

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, OCTOBER 14, 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. September 9, 2025
5. **VERIFICATION OF NO CONFLICT OF INTEREST**
6. **VERIFICATION OF PROPER NOTIFICATION**
7. **DISCLOSURE OF EX PARTE COMMUNICATION**
8. **OLD BUSINESS**
 - A. **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.
 - B. **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 WITHDRAW THE CASE. ACTION NEEDED.**
 - C. **AMD-25-3 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance.
 - D. **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.
9. **NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **R-25-10 Zel, LLC** - Zel, LLC requests rezoning from Residential Single-Family (RS-1) to General Commercial (C3) for approximately 4.01 acres located at 4405 Highway 69 N.
 - B. **S-25-23 Grand Pointe Master Plan Revision** — McGuire Associates is requesting a revision to the master plan for approximately 286 acres for the Grand Pointe subdivision located south of Home Place Road. **APPLICANT**

HAS REQUESTED TO CONTINUE TO NOVEMBER MEETING. NO ACTION NEEDED.

- C. **R-25-11 Grand Pointe Subdivision**- McGuire Associates requests rezoning approval of approximately 34.8 acres from Special District (RS-SD) to Residential Single Family (RS-2) located at the end of Windword Pointe Drive. **APPLICANT HAS REQUESTED TO CONTINUE TO NOVEMBER MEETING. NO ACTION NEEDED.**

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

- A. November Planning and Zoning Commission Meeting
- B. Tourism Corridor Overlay Discussion

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.



TO VIEW OUR AGENDAS, AGENDA PACKETS AND MINUTES

SCAN ME!



[SUBSCRIBE NOW!](#)

Are you interested in getting notifications on what's going on in Northport?

Scan the QR Code and subscribe to receive an email directly to you!

We would love to notify you!

[@WWW.CITYOFNORTHPORT.ORG](http://WWW.CITYOFNORTHPORT.ORG)

**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, SEPTEMBER 9, 2025**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, September 9, 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, Mrs. Tracy Kelly, Mr. David Kemp, Mr. Roland Lewis, Mr. Clay Randolph, Mr. Kevin Turner, Mr. Jason Ward, and Mr. Karl Wiggins. Absent and failed to vote: Mr. Martin Houston. 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 August 19, 2025. **Seconded by Mr. Lewis.** 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

Old Business

- A. **S-25-15 Boozier Subdivision**– Herndon, Hicks, and Associates is requesting preliminary plat approval of approximately 21.63 located at 4105 Flatwoods Road.

Mrs. Ramm stated 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 being requested with this plat: Half-Street Improvements and Sidewalks. 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.

Mr. Matthews stated that the Half-Street Improvements in this case would be the addition of curb and gutter which would be required by the regulations, but would like the point out that the adjacent areas in this case do not have any curb and gutter.

Mr. Turner asked Mrs. Ramm, as far as the plat itself nothing has changed, correct? Mrs. Ramm stated that was correct, the only thing that has changed is just asking for the complete waiver of sidewalks.

Bobby Herndon, 2728 Lurleen B Wallace Boulevard, spoke at the podium. He stated that they brought this to the commission in July, during the July meeting you had stated it would not be feasible due to the bridge and the guardrail, but then the motion was made to put money toward the sidewalk bank. He stated they wanted to come back and ask that it be reconsidered.

Mr. Kemp stated that from looking at the area the sidewalk would be a real problem trying to get it connected where the guard rail is placed, would include relocating the guard rail and the money Mr. Herndon talked about putting into the sidewalk bank will not touch relocating the guard rail.

Mr. Wiggins confirmed with Mrs. Ramm that there are currently no sidewalks on Flatwoods Road. Mrs. Ramm stated there are no current sidewalks in this vicinity.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to approve the preliminary plat for Boozer Subdivision with waivers of Sidewalk Construction and Half-Street Improvements along Flatwoods Road. **Seconded by Wiggins.** Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Chandler – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **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. 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. NO ACTION NEEDED.**
- D. AMD-25-3 City of Northport** – The City of Northport requests proposes amendments to the Zoning Ordinance. **APPLICANT HAS REQUESTED TO CONTINUE TO SEPTEMBER MEETING. NO ACTION NEEDED.**

E. **S-25-18 Battle on Main** – Herndon, Hicks, and Associates is requesting preliminary plat approval of approximately 1.5 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 right-of-way 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 it was correct.

Mr. Wiggins asked staff if there was any new construction planned. Mrs. Ramm stated she was not aware of any new construction.

Mr. Turner stated that the additional Right-of-Way that is being dedicated to encompass the existing pavement is adequate for Engineering at the intersection of 34th Avenue and 33rd street. Mr. Matthews stated that its existing conditions that he believe we would be able to provide the same types of services that we are currently able to do there. He also stated that Mr. Turner mentioned last meeting requiring an easement adjacent to the sewer.

Bobby Herndon, 2728 Lurleen B Wallace Boulevard, spoke at the podium. He stated that this is an existing 5 lot subdivision turning it into 4 lots, there are existing business and residences on these lots. He stated that as far as the question of the plan for improving the lots, there is none at this time.

Mr. Turner asked Mr. Herndon if he had any issue with what himself or Mr. Matthews were talking about as far as in lieu of dedicating any right of way on 33rd Street or 34th Avenue, providing an adequate width public utility easement for any public utilities to make sure they are encompassed in that. Mr. Herndon stated they do not have a problem with that. Mr. Turner also clarified that with the structures that are already there, they want to clean up the lot lines. Mr. Herndon stated that was correct.

Mr. Herndon asked Mr. Matthews how wide of an easement he wanted. Mr. Matthews stated just consistent with what is required in the engineering manual. Mr. Turner stated he thinks putting the condition on it will be broader to let them investigate that prior to final plat.

Chairman Turner opened the floor for a public hearing.

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

Motion by Mr. Turner to approve the preliminary plat for Battle on Main subdivision with the waivers of Sidewalk Construction, Half-Street Improvements and Right of Way dedication along Main Avenue, 33rd Street and 34th Avenue with the condition that an adequate width public utility easement is provided for the public utilities at 33rd Street and 34th Avenue. **Seconded by Mr. Lewis.** Mr. Turner – Yes; Mr. Lewis – Yes; Mr. Chandler – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Randolph – Yes; Mr. Ward – Yes; and Mr. Lewis – Yes. **Motion Carried.**

New Business

- A. **S-25-20 Harper Road Condominiums** – Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres located at 5610 Oak Park Circle. **APPLICANT HAS REQUESTED TO CONTINUE TO SEPTEMBER 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

Mrs. Ramm stated that 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, Half street improvements, and Sidewalks. 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.

Mr. Matthews stated that on Fifth Street the existing Right-of-Way and the regulations would require the road classify as an arterial, the result of that is your waiver would eliminate the dedication of 25’ of Right-of-Way, the Right-of-Way on 25th Avenue is approximately 33’ where the regulations changed as of last month, would require 55’ on a local roadway, so 11’ of Right-of-Way dedication would be waived. Mr. Matthews stated that in regard to sidewalks, this is almost the same as the last one except this is a two-way street not a one-way street, the width is about the same it is 15’ so it would need about 6’ of additional paving would be required.

Mr. Turner clarified with staff that the proposed lots meet the minimum square footage for the proposed zoning. Mr. Patten stated that was correct the minimum square footage is 5,000 square feet, the two new lots are just over that and the lot with the existing house is 4x’s that size.

Al Cabaniss, 600 Lurleen B Wallace South, spoke at the podium. He stated that the existing house will be remodeled for the couple to have a place to stay when they come to town. He also stated that they will build homes on the other two lots if we are successful with the plat approval tonight, those could be for sale or they could be for rentals, if they are successful tonight, they will spend a good bit of time with Shaun and Julie to discuss what historic regulations require. He stated that Julie and Brad discussed the waiver request, but if you look at the master street plan, if you’re having lunch at Billys outside, you kind of wish there wasn’t as much traffic right there. He stated that it would be more disruptive making improvements there than we would with the waiver and this might be a good place for traffic calming.

Mr. Turner asked if the intent whether it be for sale or rent are for the homes to be single-family even though duplexes are allowed. Mr. Cabaniss stated that was correct, they will be single family detached to fit in with the character of the other homes in the area.

Chairman Turner opened the floor for a public hearing.

Aubrey Dale, 514 26th Avenue, spoke at the podium. He stated he would not want to see any VRBO rentals, and he is concerned about traffic.

Barbara Dale, 514 26th Avenue, spoke at the podium. She stated that she is concerned about rentals, parking, construction, and traffic.

Chuck Gerdau, 1802 20th Avenue, spoke at the podium. He stated that he agrees with the waivers, the trees he hopes that if the waivers are granted, that the trees are left alone. He also stated that he hopes the city will look at short term rental laws in the future because hopefully that will determine what someone is going to build on these lots. He would ask that the owners build a historic type of home.

David Allgood, 615 26th Avenue, spoke at the podium. He stated that he did not receive a letter and the only reason he knew is because a neighbor told him. He asked if they were planning to widen the road. Mr. Turner stated that is not proposed. Mr. Allgood stated he is also concerned about the rental.

Elizabeth Singleton, 25th Avenue, spoke at the podium. She stated that she needs a little bit of clarification about sidewalks, she asked if they were going to build sidewalks. Mr. Turner stated that they are asking for a waiver to alleviate them to not construct the sidewalks. She stated that concerned her because the road is really narrow.

Denise Yanaura, 602 25th Avenue, spoke at the podium. She stated that if there are short term rentals, will there be a change in zoning.

Chairman Turner closed the floor for a public hearing.

Mr. Turner asked staff if they would address the short-term rental/zoning questions. Mr. Patten stated that this zone is primarily a residential zone, the current ordinance considers short-term rental use to be a residential use, so throughout the city, residential use can also be short-term rental use. He stated that there are some restrictions in the zoning ordinance, but it mostly pertains to off-street parking and provisions on how to handle people that are in violation. Mr. Turner asked what the process was for someone wanting to have a short-term rental. Mr. Patten stated that they will apply for a business license through the finance department, finance will then request inspections from planning/building inspections, fire, etc. there is also a form for short term rental where they have to certify compliance with all of the regulations in the zoning ordinance, we are making sure that they are not renting out just a portion of their home, they will fill the forms out, everyone will sign off on it then if approved, a business license will be issued. Mr. Turner asked about a complaint process for people in violation. Mr. Patten stated there are a couple of different ways to report that, by the notify Northport app, code enforcement, or himself. Mr. Wiggins also stated that could include revoking a business license.

Mr. Turner asked Mr. Patten if he would pull up the zoning map, the areas that are historic in zoning designation by having that higher level of standard for something when it does get developed it does meet the character of the area. Mr. Turner asked Mr. Patten to explain what additional requirements there are in areas like this when they do go from a building material and they can't go and just put up any house. Mr. Patten stated that was correct, if you look at the zoning map and see the "Downtown District" they have much more stringent

architectural standards, you will have to build it the way the zoning ordinance says that you can, anything that comes through for a permit will be checked for those things. Mr. Chandler asked if that goes for renovation as well. Mr. Patten stated that it was correct.

Mr. Turner asked Mrs. Ramm and Mr. Patten about the notification process for Preliminary Plats. Mrs. Ramm stated that we have to notify the adjoining property owner, as far as Mr. Allgood there is one property owner between him and the property and that is why he did not receive notice.

Mr. Turner asked Mr. Matthews if there was a process to look at the one-way/parking issue on the street. Mr. Matthews stated there is not really a formal request process, that is something engineering department will evaluate as requested.

Mr. Cabaniss came back to the podium and stated that the owners are aware of the requirements of being a historic district.

Mr. Wiggins asked if looking at the last property would there be any use for a utility easement on this property as well. Mr. Matthews stated there was not anything in the review that concerned him about that.

Mr. Turner asked Mr. Cabaniss if the tree was in the right-of-way. Mr. Cabaniss stated that they will be really close to the right-of-way but they will not be in the building area. He stated that one of his goals was to keep the trees.

Motion by Mr. Turner to approve the preliminary plat approval for Fifth Street Subdivision with the waivers of sidewalk construction and half street improvements along 26th Avenue and right of way dedication along 26th Avenue and 5th Street. **Seconded by Mr. Wiggins.** Mr. Turner – Yes; Mr. Wiggins – Yes; Mr. Chandler – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

-Mrs. Ramm stated that the November meeting would have to be moved and would be discussed at the October meeting.

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

Meeting was adjourned at 6:53PM.

ATTEST:

Kevin Turner, Chairman

Julie Ramm, Secretary

City of Northport

Planning and Zoning Commission – October 14, 2025

Staff Report

Case: SP-25-5 1802 18th Avenue

Applicant: Herndon, Hicks and Associates

Location: 1802 18th Avenue

Request: Conditional Use

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. The proposed development would feature a single laundromat structure and associated site improvements. The proposed layout is shown in the included site plan.

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location. Whereas a use permitted by right has already been evaluated to fit within a zoning district, conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location. Approval is neither automatic nor guaranteed.

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

- **Hours of operation** – The Commission could consider attaching a requirement that this use be limited to normal daytime business hours to minimize adverse impacts to nearby residential property.
- **Building materials** – The Commission could consider adding a requirement that the building be clad in materials compatible with surrounding structures, such as brick or cementitious board.
- **Attendance requirement** – The commission could consider adding a requirement that an employee be present at all times during the operation of the business.

Additional comments from Engineering:

- The existing ROW is only 25'.
- The existing road width is approximately 17 feet. This is very narrow, especially in a commercial zone. It should be considered, however, that this is a one-way street which are typically narrower.

- The existing water line may not be adequate for addition of a hydrant, if required. If a hydrant is needed, a water main extension may be required with this development.

The future land use plan contained within Northport Compass depicts this property as Limited Mixed Use which is described as follows: “This category includes commercial, recreational, institutional, and high density and multifamily residential uses. These areas will tend to include a higher percentage of office, service, and other non-retail business activity, compared to the “Commercial Mix” and “General Mixed-Use” categories. This range of uses serves as a transition between neighborhoods and the core of commercial, mixed-use, and industrial nodes. Use flexibility is also intended to optimize reinvestment opportunities in already developed areas. The proposed development and requested zoning do not conflict with the comprehensive plan.







The site currently consists of a vacant lot zoned General Commercial (C-3) . The site is surrounded by a single-family residence to the north zoned General Commercial (C-3);by a gas station to the west and south zoned General Commercial (C-3); and by a single-family residence to the east zoned Residential Single-Family (RS-4).







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

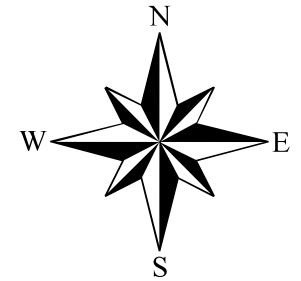
City of Northport Planning Commission

Conditional Use

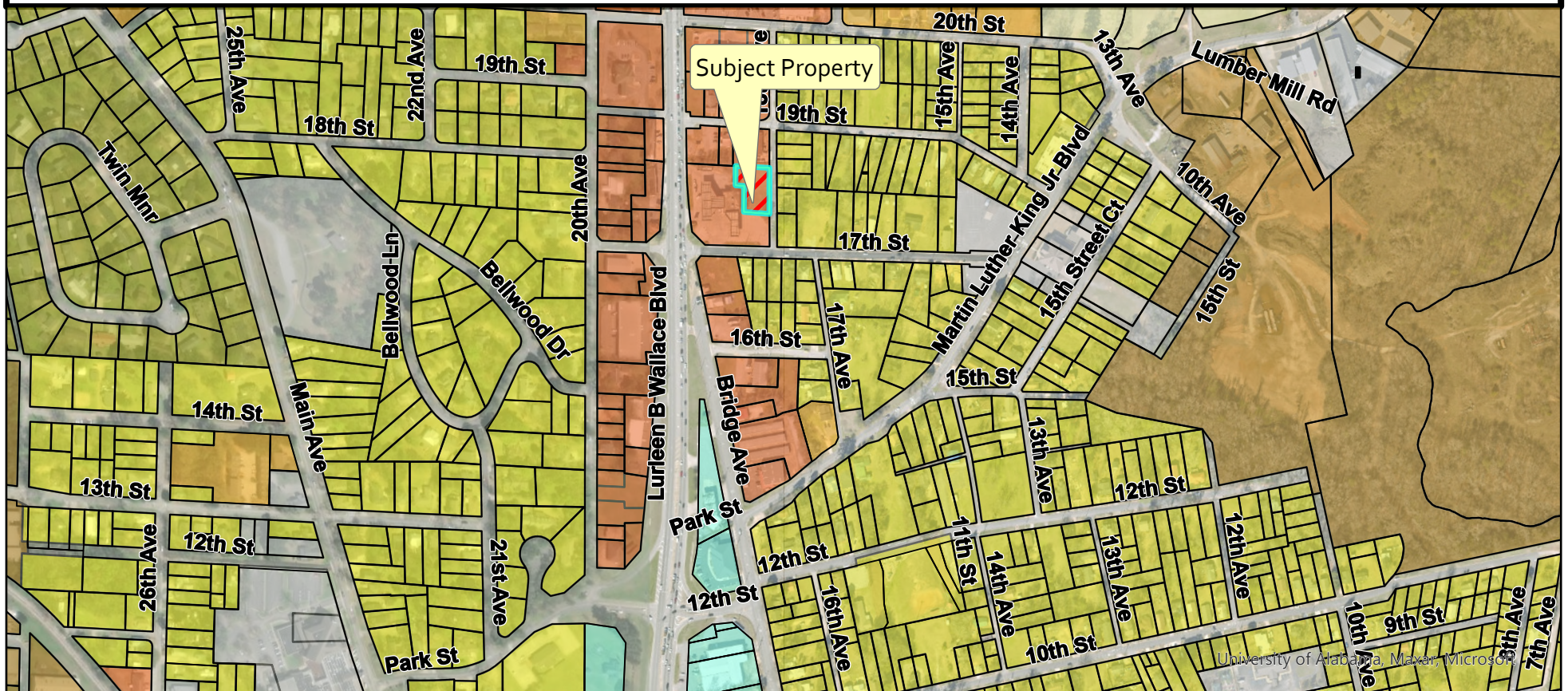
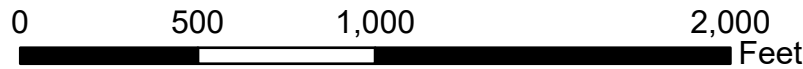
Zoning

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

-  Residential Single-Family - 1
-  Residential Single-Family - 3
-  Residential Single-Family - 4
-  Suburban Mixed-Use
-  Parcels
-  Subject Property



While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



University of Alabama, Maxar, Microsoft

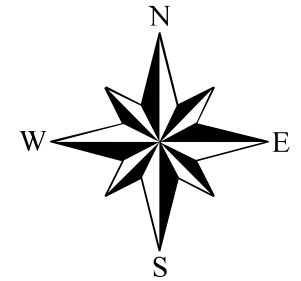
City of Northport Planning Commission

Conditional Use

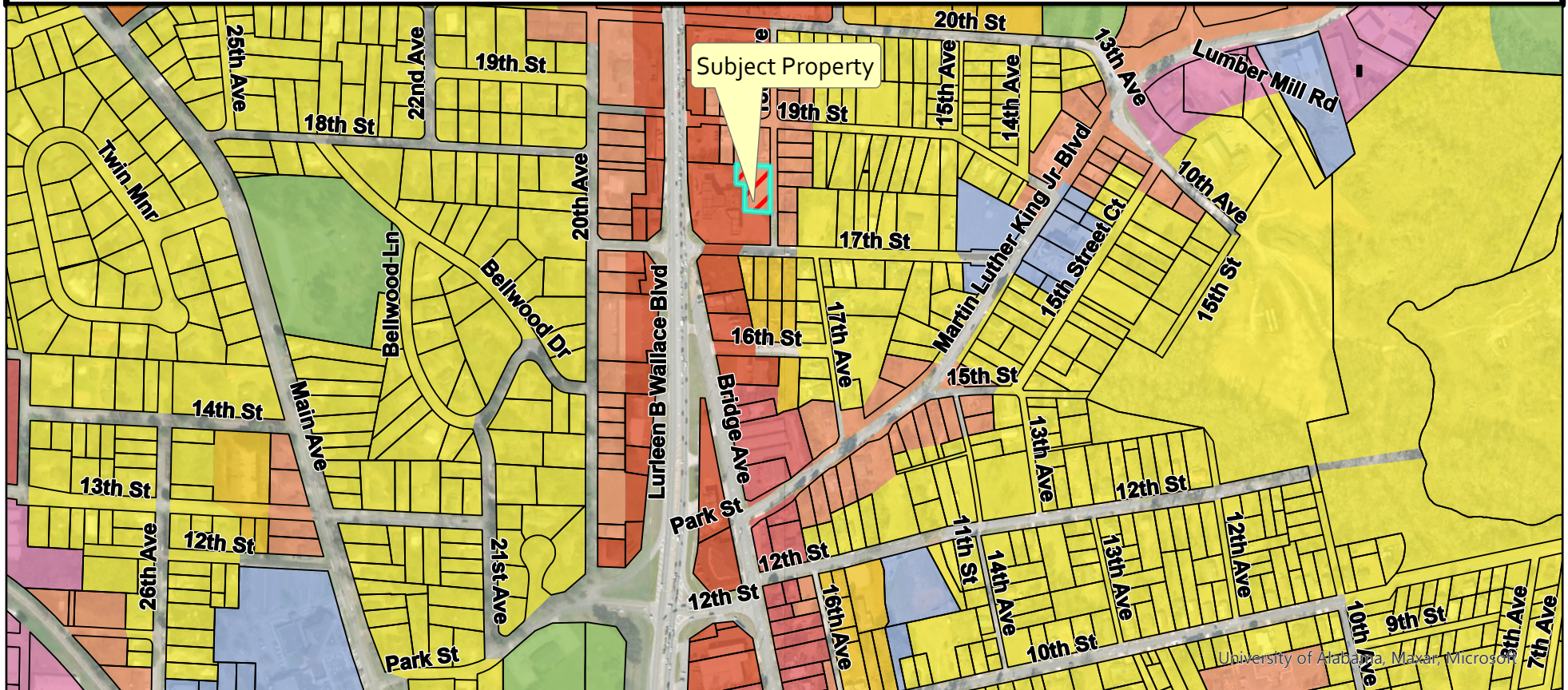
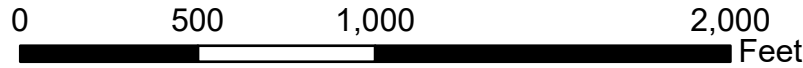
Future Land Use

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

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



While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



University of Alabama, Maxar, Microsoft

Subject property as seen from 18th Ave looking southwest.



City of Northport
Planning and Zoning Commission – October 14, 2025
Staff Report

Case: AMD-25-03

Applicant: City of Northport

Location: N/A

Request: Zoning Ordinance Amendment

The City of Northport is requesting an amendment to section 3.04.04.B.5 of the zoning ordinance. The proposed amendment would reinstate the residential accessory structure setbacks that were previously in effect and were left out of the updated ordinance in December. The proposed change is highlighted in the attachment.

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

2. No accessory use or structure may be established or constructed unless a building permit, evidencing the compliance of such use or structure with all applicable provision of this Ordinance and all other City regulations, has first been issued in accordance with [§12.06 Building Permit, Certificate of Occupancy](#).
3. No accessory structure or use may be constructed or established on any lot prior to substantial completion of the principal structure. This does not apply to agriculture-related structures in the AG District.

B. Size, Lot Coverage and Placement

1. The principal use or structure, together with any accessory use or structure, may not jointly exceed applicable, ISR nor exterior storage limitations.
2. On residential lots, accessory structures may not exceed the height of the principal residential building nor 25 ft in height, whichever is less, except as provided for antennas in [§3.04.04.F](#). If taller than 15 ft, they must be set back one additional foot from side and rear lot lines for each two feet in height above 15 ft.
3. On residential lots, the total floor area of all accessory structures may not exceed 50% of the floor area of the principal structure. This includes open carports, gazebos and greenhouses, but not swimming pools. This does not apply to lots of three acres or larger in the AG District.
4. Accessory structures may not be located within any required front yard or within a required buffer. However, freestanding gazebos, arbors, trellises and similar open structures other than antennae that are no larger than 50 sf in area are permitted in required front yards provided they are set back at least ten feet from the nearest front lot line.
5. Except as provided for open structures in Paragraph 4 above, accessory structures serving residential uses must be set back at least ten feet behind the front building line **and at least 5 feet from any side or rear lot line.**
6. Accessory structures serving nonresidential uses must comply with the yard setbacks required of principal structures in the applicable district.
7. Accessory structures may not be closer than ten feet to a principal structure nor five feet to any other accessory structure. If attached to another structure by means of fully enclosed habitable area, the two structures are considered one.

C. Number of Structures in Rear Yard. Within the rear yard of residential lots, the maximum number of accessory structures, other than swimming pools, is permitted as follows:

- a. Established rear yard of 1,500 sf or less: one accessory structure
- b. Established rear yard of 1,501-4,000 sf: two accessory structures
- c. Established rear yard of 4,001-10,000 sf: three accessory structures
- d. Established rear yard of more than 10,000 sf: four accessory structures.

D. Design

1. Accessory structures must be constructed of materials compatible with those of the principal structure. At least one exterior material used in the design of the accessory structure must be the same type and similar color as that used on the principal structure. Trim material alone does not satisfy this requirement. Open accessory structures are only permitted for pavilions and similar uses.

City of Northport

Planning and Zoning Commission – October 14, 2025

Staff Report

Case: S-25-20 Harper Road Condominiums

Applicant: Sentell Engineering

Location: 5610 Oak Park Circle

Request: Preliminary Plat

Sentell Engineering is requesting preliminary plat approval for approximately 3.51 acres located at 5610 Oak Park Circle. The current site consists of an undeveloped lot that is zoned Residential Multifamily (RM). The applicant is proposing a 32-lot townhome development.

The following waivers are requested with this plat:

- **Stub streets.** The subdivision regulations require stub streets to connect to unplatted land at intervals between 400 and 1200 feet. Roads within townhouse developments are required to be privately owned and maintained. Therefore, there are no public streets proposed to connect to a stub street.

Additional notes from Engineering :

- Sewer cannot be connected to existing sewer to the south without an additional easement. The additional easement would need to be secured by the developer and deeded prior to LDP or final plat.

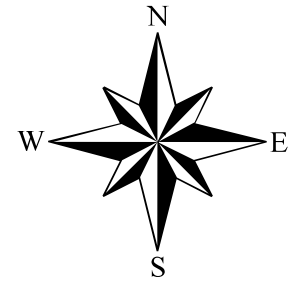
The property is surrounded by a retail development zoned Commercial Highway (C-6) to the south and east, a single-family detached neighborhood zoned Residential Single-Family (RS-1) and an undeveloped parcel that is not in the City limits but is in the planning jurisdiction to the north, and by a single family detached residence on a parcel not in the City limits but in the planning jurisdiction to the west.

The future land use plan within Northport Compass shows this area as “Limited Mixed-Use”. The property is currently zoned as Residential Multifamily, which permits this use by right. The proposed development 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.

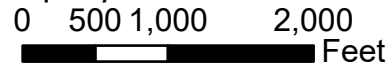
City of Northport Planning Commission

Preliminary Plat

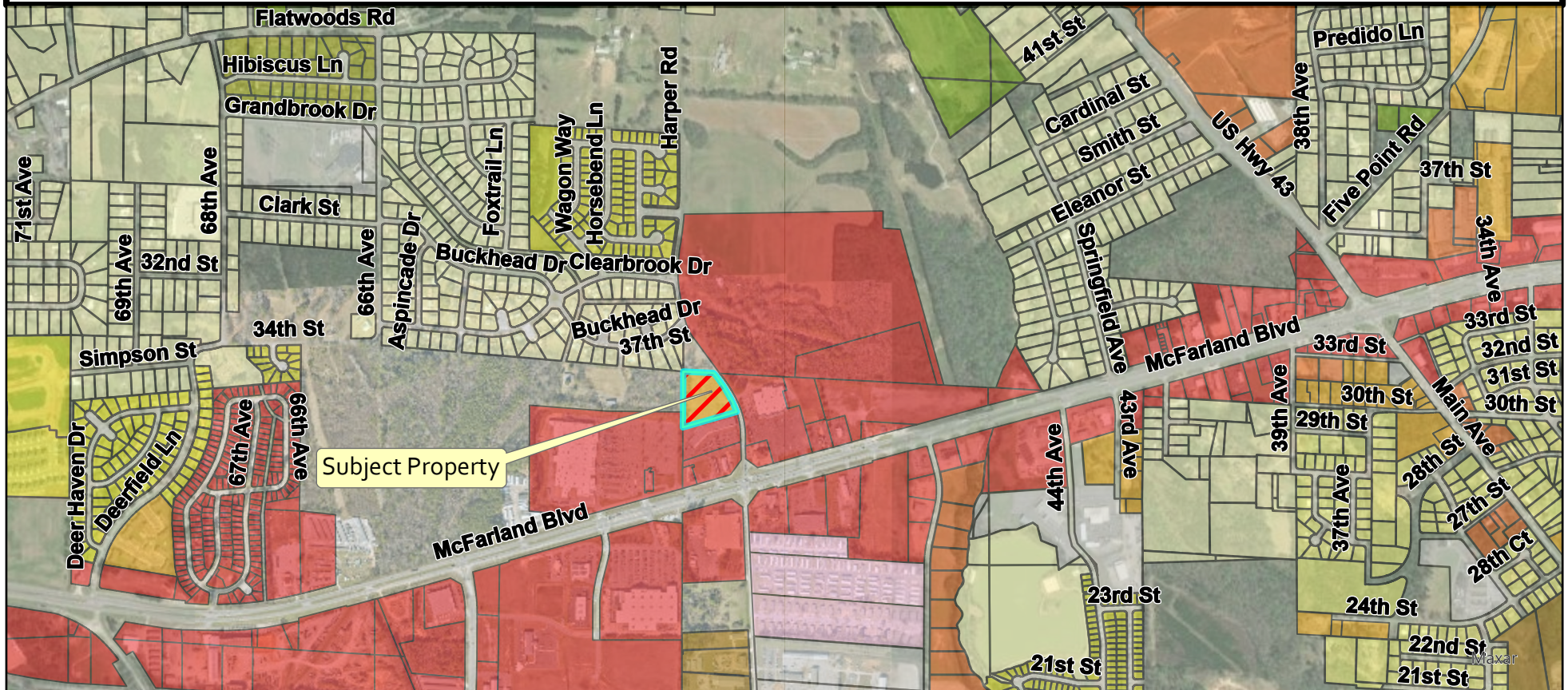


Zoning

- Agriculture
- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Light Industrial
- Mobile Home Park
- Office and Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Subject Property

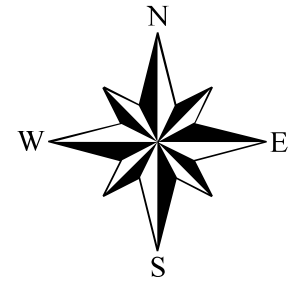


While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this data. Users of this data shall hold the City of Northport, Alabama harmless in all matters and accounts arising from the use and/or accuracy of this data.



City of Northport Planning Commission

Preliminary Plat



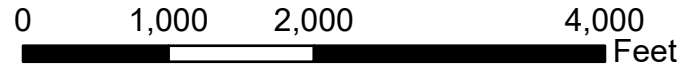
Parcels

□ Parcels

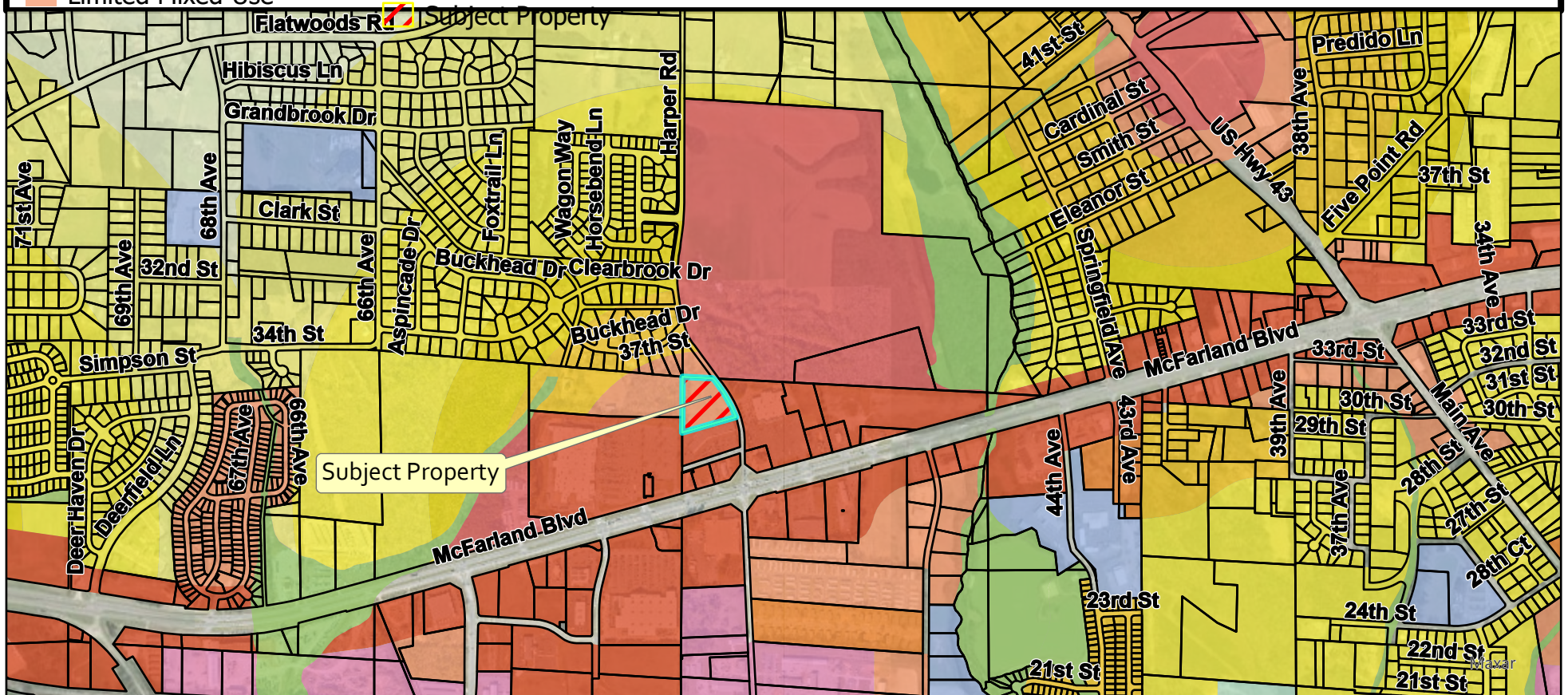
Future Land Use

- 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



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 Harper
Road looking west.

Google

City of Northport
Planning and Zoning Commission – October 14, 2025
Staff Report

Case: R-25-10 Zel, LLC
Applicant: Zel, LLC
Location: 4405 Highway 69 North
Request: Preliminary Plat and Rezoning

Zel, LLC is requesting rezoning of approximately 4.01 acres from Residential Single-Family (RS-1) to General Commercial (C-3). Table 4-1 of the zoning ordinance details the uses allowed within the RS-1 zone, while table 5-1 lists the uses allowed within the C-3 zone. Both of these tables are included at the end of this report. The applicant has included a proposed site layout with this application, however, this rezoning request would allow all uses shown in table 5-2 and would not limit the applicant to the layout or uses shown on the site plan.

The current property consists of a vacant single-family residence zoned Residential Single-Family (RS-1). It is surrounded to the north by an apartment zoned Residential Multifamily (RM); to the east and south by single-family detached residential zoned Residential Single-Family (RS-1); and to the west across HWY 69 by a combination of contractor storage yard, professional offices, and retail zoned General Commercial (C-3).

The future land use plan contained within Northport Compass depicts this property as a combination of High to Medium Density Transition and Medium Density Residential. The requested zoning is not supported by the comprehensive plan. It is worth noting that the portion of Highway 69 directly across from this property is already built out as commercial.

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

Table 4-1 showing uses allowed within Residential zoning districts:

Table 4-1 Use Regulations, Residential Districts

	RS-1	RS-2	RS-3	RM
Residential Uses				
Assisted and independent living facilities				C
Boarding house				C
Cottage development, subject to §7.10				P
Duplex, subject to §7.12				P
Manufactured home subdivision				C
Manufactured home park, subject to §7.28				C
Multifamily dwellings, subject to §7.31				P
Single-family dwelling, detached	P	P	P	P
Single-family dwelling, Zero Lot Line, subject to §7.49				P
Townhouse, subject to §7.45				P
Twin houses, subject to §7.46				P
Nonresidential Uses				
Amateur radio tower, subject to §3.04.04.F	P	P	P	
Bed and breakfast, subject to §7.05	C	C	C	
Cemetery, accessory to place of worship	C	C	C	C
Cemetery, as a principal use				C
Community center	C	C	C	P
Country club	C	C	C	C
Day care and Nighttime care centers	C	C	C	C
Extended care facility				C
Family day care and Nighttime homes, subject to §7.14	P	P	P	P
Family care home, subject to §7.19				P
Golf course	P	P	P	P
Group day care home, subject to §7.14	C	C	C	C
Group homes, other than Family Care Homes, subject to §7.19				C
Home occupation, subject to §7.21	P	P	P	P
Park, playground, nature preserve	P	P	P	P
Parking, freestanding	C	C	C	C
Place of worship, subject to §7.34	C	C	C	P
Public facility	P	P	P	P
Public utility facility, major	C	C	C	C
Public utility facility, minor	P	P	P	P
Recreational facilities, accessory (swimming pools, tennis courts)	P	P	P	P
Schools, private	C	C	C	C
Short-term rental, subject to §7.40	P	P	P	P

P – The use is permitted by right

A blank cell indicates the use is prohibited.

C – The use requires Conditional Use approval, see [§12.05](#)

Table 5-1 showing allowable uses with C-3 zoning district:

Table 5-1 Use Regulations, Nonresidential Districts						
P: The use is permitted by right						
C: The use requires Conditional Use approval, see §12.05						
A blank cell indicates the use is prohibited.						
	O-I	C-2	C-3	C-6	M-1	M-2
Agricultural Support						
Farm equipment sales and repair				P	P	C
Farm produce supply				P	P	C
Farm product processing					C	C
Residential Uses						
Caretaker dwelling, accessory to a permitted use				C	C	C
Cottage developments, subject to §7.10		C	C	C		
Group home	P	P	P			
Multifamily dwellings, subject to §7.31		C	C	C		
Residential care facility	C					
Single-family dwelling, detached		C	C			
Townhouses, subject to §7.45		C	C	C		
Upper-story dwellings		C	C	C		
Commercial Uses						
Adult novelty store, subject to §7.13					C	
Alternative financial services, subject to §7.03				C		
Artisanal manufacturing		C	C	P	P	P
Auto accessory store			P	P		
Automobile repair, Major, subject to §7.23				C	P	P
Automobile repair, Minor, subject to §7.18			C	P	P	P
Bank or financial services	P	P	P	P	C	
Bar		C	P	P	P	C
Brewery				C	P	P
Brewpub		C	C	P		
Building material sales			C	P	P	P
Business and professional offices	P	P	P	P	C	C
Business support service	P		P	P	P	P
Car wash, subject to §7.08		C	C	P	P	P
Commercial school, fully enclosed	C	C	P	P	P	P
Commercial school, unenclosed or partially unenclosed					P	P
Commissary	P		P	P	P	P
Construction service, Major				C	P	P
Construction service, Minor			C	C	P	P
Entertainment-Adult, subject to §7.13					C	C
Dry cleaning pick-up/drop-off business		P	P	P		
Farm produce sales				P	P	
Funeral home	P		P	P		
Garden center or nursery		C	P	P	P	P
Gas station, subject to §7.18			C	P	P	P
General retail, Enclosed		P	P	P		

Table 5-1, continued:

Table 5-1 Use Regulations, Nonresidential Districts						
P: The use is permitted by right						
C: The use requires Conditional Use approval, see §12.05						
A blank cell indicates the use is prohibited.						
	O-I	C-2	C-3	C-6	M-1	M-2
Heavy equipment sales, rental or repair, subject to §7.20				C	P	P
Home improvement center			C	P	P	P
Hotel			P	P		
Kennel					C	
Laundromats			C	C		
Maintenance service	C		P	P	P	P
Medical cannabis dispensing site				P		
Mini-warehouse, subject to §7.30				C	P	
Motel				C		
Nursery, Wholesale			C	C	C	C
Office-warehouse, subject to §7.32			C	C	P	
Outdoor storage as a principal use					C	C
Package Store			P	P		
Personal service	P	P	P	P		
Repair services, subject to §7.41			P	P	P	P
Restaurant, Fast food		C	P	P	P	
Restaurant-bar		C	P	P		
Restaurant, Standard		P	P	P	P	C
Restaurant, Take-out/delivery only		P	P	P	P	
Retail, Unenclosed, including flea markets, subject to §7.16			C	C	C	
Sales/minor storage of gaseous fuels, subject to §7.38				P	P	P
Self-storage, Climate-controlled, subject to §7.30			C	C	P	
Shopping center, Major, subject to §7.39			P	P		
Shopping center, Minor, subject to §7.39		P	P	P		
Studio (dancing, music, art)	C	P	P	P		
Tattoo shops, subject to §7.43				P		
Tobacco/vape shops				C		
Towing service					P	P
Vehicle sales or rental			C	P	P	
Veterinary office, Pet grooming, subject to §7.48	C	P	P	P	P	
Vending facility, Freestanding, subject to §7.47			P	P		
Wholesaling				C	P	P
Entertainment and Recreation Uses						
Entertainment, Indoor		C	P	P		
Entertainment, Outdoor			C	P	C	C
Fairground, subject to §7.25					C	C
Golf Course		P	P	P		
Outdoor or drive-in theatre, subject to §7.33				C	C	
Park	P	P	P	P	P	P
Racetrack					C	C

Table 5-1, continued:

Table 5-1 Use Regulations, Nonresidential Districts						
P: The use is permitted by right						
C- The use requires Conditional Use approval, see §12.05						
A blank cell indicates the use is prohibited.						
	O-I	C-2	C-3	C-6	M-1	M-2
Recreation, Indoor		C	P	P	C	
Recreation, Outdoor-Major, subject to §7.25				P	C	
Recreation, Outdoor-Minor		P	P	P	P	P
Recreational vehicle park and campgrounds, subject to §7.35					C	C
Institutional Uses and Utilities						
Ambulance service, subject to §7.04	P	P	P	P	P	P
Assisted living facility	P	P	P			
Cemetery	P	P	P			
Community center	P	P	P			
Day care center	P	P	P			
Extended care facility	P	P	P			
Hospital	C	C	C	C	C	
Institutional uses, major, subject to §7.24	P	C	P			
Institutional uses, minor	P	P	P			
Place of worship, subject to §7.34	P	P	P			
Public facility	P	C	P	P	P	
Public utility facility, Major	C	C	C	C	C	C
Public utility facility, Minor	P	P	P	P	P	P
Public utility service yard or garage	C	C	P	P	P	C
Recycling center, subject to §7.36				C	P	P
Schools, public or private	P	P				
Substance abuse treatment, In-patient	P		P			
Substance abuse treatment, Outpatient	P	P	P	P	C	C
Telecommunication tower, subject to §7.06	P		C	P	P	P
Industrial Uses						
Bakery, Major				P	P	P
Bottling plant				C	P	P
Borrow pit					C	C
Bulk storage of chemicals or fuels, subject to §7.07					C	C
Commercial incinerator, subject to §7.09					C	C
Food processing and packaging, subject to §7.17					C	C
Junkyard, subject to §7.22					C	C
Manufacture of building materials, subject to §7.26					C	P
Manufacture or storage of explosives, subject to §7.27					C	C
Manufacturing, General					C	P
Meat or poultry processing					C	P
Printing and publishing plant				P	P	P
Recycling plant					C	C
Research laboratory					C	P
Resource extraction (mines and quarries), subject to §7.29					C	C

Table 5-1, continued:

Table 5-1 Use Regulations, Nonresidential Districts

P: The use is permitted by right						
C: The use requires Conditional Use approval, see §12.05						
A blank cell indicates the use is prohibited.						
	O-1	C-2	C-3	C-6	M-1	M-2
Slaughterhouse, subject to §7.41					C	C
Storage of sand, gravel, blocks, subject to §7.42					C	P
Warehousing and distribution, Enclosed				C	P	P
Warehousing and distribution, Unenclosed					C	C

Table 5-2 Area and Dimensional Requirements, Nonresidential Districts

Zoning District	Minimum Yard Setback				Min. Lot Area ³	Minimum Lot Width ³	Maximum ISR	Maximum Height of Structures
	Front	Rear	One Side	Total Both Sides				
O-1	25 ft	25 ft	10 ft ¹	20 ft	7,500 sf	50 ft	.85	50 ft
C-2	20 ft	20 ft	10 ft ¹	20 ft ¹	7,500 sf	50 ft	.70	40 ft
C-3	20 ft	20 ft	10 ft ¹	20 ft ¹	7,500 sf	50 ft	.80	40 ft ^{4, 5}
C-6	40 ft	25 ft	10 ft ¹	20 ft ¹	5,000 sf	100 ft	.90	50 ft ^{4, 5}
M-1	²	²	²	n/a	10,000 sf	100 ft	.90	60 ft
M-2	²	²	²	n/a	10,000 sf	100 ft	.90	60 ft

- 1 May be reduced to zero (0) feet by Special Exception, see [§14.04](#).
- 2 Equal to height of structure
- 3 No minimum lot size or width is required for public utility facilities.
- 4 Hotels are permitted a maximum height of 75 ft.
- 5 Additional height may be considered through conditional use request, see [§12.05](#).

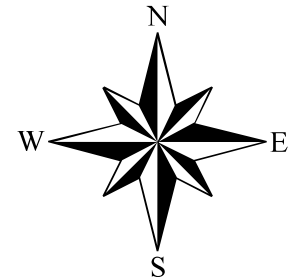
City of Northport Planning Commission

Rezoning Application

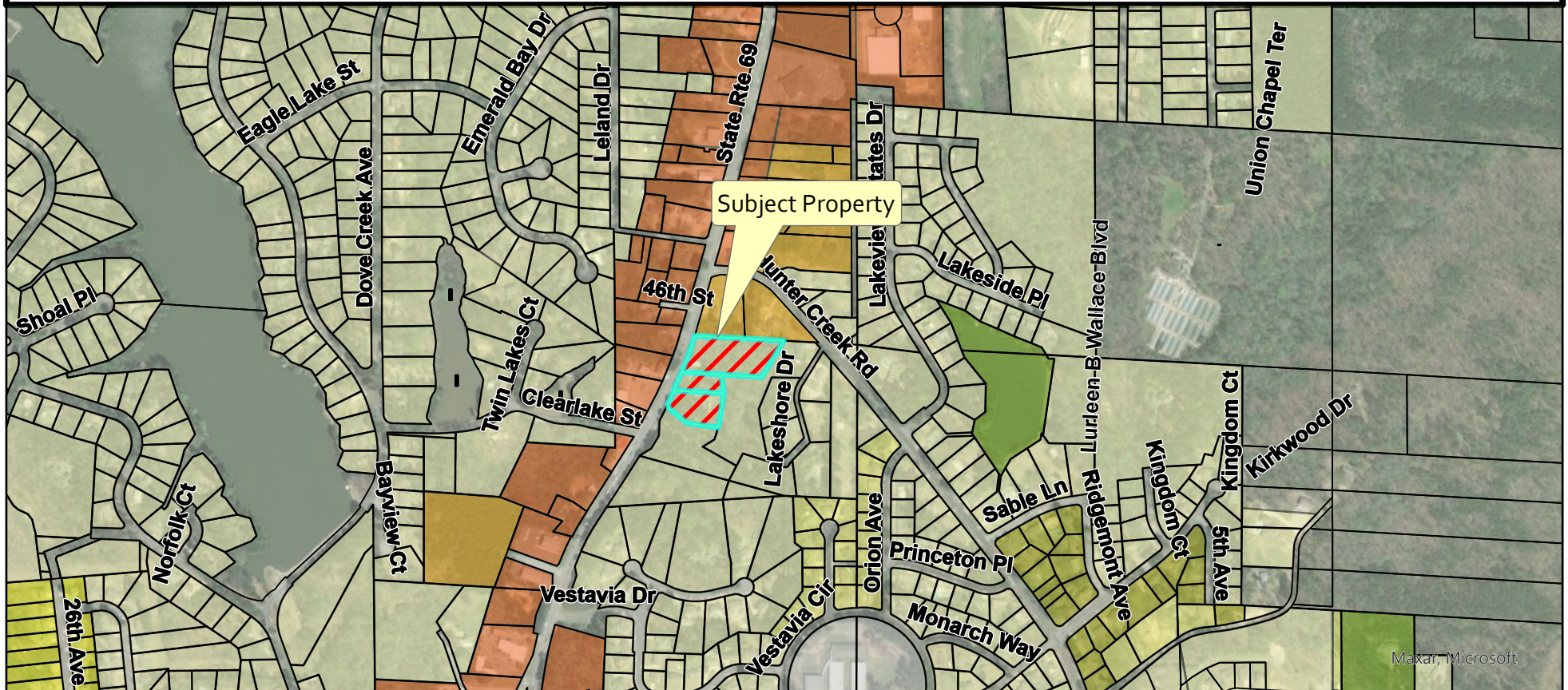
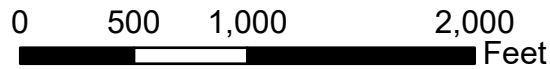
Zoning

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

- Residential Single-Family - 2
- Parcels
- Residential Single-Family - 3
- 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.



Maxar, Microsoft

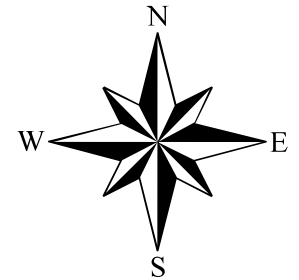
City of Northport Planning Commission

Rezoning Application

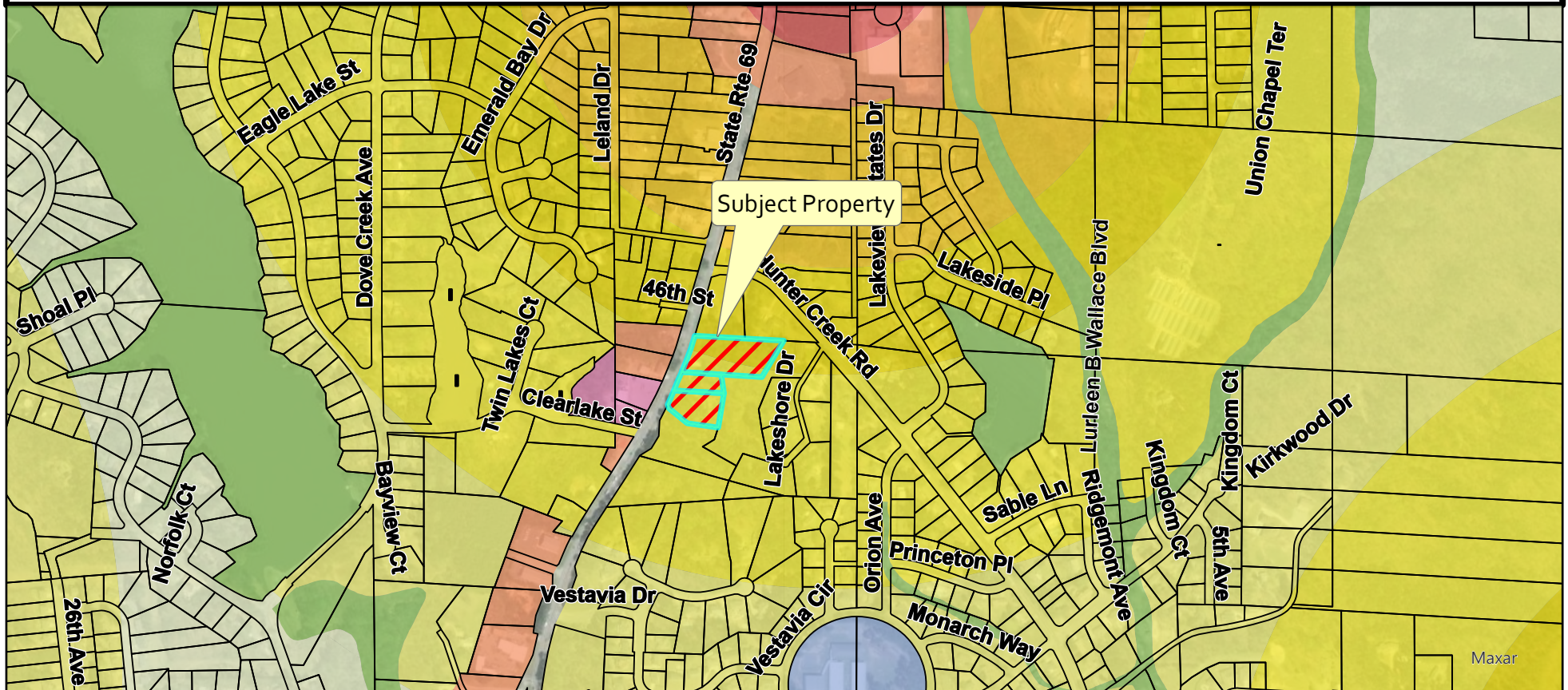
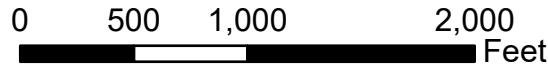
Future Land Use

- 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
- Office-Trades Mix
- Institutional
- 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.



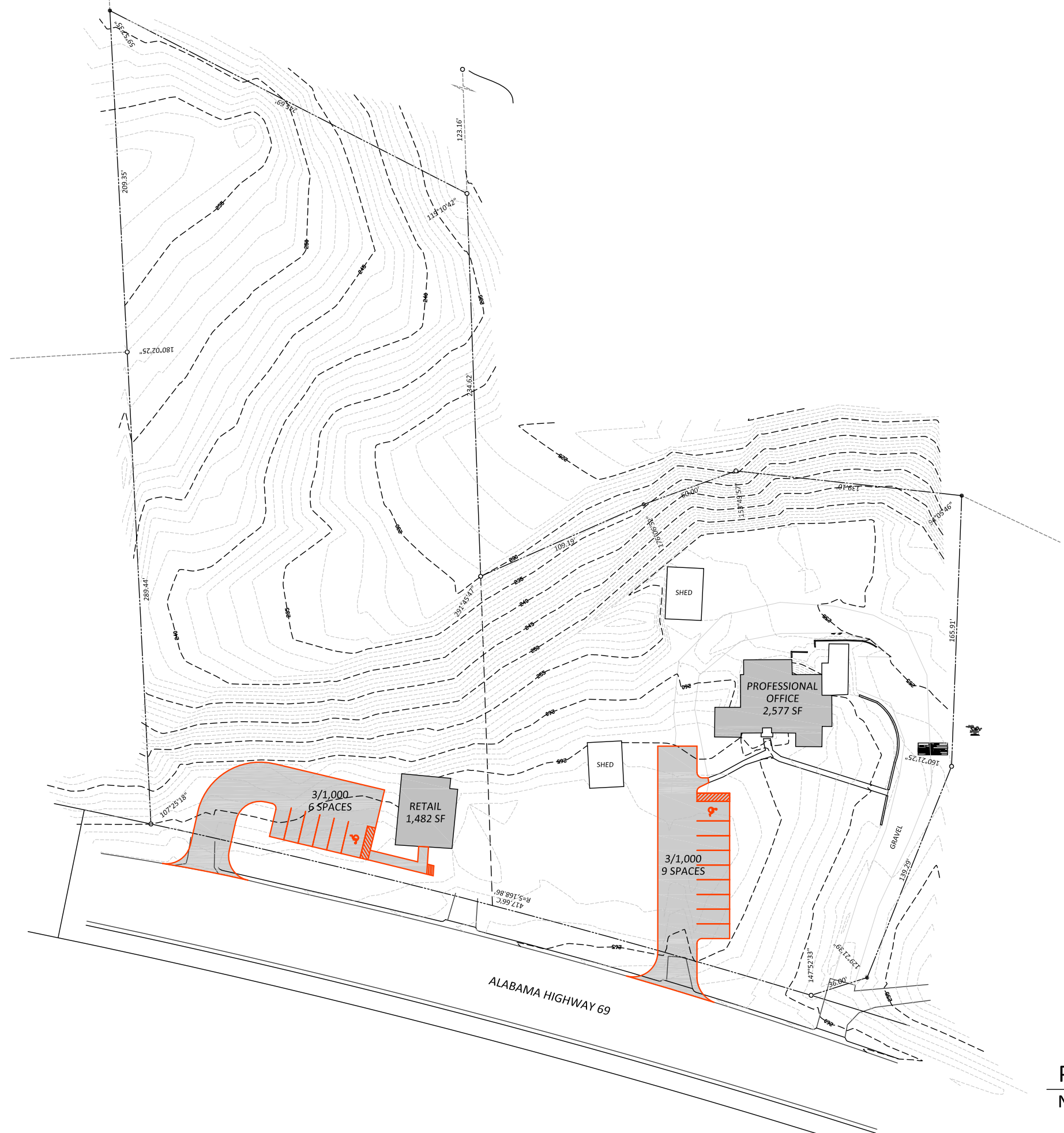
Maxar

Subject property
as seen from
Highway 69N
looking northeast.

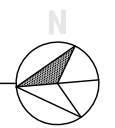


WALL TYPE LEGEND

- EXISTING WALL
- NEW WALL
- TO BE REMOVED



PROPOSED SITE PLAN
NOT TO SCALE



A1	CLIENT NAME: 4501 & 4405 AL 69	
	SCALE: AS SHOWN	DRAWN BY: AGZ
ADDRESS: 4501 & 4405 AL-69		DATE: 08/14/2025
NORTHPORT, AL 35473		CHECKED BY: AM

