

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
WEDNESDAY, OCTOBER 29, 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. October 14, 2025
5. VERIFICATION OF NO CONFLICT OF INTEREST
6. VERIFICATION OF PROPER NOTIFICATION
7. DISCLOSURE OF EX PARTE COMMUNICATION
8. OLD BUSINESS
 - A. **S-25-23 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 DECEMBER MEETING. NO ACTION NEEDED.**
 - B. **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 DECEMBER MEETING. NO ACTION NEEDED.**
 - C. **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. **ANX-25-6 Carlos Moore** - Carlos Moore requests annexation with original zoning designation of Office-Institutional (O-I) for approximately 0.91 acres located north of Union Chapel Road, south of Charlie Shirley Road, and east of 7665 Baptist Campground Road.
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, OCTOBER 14, 2025**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, October 14, 2025, in the City Council Chambers at Northport City Hall.

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

Vice-Chairman Randolph mentioned that we do not have a quorum for one 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.

Mrs. Ramm stated that State Law requires that we have 6 people here to vote on Subdivision matters, so we do not have a quorum here tonight to vote on it. She also stated that the commission members have discussed having a special meeting on October 29th at noon to hear this case.

Motion by Mr. Randolph to conduct a special-called meeting on October 29th at noon. **Seconded by Mr. Wiggins.** Voice vote was given. **Motion Carried.**

Vice-Chairman Clay Randolph introduced the board members and staff members to the public.

Information on Back of Agenda – Vice-Chairman Clay Randolph 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 September 9, 2025. **Seconded by Mr. Kemp.** 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

- 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.

Mrs. Ramm stated 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, Building Materials, and Attendance Requirements. Additional comments from Engineering are as follows: 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 is 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).

Mike Hicks, 2728 Lurleen Wallace Boulevard, spoke at the podium. He stated that Mrs. Wells is asking for a special exception in order to put in a laundromat, they are proposing a bufferzone around 3 sides, they will have a single entrance. He also stated that the owner was present if the commission had any other questions.

Vice-Chairman Randolph opened the floor for a public hearing.

Cheryl Thomas, 1803 19th Street, spoke at the podium. She is speaking on behalf of her mother. She stated that she is concerned about traffic on such a small road.

Vice-Chairman Randolph closed the floor for a public hearing.

Mr. Wiggins asked the owner if an attendee or employee would be present at all times. Mrs. Wells spoke at the podium and stated that she does intend to have someone there at all times. Mr. Wiggins also asked her what the hours are going to be. Mrs. Wells stated that they will not be open past 10:00 pm and would open at 7:00 AM. Mr. Wiggins asked Mrs. Wells if she would be opposed to the commission putting set hours in the motion and putting that an attendant will need to be there at all times. Mrs. Wells said that was fine.

Mr. Randolph asked Mr. Patten if we currently have any commercial zones that allow a laundromat by right. Mr. Patten stated that laundromats are only allowed in C-3 & C-6 zones and those are only allowed with

Conditional Use. Mr. Randolph asked what landscaping and screening they would have to have. Mr. Patten stated that along 18th Avenue they will be required to have a 10' landscaping buffer which is not shown on the site plan, there would not be landscaping required up against the gas station but they are proposing some there. Mr. Patten also stated that on the North side where it touches residential there is a requirement for a class A buffer which is either 20' in width landscaping or 10' with a privacy fence, it looks like they are leaving room for a 10' so they would have to have a privacy fence. Mrs. Ramm asked Mr. Patten to address the privacy fence for when you get past the plane of the building. Mr. Patten showed on the screen that our fence regulations do not allow privacy fences in a front yard, so once they get to the plane of the building they would have to step down from a 6' privacy fence to a 4' picket fence. He also stated the height of the fence behind the building can be 8' but once it gets past the front plane of the building it cannot be taller than 4'.

Mr. Randolph asked Mrs. Wells as far as operating the laundromat, will there be other services coming out. Mrs. Wells stated that everything will take place inside the building, there will be no deliveries.

Mr. Randolph clarified that they talked about operating hours being from 7:00am-10:00pm. He asked the commission if there was anything else. Mr. Wiggins stated that a condition that an employee is to be present at all times to mitigate any activity in the parking lot and also since it is adjacent to a residential area, there should be a condition that the building materials be compatible with the character of the residences. Mr. Randolph stated that is the one thing that wasn't discussed, he asked staff what the allowable building materials are for this zone. Mr. Patten stated that this zone allows a wide variety of building materials (masonry, hardy board, wood siding, metal and vinyl would be prohibited). Mr. Randolph asked if there was an approval process. Mr. Patten stated that when they apply for their site plan approval, they will have to submit the building elevation, that will show the height and materials of the building. Mr. Patten stated if the commission does not put that in the motion, this is something that would be checked to make sure it is an allowable material is being proposed to be used.

Motion by Mr. Randolph to provide a favorable recommendation to the City Council for a Conditional Use to allow a laundromat in a General Commercial (C-3) zone for the property located at 1802 18th Avenue, this recommendation is contingent upon the following conditions: The laundromat shall operate only between the hours of 7:00 AM and 10:00 PM, an attendee shall be present at all times during hours of operation, building materials shall be compatible with surrounding area. **Seconded by Wiggins.** Mr. Randolph – Yes; Mr. Wiggins – Yes; Mr. Chandler – Yes; Mrs. Kelly – Yes; and Mr. Kemp – No. **Motion Carried.**

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 WITHDRAW THE CASE. ACTION NEEDED.**

Mrs. Ramm stated that the City of Northport requests for this case to be withdrawn and action from the commission is needed.

Motion by Mr. Randolph to approve the withdrawal of agenda item R-25-9 City of Northport. **Seconded by Kemp.** Mr. Randolph – Yes; Mr. Kemp – Yes; Mr. Chandler – Yes; Mrs. Kelly – Yes; and Mr. Wiggins – Yes. **Motion Carried.**

D. **AMD-25-3 City of Northport** – The City of Northport requests proposed amendments to the Zoning Ordinance.

Mrs. Ramm stated that 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.

Vice-Chairman Randolph opened the floor for a public hearing.

With no one to appear before the Commission, Vice-Chairman Randolph closed the floor for a public hearing.

Motion by Mr. Randolph to make a favorable recommendation to the City Council to approve the amendments to the Zoning Ordinance. **Seconded by Mr. Wiggins.** Mr. Randolph – Yes; Mr. Wiggins – Yes; Mr. Chandler – Yes; Mrs. Kelly – Yes; and Mr. Kemp – Yes. **Motion Carried.**

New Business

- A. **R-25-10 Zel, LLC**– Zel, LLC requests rezoning from Residential Single-Family (RS-1) to General Commercial (C-3) for approximately 4.01 acres located at 4405 Highway 69 N.

Mrs. Ramm stated that 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.

Mr. Randolph asked staff if the properties across the street are zoned C-3 and if there are any vacant lots in this area. Mr. Matthews stated that it is approximately across the street from the Rustic Rehab, Keller Williams office, and possibly a little bit across from SobCon.

Austin Marcum, 5970 Watermelon Road, spoke at the podium. He stated that they are proposing rezoning for this for their offices and possibly their garden center. He stated that he went to the residential properties on the east and got support from those homeowners. Mr. Marcum stated that they are looking to move their offices to this location, they have started taking dilapidated properties and making them look nice for the Community and they hope to do this here. Mr. Marcum stated that this property was actually used for a side business ran out of the previous owner's house, over the last couple of weeks they have been hauling off appliances and cleaning the property up. He also stated that since C-3 is kind of dominating Highway 69 now, he thinks it's a nice corridor for small businesses as well as his and some of the others they have created. He stated that the surrounding residences are all for it.

Mr. Randolph asked Mr. Marcum how many structures are on this property currently. Mr. Marcum stated that there are two and there is a lean-to shed, and they were basically all falling over.

Mr. Wiggins asked Mr. Marcum if he would be willing to consider a C-2 zoning even though the garden center requires conditional use. Mr. Marcum stated that he would be willing to do that as long as they get the opportunity for that retail. Mr. Randolph stated that some of our concern with the C-3 are some of the uses that would be available, we know what Mr. Marcum says he is going to do but if we rezone this from RS-1, there is a lot more you can do with it, so we are trying to consider that. Mr. Marcum said he understood their concern.

Mr. Marcum asked Mr. Patten what the primary difference is between C-2 & C-3. Mr. Patten pulled up the differences on the TV and reviewed the differences between the two districts. He stated that it is a more restrictive zone but it still allows for a wide range of businesses.

Mr. Marcum asked if C-2 was a new adoption or has it always been there. Mr. Patten stated it has pretty much always been there. Mr. Kemp told Mr. Marcum that an example of this is on 43 right past the Gurganus Dirt Pit, there is a business then there is a lot they are clearing off, that is a business, that started out as a C-3 but turned into something else because there are just some things that we do not want right there. Mr. Marcum said he understands, he would be more restrictive as well.

Mr. Marcum asked if a doctor's office would be allowed in C-2. Mr. Patten stated it is allowed by right as a business office or professional office.

Vice-Chairman Randolph opened the floor for a public hearing.

With no one to appear before the Commission, Vice-Chairman Randolph closed the floor for a public hearing.

Mr. Chandler asked if we would put the garden center in the motion to make that conditional or would that have to come back to the commission. Mrs. Ramm stated that it would have to be a separate agenda item, once the item goes to council it can come back to the commission.

Motion by Mr. Randolph to make a favorable recommendation to City Council to approve rezoning approximately 4.01 acres located at 4405 Highway 69 N from Residential Single-Family (RS-1) to Neighborhood Commercial (C-2). **Seconded by Mr. Wiggins.** Mr. Randolph – Yes; Mr. Wiggins – Yes; Mr. Chandler – Yes; Mrs. Kelly – Yes; and Mr. Kemp – Yes. **Motion Carried.**

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.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

- Mrs. Ramm stated that the November meeting has been moved to October 29, 2025 at 12:00 PM.

ADJOURNMENT – Motion by Mr. Randolph. Seconded by Mr. Wiggins

Meeting was adjourned at 6:39PM.

ATTEST:

Clay Randolph, Vice-Chairman

Julie Ramm, Secretary

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.

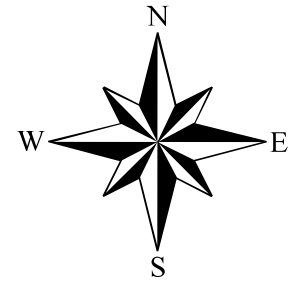
The property is surrounded by a retail development zoned Commercial Highway (C-6) to the south and east, a single-family detached neighborhood zoned Residential Single-Family (RS-1) and an undeveloped parcel that is not in the City limits but is in the planning jurisdiction to the north, and by a single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



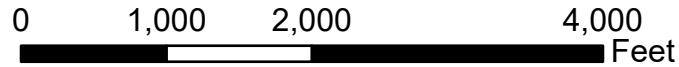
Parcels

□ Parcels

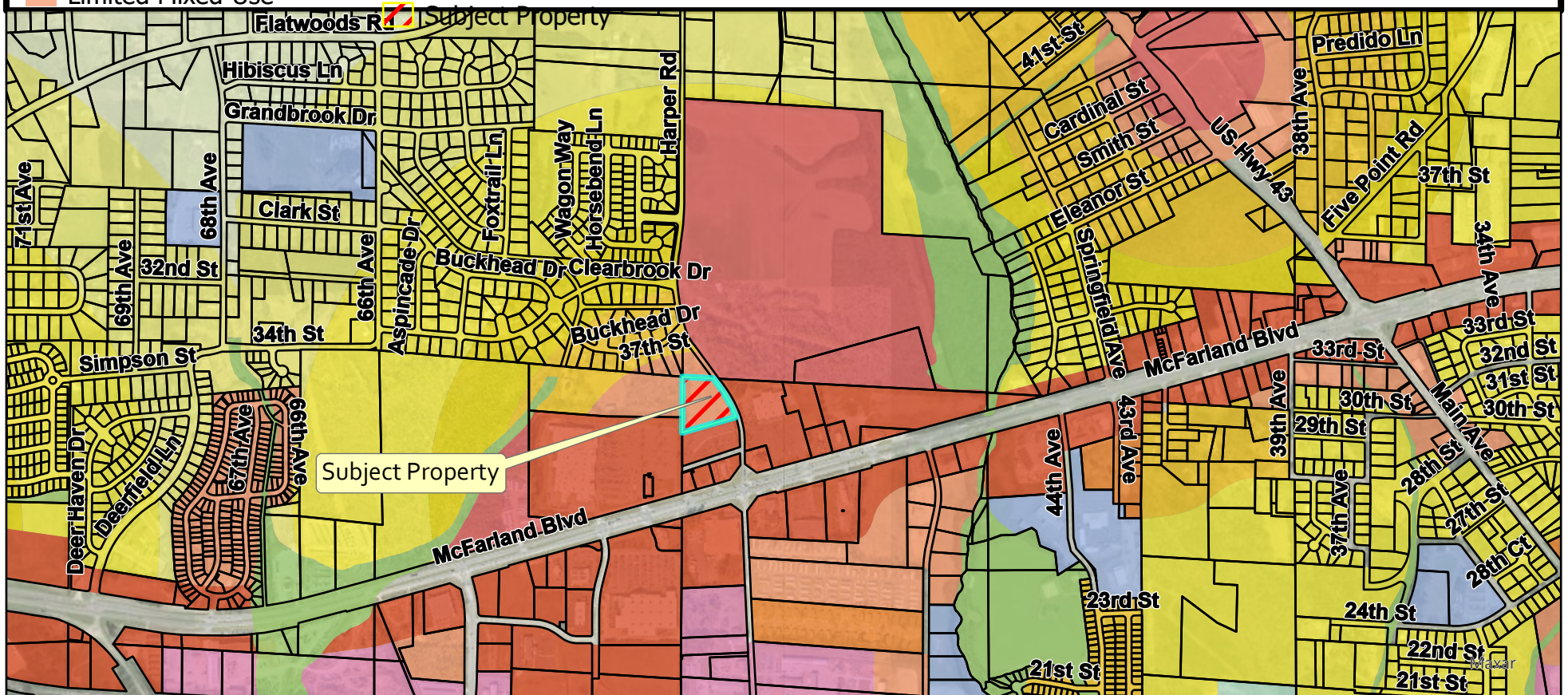
Future Land Use

- 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

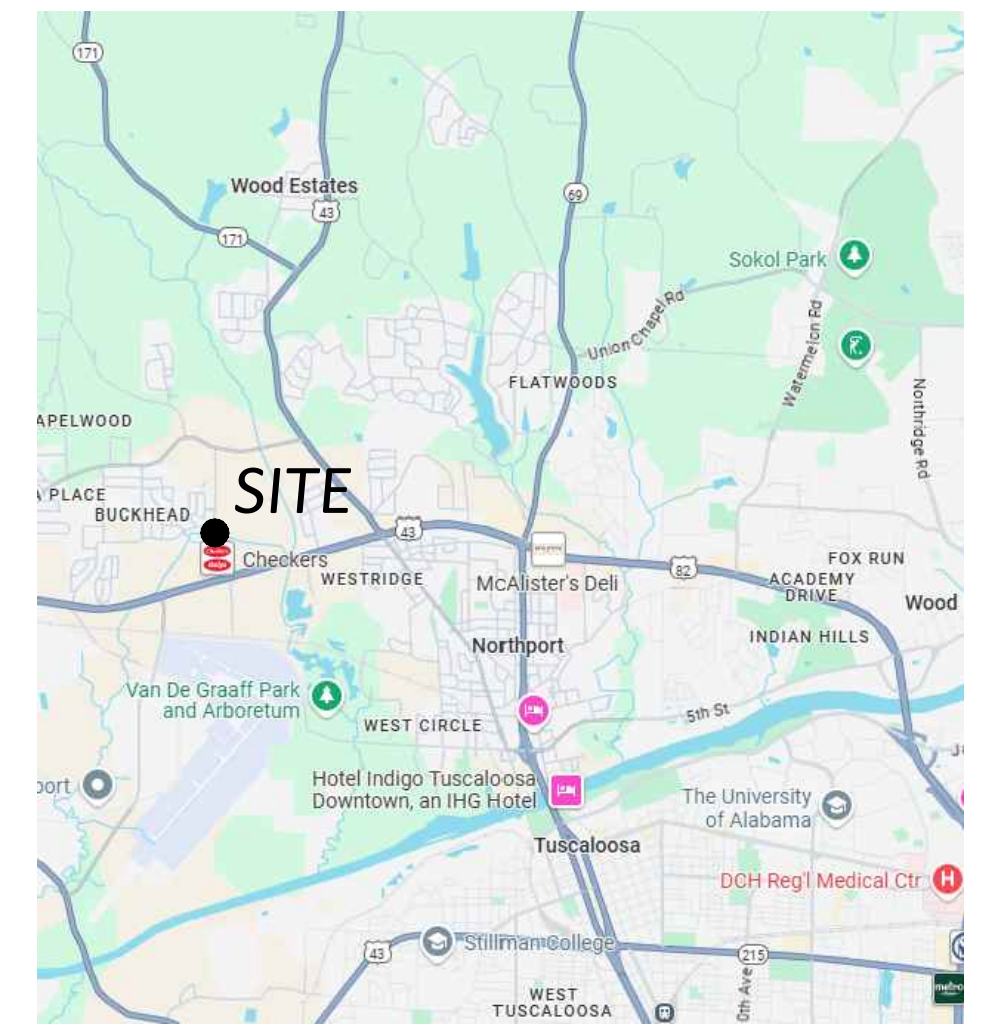


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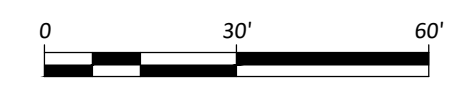
Subject property as
seen from Harper
Road looking west.

Google



VICINITY MAP

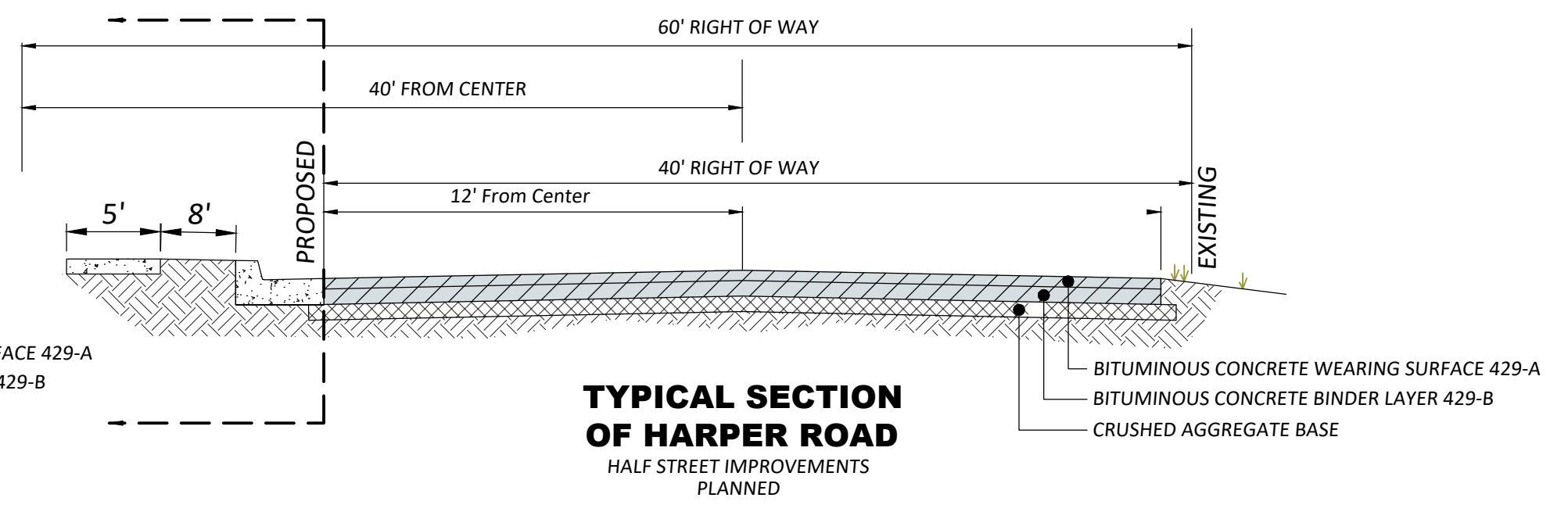
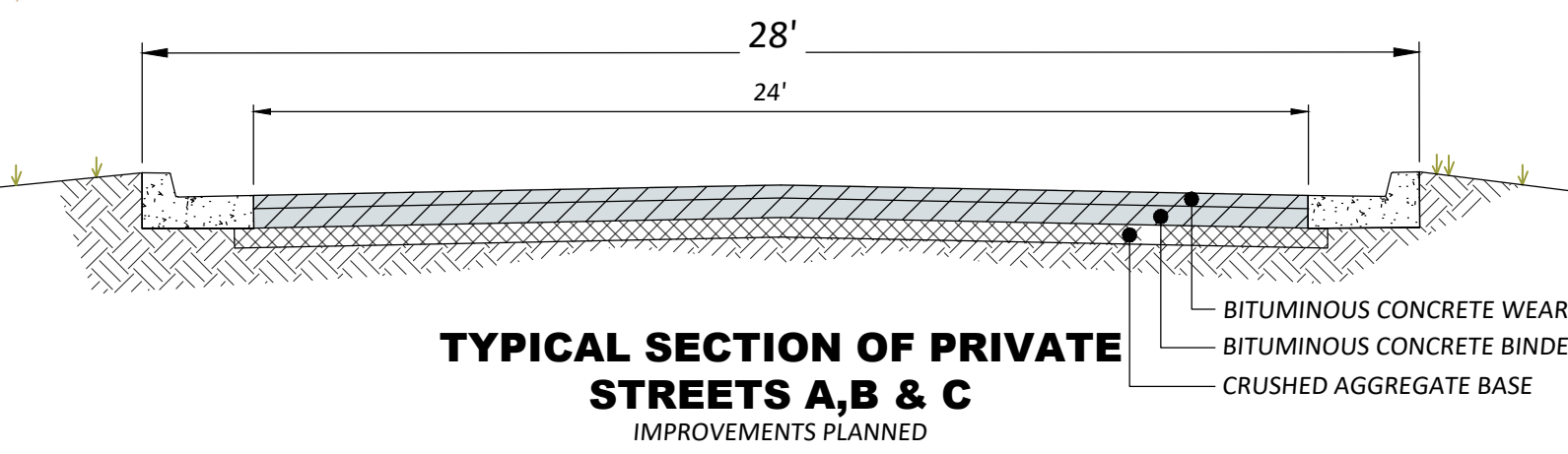
PRELIMINARY PLAT



NOTES:

- OWNER/ DEVELOPER: QIUFENG WU & CHANG XI YANG
09 GARDEN DRIVE
TUSCALOOSA, AL 35406
- SOURCE OF TITLE: D.B. 2017, PG. 1659
- TOTAL ACRES OWNED/DEVELOPED: 3.32 ACRES.
- WAIVERS REQUESTED: STUB STREETS
- THE PROPERTY IS LOCATED WITHIN THE CITY LIMITS AND IS ZONED RESIDENTIAL MULTI-FAMILY (RM), SETBACKS ARE AS REQUIRED IN SECTION 7.45 OF THE ZONING ORDINANCE FOR TOWNHOUSES.
- THE PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE X ON PANEL NUMBER 01125C0501G EFFECTIVE DATE: 1/16/2014.
- THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
- ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CITY SEWER AND WATER
- ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY, INCLUDING PRIVATE SANITARY SEWER LINES, THAT RUN ALONG THE PUBLIC UTILITY EASEMENT SHALL BE INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT, BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT THE CONVENIENCE OF THE CITY OR COUNTY.

LOT AREA		LOT AREA	
LOT 1	3267 SF	LOT 19	3267 SF
LOT 2	2000 SF	LOT 20	2000 SF
LOT 3	2000 SF	LOT 21	2000 SF
LOT 4	2000 SF	LOT 22	2000 SF
LOT 5	3577 SF	LOT 23	3492 SF
LOT 6	3193 SF	LOT 24	3492 SF
LOT 7	2000 SF	LOT 25	2000 SF
LOT 8	3503 SF	LOT 26	2000 SF
LOT 9	3266 SF	LOT 27	2000 SF
LOT 10	2000 SF	LOT AREA	
LOT 11	2000 SF	LOT 28	3491 SF
LOT 12	2000 SF	LOT 29	3492 SF
LOT 13	3492 SF	LOT 30	2000 SF
LOT 14	3492 SF	LOT 31	2000 SF
LOT 15	2000 SF	LOT 32	3671 SF
LOT 16	2000 SF	OPEN SPACE	(28,800 SF) 20%
LOT 17	2000 SF	TOTAL AREA	144800 SF
LOT 18	3577 SF		



- LEGEND**
- IRON PIPE/PIN FOUND (IPF) ○
 - CAPPED PIPE/PIN SET (CPS) ●
 - CAPPED PIPE/PIN FOUND (CPF) △
 - CONC. MONUMENT FOUND (CMF) □
 - POINT NOT MONUMENTED ○
 - NORTH ↑
 - SOUTH ↓
 - EAST →
 - WEST ←
 - RECORD BOOK - DEED AND/OR PLAT ()
 - FRONT SETBACK LINE ()
 - RIGHT OF WAY ()
 - PLAT BOOK ()
 - DEED BOOK ()
 - PAGE ()
 - EXISTING FENCE (TYPE) ()
 - SECTION LINES ()
 - EXISTING POWER POLE ()
 - EXISTING LIGHT POLE ()
 - EXISTING GUY WIRE ()

N:\2017\17-126 Yang SUBD\17-126 Preliminary Plat Townhome.dwg

City of Northport
Planning and Zoning Commission – October 29, 2025
Staff Report

Case: ANX-25-6

Applicant: Carlos Moore

Location: East of 7665 Baptist Campground Road

Request: Annexation

Carlos Moore is requesting annexation of approximately 0.91 acres located north of Union Chapel Road, south of Charlie Shirley Road, and east of 7665 Baptist Campground Road. The reason for this request is to obtain city water service, which requires annexation when possible.

This property is currently an unincorporated lot (no zoning) which houses a church. It is surrounded to the west and north by single-family detached residential zoned Residential Single-Family (RS-1); and to the east and south by undeveloped unincorporated land (no zoning).

The applicant is requesting Office-Institutional (O-I) zoning. The allowable uses for this zoning district are included at the end of this report. The proposed use is to continue as a place of worship.

This property lies within the priority growth areas identified in the comprehensive plan. The future land use plan within Northport Compass identifies this property as “Medium Density Residential”. The requested zoning is not supported by the comprehensive plan; however, the zoning is requested to accommodate an existing use. No new construction is proposed at this time.

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

Table 5-1 Use Regulations, Nonresidential Districts

	O-I	C-2	C-3	C-6	M-1	M-2
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.						
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 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 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 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](#).

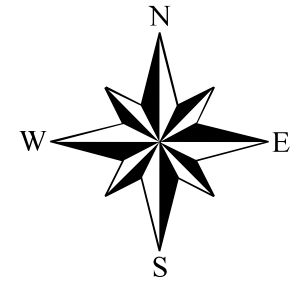
City of Northport Planning Commission

Annexation Request

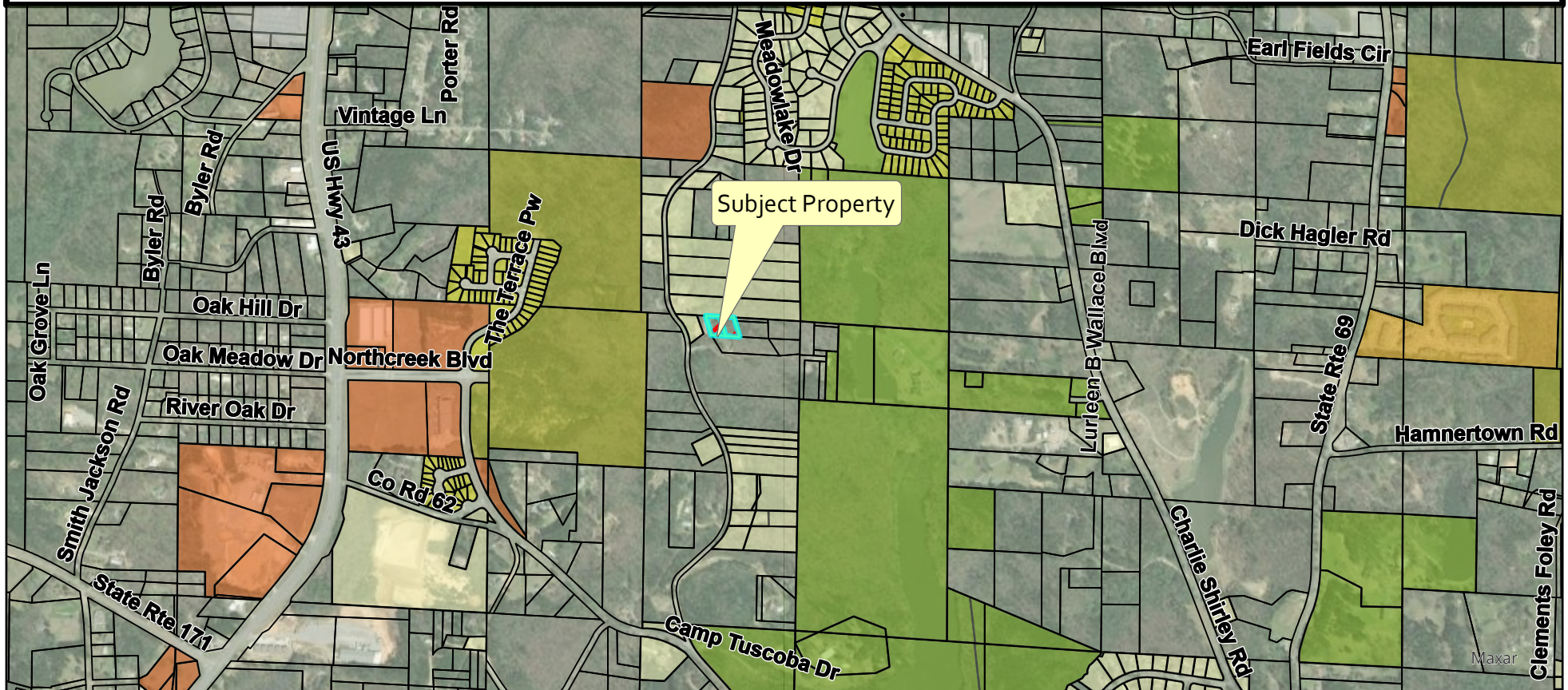
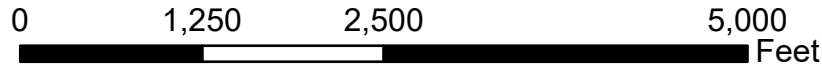
Zoning

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

- Residential Single-Family - 3
- Parcels
- 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.



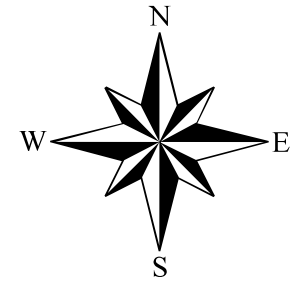
City of Northport Planning Commission

Annexation Request

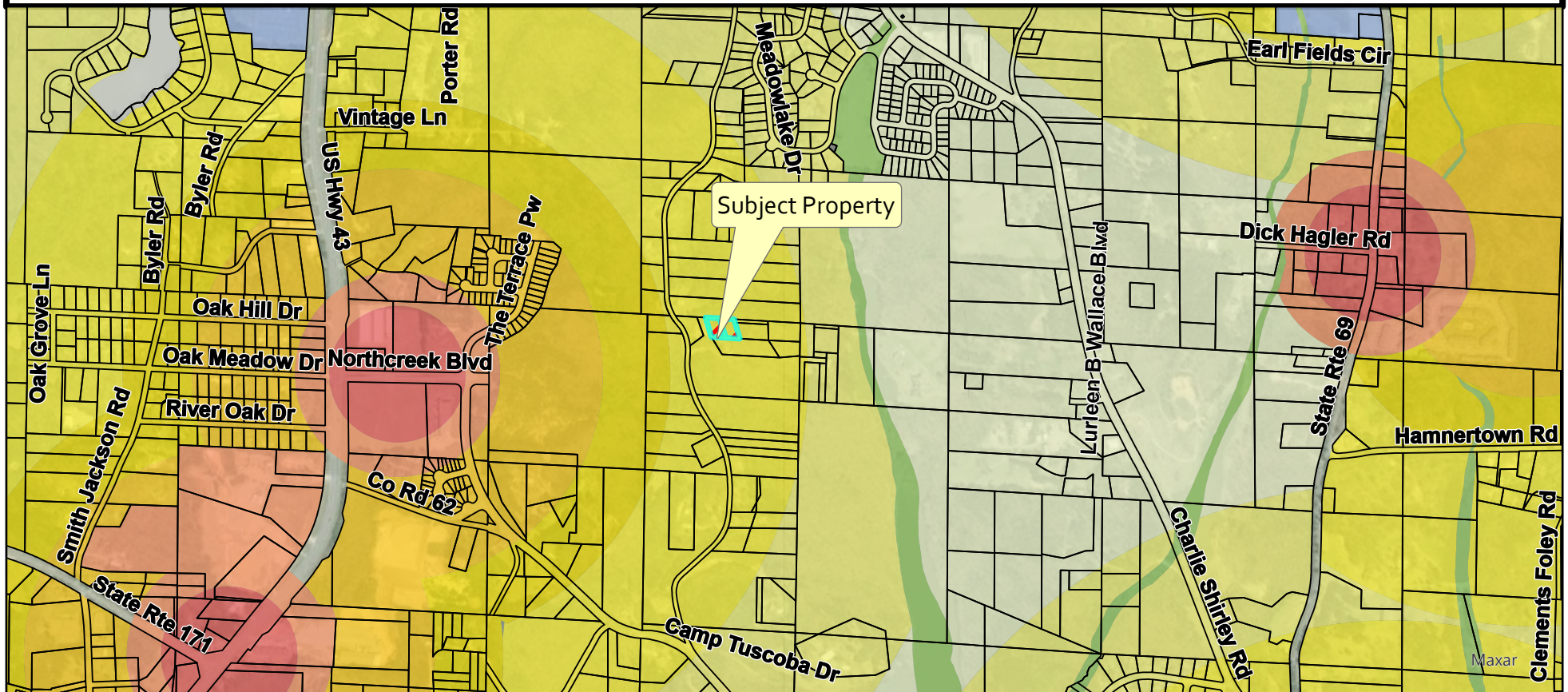
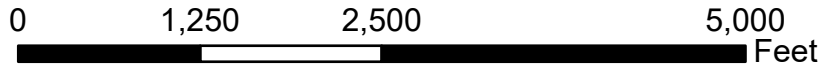
Future Land Use

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

- Low Density Residential
- Institutional
- Utilities
- Null
- Parcels
- Subject Property



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Subject property as seen from intersection of Baptist Campground Rd and unnamed gravel drive looking Northeast.



