

**AGENDA
NORTHPORT ZONING BOARD OF ADJUSTMENT
THURSDAY, JULY 17, 2025**

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

A. June 26, 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. **SP-25-3 Dorothy Tucker** - Dorothy Tucker is requesting a special exception to allow a manufactured home as in-fill dwelling for the property located at 10470 Jones Road.
- B. **SP-25-4 82 West** - Herndon, Hicks and Associates is requesting a special exception to allow an access easement for a nonresidential lot for the property located at 5105 McFarland Boulevard.
- C. **V-25-9 MKW Holdings** - Montgomery and Hinkle is requesting a variance from the minimum lot standards found in section A-11 for the property located at 1211 Bridge Avenue.

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, JUNE 26, 2025**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, June 26, 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, and Mr. Kevin Shobe. Absent and failing to vote was Mrs. Tina Phifer and Mrs. Jennifer Taylor-White. Also present were staff members Mrs. Julie Ramm, Mr. Shaun Patten, Mrs. Kimberly King, and Mrs. Holly Phillips.

Approval of Minutes

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

Approval of Agenda

Motion by Mr. Haynie to approve the agenda for June 26, 2025. **Seconded by Mr. Shobe.** Roll call vote was as follows: Mr. Haynie– Yes; Mr. Shobe – Yes; Mr. Dale – Yes; and Mr. Garner – 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-25-6** – Northport McFarland and Associates, LLC is requesting a variance form the building material standards found in section 6.04.04 for the property located at 5510 McFarland Boulevard.

Mike Vancleave, 123 Turbyfill Road, spoke at the podium. He stated that they are proposing to put a live goods center outside of tractor supply. He stated this will be an open side structure with a retractable sunroof on it. Mr. Garner asked if he had pictures of what this would look like. Mr. Vancleave proceeded to show Mr. Garner pictures of the structure. Mr. Vancleave sent the pictures to the planning email for their records. Mr. Garner asked what the proposed dimensions of the structure would be. Mr. Haynie stated that the plans show it to be a little over 12'. Mr. Haynie asked if it will connect to the building. Mr. Vancleave stated it will not connect to the building. Mr. Shobe asked if there would be a covering for people walking from the store to the live good structure. Mr. Vancleave stated there would be a little overhang. Mr. Garner

asked since these are new structures to Tractor Supply what the experience has been with other city ordinances with this particular structure. Mr. Vancleave stated they have not had any problems. Mr. Haynie asked what kind of plants would be in the garden center. Mr. Vancleave stated it would be seasonal plants. Mr. Garner stated that the gable makes you think there is a pitched roof but there is not. Mr. Garner asked how the roof retracts. Mr. Vancleave stated you will crank it and you can't really tell but the fencing goes around it and the live goods center sits inside.

Mr. Garner stated that he is struggling with the fact that our ordinance prohibits pole barns, that's why they were so focused on what you see and getting past the fact that this might be considered a pole barn. Mr. Haynie stated that to him it does look similar to what is enclosed across the street. Mr. Garner asked staff if the structure we see at Lowe's and Walmart for the garden centers, as we see today would not be approved under the new recently adopted ordinance, however, this is more in keeping with what currently exists because its look and design is a lot more similar.

Mr. Shobe asked to look at the side view of the structure again. Mr. Garner asked Mr. Vancleave if there is a chance in a year or two that they would want to expand it. Mr. Vancleave stated they would not want to expand it because this is the newer design they like. Mr. Dale asked if this would allow them to take off the plants and the tractors from the sidewalk out front. Mr. Vancleave stated that there is a gate right there too or they can go inside the store and the plants will be in there now.

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 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. **Seconded by Mr. Shobe.** Roll call was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; and Mr. Garner – Yes. **Motion Carried.**

- B. V-25-7**– 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.

Robert Martin, 201 Towncenter Blvd., spoke at the podium. He stated that he represents Mr. Gene Ray Taylor, and they also have their architect, Evan Fitts. He stated that he knows this request sounds familiar because they were here last year to request an expansion of Warrior Tractor, since that time Mr. Taylor wants to add two more bays of warehouse for parts storage, this is the same request as last time but due to site plan changes, they have to come back and ask for the variance again. He stated the hardship is that this is a 30-acre site that was developed nearly 50 years ago, so it isn't up to today's zoning standards, in order to get it to today's standards they would have to pretty much rebuild the site.

Mr. Garner asked if this new space is office space or parts space. Mr. Martin stated this is a parts warehouse, it will be on the rear of the structure, so you won't be able to see it. Mr. Garner asked if construction had started for the previous request. Mr. Martin stated they had and it is almost complete.

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 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. **Seconded by Mr. Shobe.** Roll call was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Dale – Yes; and Mr. Garner – Yes. **Motion Carried**

DISCUSSION

XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 6:30pm.

Mr. Jon Garner, Chairman

Julie Ramm, Secretary

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
July 17, 2025

AGENDA ITEM

Case Number: SP-25-3

Request: Special Exception

Location: 10470 Jones Road

Applicant: Dorothy Tucker

SUBJECT PARCEL

Zoning: Residential Single-Family (RS-1) (requested zoning)

Zoning of Adjacent Property: Residential Single-Family (RS-1) & Unincorporated (no zoning)

Proposed Action: To allow a new mobile home as an in-fill dwelling

STAFF COMMENTS

Dorothy Tucker is requesting a special exception to allow a mobile home in a residential single-family zone. The standards for this request are found in section 3.04.05 and are included below:

3.04.05 Manufactured Housing

- A. Purpose. The purpose of this section is to provide standards and procedures specifically relevant to the location and development of manufactured housing and manufactured home communities.
- B. Compatibility Standards: Manufactured homes must be compatible to site-built and other housing in the immediate general area within the same zoning district. Approval in accordance with [§14.04 Special Exceptions](#) is required and may only be granted when the manufactured home is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to: (1) site-built or other forms of housing permitted in the same general area under this Ordinance; (2) existing development; or (3) proposed development in the same zoning district. Items subject to compatibility comparison will include the following:

3-5

December 16, 2024

1. Exterior Finish. Any material may be used for exterior finish that is generally used in areas near the location where the manufactured home is sited.
2. Size and Appearance. The general appearance and square footage of the home must be consistent and compatible with housing in adjacent locations to ensure compatibility.
3. Site-orientation. Manufactured homes must be placed on lots in a manner compatible with and reasonably similar in orientation to other residential structures in the area.
4. Utilities. The home must be connected to water and sewage systems (including well and septic tank, if applicable) approved by the Alabama Department of Public Health or the Alabama Department of Environmental Management.
5. Underpinning. The type of material and method used for underpinning must be consistent with and compatible to site-built homes in adjacent locations.

C. Standards for All Manufactured Homes

1. All manufactured homes that do not conform to this §3.04.05 on its effective date are treated as nonconforming uses. All manufactured homes placed after the effective date must comply with this §3.04.05 and any other applicable requirements of this Ordinance.
2. It is unlawful for any person to place, replace or relocate a manufactured home within the City without first being granted a permit.
3. Prior to installation, each manufactured home must bear a seal certifying compliance with the HUD Code. Any existing manufactured or mobile home not bearing such a seal is deemed and treated as a nonconforming structure and use in accordance with [Article 11 Nonconformities](#).
4. All manufactured homes must be set up, installed and anchored in compliance with the requirements of the Alabama Manufactured Housing Commission.
5. All manufactured homes must be skirted with a weather-resistant material. Skirting must be adequately vented.
6. Once a manufactured home has been placed and prior to occupation, all tow bars and axles must be removed and either removed from the property or stored on the lot where they will not be visible.
7. Prior to occupation, a landing, porch or deck must be installed on all entrances. At least one of said landings, porches or decks must be at least five feet in depth (measured outward from the exterior of the home), at least eight feet in length and must contain a railing along all exterior sides. Stairs must be at least three feet wide and must have exterior railing. All required stairs, landings, porches and decks must be constructed of treated or cedar wood or masonry or some combination of both. Required railing may be constructed of wood or metal material.

D. Temporary Use of Manufactured Homes

1. The Board, in accordance with [§14.04 Special Exceptions](#), may grant permission to use a manufactured home upon the premises on which a building or home is being constructed during the time of construction and may qualify, limit or terminate such permission at any time.
2. Such permits are issued for a specified time period to allow for the construction of the permanent building. If construction is not started by the allotted start date or if the construction does not continue

on a reasonable basis, as determined by the Council, the permit will be revoked unless an extension is granted by the Board upon request of the applicant.

E. Manufactured Homes as Infill Dwellings. Manufactured Homes may be permitted in accordance with [§14.04 Special Exceptions](#) on a vacant lot within the AG and RS districts, subject to the following compatibility standards:

1. The proposed manufactured home will not be located on a vacant lot that is within a designated local, state or federal historic district, or a vacant lot that is between two or more structures that have been listed on or are eligible for addition to the National Register of Historic Places.
2. The combined value of the proposed manufactured home and subject property must be at least 90% of the average appraised value of all adjoining, developed single-family properties.

STAFF RECOMMENDATIONS:

The standards for special exceptions as outlined in section 14.04 of the Northport Zoning Ordinance are as follows:

§14.04 Special Exceptions

14.04.01 Purpose and Application. The purpose of the section is to empower the Board to approve special exceptions as provided for in the Ordinance. Hardship is not a requirement for special exceptions, but applicants must comply with all other requirements and any appropriate conditions for approval imposed by the Board to comply with the intent of this ordinance.

14.04.02 The Board reviews requests for special exceptions for compliance with this Ordinance and all other applicable codes and ordinances of the City. The Board must determine that satisfactory provisions have been made concerning the following, among other considerations of this Ordinance:

A. Access to and from the property and the proposed structure and/or uses, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.

B. The location and accessibility of off-street parking and loading areas.

C. The location and accessibility of refuse and service areas and their potentially adverse effects upon surrounding properties.

D. The screening and buffering of potentially adverse views and activities from surrounding properties.

E. Control of noise, glare, odor, surface water runoff, and other potentially disturbing impacts upon surrounding properties.

F. The availability, location, and capacity of utilities.

G. The location and scale of signs and lighting with particular reference to traffic safety, glare, and visual compatibility with surrounding properties.

H. The bulk, density, and lot coverage of structures, and yards and open areas, with reference to their compatibility with the character of the surrounding area.

14.04.03 The Board may impose conditions for approval that it deems necessary in the particular case to protect the public interest and the intent of this Ordinance in relation to the items listed above and as may otherwise be reasonably necessary. Such conditions apply to the land, structure, and use for which the special exception is granted and not to a particular person. Violations of conditions lawfully attached to any special exception are considered violations of this Ordinance and are subject to applicable fines and penalties.

14.04.04 Public Hearing. Upon application, the Board will schedule a public hearing on the proposed special exception to be held after public notice has been provided, as required by law. Within ten days after the close of a public hearing, the Board will render a written decision, setting forth its findings of fact and the reasons for such decision. All such decisions are final and binding on all parties.

SUMMARY:

Dorothy Tucker is requesting a special exception to allow a new manufactured home as in-fill dwelling for the property located 10470 Jones Road. The zoning ordinance allows this, subject to the following compatibility standards:

- Exterior Finish – The ordinance requires that all new manufactured homes utilize materials that are consistent with that of the surrounding properties. The existing homes adjacent to this property features a mixture of primarily metal and vinyl. The proposed home would be required to utilize equivalent or higher quality materials.

- **Size and appearance** – The ordinance requires that all new manufactured homes be consistent in size and appearance with existing housing in the vicinity. Based off of aerial photography and County tax map data, the average size of adjacent homes is 1,240 square feet. The proposed home is 1,140 square feet.
- **Site-Orientation** – The ordinance requires that all new manufactured homes be placed on lots in a manner compatible with other residential structures in the area. The home as proposed would be oriented generally the same as the nearest residence, which is more or less parallel to Jones Road.
- **Utilities** – The ordinance requires that all new manufactured homes be connected to water and sewage systems approved by the Alabama Department of Public Health. The home as proposed would utilize an on-site septic system, which requires a Health Department permit. The home would also utilize city water services.
- **Underpinning** – The ordinance requires that all new manufactured homes use underpinning that is consistent that of other residences in the vicinity. The home would be required to utilize skirting material consistent with other manufactured homes in this area.

The ordinance also requires that the combined value of all new manufactured homes and land be at least 90% of the average appraised value of all adjoining single-family properties. County Tax maps estimated values for properties in this area do not include improvements. The proposed home with land is valued at \$92,582.

This property is currently an unincorporated undeveloped lot (no zoning). The applicant has requested annexation with Residential Single-Family (RS-1) zoning. It is surrounded to the north by an unincorporated single-family residence (no zoning); to the east by a single-family residence zoned Residential Single-Family (RS-1); to the south by an unincorporated undeveloped lot (no zoning); and to the west by a single-family residence zoned Residential Single-Family (RS-1).

There is no requirement to demonstrate a hardship with a special exception request.

The Future Land Use Map contained within Northport Compass depicts this property as “Medium Density Residential”. This request is not in conflict with the comprehensive plan.







MOTION:






I make a motion to grant Dorothy Tucker a special exception to allow a manufactured home as shown on the application for the property located at 10470 Jones Road, contingent upon annexation with RS-1 zoning being approve by the City Council.

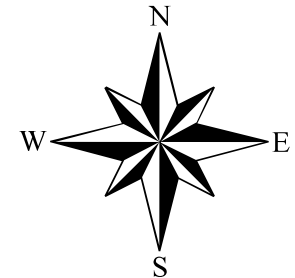
Northport Zoning Board of Adjustment

Variance Request

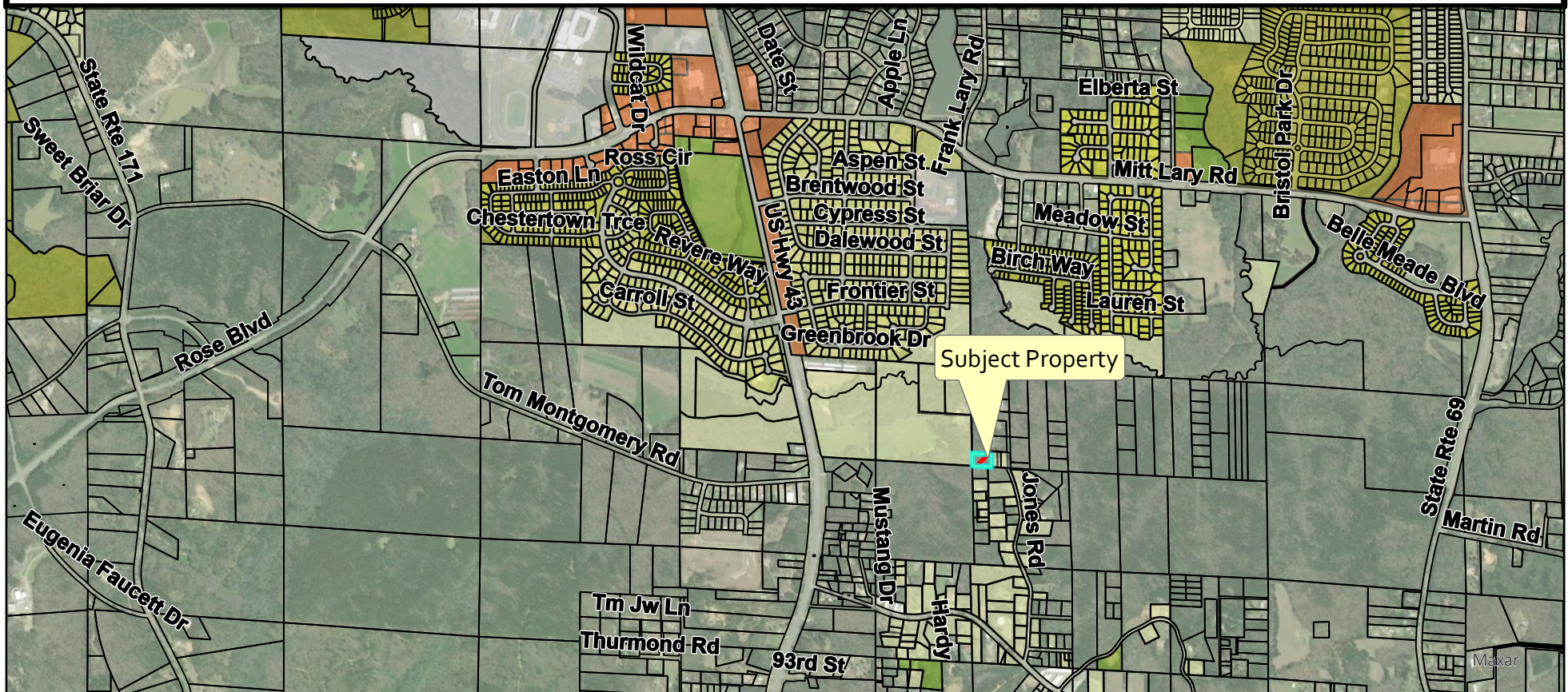
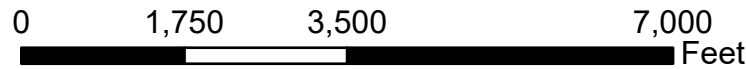
Zoning

-  Agriculture
-  Neighborhood Commercial
-  General Commercial
-  Office and Institutional
-  Special District
-  Residential Single-Family - 1

-  Residential Single-Family - 2
-  Residential Single-Family - 3
-  Residential Single-Family - 4
-  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.



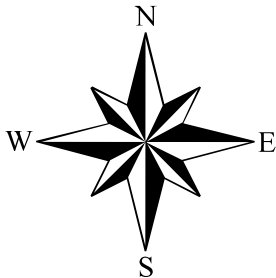
Northport Zoning Board of Adjustment

Variance Request

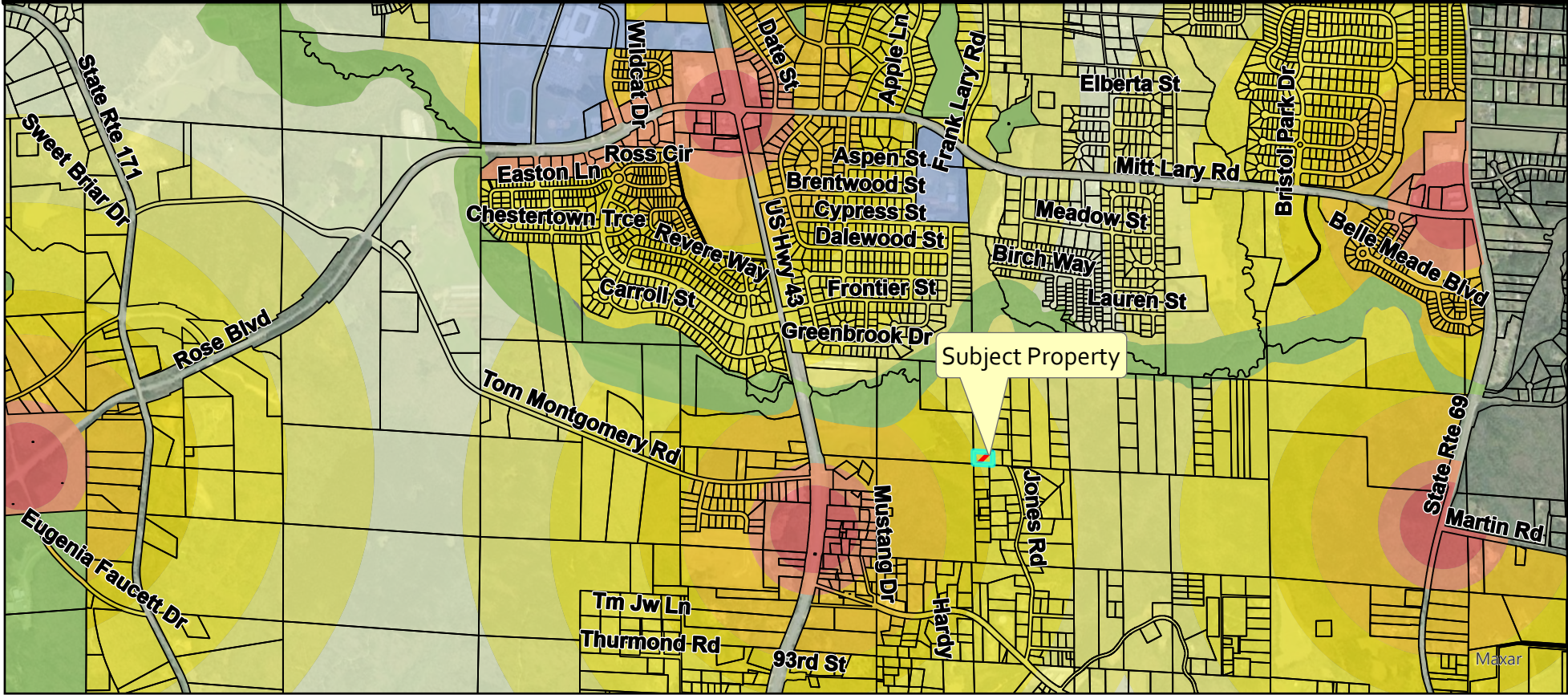
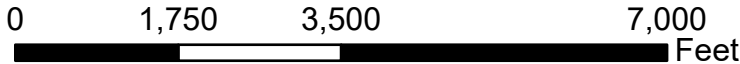
Future Land Use

- 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
- Subject Property



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Subject property as
seen from Jones Rd
looking west.



City of Northport Special Exception Application Packet

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

Date of Application: 6/5/2025

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: 10470 Jones Rd, Northport AL 35473

Property Subdivision and Lot Number: _____

Property Zoning District: _____

Existing Buildings on Property: 0

Proposed Construction on Property: _____

PETITIONER INFORMATION

Petitioner Name: Ke Amber Knight

Petitioner Phone: 205-799-5058 / 205-657-6674 Petitioner Email: KKnight2000@icloud.com

Petitioner Address (if different than property information above): 10151 Carthage Rd, Northport AL 35473

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

OWNER INFORMATION

Owner Name and/or Company: Dorothy Tucker

Owner Mailing Address: 10151 Carthage Rd, Northport, AL 35473

Owner Phone: 205-792-1125 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: Dorothy Tucker Date: 6/5/2025



City of Northport Special Exception Application Packet

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Property Subdivision and Lot Number: _____

Property Zoning District: _____

Existing Buildings on Property: 0

Proposed Construction on Property: _____

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Applicant Signature: Dorothy Tucker Date: 6/5/2025



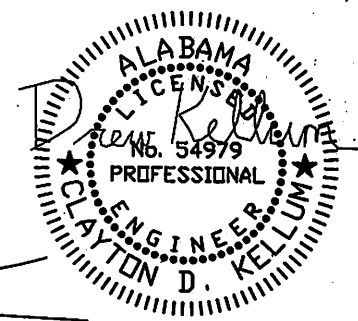
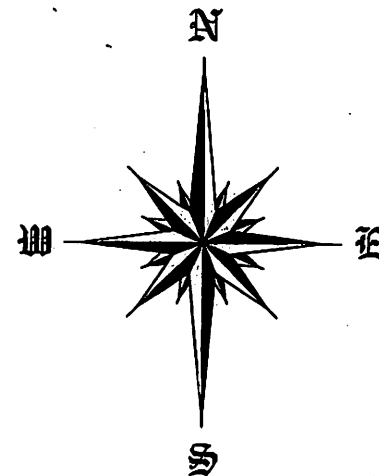
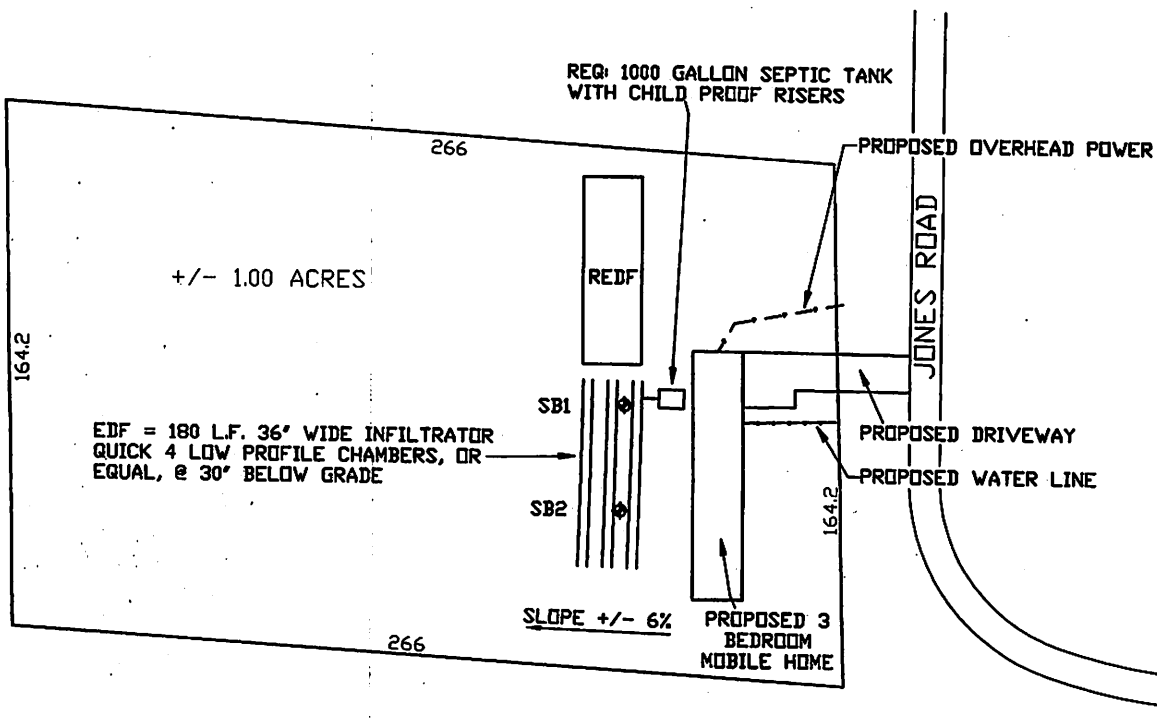
City of Northport

Special Exception Application Packet

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

PROCESS

1. You have requested a 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.



NOTES: THIS IS NOT A FIELD RUN SURVEY, ONLY A SKETCH.
 UTILITIES ARE APPROXIMATE.
 INSTALLER AND/OR CUSTOMER TO CONTACT ENGINEER, IF ANY CHANGES ARE TO BE MADE TO THIS DESIGN.



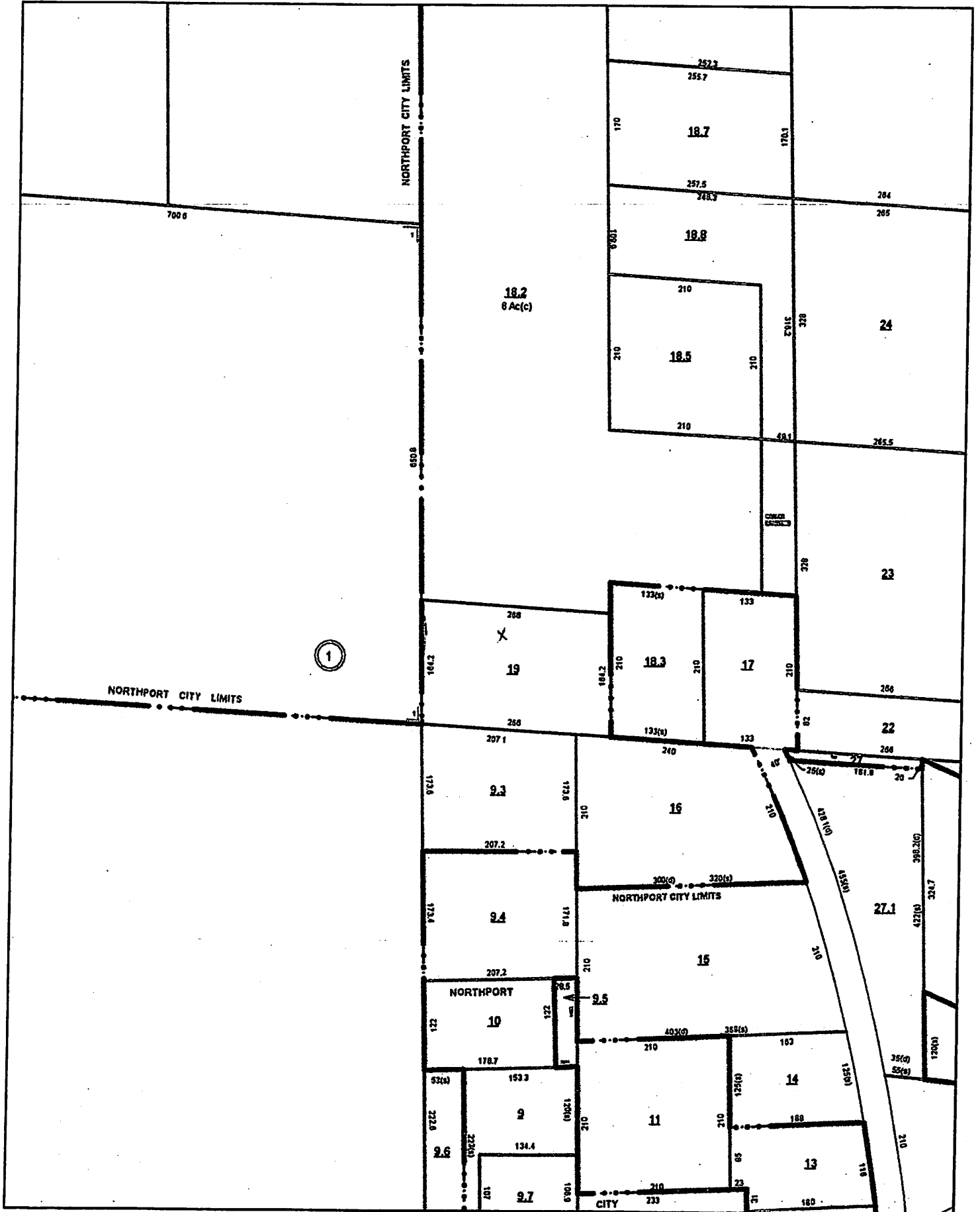
TUSCALOOSA ENGINEERING ASSOCIATES, INC.
 17910 M BAR S FARM DRIVE
 FAYETTE, AL 35555
 (205) 826-7087

SCALE
 1" = 50'

DES	DRN	CHK	APPD
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Kecia Collins






10470 Jones Rd, Northport, AL 35473



Kecia Collins

10470 Jones Rd, Northport, AL 35473

Legend

-  33 17 31.59 n, 87 35 24.04 w
-  Brown Bag
-  Feature 1
-  Feature 2
-  Zion Grove Baptist Church

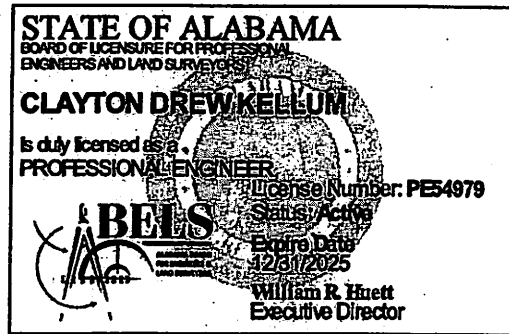
33 17 31.59 n, 87 35 24.04 w



State of Alabama
Board of Licensure for Professional Engineer and Land Surveyors

License Type: Professional Engineer
License Status: Active

CLAYTON DREW KELLUM
17910 M Bar S Farm Dr
Fayette AL 35555



Your license information is printed below. If you have any questions, or if we can be of assistance, please contact the Board office.

Date License Active Until: 12/31/2025
Business Affiliation: Tuscaloosa Engineering Associates
PDH Carry Forward Hours: 30

License Status

Active - A person who is current and licensed to practice.

Inactive - A person who is not engaged in the engineering or land surveying practice which requires licensure in Alabama.

Board Contact Information
334-242-5568
866-461-7640 toll free

Mailing Address
PO Box 304451
Montgomery, AL 36130-4451

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
July 17, 2025

AGENDA ITEM

Case Number: SP-25-4

Request: Special Exception

Location: 5105 McFarland Boulevard

Applicant: Herndon, Hicks and Associates

SUBJECT PARCEL

Zoning: Highway Commercial (C-6)

Zoning of Adjacent Property: Highway Commercial (C-6), Mobile Home Park (MHP)

Proposed Action: To allow access to a nonresidential site via easement

STAFF COMMENTS

Herndon, Hicks and Associates is requesting a special exception to allow access via easement for the property located at 5105 McFarland Boulevard. The standards for this request are found in section 3.10.06 and are included below:

3.10.06 Access

- A. Except as otherwise provided herein and in [§7.10 Cottage Developments](#), development sites must have legal access to a publicly owned and maintained street or road. Physical access alone does not qualify any development site for such permits. Legal access must consist of the required length of street or road frontage, a flag lot approved by the Commission in accordance with the requirements of this Ordinance and the Subdivision Regulations, or access easements under this Section. For developments other than single family residential, legal access includes street frontage shown in an approved preliminary plat; however, no certificate of occupancy for any structure may be issued without recordation of the corresponding final plat.
- B. Access Easements. Access by easement must be expressly approved by the Commission, in the case of subdivisions, or by approval of a Special Exception by the Board in all other cases. In all such cases, the following conditions apply:
 - 1. Direct access to a street or provision of minimum street frontage is not practicable.
 - 2. The property owner seeking a permit must possess a valid legal instrument, recorded in the Office of the Judge of Probate, indicating ownership of an access strip or easement at least 15 ft in width connecting the subject property with a public road.
 - 3. No such access may serve more than one building site.
 - 4. No development may be authorized on any such building site other than one single-family dwelling and permitted accessory structures. However, other uses may be considered through Special Exception by the Board when an easement is provided and has been approved by the City Engineer and City Attorney.
 - 5. Prior to issuance of a certificate of occupancy, the access must be graded and/or covered with a suitable surface so as to be passable to emergency vehicles.
 - 6. The permit applicant must sign a statement indicating that the City of Northport has no obligation to repair nor maintain the access in a usable condition, and that the City is not liable for injuries to persons or damage to property resulting from the lack of direct access to a public road.

STAFF RECOMMENDATIONS:

The standards for special exceptions as outlined in section 14.04 of the Northport Zoning Ordinance are as follows:

§14.04 Special Exceptions

14.04.01 Purpose and Application. The purpose of the section is to empower the Board to approve special exceptions as provided for in the Ordinance. Hardship is not a requirement for special exceptions, but applicants must comply with all other requirements and any appropriate conditions for approval imposed by the Board to comply with the intent of this ordinance.

14.04.02 The Board reviews requests for special exceptions for compliance with this Ordinance and all other applicable codes and ordinances of the City. The Board must determine that satisfactory provisions have been made concerning the following, among other considerations of this Ordinance:

A. Access to and from the property and the proposed structure and/or uses, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.

- B. The location and accessibility of off-street parking and loading areas.*
 - C. The location and accessibility of refuse and service areas and their potentially adverse effects upon surrounding properties.*
 - D. The screening and buffering of potentially adverse views and activities from surrounding properties.*
 - E. Control of noise, glare, odor, surface water runoff, and other potentially disturbing impacts upon surrounding properties.*
 - F. The availability, location, and capacity of utilities.*
 - G. The location and scale of signs and lighting with particular reference to traffic safety, glare, and visual compatibility with surrounding properties.*
 - H. The bulk, density, and lot coverage of structures, and yards and open areas, with reference to their compatibility with the character of the surrounding area.*
- 14.04.03 The Board may impose conditions for approval that it deems necessary in the particular case to protect the public interest and the intent of this Ordinance in relation to the items listed above and as may otherwise be reasonably necessary. Such conditions apply to the land, structure, and use for which the special exception is granted and not to a particular person. Violations of conditions lawfully attached to any special exception are considered violations of this Ordinance and are subject to applicable fines and penalties.*
- 14.04.04 Public Hearing. Upon application, the Board will schedule a public hearing on the proposed special exception to be held after public notice has been provided, as required by law. Within ten days after the close of a public hearing, the Board will render a written decision, setting forth its findings of fact and the reasons for such decision. All such decisions are final and binding on all parties.*

SUMMARY:

Herndon, Hicks and Associates is requesting a special exception to allow access via easement for lot 4 of the property located at 5105 McFarland Boulevard. The zoning ordinance requires that all properties have access via a public street unless a special exception is granted. The Planning Commission approved a preliminary plat at their July 2025 meeting that created a lot without public street access – see lot 4 of the preliminary plat included in your packet.

The zoning ordinance lists 6 requirements for access easements that are detailed in the ordinance section above. Any approval of this request should be contingent upon all of these requirements being met prior to issuance of any building or land disturbance permit.

The current property consists of a vacant lot that is zoned Highway Commercial (C-6). It is surrounded to the north across Highway 82 by a vacant lot zoned Highway Commercial (C-6), to the east by a fast food restaurant and a heavy equipment rental business zoned Highway Commercial (C-6), to the south by a mobile home park zoned Mobile Home Park (MHP), and to the west by a mobile home park zoned Mobile Home Park (MHP) and a retail business zoned Highway Commercial (C-6).

There is no requirement to demonstrate a hardship with a special exception request.

The Future Land Use Map contained within Northport Compass depicts this property as “General Mix” and “Limited Mixed-Use”. This request is not in conflict with the comprehensive plan.

MOTION:

I make a motion to grant Herndon, Hicks and Associates a special exception to allow access by easement as shown on the application for the property located at 5105 McFarland Boulevard, contingent upon meeting all requirements of section 3.10.06 of the zoning ordinance prior to issuance of any development permits.

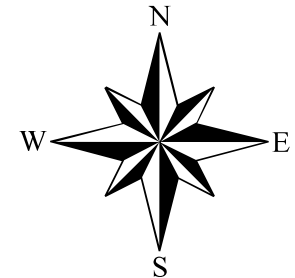
Northport Zoning Board of Adjustment

Variance Request

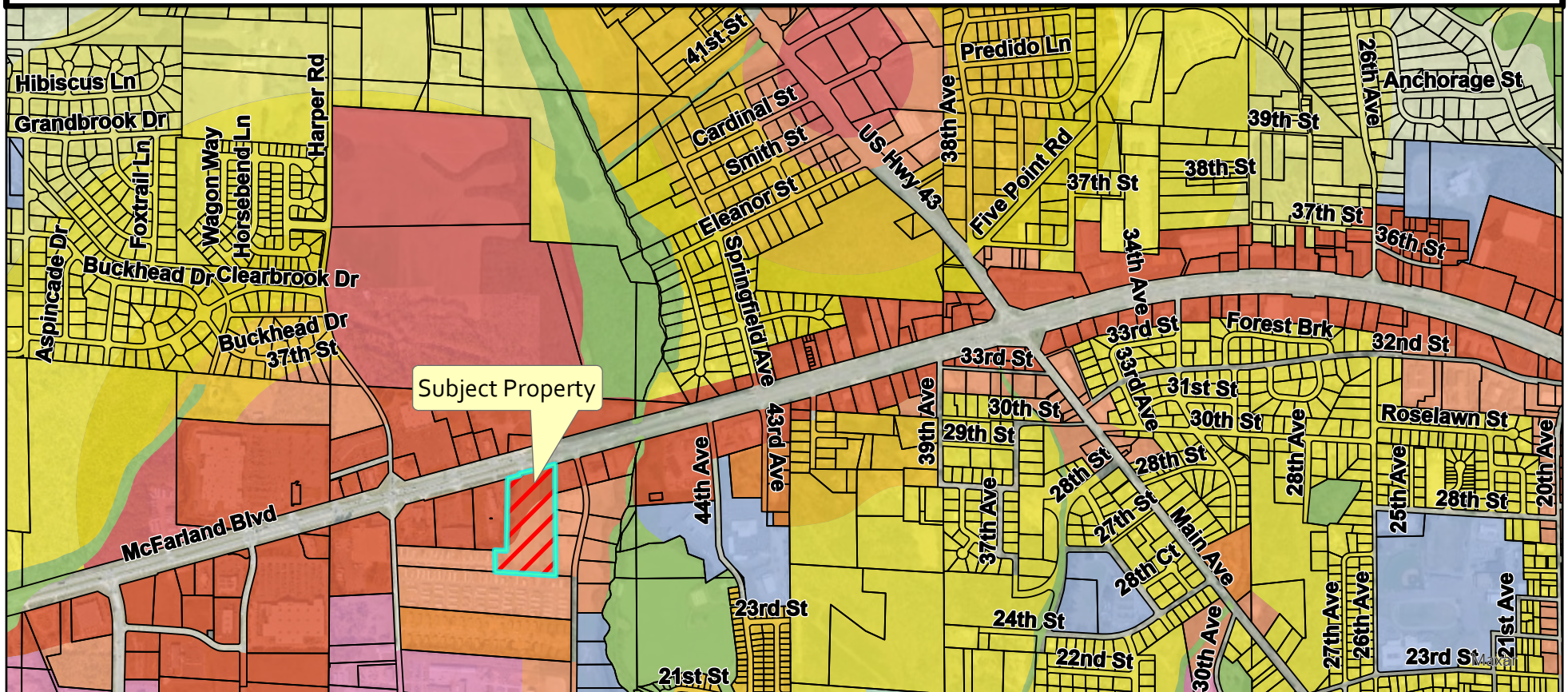
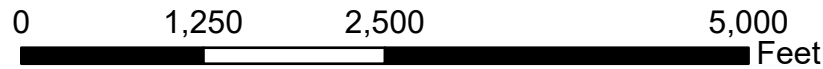
Future Land Use

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

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



Subject property as seen from McFarland Blvd looking west.





City of Northport Variance Application Packet

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

Date of Application: 6-19-25

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: 5105 McFarland Blvd., Northport, AL 35476

Property Subdivision and Lot Number: (Proposed) Lot 4, 82 West

Property Zoning District: C-6

Existing Buildings on Property: None

Proposed Construction on Property: None at this time

PETITIONER INFORMATION

Petitioner Name: Herndon, Hicks and Associates, Inc.

Petitioner Phone: 205-333-0003 Petitioner Email: bherndon@hhasurveyors.com

Petitioner Address (if different than property information above): 2728 Lurleen Wallace Blve. Northport, AL

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

OWNER INFORMATION

Owner Name and/or Company: Ali Cassum

Owner Mailing Address: 2323 Skyland Blvd. E. Tuscaloosa, AL 35405

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: Date: 6-19-25
D.O.A.



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 asking for a variance from road frontage on proposed Lot 4

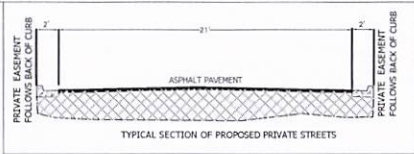
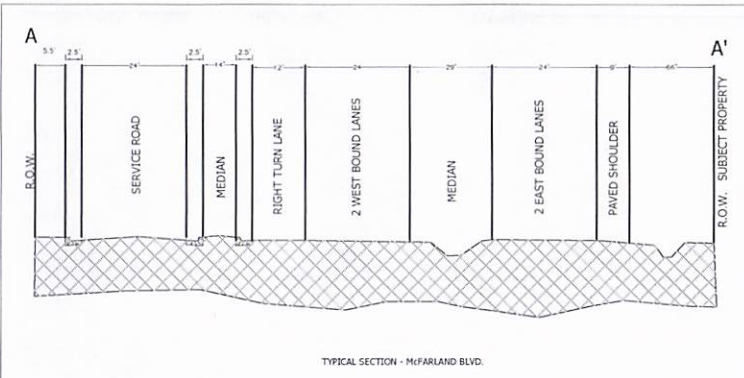
Describe the special conditions pertaining to your property (or to your case) which sets your case apart from others in the same zoning district:

This is a proposed commercial development and each lot will sign a cross-parking and access easement for access and, therefore, would not benefit from having actual frontage on a public road.
In fact, while Lots 2 and 3 do front on McFarland Boulevard all four lots will be using the same driveway for ingress and egress.

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

This variance would have no impact on neighboring properties. The proposed design for the entrance and access drives provides for smooth traffic flow throughout the development.

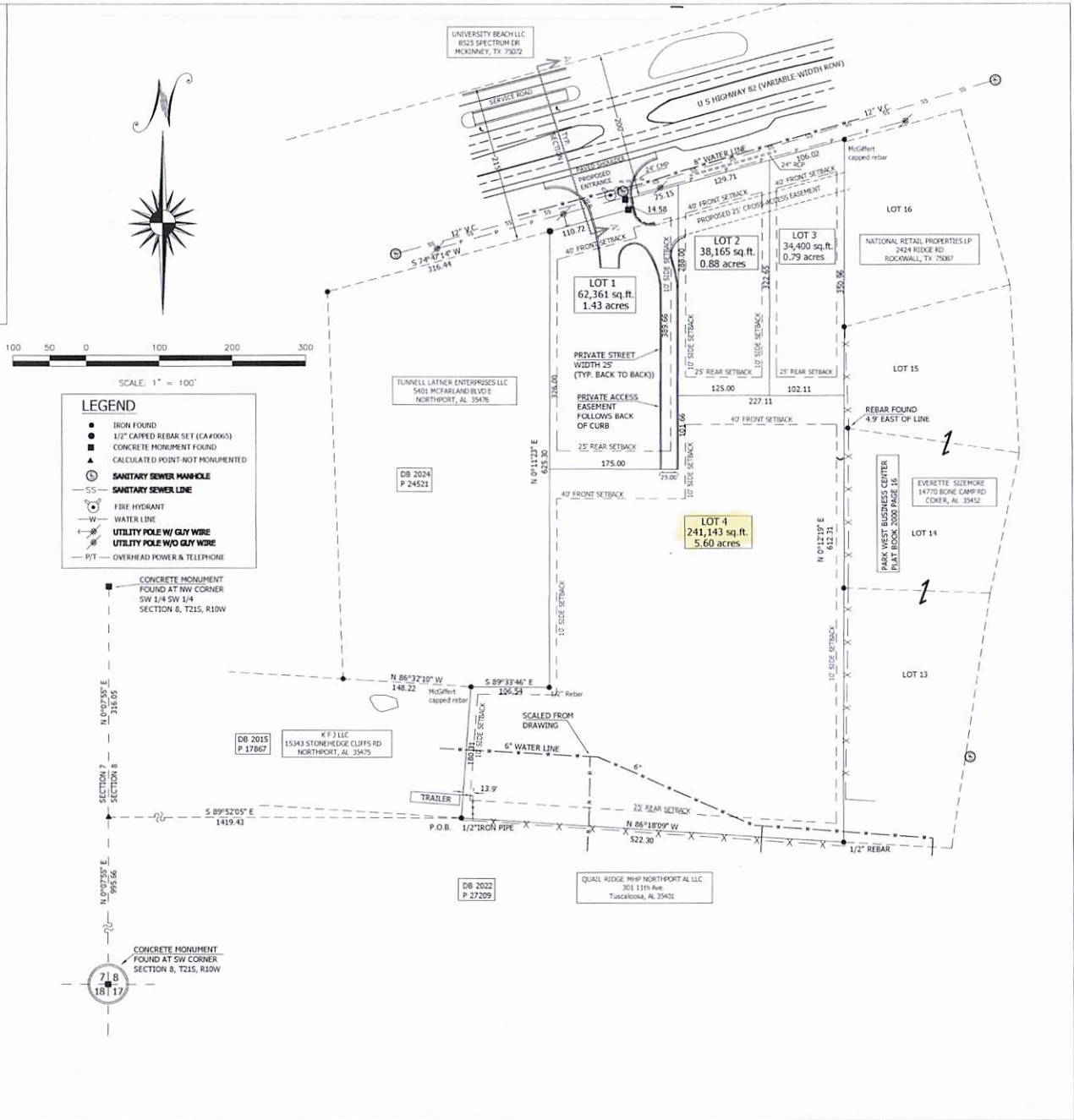
Any additional information you would like to add to help process your request, including evidence of petitioner's interest in the property if petitioner is not the property owner:



NOTES

1. CURRENT OWNER: ALI CASSUM
2333 SKYLAND BLVD. E.
TUSCALOOSA, AL 35405
2. DESIGNER OF PLAT: JOHN MICHAEL HICKS, PLS - AL LICENSE NO. 15714
2728 LURLEEN WALLACE BLVD.
NORTHPORT, AL 35476
3. TOTAL ACREAGE OF PLAT: 8.70
TOTAL ACREAGE CONTROLLED BY OWNER: 8.70
4. CONTOURS WERE TAKEN FROM TUSCALOOSA COUNTY TOPO
CONTOUR INTERVAL: 2 FEET
5. ACCORDING TO FEMA FLOOD MAP NUMBER 0112500501G, EFFECTIVE DATE JANUARY 16, 2014
SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
6. PROPERTY IS CURRENTLY ZONED C-6, "HIGHWAY COMMERCIAL"
7. ALL CURB & GUTTER ON STATE RIGHT-OF-WAY WILL BE 30"
ALL CURB & GUTTER ON SITE WILL BE 24"
8. SANITARY SEWER LINES SHOWN WITHIN THE PROPERTY WERE SCALED FROM A DRAWING PROVIDED
BY THE CITY. ACCORDING TO THE CITY UTILITY DIRECTOR THESE LINES HAVE BEEN ABANDONED
9. VARIANCES REQUESTED: PUBLIC STREET FRONTAGE FOR LOT 4, SIDEWALKS AND HALF-STREET IMPROVEMENTS
10. LOTS 2 AND 3 WILL NOT HAVE DIRECT ACCESS TO MCFARLAND BOULEVARD

VICINITY MAP - NOT TO SCALE



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

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

PRELIMINARY PLAT OF
82 WEST

IN THE SW1/4 SECTION 8, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY ALABAMA

Source	DB 2020 P 23702	Job No.	2504-024
Field Work	6-10-25	Date	6-10-25
Survey Type	BOUNDARY	Scale	1"=100'
ACAD File	2504-024 Huffman PSD.dwg	Drawn by	JMH
Coordinate File	2504-024.tbl	Approved by	JMH
		Surveyed by	WJN/KN/JH

NORTHPORT ZONING BOARD OF ADJUSTMENT
STAFF REPORT
July 17, 2025

AGENDA ITEM

Case Number: V-25-9

Request: A variance from minimum lot standards

Location: 1211 Bridge Avenue

Applicant: Montgomery and Hinkle

SUBJECT PARCEL

Zoning: Residential Single-Family (RS-4)

Zoning of Adjacent Property: Residential Single-Family (RS-4), Suburban Mixed-Use (SMX), and General Commercial (C-3)

Proposed Action: To allow the creation of a new lot that is smaller than the minimum size required

STAFF COMMENTS

Montgomery and Hinkle is requesting a variance from the minimum lot sizes. Those standards are found in Section A-11 and are included below:

RS-4 District Area and Dimensional Requirements

Minimum Lot Area	Minimum Lot Width	Minimum Yard Setback				Maximum ISR	Maximum Building Height
		Front	Secondary Front	Rear	Side		

A-12

Appendix

6,000 sf	60 ft	20 ft	15 ft	20 ft	7 ft	0.50	35 ft
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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:

Montgomery and Hinkle is requesting a variance to allow the creation of a lot that is smaller than the minimum size required. The zoning ordinance requires lots in the RS-4 zone to be a minimum of 6,000 square feet. The proposed lot would be 4,072 square feet – see Lot 2 of the preliminary plat included with your packet. The planning commission approved this preliminary plat in their July 2025 meeting contingent upon the granting of a variance for the lot size.

As a hardship, the petitioner has cited the need to separate existing commercial and residential buildings. There is no new construction proposed with this request.

The current property consists of a residential duplex and a vacant commercial building on one lot. It is surrounded to the north across MLK Boulevard by an office building zoned General Commercial (C-3); to the east by single-family detached residential zoned Residential Single-Family (RS-4); to the south across 12th street by single family detached residential zoned Residential Single-Family (RS-4); and to the west across Bridge Avenue by an office building zoned Suburban Mix (SMX).

The future land use plan contained within Northport Compass identifies this property as “General Mixed-Use”. The requested variance is not in conflict with the comprehensive plan.

MOTION:

I make a motion to grant Montgomery and Hinkle a variance from the minimum lot standards as shown on the application for the property located at 1211 Bridge Avenue.

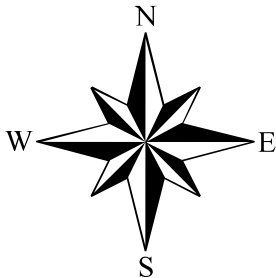
Northport Zoning Board of Adjustment

Variance Request

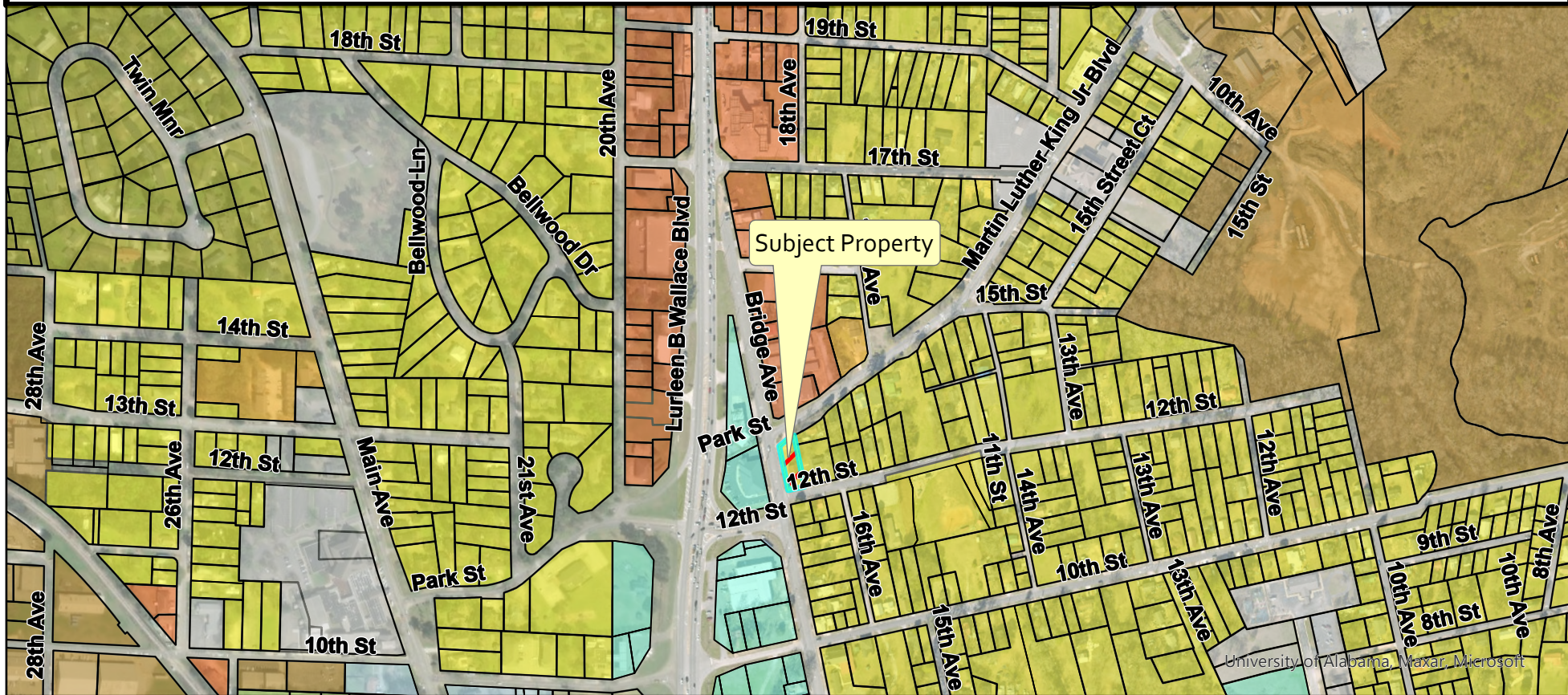
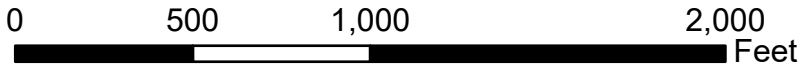
Zoning

- Neighborhood Commercial
- General Commercial
- Historic Neighborhood
- Light Industrial
- Multi-Family Housing
- Office and Institutional
- Residential/Commercial/Institutional

- Residential Multi-Family
- Parcels
- Special District
- Residential Single-Family - 3
- Residential Single-Family - 4
- Suburban Mixed-Use
- Subject Property



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University of Alabama, Maxar, Microsoft

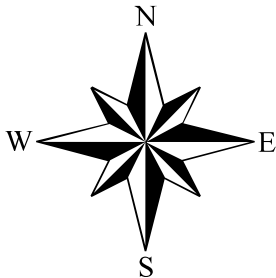
Northport Zoning Board of Adjustment

Variance Request

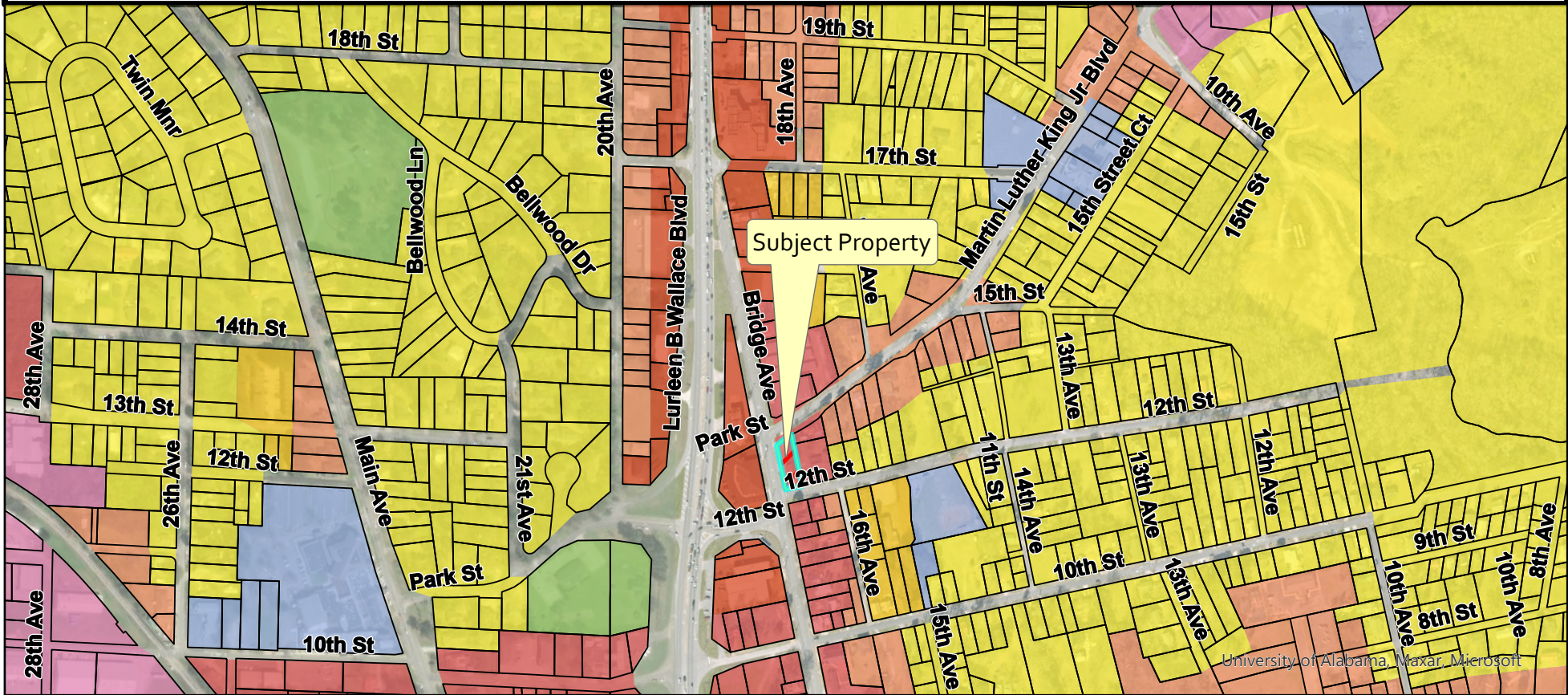
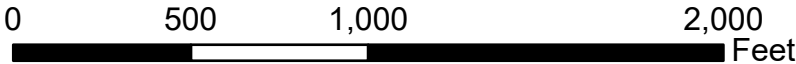
Future Land Use

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

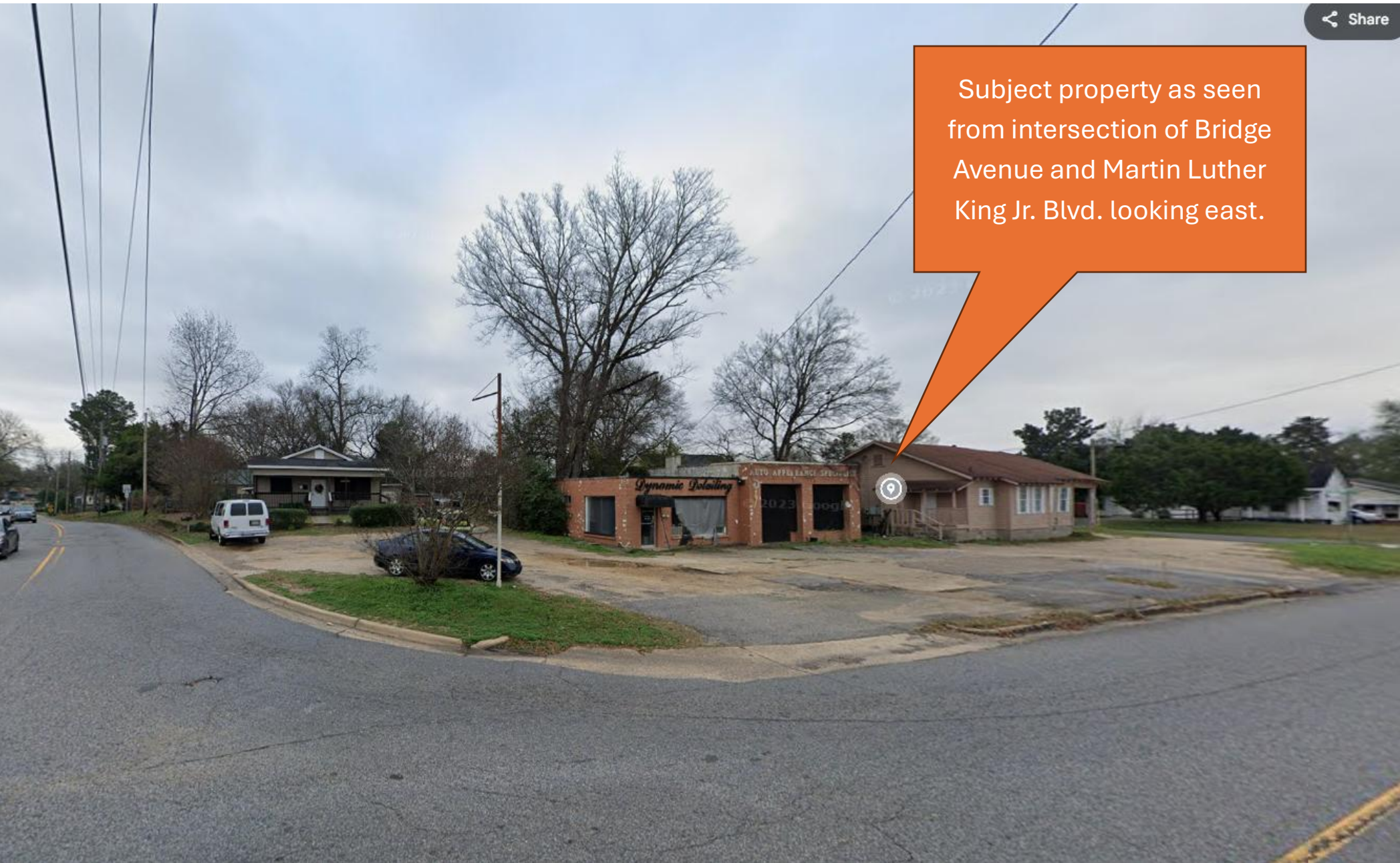
- Office-Trades Mix
- Institutional
- Parcels
- Subject Property



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Subject property as seen from intersection of Bridge Avenue and Martin Luther King Jr. Blvd. looking east.





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: 1211 Bridge Ave, Northport, AL 35746

Property Subdivision and Lot Number: na

Property Zoning District: _____

Existing Buildings on Property: yes. Commercial to the North and residential to the South

Proposed Construction on Property: remodel

PETITIONER INFORMATION

Petitioner Name: Woodrow Washington III

Petitioner Phone: 208-826-0288 Petitioner Email: wwashi3762@outlook.com

Petitioner Address (if different than property information above): 3725 28th Ave, Northport, AL 35473

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: _____ 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:

this property has two structures. Commercial Building to the North and Residential to the South. When separating the commercial from the residential, what is created is less than current zoning has as a minimum.

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

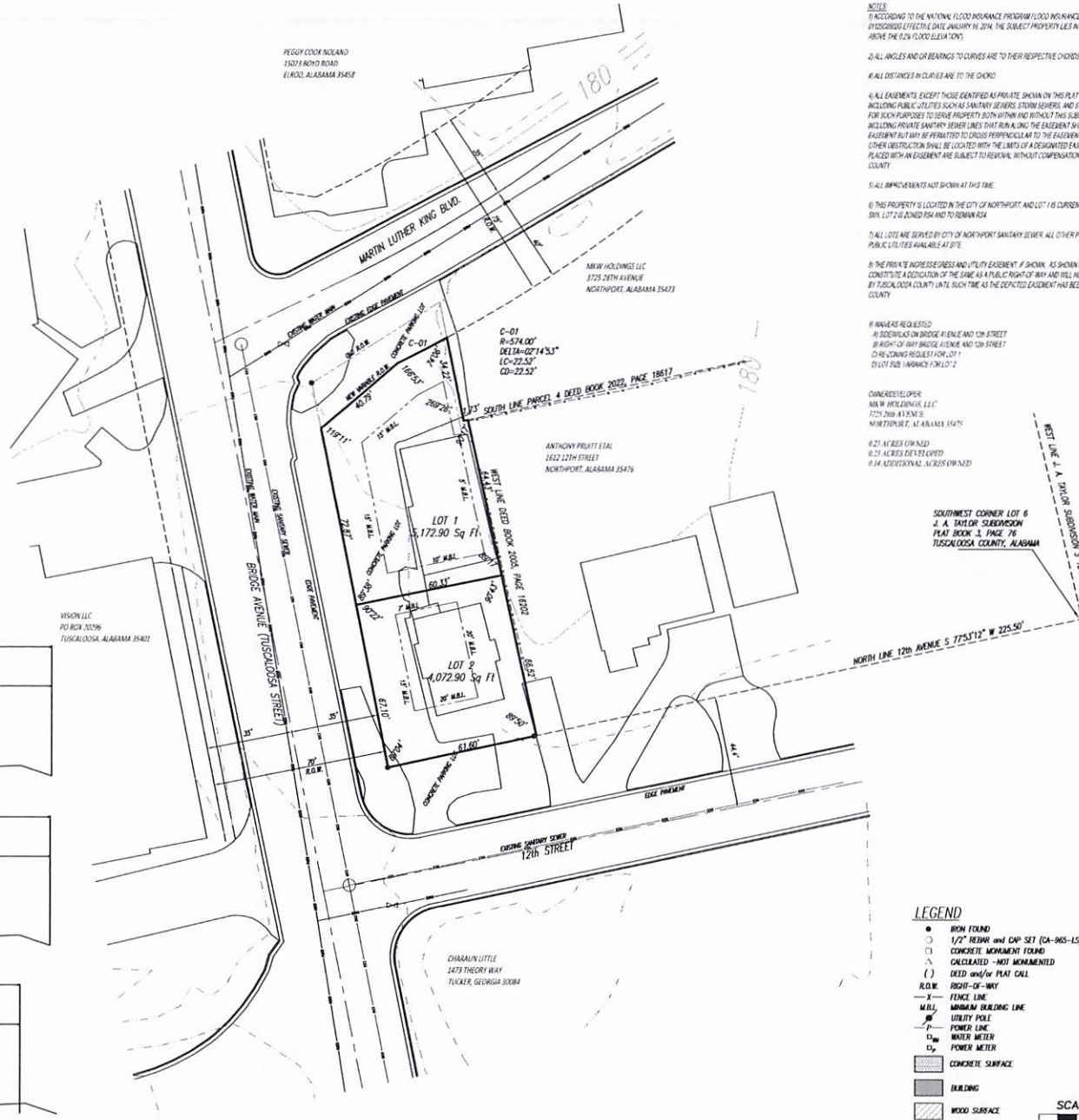
This property is the result of having commercial and residential on the same property. Separation of the commercial from the residential is the requirement for commercial to exist.

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

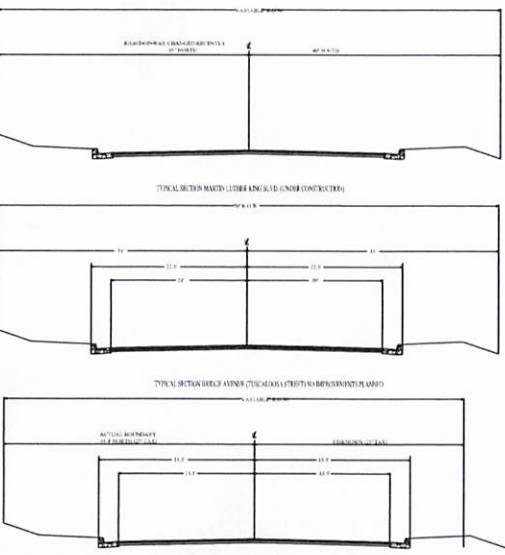
this request should have zero effect on the neighboring properties. As both structures have existed for over 40 years in their current location. On the Positive side, cleaning up and repairing the structures should increase the value while cleaning up the property.

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:

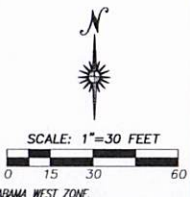
The commercial has not been in use for several years. This request would allow a small business to thrive on this Commercial Street corner in the City of Northport.



- NOTES**
1. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (FLOOD INSURANCE RATE MAP) MAP NUMBER 1702000001EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADOWED ZONE X-1 AREA ABOVE THE 0.2% FLOOD ELEVATION.
 2. ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
 3. ALL DISTANCES IN CURVES ARE TO THE CHORD.
 4. ALL EASEMENTS EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAN ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTIES BOTH WITHIN AND WITHOUT THE SUBDIVISION AND PRIVATE UTILITY INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER UTILIZATION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT UNLESS OTHERWISE PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
 5. ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
 6. THIS PROPERTY IS LOCATED IN THE CITY OF NORTHPORT AND LOT 1 IS CURRENTLY ZONE RSH (TO BE REZONED SRH, LOT 2 IS ZONED RSH AND TO REMAIN RSH).
 7. ALL LOTS ARE SERVED BY CITY OF NORTHPORT SANITARY SEWER. ALL OTHER PUBLIC AND PRIVATE OWNED PUBLIC UTILITIES AVAILABLE AT SITE.
 8. IF THE PRIVATE ADDRESS AND UTILITY EASEMENT, IF SHOWN, AS SHOWN ON THIS MAP OR PLAN DOES NOT CONSTITUTE A DEDICATION OF THE SAME AS A PUBLIC RIGHT-OF-WAY AND WILL NOT BE APPROVED OR MAINTAINED BY TUSCALOOSA COUNTY UNTIL SUCH TIME AS THE DEPICTED EASEMENT HAS BEEN APPROVED BY TUSCALOOSA COUNTY.
 9. INQUIRY REQUESTED:
 - A) SIDEWALKS ON BRIDGE AVENUE AND CON STREET
 - B) RIGHT-OF-WAY BRIDGE AVENUE AND CON STREET
 - C) RECORDING REQUEST FOR LOT 1
 - D) LOT FOR "WORKS FOR LOT 2"
 10. CHANGEREVELOPER:
 - MIA W HOLDINGS, LLC
 - 1725 28th AVENUE
 - NORTHPORT, ALABAMA 35475
 - 0.21 ACRES OWNED
 - 0.21 ACRES DEVELOPED
 - 0.14 ACRES TOTAL ACRES OWNED



- LEGEND**
- IRON FOUND
 - 1/2" REBAR AND CAP SET (CA-965-15)
 - CONCRETE MONUMENT FOUND
 - △ CALCULATED - NOT MONUMENTED
 - () DEED and/or PLAT CALL
 - R.O.W. RIGHT-OF-WAY
 - x- FENCE LINE
 - MINOR-BUILDING LINE
 - M.B.L. MINOR-BUILDING LINE
 - U.U. UTILITY POLE
 - P POWER LINE
 - W WATER METER
 - PM POWER METER
 - CONCRETE SURFACE
 - BUILDING
 - WOOD SURFACE
 - - - LINE NOT TO SCALE



Preliminary Plat to the Planning and Zoning Commission of Northport

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

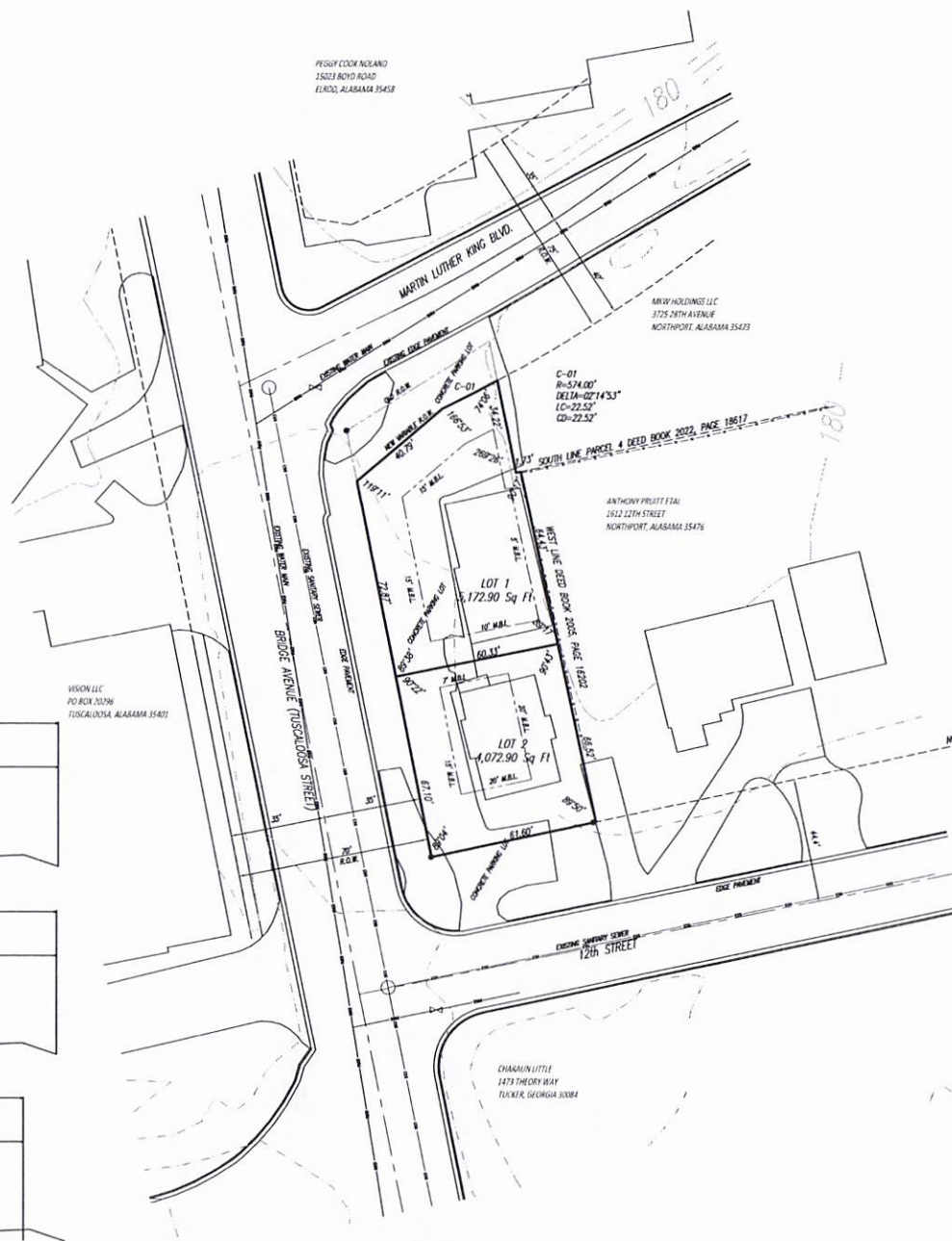
Montgomery and Hinkle, inc.
Professional Land Surveyors
203 Hargrove Road East
Tuscaloosa, Alabama 35401
Tuscaloosa@mhsurvey.com
Phone: (205) 248-7215 • Fax: (205) 248-7298
kevin@mhsurvey.com
marty@mhsurvey.com
office@mhsurvey.com

INFORMATION SOURCES

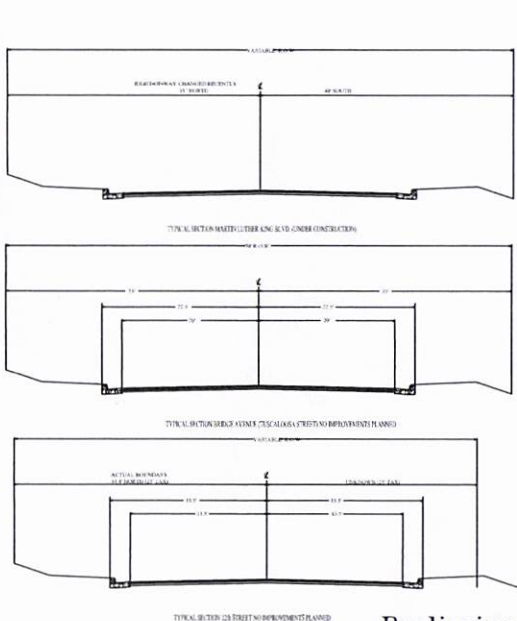
WASHINGTON'S ADDITION TO TUSCALOOSA STREET
A RESURVEY OF PART OF LOT 88 COOK SURVEY, PLAT BOOK 5, PAGE 145
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 16, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, Alabama

SOURCE OF TITLE:
DEED
DEED BOOK 2057

Source of Info.	DE 2025, PC 2057	Job No.	2503-086
Field Work	03/2025	Date	04/28/2025
Survey Type	PLM PLAT	Scale	1"=30'
Field Book	D.C.	Drawn By	S.M.B.
ACAD File	2503-086 PLM	Approved By	K.H.H.
COCO File	2503-086.M	Sheet	1 of 1



- NOTES**
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 17030AH02 EFFECTIVE DATE JANUARY 18, 2014, THE SUBJECT PROPERTY LIES IN UNDESIGNED ZONE X, 1'6" ABOVE THE 10.25' FLOOD ELEVATION.
 - 2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
 - 3) ALL DISTANCES IN CURVES ARE TO THE CHORD.
 - 4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION, AND PUBLIC UTILITIES INCLUDING PRIVATE SANITARY SEWER LINES THAT RUN ALONG THE EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT AND PERMANENT STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT ZONES OR BOUNDARY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
 - 5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
 - 6) THIS PROPERTY IS LOCATED IN THE CITY OF NORTHPORT, AND LOT 1 IS CURRENTLY ZONE RSH-1 TO BE REDZONED SRH, LOT 2 IS ZONED RSH AND TO REMAIN RSH.
 - 7) ALL LOTS ARE SERVED BY CITY OF NORTHPORT SANITARY SEWER. ALL OTHER PUBLIC AND PRIVATE OWNED PUBLIC UTILITIES AVAILABLE AT SITE.
 - 8) IN THE PRIVATE ADDRESS AND UTILITY EASEMENT, IF SHOWN, AS SHOWN ON THIS MAP OR PLAT DOES NOT CONSTITUTE A DECLARATION OF THE SAME AS A PUBLIC RIGHT-OF-WAY AND WILL NOT BE IMPROVED OR MAINTAINED BY TUSCALOOSA COUNTY UNLESS SUCH TIME AS THE DEPICTED EASEMENT HAS BEEN APPROVED BY TUSCALOOSA COUNTY.
 - 9) WHERE REQUESTED:
 - A) SIDEWALKS ON BRIDGE AVENUE AND 12th STREET
 - B) RIGHT-OF-WAY BRIDGE AVENUE AND 12th STREET
 - C) THE CORNER SIGHT TRIANGLE FOR LOT 1
 - D) LOT SIDE WALKWAYS FOR LOT 2
- OWNER/DEVELOPER
MAY HOLDINGS, LLC
3725 29TH AVENUE
NORTHPORT, ALABAMA 35493
- ANTHONY PRUITT ET AL
2512 12TH STREET
NORTHPORT, ALABAMA 35476
- CHASAM LITTLE
1473 THEORY WAY
TUCKER, GEORGIA 30084
- SOUTHWEST CORNER LOT 6
J. A. TAYLOR SUBDIVISION
PLAT BOOK 4, PAGE 26
TUSCALOOSA COUNTY, ALABAMA
- 0.27 ACRES OWNED
0.21 ACRES DEVELOPED
0.14 ADDITIONAL ACRES OWNED



- LEGEND**
- IRON FOUND
 - 1/2" REBAR and CAP SET (CA-965-LS)
 - CONCRETE MONUMENT FOUND
 - △ CALCULATED - NOT MONUMENTED
 - () DEED and/or PLAT CALL
 - R.O.W. RIGHT-OF-WAY
 - X- FENCE LINE
 - M.B. MINOR BUILDING LINE
 - U.P. UTILITY POLE
 - P- POWER LINE
 - W.M. WATER METER
 - P.M. POWER METER
 - CONCRETE SURFACE
 - BUILDING
 - WOOD SURFACE
- SCALE: 1" = 30 FEET
- 0 15 30 60
- LINE NOT TO SCALE

Preliminary Plat to the Planning and Zoning Commission of Northport

Montgomery and Hinkle, inc.
Professional Land Surveyors
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Tuscaloosa, Alabama 35401
Tuscaloosa, AL 35401
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WASHINGTON'S ADDITION TO TUSCALOOSA STREET
A RESURVEY OF PART OF LOT 88 COOK SURVEY, PLAT BOOK 5, PAGE 145
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 15, TOWNSHIP 21 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, Alabama

SOURCE OF TITLE:
DBI 2025, PG 2057

Source of Info:
Field Work DBI 2025, PG 2057
Survey Type PLAT PLAT
Field Book 1/2
ACAD File 2503-086.plt
CADD File 2503-086.txd

Job No.: 2503-086
Date: 04/28/2025
Scale: 1" = 30'
Drawn By: S.M.B.
Approved By: K.H.
Sheet: 1 of 1