University Beach is requesting preliminary plat approval of approximately 61.2 acres located north of McFarland Boulevard and east of Harper Road.
  - D. **SP-25-1 Rapid Results Supreme, LLC** - Rapid Results Supreme, LLC requests conditional use approval for a gym in a Light Industrial (M-1) zone for the property located at 1017 Martin Luther King Jr. Boulevard.
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
  - A. **S-25-11 Beeker 82 Properties** - Duncan, Coker and Associates is requesting preliminary plat approval of approximately 9.5 acres located at 3400 McFarland Boulevard.

- B. **S-25-12 Washington Addition to Tuskaloosa Street** - Montgomery and Hinkle is requesting preliminary plat approval of approximately 0.21 acres located at 1211 Bridge Avenue. **APPLICANT HAS REQUESTED TO CONTINUE TO JULY. ACTION NEEDED.**
- C. **R-25-5 315 Main Avenue** - Boutant Holdings, LLC requests rezoning approval of approximately 0.25 acres from Residential/Commercial/Institutional (RCI) to Historic Downtown Core (HDC) located at 315 Main Avenue.
- D. **S-25-13 Northwood Gardens Master Plan Revision** - Longleaf Engineering is requesting a revision to the master plan for approximately 17.11 acres located adjacent to the existing Northwood Gardens and Northwood Estates.
- E. **SP-25-2 Nellie Mae and Company, LLC** - Nellie Mae and Company, LLC requests conditional use approval for pet grooming in a Residential/Commercial/Institutional zone (RCI) for the property located at 703 Main Avenue. **INCOMPLETE APPLICATION.**
- F. **R-25-6 Canopy Properties, LLC** - Canopy Properties, LLC requests rezoning of approximately 0.17 acres from General Commercial (C-3) to Residential Single-Family (RS-3) located at 2808 & 2806 18th Avenue and 1800 28th Street.

#### **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.



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**OFFICIAL MINUTES  
NORTHPORT PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, MAY 13, 2025**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, May 13, 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. Brian Chandler, Mr. David Kemp, Mr. Roland Lewis, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote: Mrs. Tracey Kelly, 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, 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. Wiggins** to approve the minutes of the regular meeting minutes for April 8, 2025. **Seconded by Mr. Lewis.** Voice vote was given. **Motion Carried.**

**Verification of No Conflict of Interest** – None

**Verification of Proper Notification** – Mrs. Ramm confirmed proper notification was given.

**Disclosure of Ex Parte Communication** – None

**Old Business**

- A. **A-25-1 The Cove at Northcreek** – Longleaf Engineering requests annexation of approximately 1.28 acres located on the southside of Old Union Chapel Road

Mrs. Ramm stated that Longleaf Engineering is requesting rezoning with Special District Plan approval for approximately 26.3 acres located south of Old Union Chapel Road. Portions of the property are currently in the city limits of Northport and zoned Residential Single-Family (RS-1), while one 1.28 acres parcel is located outside of the city limits and is the subject of the annexation case listed above. If the annexation is approved, the parcel will come with an original zoning designation of Residential Single-Family (RS-1). The proposed development features 67 single family homes and open spaces. The proposed layout is shown in the included Special District Plan and detailed in the included narrative. The Special District Plan proposes changes from the regular requirements of the subdivision regulations and zoning ordinance. The zoning ordinance requires that special districts contains roughly 9% recreational open space with amenities including a playground, grilling area with picnic tables, and a gazebo as shown on the site layout. Additionally, roughly 16% wetlands /natural open space are proposed. The plan does not clearly provide open spaces consistent with the requirements of Section 6.03.04 D and Table 6-5 of the zoning ordinance. 20% minimum common open space is required, and

drainage areas and land that are not developed due to steep terrain or other topographic limitations are excluded from the open space calculations. Common open space must also have qualities making it useful for passive or active recreation and must be developed to serve such purposes. Some of the areas designated as open space in the plan do not appear to meet the standards to be counted as common open space. The calculations provided do not make it clear that the 20% minimum common open space has been provided when the exclusions are considered. Section 6.03.03.B.2 of the zoning ordinance requires that Special District developments must not have driveways, garages, and parking areas that dominate public views along streets. The provided renderings and sample lot layouts do not clearly demonstrate that this required community benefit is being provided. The future land use plan contained within Northport Compass depicts this property as a mixture of “High Density Residential” and “High to Medium Density Residential Transition”. The proposed development and requested zoning do not conflict with the comprehensive plan. The site currently consists of vacant property zoned Residential Single-Family (RS-1) and a vacant unincorporated lot (no zoning). The site is surrounded by single-family detached housing to the north zoned Residential Single-Family (RS-4) or unincorporated (no zoning); by an unincorporated excavation pit to the west across Highway 43 (no zoning); by unincorporated office-warehouse and single-family residential to the south (no zoning); and by unincorporated single-family residential to the east (no zoning).

Mr. Matthews stated that the only other waiver request was the stub streets. Mr. Turner confirmed with Mr. Matthews that the Old Union Chapel Road West was closed, and it would not be reopened. Mr. Matthews stated that was correct, the bridge was removed so it is no longer a functioning street. Mr. Kemp stated that with Highway 43 headed to five lanes this issue is taken care of because there is a major utility issue under the road that would really cost a lot of money to ever think about connecting it back up again.

Mr. Turner asked Staff if the lots were smaller than RS-2/RS-3 lots. He stated that 6,000 SF is the minimum lot size for RS-4 which we do not have anymore, most of the lots appear to be less than 6,000 square feet. He stated that the minimum lot size for RS-3 is 9,000 SF, some of the lots on the south and east side get into RS-3, RS-2, and maybe 1 or 2 that get into RS-1 size if you look at total square footage.

Tom Sims, Longleaf Engineering, spoke at the podium. He stated that this is no longer a through street, that this particular site was an old dirt pit, this in their opinion would be a huge improvement for the area. He stated they are also wanting to develop this site for future use for Harris Doyle Homes He stated that he believes they meet the open space requirements, they have 9% of the two different amenity areas, one of the stipulations in the new ordinance mention that natural areas and natural watercourses that remain undisturbed would count towards common area. He stated that 16% of the project site is wetlands so that’s a little over 4 acres that would be preserved as a natural common area. He stated they have three separate amenity areas for the 67 lots.

Mr. Turner asked Mr. Sims if everyone could utilize their entire lot, especially on the bigger lots it looks like there is a lot of topography. Mr. Sims stated that was the reason some of the larger lots are as big as they are because of the grading, they will have at least the amount of usable space that the interior lots have. Mr. Turner asked if what we have seen in the past is all of that cut out being open space even though it is not usable. He stated that in the Terrace at Northcreek it seemed like a lot of the space got cut out of the lots because of topography but here it is in the lots? Mr. Sims stated that here it was a little bit easier to contain it within the lots and not have an open space, these slopes would end up being a 3-1, which can be maintained or let them grow naturally.

Mr. Wiggins asked if some of the topography goes through the community space on the southeast corner, is the plan to grade that space out? Mr. Sims stated that there will be an extensive grading process here. Mr. Wiggins asked if the intent is to concrete the walking trail? Mr. Sims stated that it will likely be concrete or asphalt, they

are proposing half-street improvements to Old Union Chapel Road so it will likely be concrete to match the existing sidewalk.

Mr. Chandler asked staff if the walking trail was part of our staff calculations. Mr. Patten stated that was included. Mr. Chandler asked Mr. Sims if he was also including that in his open space. Mr. Sims stated that they have an open space breakdown in the conceptual plan, they have it listed as a passive open space.

Mr. Lewis asked Mr. Sims if they were including the wetlands in the open space. Mr. Sims stated that was correct. Mr. Lewis asked if the green space for the pond was included. Mr. Sims stated it was not included because there will need to be some grading done there.

Mr. Randolph asked Mr. Sims if they had numbers for the difference in the open space percentage. Mr. Sims gave the open space calculations as shown on the open space plan.

Mr. Randolph asked staff if it specifies the amount of wetland that should be considered. Mr. Patten stated that there is no specific ratio that is prescribed within the ordinance. He stated it does have the requirements that it has to be useful for active or passive recreation to serve such purpose but it also has the allowance that some natural areas can count so it is up to the discretion of the commission on that.

Mr. Wiggins stated that you could have a scenario conceivably where a third of acreage was left and there were no amenity areas and then the question would be do you count that.

Mr. Sims stated that the variation of the request was the stub street, to the west they have wetlands and 43 with no future tie ins and to the east there is only one parcel between this particular property and Union Chapel Road, then to the south you have topography and wetlands issue.

Mr. Turner asked Mr. Sims if it was correct at Union Chapel Road is that paved. Mr. Sims stated that they went through a ROW vacation before they got here for that. Mr. Matthews confirmed it is not an open road like it makes it look on the lot.

Mr. Sims stated that some of the house plans would show a variation in the positioning of the garages to provide a street scape and provide a visually appealing product. He stated that decorative columns and porches will aide in the provision in a more attractive product. Mr. Turner asked if the renderings provided is what was being proposed. Mr. Sims stated that was correct. Mr. Turner stated that goes back to his other question on the larger lots and seeing some sort of variation, but the larger lots are going to function like the smaller lots, based on the topography. Mr. Turner asked what the square footage of these homes would be. Mr. Sims stated they are proposing 1700-2700 SF. Mr. Sims stated that this is shown in the Master Plan as a High Density area, we are proposing a medium-density.

Mr. Kemp asked if there was a way for staff to ensure that the houses are varied. Mr. Sims stated that the buyer will choose the plans, the builder also has to submit for a building permit, and then the HOA as well can cover some of that in the covenants, you have some avenues where you can make a review process if needed. Mrs. Ramm stated that as far as procedure goes, we would review those building permits and they would have to submit what the layout will look like and a rendering of the house and we would go back and make sure that was an approved layout for this lot. Mr. Kemp stated if a special district is set up to not be dominated by driveways, is there a mechanism to say everything being done is driveways, etc. Mr. Turner stated Mr. Kemp is saying if the neighborhood starts getting dominated by driveways and garages what is the mechanism to say "no this wouldn't meet the intent of what the narrative stated". Mrs. Ramm stated that is where the commission has

to really be careful about what is being approved, if you look at this plan, there are several lots on here that are 50' wide, driveways are 25' wide on average, the commission has to take that into consideration if they are not going to have lots that are dominated by driveways and garages. Mr. Wiggins asked if there was a mechanism by which we could say "x" percentage have to have some kind of variance. Mr. Turner stated that he did not know if we would require that, he would almost rather, they propose meeting that condition, by saying here is how we are going to meet that condition, by showing us on paper. Mr. Sims stated that if you leave it up to the builder they are going to create the variation because they want this to look more attractive, they are going to build houses as spec houses, but as an owner comes in they will build them the houses they want. He stated that they could put the house plans and each lot and provide to the city as far as the building inspection sign off.

Mr. Randolph asked Mr. Sims what the reason was for not providing stub streets on the south and east side. Mr. Sims stated on the east there is one parcel between their project and Union Chapel Road, on the south side there are a lot of topography issues, there's not a large parcel where something could be developed.

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.

Mr. Turner asked Mr. Kemp to restate the point he made in the pre-meeting in regard to the special district. Mr. Kemp stated that in a general way the Special District was set up for several reasons and if you're going to set it up and we have set up criteria to meet that varying from it very far defeats the whole purpose of having this one situation. He stated it is his concern that we will see a lot of these and will see a lot of variances come with each one of them, when they can do most of what they want anyway if they don't go special district. Mr. Chandler asked if the Special District was not approved, that's not really stopping this from being developed as an RS-1. Mr. Turner stated that was correct. Mr. Turner stated that initially with the bigger lots he thought we could set some of the houses back and not be dominated by garages but now realizing the whole lot can't be utilized due to topography its basically just more of the smaller lots, that's his main concern. Mr. Randolph stated that the community space is 3% combined, the sidewalk adds another 5%, to get us above 20% is to completely rely on the wetlands, he is not sure is in keeping with the open space in the special district.

**Motion by Mr. Turner** to make a favorable recommendation to the City Council to annex approximately 1.28 acres for the property located on the southside of Old Union Chapel Road. **Seconded by Mr. Wiggins.** Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph - Yes; and Mr. Ward – Yes. **Motion Carried.**

**B. 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.

**Motion by Mr. Turner** to make a favorable recommendation to the City Council for the rezoning of approximately 26.3 acres from RS-1 (Residential Single-Family) to SD (Special District) with Special District Plan approval for the property located on the South Side of Old Union Chapel Road. **Seconded by Mr. Ward.** Mr. Turner – No; Mr. Ward – No; Mr. Chandler – No; Mr. Kemp – No; Mr. Lewis – No; Mr. Randolph - No; and Mr. Wiggins – No. **Motion Failed.**

**C. A-25-3 Magnolia Hills West** – Longleaf Engineering is requesting annexation with original zoning designation of Residential Single-Family (RS-1) for approximately 30.1 acres located south of

Northwood Estates subdivision and west of the Magnolia Hills subdivision. **APPLICANT REQUESTED TO CONTINUE UNTIL JUNE. ACTION NEEDED.**

Tom Sims, Longleaf Engineering, spoke at the podium. He stated that he would like to continue this case to June due to this being an unusual situation of working through combining two subdivisions in a master plan and they have run into a delay in getting the documents.

Chairman Turner stated that in the packets he sees a lot of neighbor concerns and asked Mr. Sims if they had met with the neighbors. Mr. Sims stated that they have had some representatives from Northwood Gardens, Mr. Joe Duckworth, has been meeting with some of the neighbors. He stated that this particular subdivision was brought before the commission about 2 years ago and there was a large community turnout with significant opposition tying to Northwood Estates. He stated that this plan does not tie to Northwood Estates.

Chairman Turner opened the floor for a public hearing.

Harvey Wilson, 4906 Northwood Gardens Drive, spoke at the podium. He stated that he had concerns about the traffic.

Danny Webb, 4208 Macon Circle, spoke at the podium. He discussed concerns about public notifications for this case.

Chairman Turner closed the floor for a public hearing.

Mrs. Ramm stated that this notification will serve as proper notification for any adjoining property owners.

**Motion by Mr. Turner** to continue the annexation case 30.1 acres for the property located south of Northwood Estates subdivision and west of the Magnolia Hills subdivision. **Seconded by Mr. Randolph.** Voice vote was given. **Motion Carried.**

**D. R-25-4 Magnolia Hills West** – Longleaf Engineering is requesting rezoning and Special District Plan approval for approximately 29.17 acres located south of the Northwood Estates subdivision and west of the Magnolia Hills subdivision. **APPLICANT REQUESTED TO CONTINUE UNTIL JUNE. ACTION NEEDED.**

**Motion by Mr. Turner** to continue the rezoning case 29.17 acres for the property located south of Northwood Estates subdivision and west of the Magnolia Hills subdivision. **Seconded by Mr. Kemp.** Voice vote was given. **Motion Carried.**

**E. 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.

Mrs. Ramm stated that Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres located at 5610 Oak Park Circle. The current site of an undeveloped lot that is zoned Residential Multifamily (RM). The applicant is proposing a 35-lot townhome development. The applicant has indicated that they intend to request this case be withdrawn.

Chairman Turner asked the applicant to come forward, the applicant was not present at the meeting.

Chairman Turner closed the floor for a public hearing.

Mrs. Ramm stated that this notification will serve as proper notification for any adjoining property owners.

**Motion by Mr. Turner** to withdraw the preliminary plat for approximately 3.51 acres for the property located at 5610 Oak Park Circle. **Seconded by Mr. Lewis.** Voice vote was given. **Motion Carried.**

### **New Business**

**F. S-25-8 Phifer UCR Subdivision** – Duncan, Coker, and Associates request preliminary plat approval for approximately 11.8 acres for the property located at 1020 Union Chapel Road.

Mrs. Ramm stated that Duncan, Coker, and Associates are requesting preliminary plat approval for approximately 11.8 acres located at 1020 Union Chapel Road. The current property consists of four unincorporated parcels containing two single-family residences and an office-warehouse development. The proposed plat would reconfigure the properties into 3 lots and would remove some building encroachments across property lines. The applicant is requesting waivers for Sidewalks, Half-Street Improvements, and Capped Sewer. The site is surrounded to the north, east, and west sides by unincorporated single family detached residences (no zoning), and to the south across Union Chapel Road by an unincorporated contractor storage yard (no zoning). 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 as a mixture of “High Density Residential” and “High to Medium Density Transition”. While the nonresidential portion of this plat does not align with the comprehensive plan, that portion of the property is already built and in use. There is no new development proposed that would be conflict with the comprehensive plan.

Mr. Matthews stated that the capped sewer is being requested because these are existing lots, no new lots are being created, and they are all on septic. He stated as far as half-street improvements go, the county provided support for Lower 40 road and Union Chapel Road.

Robert Martin, Duncan, Coker and Associates, spoke at the podium. He stated that this is just a simple resurvey and no new development is proposed.

Chairman Turner opened the floor for a public hearing.

Kimberly Romain, Lower Forty Road E, spoke at the podium. She stated that she was concerned about traffic, noise and water run-off.

Brenda Franklin, 860 Lower Forty Road E, spoke at the podium. She stated that she was concerned about traffic, noise, and water run-off.

Mr. Turner reiterated that the only thing the applicant is wanting to do is move the property lines, no new development is being started.

Mr. Martin confirmed that there are no developments proposed on this lot.

Betty Pritchett, 1371 Martin Road East, spoke at the podium. She wanted clarification on where the red lines are moving. Mr. Kemp stated that’s where the new property lines are moving to.

Chairman Turner closed the floor for a public hearing.

**Motion by Mr. Turner** to approve the preliminary plat for the Phifer UCR Subdivision with the waivers of sidewalk construction on Union Chapel Road and Lower 40 Road, Half-Street Improvements on Union Chapel Road and Lower 40 Road, and Capped Sewer. **Seconded by Mr. Wiggins.** Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph - Yes; and Mr. Ward – Yes.

**Motion Carried.**

**G. SP-25-1 Rapid Results Supreme** – Rapid Results Supreme, LLC requests conditional use approval for a gym in a Light Industrial (M-1) zone for the property located at 1017 Martin Luther King, Jr.

Mrs. Ramm stated that Rapid Results Supreme, LLC is requesting conditional use approval for Indoor Recreation in a Light Industrial (M-1) zone for the property located at 1017 Martin Luther King Jr. Blvd. The proposed use would consist of an indoor gym and fitness club within an existing office-warehouse development. No new construction is proposed with this request. The current property consists of a 14-unit office warehouse development, of which 9 units are being leased by the applicant and are included in this request. The property is surrounded to the east by office-warehouses zoned General Commercial (C-3), to the south by undeveloped land zoned Light Industrial (M-1), to the west by office-warehouses zoned Office-Institutional (O-I), and to the north across Martin Luther King JR Blvd by an assisted living facility zoned Office-Institutional (O-I). Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location. Whereas a use permitted by right has already been evaluated to fit within a zoning district, conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location. The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property. Some examples of conditions the commission may wish to consider attaching to this recommendation could include: Hours of Operation and Noise Control.

Mr. Turner asked Staff if this would be allowed in C-3. Mr. Patten stated that use is permitted by right in C-3. Mr. Turner asked with parking, does it meet it as it stands right now. Mr. Patten stated that they would still have to get the parking special exception from the Zoning Board.

Chairman Turner asked the applicant to come forward, the applicant was not present at the meeting.

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.

Mrs. Ramm stated that this notification will serve as proper notification for any adjoining property owners.

**Motion by Mr. Turner** to continue the conditional use for Rapid Results Supreme, LLC for a gym located in a Light Industrial (M-1) zone for the property located at 1017 Martin Luther King, Jr Boulevard. **Seconded by Mr. Wiggins.** Voice vote was given. **Motion Carried.**

**H. S-25-9 Terrace at Northcreek, Phase III** – Longleaf Engineering is requesting preliminary plat approval 21.86 acres located at the east dead end of Northcreek Boulevard.

Mrs. Ramm stated that Longleaf Engineering requests preliminary plat approval for approximately 21.86 acres located at the east dead end of Northcreek Boulevard. The site currently consists of a vacant lot that is part of a planned residential development. The plat consists of 41 residential lots with 2 open space lots. The lot configuration is consistent with the Special District Plan approved in February of 2025. This property is located within the city limits and is zoned Special District (SD). It is surrounded to the east by unincorporated undeveloped land (no zoning), to the south by unincorporated single family residences (no zoning), to the west by a previous phase of the single family residential neighborhood that is currently under construction zoned Special District (SD), and to the north by an undeveloped future phase of the same neighborhood zoned Special District (SD). This area is primarily shown as “High to medium density transition” on the future land use plan contained within Northport Compass. The proposed layout appears to be compatible with the comprehensive plan. The applicant is requesting a waiver for Incomplete Previous Phase.

Mr. Wiggins stated that it is his understanding that the reason for the regulation to not allow the next phase to move on is because in the past the city has inherited some roads that were not built to the standard of a completed city street. Mrs. Ramm stated that Mr. Wiggins was correct. Mr. Matthews stated that in the 2007-2008 housing bust there were lots of conditions where the city had allowed final plat for 1 phase and there was no protection for the city, however, they do have bonds now that would further protect the city.

Tom Sims, Longleaf Engineering, spoke at the podium. He stated that he agrees wholeheartedly with what Mr. Matthews stated. He stated that when the crash happened there were a lot of undeveloped lots, rules have changed for Northport. He stated the critical aspect for the developer itself is they want to have a seamless transition between building one phase and starting the next, while they are building houses they want to be building the other development and if they end up waiting until all of the final plats are signed by the city, then there ends up being a 4, 5, 6 month lag. He stated that if this would make it more palatable for the city the developer is willing to make a stipulation to where we hold the LDP approval. He stated they have used this waiver in the past and feel that they have a pretty good track record and haven't had any issues in years past.

Mr. Turner asked Mr. Sims if this was more for the design process and not the construction. Mr. Sims stated that was correct.

Mr. Turner asked staff if this plan meets the requirements what was approved by the special district plan and he isn't requesting to change anything from a layout, why would he need the preliminary plat approval now in order to start the design. Mr. Sims stated that the developer just doesn't want to take on the risk. Mr. Turner stated that maybe this is something we are cleaning up in the new subdivision regulations but when you get a master plan approved, you don't need to come back for each phase, for a preliminary plat, as long as it conforms and meets what it is you're just going straight to LDP and straight to final plat.

Mr. Kemp asked Staff what bonding we were getting out of this. Mr. Matthews stated the only thing we can bond is the final wearing surface. The bond is for 1.5 times the value of the final wearing surface.

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 21.86 acres for the property located at the east dead end of Northcreek Boulevard. **Seconded by Mr. Wiggins.** Mr. Turner – Yes; Mr. Wiggins –

Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph - Yes; and Mr. Ward – Yes.  
**Motion Carried.**

- I. **S-25-10 University Beach, LLC** – University Beach is requesting preliminary plat approval of approximately 76.20 acres located north of McFarland Boulevard and east of Harper Road.  
**APPLICANT HAS REQUESTED TO CONTINUE TO JUNE MEETING. NO ACTION NEEDED.**

**COMMITTEE REPORTS**

- Mr. Ward had to leave at 7:37.

**OTHER AND MISCELLANEOUS BUSINESS**

- A. **City of Northport Subdivision Regulations** – Public Hearing

Jason Fondren with KPS, presented proposed changes to the subdivision regulations.

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

Meeting was adjourned at 8:13pm.

ATTEST:

\_\_\_\_\_  
Kevin Turner, Chairman

\_\_\_\_\_  
Julie Ramm, Secretary

**City of Northport**  
**Planning and Zoning Commission –June 10, 2025**  
**Staff Report**

**Case:** R-4-25 & ANX-25-3 Magnolia Hills West and S-13-25 Northwood Estates & Gardens Master Plan Revision

**Applicant:** Longleaf Engineering

**Location:** South of the Northwood Estates and Northwood Gardens subdivisions and west of the Magnolia Hills subdivision

**Request:** Annexation with Rezoning and Special District Plan Approval

Longleaf Engineering is requesting rezoning with Special District Plan approval for approximately 48.9 acres located south of Northwood Estates subdivision and west of Magnolia Hills subdivision. Portions of the property are currently in the city limits of Northport, with one 13.09 acre parcel currently zoned Special District (SD) and one 3.33 acre parcel currently zoned General Commercial (C-3). The remaining parcels are located outside the Northport city limits and will be covered in the annexation case above. These parcels will come in with a zoning designation of Residential Single-Family (RS-1). A portion of the development was previously included in the Northwood Estates Master Plan. An amendment to that master plan is also requested. The proposed development features 115 single family homes and open spaces. The proposed layout is shown in the included Special District Plan and detailed in the included narrative. The Special District Plan proposes changes from the regular requirements of the subdivision regulations. The differences identified by staff are noted in the table below:

Category	Required / Permitted	Proposed
<b>Stub Streets</b>	1 connecting to Briarcliff Subdivision	None
<b>Lot Width</b>	50'	47' (lot 97)

A breakdown of the proposed lot sizes compared to other single-family detached zoning minimums are shown in the table below.

Zoning District	Lot Requirements	Number
<b>RS-1</b>	15,000 SF & 95' width	2
<b>RS-2</b>	12,000 SF & 85' width	0
<b>RS-3</b>	9,000 SF & 75' width	11

<b>SD</b>	4,000 SF & 50' width	101
<b>Nonconforming</b>	n/a	1

The zoning ordinance requires that special districts contain 20% **usable** open space for active and passive recreation. The development as proposed contains roughly 26% open space with amenities including a swimming pool, clubhouse, playground, pickleball courts, and walking trails.

Section 6.03.03.B.2 of the zoning ordinance requires that Special District developments must not have driveways, garages, and parking areas that dominate public views along streets. The provided renderings and sample lot layouts do not clearly demonstrate that this required community benefit is being provided, however, the proposed development appears to be consistent with the adjacent neighborhoods in this regard.

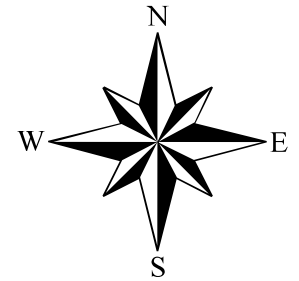
The unincorporated portions of this property lies within the priority growth areas identified in the comprehensive plan. The future land use plan contained within Northport Compass depicts this property as “High Density Residential”. The proposed development and requested zoning do not conflict with the comprehensive plan.

The site currently consists of vacant property with portions zoned Special District (SD), General Commercial (C-3), and portions unincorporated (no zoning). The site is surrounded by single-family residential to the north zoned Special District (SD), by single-family residential to the east zoned Residential Single-family (RS-1) and Special District (SD), by vacant property to the south zoned General Commercial (C-3), and by a mixture of vacant property & mixed-use commercial development to the west zoned General Commercial (C-3) as well as single-family residential zoned Residential Single-Family (RS-1).

Any action on this item will be a recommendation to City Council. For the rezoning request, the Commission can make a recommendation for approval, approval with changes, or denial to the Council; or, with consent of the applicant, table its recommendation to allow time for further review or for the applicant to make requested changes.

# City of Northport Planning Commission

## Annexation Request

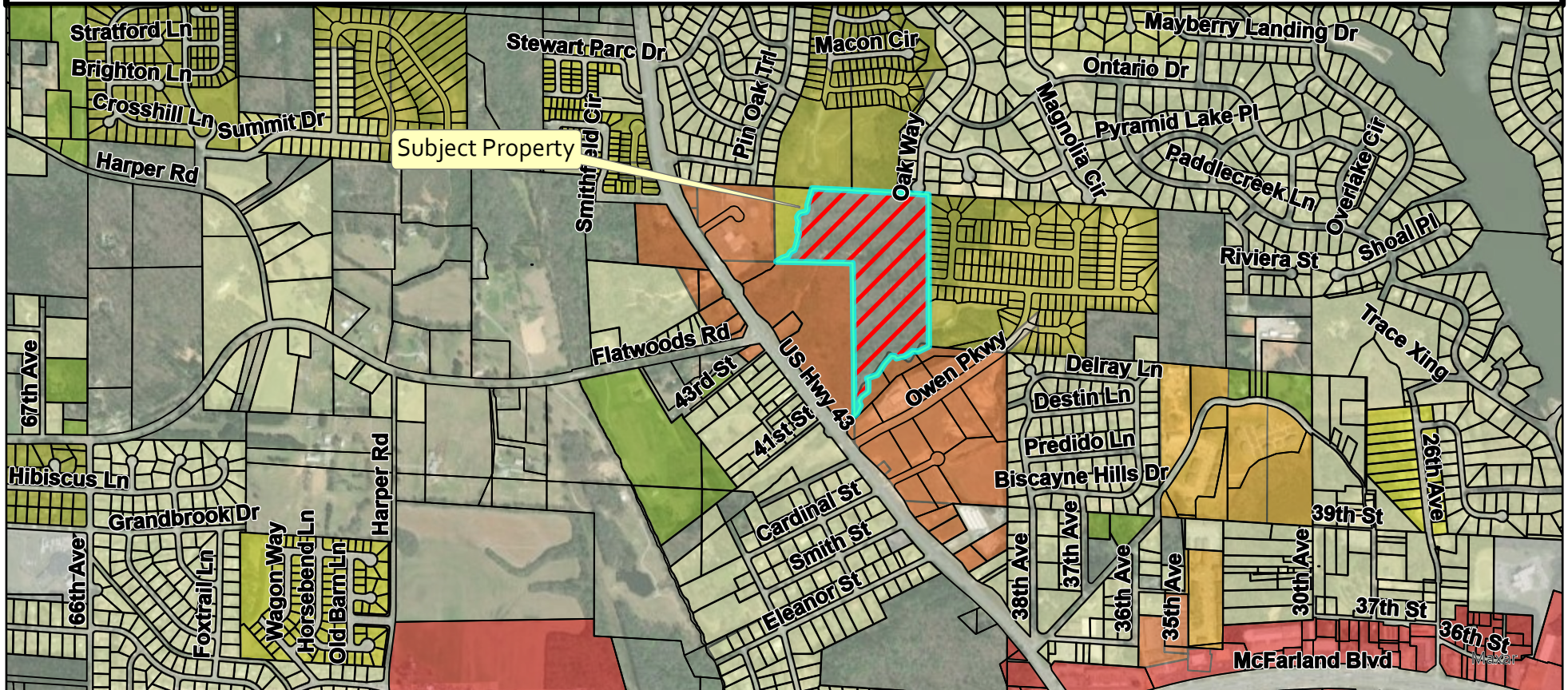
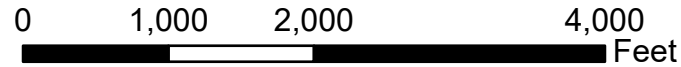


### Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family

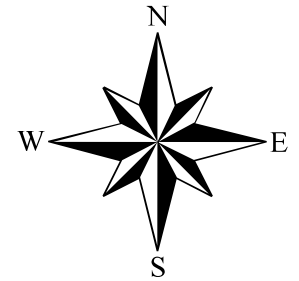
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- Subject Property

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# City of Northport Planning Commission

## Annexation Request

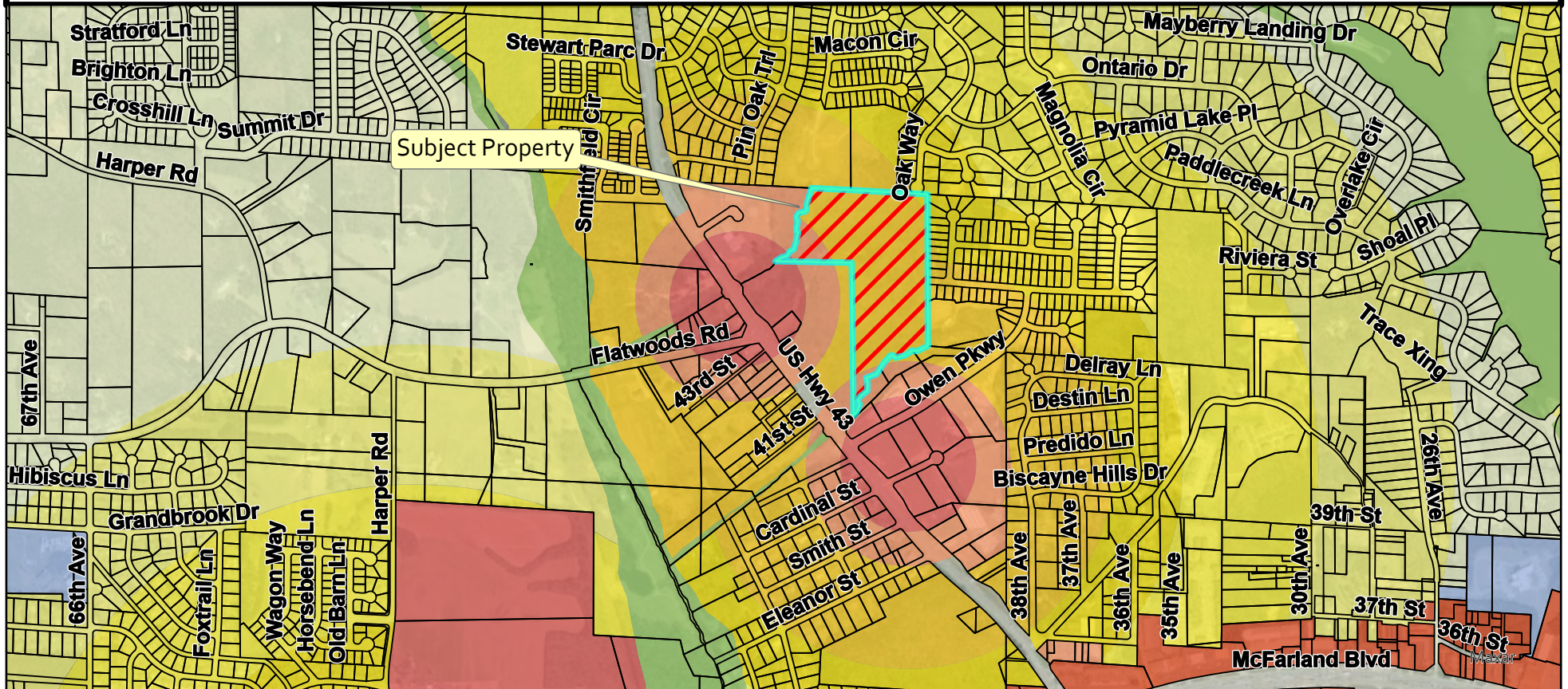
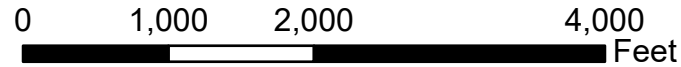


### Future Land Use

- Conservation
- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential

- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Institutional
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Subject property as seen from Highway 43 N looking east.

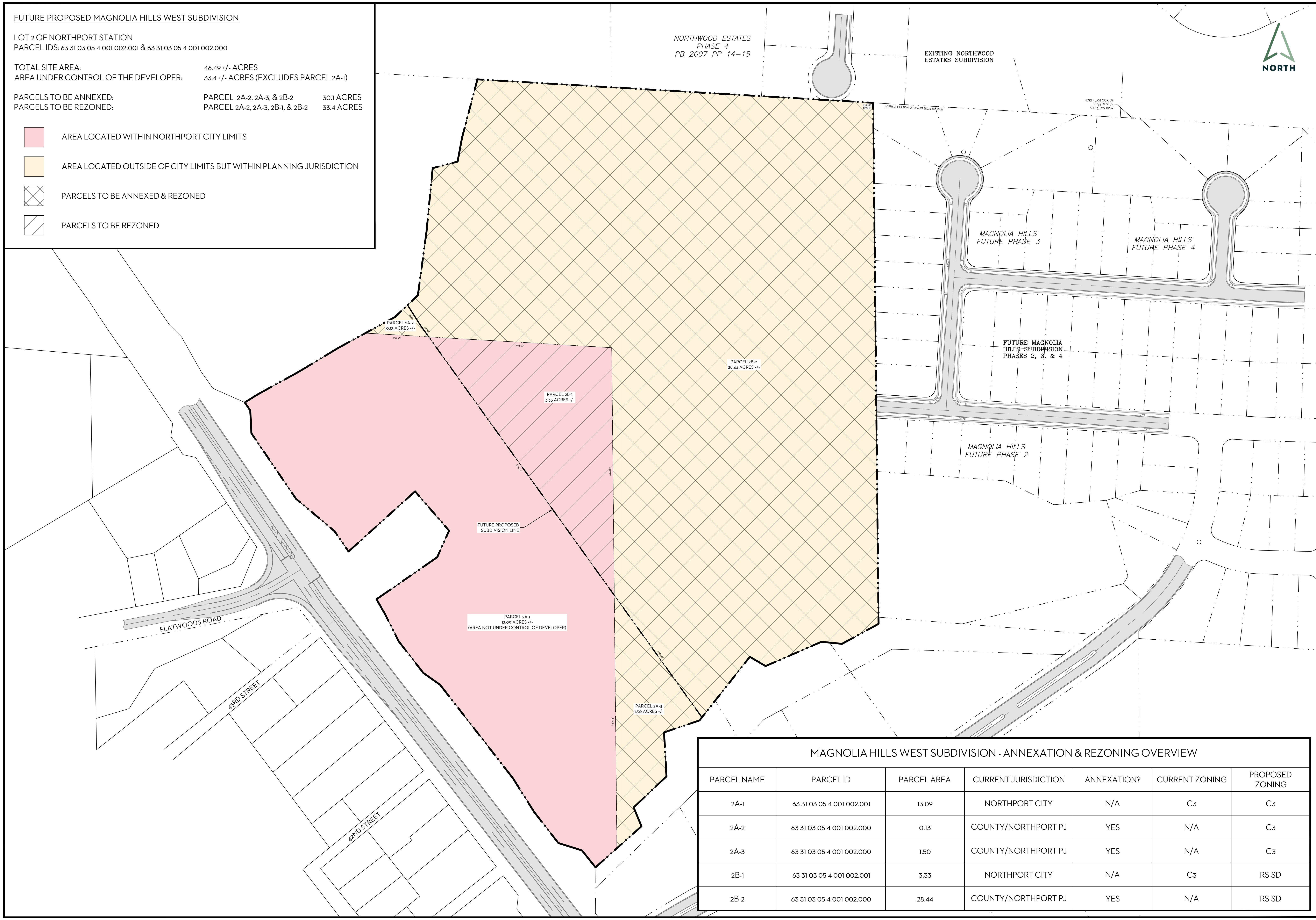
**FUTURE PROPOSED MAGNOLIA HILLS WEST SUBDIVISION**

LOT 2 OF NORTHPORT STATION  
 PARCEL IDS: 63 31 03 05 4 001 002.001 & 63 31 03 05 4 001 002.000

TOTAL SITE AREA: 46.49 +/- ACRES  
 AREA UNDER CONTROL OF THE DEVELOPER: 33.4 +/- ACRES (EXCLUDES PARCEL 2A-1)

PARCELS TO BE ANNEXED: PARCEL 2A-2, 2A-3, & 2B-2 30.1 ACRES  
 PARCELS TO BE REZONED: PARCEL 2A-2, 2A-3, 2B-1, & 2B-2 33.4 ACRES

- AREA LOCATED WITHIN NORTHPORT CITY LIMITS
- AREA LOCATED OUTSIDE OF CITY LIMITS BUT WITHIN PLANNING JURISDICTION
- PARCELS TO BE ANNEXED & REZONED
- PARCELS TO BE REZONED



MAGNOLIA HILLS WEST SUBDIVISION - ANNEXATION & REZONING OVERVIEW						
PARCEL NAME	PARCEL ID	PARCEL AREA	CURRENT JURISDICTION	ANNEXATION?	CURRENT ZONING	PROPOSED ZONING
2A-1	63 31 03 05 4 001 002.001	13.09	NORTHPORT CITY	N/A	C3	C3
2A-2	63 31 03 05 4 001 002.000	0.13	COUNTY/NORTHPORT PJ	YES	N/A	C3
2A-3	63 31 03 05 4 001 002.000	1.50	COUNTY/NORTHPORT PJ	YES	N/A	C3
2B-1	63 31 03 05 4 001 002.001	3.33	NORTHPORT CITY	N/A	C3	RS-SD
2B-2	63 31 03 05 4 001 002.000	28.44	COUNTY/NORTHPORT PJ	YES	N/A	RS-SD

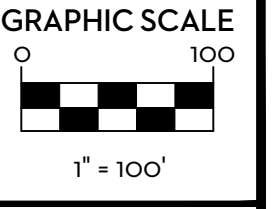
ANNEXATION & REZONING OVERVIEW

432 65th Street, Suite A  
 Tuscaloosa, Alabama 35405  
 Phone (205) 345-5646

**LONGLEAF**  
ENGINEERING

Rev	Date	Description
1	9/27/2023	Corrected Legend

Drawn By: RAD    Checked By: RTS    Date: 9/27/2023  
 File: 23-05-031 Magnolia Hills West.dwg



SHEET  
1 OF 1

**City of Northport**  
**Planning and Zoning Commission –June 10, 2025**  
**Staff Report**

**Case:** R-4-25 & ANX-25-3 Magnolia Hills West and S-13-25 Northwood Estates & Gardens Master Plan Revision

**Applicant:** Longleaf Engineering

**Location:** South of the Northwood Estates and Northwood Gardens subdivisions and west of the Magnolia Hills subdivision

**Request:** Annexation with Rezoning and Special District Plan Approval

Longleaf Engineering is requesting rezoning with Special District Plan approval for approximately 48.9 acres located south of Northwood Estates subdivision and west of Magnolia Hills subdivision. Portions of the property are currently in the city limits of Northport, with one 13.09 acre parcel currently zoned Special District (SD) and one 3.33 acre parcel currently zoned General Commercial (C-3). The remaining parcels are located outside the Northport city limits and will be covered in the annexation case above. These parcels will come in with a zoning designation of Residential Single-Family (RS-1). A portion of the development was previously included in the Northwood Estates Master Plan. An amendment to that master plan is also requested. The proposed development features 115 single family homes and open spaces. The proposed layout is shown in the included Special District Plan and detailed in the included narrative. The Special District Plan proposes changes from the regular requirements of the subdivision regulations. The differences identified by staff are noted in the table below:

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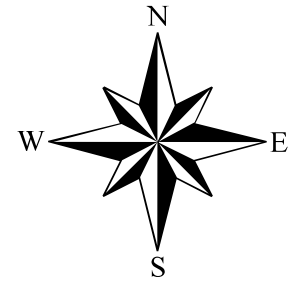
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# City of Northport Planning Commission

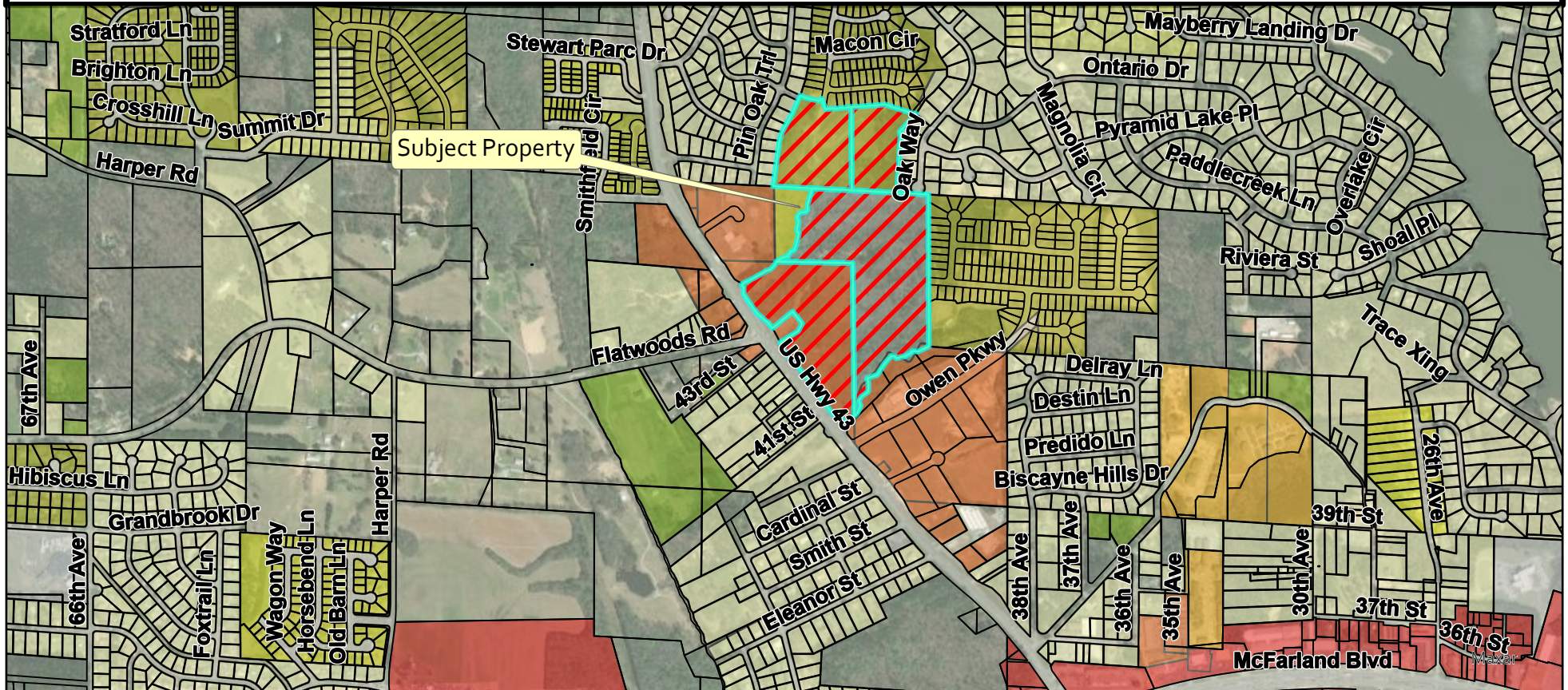
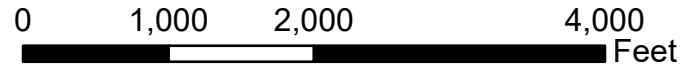
## Rezoning Request



### Zoning

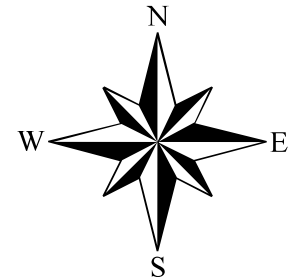
- Agriculture
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- Special District
- Residential Single-Family - 1
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- Parcels
- Parcels selection

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# City of Northport Planning Commission

## Rezoning Request

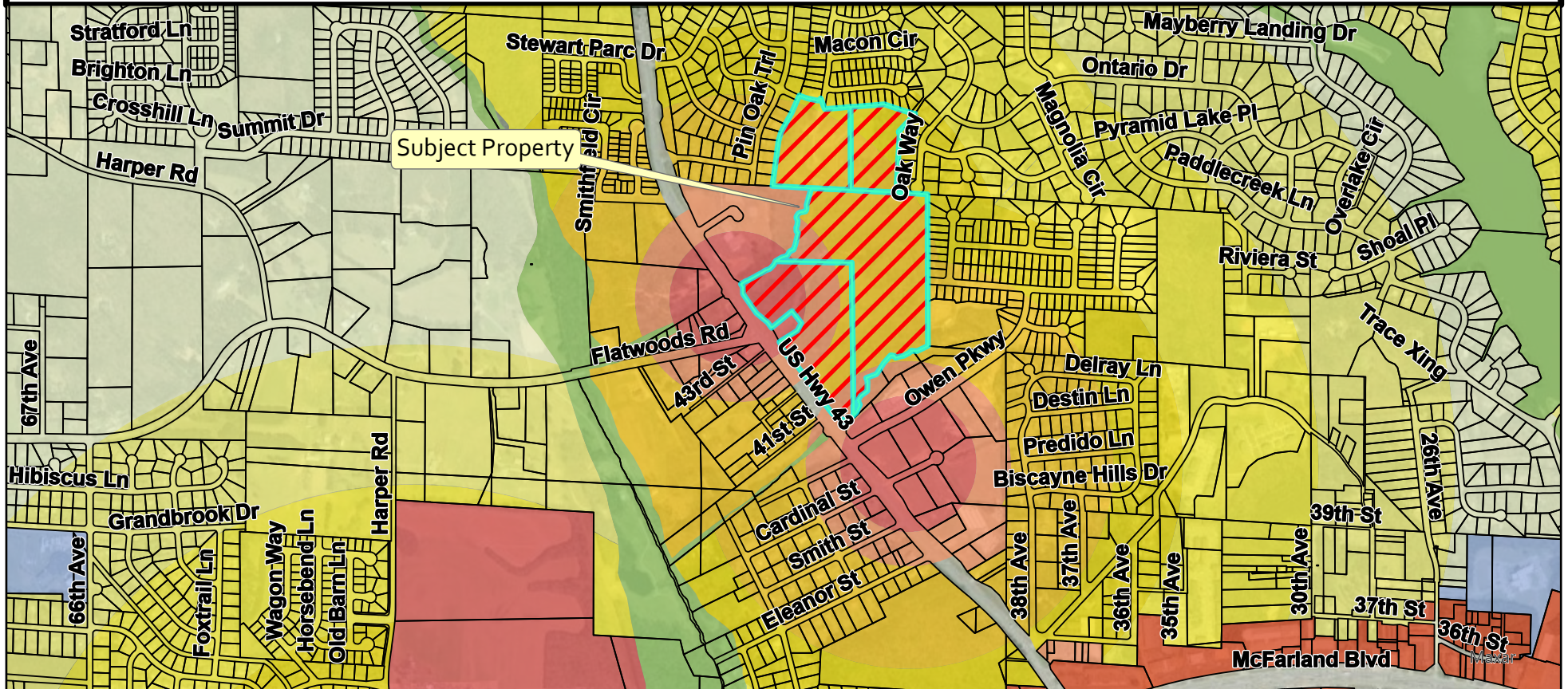
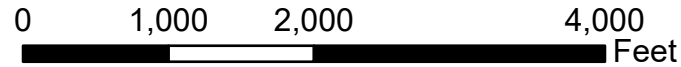


### Future Land Use

- Conservation
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Subject property as seen from Highway 43 N looking east.

## Magnolia Hills West Special District Narrative

Magnolia Hills West and Northwood Gardens Phase 4 are two proposed residential subdivisions included in the Magnolia Hills West Special District Plan located in Northport, Alabama, adjacent to the existing Northwood Gardens, Northwood Estates, and Magnolia Hills subdivisions.

The future land use map recognizes this area as high density residential; defined as “single-family development at densities that exceed 5.5 units per acre” and explains that “high density residential areas are located adjacent to commercial and mixed-use nodes, where infrastructure is robust. This land use acts as a transition between nonresidential development areas and lower density residential neighborhoods”. This special district will complement the existing subdivisions to the north and the east with relatively similar sized lots. Buffers have been provided along the northeast property lines as a transition to the larger lots in Northwood estates. A stub street has been proposed to the south for access to the future commercial area along Hwy-43. For these reasons, the special district is in alignment with the comprehensive plan for growth.

This project is a combination of the final phases of the Magnolia Hills & Northwood Gardens subdivisions. The intent of this development is to deliver quality and affordability to current and incoming citizens of the area, that will also increase neighboring values and grow commercial on Highway 43. This project is intended to be a build-to-sell subdivision.

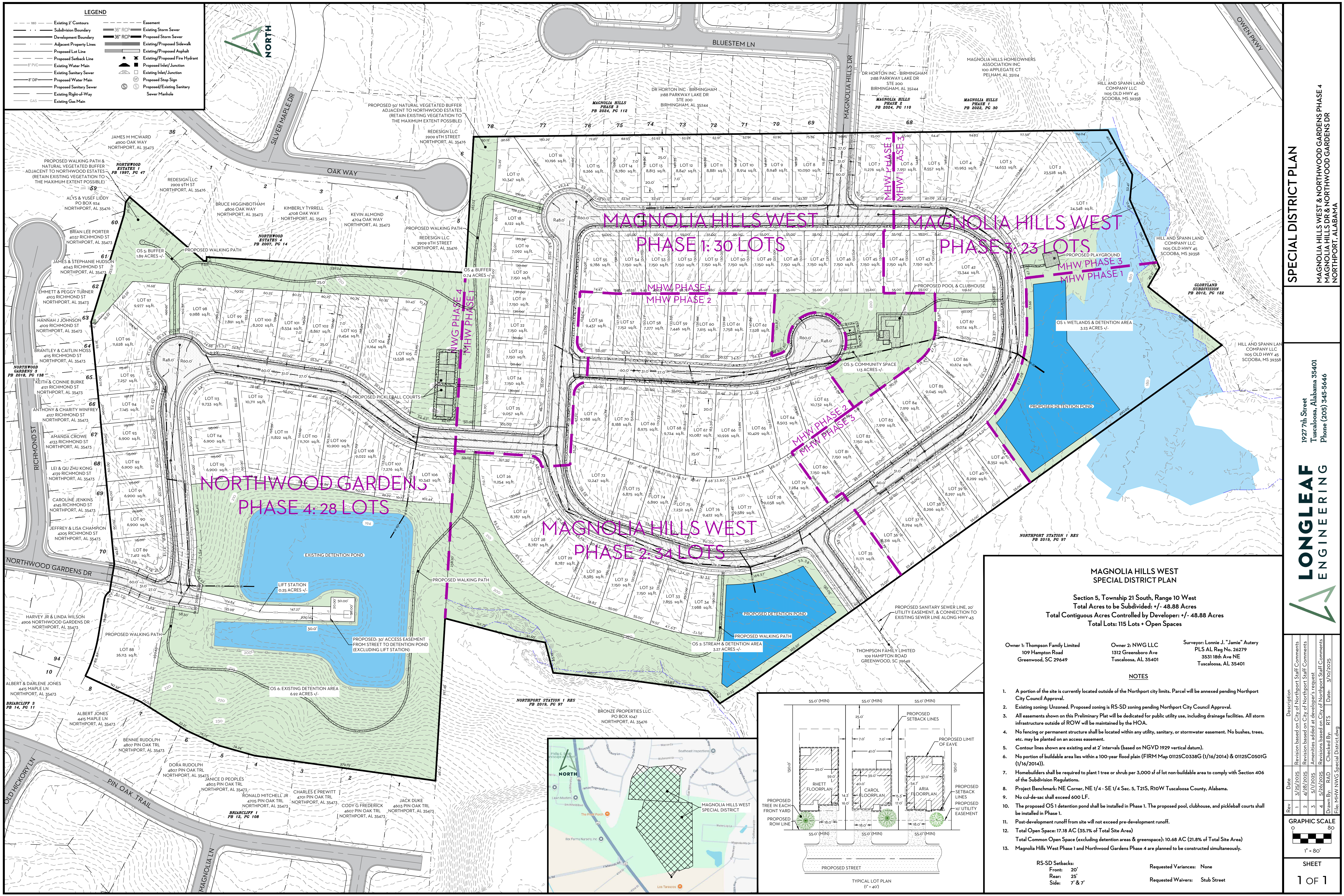
The use of a special district allows for greater flexibility in the proposed layout and the opportunity for additional open spaces and amenities- improving the quality of life of the residents. There are 115 single family homes proposed with a variety of open spaces provided throughout the entire development. Sidewalks are provided within both subdivisions and include the potential for future commercial access to the south. The proposed amenities include pickleball courts and a playground in a centralized area. Residents of both Magnolia Hills West and Northwood Gardens Phase 4 will have access to all proposed amenities and common areas. Trees will be planted lining the streets, creating a more visually appealing streetscape. Parking spaces will be provided near the main amenity area. The southern and western portions of the site include large areas of existing streams and wetlands. These areas are being preserved, and the intent is to retain the natural vegetation to the maximum extent possible. For this special district, the developer would like to request a waiver from the stub street requirement. Due to the topography of the existing right of way at Pin Oak Trail, the necessary grading and drainage improvements would extend into properties that are not under control of the developer. Therefore, a stub street to Pin Oak Trail cannot be constructed. During the previous public hearings for the Magnolia Hills West subdivision, adjacent property owners and the Planning Commission preferred no street connection be made at Oak Way. Additionally, a 50' natural vegetated buffer is proposed between the Magnolia Hills West and Northwood Estates subdivisions to serve as a transition between the two neighborhoods.

Our development plan will be completed in 3 phases, and we anticipate development to begin in mid-2026 with the last home sold in mid-2030. The proposed home elevations include both fiber-cement board and masonry finishings including brick. No vinyl siding is proposed. Single family one- and two-story homes will have 4-5 bedrooms and 2-3 baths, square footages range from 1,200 to 2,500 square feet and include two car garages with at least two additional parking spaces in the driveway. The homes plans are part of the “Tradition Series” which provide elevated finishes from the homes currently in Magnolia Hills, including 9-foot ceilings and upgraded kitchens and bathroom spaces. Proposed listing prices for these homes range from \$300,000 to \$400,000 and are subject to market conditions at the time they are built and sold. At this price range, the homes are priced higher per square foot than SOLD neighboring homes in the area and should increase property values. Home sales data was collected from Zillow.

Community Benefits of the Magnolia Hills West Special District (in accordance with Section 6.03.03 of the Zoning Ordinances)

1. All proposed homes will have fiber-cement board and masonry finishings. No vinyl siding is proposed. This conforms to the materials used at both Magnolia Hills and the existing phases of the Northwood Gardens subdivision.
2. The proposed garages are 20' wide, taking up less than half of the typical proposed lot. For houses with front porches, the porches will be aligned with the front yard setback and extend out further than the front of the garages. By varying the house plans and having some of the garages located behind the front setback line, the streetscape will be more visually appealing. A minimum of one tree per lot will be planted in front yards in accordance with Section 406 of the subdivision regulations. This will provide variation to the front yards and ensure that garages do not dominate public view along the streets.
3. The proposed house plans include a mix of one- and two-story homes ranging from 1,200 to 2,500 square feet. This will provide future residents a variety of home styles and sizes for all stages of life. For example, the proposed house plans include a 1,300 square foot plan that could serve as a first-time homebuyer, a 1,774 square foot plan that can serve as a "move-up" and then a 2,511 square foot plan to serve as a potential "forever home", along with plans in the "in-between".
4. A 1.13-acre community space is proposed in the center of the Magnolia Hills West subdivision. This area includes a pool, a clubhouse, a parking area, and sidewalks throughout. On the border between the two subdivisions, there are two proposed pickleball courts. On the south side of Magnolia Hills West, there is also a playground to be added. Various walking trails are shown throughout the Special District to provide heightened connectivity and recreational areas. These community spaces will be accessible to residents of both Magnolia Hills West and Northwood Gardens Phase 4. Sidewalks are provided throughout both subdivisions for pedestrian access. In addition to this community space, approximately 4 acres of natural/wetland areas are being proposed. These areas will preserve existing wetland and stream areas and serve as buffers to the adjacent neighborhoods. Existing vegetation will be preserved to the maximum extent possible.
5. Sidewalks are proposed within both subdivisions and connect to the existing sidewalk networks at Magnolia Hills and Northwood Gardens. There are 3,950 LF of designated walking paths through the open spaces that connect with the sidewalks to provide integration between all the open spaces and amenities. Sidewalks are also proposed at the stub street to the south for pedestrian access to future commercial development. This proposed sidewalk network not only benefits this special district, but also the adjacent subdivisions.

In Northport's future land use plan, this site is designated as "high density residential" / "multifamily residential". We are presenting a medium-density residential plan that mirrors lot sizes to the east and to the north. The community benefit will be providing new, quality housing for Northport residents that is attainable. This will help spur commercial growth on Highway-43 and provide amenities for residents to enjoy and connect with their neighbors. Additionally, there is a community benefit to the Northwood Gardens Phase 1-3 residents. Currently, Northwood Gardens does not meet the city's fire code, and this new plan would provide a secondary entrance. In the case of an emergency, the Northwood Gardens residents will now have two accesses if a situation of evacuation were needed.



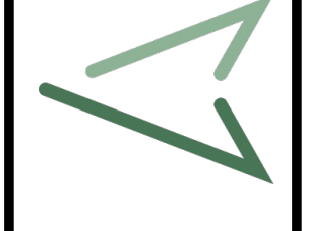
**LEGEND**

--- 180 ---	Existing 2' Contours	---	Easement
---	Subdivision Boundary	---	Existing Storm Sewer
---	Development Boundary	---	Proposed Storm Sewer
---	Adjacent Property Lines	---	Existing/Proposed Sidewalk
---	Proposed Lot Line	---	Existing/Proposed Asphalt
---	Proposed Subback Line	---	Existing/Proposed Fire Hydrant
---	Existing Water Main	---	Proposed Inlet/Junction
---	Existing Sanitary Sewer	---	Existing Inlet/Junction
---	Proposed Water Main	---	Proposed Stop Sign
---	Proposed Sanitary Sewer	---	Proposed/Existing Sanitary Sewer Manhole
---	Existing Right-of-Way	---	
---	Existing Gas Main	---	

**SPECIAL DISTRICT PLAN**  
 MAGNOLIA HILLS WEST & NORTHWOOD GARDENS PHASE 4  
 MAGNOLIA HILLS DR & NORTHWOOD GARDENS DR  
 NORTHPORT, ALABAMA

1927 7th Street  
 Tuscaloosa, Alabama 35401  
 Phone (205) 345-5646

**LONGLEAF**  
 ENGINEERING



**MAGNOLIA HILLS WEST SPECIAL DISTRICT PLAN**  
 Section 5, Township 21 South, Range 10 West  
 Total Acres to be Subdivided: +/- 48.88 Acres  
 Total Contiguous Acres Controlled by Developer: +/- 48.88 Acres  
 Total Lots: 115 Lots + Open Spaces

Owner 1: Thompson Family Limited  
 109 Hampton Road  
 Greenwood, SC 29649

Owner 2: NWG LLC  
 1312 Greenboro Ave  
 Tuscaloosa, AL 35401

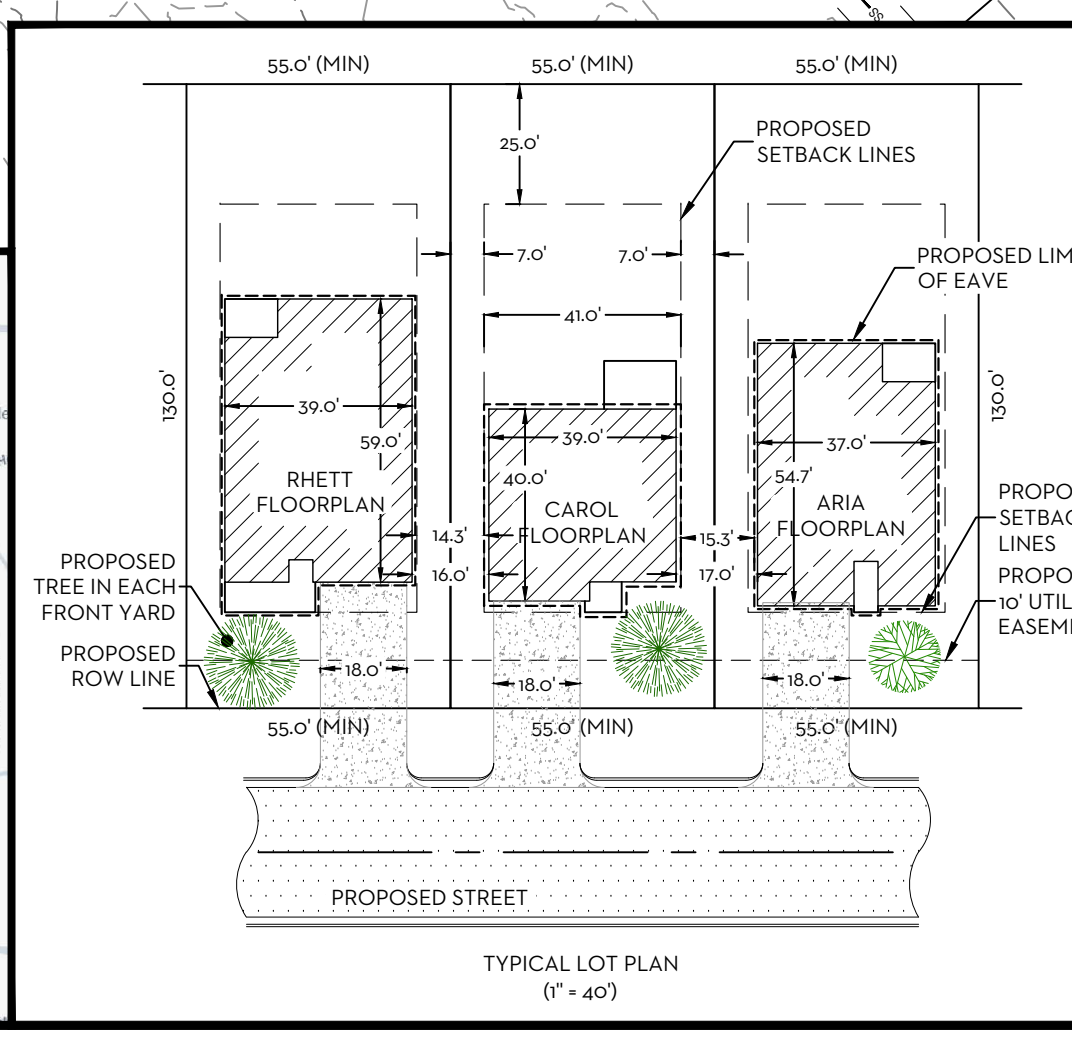
Surveyor: Lonnie J. "Jamie" Autery  
 PLS AL Reg No. 26279  
 3531 18th Ave NE  
 Tuscaloosa, AL 35401

**NOTES**

- A portion of the site is currently located outside of the Northport city limits. Parcel will be annexed pending Northport City Council Approval.
- Existing zoning: Unzoned. Proposed zoning is RS-SD zoning pending Northport City Council Approval.
- All easements shown on this Preliminary Plat will be dedicated for public utility use, including drainage facilities. All storm infrastructure outside of ROW will be maintained by the HOA.
- No fencing or permanent structure shall be located within any utility, sanitary, or stormwater easement. No bushes, trees, etc. may be planted on an access easement.
- Contour lines shown are existing and at 2' intervals (based on NGVD 1929 vertical datum).
- No portion of buildable area lies within a 100-year flood plain (FIRM Map 01125C0338G (1/16/2014) & 01125C0501G (1/16/2014)).
- Homebuilders shall be required to plant 1 tree or shrub per 3,000 sq ft of lot non-buildable area to comply with Section 406 of the Subdivision Regulations.
- Project Benchmark: NE Corner, NE 1/4 - SE 1/4 Sec. 5, T21S, R10W Tuscaloosa County, Alabama.
- No cul-de-sac shall exceed 600 LF.
- The proposed OS 1 detention pond shall be installed in Phase 1. The proposed pool, clubhouse, and pickleball courts shall be installed in Phase 1.
- Post-development runoff from site will not exceed pre-development runoff.
- Total Open Space: 17.18 AC (35.1% of Total Site Area)  
 Total Common Open Space (excluding detention areas & greenspace): 10.68 AC (21.8% of Total Site Area)
- Magnolia Hills West Phase 1 and Northwood Gardens Phase 4 are planned to be constructed simultaneously.

RS-SD Setbacks:  
 Front: 20'  
 Rear: 25'  
 Side: 7' & 7'

Requested Variances: None  
 Requested Waivers: Stub Street

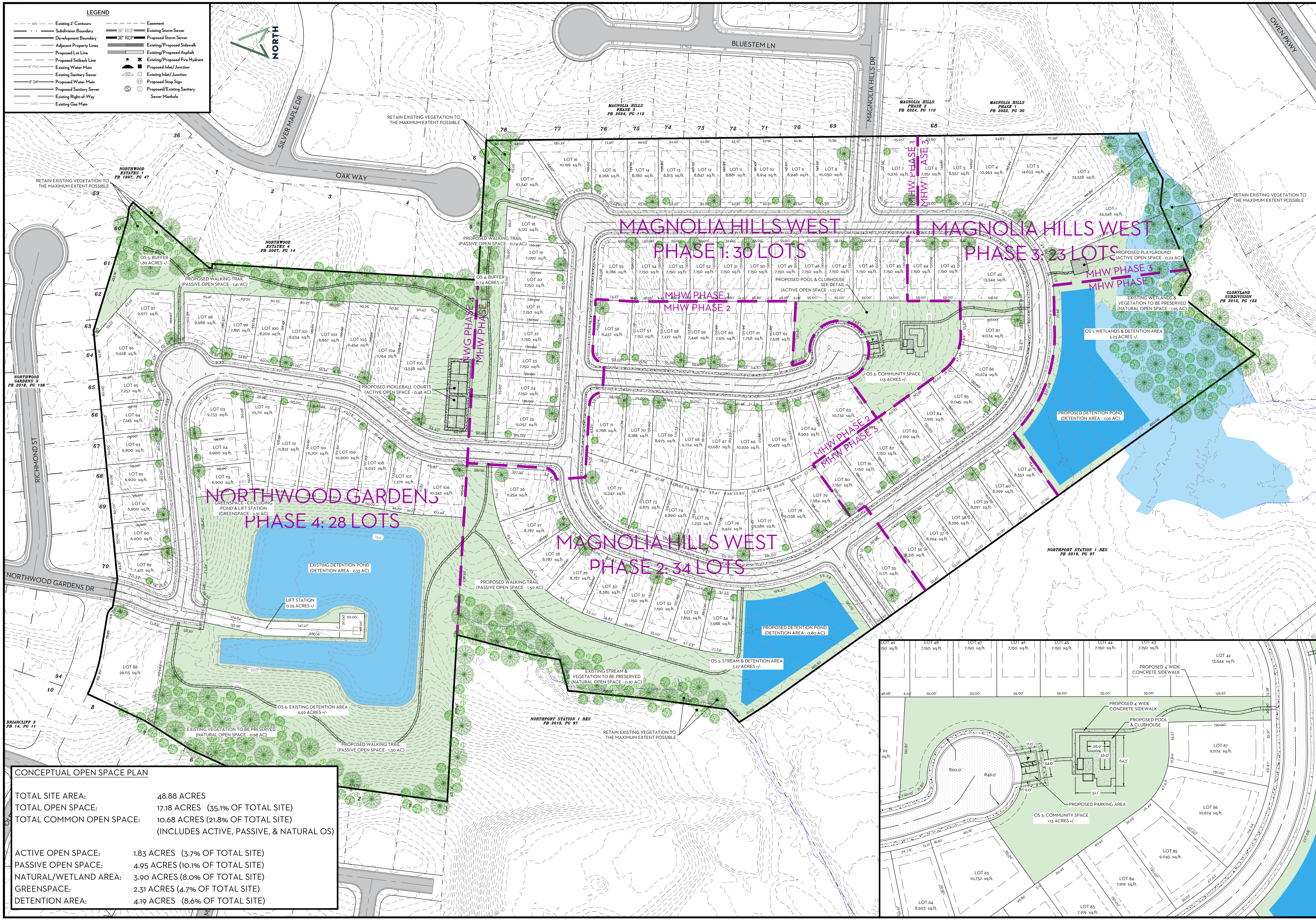


Rev	Date	Description
1	3/25/2025	Revision based on City of Northport Staff Comments
2	4/28/2025	Revision based on City of Northport Staff Comments
3	5/1/2025	Amendments added at developer's request
4	5/24/2025	Revisions based on City of Northport Staff Comments

Drawn By: RAD Checked By: RTS Date: 3/10/2025  
 File: PHW NWG Special District.dwg

**GRAPHIC SCALE**  
 0 80  
 1" = 80'

**SHEET**  
 1 OF 1



**LEGEND**

--- 180 ---	Existing 2' Contours	---	Essement
---	Subdivision Boundary	---	Existing Storm Sewer
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---	Existing Water Main	---	Proposed Inlet/Junction
---	Existing Sanitary Sewer	---	Existing Inlet/Junction
---	Proposed Water Main	---	Proposed Stop Sign
---	Proposed Sanitary Sewer	---	Proposed/Existing Sanitary Sewer Manhole
---	Existing Right-of-Way	---	
---	Existing Gas Main	---	

**CONCEPTUAL OPEN SPACE PLAN**

TOTAL SITE AREA:	48.88 ACRES
TOTAL OPEN SPACE:	17.18 ACRES (35.1% OF TOTAL SITE)
TOTAL COMMON OPEN SPACE:	10.68 ACRES (21.8% OF TOTAL SITE) (INCLUDES ACTIVE, PASSIVE, & NATURAL OS)
ACTIVE OPEN SPACE:	1.83 ACRES (3.7% OF TOTAL SITE)
PASSIVE OPEN SPACE:	4.95 ACRES (10.1% OF TOTAL SITE)
NATURAL/WETLAND AREA:	3.90 ACRES (8.0% OF TOTAL SITE)
GREENSPACE:	2.31 ACRES (4.7% OF TOTAL SITE)
DETENTION AREA:	4.19 ACRES (8.6% OF TOTAL SITE)

**OPEN SPACE PLAN**

MAGNOLIA HILLS WEST & NORTHWOOD GARDENS PHASE 4  
MAGNOLIA HILLS DR & NORTHWOOD GARDENS DR  
NORTHPORT, ALABAMA

1927 7th Street  
Tuscaloosa, Alabama 35401  
Phone (205) 345-5646

**LONGLEAF ENGINEERING**

Rev	Date	Description
1	3/25/2025	Revision based on City of Northport Staff Comments
2	5/1/2025	Amenities added at developer's request
3	5/26/2025	Revisions based on City of Northport Staff Comments

Drawn By: R/AD    Checked By: R/TS    Date: 3/10/2025  
File: MHW-NWG-Special.dwg

**GRAPHIC SCALE**  
0 80  
1" = 80'

**SHEET**  
1 OF 1

# **Magnolia Hills Citizen Communications**

## **QUESTIONS FOR APRIL 8<sup>TH</sup> MEETING**

**It is of utmost importance that ALL adjacent property owners and affected residents are guaranteed that ALL required studies and feasibility aspects to ANNEX and RE-ZONE the proposed properties have been fulfilled and complied with in regards to Local, City, County, State and Federal Regulations. Not just hear say/hand shake; actual sealed documents.**

### **Northwood Gardens Dr.:**

1. Will current road stay a deadend street with barrier of some sort?
2. Barrier constructed to left of 4906 Northwood Gardens Property?
3. Access to current retention pond area?
4. Access to City of Northport sanitary pumping station?
5. Will current pumping station as in #4 above handle additional sewage within regards to GPM and head?
6. Will this road be used to access new Annexed and Re-zoned property? Think about all traffic/safety and concerns of Fire Dept and Emergency vehicles.
7. How will ALL of storm water be handled? There are a total of 6 covered/uncovered discharges currently going to the retention pond area with one outlet at end of retention pond.

### **NWG/NWE and some of Briar Cliff residents:**

1. NWE Dr. is used by most, if not all residents, from NWG/NWE and some from Briar Cliff. There is no traffic light at NWE Dr. and Route 43 currently. It takes a considerable amount of time to enter onto 43 esp. during both rush hour times and you actually put your life in everyone's hands going N or S. (Does someone have to be killed before action is taken to improve safety?)
2. Some road surfaces in NWG, some in NWE and esp. Briar Cliff are crumbling and in disrepair. Are there any actions to be taken to remedy these conditions as MORE traffic will

## **HARVEY WILSON – 4906 NORTHWOOD GARDENS DRIVE**

greatly degrade our daily commute not to mention our vehicle conditions. There are various simple solutions to these conditions which could resolve this issue.

### **Richmond Street:**

1. Will a barrier of some sort be constructed between the adjacent backyards and the new Annexed and Re-Zoned property?

### **General Concerns:**

Where will all Utilities come from?

1. For example: Some of NWG already has a separate feed from Alabama Power as original wire size and length of run was not sufficient for ALL of Phase 3 construction.
2. City water pressure to residents homes in NWG has already been increased over original pressure when built as many of us have added PRVs after the meter to obtain acceptable in house pressure of desired 60/65 psi +/- from the current 80 to 100 psi street pressure . This pressure has been increased to provide for acceptable delivery pressure to residents further from the originating source.
3. Speeding, not obeying stop signs and abstracted driving in NWG is an issue. More traffic especially on NWG Dr. will cause safety issues with the elderly and families with young children who enjoy walking and riding scooters.

Guess no one has considered the values of current homes adjacent to the forementioned property being discussed as the amount of homes to be built by a “not so reputable company” will be disastrous for current property owners.

**HARVEY WILSON – 4906 NORTHWOOD GARDENS DRIVE**

**ACTUAL SURVEY (Mid-April 2025): VEHICULAR TRAFFIC PATTERNS IN and OUT OF NORHTWOOD GARDENS and NORTHWOOD ESTATES USING NORTHWOOD GARDENS DR. and NORTHWOOD ESTATES DR. to gain access to and from **ROUTE 43****

The **highlighted** survey, which is an actual count, does not include the hours from 8 am to 3 pm Monday through Friday or ALL-day Saturday and Sunday. It is estimated that between the hours, not surveyed, the traffic flow is **75%, if not more**, of the total flow surveyed, due to the Community activity along with the commercial traffic

<b>4/14/25 (MON)</b>	5 am to 6 am	22	3 pm to 4 pm	80	<b>Total Daily flow 546 Average</b>
	6 am to 7 am	20	4 pm to 5 pm	60	
	7 am to 8 am	51	5 pm to 6 pm	79	
		<b>Total 93</b>		<b>Total 219</b>	
<b>4/16/25 (WED)</b>	5 am to 6 am	21	3 pm to 4 pm	81	<b>Total Daily flow 602 Average</b>
	6 am to 7 am	23	4 pm to 5 pm	69	
	7 am to 8 am	65	5 pm to 6 pm	85	
		<b>Total 109</b>		<b>Total 235</b>	
<b>4/18/25 (FRI)</b>	5 am to 6 am	11	3 pm to 4 pm	79	<b>Total Daily flow 446 Average</b>
	6 am to 7 am	11	4 pm to 5 pm	53	
	7 am to 8 am	37	5 pm to 6 pm	64	
		<b>Total 59</b>		<b>Total 196</b>	
<b>4/22/25 (TUE)</b>	5 am to 6 am	23	3 pm to 4 pm	80	<b>Total Daily flow 565 Average</b>
	6 am to 7 am	22	4 pm to 5 pm	57	
	7 am to 8 am	58	5 pm to 6 pm	83	
		<b>Total 103</b>		<b>Total 220</b>	
<b>4/24/25 (THURS)</b>	5 am to 6 am	23	3 pm to 4 pm	83	<b>Total Daily flow 590 Average</b>
	6 am to 7 am	21	4 pm to 5 pm	68	
	7 am to 8 am	60	5 pm to 6 pm	82	
		<b>Total 104</b>		<b>Total 233</b>	

The ACTUAL and ESTIMATED vehicle traffic flow in/out of Northwood Gardens and Northwood Estates via the above-mentioned streets shows very active established Communities.

**Average 5-day flow is 550 vehicles per day (includes Easter Friday).**

More flow from the proposed ANNEXATION and RE-ZONING of property, using the same streets, will exceed and potentially double the present flow depending on resident and community activity adding to more congestion and a busy intersection at **Route 43** with **NO** current traffic light control.

**HARVEY WILSON – 4906 NORTHWOOD GARDENS DRIVE**

**CONCERNS FOR NORTHWOOD GARDENS, NORTHWOOD ESTATES AND NORTHWOOD LAKE COMMUNITIES DUE TO PROPOSED ANNEXATION and REZONING REQUESTS by LONGLEAF ENGINEERING**

Current proposal in front of the City Planning and Zoning Commission as I understand, to date, is to build a total of 117 single family homes to the South of Northwood Gardens Dr. 29 homes to be built East of the current retention pond and City of Northport sewage pumping station at the end of Northwood Gardens Dr. These 29 homes will be labeled Northwood Gardens Phase IV and presumably be part of Northwood Gardens? Plans show that the retention pond that Northwood Gardens now is responsible for will be used by the new 29 home project for storm water control and in addition to using the current sewage station. (As of this memo to you, Planning and Zoning Commission, the seller of the named Northwood Gardens Phase IV property has denied that this property will be attached to Northwood Gardens and he denies knowing anything about the issue at hand. This I know is not true). If it actually is part of Northwood Gardens then the HOA rules/by-laws, should by law, have to be followed. **NO** 2 story homes are presently built in Northwood Gardens. If the 29 homes were to be 2 story it would look rather tacky. Furthermore, these homes should pay a fee to maintain the retention pond as we do in Northwood Gardens. If these 29 homes are not a part of Northwood Gardens, then the access to them should not be through Northwood Gardens i.e. Northwood Gardens Dr. which does not presently go through. This road should be permanently closed off except for City access to the pumping station and retention pond area. The barrier device should prevent any vehicular traffic. Displacement of ALL pine trees will occur, and homes will overlook the pond/sewage station. Another 88 homes will be built to the South and join these 29 and labeled Magnolia Hills West. These 88 homes will merge with Magnolia Hills currently built and under construction by D R Horton.

Proposed vehicle and home access to the first 29 homes will be through Northwood Gardens Dr. which currently does not go through as mentioned. Access to the additional 88 homes will be via Magnolia Hills Dr. which has already been constructed when D R Horton started building homes in the new subdivision of Magnolia Hills near Los Tarascos Restaurant. Additionally, there will be access to the 88 homes through the first 29 homes via Northwood Gardens Dr. as they will be connected per plan. **NO**

## **HARVEY WILSON – 4906 NORTHWOOD GARDENS DRIVE**

other entrance/exit is planned (as the plan shows). Previous proposed access through Pin Oak Trail in Briar Cliff and Oak Way in Northwood Estates was not preferred or adopted at an earlier Planning Meeting. **City has a map showing ALL of the proposed plans.**

### **WHAT DOES THIS MEAN FOR RESIDENTS OF NORTHWOOD GARDENS and the OTHER COMMUNITIES**

1. Simple math says that traffic will drastically increase!  
Possibilities of traffic flow are as follows:  
Additional vehicles of at least 29 minimum and up to 117 daily will travel in/out of Northwood Gardens via Northwood Gardens Dr. and Northwood Estates Dr. to gain access to Route 43; an intersection with **NO** current traffic control. If there are 2 working residents in each new home then this figure doubles. A current daily traffic survey has been done, and is attached.  
If ALL 117 homes use Northwood Gardens Dr. this would be an additional 468 vehicular trips per day at minimum. This figure cut in half is still 234 trips daily plus all present local traffic. Granted, some traffic will use the other entrance/exit as noted in paragraph 2 above.
2. Speeding and disobeying stop signs exist now on Northwood Gardens Dr. and in Northwood Gardens where the speed limit is 25 mph per City code. More traffic, more speeders, more disobeying stop signs and more safety concerns will be the way of life for ALL.
3. Safety is of utmost concern for **ALL** in Northwood Gardens.
4. If the proposed plan is approved by the City, the construction traffic, dirt, and noise will be with us for at least 4 years (2026-2030). The majority of this traffic will use Northwood Gardens Dr. from Route 43. What will the heavy equipment due to our roads that already show signs of wear?
5. **Developers and Contractors** do not care about us.  
Their motto is **“Just get the job done and move on to another job”**.

**NOTE:** It is of the utmost importance, if the current proposal is accepted by the City, that ALL of the adjacent property owners and residents are guaranteed that ALL required studies and feasibility aspects to ANNEX and RE-ZONE the proposed properties have been fulfilled and complied within regards to Local, City, County, State and

## HARVEY WILSON – 4906 NORTHWOOD GARDENS DRIVE

Federal regulations. This includes traffic control! As of this flyer, ALL of these criteria have not been met, thus the continuance.

**WE**, in the surrounding Communities hope that the City of Northport looks through **OUR EYES** and understands what type of impact these proposals, as they stand, will have on **OUR** present way of living in **OUR** Communities in Northport, AL.

Please make this information a part of the package being discussed before and on May 13, 2025 meeting being held in the Chambers.

## Katelyn Lesley

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**From:** Yusef Liddy / Alys Liddy <zliddy@yahoo.com>  
**Sent:** Friday, May 2, 2025 11:26 AM  
**To:** Planning  
**Subject:** NORTHWOOD GARDENS RE-ZOINING

I currently live at 4031 Richmond Street (Northwood Gardens. I am so disappointed that we sold our house in Biscayne Hills of 45 years, to get our dream home and now it will be completely a nightmare. I understand developers have deep pockets and do not care about the communities they destroy, but this is such a disappointment.

PLEASE, protect this community and stop the overwhelming traffic and influx of people that this re-zoning will have on OUR neighborhood.

Thanks,

Alys Liddy

## Katelyn Lesley

---

**From:** Lei Kong <ray.bayen.kong@gmail.com>  
**Sent:** Monday, May 12, 2025 3:57 PM  
**To:** Planning  
**Subject:** Concerns about new development in Northwood Gardens

Dear Commissioner,

I am a resident at 4139 Richmond St, Northport, AL 35473, and I am writing to express my serious concerns on the planned new development in Northwood Gardens (the Annexation and Rezoning request by Longleaf Engineering). I was at the April hearing, However, it was postponed to May. Since I could not make it to the May hearing, I am listing my concern below.

My main concern is about the access to Northwood Garden Drive (the road) by all new homes in the new development. The new 29 homes built right next to Northwood Garden and the 88 new homes in Magnolia Hills (more than 150 if including the existing homes in Magnolia Hills) will all be granted access to Northwood Garden Drive in this proposed plan, which will gravely exceed its capacity. Right now, although only used by residents in Northwood Gardens, Northwood Garden Drive already shows signs of congestion during working hours. I can't imagine what the condition will be if we allow all new homes to use Northwood Garden Drive and more than double the traffic.

Moreover, Northwood Garden Drive is a very residential street. I see people walk their dogs, kids play, and people jog and exercise on it all the time. Allowing all the new traffic on this road will make it dangerous (even impossible) to do all these activities. Given the possibility of more speeders and more traffic sign violations, this new traffic pattern could even be devastating.

Therefore, I strongly oppose the idea of opening up Northwood Garden Drive to all the new homes in the planned development.

Thanks.

Best,

Lei

**City of Northport**  
**Planning and Zoning Commission – June 10, 2025**  
**Staff Report**

**Case:** S-25-10 University Beach, LLC

**Applicant:** University Beach, LLC

**Location:** North of McFarland Blvd and East of Harper Road

**Request:** Preliminary Plat

University Beach, LLC is requesting preliminary plat approval for approximately 61.2 acres located north of McFarland Boulevard and east of Harper Road. The property is currently divided into 4 parcels. The proposed plat would establish 4 nonresidential lots and 47 single-family detached residential lots.

Special District zoning was approved for this property in May 2025. The approved Special District plan showed conceptual and alternative lot configurations on sheets SD3.2, SD6.1, SD7.1, SD8.1, SD11.1, SD12.1, and SD13.1. The proposed preliminary plat follows lot lines shown in the Special District plan. It should be noted that residential lots 48-50 have been removed from this proposed plat phase to comply with fire code requirements.

The approved Special District plan specifies waivers for stub street to the east, public street width, and public ROW width. The Special District approval also included a condition that all public sidewalks in the plan be at least six feet wide. The plat conforms to the approved Special District plan regarding sidewalks, stub streets, street width and ROW width, so no waivers need to be approved by the Commission.

The future land use plan contained within Northport Compass depicts this property as “General Mixed-Use”, which supports a broad variety of commercial, entertainment, and high-density residential uses. The proposed development and requested plat are consistent with the comprehensive plan.

The site currently consists of vacant property zoned Highway Commercial (C-6). The site is surrounded by undeveloped unincorporated land to the north (no zoning), undeveloped unincorporated land to the east (no zoning), a mixture of restaurant and retail uses zoned Highway Commercial (C-6) to the south across Highway 82, a mixture of restaurant and retail uses zoned Highway Commercial (C-6) to the southwest, and by single-family residential neighborhoods zoned Residential Single-Family (RS-1 and RS-4) to the west across Harper Road.

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.

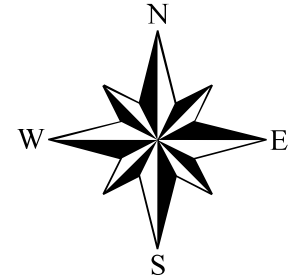
# City of Northport Planning Commission

## Preliminary Plat

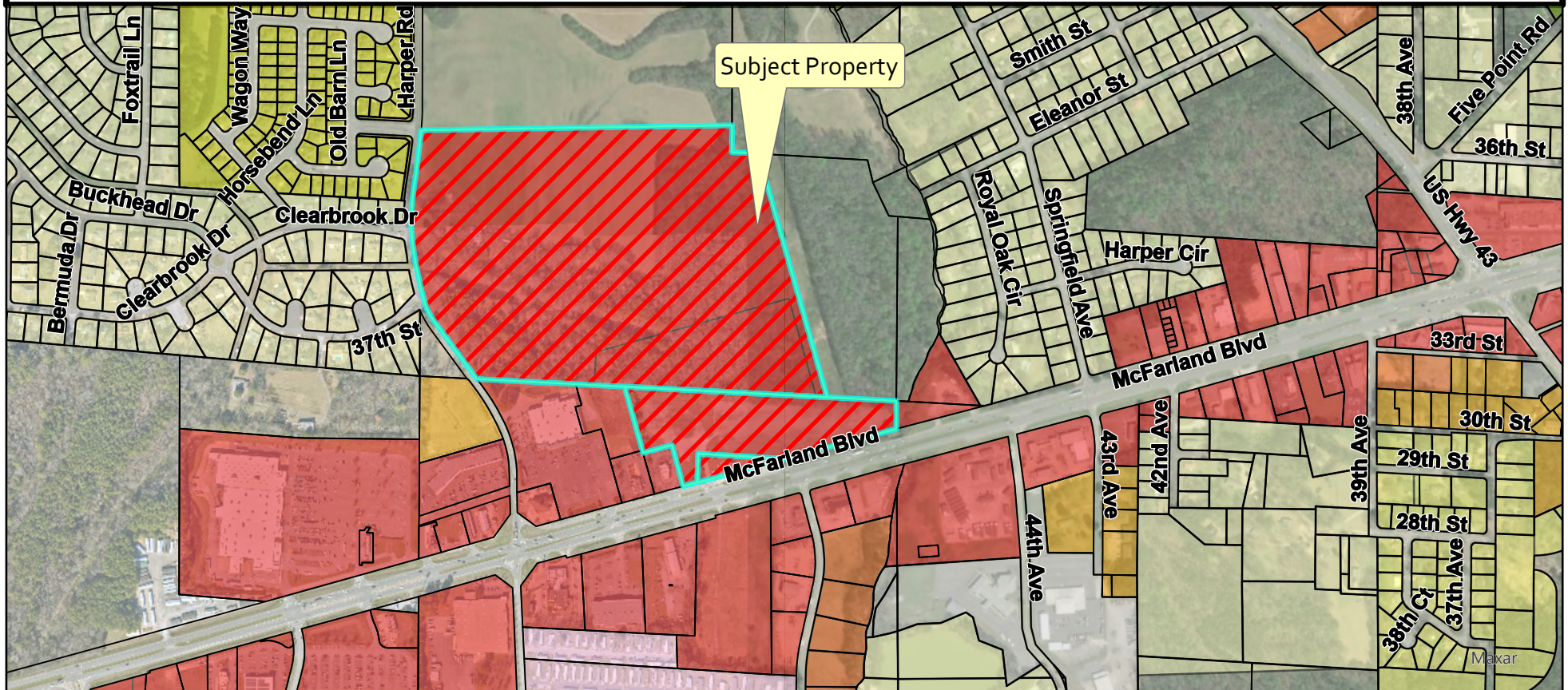
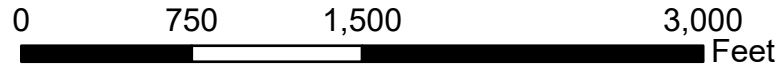
### Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Mobile Home Park
- Office and Institutional
- Residential Multi-Family

- Residential Single-Family - 1
- Residential Single-Family - 2
- 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.



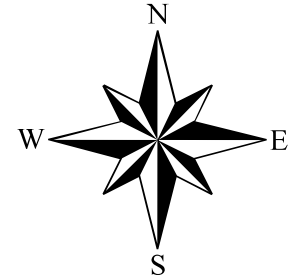
# City of Northport Planning Commission

## Preliminary Plat

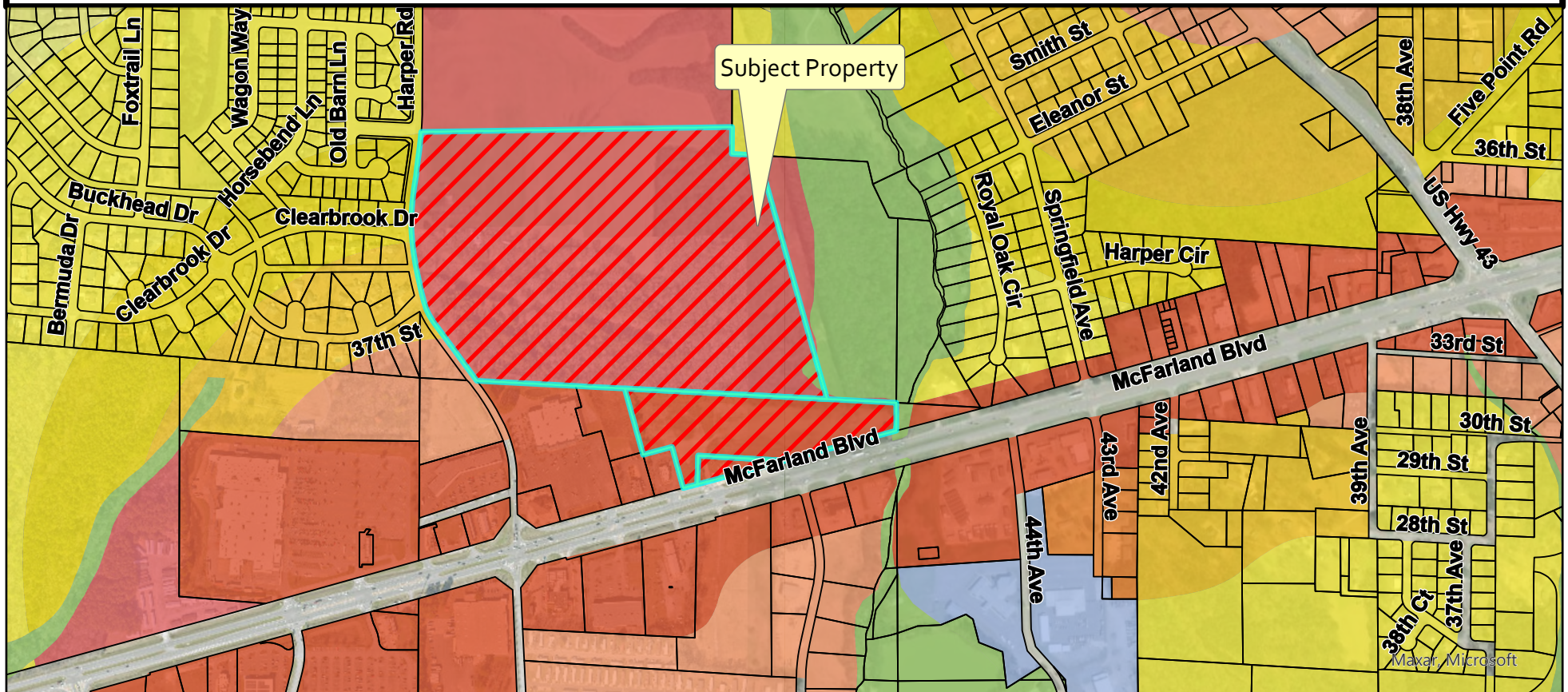
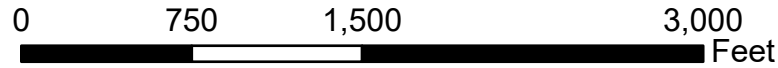
### Future Land Use

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

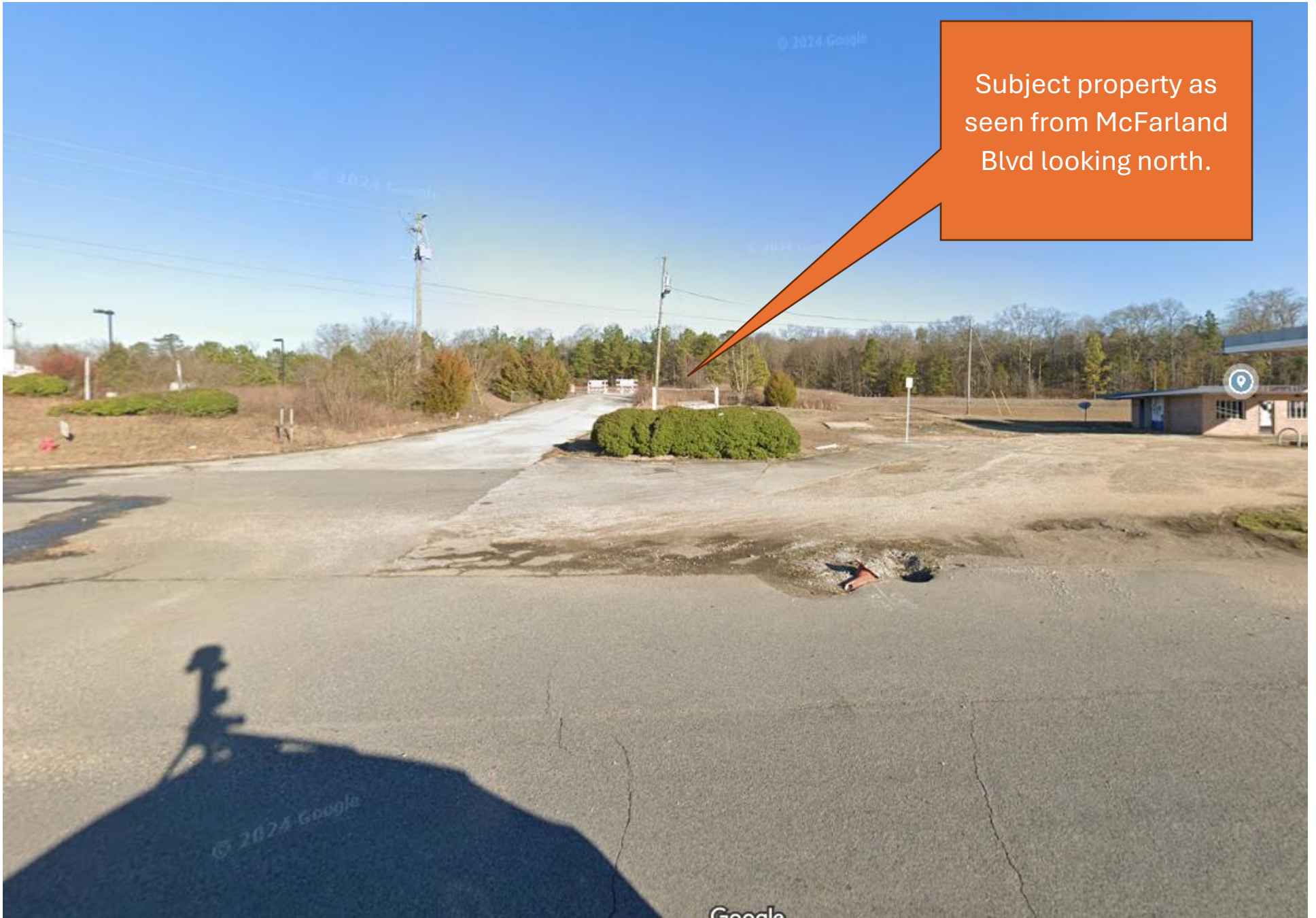
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Institutional
- Parcels
- Subject Property



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Maxar, Microsoft



Subject property as seen from McFarland Blvd looking north.



3200 Rice Mine Road NE  
Tuscaloosa, AL 35406  
205.345.0816  
www.ttlusa.com

May 27, 2025

Ms. Meredith Mullins  
City of Northport  
3500 McFarland Boulevard  
Northport, AL 35476

**RE: S-25-10 - University Beach Mixed-Use Development  
Preliminary Plat Submittal  
Response to City Review Comments**

Dear Ms. Mullins,

We are writing on behalf of the Applicant, University Beach, LLC, to provide the attached updated Preliminary Plat submittal documents which address comments received from City of Northport staff. City staff comments are copied in bold below. Responses to those comments are included after each bolded comment.

**Planning:**

- 1. Show proposed street names.** Proposed street names have been added (see attached preliminary plat).
- 2. Show 6' sidewalks to match conditions on approved SD plan.** All sidewalks have been adjusted to be 6' wide and match the conditions of the approved SD plan.
- 3. Show adjoining property owner to southwest (Tunnell-Latner).** Adjacent property owner (Tunnell-Latner) has been added (see attached preliminary plat).
- 4. Include name of surveyor.** Surveyor name has been added (see general notes on the attached preliminary plat).
- 5. Show current and proposed zoning.** Current and proposed zoning are both SD (see general notes on attached preliminary plat).
- 6. Show fence type and material for detention pond.** Fence type and material has been called out (see attached preliminary plat).

**Engineering:**

- 1. Identify any PSD segments crossing into the detention pond as "private" and modify the limits of the drainage easement accordingly.** PSD segments to the proposed detention pond have been adjusted to be "private" (see attached preliminary plat).
- 2. Modify sidewalk widths to match approved special district plan.** All sidewalks have been adjusted to be 6' wide and match the approved SD plan.

**Fire Department:**

1. **Connection Road, IFC, D103.4 dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 in IFC 2021, Appendix D.** The proposed connection road has been adjusted to provide a hammerhead turnaround at the location of future parking lot driveways.
2. **One or two family residential developments. IFC 2021 D107.1 developments of one or two family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.** Three (3) lots have been removed along "Easy Street" bringing the lot total in this area to thirty (30).

Should any additional information or clarification be needed regarding this Preliminary Plat application, please let us know.

Sincerely,

TTL, INC.



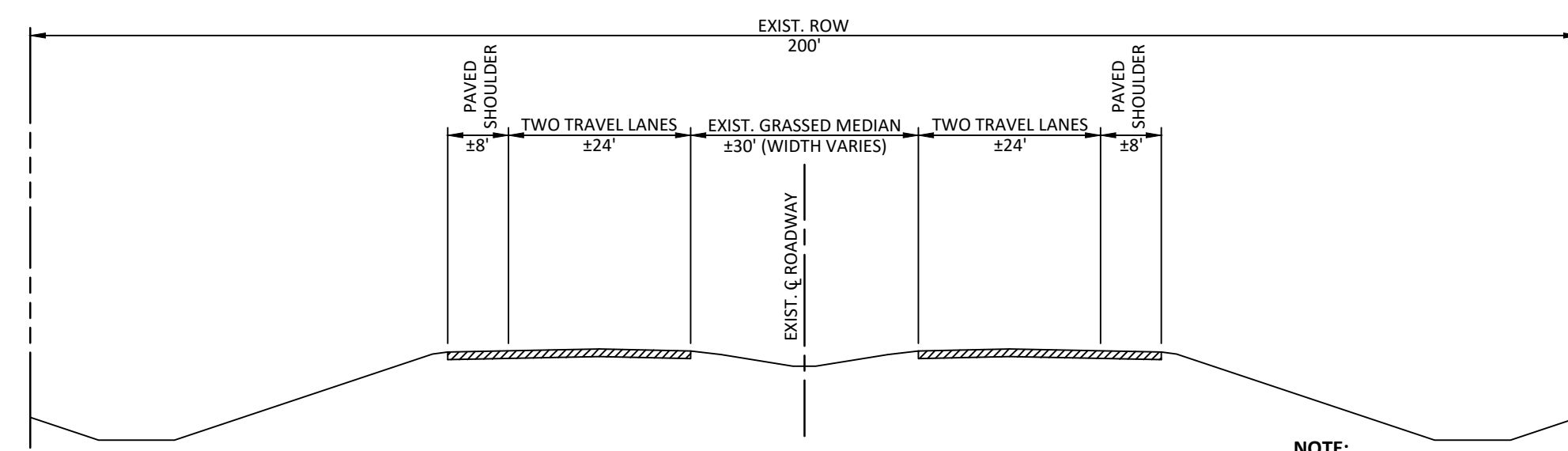
Andy McCartney, P.E.

*attachments:* Preliminary Plat



**TYPICAL STREET SECTIONS**

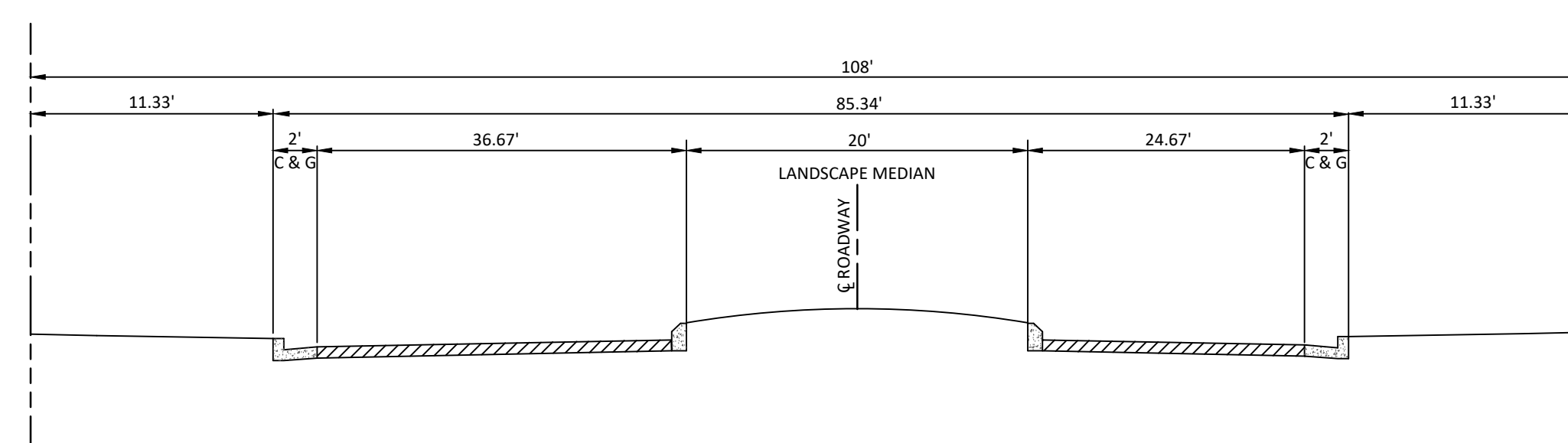
**EXISTING STREET TYPICAL SECTIONS**



**TYPICAL SECTION - MCFARLAND BLVD**  
NO SCALE

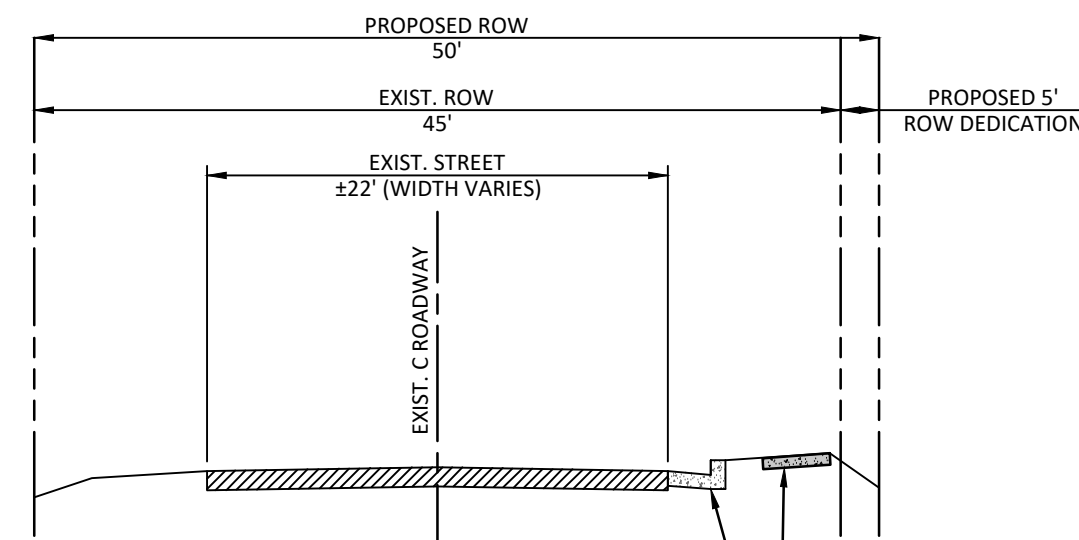
**NOTE:**  
NEW TURN LANE IMPROVEMENTS, SHOWN CONCEPTUALLY ON PLAN VIEW, WILL BE REQUIRED AND ARE SUBJECT TO ALDOT APPROVAL.

**PROPOSED STREET TYPICAL SECTIONS**



**TYPICAL SECTION - BOULEVARD ENTRANCE**  
PROPOSED IMPROVEMENTS  
NO SCALE

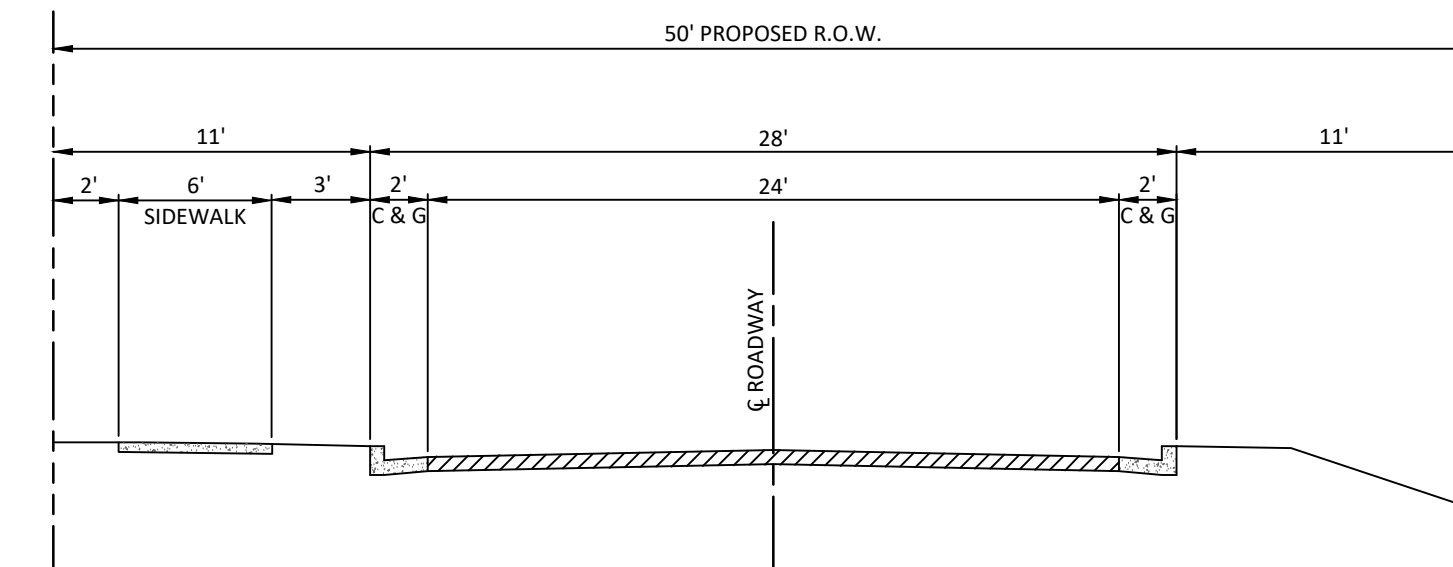
**NOTE:**  
BOULEVARD ENTRANCE DIMENSIONS ARE SUBJECT TO MODIFICATION DURING FINAL DESIGN AS PART OF ONGOING COORDINATION WITH PERMITTING AGENCIES.



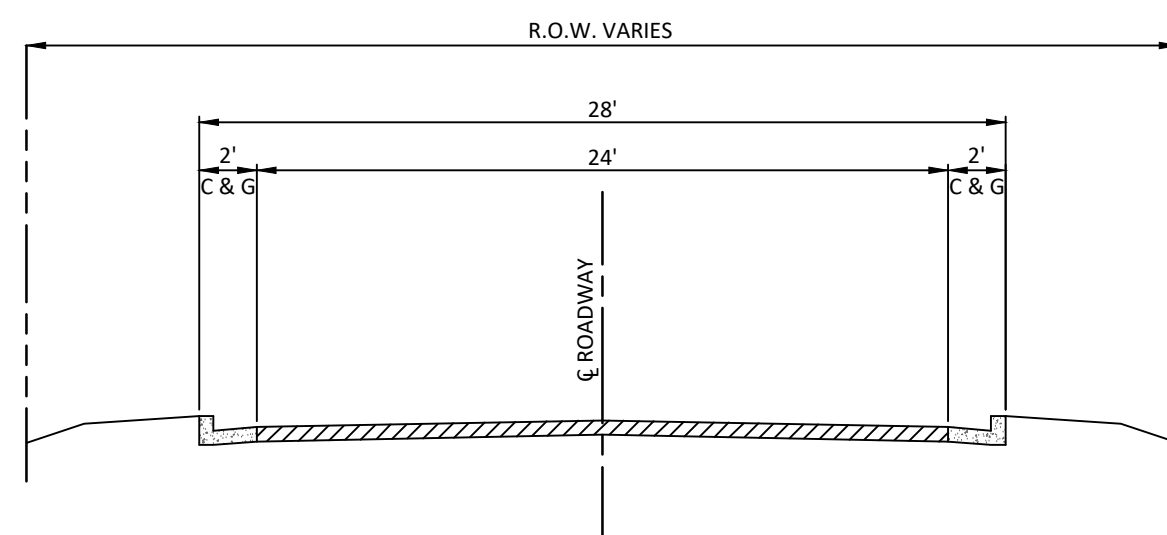
**TYPICAL SECTION - HARPER ROAD**  
NO SCALE

**NOTE:**  
PROPOSED IMPROVEMENTS ALONG HARPER ROAD ASSOCIATED WITH THIS SUBDIVISION INCLUDE:

1. 2' CURB & GUTTER ALONG EAST SIDE OF HARPER ROAD TO THE SOUTH SIDE OF THE PROPOSED SINGLE FAMILY RESIDENTIAL LOTS (SEE PLAN)
2. 6'-WIDE SIDEWALK ALONG EAST SIDE OF HARPER ROAD TO THE SOUTH SIDE OF THE PROPOSED SINGLE FAMILY RESIDENTIAL LOTS (SEE PLAN).
3. 5' OF RIGHT-OF-WAY DEDICATION WILL BE PROVIDED ALONG THE EAST SIDE OF HARPER ROAD WITH RECORDING OF FINAL PLAT.

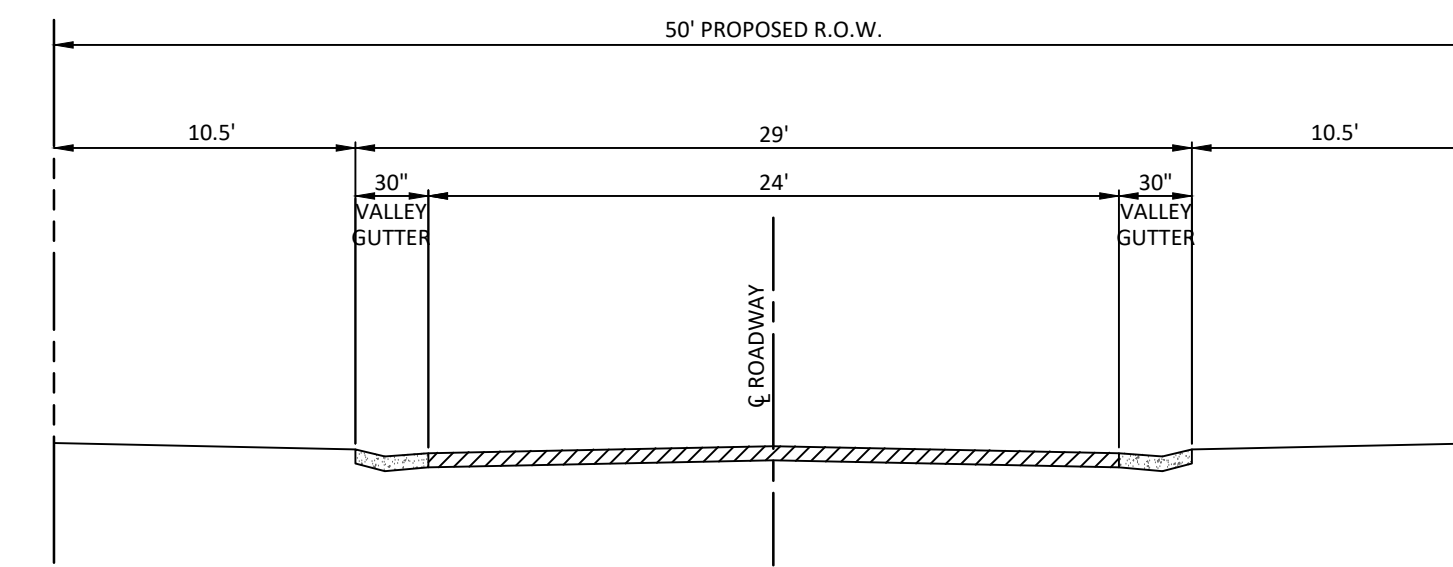


**TYPICAL PUBLIC ROADWAY SECTION**  
PROPOSED IMPROVEMENTS  
NO SCALE



**TYPICAL SECTION - ALDOT SERVICE ROAD**  
NO SCALE

**NOTE:**  
SERVICE ROAD IS PROPOSED TO BE EXTENDED AS CONCEPTUALLY SHOWN ON PLAN VIEW. SERVICE ROAD IMPROVEMENTS ARE SUBJECT TO ALDOT APPROVAL.



**TYPICAL PUBLIC ROADWAY SECTION - SINGLE FAMILY RESIDENTIAL STREETS**  
PROPOSED IMPROVEMENTS  
NO SCALE



3200 Rice Mine Road NE | Tuscaloosa, AL 35406  
205.345.0816 | www.ttlusa.com

**UNIVERSITY BEACH SUBDIVISION**  
**UNIVERSITY BEACH, LLC.**

SECTION 8, TOWNSHIP 21 SOUTH, RANGE 10 WEST  
NORTHPORT, ALABAMA

**PRELIMINARY**  
(NOT FOR CONSTRUCTION,  
RECORDING PURPOSES  
OR IMPLEMENTATION)

**PRELIMINARY PLAT**

No.	Date	Revision Description

Drawn By: J. B.      Checked By: J. A. M.  
 Date: 04/15/2025      Proj. No.: 23-01-01669-00  
 File Name: 231669 Preliminary Plat 2&3&6.dwg

**City of Northport**  
**Planning and Zoning Commission – May 13, 2025**  
**Staff Report**

**Case:** SP-25-8 Rapid Results Supreme  
**Applicant:** Rapid Results Supreme, LLC  
**Location:** 1017 Martin Luther King Jr. Boulevard  
**Request:** Conditional Use

Rapid Results Supreme, LLC is requesting conditional use approval for Indoor Recreation in a Light Industrial (M-1) zone for the property located at 1017 Martin Luther King Jr. Boulevard. The proposed use would consist of an indoor gym and fitness club within an existing office-warehouse development. No new construction is proposed with this request.

The current property consists of a 14-unit office warehouse development, of which 9 units are being leased by the applicant and are included in this request. The property is surrounded to the east by office-warehouses zoned General Commercial (C-3), to the south by undeveloped land zoned Light Industrial (M-1), to the west by office-warehouses zoned Office-Institutional (O-I), and to the north across Martin Luther King JR Blvd by an assisted living facility zoned Office-Institutional (O-I).

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

The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property. Some examples of conditions the commission may wish to consider attaching to this recommendation could include:

- **Hours of operation** – The Commission could consider attaching a requirement that this use be limited to normal daytime business hours to minimize adverse impacts to nearby residential and assisted living developments.
- **Noise Control** – The commission could consider attaching a requirement for additional soundproofing or restrict the use of amplified music during workout classes.




The draft for the Northport Compass plan shows this area as “Office-Trades Mix”. The proposed use is not in conflict with the comprehensive plan.









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

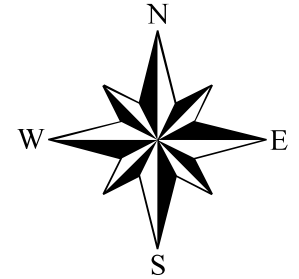
# City of Northport Planning Commission

## Conditional Use

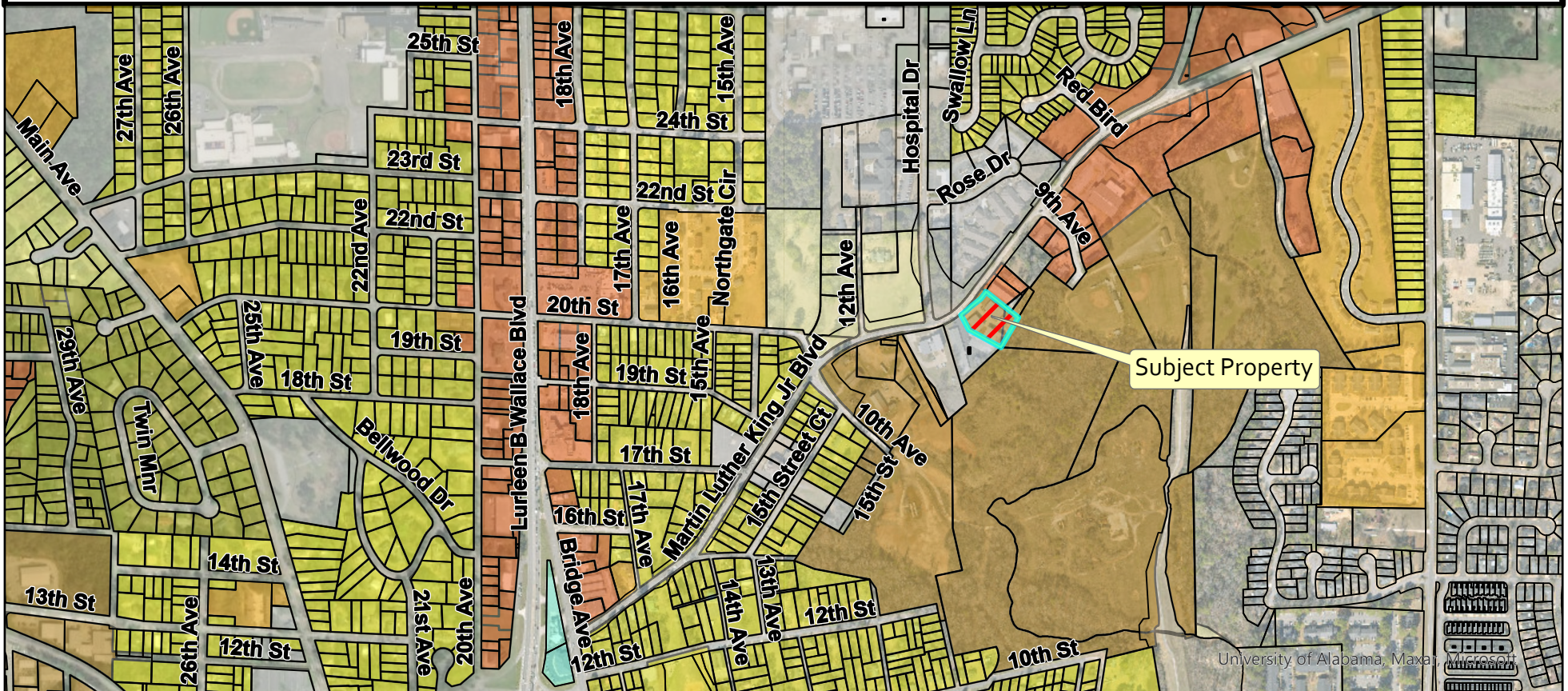
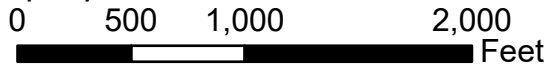
### Zoning

-  Neighborhood Commercial
-  General Commercial
-  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
-  Suburban Mixed-Use
-  Parcels
-  Subject Property



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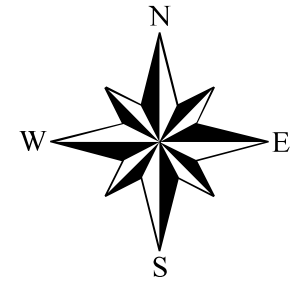
University of Alabama, Maxar, Microsoft

# City of Northport Planning Commission

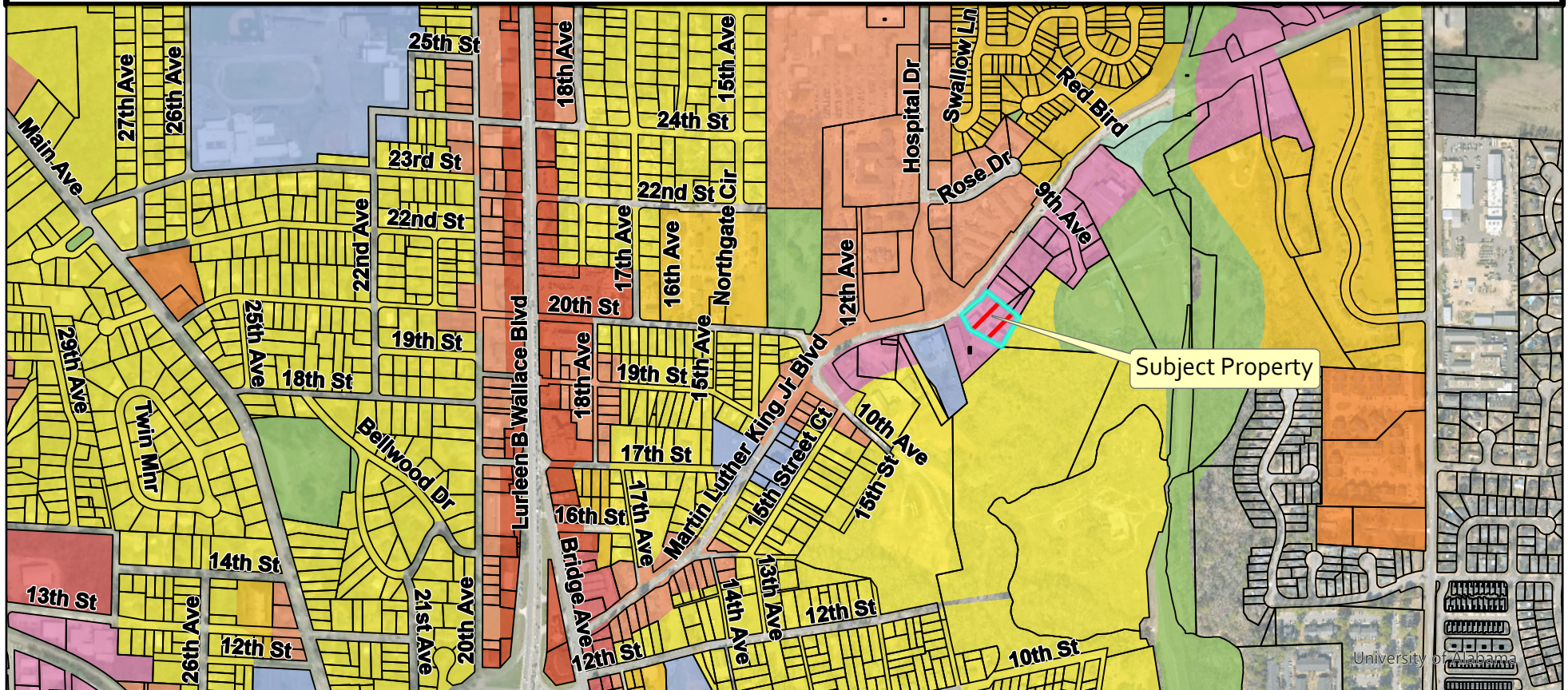
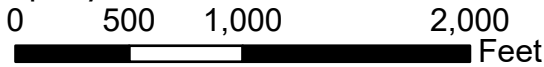
## Conditional Use

### Future Land Use

- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Office-Trades Mix
- Institutional
- Utilities
- Parcels
- Subject Property



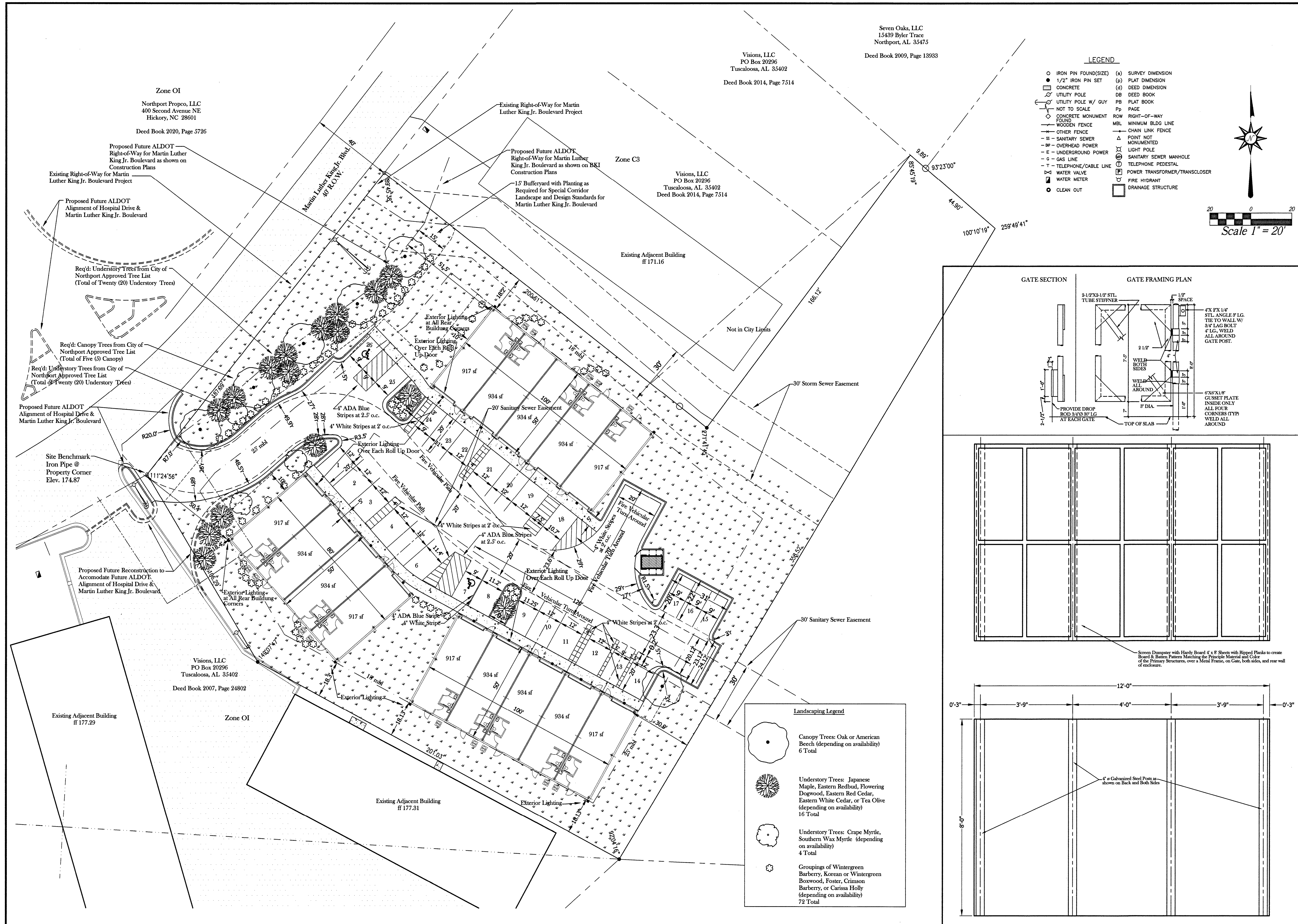
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University of Alabama



Subject property as  
seen from Martin  
Luther King Jr. Blvd.  
looking south.



Seven Oaks, LLC  
15489 Byler Trace  
Northport, AL 35475  
Deed Book 2009, Page 13983

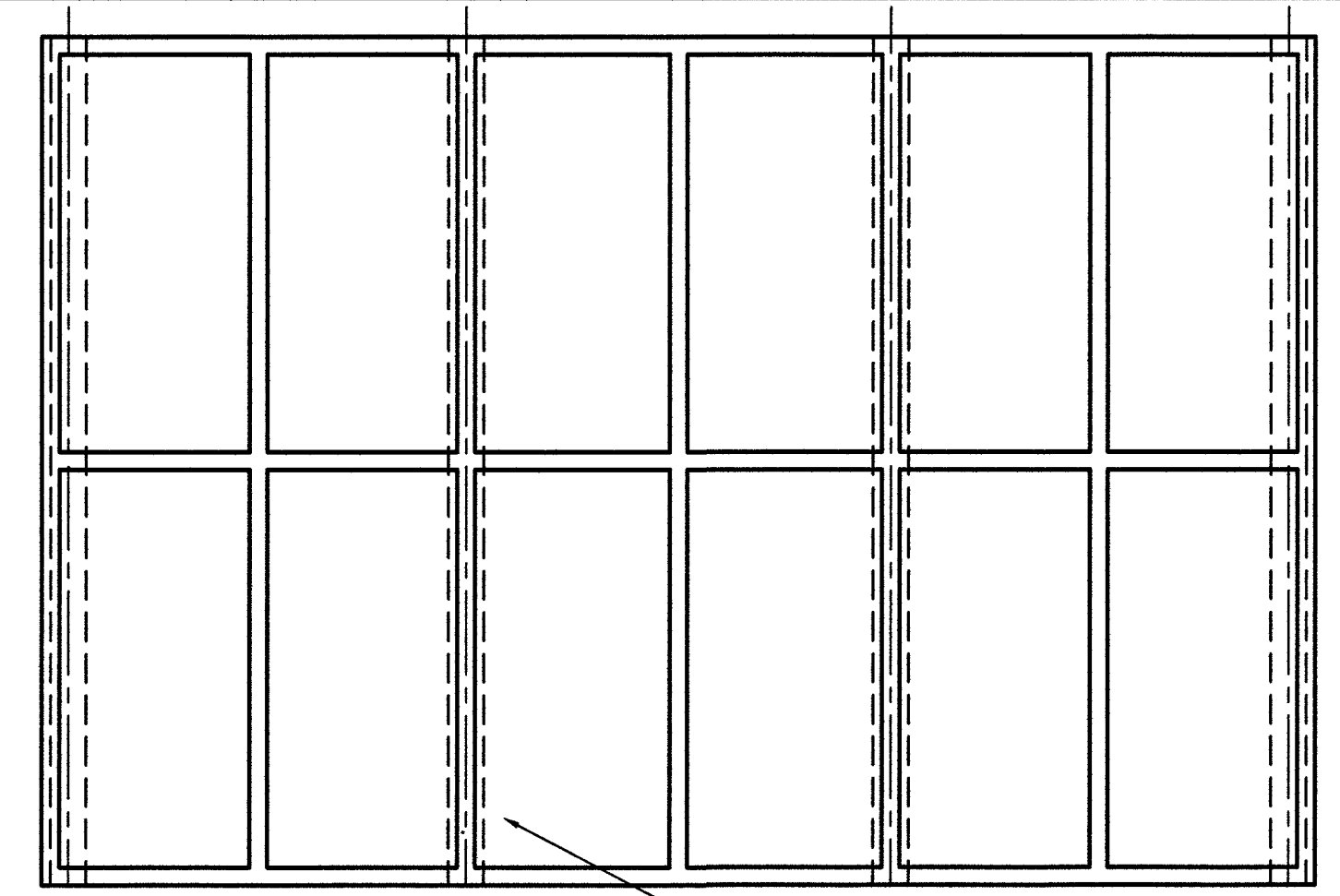
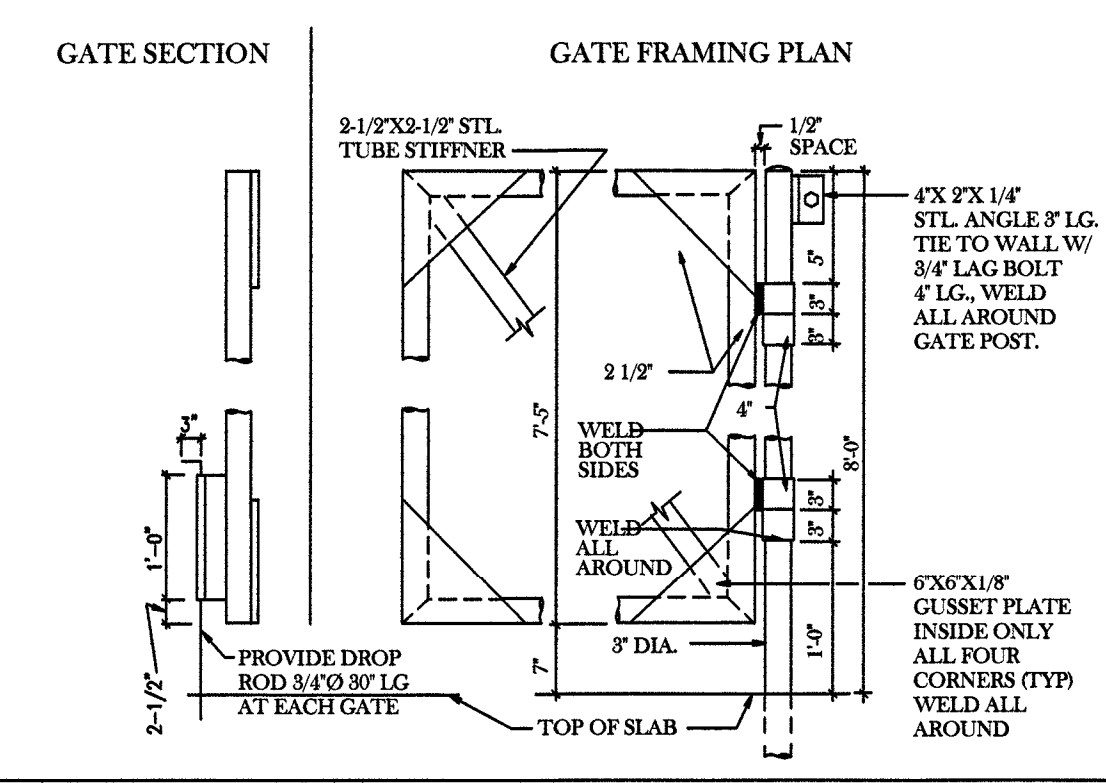
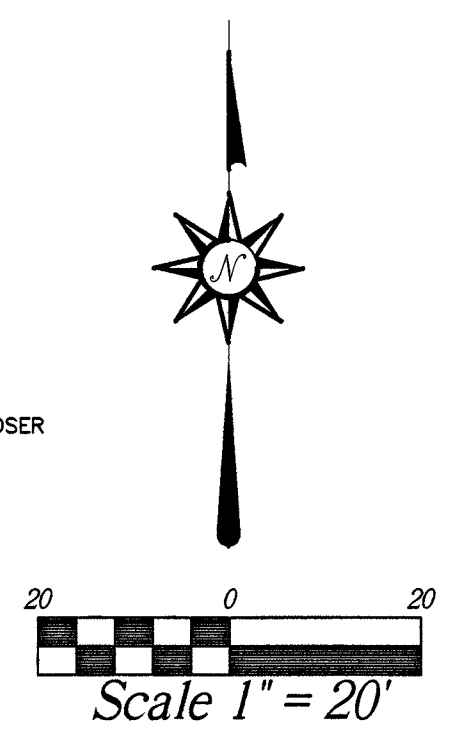
Visions, LLC  
PO Box 20296  
Tuscaloosa, AL 35402  
Deed Book 2014, Page 7514

Visions, LLC  
PO Box 20296  
Tuscaloosa, AL 35402  
Deed Book 2014, Page 7514

Zone OI  
Northport Propco, LLC  
400 Second Avenue NE  
Hickory, NC 28601  
Deed Book 2020, Page 5726

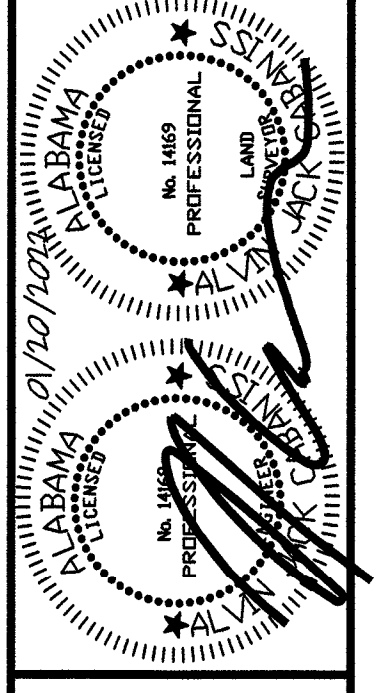
Visions, LLC  
PO Box 20296  
Tuscaloosa, AL 35402  
Deed Book 2007, Page 24802

- LEGEND**
- IRON PIN FOUND(SIZE)
  - 1/2" IRON PIN SET
  - CONCRETE
  - UTILITY POLE
  - UTILITY POLE W/ GUY
  - NOT TO SCALE
  - CONCRETE MONUMENT FOUND
  - WOODEN FENCE
  - OTHER FENCE
  - SS - SANITARY SEWER
  - WP - OVERHEAD POWER
  - E - UNDERGROUND POWER
  - G - GAS LINE
  - T - TELEPHONE/CABLE LINE
  - ⊕ WATER VALVE
  - ⊕ WATER METER
  - CLEAN OUT
  - (s) SURVEY DIMENSION
  - (p) PLAT DIMENSION
  - (d) DEED DIMENSION
  - DB DEED BOOK
  - PB PLAT BOOK
  - Pp PAGE
  - ROW RIGHT-OF-WAY
  - MBL MINIMUM BLDG LINE
  - CHAIN LINK FENCE
  - △ POINT NOT MONUMENTED
  - LIGHT POLE
  - SANITARY SEWER MANHOLE
  - TELEPHONE PEDESTAL
  - ⊕ POWER TRANSFORMER/TRANSCLOSER
  - TELEPHONE PEDESTAL
  - FIRE HYDRANT
  - DRAINAGE STRUCTURE



- Landscaping Legend**
- Canopy Trees: Oak or American Beech (depending on availability)  
6 Total
  - Understory Trees: Japanese Maple, Eastern Redbud, Flowering Dogwood, Eastern Red Cedar, Eastern White Cedar, or Tea Olive (depending on availability)  
16 Total
  - Understory Trees: Crape Myrtle, Southern Wax Myrtle (depending on availability)  
4 Total
  - Groupings of Wintergreen Barberry, Korean or Wintergreen Boxwood, Foster, Crimson Barberry, or Carissa Holly (depending on availability)  
72 Total

**Site & Landscaping Plan**  
**1017 Martin Luther King Jr., Blvd.**  
Part of SW 1/4, SE 1/4, SE 1/4  
Sec. 10, T. 21 S, R. 10 W  
Tuscaloosa County, Alabama



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**Cabaniss Engineering Inc.**  
Professional Engineers and Land Surveyors  
Court House Plaza 600 Luttrell Wallace Boulevard South Suite 140  
P. O. Box 020440 Tuscaloosa Alabama

JOB NO:	20-08-013
DATE OF SURVEY:	07/01/2020
FB/PG:	334/43
FILE NAME:	2006013.dwg
DATE:	07/28/2021
SOURCE OF TITLE:	D.B. 2020, Pg. 23334
SCALE:	1" = 20'
DWN/CHK BY:	TJS/AJC
REVISION:	12/23/2021 10/28/2021 01/11/2022
SHEET:	C102

**City of Northport**  
**Planning and Zoning Commission – June 8, 2025**  
**Staff Report**

**Case:** S-25-11 Resurvey of Lot 2 Beeker 82 Properties

**Applicant:** Duncan Coker & Associates

**Location:** 3400 McFarland Blvd.

**Request:** Preliminary Plat

Duncan Coker & Associates requesting preliminary plat approval for approximately 9.5 acres located at 3400 McFarland Blvd. The current property is zoned General Commercial (C-3) (Lot 2B) and Commercial Highway (C-6) (Lot 2A).

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 complete waiver of this requirement along 36<sup>th</sup> Avenue. There are no adjacent or nearby sidewalks on 36th Ave. Sidewalks 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. There is no existing curb and gutter on nearby portions of 36<sup>th</sup> Ave.

The property is surrounded by retail developments zoned Commercial Highway (C-6) to the south, single-family detached neighborhood zoned Residential Single-Family (RS-1) to the north and east, and an apartment community zoned Residential Multi-Family (RM) to the west.

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.



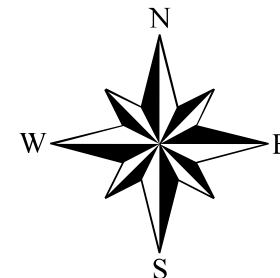
# City of Northport Planning Commission

## Preliminary Plat

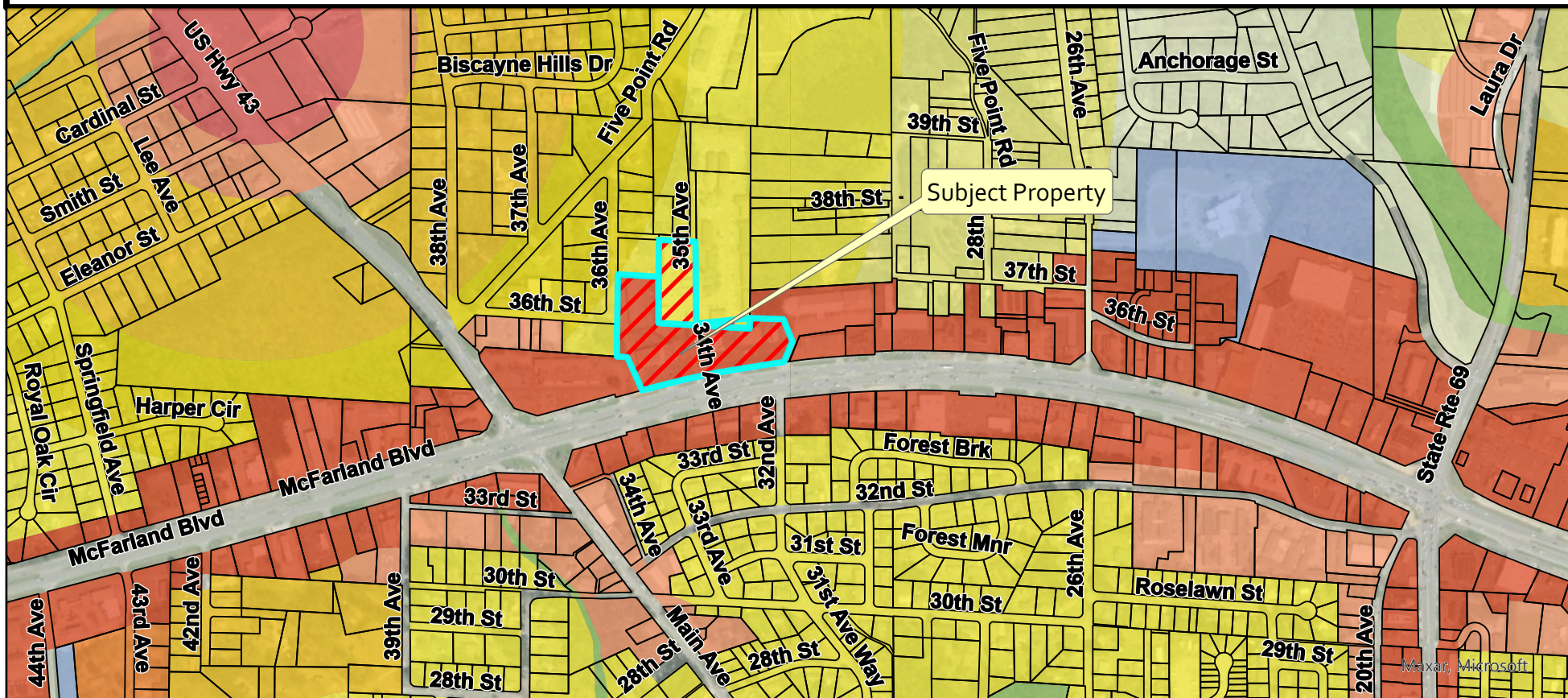
### Future Land Use

- 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
- Institutional
- Utilities
- Parcels
- Subject Property



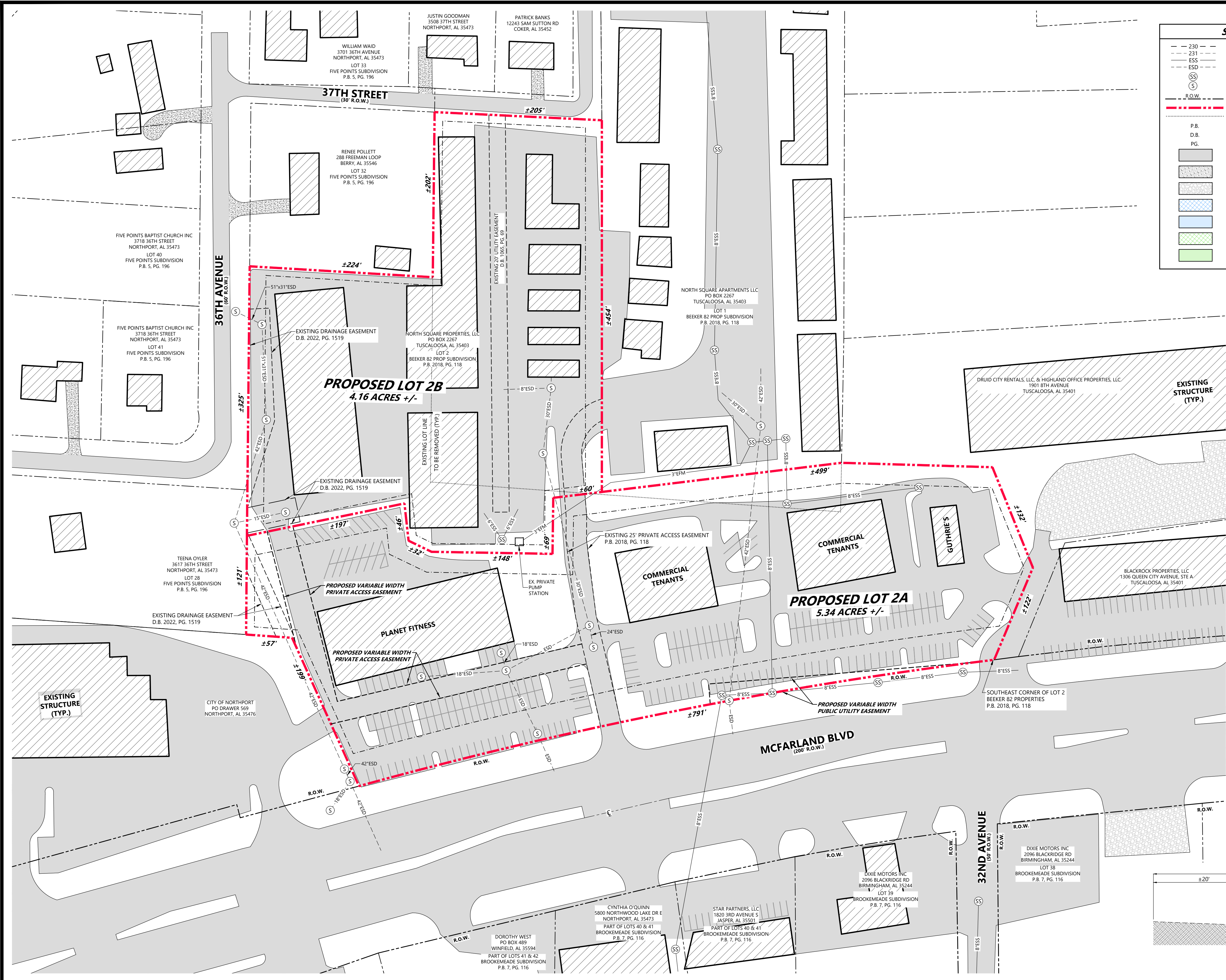
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Maxar, Microsoft

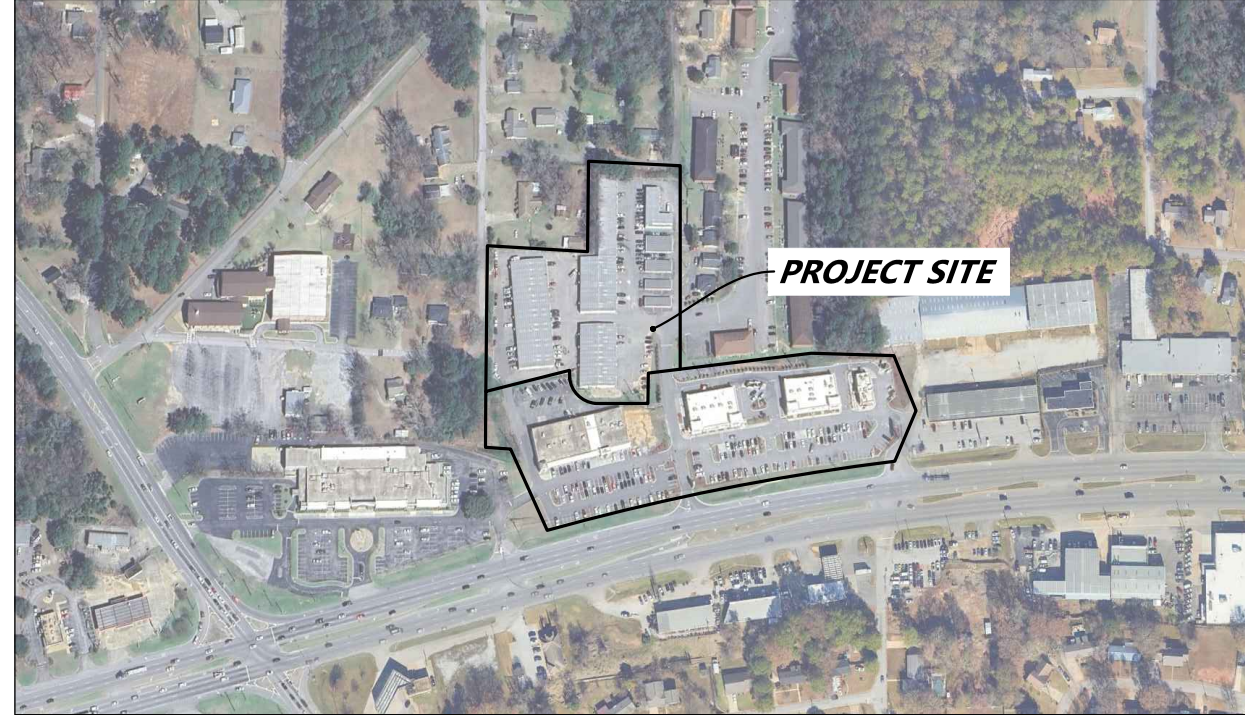
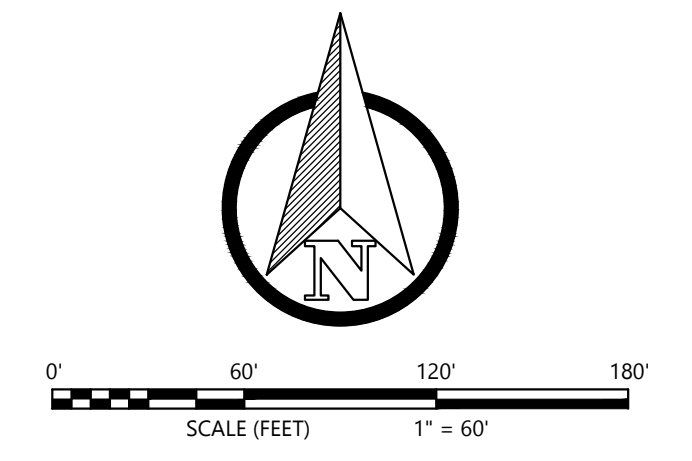
Subject property as seen from McFarland Blvd looking North.





**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
S	EXISTING STORM DRAIN MANHOLE
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	INTERIOR LOT LINE TO BE REMOVED
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
---	EXISTING ASPHALT SURFACE
---	EXISTING CONCRETE SURFACE
---	EXISTING CRUSHED STONE SURFACE
---	EXISTING ACCESS EASEMENT
---	PROPOSED ACCESS EASEMENT
---	EXISTING UTILITY EASEMENT
---	PROPOSED UTILITY EASEMENT

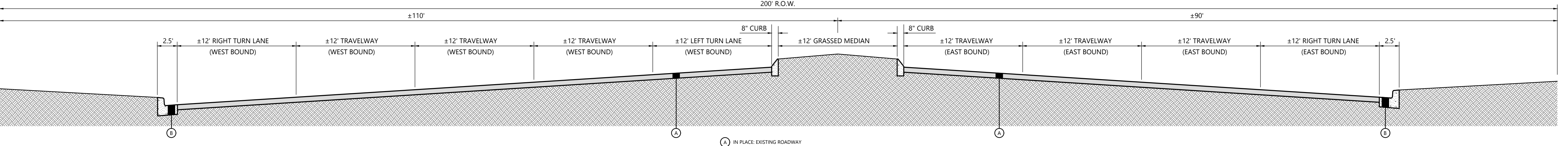
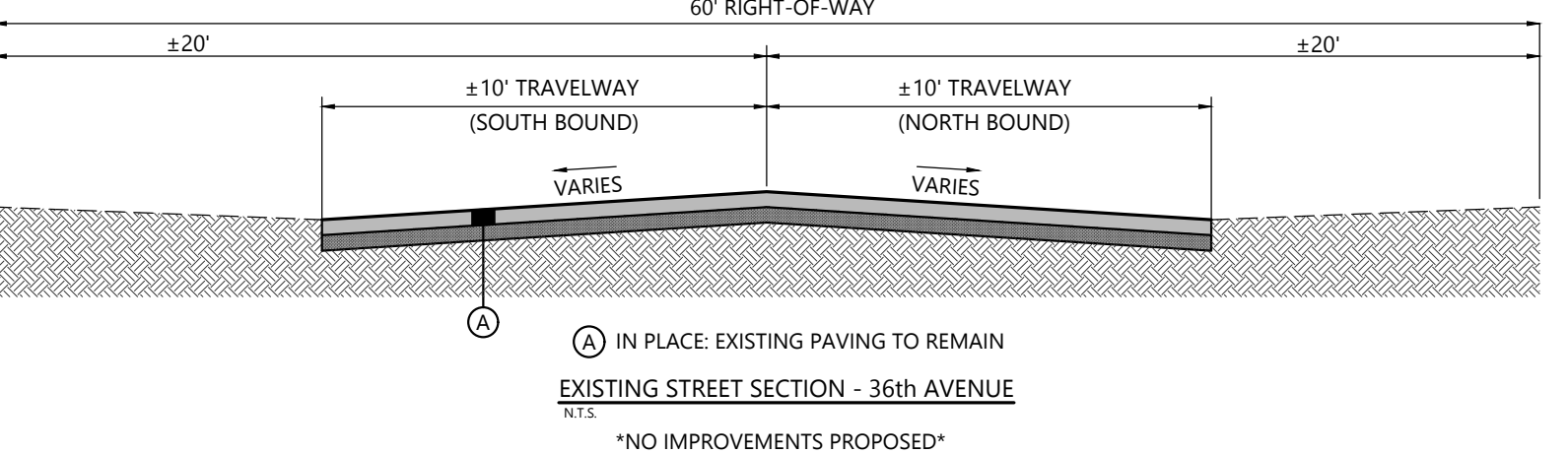


VICINITY MAP  
NOT TO SCALE

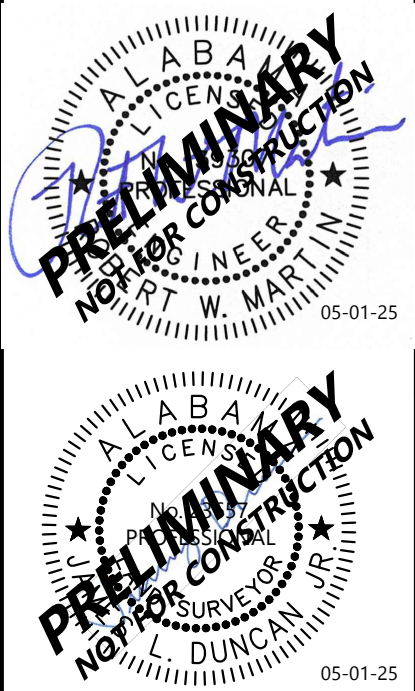
**APPLICANTS/OWNERS:** NORTH SQUARE PROPERTIES, LLC  
PO BOX 2267  
TUSCALOOSA, AL 35403

**SURVEYOR:** JAMES L. DUNCAN, JR. PE/PLS (AL PLS LICENSE NO. 23657)  
DUNCAN COKER ASSOCIATES, P.C.  
201 TOWNCENTER BOULEVARD  
TUSCALOOSA, AL 35406

- NOTES:**
- PROPERTY TO BE SUBDIVIDED = 9.50 Ac.±
  - TOTAL PROPERTY UNDER CONTROL OF THE OWNERS = 9.50 Ac.±
  - THIS CURRENT PROPERTY IS ZONED GENERAL COMMERCIAL(C-3)(LOT 2B) & HIGHWAY COMMERCIAL (C-6)(LOT 2A) AND IS LOCATED IN THE CITY OF NORTHPORT.
  - C-3 SETBACKS: FRONT: 20', SIDE: 10', REAR: 20'; C-6 SETBACKS: FRONT: 40', SIDE: 10', REAR: 25'
  - PROPERTY IS SERVED BY CITY OF NORTHPORT WATER AND SEWER
  - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, AS PER FEMA FLOOD MAP No. 01125C0502F, EFFECTIVE DATE 8/26/2007.
  - 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 PREVIOUS KNOWLEDGE OF THE AREA.
  - THE SUBJECT PROPERTY IS LOCATED IN THE NW 1/4 OF SECTION 9, TOWNSHIP 21 SOUTH, RANGE 10 WEST.
  - THIS SUBDIVISION IS A RESURVEY OF LOT 2 BEEKER 82 PROPERTIES (PB #2018, PG #118).
  - SOURCES OF TITLE: D.B. 2019, PG. 26374
  - UTILITIES WITHIN THE PROPOSED PRIVATE UTILITY EASEMENTS SHALL BE PRIVATELY MAINTAINED BY THE OWNER OF EACH RESPECTIVE LOT.
  - LOT 2B SHALL NOT HAVE DIRECT ACCESS TO 36th AVENUE.
  - THIS PLAN IS COMPLIANT WITH ALL APPLICABLE REQUIREMENTS FOR PRELIMINARY PLATS AS PER THE NORTHPORT SUBDIVISION REGULATIONS.
  - ALL PRIVATE SANITARY & STORM SEWER WILL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE AGREEMENT RECORDED AT DEED BOOK 2018, PAGE 20342.



- WAIVER REQUEST:**
- SIDEWALKS** - The developer requests a complete waiver of constructing sidewalks along 36th Avenue. There are no adjacent sidewalks to the property and the area is not included in the City of Northport's Pedestrian Plan. Since this is a simple resurvey with no intentions to redevelop any of the proposed lots, a complete waiver is requested.
  - HALF STREET IMPROVEMENTS** - The developer requests a waiver for half street improvements along 36th Avenue. The current cross-section of 36th Ave. will be maintained, which includes adequate pavement width for a local roadway with minimal traffic.



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CIVIL ENGINEERING & SURVEYING & PLANNING  
201 TOWNCENTER BOULEVARD  
TUSCALOOSA, AL 35406  
WWW.DUNCANCOKER.COM

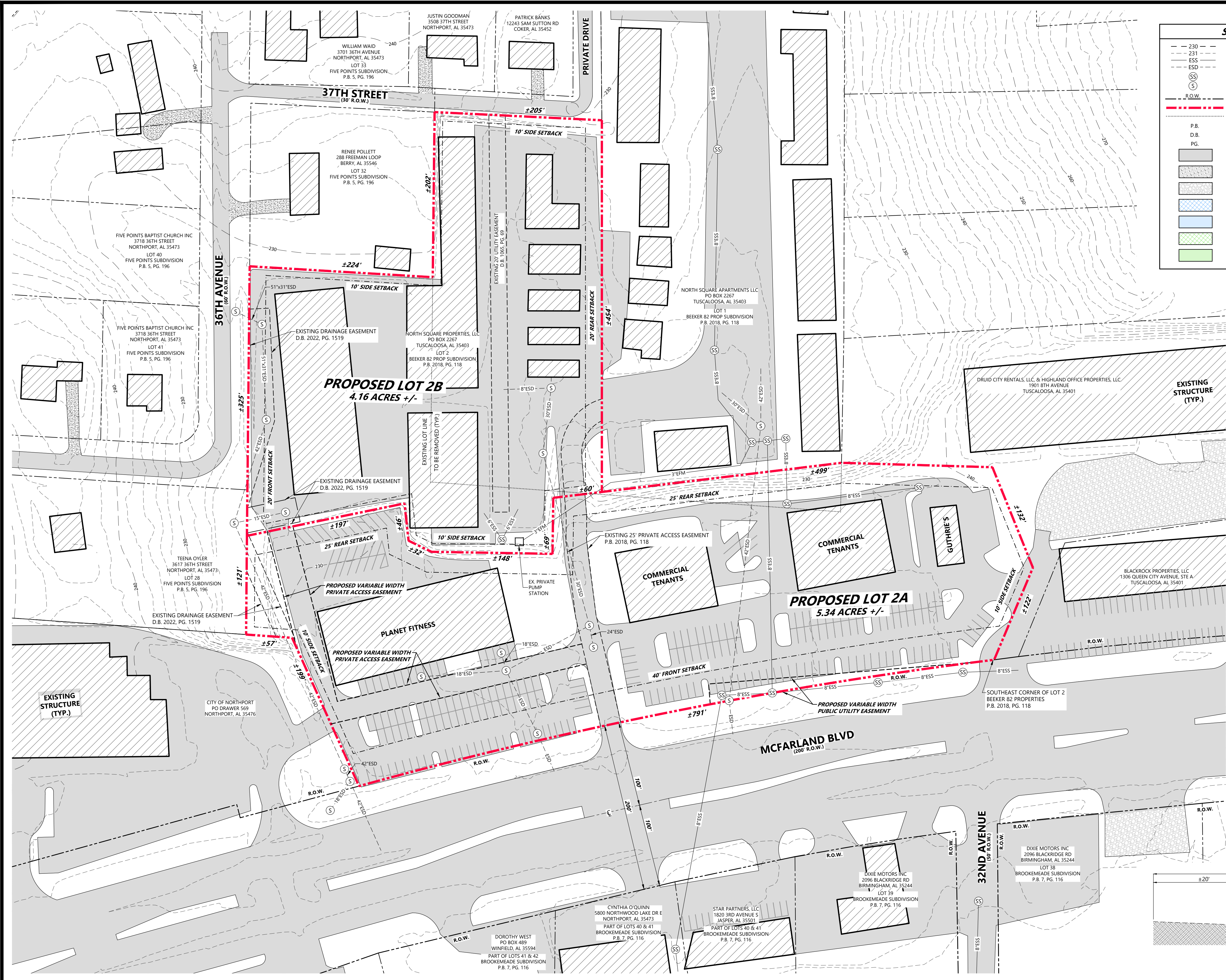
**RESURVEY OF LOT 2 BEEKER 82 PROPERTIES**  
BEING A RESURVEY OF LOT 2 BEEKER 82 PROPERTIES  
P.B. 2018, PG. 118  
NORTHPORT, ALABAMA

**PRELIMINARY SUBDIVISION PLAT**

NO.	DATE	REVISIONS PER STAFF REVIEW	DESCRIPTION
1	5-24-25		

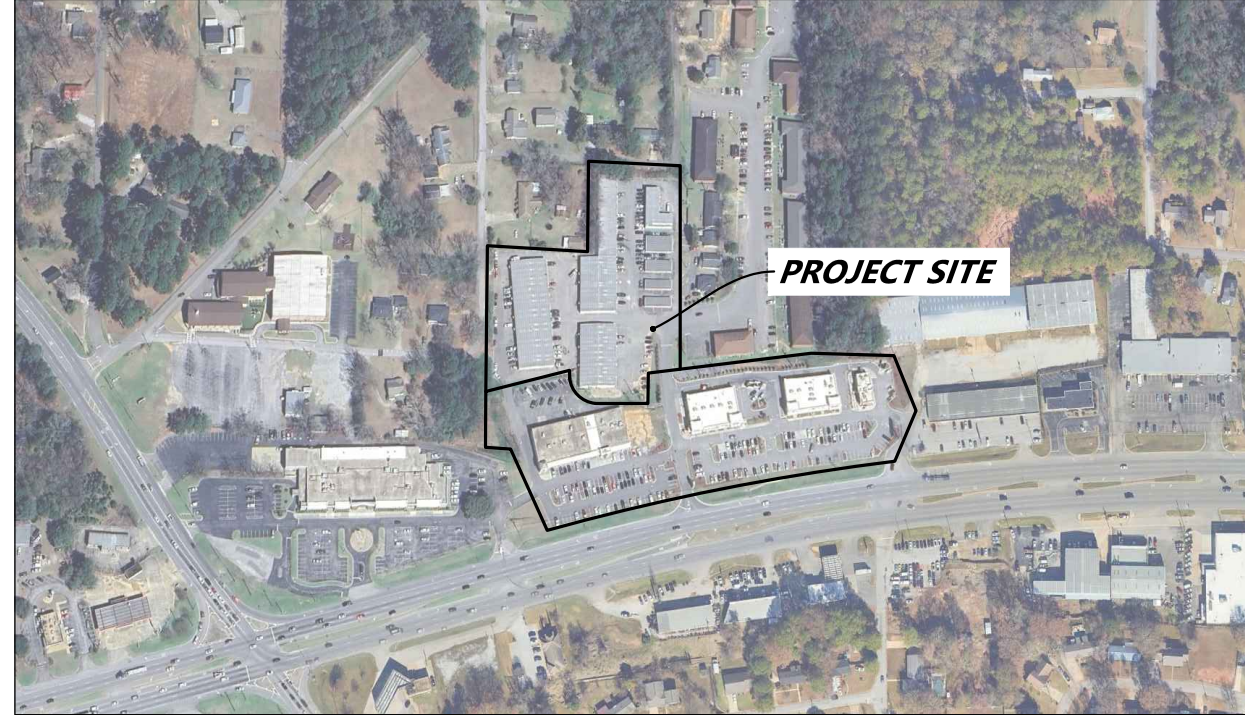
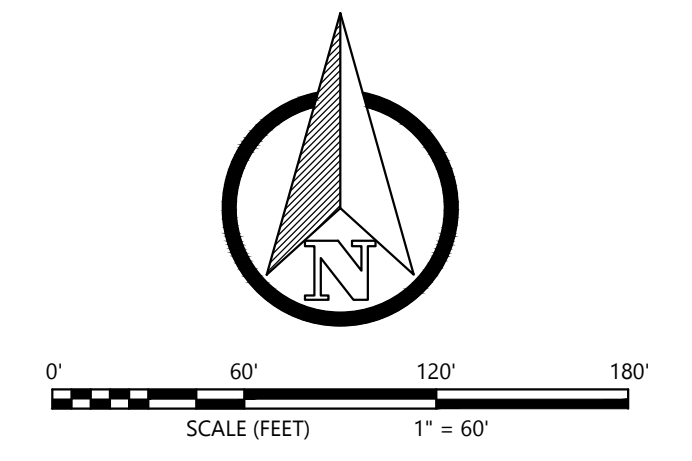
DRAWN BY: M.C.O.  
CHECKED BY: R.W.M.  
DATE: APRIL 2025  
FILE NAME: Beeker-Northsquare-Subdivision-Plat

SHEET NO. **PP1**



**SYMBOLS LEGEND**

--- 230 ---	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
--- 231 ---	EXISTING CONTOUR LINE (2 FOOT INTERVAL)
---	EXISTING SANITARY SEWER
---	EXISTING STORM SEWER
⊙	EXISTING SANITARY SEWER MANHOLE
⊙	EXISTING STORM DRAIN MANHOLE
---	EXISTING RIGHT-OF-WAY LINE
---	PROPOSED LOT LINE
---	INTERIOR LOT LINE TO BE REMOVED
P.B.	PLAT BOOK
D.B.	DEED BOOK
PG.	PAGE
▨	EXISTING ASPHALT SURFACE
▨	EXISTING CONCRETE SURFACE
▨	EXISTING CRUSHED STONE SURFACE
▨	EXISTING ACCESS EASEMENT
▨	PROPOSED ACCESS EASEMENT
▨	EXISTING UTILITY EASEMENT
▨	PROPOSED UTILITY EASEMENT

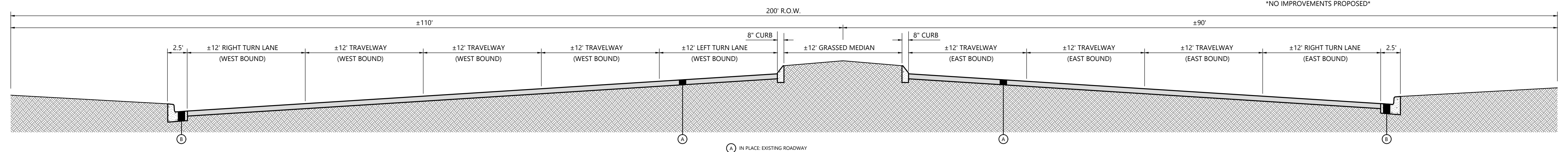
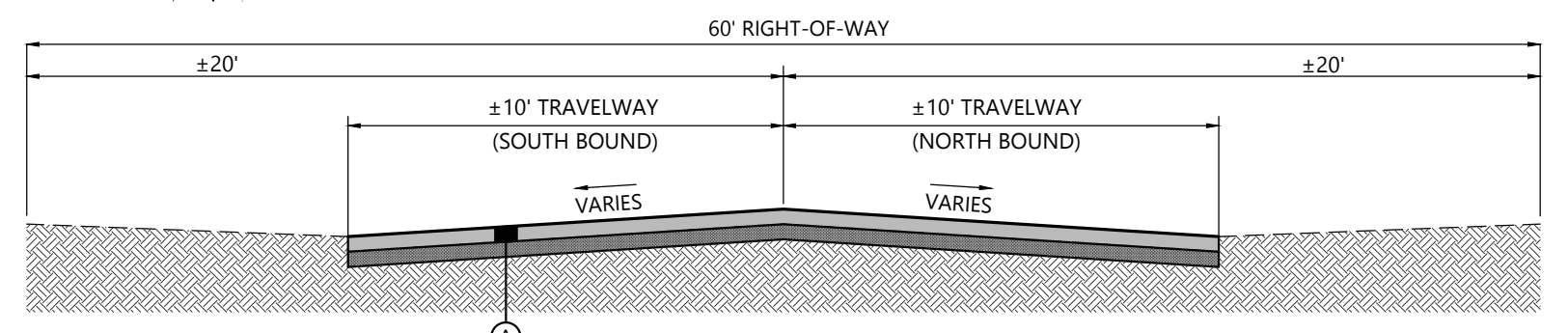


VICINITY MAP  
NOT TO SCALE

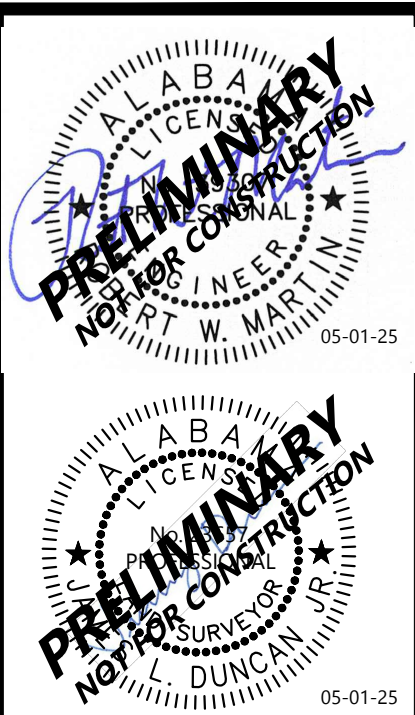
**APPLICANTS/OWNERS:** NORTHSQUARE PROPERTIES, LLC  
PO BOX 2267  
TUSCALOOSA, AL 35403

**SURVEYOR:** JAMES L. DUNCAN, JR. PE/PLS (AL PLS LICENSE NO. 23657)  
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**RESURVEY OF LOT 2  
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BEING A RESURVEY OF LOT 2 BEEKER 82 PROPERTIES  
P.B. 2018, PG. 118  
NORTHPORT, ALABAMA

**PRELIMINARY SUBDIVISION PLAT**

NO.	DATE	REVISIONS PER STAFF REVIEW	DESCRIPTION
1	5-24-25		

DRAWN BY: M.A.C.O.  
CHECKED BY: R.W.M.  
DATE: APRIL 2025  
FILE NAME: Beeker-Northsquare Subdivision-PP1.plt  
PROJECT NUMBER: 25-42-6

SHEET NO.  
**PP1**

**City of Northport**  
**Planning and Zoning Commission – June 10, 2025**  
**Staff Report**

**Case:** R-25-5  
**Applicant:** Boutant Holding, LLC  
**Location:** 315 Main Avenue  
**Request:** Rezoning

Boutant Holdings, LLC is requesting rezoning of approximately 0.25 acres located at 315 Main Avenue from Residential/Commercial/Industrial (RCI) to Historic Downtown Core (HDC). The current site consists of a single lot development used as a commercial business. It is surrounded to the east, north and south by commercial businesses zoned Historic Downtown Core (HDC) and to the west by commercial businesses zoned Residential/Commercial/Industrial (RCI).

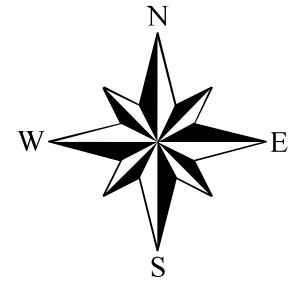
The applicant is requesting rezoning to allow for the renovation of the current property and to market the property for a variety of uses. The uses allowed within the Historic Downtown Core are retail, restaurants, entertainment, artist studios, offices, personal services, professional services, lodging, multi-family or attached housing, daycare/pre-school, institutional/civic uses (not exceeding a 5,000 sq. ft. building footprint), and parking garages (if not fronting onto Main Avenue).

The proposed zoning designation matches closely with the future land use plan shown within the comprehensive plan, which shows this area as commercial mixed use.

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

# City of Northport Planning Commission

## Rezoning request

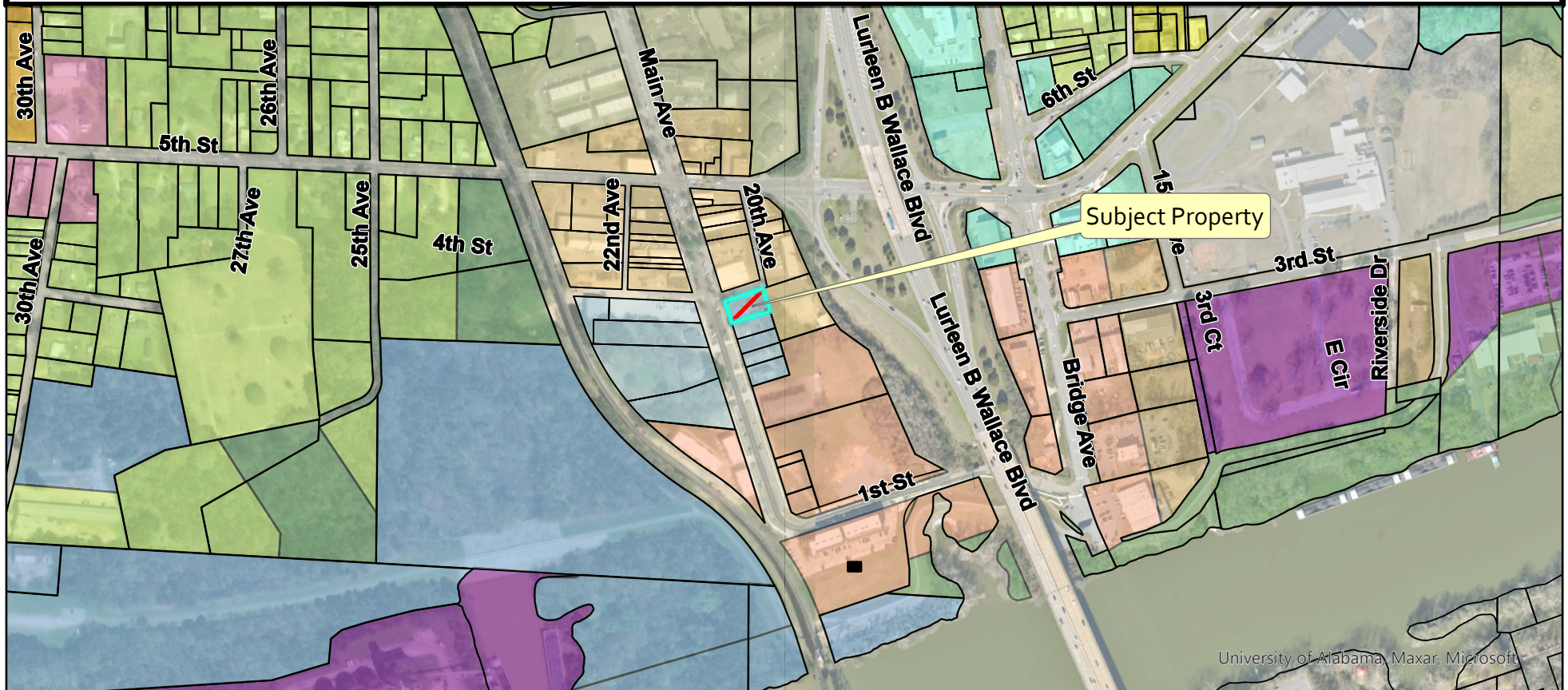
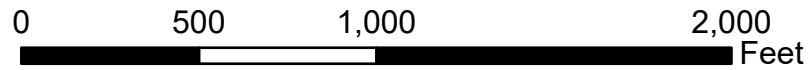


### Zoning

- Conservation
- Historic Downtown Core
- Historic Neighborhood
- Multi-Family Housing
- Neighborhood Center
- New Urban Neighborhood
- Office and Institutional
- Residential/Commercial/Institutional
- Recreational
- Residential Multi-Family
- Residential Single-Family - 4
- Suburban Mixed-Use
- Urban Mixed-Use
- Working Riverfront

- Parcels
- Subject Property

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University of Alabama, Maxar, Microsoft

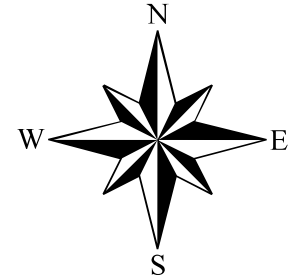
# City of Northport Planning Commission

## Rezoning request

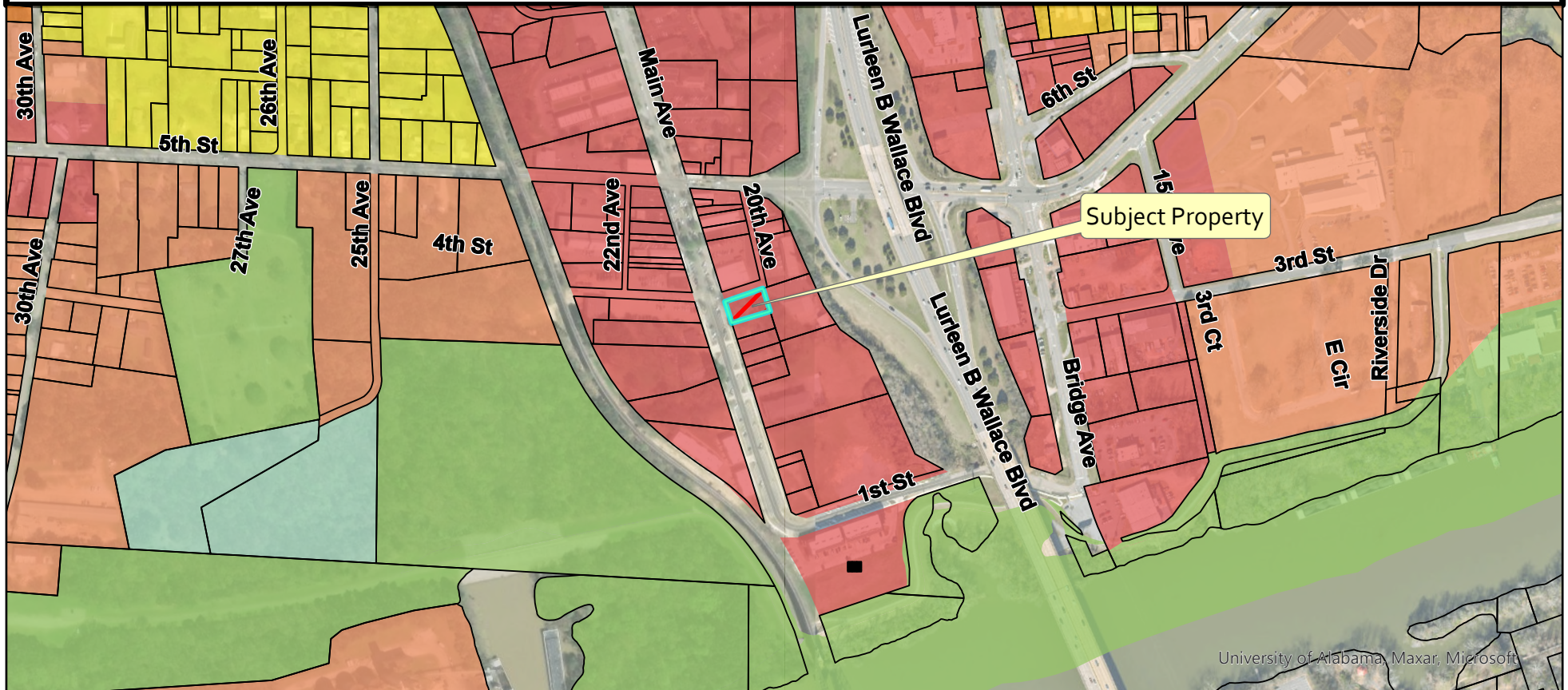
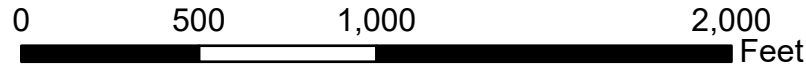
### Future Land Use

- Conservation
- Conservation Floodway
- Conservation Development
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential

- High Density Residential
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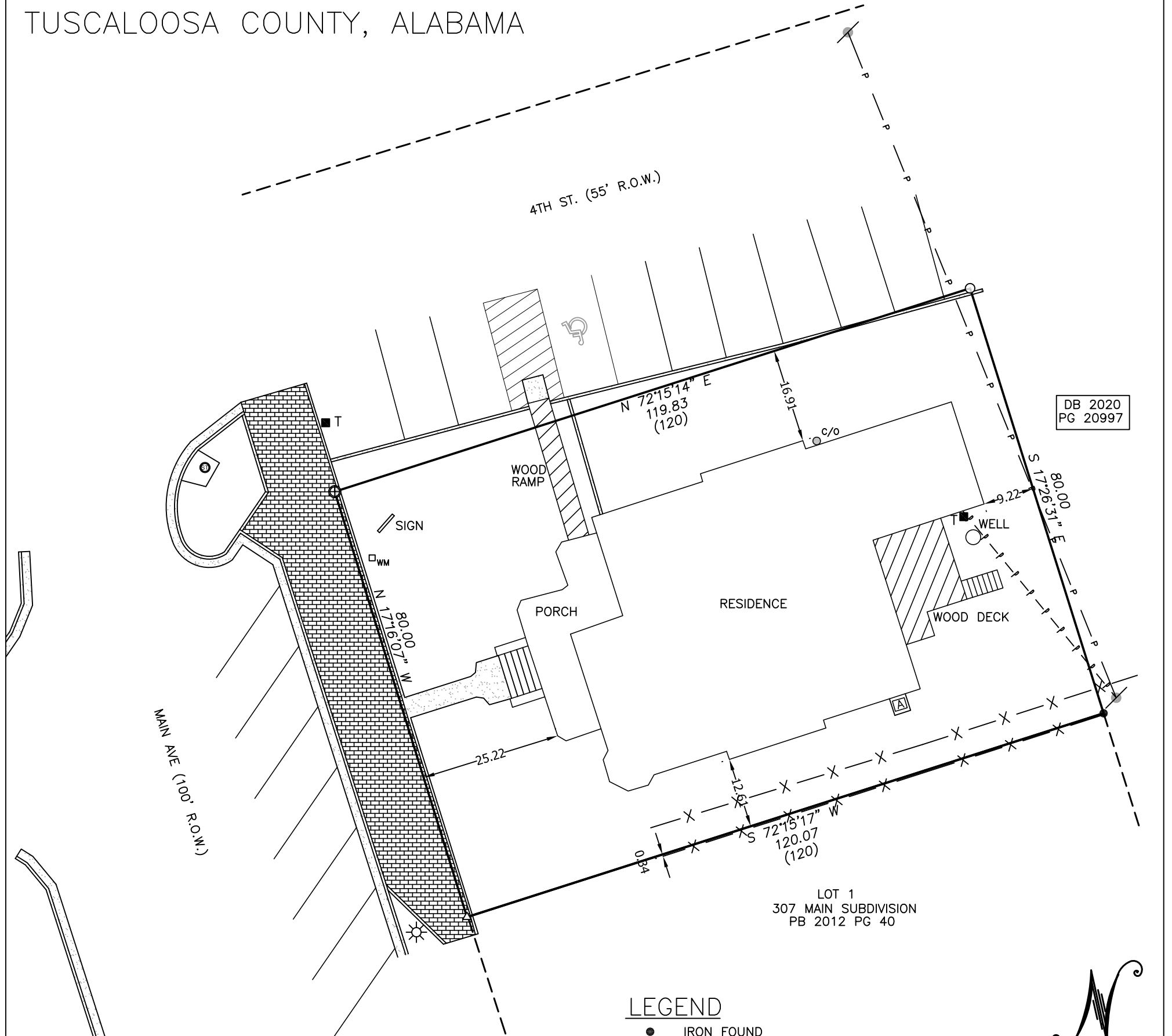


University of Alabama, Maxar, Microsoft

Subject property as  
seen from Main  
Avenue looking  
East.



A SURVEY OF THAT CERTAIN PARCEL DESCRIBED IN  
DEED BOOK 2020, PAGE 156  
TUSCALOOSA COUNTY, ALABAMA

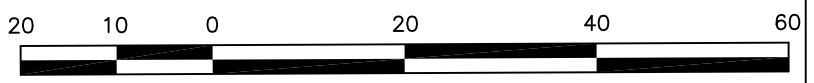
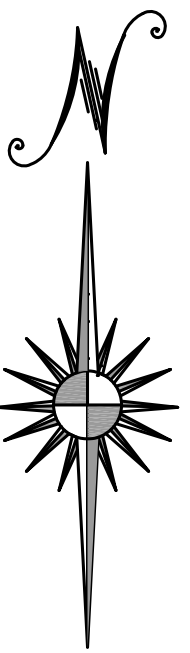


DB 2020  
PG 20997

LOT 1  
307 MAIN SUBDIVISION  
PB 2012 PG 40

**LEGEND**

- IRON FOUND
- 1/2" CAPPED REBAR SET-CA#0065
- ⊕ PK NAIL/WASHER SET-CA#0065
- △ NAIL FOUND IN PAVERS
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- P— UTILITY POLE
- P— POWER LINE
- WM WATER METER
- CONCRETE SURFACE
- ⊙ FIRE HYDRANT
- ⊕ TELEPHONE PEDESTAL
- ☀ LIGHT POLE
- BRICK/STONE PAVERS
- ⊠ HVAC UNIT
- c/o SEWER CLEANOUT
- ⊕ STORM MANHOLE
- ⊕ TELEPHONE PEDESTAL



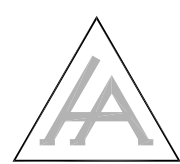
SCALE: 1" = 20'

STATE OF ALABAMA  
TUSCALOOSA COUNTY

I, David R. Herndon, a Professional Land Surveyor for the firm of Herndon, Hicks and Associates, Inc., do 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.

Witness my hand this the 7TH day of MAY, 2025.

*David R. Herndon*  
David R. Herndon, P.L.S.  
Alabama License No. 14105



**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

Drawn By: JRH	Field Work: 5/2025
Scale: 1"=20'	Surveyed By: KN
Date: 5/7/2025	Appd. By: DRH
Survey Type: 5/7/2025	Source of Information DB 2020 PG 156
Job No.: 2504-045	Drawing No.: 2504-045.DWG

**City of Northport**  
**Planning and Zoning Commission –June 10, 2025**  
**Staff Report**

**Case:** R-4-25 & ANX-25-3 Magnolia Hills West and S-13-25 Northwood Estates & Gardens Master Plan Revision

**Applicant:** Longleaf Engineering

**Location:** South of the Northwood Estates and Northwood Gardens subdivisions and west of the Magnolia Hills subdivision

**Request:** Annexation with Rezoning and Special District Plan Approval

Longleaf Engineering is requesting rezoning with Special District Plan approval for approximately 48.9 acres located south of Northwood Estates subdivision and west of Magnolia Hills subdivision. Portions of the property are currently in the city limits of Northport, with one 13.09 acre parcel currently zoned Special District (SD) and one 3.33 acre parcel currently zoned General Commercial (C-3). The remaining parcels are located outside the Northport city limits and will be covered in the annexation case above. These parcels will come in with a zoning designation of Residential Single-Family (RS-1). A portion of the development was previously included in the Northwood Estates Master Plan. An amendment to that master plan is also requested. The proposed development features 115 single family homes and open spaces. The proposed layout is shown in the included Special District Plan and detailed in the included narrative. The Special District Plan proposes changes from the regular requirements of the subdivision regulations. The differences identified by staff are noted in the table below:

Category	Required / Permitted	Proposed
<b>Stub Streets</b>	1 connecting to Briarcliff Subdivision	None
<b>Lot Width</b>	50'	47' (lot 97)

A breakdown of the proposed lot sizes compared to other single-family detached zoning minimums are shown in the table below.

Zoning District	Lot Requirements	Number
<b>RS-1</b>	15,000 SF & 95' width	2
<b>RS-2</b>	12,000 SF & 85' width	0
<b>RS-3</b>	9,000 SF & 75' width	11

<b>SD</b>	4,000 SF & 50' width	101
<b>Nonconforming</b>	n/a	1

The zoning ordinance requires that special districts contain 20% **usable** open space for active and passive recreation. The development as proposed contains roughly 26% open space with amenities including a swimming pool, clubhouse, playground, pickleball courts, and walking trails.

Section 6.03.03.B.2 of the zoning ordinance requires that Special District developments must not have driveways, garages, and parking areas that dominate public views along streets. The provided renderings and sample lot layouts do not clearly demonstrate that this required community benefit is being provided, however, the proposed development appears to be consistent with the adjacent neighborhoods in this regard.

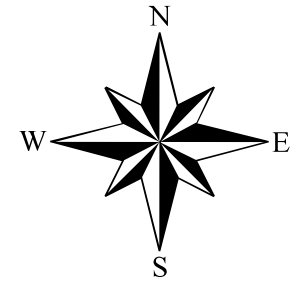
The unincorporated portions of this property lies within the priority growth areas identified in the comprehensive plan. The future land use plan contained within Northport Compass depicts this property as “High Density Residential”. The proposed development and requested zoning do not conflict with the comprehensive plan.

The site currently consists of vacant property with portions zoned Special District (SD), General Commercial (C-3), and portions unincorporated (no zoning). The site is surrounded by single-family residential to the north zoned Special District (SD), by single-family residential to the east zoned Residential Single-family (RS-1) and Special District (SD), by vacant property to the south zoned General Commercial (C-3), and by a mixture of vacant property & mixed-use commercial development to the west zoned General Commercial (C-3) as well as single-family residential zoned Residential Single-Family (RS-1).

Any action on this item will be a recommendation to City Council. For the rezoning request, the Commission can make a recommendation for approval, approval with changes, or denial to the Council; or, with consent of the applicant, table its recommendation to allow time for further review or for the applicant to make requested changes.

# City of Northport Planning Commission

## Master Plan Revision

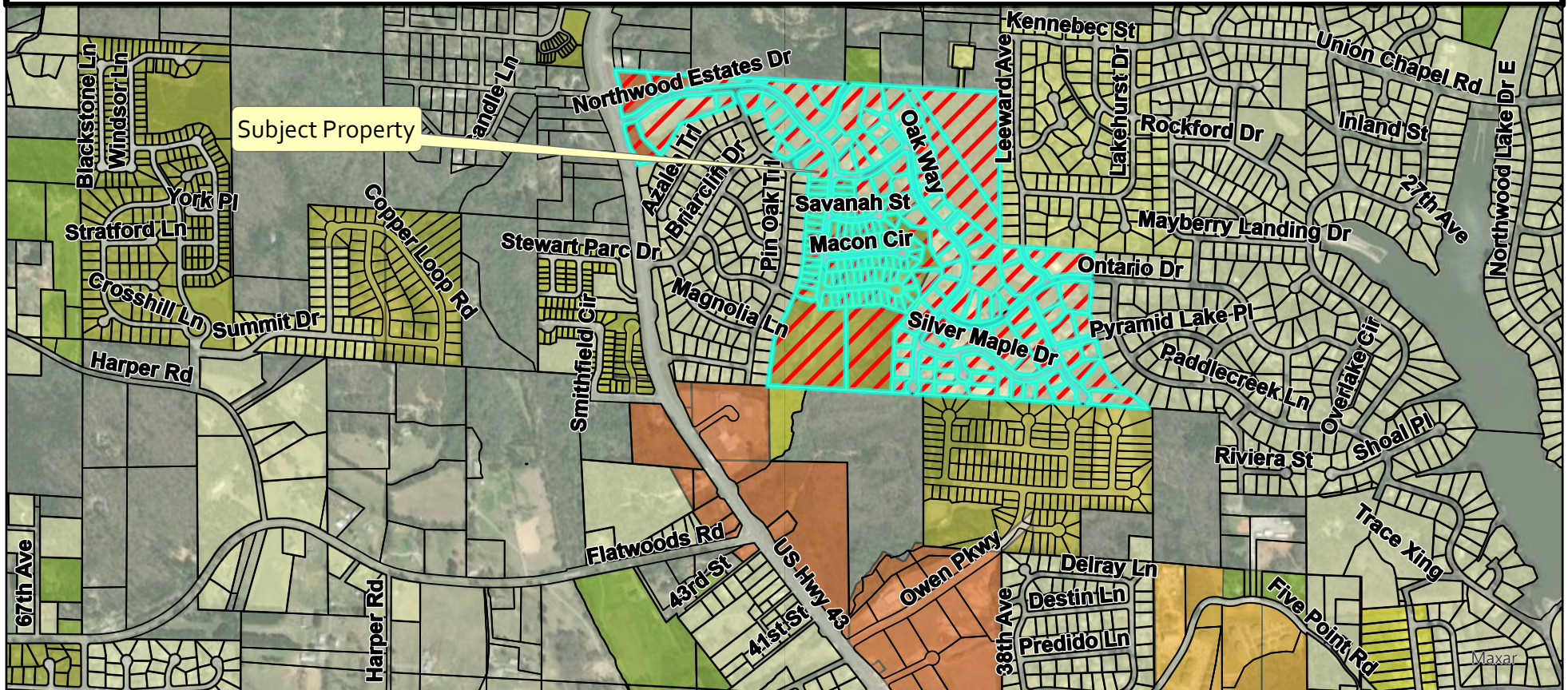
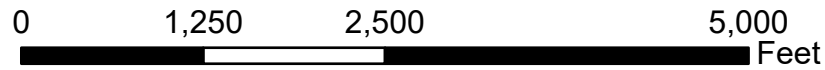


### Zoning

- Agriculture
- General Commercial
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2

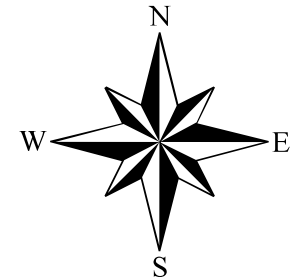
- Residential Single-Family - 3  Parcels
- Residential Single-Family - 4  Parcels selection

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.



# City of Northport Planning Commission

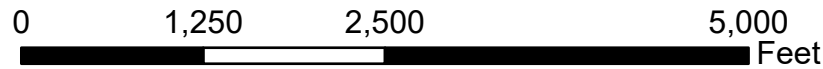
## Master Plan Revision



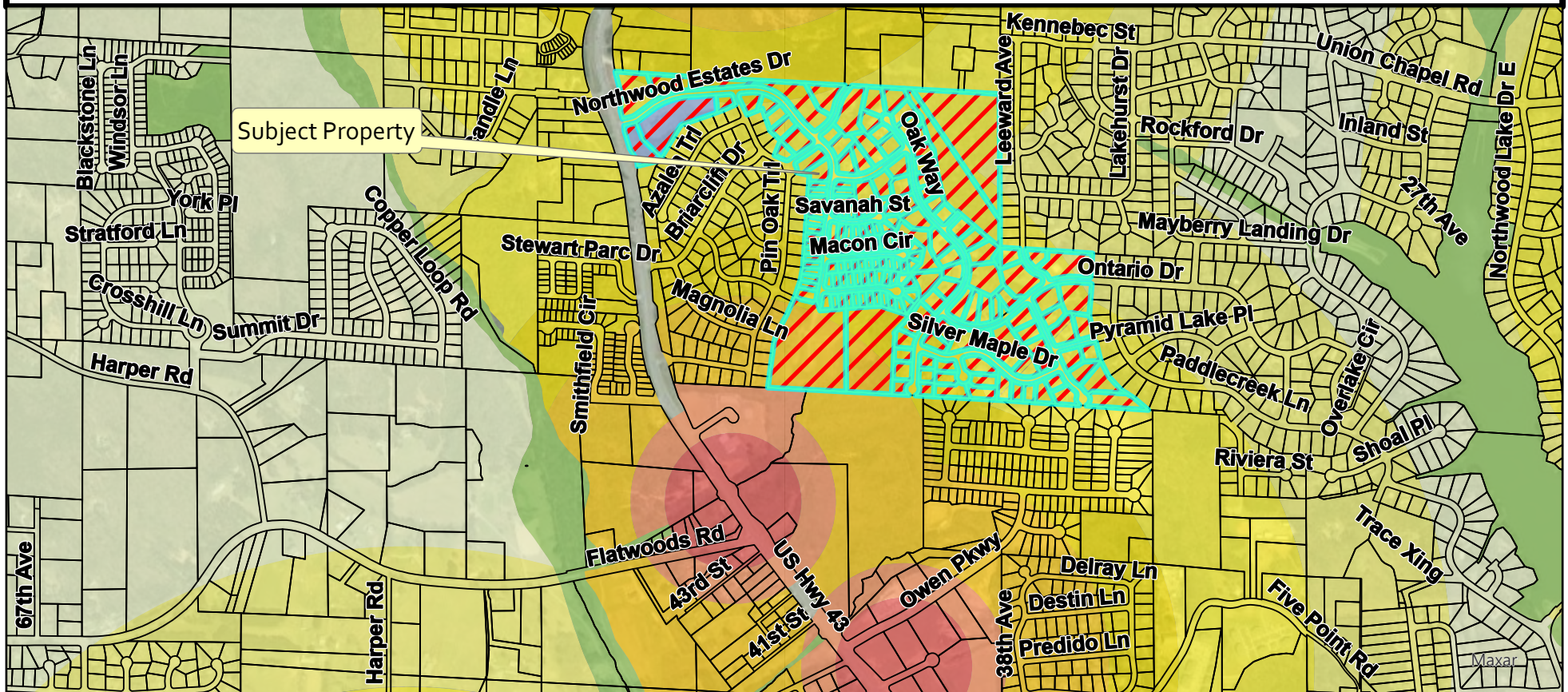
### Future Land Use

- 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
- Parcels
- Parcels selection



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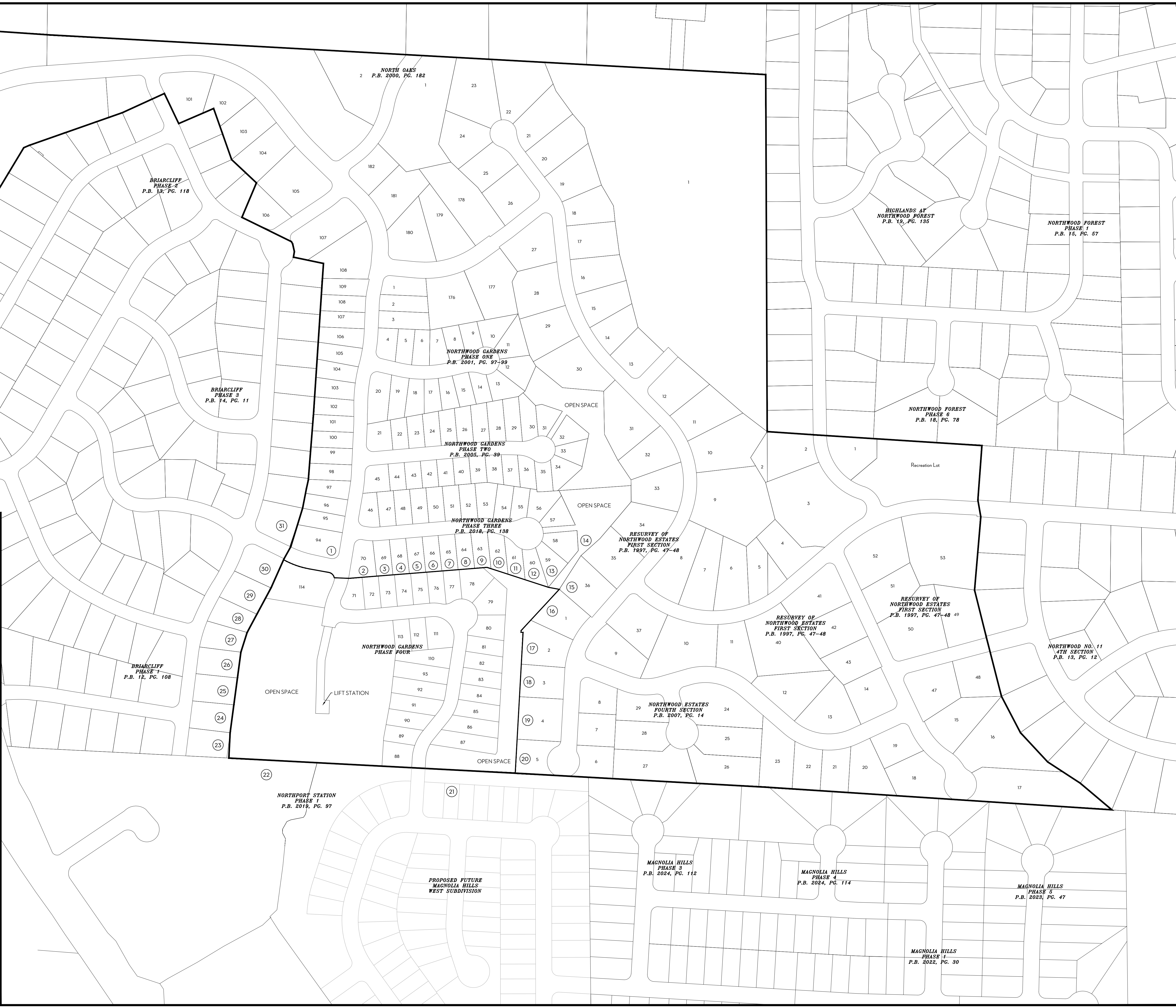
Subject property as seen from Highway 43 N looking east.



NORTH

ADJOINING PROPERTY OWNERS

1. Parcel ID#: 31 03 05 1 001 002.069  
Harvey & Linda Wilson  
4906 Northwood Gardens Dr  
Northport, AL 35473
2. Parcel ID#: 31 03 05 1 001 002.068  
Jeffrey & Lisa Champion  
4205 Richmond St  
Northport, AL 35473
3. Parcel ID#: 31 03 05 1 001 002.067  
Caroline Jenkins  
4145 Richmond St  
Northport, AL 35473
4. Parcel ID#: 31 03 05 1 001 002.066  
Lei & Qu Zhu Kong  
4139 Richmond St  
Northport, AL 35473
5. Parcel ID#: 31 03 05 1 001 002.065  
Amanda Crowe  
4133 Richmond St  
Northport, AL 35473
6. Parcel ID#: 31 03 05 1 001 002.064  
Charity & Anthony Winfrey  
4127 Richmond St  
Northport, AL 35473
7. Parcel ID#: 31 03 05 1 001 002.063  
Keith & Connie Burke  
4121 Richmond St  
Northport, AL 35473
8. Parcel ID#: 31 03 05 1 001 002.062  
Brantley & Caitlin Moss  
4115 Richmond St  
Northport, AL 35473
9. Parcel ID#: 31 03 05 1 001 002.061  
Hannah Johnson  
4109 Richmond St  
Northport, AL 35473
10. Parcel ID#: 31 03 05 1 001 002.060  
Emmett & Peggy Turner  
4103 Richmond St  
Northport, AL 35473
11. Parcel ID#: 31 03 05 1 001 002.059  
James & Stephanie Hudson  
4043 Richmond St  
Northport, AL 35473
12. Parcel ID#: 31 03 05 1 001 002.058  
Brian Porter  
4037 Richmond St  
Northport, AL 35473
13. Parcel ID#: 31 03 05 1 001 002.057  
Alys & Yusef Liddy  
PO Box 924  
Northport, AL 35476
14. Parcel ID#: 31 03 05 1 001 001.007  
Northwood Gardens Homeowners  
PO Box 1999  
Tuscaloosa, AL 35403
15. Parcel ID#: 31 03 05 1 001 001.008  
James McWard  
4900 Oak Way  
Northport, AL 35473
16. Parcel ID#: 31 03 05 1 001 001.079  
Redesign LLC  
2909 9th St  
Northport, AL 35476
17. Parcel ID#: 31 03 05 1 001 001.082  
Bruce Higginbotham  
4806 Oak Way  
Northport, AL 35473
18. Parcel ID#: 31 03 05 1 001 001.083  
Kimberly Tyrrell  
4708 Oak Way  
Northport, AL 35473
19. Parcel ID#: 31 03 05 1 001 001.084  
Kevin Almond  
4704 Oak Way  
Northport, AL 35473
20. Parcel ID#: 31 03 05 1 001 001.085  
Redesign LLC  
2909 9th St  
Northport, AL 35476
21. Parcel ID#: 31 03 05 4 001 002.000  
Thompson Family Limited  
109 Hampton Rd  
Greenwood, SC 29649
22. Parcel ID#: 31 03 05 4 001 001.000  
Dream Investment Group LLC  
5326 Park Side Cir  
Birmingham, AL 35244
23. Parcel ID#: 31 03 05 1 001 043.000  
Jack Duke  
4603 Pin Oak Trail  
Northport, AL 35473
24. Parcel ID#: 31 03 05 1 001 042.000  
Frederick Cody  
4607 Pin Oak Trail  
Northport, AL 35473
25. Parcel ID#: 31 03 05 1 001 041.000  
Charles Prewitt  
4701 Pin Oak Trail  
Northport, AL 35473
26. Parcel ID#: 31 03 05 1 001 040.000  
Ronald Mitchell  
4705 Pin Oak Trail  
Northport, AL 35473
27. Parcel ID#: 31 03 05 1 001 039.000  
Janice Peoples  
4803 Pin Oak Trail  
Northport, AL 35473
28. Parcel ID#: 31 03 05 1 001 038.000  
Dora Rudolph  
4807 Pin Oak Trail  
Northport, AL 35473
29. Parcel ID#: 31 03 05 1 001 044.000  
Bennie Rudolph  
4807 Pin Oak Trail  
Northport, AL 35473
30. Parcel ID#: 31 03 05 1 001 045.000  
Albert Jones  
4415 Maple Ln  
Northport, AL 35473
31. Parcel ID#: 31 03 05 1 001 074.000  
Albert & Darlene Jones  
4415 Maple Ln  
Northport, AL 35473



**NORTHWOOD ESTATES & NORTHWOOD GARDENS  
REVISED MASTER PLAN**  
NORTHWOOD ESTATES & NORTHWOOD GARDENS  
NORTHPORT, ALABAMA

1927 7th Street  
Tuscaloosa, Alabama 35401  
Phone (205) 345-5646



Rev	Date	Description

Drawn By: RAD | Checked By: RTS | Date: 5/13/2025  
File: Northwood Revised Master Plan.dwg

GRAPHIC SCALE  
0 160  
1" = 160'

SHEET  
1 OF 1

**City of Northport**  
**Planning and Zoning Commission – June 10, 2025**  
**Staff Report**

**Case:** R-25-6

**Applicant:** Canopy Properties. LLC

**Location:** 2808 & 2806 18<sup>th</sup> Avenue and 1800 29<sup>th</sup> Street

**Request:** Rezoning

Canopy Properties, LLC is requesting rezoning of approximately 0.17 acres located 2808 & 2806 18<sup>th</sup> Avenue and 1800 28<sup>th</sup> Street from General Commercial (C-3) to Residential Single-Family (RS-3). The applicant is requesting rezoning to allow for the construction of new single-family homes.

The current site consists of two vacant lots and one lot with a single-family home all zoned General Commercial (C-3). It is surrounded to the east and north by a commercial business (east) and single-family homes (north) zoned General Commercial (C-3), to the west by single family homes zoned Residential Single-Family (RS-3), and to the south by vacant land zoned Residential Multi-Family (RM).

The proposed zoning designation matches closely with the future land use plan shown within the comprehensive plan, which shows this area as medium density residential.

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

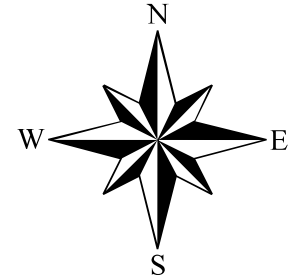
# City of Northport Planning Commission

## Rezoning Request

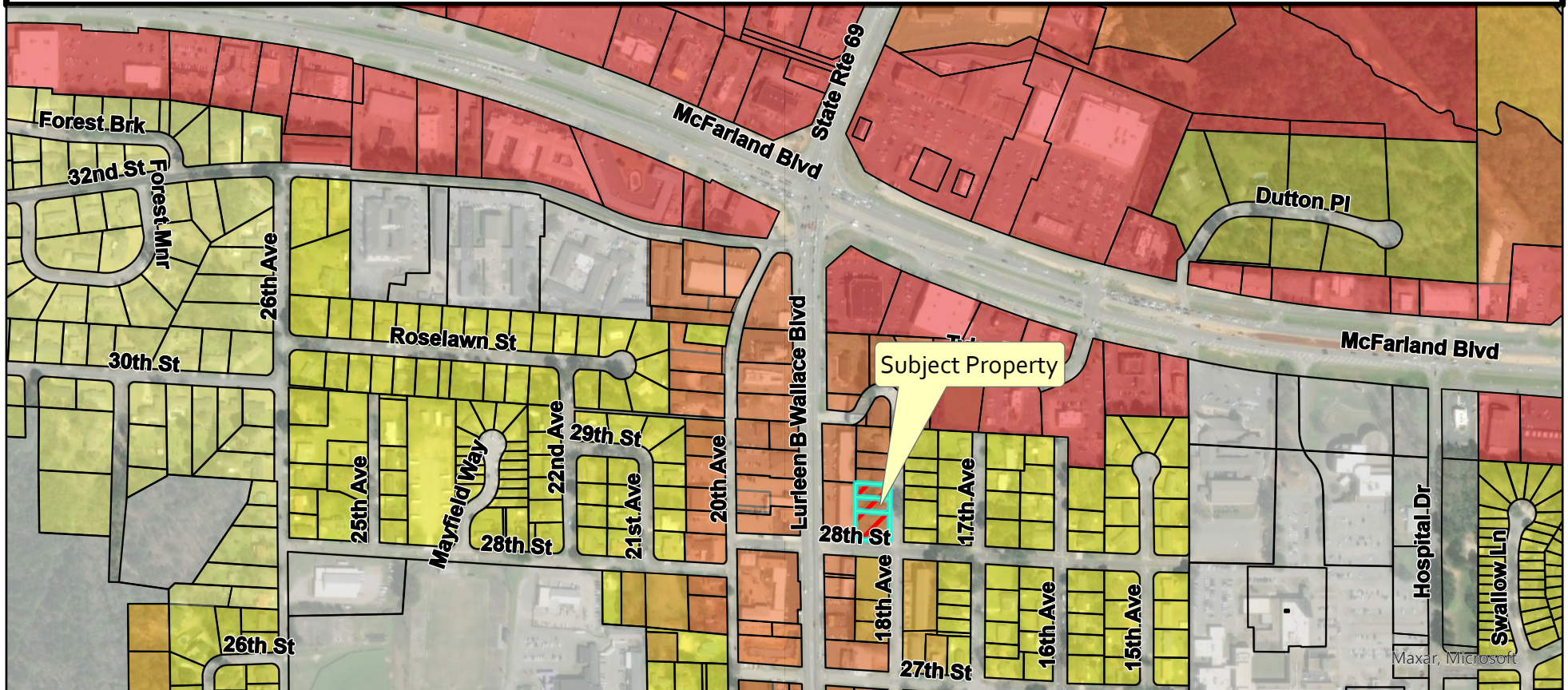
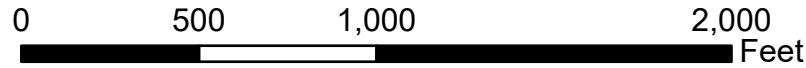
### Zoning

- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family
- Special District

- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- Subject Property



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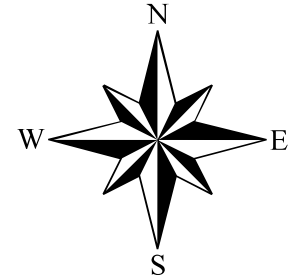
# City of Northport Planning Commission

## Rezoning Request

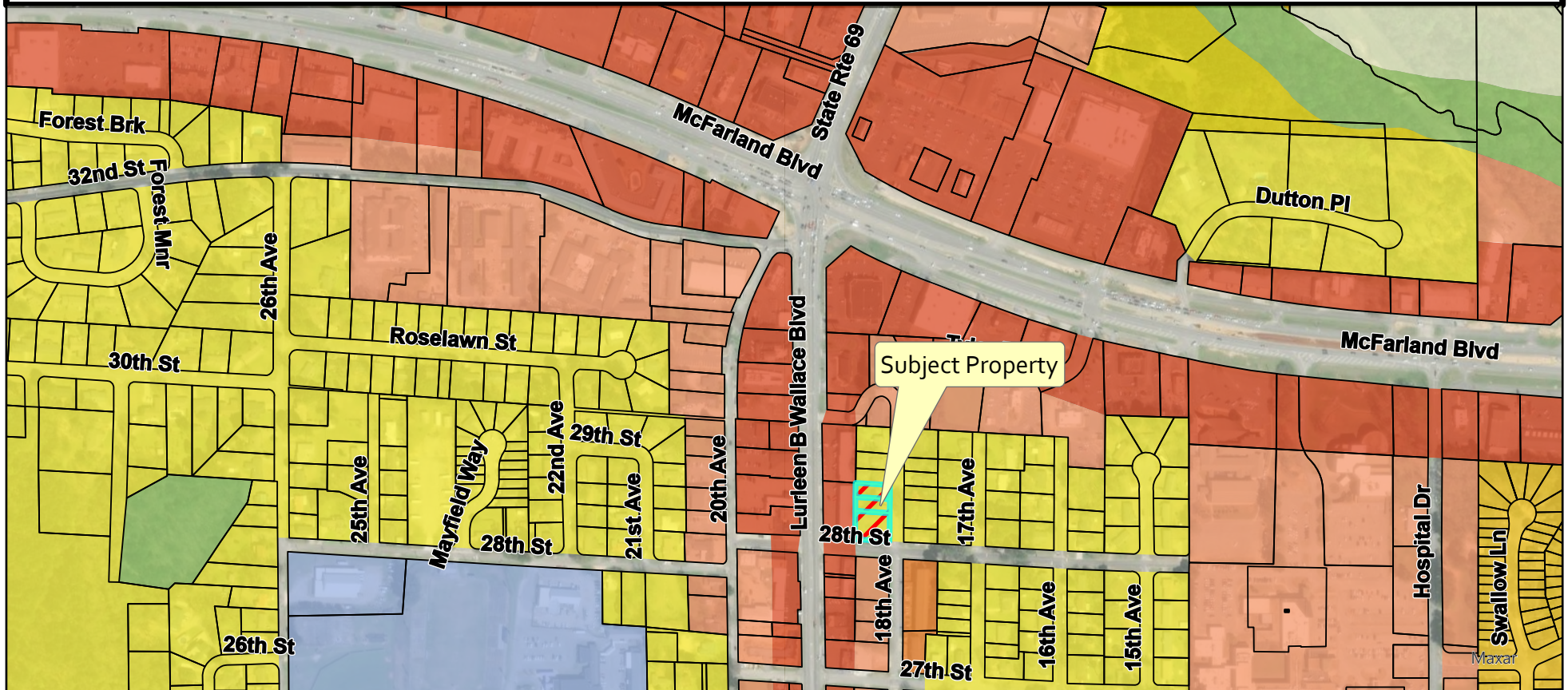
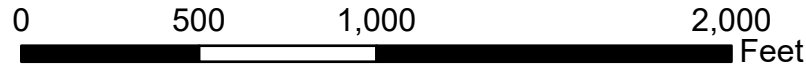
### Future Land Use

- Conservation
- Conservation Floodway
- Commercial Mix
- Limited Mixed-Use
- Multifamily Residential
- High Density Residential
- High to Medium Density Transition

- Medium Density Residential
- Low Density Residential
- Institutional
- Parcels
- Subject Property



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Subject property as seen from the corner of 18<sup>th</sup> Ave and 28<sup>th</sup> Street looking northwest.

**Tuscaloosa County Alabama Public GIS**  
 W19/M109 - f23.5.1c-f23.11Pub - TuscaloosaAL - 05-11-2025  
**Parcel Details**

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

Account Pin STR: **44908 : 7577 : 10-21S-10W**  
 Parcel No: **63 31 02 10 3 004 004.000**  
 Prop Addr: **2806 18TH AVE**  
 Tax Dist: **05 - Northport** Exemption: **Not Exempt**

Deeded Acres: **0.00ac** Calc't: **0.14ac**  
 Deed Bk,Pg,Date: **2017 : 18039 : 07-31-2017**  
 Plat Info: **Book 0002 Page 0036**  
 Sub: **Sub Block: 4 Lot 14**  
 Sub: **KENNEDY ADD**

**Owner**  
 Name: **CANOPY PROPERTIES LLC**  
 Address: **PO BOX 2267**  
 City, State, ZIP: **TUSCALOOSA, AL 35403**

**2024 Values**

Land Total:	\$4,900
Building & Improvements Total:	\$37,300
Total Appraised Value:	\$42,200
Yrly Tax:	\$324.94 for 2024

**Payment History**

Tax Year	Date Paid	Amount
2023	12/13/2023	\$371.14
2022	12/22/2022	\$371.14

**Building**

Bldg No	Type Abbr	Yr Built	Base SF	Upr Adj	Rms	Story
1	1-RES	1953	840	0	4	1



**TuscaloosaAL - PARCEL SUMMARY - 3 Records**

Row	Info Links	Account	PPin	Parcel Number	Owner's Name	Parcel Address	S-T-R	Tax District	Land Val	Imp Val	TMkt Val	Acres	DBook	DPage	DDate	Use	Exmt	YrlyTax	Subdivision
1	<a href="#">i</a>	7420	70910	63 31 02 10 3 004 003.000	CANOPY PROPERTIES LLC	1800 28TH ST	10-21S-10W	05 - Northport	\$9,800	\$0	\$9,800	0	2017	08245	04/14/2017	---	0	\$75.46 for 2024	KENNEDY ADD
2	<a href="#">i</a>	44908	7577	63 31 02 10 3 004 004.000	CANOPY PROPERTIES LLC	2806 18TH AVE	10-21S-10W	05 - Northport	\$4,900	\$37,300	\$42,200	0	2017	18039	07/31/2017	---	0	\$324.94 for 2024	KENNEDY ADD
3	<a href="#">i</a>	44908	54546	63 31 02 10 3 004 005.000	CANOPY PROPERTIES LLC	2808 18TH AVE	10-21S-10W	05 - Northport	\$4,900	\$0	\$4,900	0	2017	18039	07/31/2017	---	0	\$37.73 for 2024	KENNEDY ADD