

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 9, 2025**

1. **CALL TO ORDER (INCLUDING INVOCATION)**
2. **ROLL CALL AND ESTABLISHMENT OF A QUORUM**
3. **INTRODUCTIONS AND MEETING PROCEDURES**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETING(S)**
 - A. August 19, 2025
5. **VERIFICATION OF NO CONFLICT OF INTEREST**
6. **VERIFICATION OF PROPER NOTIFICATION**
7. **DISCLOSURE OF EX PARTE COMMUNICATION**
8. **OLD BUSINESS**
 - A. **S-25-15 Boozer Subdivision** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 21.63 acres located at 4105 Flatwoods Road.
 - B. **SP-25-5 1802 18th Avenue** - Herndon, Hicks and Associates requests conditional use approval for a laundromat in a General Commercial (C-3) zone for the property located at 1802 18th Avenue. **APPLICANT HAS REQUESTED TO CONTINUE TO OCTOBER MEETING. NO ACTION NEEDED.**
 - C. **R-25-9 City of Northport** - City of Northport requests rezoning from Office-Institutional (O-I) to Light Industrial (M-1) for approximately 11 acres located east of Harper Road and North of Robert Cardinal Airport Road. **APPLICANT HAS REQUESTED TO CONTINUE TO OCTOBER MEETING. NO ACTION NEEDED.**
 - D. **AMD-25-3 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance. **APPLICANT HAS REQUESTED TO CONTINUE TO OCTOBER MEETING. NO ACTION NEEDED.**
 - E. **S-25-18 Battle on Main** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 1.33 acres located at 3207-3215 Main Avenue.
9. **NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**

- A. **S-25-20 Harper Road Condominiums** - Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres for the property located at 5610 Oak Park Circle. **APPLICANT HAS REQUESTED TO CONTINUE TO OCTOBER MEETING. NO ACTION NEEDED.**
- B. **S-25-21 Fifth Street Subdivision** - Cabaniss Engineering is requesting preliminary plat approval for approximately 0.5 acres for the property located at 2520 5th Street.

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

12. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

- I. The Chairman calls for the next agenda item.
- II. Staff provides a summary of the case and answers any questions from the Commission.
- III. The applicant or petitioner presents his or her request and provides information in support of the application and answers any questions from the Commission.
- IV. If a public hearing is needed, the Chairman will ask for anyone present who would like to provide input regarding the request.
- V. The Commission members may discuss details and issues raised, and may ask questions of the applicant, city staff, or other parties.
- VI. The Chairman will call for a motion to be read and a second, and the Chairman may ask if further discussion by the Commission is needed.
 - i. Motions for a vote and second will be made for each item in a positive fashion. The purpose of which is to allow the Commission to vote on a motion. Members making the motion or second are not obligated to vote in the affirmative for said motion.
 - ii. Waivers may be added to the motion for approval of a preliminary plat if listed verbally in the motion. If it is requested by any member of the Commission, the waivers shall be voted on individually or in a group prior to the vote on the preliminary plat.
- VII. The Chairman will call for a roll call vote.



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**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, AUGUST 19, 2025**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, August 19, 2025, in the City Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Kevin Turner. Upon roll call the following members were found to be present: Mr. Brian Chandler, Mr. Martin Houston, Mrs. Tracy Kelly, Mr. David Kemp, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote: Mr. Clay Randolph and Mr. Roland Lewis. Staff present were Mrs. Julie Ramm, Planning Director, Mrs. Kim King, Assistant City Attorney, Mr. Shaun Patten, Zoning Administrator, Mr. Brad Matthews, Assistant City Engineer, Mrs. Meredith Mullins, Planner and Mrs. Katelyn Lesley, Administrative Assistant.

Chairman Kevin Turner introduced the board members and staff members to the public.

Information on Back of Agenda – Chairman Kevin Turner explained the meeting procedures on the back of the agenda.

Approval of the Minutes of Previous Meeting(s) –

Motion by Mr. Wiggins to approve the minutes of the regular meeting minutes for July 8, 2025. **Seconded by Mr. Chandler.** Voice vote was given. **Motion Carried.**

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

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

Disclosure of Ex Parte Communication – None

- A. **R-25-9 City of Northport** – City of Northport requests rezoning from Office-Institutional (O-I) to Light Industrial (M-1) for approximately 11 acres located east of Harper Road and North of Robert Cardinal Airport Road. **APPLICANT HAS REQUESTED TO CONTINUE TO SEPTEMBER MEETING. ACTION NEEDED.**

Mrs. Ramm stated that the City of Northport is requesting a continuance. She stated that if approved, this agenda item would be heard at the September meeting.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to continue the rezoning case for the City of Northport for the property located at 1641 Harper Road. **Seconded by Wiggins.** Voice vote was given. **Motion Carried.**

B. AMD-25-3 City of Northport – The City of Northport proposes amendments to the Zoning Ordinance. **APPLICANT HAS REQUESTED TO CONTINUE TO SEPTEMBER MEETING. ACTION NEEDED.**

Mrs. Ramm stated that the City of Northport is requesting a continuance for the amendments to the Zoning Ordinance. She stated that if approved, this agenda item would be heard at the September meeting.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to continue the amendments to the Zoning Ordinance. **Seconded by Kemp.** Voice vote was given. **Motion Carried.**

Old Business

A. SP-25-2 Nellie Mae and Company, LLC – Nellie Mae and Company, LLC requests conditional use approval for pet grooming in a Residential/Commercial/Institutional zone (RCI) for the property located at 703 Main Avenue.

Mrs. Ramm stated that Nellie Mae and Company, LLC is requesting conditional use approval for a pet grooming service in a Residential / Commercial / Institutional zone (RCI) for the property located at 703 Main Avenue. As a reminder, a conditional use is not permitted by right. The applicant must demonstrate that the proposed use is appropriate for the location and compatible with surrounding development. Approval is neither automatic nor guaranteed, and it is the responsibility of the applicant to present compelling reasons why the request should be approved. The zoning ordinance says that a review considers the proposal in terms of: Existing zoning and land use in the vicinity of the use, Planned and proposed public and private developments that may be adversely affected by the proposed use, Whether and to what extent the use at the particular location for which it is proposed is consistent with the intent of the Zoning Ordinance and any other development policies or regulations of the City of Northport, Whether and to what extent all steps possible have been taken by the developer to minimize any adverse effects of the proposed use on the immediate vicinity and on the public health, safety, and welfare in general. The zoning ordinance also states that no conditional use may be approved unless the Commission and Council finds that the proposed use will be appropriate in the location for which it is proposed. This finding will be based on the following criteria: The proposed use must be in harmony with the general purpose, goals, objectives, and standards of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City. The proposed use at the proposed location will not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development. The proposed use will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant must, as part of the application and as a condition of approval, establish ability and commit to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with this Ordinance,

and other plans, programs, maps, and ordinances adopted by the City to guide its growth and development. The Council may attach to any conditional use approval, additional criteria dealing with landscaping, buffers, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed use on the surrounding property. The violation of any condition lawfully attached to an approved conditional use is considered a violation of this Ordinance and is subject to applicable fines and penalties. Some examples of conditions the commission may wish to consider attaching to this recommendation could include: **Hours of operation & Screening**

Mr. Turner asked Mrs. Ramm or Mr. Patten what restrictions come in with this use already in the zoning ordinance. Mr. Patten stated that there are some use regulations in the zoning ordinance. Specific to the downtown districts, outdoor pet exercise and play areas are prohibited.

Jason Greene, 14171 Maughn Drive, spoke at the podium. He stated that he is representing his daughter in law who is the owner of Nellie Mae and Company. He stated that the petition has been sent for her relocation of her existing business which is here in Northport, to this address, mainly for the expansion of her business. He stated that this is a pet grooming business, they are not looking for outdoor play, recreation or activities, but there are a number of residents in this area that would utilize her business and give her the opportunity to expand her business. He stated that this gives her more space to expand as well as do additional work but as far as outdoor recreation where she is now she has no opportunity to allow the pets to go outside, here there is an opportunity for the pets to go outside and use the bathroom when they are there throughout the day. He stated that her hours are Monday, Tuesday, Thursday, Friday from 8AM-5PM, she is not open on Wednesdays or the weekend. He stated that this should not be an impact to the residents around, there are no over weekend boardings or overnight boardings.

Mr. Turner stated that was one of the questions they add because on the site plan provided it stated "Pet Daycare and Pet Stay and Play". Mr. Greene stated that with the stay and play they are going to have to stay during the hours of operation, waiting on the client to pick up in the afternoon, there will be no overnight boarding or weekend boarding. Mr. Wiggins asked Mr. Greene if all pets would be on a leash when taken outside. Mr. Greene stated that was correct, there is a fence and they will be brought right back in.

Mr. Kemp asked Mr. Greene for clarification, on the site plan it stated hours of operation are Monday-Friday. Mr. Greene stated that at her existing location she is not working on Wednesdays, there is a possibility if business increases she may open on Wednesday but there will not be any weekends at all.

Mr. Turner asked Mr. Greene if he would have a problem making sure the entire fence is conforming. Mr. Greene stated he would not.

Mr. Turner asked Mr. Patten to pull up the pictures of the property. Mr. Greene stated that the entrance will be the entry for pick up and drop off, there are some minor repairs that need to be done. He also stated that to the left there is a small yard, they will do a privacy fence to make sure that it is conforming.

Mr. Turner asked staff to confirm that no overnight boarding is allowed. Mr. Patten stated that is correct, that would be a separate use.

Chairman Turner opened the floor for a public hearing.

Brad Bull, 803 Main Avenue, spoke at the podium. He stated that he had no problem with this as long as they do what they say they are going to do.

Chairman Turner closed the floor for a public hearing.

Motion by Mr. Turner to make a favorable recommendation to City Council to approve the Conditional Use for Nellie Mae and Company, LLC for pet grooming located in a Residential/Commercial/Institutional (RCI) zone for the property located at 703 Main Avenue with the following conditions that the non-conforming fence be removed and install a new conforming privacy fence and limit the hours of operation Monday-Friday 8AM-5PM. **Seconded by Mr. Wiggins.** Mr. Turner - Yes; Mr. Wiggins – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Ward – Yes. **Motion Carried.**

New Business

- A. **S-25-18 Battle on Main** – Herndon, Hicks, and Associates is requesting preliminary plat approval of approximately 1.33 acres located at 3207-3215 Main Avenue.

Mrs. Ramm stated that Herndon, Hicks and Associates is requesting preliminary plat approval for approximately 1.5 acres located at 3207-3215 Main Avenue. The property is currently divided into 5 lots. The proposed plat would subdivide the site into 4 lots. The following waivers are requested with this plat: Dedication of additional ROW along Main Avenue, 33rd Street, and 34th Avenue, Half street improvements along Main Avenue, 33rd Street, and 34th Avenue, Sidewalks along Main Avenue, 33rd Street, and 34th Avenue. The current property consists of four commercial buildings and two residential structures that front onto 34th Avenue. The property is zoned C6 Highway Commercial. The properties to the east are zoned RS2 Single Family Residential, the property to the north is zoned C6 Highway Commercial, the property to the west is zoned C6, Office Institutional, and RM Multi-family Residential. The future land use plan contained within Northport Compass depicts this property as “Limited Mixed-Use”. The request is not in conflict with the comprehensive plan.

Mr. Matthews stated that on Main Avenue the required roadway is 90’ per regulations, the existing roadway is 80’ so the petitioner’s side of the road would require an additional 5’ of right of way. He stated that on 33rd Street and 34th Avenue this is a very narrow one way street, the existing right of way varies from about 24’-26’, the petitioners half would be about 17’-18’ which would get into some of the easements. Mr. Turner asked from a road standpoint, there has been enough dedicated that the actual road is within the right of way. Mr. Matthews stated that is correct, you could require them to dedicate in accordance with the required easement width. Mr. Wiggins asked Mr. Matthews to confirm that nothing with the waiver of the right of way would affect the main avenue project. Mr. Matthews stated that was correct.

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

Mr. Turner asked staff to move on to the next case and address this at the end of the meeting. Mrs. King stated we could do that.

Mr. Turner asked Mrs. King if the vote that was just approved gives any merit to this meeting. Mrs. King stated that she was looking into it.

Mrs. Ramm stated that code also requires the Subdivision Regulations to also be certified by the probate judge, which we have not done.

Mr. Wiggins asked if we can’t continue this because the applicant is not here to request it to be continued. Mrs. King stated that she thinks we can continue this one because our next meeting is less than 30 days away. Mr.

Turner asked if we actually had to continue or could we just not vote on it. Mrs. King stated that we need to vote on a continuance because we have advertised the meeting.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Wiggins to continue the preliminary plat approval for approximately 1.33 acres for the property located at 3207-3215 Main Avenue. **Seconded by Mr. Turner.** Voice vote given. **Motion Carried.**

B. SP-25-5 1802 18th Avenue – Herndon, Hicks and Associates is requesting conditional use approval for a laundromat in a General Commercial (C-3) zone for the property located at 1802 18th Avenue. **APPLICANT HAS REQUESTED TO CONTINUE TO SEPTEMBER MEETING. NO ACTION NEEDED.**

C. S-25-19 John V Rosser Subdivision– Montgomery and Hinkle is requesting preliminary plat approval of approximately 1.45 located at 5625 Highway 171 Cutoff Road

Mrs. Ramm stated that Montgomery and Hinkle is requesting preliminary plat approval for approximately 1.45 acres located at 5625 Highway 171 Cut-off Road. The proposed plat would subdivide the site into 3 lots. The following waivers are requested with this plat: Capped Sewer, Half street improvements, Sidewalks. The current property consists of a single-family residence outside of the city limits (no zoning). The property to the east is a retail development outside of the city limits (no zoning), the property to the north is a single-family residence outside of the city limits (no zoning), and the property to the west is a single-family residence and a commercial warehouse outside of the city limits (no zoning). The future land use plan contained within Northport Compass depicts this property as “Limited Mixed-Use”. The request is not in conflict with the comprehensive plan.

Mr. Matthews stated the existing road is about 20’-22’ wide which is pretty typical for a county road like this and that Tuscaloosa County did provide a written concurrence for this waiver request. The other waiver is capped sewer and there are no plans for sewer to be installed in this area.

Brad Bull, 803 Main Avenue, spoke at the podium. He stated that this is a three lot subdivision, he is going to keep the home on lot one to remodel it and probably turn it into a rental property, then build two more homes on lots 2 & 3. He will build his typical working class housing.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to approve the preliminary plat with waivers for approximately 1.45 acres for the property located at 5625 Highway 171 Cut Off Road. **Seconded by Mr. Wiggins.** Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Ward – Yes. **Motion Carried.**

D. AMD-25-4 City of Northport – The City of Northport proposes amendments to the Subdivision Regulations.

Mrs. Ramm stated that The City of Northport is requesting adoption of modifications to the subdivision regulations. The City, working in conjunction with KPS Group, began the task of overhauling the subdivision regulations in 2024. The proposed changes are the final piece of the comprehensive planning process. In the last two years, the City has adopted a comprehensive plan, a new zoning ordinance, and an Engineering Design Manual. The subdivision regulations, combined with the comp plan and the zoning ordinance, will guide and regulate growth in Northport and in the Planning Jurisdiction.

Jason Fondren with KPS, presented proposed changes to the Subdivision Regulations.

Mr. Turner stated that he thought the work session was very beneficial and he is excited to get some of these items cleaned up.

Mr. Kemp wanted to verify that he was reading on the screen correctly that an affirmative vote of five Commission Members is needed. Mrs. Ramm stated that it was correct, that is what the League of Municipalities recommends, no less than five.

Chairman Turner opened the floor for a public hearing.

Chana Goodman, 11301 Evergreen Avenue, spoke at the podium. She stated that she was concerned about the amount of basketball goals that are beyond the curb. Mr. Turner stated that something that specific would be part of the zoning ordinance, as far as the Subdivision Regulations go, items that only pertain to the division of property (property lines, removing property lines, brand new subdivisions). He stated that something specific as her request she would be better off speaking with staff privately. Mrs. Ramm stated that Code Enforcement could help her and directed her to Officer Sanders in the back of the room.

Lee Boozer, 4105 Flatwoods Road, spoke at the podium. He stated that he was excited we were going to do away with the sidewalk bank.

Chairman Turner closed the floor for a public hearing.

Motion by Mr. Turner to adopt the proposed amendments to the Subdivision Regulations. **Seconded by Mr. Kemp.** Mr. Turner – Yes; Mr. Kemp – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Ward – Yes and Mr. Wiggins - Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

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

Meeting was adjourned at 6:37PM.

ATTEST:

Kevin Turner, Chairman

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – September 9, 2025
Staff Report

Case: S-25-15 Boozer Subdivision
Applicant: Herndon, Hicks and Associates
Location: 4105 Flatwoods Road
Request: Preliminary Plat

This request is a rehearing of a case heard at the July Planning and Zoning Commission meeting. The staff report from the original case is included below for reference. The applicant has requested this rehearing for the purpose of revisiting one of the waivers. During the July meeting, the Commission voted to approve the plat with a payment required into the sidewalk bank. The applicant is now asking the commission to vote on an outright waiver of sidewalks. It should be noted that the newly adopted subdivision regulations do not give the option for a subdivider to pay into the sidewalk bank.

Herndon, Hicks and Associates is requesting preliminary plat approval for approximately 21.63 acres located at 4105 Flatwoods Road. The property is currently contained within one lot. The proposed plat would subdivide the site into two lots.

The following waivers are requested with this plat.

- **Right-of-way Dedication** - A waiver has been requested for ROW dedication on Flatwoods Rd. The existing ROW is 80', which meets the requirements for a street classified as a collector. This waiver is not needed.
- **Half-Street Improvements** - The subdivision regulations require all public right-of-way to have curb and gutter. A waiver has been requested for half-street improvements on Flatwoods Rd. The existing road width is adequate. Curb and gutter would be required by the regulations, but there is none on Flatwoods Rd. in this area.
- **Sidewalks** - The subdivision regulations require that sidewalks be constructed along all right-of-way frontages. A waiver has been requested a waiver for sidewalk construction on Flatwoods Rd. The City's Comprehensive Plan shows this portion of Flatwoods Rd. as a "bike and/or pedestrian connection". There is no public infrastructure proposed as part of this two lot division, so the Commission will need to consider whether requiring the construction of sidewalk is a reasonable expectation in proportion to the subdivision being requested. The bridge over Mill Creek and the associated guardrail would also impact the feasibility of sidewalk construction for part of the adjacent street frontage. The commission would have the option to either 1) require the sidewalks, or 2) waive the sidewalk requirement completely.

The current property consists of a single-family residence zoned Agricultural (AG). It is surrounded to the north across Flatwoods Road by undeveloped property zoned Residential Single-Family (RS-

1); to the east by single-family residences, some of which are unincorporated (no zoning) while the rest are zoned Residential Single-Family (RS-1); to the south by undeveloped property, some of which is unincorporated (no zoning) while the rest is zoned Residential Single-Family (RS-1); and to the west by an unincorporated single-family residence (no zoning).

The future land use plan contained within Northport Compass depicts this property as “High Density Residential”. The request is not in conflict with the comprehensive plan.

Any action on the subdivision item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record. Any approval of this plat should be contingent upon rezoning being approved by City Council.

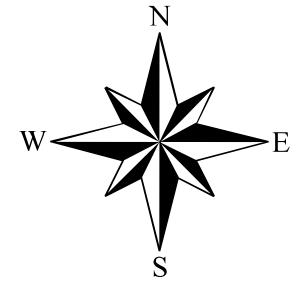
City of Northport Planning Commission

Preliminary Plat

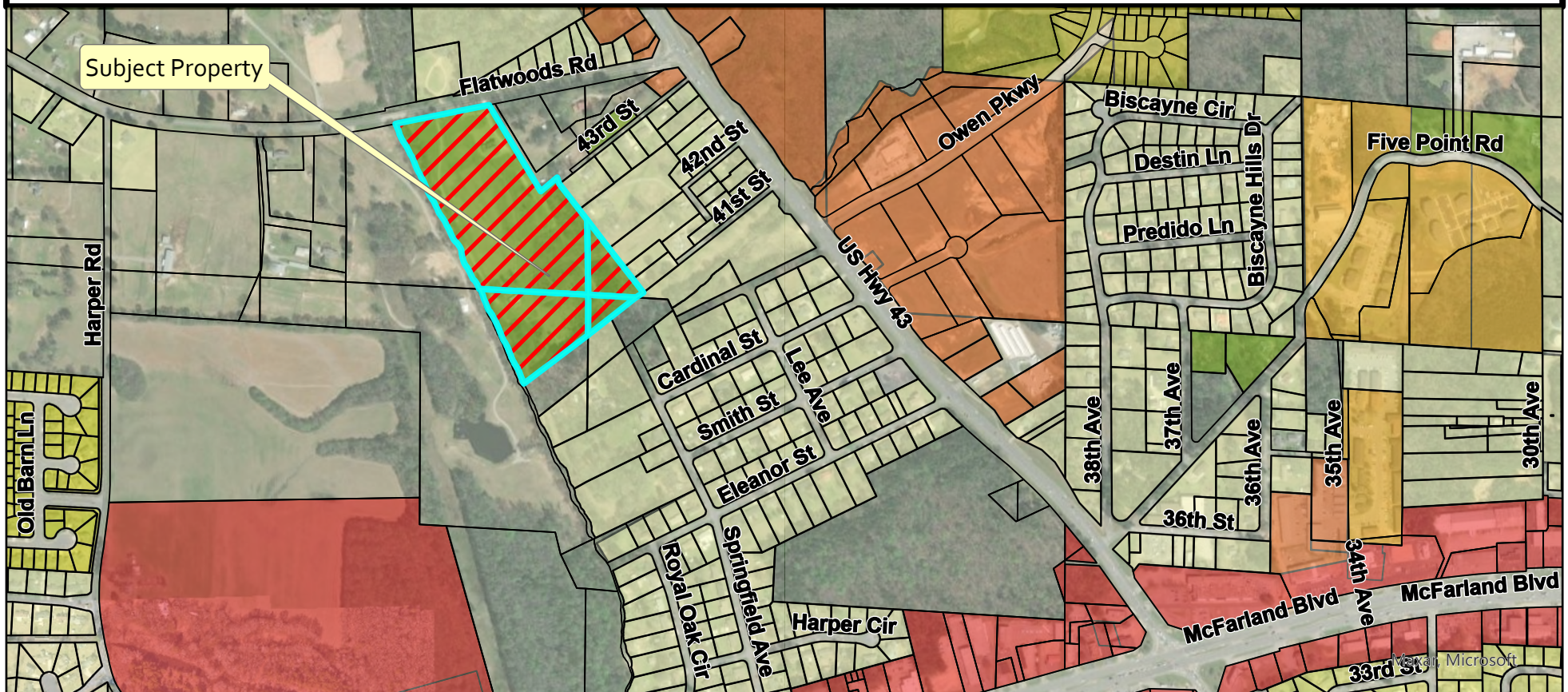
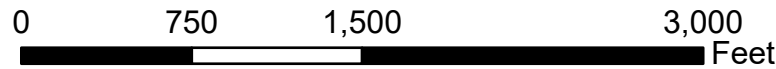
Zoning

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

- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 4
- Parcels
- Parcels selection



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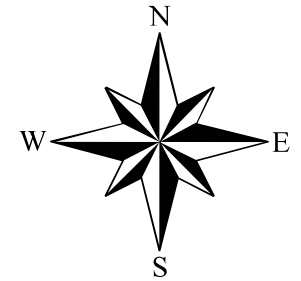
City of Northport Planning Commission

Preliminary Plat

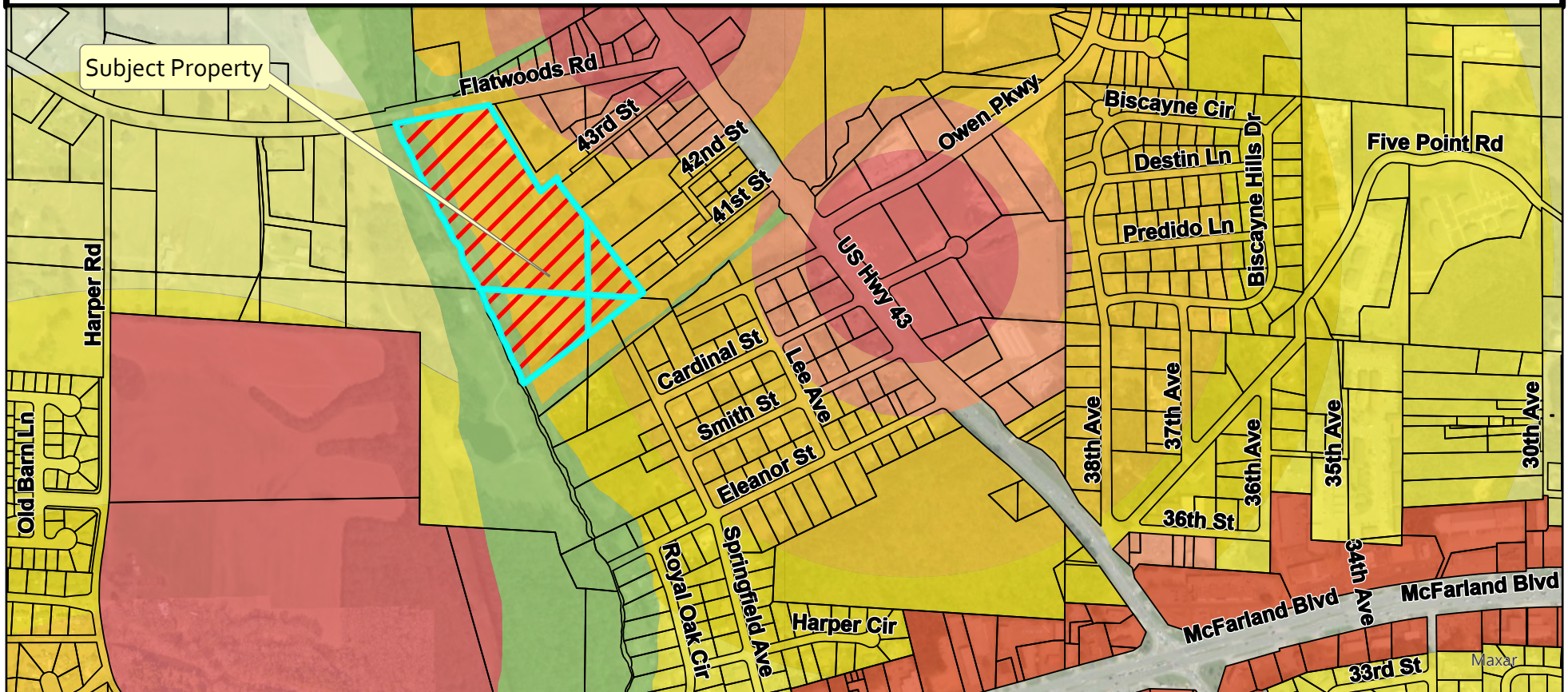
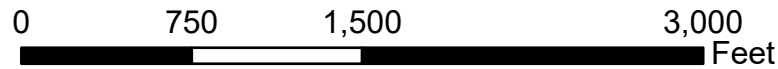
Future Land Use

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

- Low Density Residential
- Utilities
- Parcels
- Parcels selection



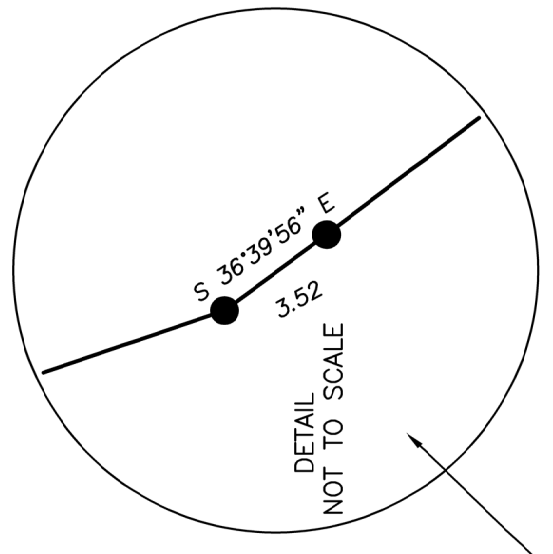
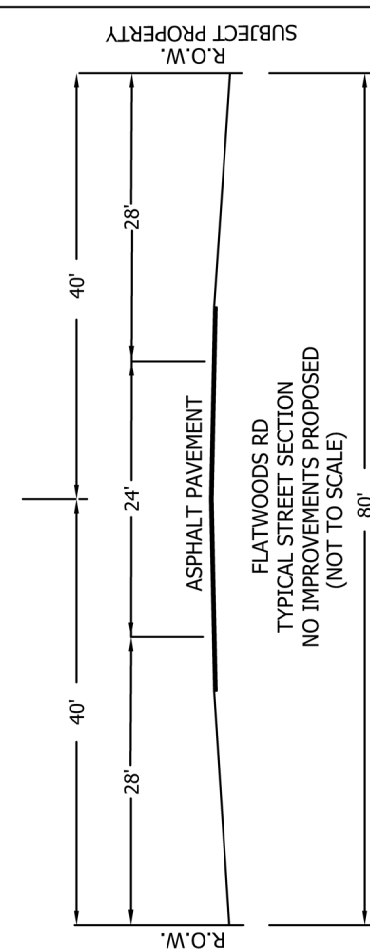
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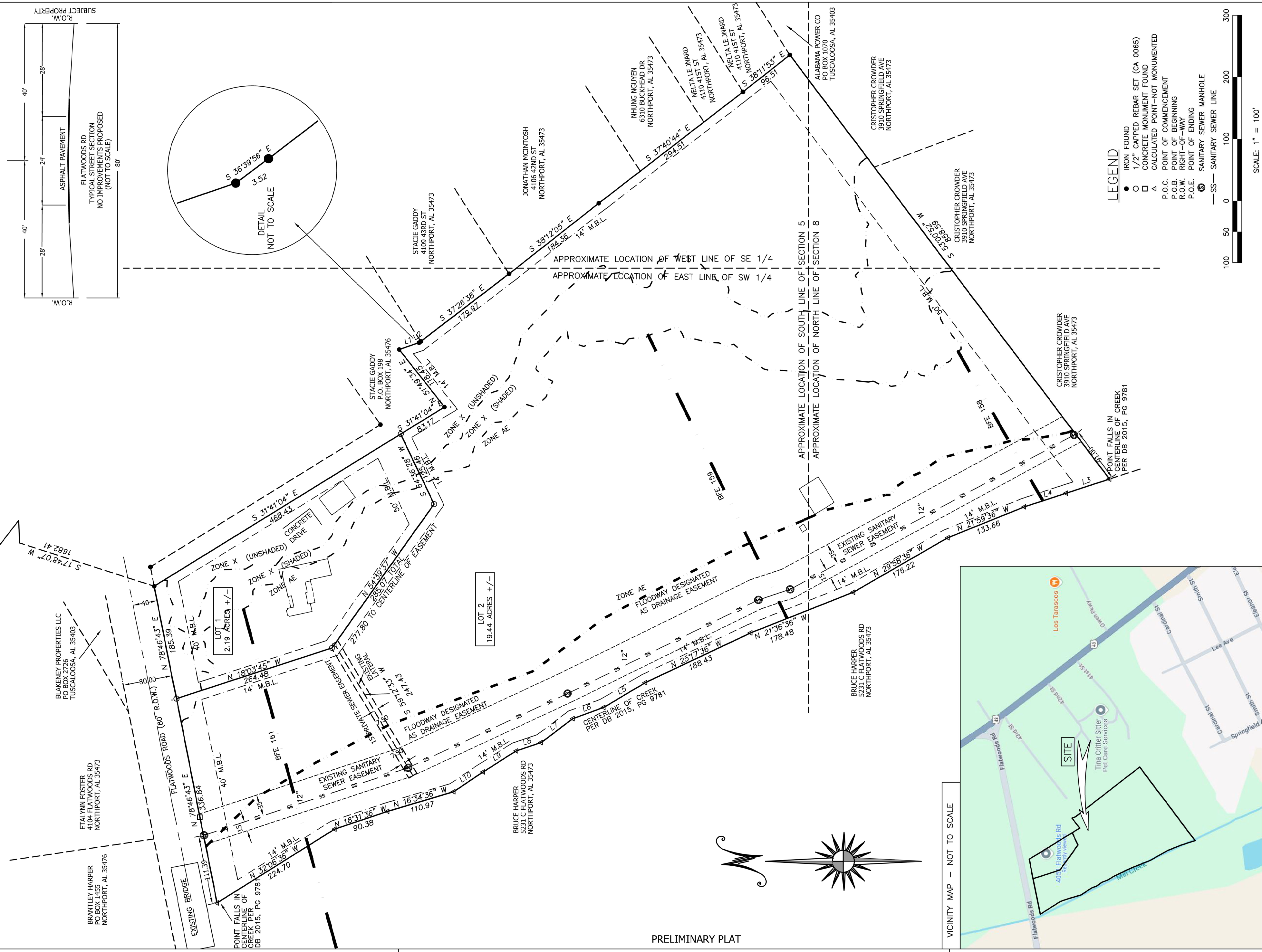
Subject property as seen
from Flatwoods Road
looking South.

- NOTES:
- TOTAL ACRES OWNED: 21.63
 - TOTAL ACRES DEVELOPED: 21.63
 - OWNER/DEVELOPER: LEE & BELINDA BOOZER
4104 FLATWOODS RD
NORTHPORT, AL 35473
 - PROPERTY IS ZONED: AG, ASKING FOR RST ZONING IN THIS PROCESS
 - SPACES BETWEEN LINES ARE 12" UNLESS OTHERWISE NOTED
 - SITE IS SERVED BY CITY OF NORTHPORT SEWER
 - PER FEMA FLOOD MAP 011250501G EFF1/16/2014 PART OF SUBJECT PROPERTY LIES WITHIN THE REGULATORY FLOODWAY.
 - CONTOURS TAKEN FROM COUNTY TOPO
 - LAND SURVEYOR: BOBBY HERNDON LICENSE NO. 14105
2728 LURLEEN WALLACE BLVD
NORTHPORT, AL 35476
 - MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT: 40'
REAR: 50'
SIDE: 14'
 - WAIVERS REQUESTED: A: ADDITIONAL RIGHT OF WAY
B: HALF STREET IMPROVEMENTS
C: SIDEWALKS
 - FLOODWAY AREA IS DESIGNATED AS A DRAINAGE EASEMENT

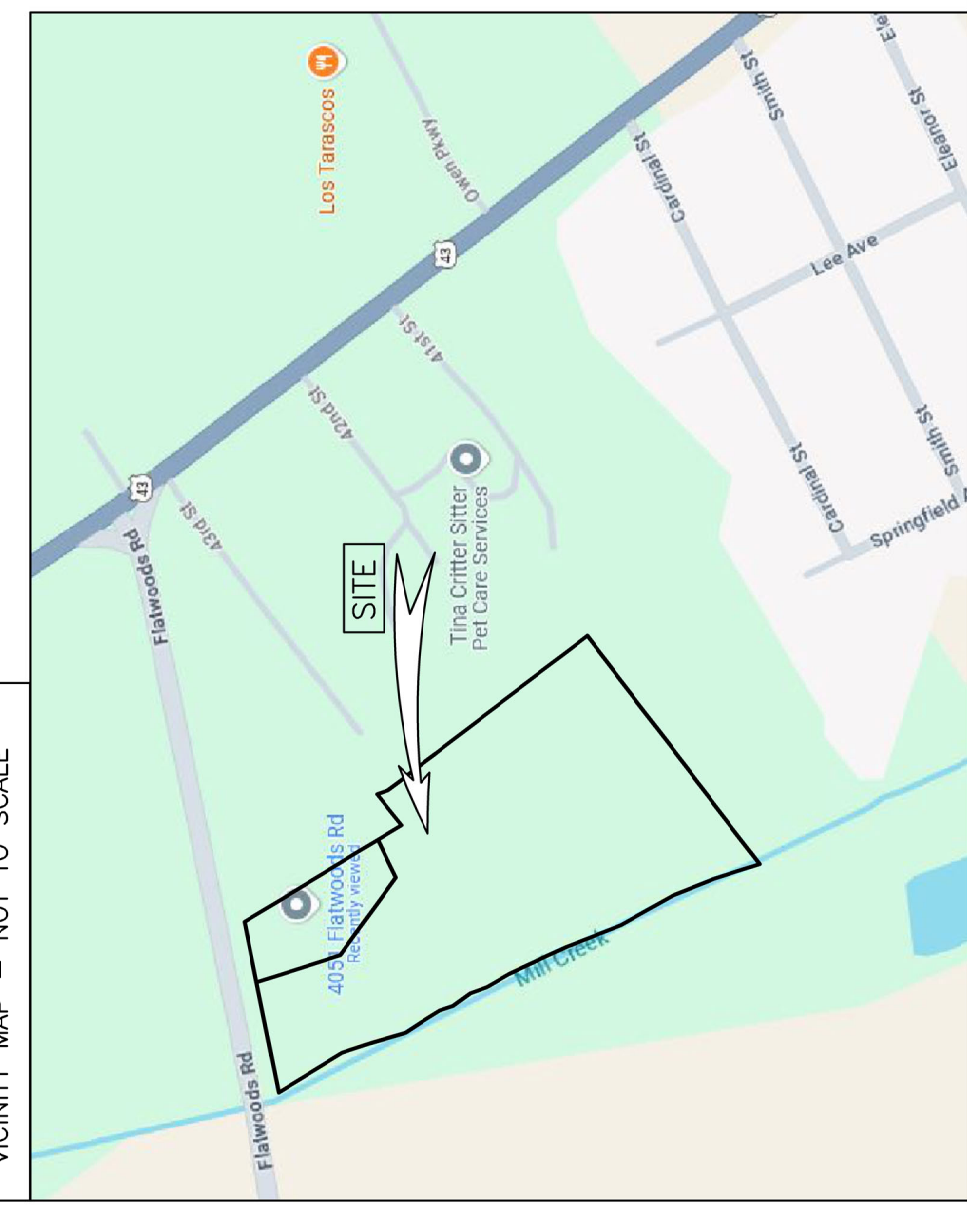
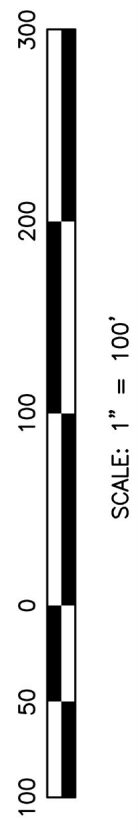


NORTHWEST CORNER
NW 1/4 OF THE SE 1/4
SEC. 5, T21S, R10W
TUSCALOOSA COUNTY, AL

LINE NO.	BEARING	DISTANCE
L1	S 18°55'09\"/>	
L2	S 36°39'56\"/>	
L3	N 18°05'36\"/>	
L4	N 18°04'36\"/>	
L5	N 30°48'36\"/>	
L6	N 19°58'36\"/>	
L7	N 36°57'36\"/>	
L8	N 18°31'36\"/>	
L9	N 32°26'36\"/>	
L10	N 33°51'36\"/>	



- LEGEND
- IRON FOUND
 - 1/2" CAPPED REBAR SET (CA 0065)
 - CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT—NOT MONUMENTED
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT-OF-BEGINNING
 - R.O.W. RIGHT-OF-WAY
 - P.O.E. POINT OF ENDING
 - SS— SANITARY SEWER MANHOLE
 - SS— SANITARY SEWER LINE



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

BOOZER SUBDIVISION
PART OF THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8

TOWNSHIP 21 SOUTH - RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	DB 2015 PG 9781	Job No.	2501-018
Field Work	2/2025	Date	6/23/2025
Survey Type	BOUNDARY	Scale	1"=100'
ACAD File	2501-018.dwg	Drawn By	JRH
Coordinate File	2501-018.txt	Approved By	DRH
		Surveyed by	WJN

STATE OF ALABAMA
TUSCALOOSA COUNTY

I, David R. Herndon, a Professional Land Surveyor in the State of Alabama, hereby state that I have surveyed the property shown hereon and designated as BOOZER SUBDIVISION, and Being Part of the SOUTH 1/2 of Section 5 and the NORTH 1/2 of Section 8, T. 21 S., R. 10 W., and that this plat is a true and correct mapping of said survey; that all parts of this survey and drawings have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; and the undersigned owners by _____ hereby accept and adopts said survey and plat.

Witness our hands this the _____ day of _____, 2025.

David R. Herndon, PLS
Alabama License No. 14105

Belinda Boozer
Owner

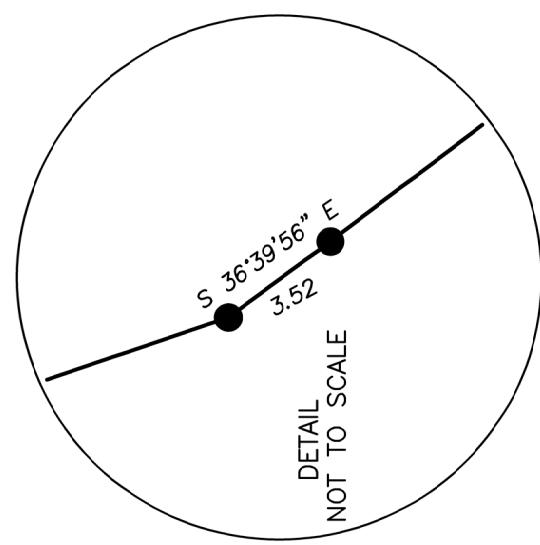
Lee Boozer
Owner

I, _____, a Notary Public, in and for said County, in said State, hereby certify that Belinda Boozer, whose name is signed to the foregoing certificate as Owner, is known to me and acknowledged before me on this day, that being informed of the contents of said certificate, he, as such owner, executed the same voluntarily.

Notary Public
My commission expires _____

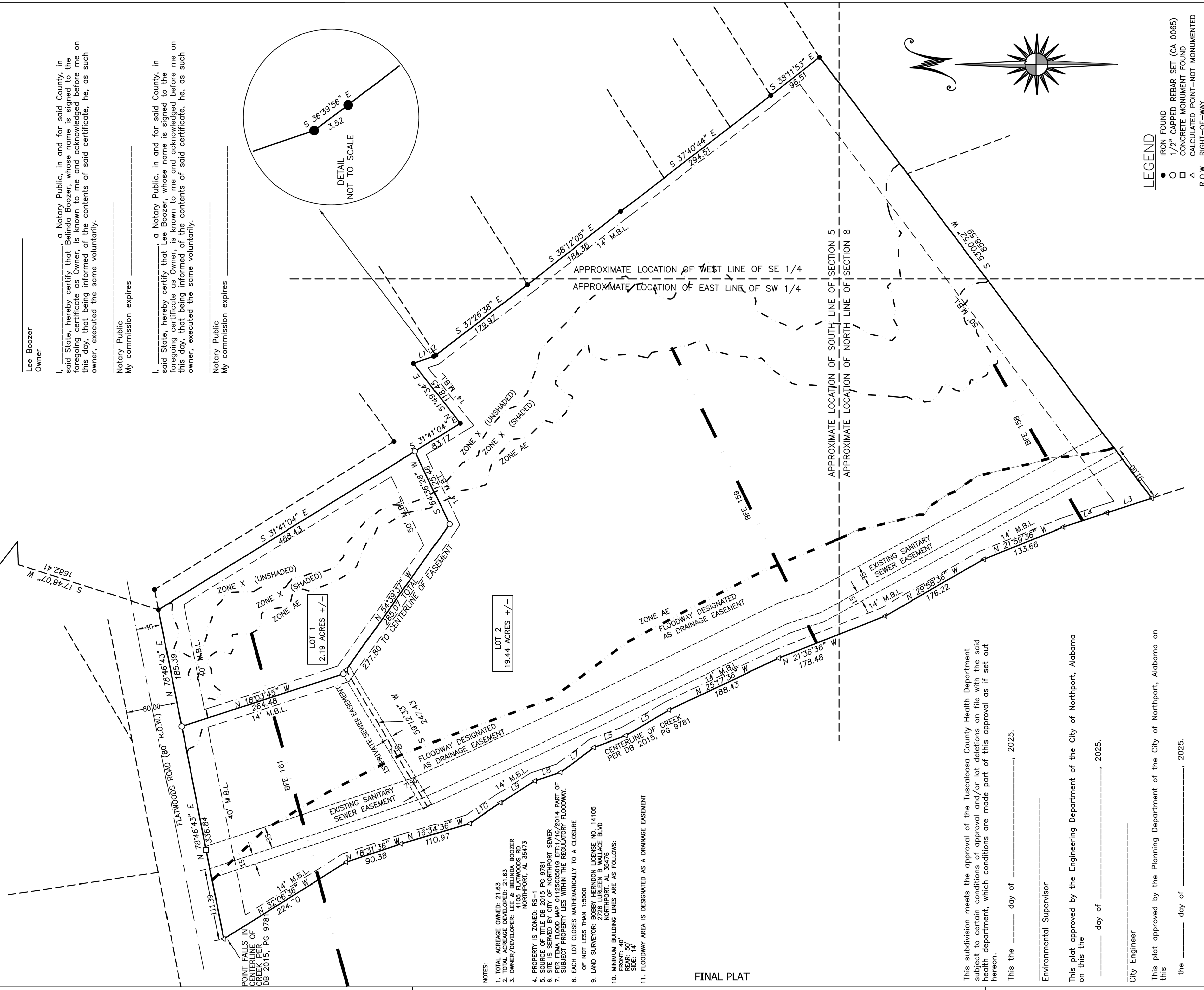
I, _____, a Notary Public, in and for said County, in said State, hereby certify that Lee Boozer, whose name is signed to the foregoing certificate as Owner, is known to me and acknowledged before me on this day, that being informed of the contents of said certificate, he, as such owner, executed the same voluntarily.

Notary Public
My commission expires _____



NORTHWEST CORNER
NW 1/4 OF THE SE 1/4
SEC. 5, T21S, R10W
TUSCALOOSA COUNTY, AL

LINE NO.	BEARING	DISTANCE
L1	S 18°55'09\" E	33.86
L2	S 36°39'56\" E	3.52
L3	N 18°05'36\" W	73.27
L4	N 18°04'36\" W	71.26
L5	N 30°48'36\" W	78.22
L6	N 19°58'36\" W	53.04
L7	N 36°57'36\" W	64.39
L8	N 18°31'36\" W	42.44
L9	N 32°26'36\" W	63.41
L10	N 33°51'36\" W	57.51



- NOTES:
- TOTAL ACREAGE OWNED, 21.63
 - TOTAL ACREAGE DEVELOPED, 4.83
 - OWNER/DEVELOPER: BELINDA BOOZER, 4105 FLATWOODS RD, NORTHPORT, AL 35473
 - PROPERTY IS ZONED: RS-1
 - SOURCE OF TITLE DB 2015 PG 9781
 - SITE IS SERVED BY CITY OF NORTHPORT SEWER PER FEMA FLOOD MAP 011250501G EFF: 1/16/2014. PART OF SUBJECT PROPERTY LIES WITHIN THE REGULATORY FLOODWAY.
 - EACH LOT CLOSES MATHEMATICALLY TO A CLOSURE OF NOT LESS THAN 1:5000
 - LAND SURVEYOR: BOBBY HERNDON LICENSE NO. 14105, 2728 LURLEEN WALLACE BLVD, NORTHPORT, AL 35473
 - MINIMUM BUILDING LINES ARE AS FOLLOWS:
FRONT: 40'
REAR: 50'
SIDE: 14'
 - FLOODWAY AREA IS DESIGNATED AS A DRAINAGE EASEMENT

FINAL PLAT

BOOZER SUBDIVISION
PART OF THE SOUTH 1/2 OF SECTION 5 AND THE NORTH 1/2 OF SECTION 8
TOWNSHIP 21 SOUTH - RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

This subdivision meets the approval of the Tuscaloosa County Health Department subject to certain conditions of approval and/or lot deletions on file with the said health department, which conditions are made part of this approval as if set out hereon.

This the _____ day of _____, 2025.

Environmental Supervisor

This plat approved by the Engineering Department of the City of Northport, Alabama on this the _____ day of _____, 2025.

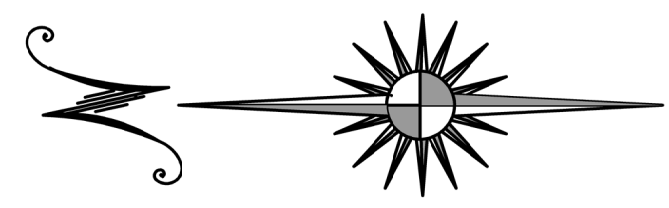
City Engineer

This plat approved by the Planning Department of the City of Northport, Alabama on this the _____ day of _____, 2025.

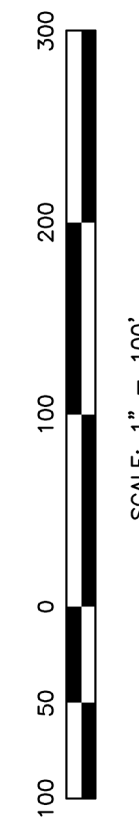
City Planner

This plat approved by the Engineering Department of the County of Tuscaloosa, Alabama on this the _____ day of _____, 2025.

County Engineer



- LEGEND
- IRON FOUND
 - 1/2" CAPPED REBAR SET (CA 0065)
 - CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT--NOT MONUMENTED
 - R.O.W. RIGHT-OF-WAY



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

Source	DB 2015 PG 9781	Job No.	2501-018
Field Work	2/2025	Date	7/21/2025
Survey Type	SUBDIVISION	Scale	1"=100'
ACAD File	2501-018.dwg	Drawn By	JRH
Coordinate File	2501-018.txt	Approved By	DRH
		Surveyed by	WJN

City of Northport
Planning and Zoning Commission – September 9, 2025
Staff Report

Case: S-25-18 Battle on Main

Applicant: Brigitta Langley

Location: 3207-3215 Main Avenue

Request: Preliminary Plat

Herndon, Hicks and Associates is requesting preliminary plat approval for approximately 1.5 acres located at 3207-3215 Main Avenue. The property is currently divided into 5 lots. The proposed plat would subdivide the site into 4 lots.

The following waivers are requested with this plat:

- **Dedication of additional ROW along Main Avenue, 33rd Street, and 34th Avenue**
Main Ave. is classified as a minor arterial, so 90' of ROW is required. 80' of ROW is existing, so the waiver request, if approved, would eliminate 5' of ROW dedication. The existing ROW will accommodate sidewalk construction in the planned city project. Existing ROW on 33rd St. and 34th Ave. varies from approximately 24' to 26'. Required ROW is 60', so the waiver request, if approved, would eliminate approximately 17' to 18' of ROW dedication on the petitioner's side of street. With the proximity of existing structures and small size of lots, 60' ROW is not practical. However, the commission could consider requiring a utility easement which would be beneficial if the sewer needs to be excavated in the future.
- **Half street improvements along Main Avenue, 33rd Street, and 34th Avenue**
Improvements will be constructed on Main Ave. as part of the city's upcoming Main Ave. improvements project. The existing width of 33rd Street and 34th Ave. is approximately 15'. The waiver request, if approved, would eliminate the addition of approximately 6' of paving plus curb and gutter construction. It should be noted that these are one-way streets which are often more narrow than two-way streets.
- **Sidewalks along Main Avenue, 33rd Street, and 34th Avenue**
A waiver has been requested for sidewalk construction on Main Avenue, 33rd Street, and 34th Avenue. Currently, the City is undergoing a streetscape project that will install sidewalks along Main Avenue. This project will be let in September 2025. There are no additional sidewalks in the immediate area. Sidewalks are not proposed in the City's Comprehensive Plan or in the MPO's Bicycle and Pedestrian Plan along 33rd Street or 34th Avenue. The

Commission would have the option to either 1) require the sidewalks, or 2) waive the sidewalk requirement completely.

The current property consists of four commercial buildings and two residential structures that front onto 34th Avenue. The property is zoned C6 Highway Commercial. The properties to the east are zoned RS2 Single Family Residential, the property to the north is zoned C6 Highway Commercial, the property to the west is zoned C6, Office Institutional, and RM Multi-family Residential

The future land use plan contained within Northport Compass depicts this property as “Limited Mixed-Use”. The request is not in conflict with the comprehensive plan.

Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

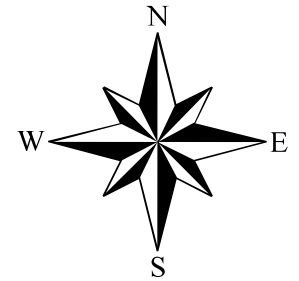
City of Northport Planning Commission

Preliminary Plat

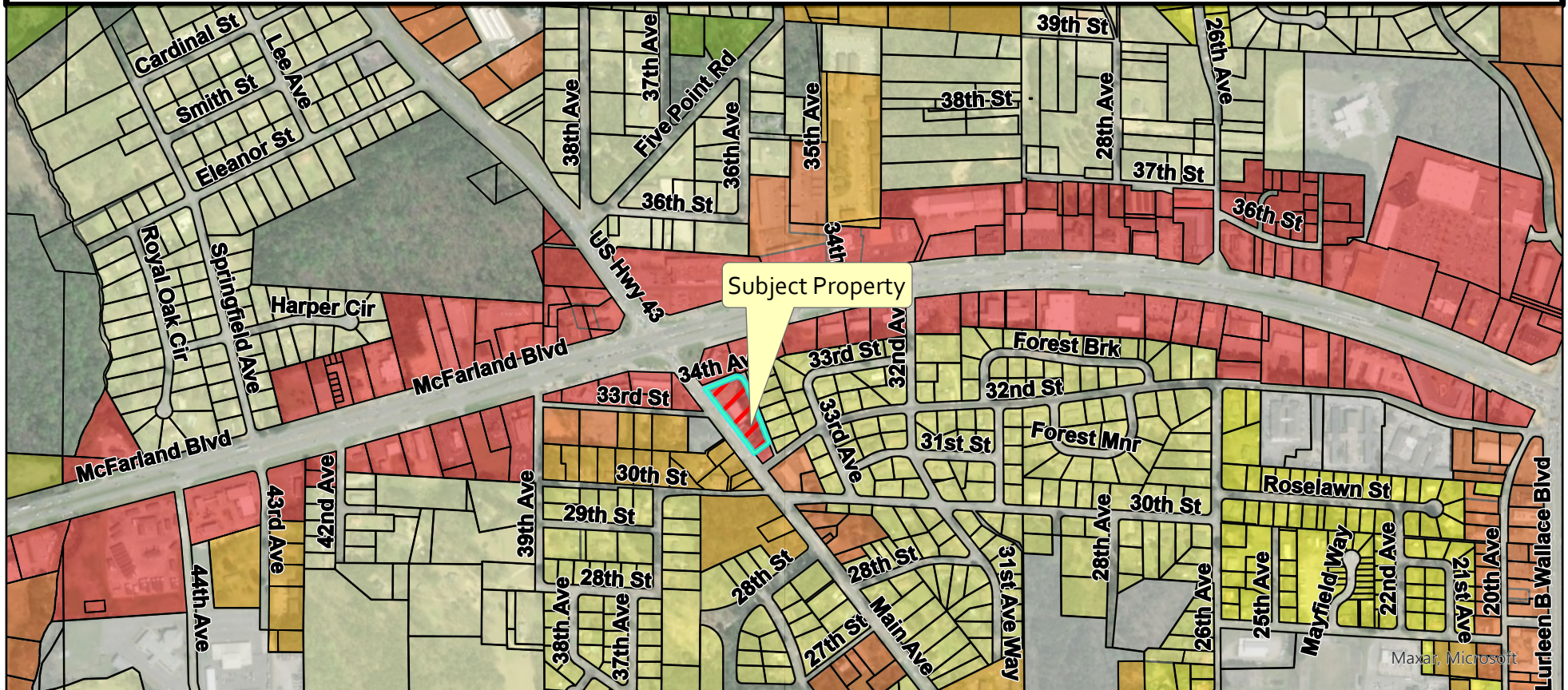
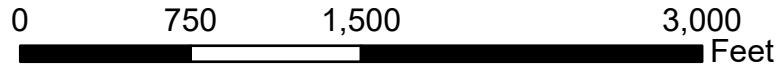
Zoning

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

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



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Maxar, Microsoft

City of Northport Planning Commission

Preliminary Plat

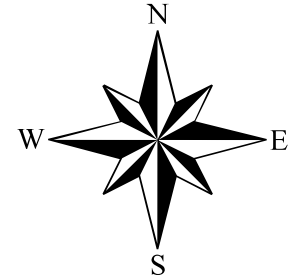
Future Land Use

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

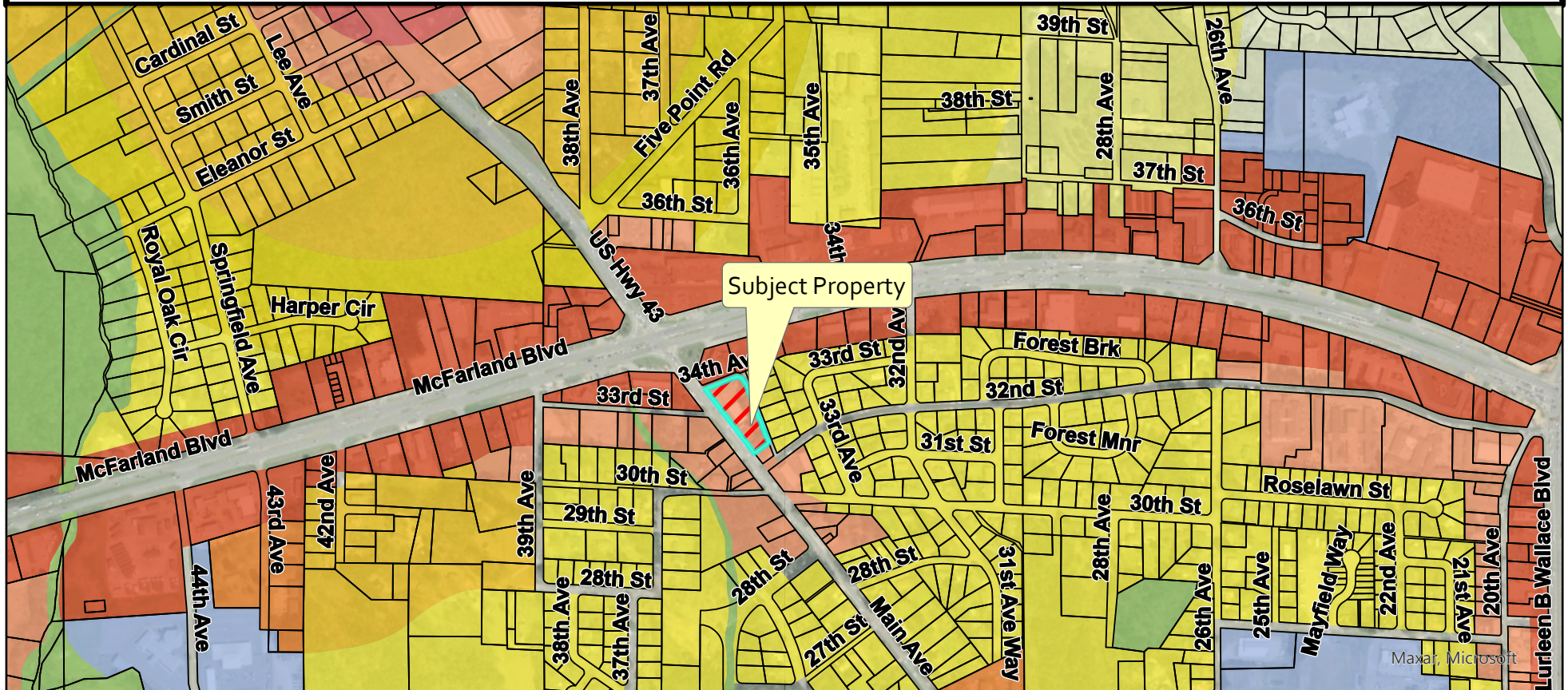
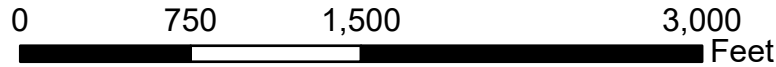
-  High Density Residential
-  High to Medium Density Transition
-  Medium Density Residential
-  Medium to Low Density Transition
-  Low Density Residential
-  Institutional
-  Utilities

 Parcels

 Subject Property



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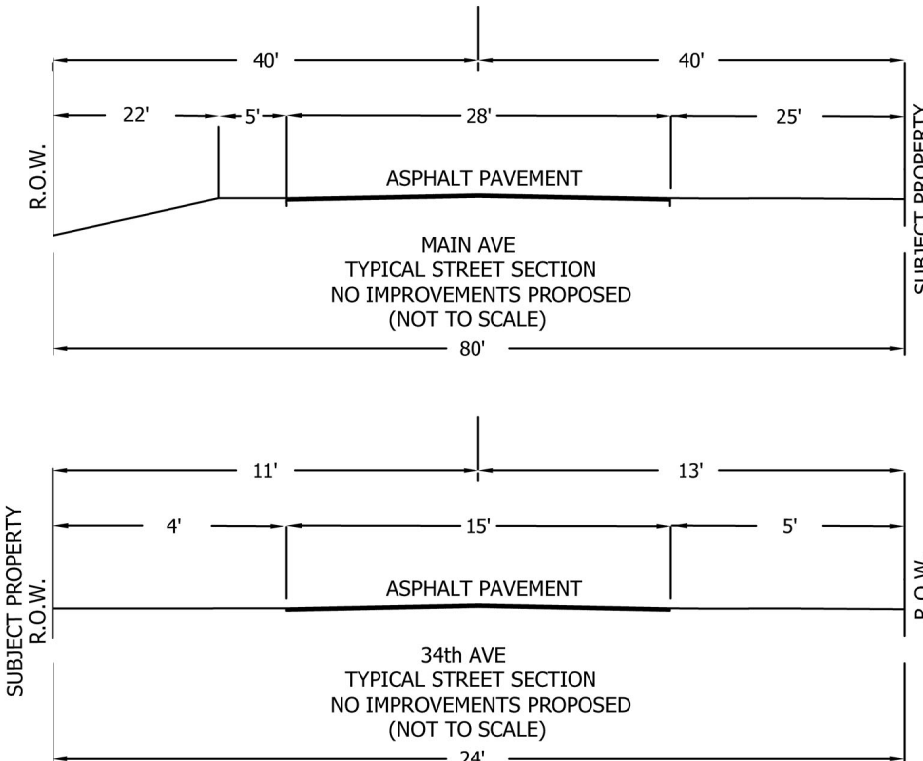
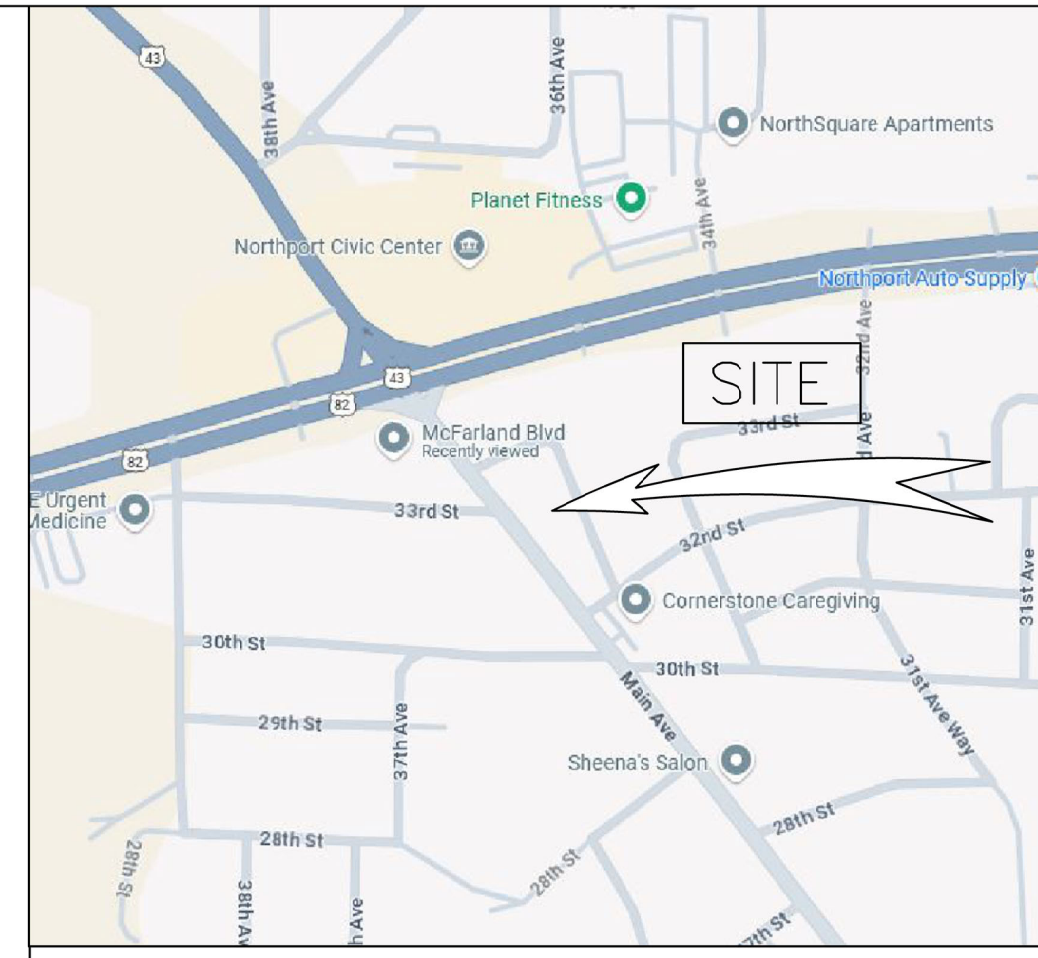
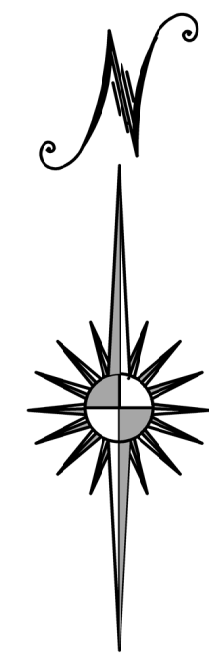
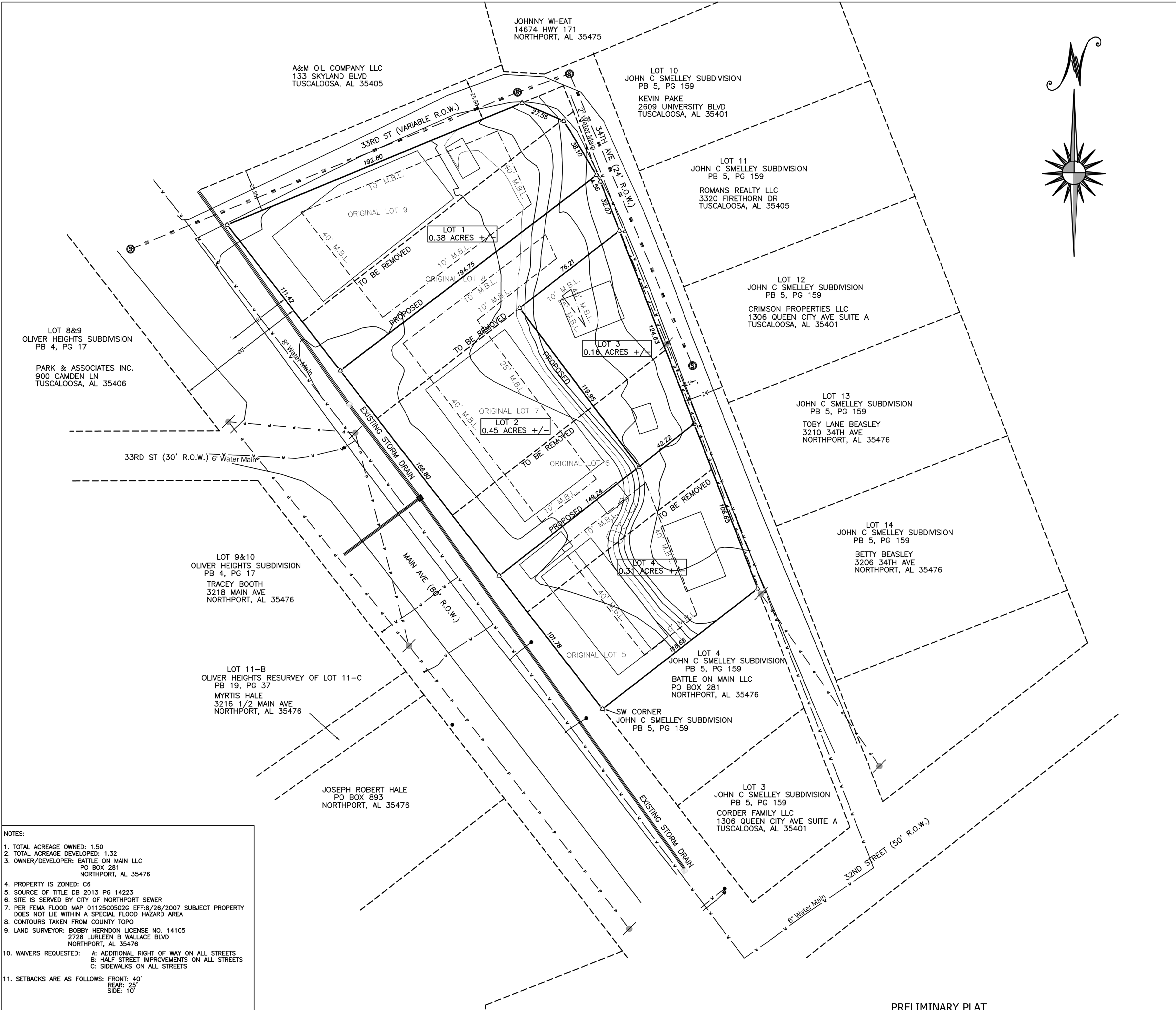


Maxar, Microsoft

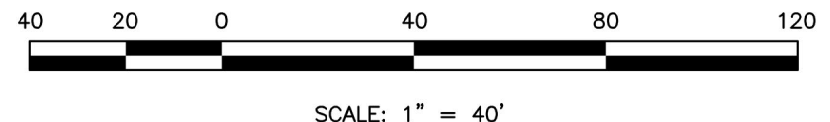
Subject property as seen from the intersection of Main Ave and 32nd Street



St
St



- LEGEND**
- IRON FOUND
 - 1/2" CAPPED REBAR SET-CA#0065
 - CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT-NOT MONUMENTED
 - R.O.W. RIGHT-OF-WAY
 - X- FENCE LINE
 - M.B.L. MINIMUM BUILDING LINE
 - P— UTILITY POLE
 - P— POWER LINE
 - ⊙ SANITARY SEWER MANHOLE
 - SS— SANITARY SEWER LINE
 - STORM GRATE



NOTES:

- TOTAL ACREAGE OWNED: 1.50
- TOTAL ACREAGE DEVELOPED: 1.32
- OWNER/DEVELOPER: BATTLE ON MAIN LLC
PO BOX 281
NORTHPORT, AL 35476
- PROPERTY IS ZONED: C6
- SOURCE OF TITLE DB 2013 PG 14223
- SITE IS SERVED BY CITY OF NORTHPORT SEWER
- PER FEMA FLOOD MAP 01125C0502G EFF:8/26/2007 SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
- CONTOURS TAKEN FROM COUNTY TOPO
- LAND SURVEYOR: BOBBY HERNDON LICENSE NO. 14105
2728 LURLEEN B WALLACE BLVD
NORTHPORT, AL 35476
- WAIVERS REQUESTED: A: ADDITIONAL RIGHT OF WAY ON ALL STREETS
B: HALF STREET IMPROVEMENTS ON ALL STREETS
C: SIDEWALKS ON ALL STREETS
- SETBACKS ARE AS FOLLOWS: FRONT: 40'
REAR: 25'
SIDE: 10'

PRELIMINARY PLAT

BATTLE ON MAIN
BEING A RESURVEY OF LOTS 5-7 AND PART OF LOTS 8 & 9 JOHN C. SMELLEY SUBDIVISION

PART OF THE SW 1/4 OF THE NW 1/4
SECTION 9 - TOWNSHIP 21 SOUTH - RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

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

Source	DB 2013 PG 14223	Job No.	2505-009
Field Work	6/2025	Date	8/4/2025
Survey Type	SUBDIVISION	Scale	1"=40'
ACAD File	2505-009.dwg	Drawn By	JRH
COGO File	2505-009.txt	Approved By	DRH
		Surveyed by	JRH/KN

City of Northport
Planning and Zoning Commission – September 9, 2025
Staff Report

Case: S-25-21 Fifth Street Subdivision

Applicant: Cabaniss Engineering

Location: 2520 5th street

Request: Preliminary Plat

Cabaniss Engineering is requesting preliminary plat approval for approximately 0.5 acres for the property located at 2520 5th street. The property is currently one lot, and the requested subdivision would divide the property into 3 lots.

The following waivers are requested with this plat:

- **Dedication of additional right-of-way** - 5th Street is classified as an arterial, so 100' of ROW is required. 50' of ROW is existing, so the waiver request, if approved, would eliminate 25' of ROW dedication on the petitioner's side of street. The existing ROW will accommodate sidewalk repair and other planned improvements in the current city project. Existing ROW on 26th Ave. is approximately 33'. Required ROW is 55', so the waiver request, if approved, would eliminate approximately 11' of ROW dedication on the petitioner's side of street. With the proximity of existing structures and small size of lots, 55' ROW is not practical.
- **Half street improvements** - A waiver has been requested for half-street improvements on 26th Ave. The existing width of 26th Ave. is approximately 15'. The waiver request, if approved, would eliminate the addition of approximately 6' of required additional paving.
- **Sidewalks** - A waiver has been requested for sidewalk construction on 26th Ave. Sidewalks are not proposed in the City's Comprehensive Plan or the MPO's Bicycle and Pedestrian Plan. Sidewalks, if constructed, would connect to the existing sidewalks on 5th Street. The Commission would have the option to either 1) require the sidewalks, or 2) waive the sidewalk requirement completely.

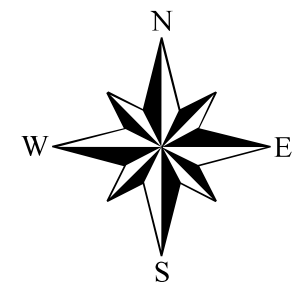
The current property consists of a single-family residence zoned Historic Neighborhood (HN). It is surrounded to the west, north, and east by single-family residences zoned Historic Neighborhood (HN), and to the south across Fifth Street by a cemetery zoned Historic Neighborhood (HN).

The future land use plan contained within Northport Compass depicts this property as “Medium Density Residential”. The request is not in conflict with the comprehensive plan.

Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

City of Northport Planning Commission

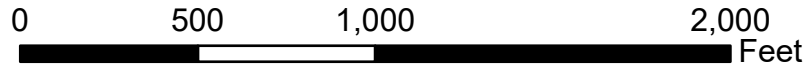
Preliminary Plat



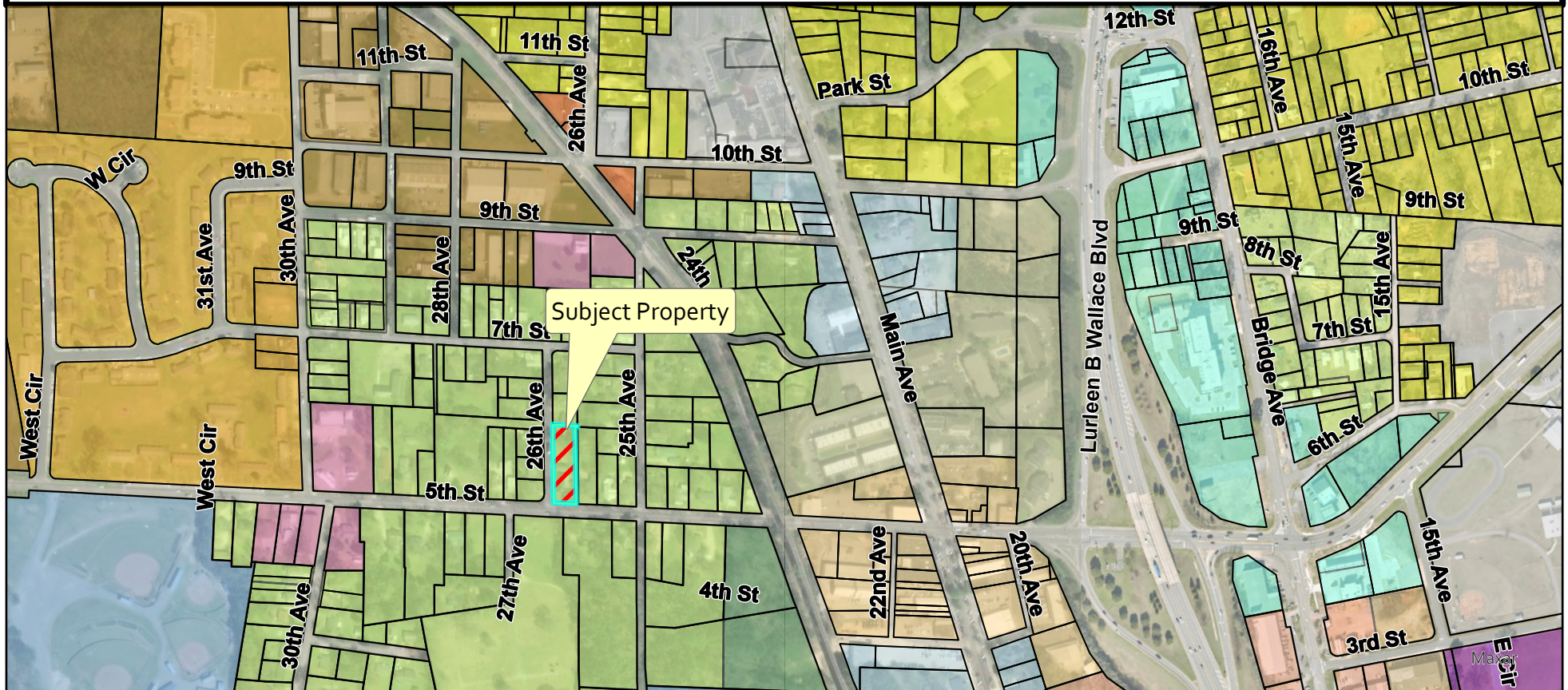
Zoning

- Conservation
- Neighborhood Commercial
- Historic Downtown Core
- Historic Neighborhood
- Light Industrial
- Multi-Family Housing
- Neighborhood Center

- New Urban Neighborhood
- Office and Institutional
- Residential/Commercial/Institutional
- Recreational
- Residential Multi-Family
- Residential Single-Family - 3
- Residential Single-Family - 4
- Suburban Mixed-Use
- Urban Mixed-Use
- Working Riverfront
- Parcels
- Subject Property



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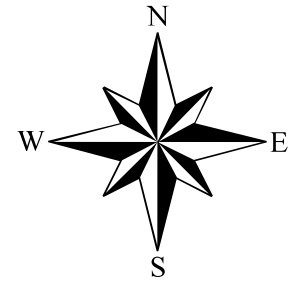
City of Northport Planning Commission

Preliminary Plat

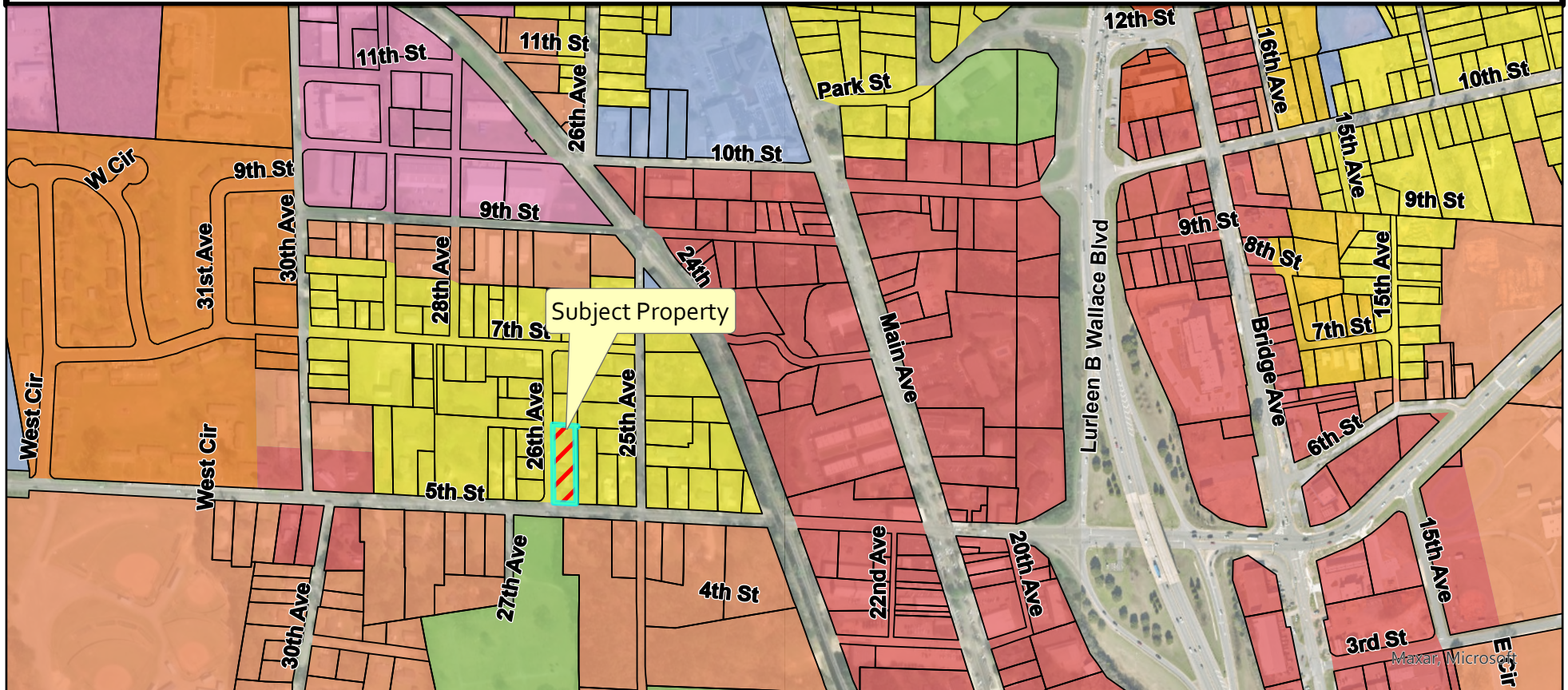
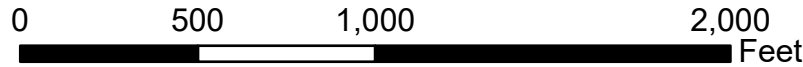
Future Land Use

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

- Medium Density Residential
- Office-Trades Mix
- Institutional
- Parcels
- Subject Property



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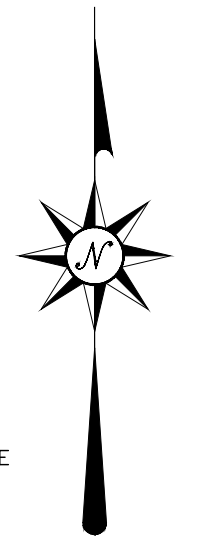
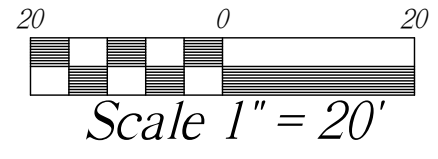


Subject property as seen from the corner of 26th Ave and 5th Street looking northeast.





Subject property as
seen from 26th Ave
looking south.



LEGEND

○	IRON PIN FOUND(SIZE)	(s)	SURVEY DIMENSION
●	1/2" IRON PIN SET	(p)	PLAT DIMENSION
■	CONCRETE	(d)	DEED DIMENSION
○	UTILITY POLE	DB	DEED BOOK
○	UTILITY POLE W/ GUY	PB	PLAT BOOK
○	NOT TO SCALE	Pp	PAGE
○	CONCRETE MONUMENT FOUND	ROW	RIGHT-OF-WAY
○	WOODEN FENCE	MBL	MINIMUM BLDG. LINE
○	OTHER FENCE	CLF	CHAIN LINK FENCE
○	EXISTING MANHOLE	△	POINT NOT MONUMENTED
○	EXISTING SANITARY SEWER	△	WATER METER
○	FIRE HYDRANT	○	LIGHT POLE
○	POWER BOX	○	UNDERGROUND POWER
○	TELEPHONE BOX	○	OVERHEAD POWER
○	UTILITY BOX		

Owner/Developer:
2520 Fifth Street, LLC
PO Box 1123
Edwards, CO 81632

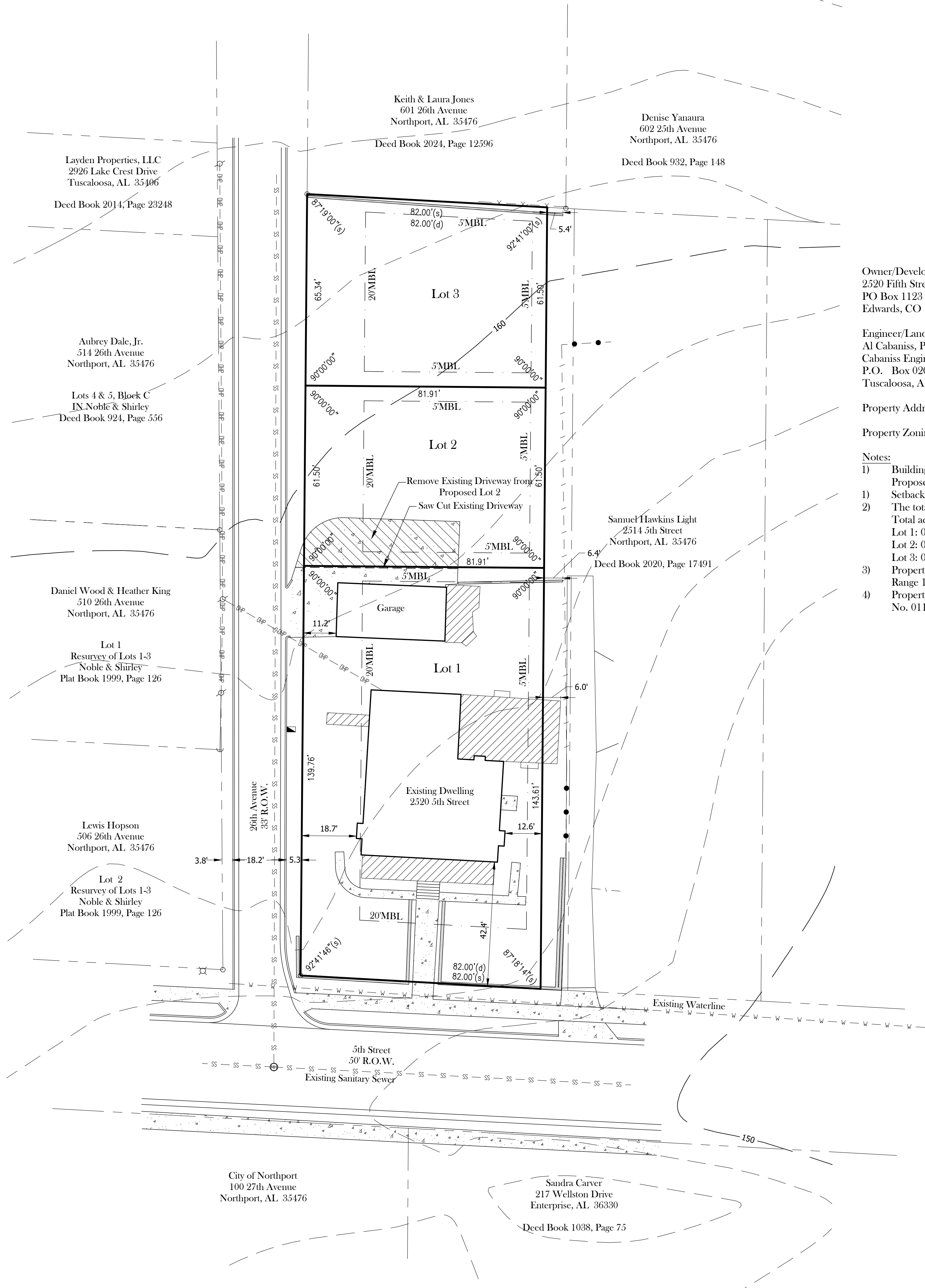
Engineer/Land Surveyor:
Al Cabaniss, PE, PLS
Cabaniss Engineering, Inc.
P.O. Box 020440
Tuscaloosa, AL 35402

Property Address: 2520 5th Street

Property Zoning: Historic Neighborhood (HN)

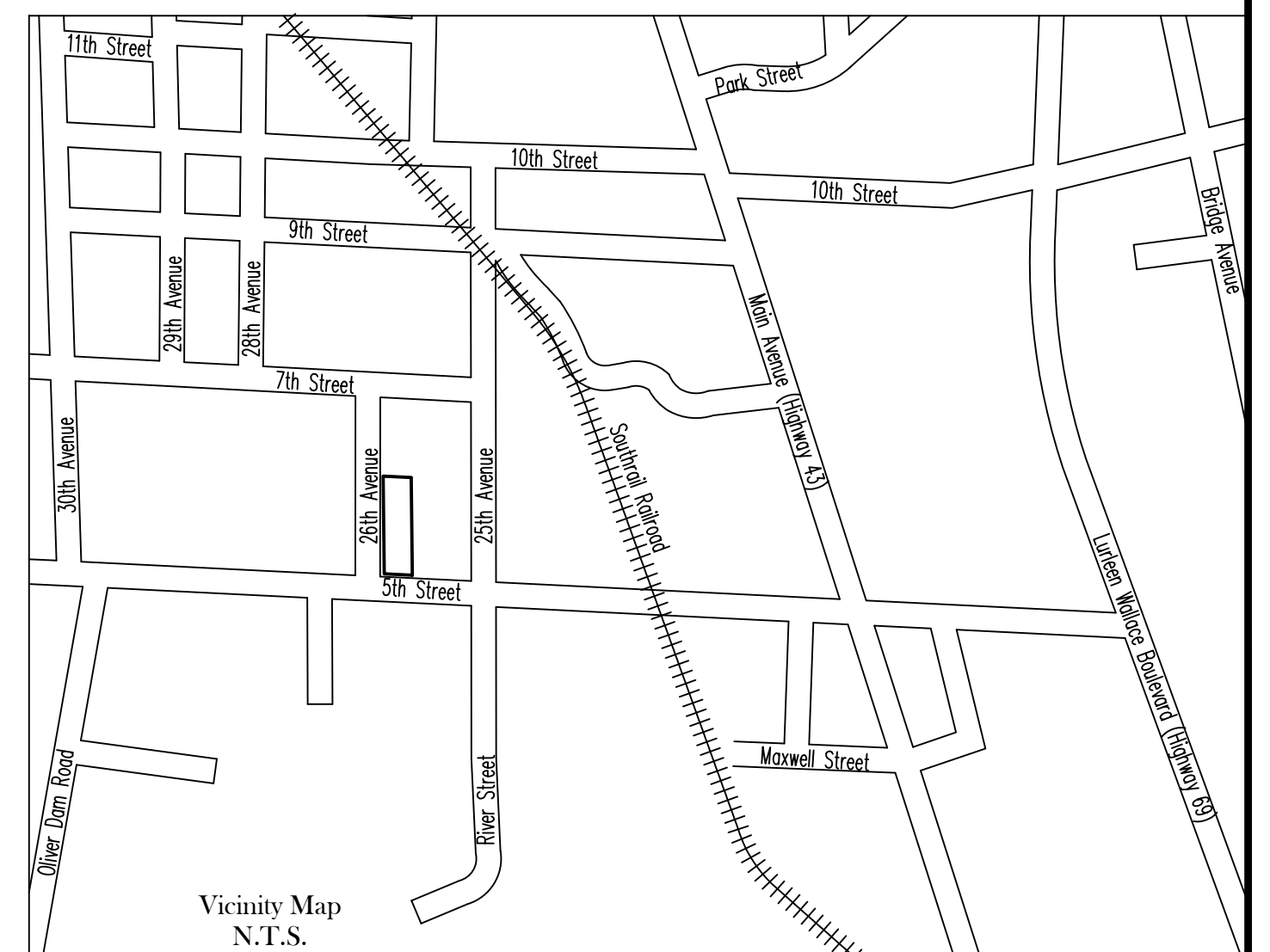
Notes:

- 1) Buildings: One (1) Existing Single Family Dwelling
Proposed Three (3) Single Family Lots
- 1) Setbacks are as shown.
- 2) The total acreage under control of the Developer: 0.50 Acres +/-
Total acreage to be subdivided: 0.50 Acres +/-
Lot 1: 0.26 (21,838 sq ft)
Lot 2: 0.12 (5,037 sq ft)
Lot 3: 0.12 (5,195 sq ft)
- 3) Property is located in the NW 1/4 - SE 1/4 of Section 16, Township 21 South, Range 10 West, Tuscaloosa County, Alabama.
- 4) Property is not located in a Special Flood Hazard Area, FEMA Flood Map No. 01125C0302F, dated September 28, 2007.



Waiver Requests:

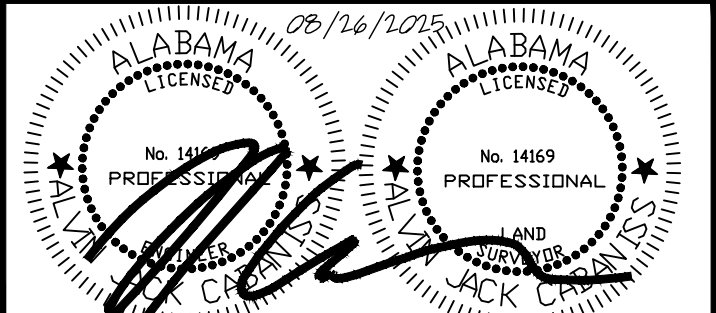
- 1) The Owner/Developer requests a Waiver of Dedication of Additional Right-of-Way and/or Improvements along 5th Street. 5th Street is classified as a Minor Arterial on the City of Northport Master Street Plan, however, this property is located along an area of 5th Street that has primarily Historic single family dwellings, and transitions into Historic Downtown Northport. All of this area is walkable and pedestrian friendly. Encouraging higher traffic flows is not helpful to the Historic residential character of the area, and is a hazard for pedestrians.
- 2) The Owner/Developer requests a Waiver of Dedication of Additional Right-of-Way and/or Improvements along 26th Avenue. 26th Avenue is Historic single family residential in character and has mature trees lining the existing street. 26th Avenue is not a thru street, and only serves access to the Historic homes along this short section of street. Additional right-of-way, street width and sidewalks would place the sidewalk within less than 6' of the existing garage, and within 12' of the existing dwelling. Several existing trees would be lost, and significant reconfiguration would be required at the 5th Street intersection. Given the small number of houses along 26th Avenue, additional right-of-way, street width and sidewalks would not be beneficial.



JOB NO.: 25-05-011
DATE OF SURVEY: 06/06/2025
FB/PFS: 342/28
FILE NAME: 2505011.DWG
DATE: 06/23/2025
SOURCE OF TITLE: D.B. 200B, PG. 1260B
SCALE: 1" = 20'
DWN/CHK BY: THS/AJC
REVISION: 06/26/2025
SHEET: 1 OF 1

Cabaniss Engineering, Inc.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
COURT HOUSE PLAZA 600 LURLEEN WALLACE BLVD. SOUTH, SUITE 140
P.O. BOX 020440 TUSCALOOSA, ALABAMA 35402 (205) 758-9032

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Preliminary Subdivision Plat
Fifth Street Subdivision
Part of Lot IN-37 Noble and Shirley
Tuscaloosa County, Alabama