

**AGENDA
NORTHPORT ZONING BOARD OF ADJUSTMENT
THURSDAY, JUNE 19, 2025**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
 - A. May 15, 2025
- 4. APPROVAL OF THE AGENDA**
- 5. VERIFICATION OF PROPER NOTIFICATION**
- 6. VERIFICATION OF NO CONFLICT OF INTEREST**
- 7. NOTICE OF RIGHT TO APPEAL**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
 - A. **V-25-6 Northport McFarland Associates, LLC** - Northport McFarland Associates, LLC is requesting a variance from the building material standards found in section 6.04.04 for the property located at 5510 McFarland Boulevard.
 - B. **V-25-7 Warrior Tractor Expansion** - Duncan Coker and Associates is requesting a variance from the nonconformity standards found in section 11.03 for the property located at 6801 McFarland Boulevard.
- 10. DISCUSSION**
- 11. CITIZEN COMMUNICATIONS**
- 12. ADJOURNMENT**

NOTICE OF RIGHT TO APPEAL

In accordance with section 11-52-81 of the *Code of Alabama*, any party aggrieved by a decision of this Board tonight may within 15 days from tonight appeal to the Tuscaloosa County Circuit Court by filing with this board a written notice of appeal specifying the decision from which the appeal is taken. This right to appeal is available to the person or entity petitioning this Board tonight and all other parties that may be aggrieved by a decision of this Board.



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PACKETS AND MINUTES

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**OFFICIAL MINUTES
NORTHPORT BOARD OF ZONING ADJUSTMENT
THURSDAY, MAY 15, 2025**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, May 15, 2025, in the Council Chambers of the Northport City Hall by Chairman Jon Garner.

Upon roll call the following members were found to be present: Mr. Aubrey Dale, Mr. Jon Garner, Mr. Chad Haynie, Mr. Kevin Shobe, and Ms. Tena Phifer. Absent and failing to vote was Mrs. Jennifer Taylor-White. Also present were staff members Mr. Shaun Patten, Ms. Meredith Mullins, Mrs. Holly Phillips and Mrs. Katelyn Lesley.

Approval of Minutes

Motion by Mr. Shobe to approve the minutes for April 17, 2025. **Seconded by Mr. Dale.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; Mr. Haynie – Yes; and Mrs. Phifer – Yes. **Motion Carried.**

Approval of Agenda

Motion by Mr. Haynie to approve the agenda for May 15, 2025. **Seconded by Mr. Shobe.** Roll call vote was as follows: Mr. Haynie– Yes; Mr. Shobe – Yes; Mr. Dale – Yes; Mr. Garner – Yes; and Ms. Phifer – Yes. **Motion Carried.**

Approval of Proper Notification- Mrs. Ramm informed the Board that proper notification was given.

Verification of No Conflict of Interest – No conflicts of interest.

Notice of Right to Appeal

Old Business

New Business

- A. **V-25-3** – Tuscaloosa Lawn Equipment is requesting a variance from the building material standards found in section 3.04.04, 5.01.03, and 12.04.12.B for the property located at 5401 McFarland Boulevard.

Mark Tunnell, 13971 Knoll Pointe Drive, spoke at the podium. Mr. Tunnell stated that they have two storage containers behind the fence, they went ahead and put the wood fence up to hide them and make it look better. He stated that the main building is full and they keep trying to figure out ways to expand.

Mr. Garner stated that the fence really does look good. He asked Mr. Tunnell if they would consider continuing the fence down the property line to the corner of the Home Accents building as a condition of approving the variance request, the reason being thinking about the Home Accents building or whatever business is in that building, the patrons that go there and what they are seeing here at this building.

Mr. Tunnell stated that he knows he will probably want more buildings in the back, something like the one that they have done before. He asked Mr. Garner if he thought that might help. Mr. Garner stated assuming they meet the requirements of the code. Mr. Garner referred to staff for this question.

Mr. Patten stated that under our current ordinance it does not meet the requirements for materials so he would need to make another request for that.

Mr. Tunnell stated that if you put the fence all the way down the property line, there would be a hard time seeing anything in the back.

Mr. Garner stated that the end goal is to enhance the property and anything to enhance the appearance from the Home Accents lot would be appreciated too.

Mr. Dale asked Mr. Tunnell if he already had a pole barn in the back. Mr. Tunnell stated that they do have a pole barn in the back, the new one mentioned earlier would be farther back into the tree line. Mr. Garner stated to please ask before they build it. Mr. Tunnell stated that it would be later down the road, they have people coming in every day asking them to carry more products, which means he needs to find a place to keep it. Mr. Tunnell stated that the back being a shop, the front of the shop (first two bays) is for parts and storage, the back of the shop is for repairs.

Mr. Haynie stated that the fence would make it easier for the variance because if you expand your building you fall into material issue again with that. Mr. Garner stated that if he remembers correctly the location of the pole barn and the fact that it wasn't so visible from the boulevard may have played into the decision to grant that variance so anything that keeps it more sheltered from the main thoroughfare of Northport. Mr. Tunnell stated that he agrees, and he was going to do a fence anyways because it looks better. Mr. Shobe stated that the fence would help them to have more privacy. Mr. Tunnell stated that the trees are inside the fence line so with a wooden fence you probably wouldn't be able to see them, once the trees grow you shouldn't be able to see anything.

Mr. Garner asked Mr. Tunnell if he thought they would need more of these storage containers in the future and if this was a temporary fix. Mr. Tunnell stated that the plan is for these to be temporary, if he can get some other storage covering down the line then he can take the items out of the containers. Mr. Garner asked if the storage later on would be within the ordinance. Mr. Tunnell stated that they need covered areas not enclosed areas. He also stated that he can make them blend in with the building by painting them the gray color of the building, but then in the Home Accents parking lot you would still be able to see what they have. Mr. Shobe stated that's why he is thinking about the fence because it will take care of two issues: securing the property & keeping the storage containers out of sight.

Mrs. Ramm asked board members what if the proposed fence was not on the property line but on the tree line because then you still have the same effect as you do with the front. Mr. Tunnell confirmed they own the chain link fence.

Mr. Tunnell stated that painting the storage containers would give him time to let the trees grow in. He also stated that he could move the storage containers to the back of the property. Mr. Haynie asked Mr.

Tunnell how long he thought it would take for the trees to grow in. Mr. Tunnell stated that it would probably take a few years.

Chairman Garner opened the floor for a public hearing.

Jared Strickland, 8621 Meadowlake Village Drive, spoke at the podium. He stated that you could put something in between the trees.

Chairman Garner closed the public hearing.

Motion by Ms. Phifer to grant Tuskaloosa Lawn Equipment a variance from the building material standards to allow two shipping container accessory structures as shown on the application for the property located at 5401 McFarland Boulevard with the condition that the containers will be relocated to the back of the property within the set-back requirements until a new accessory structure is built. **Seconded by Mr. Garner.** Roll call was as follows: Ms. Phifer – Yes; Mr. Garner – Yes; Mr. Dale – Yes; Mr. Haynie – Yes; and Mr. Shobe – Yes. **Motion Carried.**

Mr. Tunnell asked the board if they were going to go ahead and build a fence, would that be ok? Ms. Ramm stated that the board would need to vote on that. Ms. Ramm stated that right now what the board voted on is for him to move the structures to the back until the other accessory structure is built. Mr. Garner asked if we could withdraw the motion. Ms. Ramm stated that she didn't think we could withdraw. Mr. Haynie asked if we could do a second motion. Mr. Patten stated he could not give a professional opinion and legal was not present at the meeting. Mr. Garner stated that he could always bring it back to the board.

B. V-25-4– KayKay's Flowers is requesting a variance from the home occupation regulations found in section 7.21 for the property located at 8621 Meadowlake Village Drive.

Amanda Strickland, 8621 Meadowlake Village Drive, spoke at the podium. She stated that when they applied for a business license, they were told since they grow flowers, and they aren't on the interior of the home that steps out of the rules. She stated she is just requesting that she can continue to garden like she has been doing but now use it in floral design.

Mr. Garner stated it was his understanding that they are requesting to grow plants with the purpose of onsite distribution. Mrs. Strickland stated it is a two-fold, she is requesting to be able to grow plants for her floral design for events and then opening up the discussion for clients to pick up. She stated that bulk of the business will be weddings and events but on the rare times that a couple of people would want to pick up at the house.

Mr. Haynie stated that he struggles with being in a neighborhood and driving traffic into a residential subdivision for that purpose.

Mr. Garner asked Mrs. Strickland what the two orange drawings were on the picture. Mrs. Strickland stated they have a stand a little bit bigger than a mailbox that they were wanting to put out, and the orange drawings show where they wanted the proposed stand to go which is already by an existing structure the neighborhood has. Mr. Garner asked Mrs. Strickland what the HOA said about the stand being right there.

Mrs. Strickland stated they sent it to Jody Harper and the board members of the HOA said that the stand was fine but Jody suggested they move the stand into their yard versus on the sidewalk.

Mr. Jared Strickland spoke at the podium. He stated that Jody did not say it would be a problem on the other side it was more of the fact that if they let them do it other neighbors are going to think they can sale items right there too. He stated that he is also thinking that if the variance is approved, he can talk to Jody and see if since they have a variance could they place the stand across the street.

Mr. Garner asked Mrs. Strickland if they had heard any comments from neighbors. Mrs. Strickland stated the neighbor on the left is fine with it as long as they do not invade on her parking space, but since they are foster parents, they have a lot of people in and out daily so they are used to having to make sure visitors park in front of their house and not hers. She stated that the neighbors on the right have not had any discussion.

Mr. Shobe asked Mrs. Strickland if business started getting bigger and bringing in more traffic, how would they handle that. Mrs. Strickland stated that she does not foresee maintaining this if she had a booming business, she would open up a shop.

Mr. Shobe asked Mrs. Phillips if the portable structure was in the Right of Way. Mrs. Phillips stated that it appears to be in the Right of Way because there is a 50' Right of Way in this subdivision. Mr. Shobe wanted to confirm that this could not be in the Right of Way. Mrs. Phillips confirmed that was correct.

Mrs. Strickland asked if the board was comfortable with them still growing the flowers. Mr. Garner stated as long as it was not for the purpose of selling. Mr. Shobe asked staff if she could grow her flowers just not sale them on site. Mr. Patten stated that if it is for personal use for a garden that's fine, if it is for a business they would have to get a variance. He also stated if the commission wanted to separate it into two separate votes – the outdoor display and onsite distribution that they could do so.

Mr. Garner told Mrs. Strickland that the variance will remain with the property even if they are gone, which would not stop the next homeowner from doing this as well, that's one of the things this board also has to consider.

Mr. Haynie asked for more clarification on the last sentence of 7.21.02, what does outdoor display mean? Mr. Patten stated that it is signage or product display. Mr. Haynie asked if there were no products that were visible from the street, would it take it out of this. Mr. Patten stated that if it was entirely within a fenced in backyard, he couldn't see that being an issue.

Mr. Shobe asked if it was just her and not the business would she have to come before the board. Mr. Patten stated that it's because it is a business product, there are not really any zoning regulations for residential gardens. He also stated that this came from talking with the applicant about what they wanted to do with their business.

Mr. Haynie asked if the variance was denied are they not allowed to have a business license. Mr. Patten stated that if this variance is denied we won't be able to sign off on the zoning portion of the business license and the license will not be issued. He also stated that if they were able to amend their application

to something that came into compliance with the ordinance we would be able to sign off on the business license. He also stated that if there was no onsite distribution of the product and everything was behind the fence he wouldn't see an issue signing off on the business license. Mr. Garner asked what other alternative do they have to the on-site distribution. Mrs. Strickland stated delivery/delivery fees.

Chairman Garner opened the floor for a public hearing.

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

Motion by Mr. Haynie to grant KayKay's flowers a variance from the home occupation regulations to allow a home occupation as shown on the application for the property located at 8621 Meadowlake Village Drive. **Seconded by Mr. Shobe.** Roll call was as follows: Mr. Haynie – No; Mr. Shobe – No; Mr. Dale – No; Ms. Phifer – No; and Mr. Garner – No. **Motion Failed.**

C. **V-25-5**– The Wag Pet Services, LLC is requesting a variance from the fence regulations found in section 3.07 for the property located at 235 McFarland Boulevard.

Miranda Golden, 11990 Graceland Road, spoke at the podium. She stated that putting a fence in front of the property will enable them to provide a better area for the business. They will be opening up a pet boarding facility. She also stated that their lease does allow them to use the bottom portion of the neighboring property, the fenced in area, the plan is to tie the two fences together at an "L" shape.

Mr. Garner stated that the fence that is there now predates the previous ordinance, this ordinance existed in the most recent one. Mr. Patten stated that the ordinance that was in effect from 2012 to December of last year, prevented fences that were over 4' tall in front yards. Mrs. Golden confirmed that 4' is the max height.

Mrs. Golden stated that as an alternative, since they do have the bottom portion of that property in the lease, they need a way to get the dogs from the building to that fenced in property. She stated they were thinking about maybe putting a fence at the front from the front door to the other property, probably a 10' section. Mr. Garner asked if this was at the front of the building how the patrons would come and go from the building if the fence was there. Mrs. Golden stated there would be two double gates and confirmed that they would be leashing the pets. Mr. Garner asked what the real need for the fence would be. Mrs. Golden stated that if the front door opens and they don't want a dog to just slip out of the owner's hands when they are standing there, the fenced in area will help secure the front door.

Mrs. Golden stated that the fence in front of the property needs some work so a positive out of this will be that they are going to make it look better. Mr. Garner asked if they owned that property. Mrs. Golden stated they do not own that property but the people that own the property they are leasing own this one too and that is how they are able to lease the bottom half as well.

Mr. Garner asked if they make structural improvements to that fence will it have to have approval from the city. Mr. Patten stated no just maintenance and repairs, there is no permit for it.

Mrs. Golden stated that the variance request is for the front of the property, but they are planning to put a 6' fence at the back of the property. Mr. Patten stated that a black chain link fence would be fine in the back.

Mr. Garner stated that the ordinance exists for a reason and obviously they are wanting to make some repairs to the current fence, but we can all agree that's a good example of why we don't allow fences in front of buildings. He also stated that creating a variance even for a small section up close to the building is still a variance, you grant one variance then the neighbors down the street want to do the same thing.

Mr. Haynie asked for clarification if we did not approve the smaller fenced area, it is to connect to the current fenced area. Mrs. Golden stated that was correct, it would be a walkway. Mr. Haynie asked if altering the fence would mess with the fence being grandfathered in. Mr. Patten stated that adding a gate would not impact that. Mrs. Golden asked what would pull it out from being grandfathered in. Mr. Patten stated that tearing it down or changing the footprint would pull it out from being grandfathered.

Chairman Garner opened the floor for a public hearing.

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

Motion by Ms. Phifer to grant The Wag Pet Services a variance from the fence regulations to allow a fence as shown on the application for the property located at 235 McFarland Boulevard. **Seconded by Mr. Shobe.** Roll call was as follows: Ms. Phifer – No; Mr. Shobe – No; Mr. Dale – Yes; Mr. Haynie – No; and Mr. Garner – No. **Motion Failed.**

DISCUSSION

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 7:02pm.

Mr. Jon Garner, Chairman

Julie Ramm, Secretary

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
June 26, 2025

AGENDA ITEM

Case Number: V-25-6

Request: A variance from building material standards

Location: 5510 McFarland Boulevard

Applicant: Northport McFarland Associates

SUBJECT PARCEL

Zoning: Highway Commercial (C-6)

Zoning of Adjacent Property: Highway Commercial (C-6) and Residential Mult-Family (RM)

Proposed Action: To allow an accessory structure that does not meet building material standards

STAFF COMMENTS

Northport McFarland Associates is requesting a variance from the building material standards. Those standards are in Section 6.04.04 and are included below:

6.04.04 Building Materials. Facades of principal and accessory buildings visible to pedestrian and vehicular traffic are subject to the following materials standards:

1. Exterior materials must include wood, fiber cement siding, masonry, glass curtain wall, or a combination of these. Other cladding materials, subject to the standards herein, may be used but may not exceed 40% of the total area of the façade.

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May 19, 2025

2. Only the following types of concrete block may be used above the building foundation: split-face, split-rib and scored.
3. Vinyl siding is prohibited; however, vinyl may be used for soffits, window frames, doors, downspouts and similar applications.
4. Metal siding is prohibited.
5. All structural supports (e.g., columns) for vehicular canopies must be clad in one or more of the same materials as the building facade.
6. The facades of principal buildings must include at least 25% fenestration, unless otherwise approved by Special Exception.

STAFF RECOMMENDATIONS:

The standards for variances as outlined in section 14.03.03 of the Northport Zoning Ordinance are as follows:

14.03.03 Standards for Variances

A. The Board will grant no variance unless it finds that the following standards are satisfied. It is the intent of this Ordinance that the variance be used only to overcome some exceptional physical condition of a parcel of land which poses practical difficulty to its development and prevents its owner from using the property as intended by this Ordinance.

B. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant must establish and substantiate in writing that the requested variance conforms to all standards listed below:

1. The granting of the variance will be in harmony with the general purpose of the regulations imposed in the applicable district and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

2. The granting of the variance will not permit the establishment of any use that is not permitted in the district.

3. There must be proof of unique circumstances. There must exist special circumstances fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the district, and which circumstances are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.

4. There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of Board of Adjustment

14-3

the restrictions. It must result from the application of this Ordinance. It must be suffered directly by the property in question; and evidence of other variances granted under similar circumstances may not be considered.

5. The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted by the Board is the minimum variance that will accomplish this purpose.

6. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

7. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands or structures in the same district.

C. The Board may prescribe any condition that it deems necessary to secure substantially the objectives of the provisions to which the variance applies. Violations of conditions lawfully attached to any variance approval are considered violations of this Ordinance and are subject to applicable fines and penalties.

SUMMARY:

Northport McFarland Associates, LLC is requesting a variance to allow an open-sided accessory structure to serve as a garden center for the Tractor Supply business located at 5510 McFarland Boulevard. The zoning ordinance currently does not allow for open-sided accessory structures in non-residential zones. The proposed building would be 1,280 square feet and would be located in the west portion of the property, directly adjacent to the existing building (see included site plan).

The current site consists of a retail center zoned Highway Commercial (C-6). It is surrounded to the north by vacant property zoned Highway Commercial (C-6), to the east by undeveloped property and a fast-food restaurant zoned Highway Commercial (C-6), to the south across McFarland Boulevard by Retail property zoned Highway Commercial (C-6), and to the west across Harper Road by a retail center zoned Highway Commercial (C-6).

As a hardship, the petitioner has cited the need for plants to be open to the elements.

The future land use plan contained within Northport Compass identifies this property as Commercial Mix . The requested variance is not in conflict with the comprehensive plan.

MOTION:

I make a motion to grant Northport McFarland Associates a variance from the building material standards to allow an open-sided accessory structure as shown on the application for the property located at 5510 McFarland Boulevard.

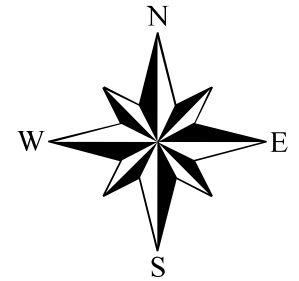
Northport Zoning Board of Adjustment

Variance Request

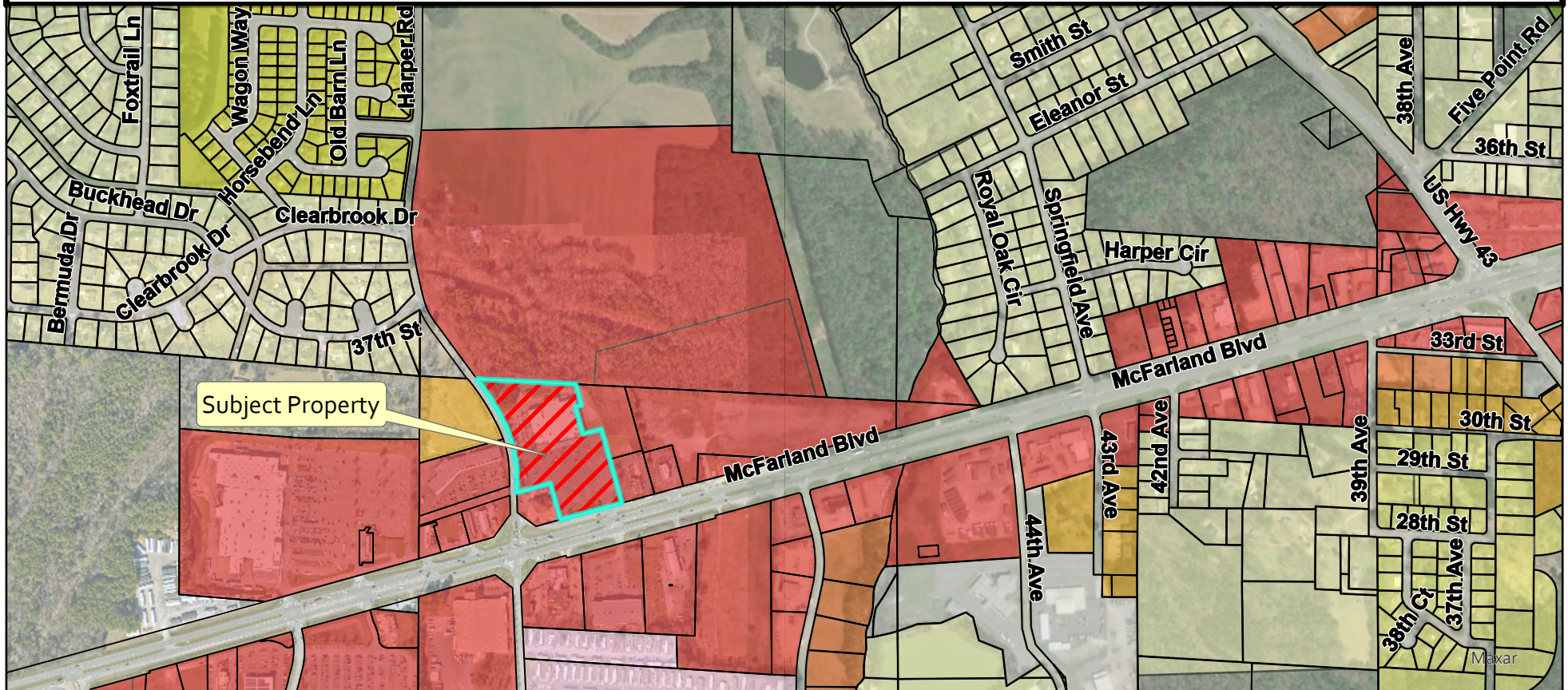
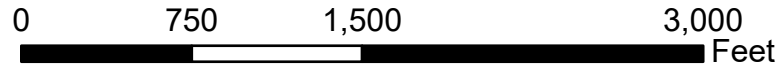
Zoning

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

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



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Northport Zoning Board of Adjustment

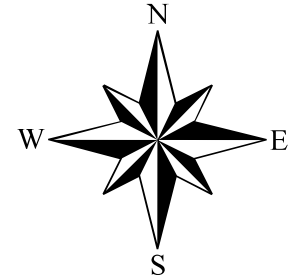
Variance Request

Future Land Use

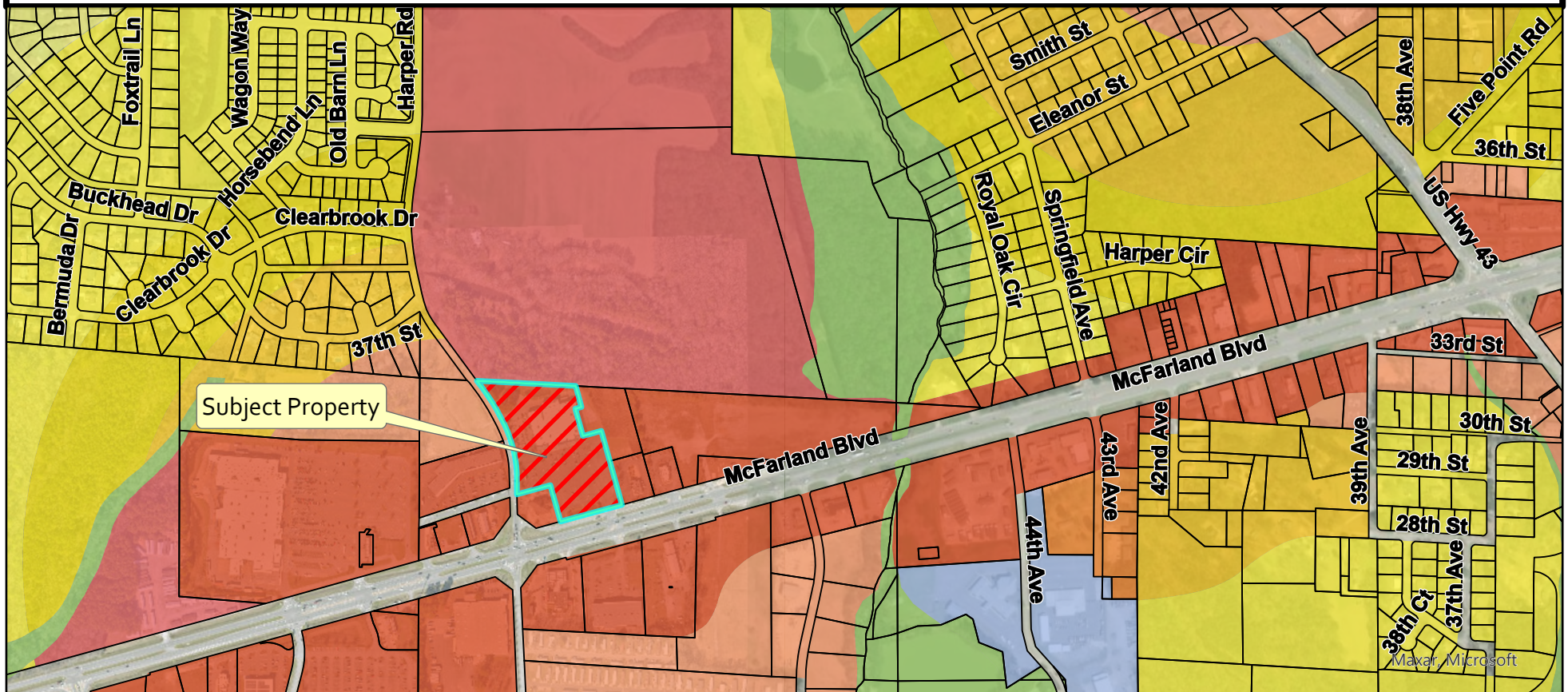
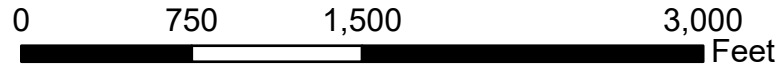
- Conservation
- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential

- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Institutional

- Parcels
- Subject Property



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Subject property as seen from the Tractor Supply parking lot looking Northeast.





City of Northport

Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

PROCESS

1. You have requested a variance, special exception or interpretation of the Zoning Ordinance. The Zoning Board of Adjustment has the full authority to rule on cases such as this after a public hearing.
2. The Zoning Board of Adjustment meets in City Hall, located at 3500 McFarland Boulevard, in the Council Chamber at 6:00 p.m. on the third Thursday of each month.
3. You or your agent must be present at the meeting to explain your request and answer questions.
4. No later than the closing of business hours four weeks prior to the meeting, the following must be submitted to the Planning and Inspections Department:
 - An Administrative Appeal Application completely filled out and signed (page 2 and 3 of this packet);
 - The names and mailing addresses of all adjoining property owners as obtained from the Tax Assessor on the first floor of the County Courthouse. Adjoining owners include owners on all sides of the property in question and also the property across streets, creeks, power line right-of-ways, etc.;
 - A filing fee of \$75.00, plus certified mailing fees per adjoining property owner and advertising fees;
 - A small drawing (8x11) of the lot in question with dimensions; existing and proposed new construction with dimensions; distance to the property lines of all structures; any other concerns which may be applicable to your case, such as existing and proposed parking spaces, heights of structures, access roads, etc. The drawing are not required to be professionally prepared, but must be legible and accurate.
5. A decision of the Zoning Board of Adjustment is final. The Circuit Court will hear any appeals to the decision of the Zoning Board of Adjustments. Appeals to the Circuit Court must be applied for within 15 days after a final decision of the Zoning Board of Adjustment has been made.



City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

Date of Application: _____

SUBMITTAL CHECKLIST

- Completed Application
- Designation of Agent Form (if applicant is not property owner)
- \$75 Appeal Fee (additional fees may apply)
- Names and Addresses of all Adjoining Properties
- Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions)

PROPERTY INFORMATION

Property Address: 5510 McFarland Blvd Suite 100 Northport, AL 35476

Property Subdivision and Lot Number: Brunos INC Res 1 Lot 1

Property Zoning District: Commercial Highway

Existing Buildings on Property: Multi-Tenant Commercial Building (TSC + Big Lots)

Proposed Construction on Property: Live Goods Center (Sunshade Canopy)

PETITIONER INFORMATION

Petitioner Name: Charisse Mathis

Petitioner Phone: 817-344-9282 Petitioner Email: Charisse.mathis@bureauveritas.com

Petitioner Address (if different than property information above): 16800 Greenspoint ave Houston Tx 77060

Petitioner is Owner of Property (if yes, skip owner information): Yes No

OWNER INFORMATION

Owner Name and/or Company: _____

Owner Mailing Address: _____

Owner Phone: _____ Owner Email: _____

BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Applicant Signature: Charisse Mathis Date: _____



City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

REQUEST INFORMATION

Describe the nature of the request:

We are requesting a variance that the proposed structure be allowed per the purpose of the structure. The proposed structure is open sided, and according to the city ordinance open sided structures are not permitted. The proposed structures purpose is to house plants and like materials. Allowing for the open sided structure would permit the plants to be open to the elements.

Describe the special conditions pertaining to your property (or to your case) which sets your case apart from others in the same zoning district:

The use of the proposed structure is our driving factor in requesting a variance, However there are other factors we'd like you to consider. The location of the proposed structure being set back from McFarland Blvd more than 260', being shielded by the bank, and the side street having a landscaping buffer diminishes the visibility from the public street. We will replace the metal siding on the gable front with EIFS painted to match the existing structure.

Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest:

If the requested Variance were to be granted it would not impact neighboring properties.

Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:



08/23/2024

Design and construction documents as instruments of service are given in confidence and remain the property of Michael Crislip, Architect. The use of this design and these construction documents for purposes other than the specific project named herein is strictly prohibited without expressed written consent of Michael Crislip, Architect.

Project No.: 24,0669
 Drawn By: GMM
 Date: 06-16-24 Issue: Bid & Permit

AS1.0

SITE PLAN

GENERAL NOTES

PARKING REQUIREMENTS:

- EXISTING PARKING SPACES / CONFIGURATION TO REMAIN, UNLESS NOTED OTHERWISE BY THE S.O.W. OR AS REQUIRED BY LOCAL JURISDICTION.
- WHEN RESEALING AND/OR RE-STRIPPING, BAY SPACING, AS NOTED ON PLAN IS PREFERRED, WITH A PARKING STALL SEE OF 9' WIDTH x 18' LENGTH AND 90-DEGREE ORIENTATION.
- STRIPING AND GRAPHICS SHALL USE A SINGLE 4" WIDE STRIPE. DIRECTIONAL ARROWS AND LETTERING ARE SOLID. COLOR AS REQUIRED PER NOTES ON THIS SHEET.

LANDSCAPE AREAS AND IRRIGATION:

- LANDSCAPE IS TO ONLY BE MODIFIED AS REQUIRED BY NEW WORK AFFECTING PREVIOUS LANDSCAPE. NEW LANDSCAPING IS NOT INTENDED THROUGHOUT.
- IF ALREADY INSTALLED, IRRIGATION SYSTEM TO BE COMPATIBLE WITH THE PLANT MATERIAL AND ENVIRONMENTAL EXPOSURE.
- IF LANDSCAPE IS TO BE ADDED / MODIFIED DESIGN WITH CONSIDERATION TO SIGHT LINES TO BUILDING SIGNAGE AND ENTRY ELEMENTS AS TO NOT REDUCE VISIBILITY.

GRADING AND DRAINAGE:

- EXISTING IMPERVIOUS AREA AND CALCULATED DRAINAGE AREA IS NOT INTENDED TO BE CHANGED, EXISTING SIDE LOT PAVEMENT IS INTENDED TO BE UTILIZED AS SLAB FOR NEW GREENHOUSE AND/OR FEED STORAGE BUILDING.
- IF NEW PAVEMENT OR SIDEWALKS ARE TO BE CONSTRUCTED, AS IDENTIFIED WITHIN, DRAINAGE SHALL FLOW AWAY FROM BUILDINGS AND SIDEWALK CURBS. SIDEWALKS SHALL SLOPE AWAY FROM BUILDING AT 1/8" PER FOOT (MIN.)
- PROVIDE ALL REQUIRED UNDERGROUND AND SLEEVING ALL UTILITY AND IRRIGATION CONNECTIONS.

SITE LIGHTING:

- EXISTING SITE LIGHTING TO REMAIN, NO NEW LIGHTING OR LIGHT POLES INCLUDED, U.N.O.
- MINIMUM MAINTAINED ILLUMINATION AT GROUND SURFACE.
- REPAIR OR REPLACE FIXTURES AND LAMPS THAT ARE NOT OPERATIONAL.
- IF NOTED ON THE S.O.W, ALL CONCRETE LIGHT POLE BASES ARE TO BE PAINTED SAFETY YELLOW UNLESS OTHERWISE REQUIRED BY AUTHORITY HAVING JURISDICTION (REFER TO SCOPE OF WORK SUMMARY FOR ADDITIONAL INFORMATION).

OUTDOOR DISPLAY FIXTURE INSTALLATION GUIDELINES:

- VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
- DRILL HOLES FOR ANCHOR, (NOTE: HOLE IN BASE PLATE OF THE RACK MAY VARY, COORDINATE HOLE DIAMETER WITH MANUFACTURE.)
- BOLT DOWN WITH ANCHOR BOLTS PER MANUFACTURER'S SPECIFICATIONS.
- SWEEP UP DRILLINGS AND ANY OTHER DEBRIS.

EXTERIOR PENETRATIONS:

FLASH, DRAFT-STOP AND INSULATE AROUND ALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO: PLUMBING PIPES AND VENTS, ELECTRICAL WIRES AND CONDUITS, ELECTRICAL FIXTURES, OTHER MECHANICAL SERVICES, AND, IN SOME CASES, STRUCTURAL MEMBERS WITH A NON-DETERIOROUS ELASTOMERIC SEALANT, CAULK, FOAM PAINT, ADHESIVE OR EFFECTIVE GASKET THROUGHOUT THE BUILDING ENCLOSURE. USE APPROPRIATE INFILL MATERIAL(S) COMPATIBLE WITH ADJACENT MATERIALS. DO NOT EXCEED MANUFACTURER'S PUBLISHED TOLERANCES FOR MAXIMUM OPENING SIZES TO INFILL. REFER TO ASTM C1193 FOR A STANDARD GUIDE FOR USE OF JOINT SEALANTS. NO CLEAR SEALANTS.

8" HIGH CHAIN LINK FENCE SPECIFICATIONS: "REMODELS ONLY"

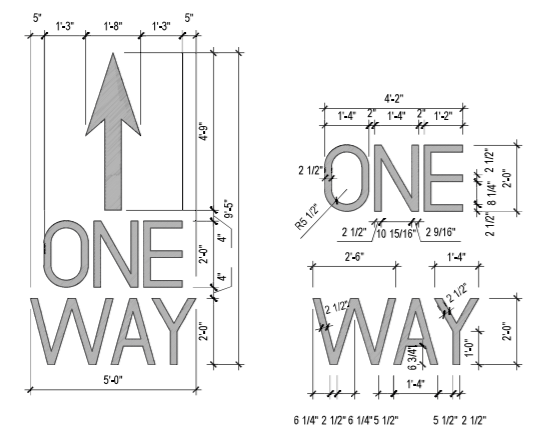
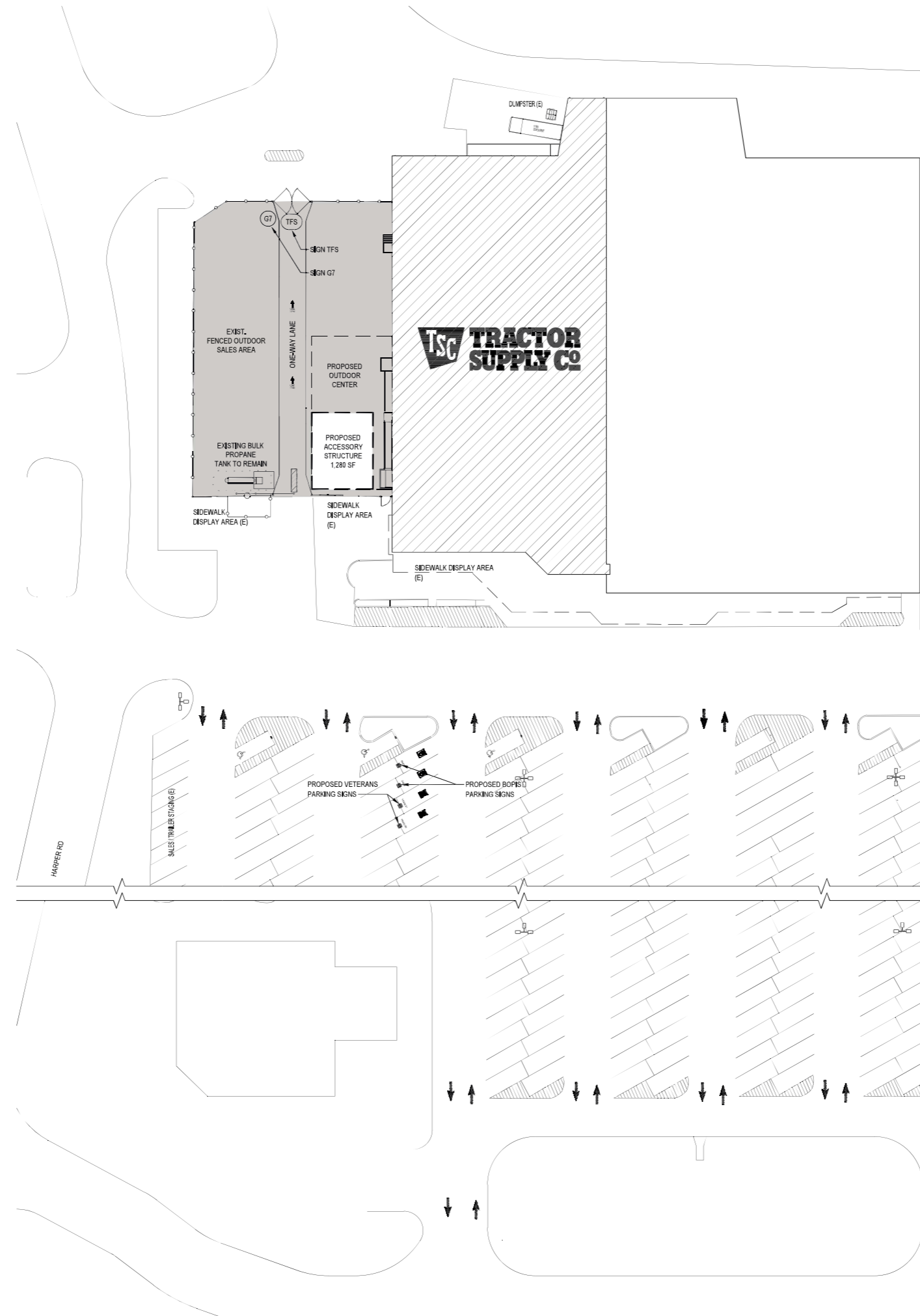
- FABRIC: 95' 9 GA. GALVANIZED (2" MESH) CHAIN LINK FABRIC.
- TOP & BOTTOM RAIL: 1 1/2" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN), TOP RAIL TO BE JOINED WITH 1 5/8" SLEEVE, BOTTOM RAIL @ 18" ABV. GRADE.
- LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN), LINE POST TO BE SET 10" ON CENTER MAX. SPACING, CONCRETE FOOTING TO BE 8" DIA. BY 30" DEEP CONC.
- TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS. PER FOOT (MIN), SET IN 8" DIA. BY 36" DEEP CONC. FOOTING.
- GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN), 8" DIA. 36" DEEP CONC. FOOTING.
- GATES: (5-6) (4) 10 FOOT SWINGING CHAIN LINK GATES AND (1-2) 4 FOOT SWING GATE(S) WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN), GATES BRACED AND TRUSSED AS NECESSARY, SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.
- SWING GATES: DESIGN AS PER THE MANUFACTURER'S DESIGN STANDARDS, GATES SHALL BE MANUALLY OPERATED SWINGING, MAXIMUM DISTANCE BETWEEN BOTTOM OF GATE AND FINISH GRADE TO BE 10".
- TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOG RING SPACED 24" ON CENTER.
- FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
- THE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAIL.
- POST FOOTING: TRUCK POURED CONCRETE.
- SPECIFY A GATE LATCH WITH THE ABILITY TO ACCEPT A STANDARD PAD LOCK.

PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):

- NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
- REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
- CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITH THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
- PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED. MINIMUM OF (2) TWO COATS.
- PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.

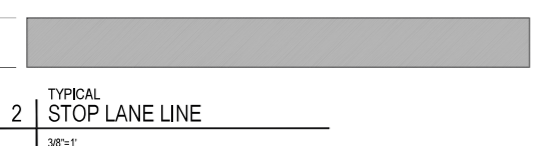
SITE STRIPING NOTE:

- STRIPING ON CONCRETE TO BE YELLOW.
- STRIPING ON ASPHALT TO BE WHITE.

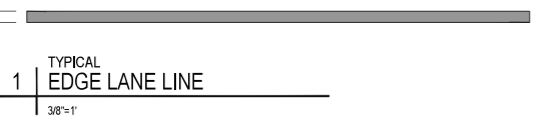


3 TYPICAL ONE WAY LETTERING
 3/8"=1"

NOTE:
 UNLESS OTHERWISE SHOWN:
 LETTER HEIGHT = 8'-4"
 LETTER WIDTH = 1'-4"
 LETTER SPACING = 2"
 VERTICAL SPACING = 4"
 (USE EQUAL SPACING BETWEEN LETTERS AND CENTER ENTIRE SYMBOL IN LANE)



2 TYPICAL STOP LANE LINE
 3/8"=1"



1 TYPICAL EDGE LANE LINE
 3/8"=1"

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
June 26, 2025

AGENDA ITEM

Case Number: V-25-7

Request: A variance from nonconformity and site development standards

Location: 6801 McFarland Blvd

Applicant: Duncan Coker and Associates

SUBJECT PARCEL

Zoning: Highway Commercial (C6)

Zoning of Adjacent Property: Highway Commercial (C6) & Light Industrial (M-1)

Proposed Action: To allow a nonconformity to be expanded without bringing the entire site into compliance

STAFF COMMENTS

Duncan Coker and Associates is seeking a variance from the nonconformity standards. Those standards are in section 11.03 and are included below:

§11.03 Authority to Continue

11.03.01 Except as otherwise provided in this Article, any nonconforming lot, use, or structure lawfully existing on the effective date of the regulations with which it does not comply, may be continued so long as it remains otherwise lawful.

11.03.02 No nonconformity may be enlarged upon, expanded, or extended unless such alteration is in full compliance with all requirements of this Ordinance, except as noted in this Section. Normal maintenance and incidental repair of nonconformity are permitted, provided that this does not violate any other Section of the Article.

11-1

May 19, 2025

- A. Nothing in this Article is intended to prevent the strengthening or restoration of a structure to a safe condition in accordance with an order of a public official charged with protecting the public safety and who declares such structure to be unsafe, provided that such restoration is not otherwise in violation of the provisions of this Section .
- B. Nothing in this Article is intended to prohibit routine maintenance, restoration of a structure to a safe condition, or internal renovations, provided the total value of such activities does not exceed 50% of the appraised value of the structure as determined by the Tuscaloosa County Tax Assessor.
- C. An extension, for the exclusive purpose of providing required off-street parking or loading spaces, involving no structural alteration or enlargement of such structure, does not constitute an expansion of nonconformity subject to the restrictions of this Article.

- 11.03.03 No nonconformity may be moved, in whole or in part, for any distance whatsoever, to any other location on the same or any other lot unless the entire structure thereafter conforms to the regulations of this Ordinance. However, the Board may approve a Special Exception to move a nonconformity to another location on the same lot if such change reduces incompatibility with the use of adjoining properties. Neither the placement nor replacement of manufactured homes for permanent residential use are eligible for such consideration.
- 11.03.04 Regardless of any other provision of this Article, no use or structure which is accessory to a principal nonconforming use or structure may continue after such principal use or structure has ceased or terminated, unless it thereafter conforms to all regulations of this Ordinance.
- 11.03.05 In all cases, establishing the lawful status of any nonconformity is the responsibility of the owner of such nonconformity, not the City of Northport.
- 11.03.06 In the event that a structure or premise occupied by a nonconforming use becomes and remains vacant for a continuous period of six months, the use of same must thereafter conform to the use regulations of this Ordinance, regardless of the intent of the owner or occupant.
- 11.03.07 A development site that is nonconforming by physical design (e.g., insufficient parking, landscaping, setbacks, etc.) may be utilized for any land use permitted at that location. However, any permits for additional floor area or the replacement of any structure on the development site, are contingent upon bringing the entire site into conformity with this Ordinance.

STAFF RECOMMENDATIONS:

The standards for variances as outlined in section 14.03.03 of the Northport Zoning Ordinance are as follows:

14.03.03 Standards for Variances

A. The Board will grant no variance unless it finds that the following standards are satisfied. It is the intent of this Ordinance that the variance be used only to overcome some exceptional physical condition of a parcel of land which poses practical difficulty to its development and prevents its owner from using the property as intended by this Ordinance.

B. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant must establish and substantiate in writing that the requested variance conforms to all standards listed below:

- 1. The granting of the variance will be in harmony with the general purpose of the regulations imposed in the applicable district and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*
- 2. The granting of the variance will not permit the establishment of any use that is not permitted in the district.*
- 3. There must be proof of unique circumstances. There must exist special circumstances fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the district, and which circumstances are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.*
- 4. There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of Board of Adjustment*

14-3

the restrictions. It must result from the application of this Ordinance. It must be suffered directly by the property in question; and evidence of other variances granted under similar circumstances may not be considered.

5. The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted by the Board is the minimum variance that will accomplish this purpose.

6. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

7. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands or structures in the same district.

C. The Board may prescribe any condition that it deems necessary to secure substantially the objectives of the provisions to which the variance applies. Violations of conditions lawfully attached to any variance approval are considered violations of this Ordinance and are subject to applicable fines and penalties.

SUMMARY:

Duncan Coker and Associates

is seeking a variance to allow an expansion of the current Warrior Tractor business located at 6801 McFarland Blvd. The current site is listed as a legal nonconformity for the following reasons:

- **Landscaping** – New developments in this corridor are required to install a 15' frontage landscaping buffer. Requiring this installation may result in the removal of existing mature trees.
- **Use** – This use was allowed within this zoning district when established but is now only approved through Conditional Use.
- **Parking** – The parking configuration and quantity do not meet current standards. Based on calculations from the engineer, 542 parking spaces would be required for this development, which currently has 89. The applicant has stated that this amount is sufficient to meet the needs of the facility and that the addition will not result in any new employees being hired. The current configuration does not have the required landscaped islands, nor is all of the parking provided on the same parcel as the building it serves.
- **Building Materials** – The existing building features metal siding, which is no longer allowed in this zone.

The current ordinance generally allows legal nonconformities to continue operation but requires that they not be expanded unless the entire site is brought into compliance. Considering the proportionally small scope of work included with this addition, the applicant would prefer to pursue a variance from this requirement. The applicant has stated that they would like to expand the facility in a way that is in keeping with the look and function of the current building, which would mean that the proposed expansion features the same nonconforming materials that are on the current building.

A similar variance for this property was granted in March of 2024. The variance was specifically tied to the site plan submitted at that time. Since then, the applicant has developed plans to add an additional

6,000 square feet of floor space. Since this was not covered in the original request, a new variance would be required.

For hardships, the applicant has stated that the required improvements would be disruptive to the operation of the business and that the addition is of limited impact to the overall site.

MOTION:

I make a motion to grant Duncan Coker and Associates a variance to allow the expansion of a nonconformity as shown on the application for the property located at 6801 McFarland Blvd.

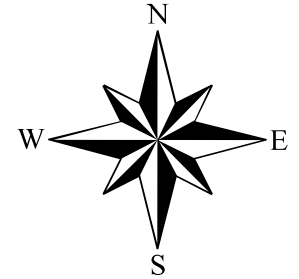
Northport Zoning Board of Adjustment

Variance Request

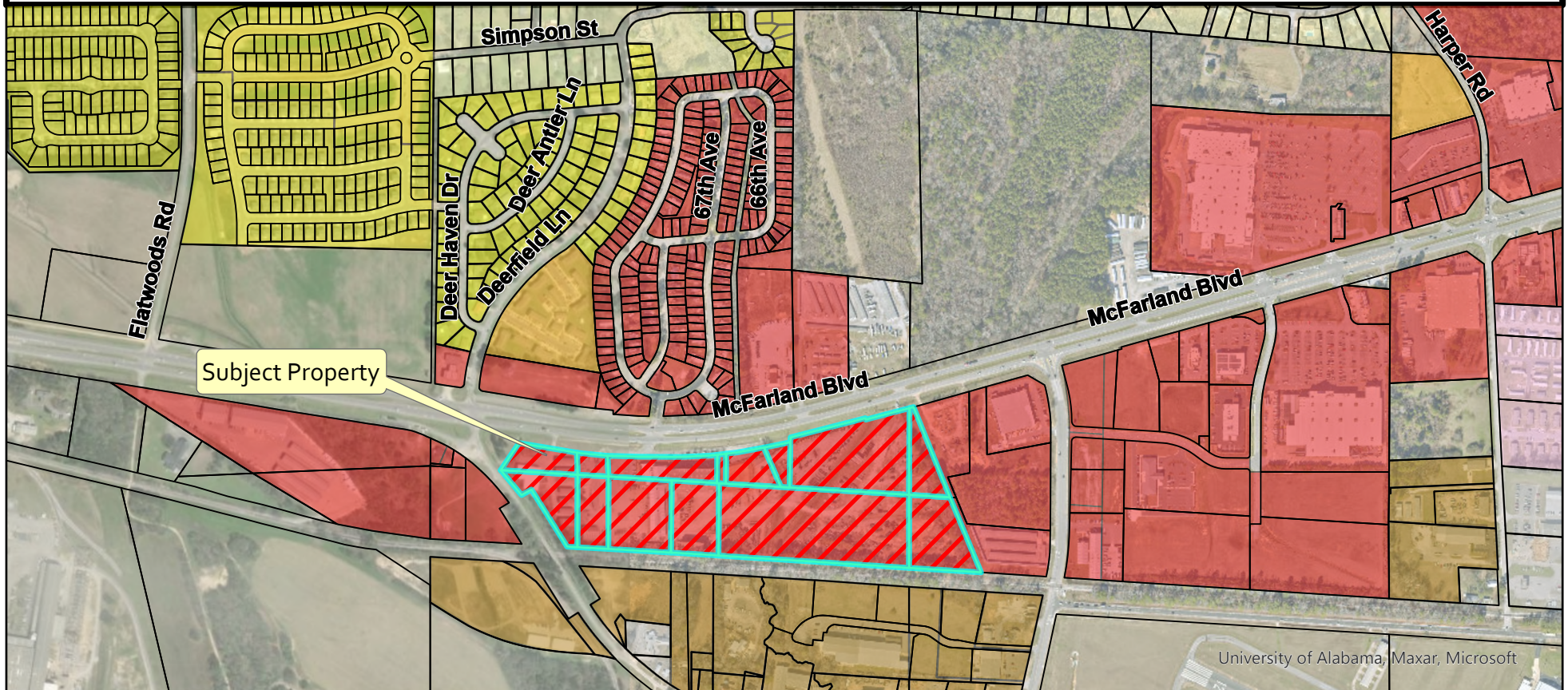
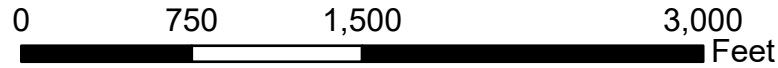
Zoning

- Commercial Highway
- Light Industrial
- Mobile Home Park
- Office and Institutional
- Residential Multi-Family
- Residential Single-Family - 1

- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- 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.



University of Alabama, Maxar, Microsoft

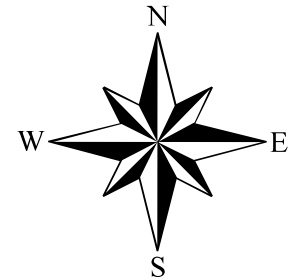
Northport Zoning Board of Adjustment

Variance Request

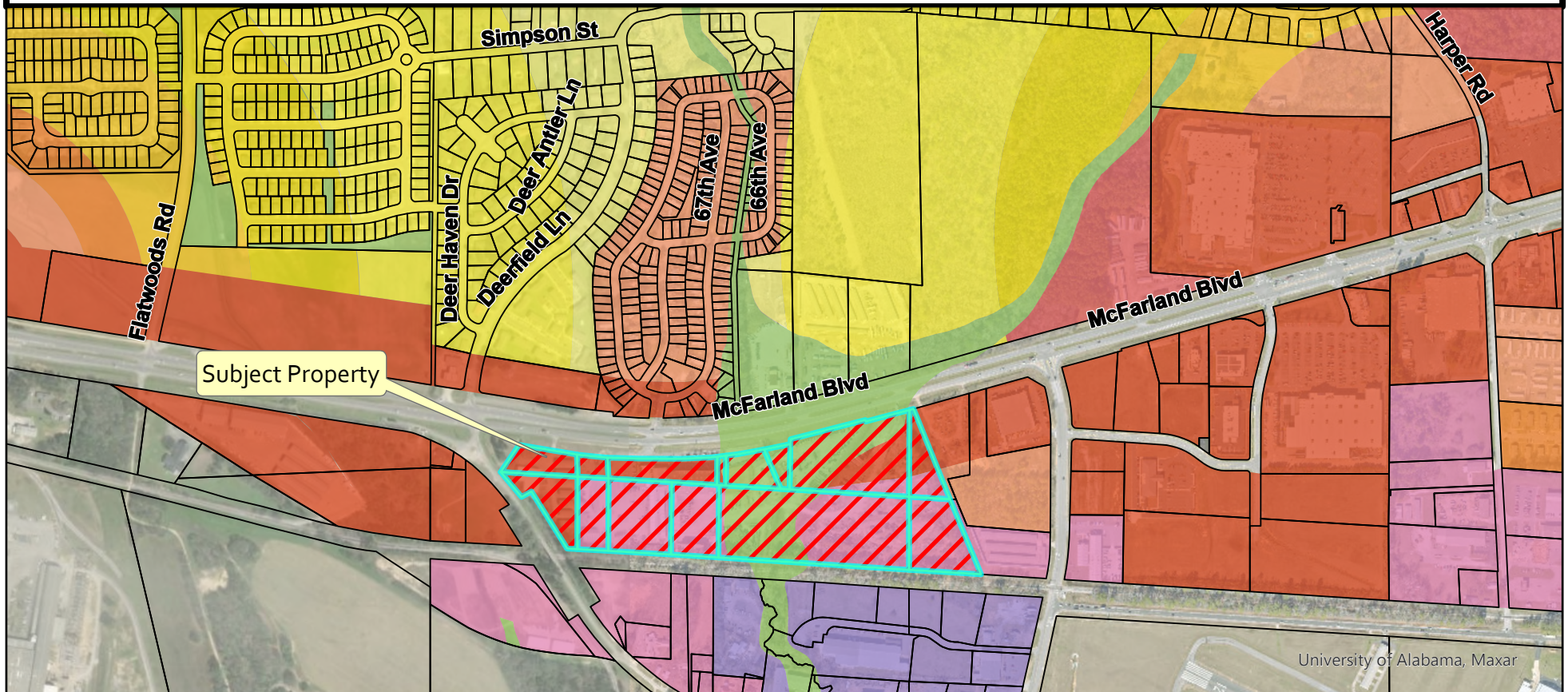
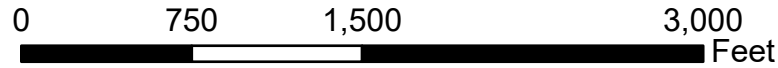
Future Land Use

- 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
- Industrial
- Office-Trades Mix
- Utilities
- Parcels
- Subject Property



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6801 McFarland
Blvd



City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

Date of Application: 5-19-25

SUBMITTAL CHECKLIST

- Completed Application
- Designation of Agent Form (if applicant is not property owner)
- \$75 Appeal Fee (additional fees may apply)
- Names and Addresses of all Adjoining Properties
- Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions)

PROPERTY INFORMATION

Property Address: 6801 McFarland Blvd. Northport, AL 35476

Property Subdivision and Lot Number: Warrior Tractor Subdivision - Lot 1

Property Zoning District: C-6

Existing Buildings on Property: Yes

Proposed Construction on Property: Addition of 6,000 s.f. to building currently under construction

PETITIONER INFORMATION

Petitioner Name: Gene Ray Taylor

Petitioner Phone: 205-339-0300 Petitioner Email: grtgo@warriortractor.com

Petitioner Address (if different than property information above): _____

Petitioner is Owner of Property (if yes, skip owner information): Yes No

OWNER INFORMATION

Owner Name and/or Company: _____

Owner Mailing Address: _____

Owner Phone: _____ Owner Email: _____

BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Applicant Signature: *Gene R Taylor* Date: 5/19/25



City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to planning@cityofnorthport.org.

REQUEST INFORMATION

Describe the nature of the request:

Warrior Tractor (Gene Ray Taylor) requests a variance to expand an existing non-conformity which includes building materials, landscaping and parking. A variance was granted in March of 2024 for an expansion to the parts warehouse portion of the facility. The project is currently under construction and Mr. Taylor has requested to add an additional 6,000 s.f. to the rear of the warehouse. Since the project will be adding additional square footage to the building, the previously granted variance requires an amendment.

Describe the special conditions pertaining to your property (or to your case) which sets your case apart from others in the same zoning district:

See attached.

Describe how your appeal (if granted) would impact neighboring properties or how it would or would not be contrary to the public interest:

The requested variance, if granted, would not impact neighboring properties. This is only a parts warehouse expansion to the facility as it currently operates. Warrior Tractor has been operating at this locaiton for nearly 50 years without negatively impacting neighboring properties.

Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:

Petitioner owns the property.

Describe the special conditions pertaining to your property (or to your case) which sets your case apart from others in the same zoning district:

Warrior Tractor has been operating in this location for nearly fifty years. The facility was constructed prior to when the current 'use and zoning ordinance' requirements were implemented. In March of 2024, a variance was granted to Warrior Tractor for a 15,000 s.f. expansion to the parts warehouse and the project is currently under construction. Since the original approval, the need for warehouse space increased prompting the request to add an additional 6,000 s.f. to the rear of the previously approved expansion.

Regarding the current Architectural Standards (Section 6.04.04 & 12.04.12), we are requesting a variance from the following standards:

Section 6.04.04 – Special Corridor Overlay Building Materials

- [Item 1-6] – Materials (architectural metal panels / 10' masonry wall at base)

Section 12.04.12 – Site Plan Review Architectural Guidelines

- [Item B-1b] - Unbroken Facades (architectural feature every 75' max.)
- [Item B-3a-f] - Facades (no blank walls)

As previously approved, the facade of the proposed parts warehouse building will be a continuation of the existing warehouse building facade. The existing facade is currently 26' tall architectural metal wall panels, with an 8' tall fascia panel. There are downspouts (vertical element) at 25' intervals. Additionally, 4'x4' louvered fan units are centered in every 25' bay. The metal wall panels are a dark bronze color, contrasting with white downspouts and louvered fan units.

We propose that the most visually acceptable design concept here is to continue with the design of the existing non-conforming building facade. Implementing the current architectural standards to the facade of the existing structure and expansion will be detrimental to business operations, as the business will not be able to remain open while construction is ongoing (approximately 3-4 months). The existing 'architectural' features (wall panels, downspout, louvered fan, fascia panel) create a pleasant rhythm and scale, mimicking more traditional architectural features (pilasters, columns, cornices). As such, the continuation of the current non-conforming facade makes the most sense from an aesthetic point of view, as well as, allowing the business to remain operational during construction of the parts warehouse expansion.

-
- [Item B-5] – Parking (Article 8)

The occupancy of the new 6,000 sq.ft warehouse expansion is 'Warehouse', and has a low occupant load factor (1/500 sq.ft. gross) based on square footage. Additionally, no additional employees are being hired to work in this new area. The current parking areas

contain 89 striped parking spaces along the North and West sides of the building. The existing parking configuration is sufficient for this business. Since there will be no increase in employees with this warehouse expansion, we request a variance from any increase in required parking.

For reference, the Machinery Sales requires (1) space per 400 square feet of gross floor area, plus (2) spaces per service bay, plus (1) space per 2,500 square feet of outdoor display/storage area, per section 610.02 Item B-42. This equates to 555 required parking spaces.

- [Item B-6] – Landscaping (Article 9)

Existing landscaping consists of adequate canopy tree buffers along the East, West and South property lines with canopy trees and foundational landscaping in front of the existing facility. Landscaping will be added to the street side of the previously approved expansion, matching the plant material currently in front of the existing facility. All of the requests listed above will allow the proposed construction area to be limited to 0.5 acres while the remainder of the 30-acre site remains undisturbed and operational.

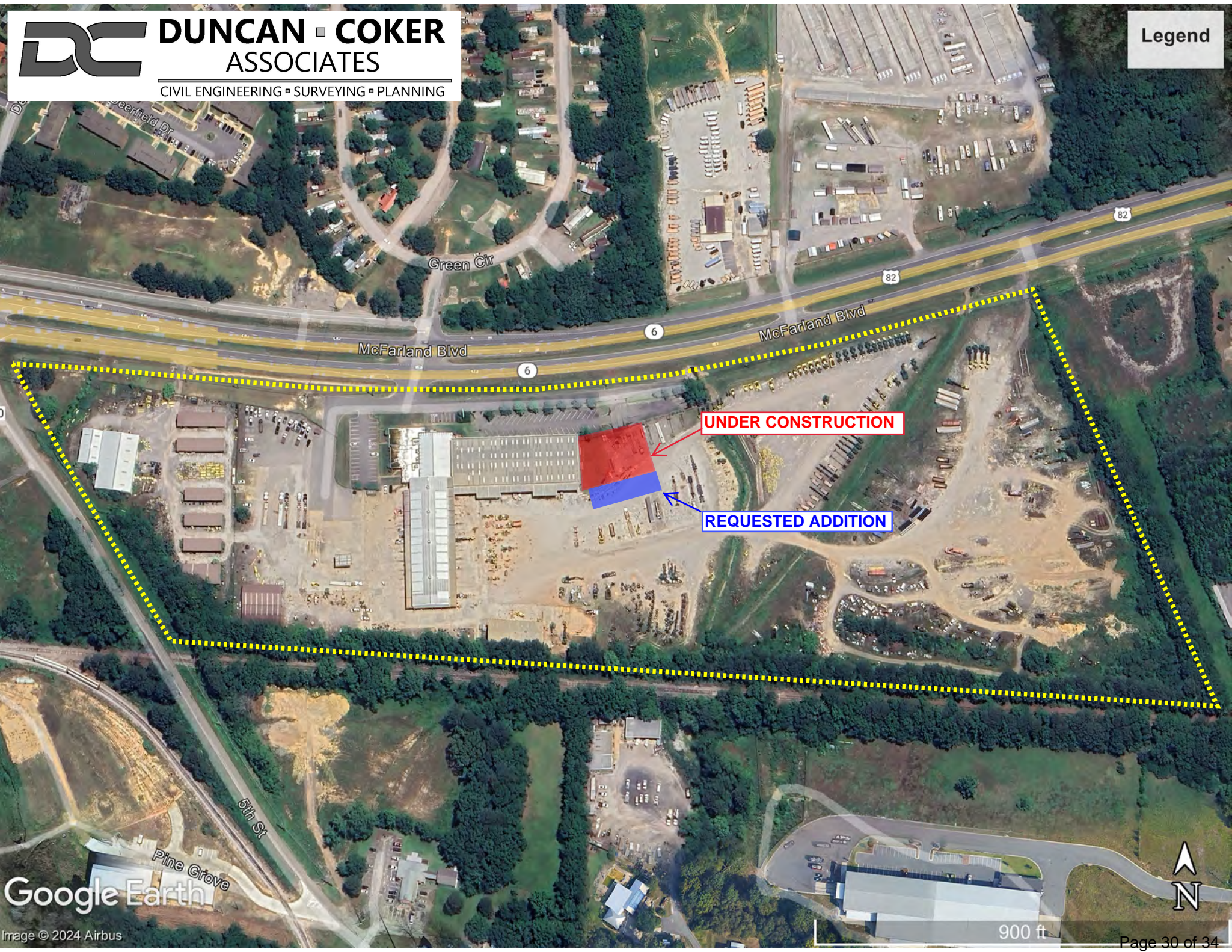
Due to the longevity of this business at this location, the size of the overall site, the limited impact of this addition, and the fact that the business would not be able continue operations while the required improvements are on-going, we request a variance to expand the existing non-conformity.



DUNCAN COKER ASSOCIATES

CIVIL ENGINEERING ■ SURVEYING ■ PLANNING

Legend



UNDER CONSTRUCTION

REQUESTED ADDITION

Google Earth

Image © 2024 Airbus

900 ft



REVIEW

FITTS
ARCHITECTS

817 21st Avenue
Tuscaloosa, Alabama 35401
205.759.5792
www.fittsarchitects.com

PROJECT
PARTS WAREHOUSE
EXPANSION



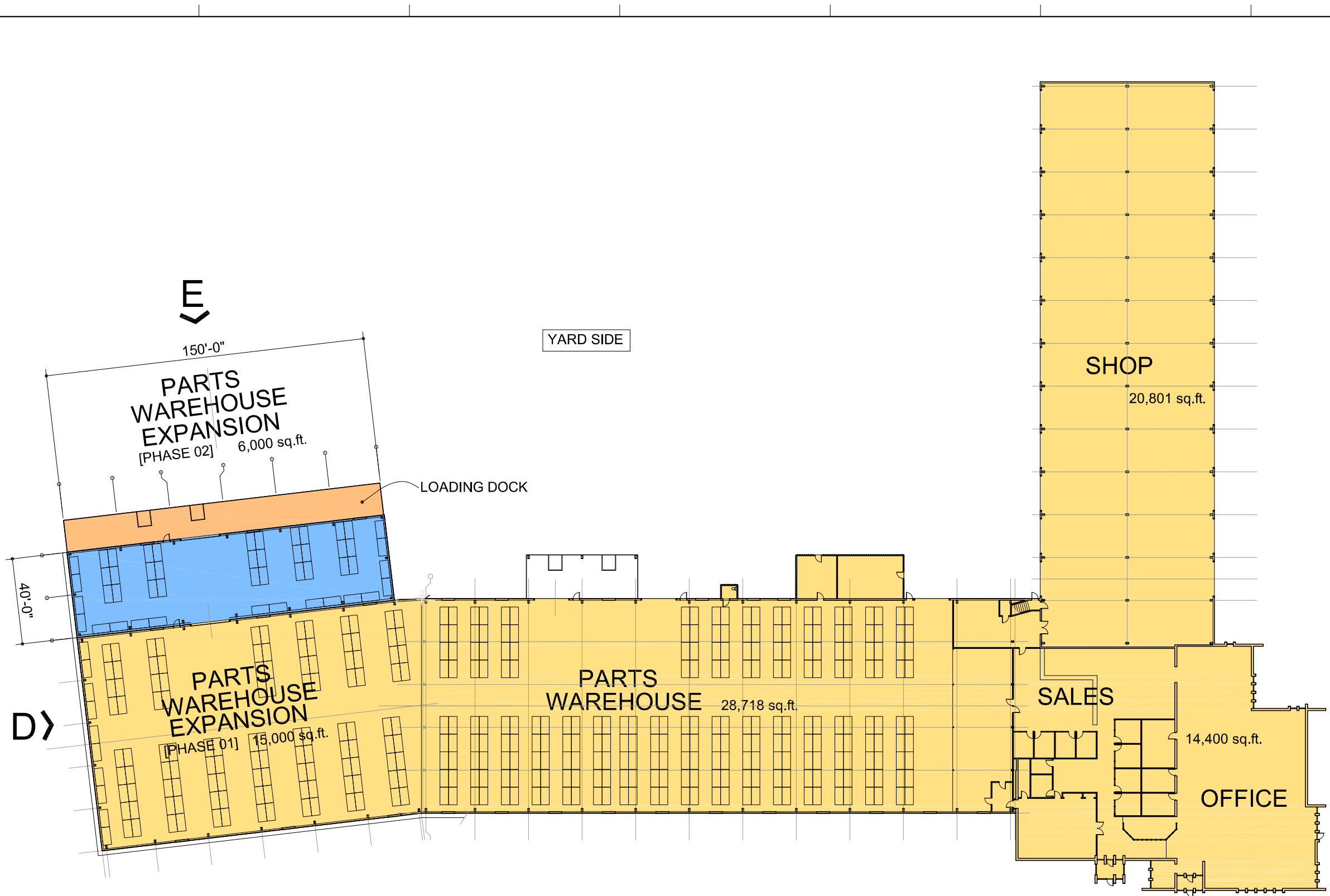
6801 McFARLAND BLVD
NORTHPORT, ALABAMA

REVISIONS:		
#	DATE	DESCRIPTION

ONE INCH
FULL SCALE DRAWING

PROJECT No. FA 2310.02
DATE 16 MAY 25
SHEET

1.1



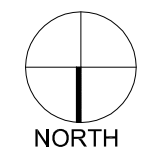
MASTER FLOOR PLAN

1

SCALE: 1"=50' 0' 50'

↑
A
STREET SIDE

- EXISTING FACILITY
- PROJECT AREA





FITTS
ARCHITECTS

817 21st Avenue
Tuscaloosa, Alabama 35401
205.759.5792
www.fittsarchitects.com

PROJECT
PARTS WAREHOUSE
EXPANSION



6801 McFARLAND BLVD
NORTHPORT, ALABAMA

REVISIONS:

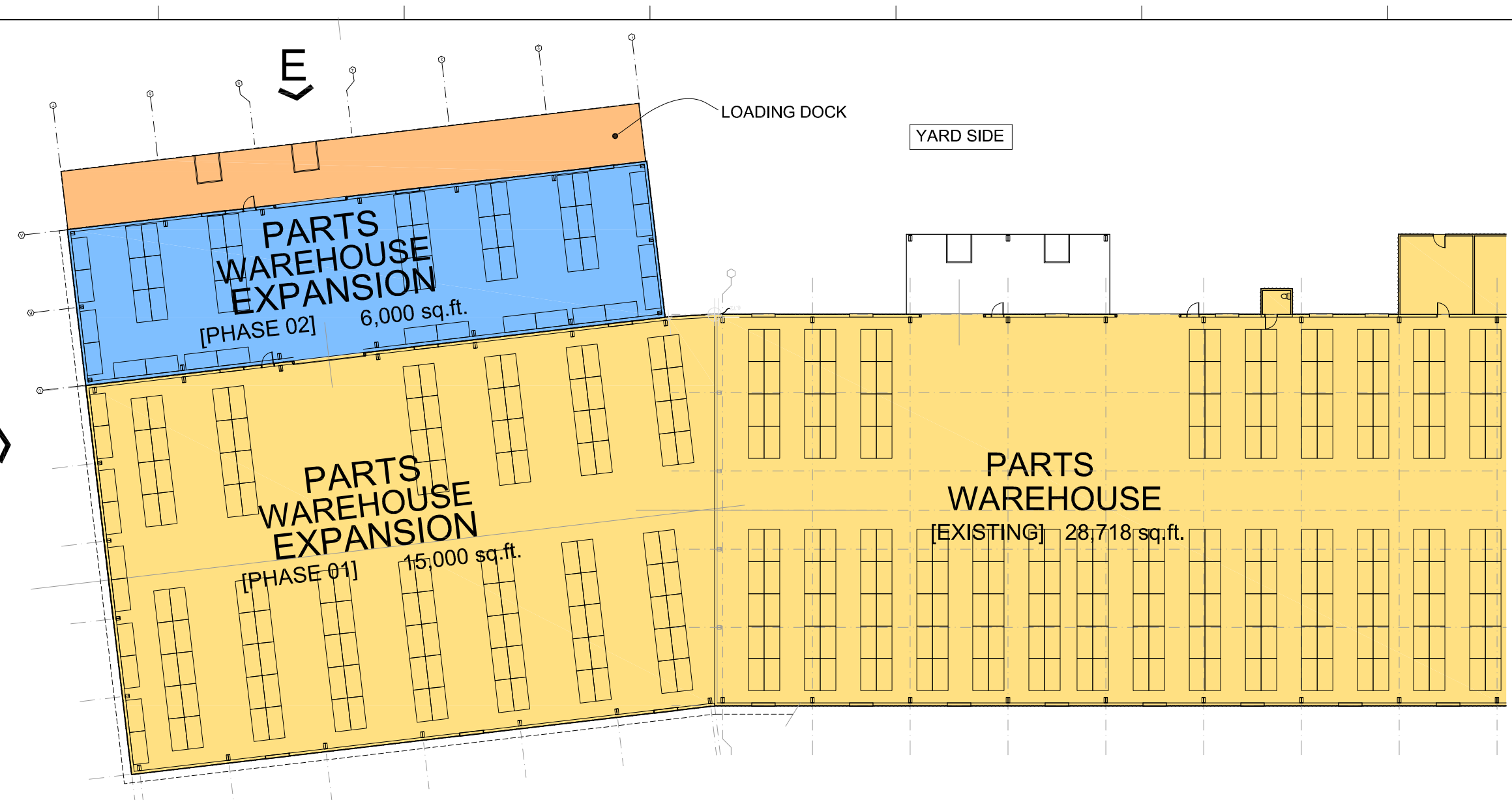
#	DATE	DESCRIPTION

ONE INCH
FULL SCALE DRAWING

PROJECT No.
FA 2310.02
DATE
16 MAY 25
SHEET

PROJECT
FLOOR PLAN

1.2



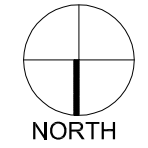
PROJECT FLOOR PLAN

2

SCALE: 1/32" = 1'-0"
0' 10' 20' 40'

^
A
STREET SIDE

EXISTING FACILITY
PROJECT AREA



REVIEW

FITTS
ARCHITECTS

817 21st Avenue
Tuscaloosa, Alabama 35401
205.759.5792
www.fittsarchitects.com

PROJECT
PARTS WAREHOUSE
EXPANSION



6801 MCFARLAND BLVD
NORTHPORT, ALABAMA

REVISIONS:

#	DATE	DESCRIPTION

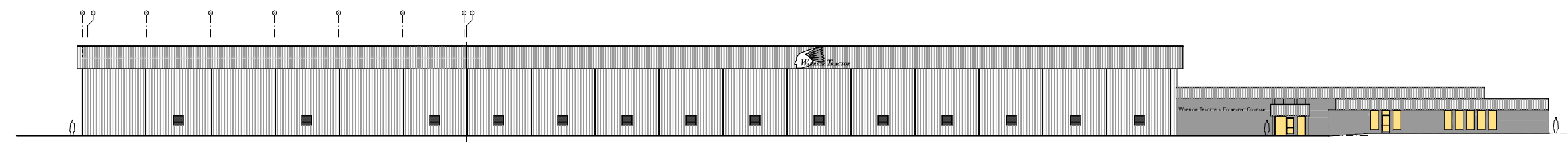
ONE INCH
FULL SCALE DRAWING

PROJECT No. FA 2310.02
DATE 16 MAY 25

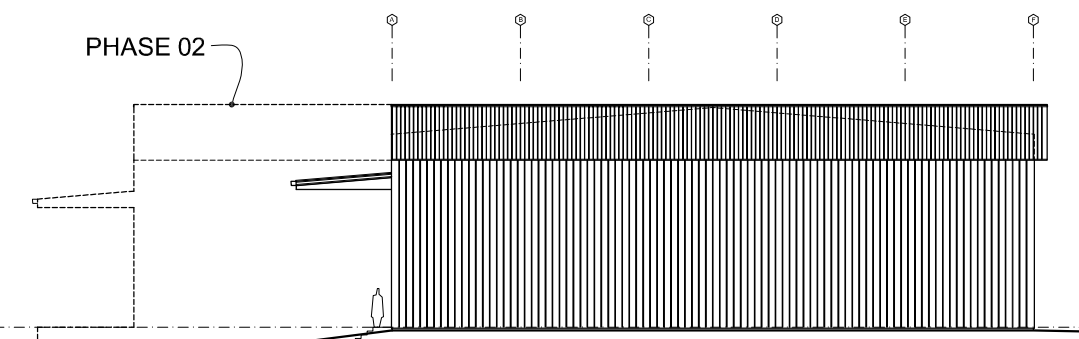
SHEET

EXTERIOR
ELEVATIONS

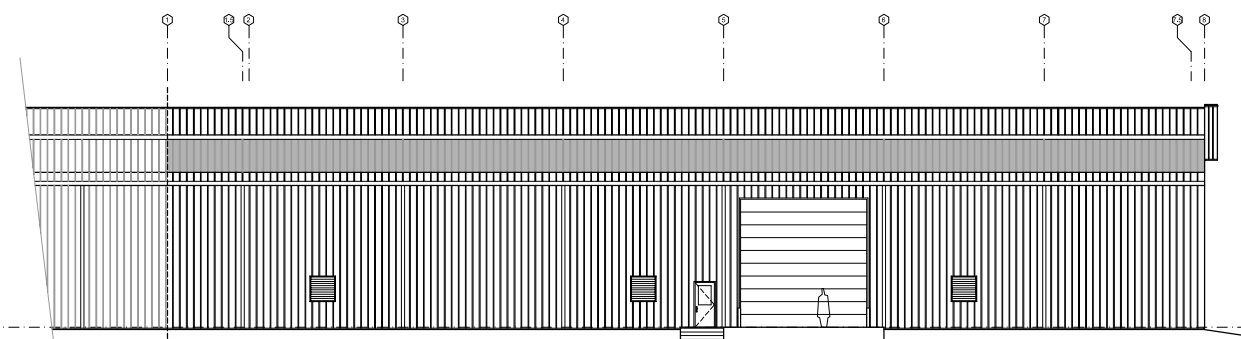
2.1



A NORTH
ELEVATION
SCALE: 1"=50'
0' 50'

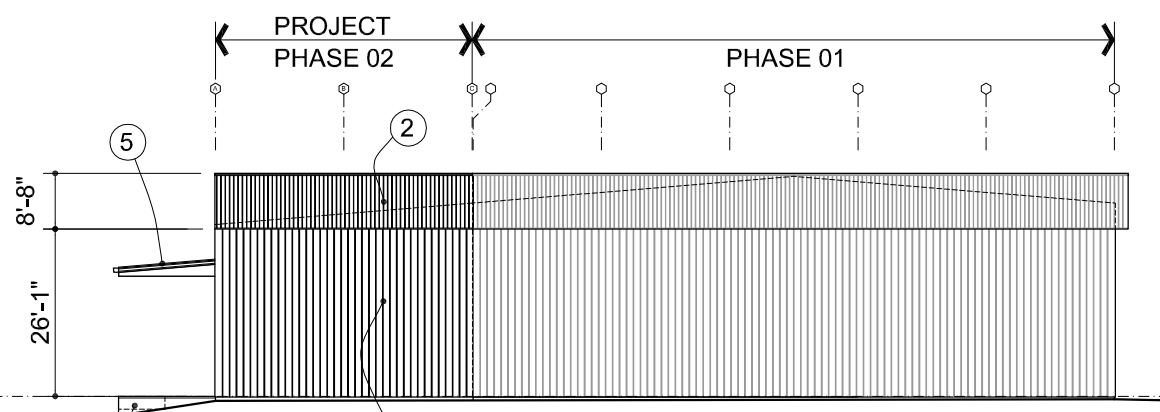


B EXISTING
ELEVATION
SCALE: 1"=30'
0' 30' EAST

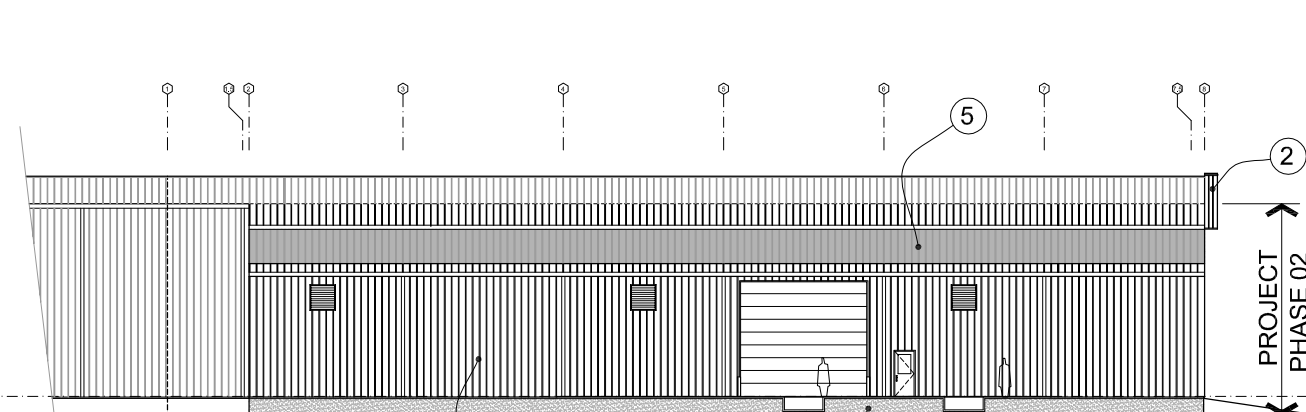


C EXISTING
ELEVATION
SCALE: 1"=30'
0' 30' SOUTH

- NOTES
1. LOADING DOCK
 2. FASCIA FACADE: METAL WALL PANELS
 3. ARCHITECTURAL METAL WALL PANELS
 4. TRANS. WALL PANEL
 5. CANOPY



D PROPOSED
ELEVATION
SCALE: 1"=30'
0' 30' EAST



E PROPOSED
ELEVATION
SCALE: 1"=50'
0' 30' SOUTH

NORTH (STREET) ELEVATION



WARRIOR TRACTOR & EQUIPMENT
6801 McFARLAND BLVD
NORTHPORT, ALABAMA