

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JANUARY 13, 2026**

- 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. December 9, 2025
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-26-1 Charlie Shirley Road Subdivision** — Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.90 acres located at 7840 Charlie Shirley Road.
 - B. **ANX-26-1 Zachary O'Neal** - Zachary O'Neal requests annexation with original zoning designation of Residential Single-Family (RS-1) for approximately 3.5 acres located at 4023 68th Avenue.
 - C. **S-26-2 River Run Retreat** - Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.26 acres located east of 30th Avenue and south of 18th Street.
- 10. COMMITTEE REPORTS**
- 11. OTHER AND MISCELLANEOUS BUSINESS**
 - A. **Review of By-laws**
- 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

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!

SCAN ME!



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

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

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, December 9, 2025, in the Municipal Court Room at Northport Public Safety Building.

The meeting was called to order by Chairman Clay Randolph. Upon roll call the following members were found to be present: Mr. Brian Chandler, Ms. Jamie Dykes, Mr. Martin Houston, Mrs. Tracy Kelly, Mr. David Kemp, Mr. Roland Lewis, Mr. Clay Randolph, and Mr. Kevin Turner. Absent and failed to vote: Mr. Jason Ward. 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 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. Turner to approve the minutes of the regular meeting minutes for October 29, 2025. **Seconded by Mr. Kemp.** Voice vote was given. **Motion Carried.**

Chairman Clay Randolph welcomed Mayor Dale Phillips to the podium to speak to the commission.

Verification of No Conflict of Interest – Mr. Brian Chandler stated that he had a conflict of interest with S-25-23 Grand Pointe Master Plan Revision and R-25-11 Grand Pointe Subdivision and would remove himself during discussion of the two cases.

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

Disclosure of Ex Parte Communication – None

Brian Chandler stepped away from the Commission table.

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.

Mrs. Ramm stated McGuire and Associates is requesting rezoning and master plan revision for the Grand Pointe Subdivision located south of Home Place Road. The neighborhood encompasses approximately 286 acres, while the proposed changes are contained within phase 9, which is approximately 34.8 acres. The property is currently zoned Special District (SD). The applicant is requesting to rezone to Residential Single-Family 2 (RS-2). Note 4 of the proposed master plan states that the side setbacks for phase 9 would be 10', however, if rezoned to RS-2 then all setbacks would be as shown in table 4-2 above. Otherwise, the proposed

lots meet the dimensional standards for the requested zoning district. The currently approved master plan contains 58 residential lots and 2 open space lots for the detention pond and sanitary sewer infrastructure. The proposed revision contains 58 residential lots and 4 open space lots for detention ponds and sanitary sewer infrastructure. A side-by-side comparison of the two plans is included in your packet. The proposed master plan includes the following waiver requests: Planting Strip, Stub Streets, Maximum Block Length, and Sidewalk Widths. The future land use plan contained within Northport Compass depicts this property as Medium Density Residential, which is described as 3-3.5 dwelling units per acre. The portion of the master plan requesting amendment and rezoning would contain 1.67 dwelling units per acre. The proposed development and requested zoning do not conflict with the comprehensive plan. Any action on the rezoning will be a recommendation to City Council. Any action on the master plan revision will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

Mr. Matthews stated regarding the lot length, every location is accessible by more than one route. He also stated that in regard to the stub street, they are providing one stub street, so they are providing access either way just not as much access as required by regulations.

Mr. Randolph asked to clarify that this was originally phases 9 & 10 with 58 lots and now it is only phase 9 with 58 lots. Mrs. Ramm stated that was correct, that is the residential lots, they did increase the open space lots as well.

Mr. Turner stated that it is currently zoned SD (Special District) and with the SD requirements those are stricter lot size and open space requirements than RS-2 would be. Mrs. Ramm stated that there are stricter open space requirements.

Michael McGuire, 10698 Split Oak Drive spoke at the podium. He stated that they are resubmitting the master plan because phase 8 and phase 9 are the last two phases, phase 8 did not change at all, they changed phase 9 to 58 lots and changed the configuration slightly. He stated they are doing their best to leave it as natural as they can and leave the buffer along the back western lots natural and the south east corner they will try to leave as natural as possible as well. He stated that the only difference he recalls is the configuration change in phase 9 and the original lots were 100' and now they are 95'.

Mr. Randolph asked Mr. McGuire to speak on the reasoning behind going from SD to RS-2. Mr. McGuire stated that it was originally zoned RS-2 and when they met with staff they decided to go back to what the original zoning was. Mr. Randolph asked staff if the master plan was RS-2 and now it is zoned SD. Mrs. Ramm stated that it is now zoned SD, her guess is somewhere along the way during a map amendment it was rezoned to SD because SD wasn't even a zoning classification in 2002 when the original master plan was approved. Mrs. Ramm stated that it could have been done in 2012 or it could have been done in 2018. Mr. Matthews stated that there was broad rezoning during those times not necessarily requested by the owners because so many regulations were changing. Mr. Bill McGuire, developer, stated that they are just trying to put it back in the wash originally.

Mr. Turner asked the petitioner who is responsible for the private drainage easement. Mr. McGuire stated that in phase 1 it is labeled as a drainage easement buffer and then when they spoke with staff since there is a ditch that runs down through there, they are offsetting 50 and planning to just leave it natural. He stated that he is a little confused about outside of the Right of Way, he doesn't think Northport will maintain that so if it is not going to be publicly maintained he would assume it would be covered by the HOA. Mr. Turner asked if since it will be on the individual lots would those homeowners be responsible. Mr. McGuire stated they would not be responsible. Mr. Turner asked what safeguards are in place to make sure they are taken care of. Mr. McGuire

stated they can put some sort of note on the final plat that is supposed to remain natural and not be disturbed, and they can also have something in the restrictive covenants as well and the HOA will be responsible for maintaining it. Mr. Turner asked if they were aware that in RS-2 the setbacks change from 10' to 12'. Mr. McGuire stated that they did not know that, but they would change it. Mr. Turner asked if they had an issue with the planting strip. Mr. McGuire stated they did not, and he probably should have put it on there.

Chairman Randolph opened the floor for a public hearing.

Chad Haynie, 12669 Leatha Circle, spoke at the podium. He stated that he was there on behalf of the HOA board. He also stated that they are concerned about the houses that are on the west boundary of phase 9, there is a big drop off and wood so most of those homes do not have a fence. They are concerned about how much vegetation would be left up. He also stated they were concerned about the detention pond at lot 496 since it is out in the open and exposed, without knowing how that would be treated with landscaping or fencing. He also stated they would like an explanation on why the revision is being changed because Grand Pointe did have another master plan revision in 2021 that included changing this area. Mr. Turner asked if all of the phases were one HOA. Mr. Haynie stated that phase 1-6 were apart of the HOA, phases 7-8 were annexed into the HOA.

Chairman Randolph closed the floor for a public hearing.

Mr. Bill McGuire stated that they have spoken to Mr. Billy Boyd and they are in agreement to bring Phase 9 into the HOA. He also stated that as far the detention pond is concerned, they will be fencing it in and landscaping it based on the requirements, Mr. McGuire asked what the requirements were for the fence. Mr. Matthews stated that fencing is required but they would look up the required standards. Mr. Patten stated that the code says that the City Engineer may require black vinyl coated fence. Mr. Houston asked Mr. Patten if there were any requirements for height. Mr. Patten stated that it does not specify height. Mr. Randolph asked if the detention pond location and size is based on what they need for detention. Mr. McGuire stated that it is, they are having testing and Geotech companies help with the design of that. He also stated that if they can make the one on the south side larger and this one smaller, they will try to do that. Mr. Randolph asked if the culverts in the road on the southside are in an easement. Mr. McGuire stated that staff said they could add two manholes, right now it will be private all the way up to the right of way. He stated that if they get to the design phase and it makes more sense to add two manholes they would. Mr. McGuire stated that if they have to have an easement, they will put one on there. Mr. Matthews stated that there were easements shown around the two culverts they are referring too, that didn't go into the detention pond and that is something we have talked with them about earlier, we will make sure that the ownership is clear.

Mr. Randolph asked if we needed to handle these waivers separately. Mr. Kemp asked if we are adding a waiver for the planting strip.

Motion by Mr. Randolph to approve the revision to the master plan with waivers of Stub Street, Maximum Block Length, Sidewalk Widths and Planting Strip for approximately 286 acres for the Grand Pointe Subdivision located south of Home Place Road. **Seconded by Kemp.** Mr. Randolph – Yes; Mr. Kemp – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Lewis – Yes; and Mr. Turner – Yes. **Motion Carried.**

B. R-25-11 Grand Pointe Subdivision – McGuire Associates request 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.

Mr. Bill McGuire came back up to the podium and stated that this site was zoned properly in the past.

Motion by Mr. Randolph to make a favorable recommendation to City Council to approve the rezoning of approximately 34.8 acres located at the end of Windword Pointe Drive from Special District (RS-SD) to Residential Single-Family (RS-2). **Seconded by Lewis.** Mr. Randolph – Yes; Mr. Lewis – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Turner – Yes. **Motion Carried.**

Mr. Chandler re-joined the meeting.

New Business

A. **S-25-24 J.N.E. Subdivision** – Herndon, Hicks and Associates is requesting preliminary plat approval for approximately 6.86 acres located at MLK Boulevard and Hunter Creek Road.

Mrs. Ramm stated that Herndon, Hicks and Associates is requesting preliminary plat approval for approximately 6.86 acres for the property located at MLK Boulevard and Hunter Creek Road. The property is currently divided into 5 lots, and the requested subdivision would combine the property into one lot. The following waivers are requested with this plat: Dedication of additional right of way, Sidewalks, and Half-Street Improvements. The current property consists of two metal buildings on 5 lots zoned General Commercial (C-3). It is surrounded to the west across Hunter Creek Road by undeveloped property zoned General Commercial (C-3); to the north by a mobile home park zoned Mobile Home Park (MHP) and a public utility facility zoned Office-Institutional; to the east by an undeveloped lot zoned General Commercial (C-3); and to the south across Martin Luther King Junior Boulevard by single-family residential zoned Residential Single Family 3 (RS-3), multifamily residential zoned Residential Multifamily (RM), and by a restaurant supply store zoned General Commercial (C-3).

Mr. Matthews stated that on Martin Luther King they are requesting to go from 100' to 80' at the narrowest point, on Hunter Creek Road they will be going from the required 80' to 50', on Old Watermelon Road the requirement is 55' and requesting 50'. He stated that on Half Street Improvements they are requesting adding curb and gutter on Hunter Creek Road and Old Watermelon Road. He also stated on Sidewalks they are requesting the city is already taking care of that.

Mr. Turner asked Mr. Matthews if the Park Court Right of Way had been vacated already. Mr. Matthews stated it had not, first reading will be at the December 15 council meeting and second reading will be at the January council meeting, and that will have to be done before this final plat.

Ms. Dykes asked if the property included the animal shelter on it. Mrs. Ramm stated that it does not.

Mr. Chandler asked if it was supposed to be 5 or 6 lots. Mrs. Ramm stated that staff thinks there are 6 lots but we can ask Mr. Herndon.

Bobby Herndon, 2728 Lurleen B Wallace Blvd, spoke at the podium. Mr. Herndon stated that they want to remove the lot lines. He stated that Hunter Creek Road is a floodway, if the need rises to dedicate more right of way on Hunter Creek Road that shouldn't be a problem.

Mr. Turner asked if the waiver request on the sidewalks needs to be a request. Mr. Matthews stated he thinks it would be better to approve the waiver because of construction.

Mr. Kemp asked Mr. Herndon if he would be opposed to amending the Hunter Creek Road right-of-way request. Mr. Herndon stated he would not be opposed.

Chairman Randolph opened the floor for a public hearing.

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

Motion by Mr. Randolph to approve the waiver for Right of Way on Martin Luther King Boulevard. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Lewis – Yes. **Motion Carried.**

Motion by Mr. Randolph to approve the waiver for Right of Way on Hunter Creek Road. **Seconded by Mr. Turner.** Mr. Randolph – No; Mr. Turner – No; Mr. Chandler – No; Ms. Dykes – No; Mr. Houston – No; Mrs. Kelly – No; Mr. Kemp – No; and Mr. Lewis – No. **Motion Failed.**

Motion by Mr. Randolph to approve the waiver for Right of Way on 28th Street (Old Watermelon Road). **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Lewis – Yes. **Motion Carried.**

Motion by Mr. Randolph to approve the waiver for Half Street Improvements on Martin Luther King Boulevard, Hunter Creek Road and 28th Street. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Lewis – Yes. **Motion Carried.**

Motion by Mr. Randolph to approve the waiver for Sidewalks on Martin Luther King Boulevard, Hunter Creek Road and 28th Street. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Lewis – Yes. **Motion Carried.**

Motion by Mr. Randolph to approve the preliminary plat for approximately 6.86 acres for the property located at MLK Boulevard and Hunter Creek Road. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Lewis – Yes. **Motion Carried.**

B. SP-25-6 SMAP Agency — SMAP Agency requests conditional use approval for a business office in a Light Industrial (M-1) zone for the property located at 1101 30th Avenue.

SMAP Agency is requesting conditional use approval for a business office in a Limited Manufacturing (M-1) zone for the property located at 1101 30th Avenue. There is no new construction proposed with this request. 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, and it is the responsibility of the applicant to demonstrate reasons why the request should be approved. 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. Staff has no recommended conditions for this request.

The future land use plan contained within Northport Compass depicts this property as Office-Trades Mix, which is described as follows: “This category includes professional and business offices, and business services. Automotive repair, building trades (plumbing, electrical, etc.), and similar uses are also appropriate. These areas are located to manage development around existing industrial uses to ensure an appropriate transition between them and neighboring business and residential areas. Commercial uses should be limited to those carried on primarily within buildings. Outdoor storage, work yards, and loading/unloading areas should be located toward the interior of sites, away from street views and any adjoining residential areas. Such site elements should be screened alongside and rear property lines when adjoining dissimilar uses.” This request is not in conflict with the comprehensive plan. The site currently consists of an office-warehouse building on a single lot vacant lot zoned Limited Manufacturing (M-1). It is surrounded to the north by a machine shop zoned Limited Manufacturing (M-1); to the east by an office-warehouse zoned Limited Manufacturing (M-1); to the south across 11th Street by a contractor’s office zoned Limited Manufacturing (M-1); and to the west across 30th Avenue by multifamily residential zoned Residential Multifamily (RM).

Michael McDaniel, spoke at the podium. He stated he is looking to set up a temporary office, he is under certain guidelines with his previous agency that he cannot be within a certain number of miles, he will have to temporarily be somewhere until October of next year. He stated that he will have standard office hours and does not have a lot of traffic, he does not have any employees.

Chairman Randolph opened the floor for a public hearing.

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

Motion by Mr. Randolph to make a favorable recommendation to City Council to approve the conditional use for SMAP Agency for a business office in a Light Industrial (M-1) zone for the property located at 1101 30th Avenue. **Seconded by Ms. Dykes.** Mr. Randolph – Yes; Mr. Dykes – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; and Mr. Turner – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

Election of Officers:

Motion by Ms. Dykes to appoint Mr. Roland Lewis as Chair of the Planning and Zoning Commission. **Seconded by Mr. Chandler.** Ms. Dykes – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; and Mr. Turner – Yes. **Motion Carried.**

Motion by Ms. Dykes to appoint Mr. Clay Randolph as Vice-Chair of the Planning and Zoning Commission. **Seconded by Mr. Chandler.** Ms. Dykes – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; and Mr. Turner – Yes. **Motion Carried.**

Review of Bylaws – The commission discussed that they would review the bylaws and email staff with any changes they thought needed to be made.

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

Meeting was adjourned at 7:06 PM.

ATTEST:

Clay Randolph, Chairman

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – January 13, 2026
Staff Report

Case: S-26-1 Charlie Shirley Road Subdivision

Applicant: Duncan, Coker and Associates

Location: 7840 Charlie Shirley Road

Request: Preliminary Plat

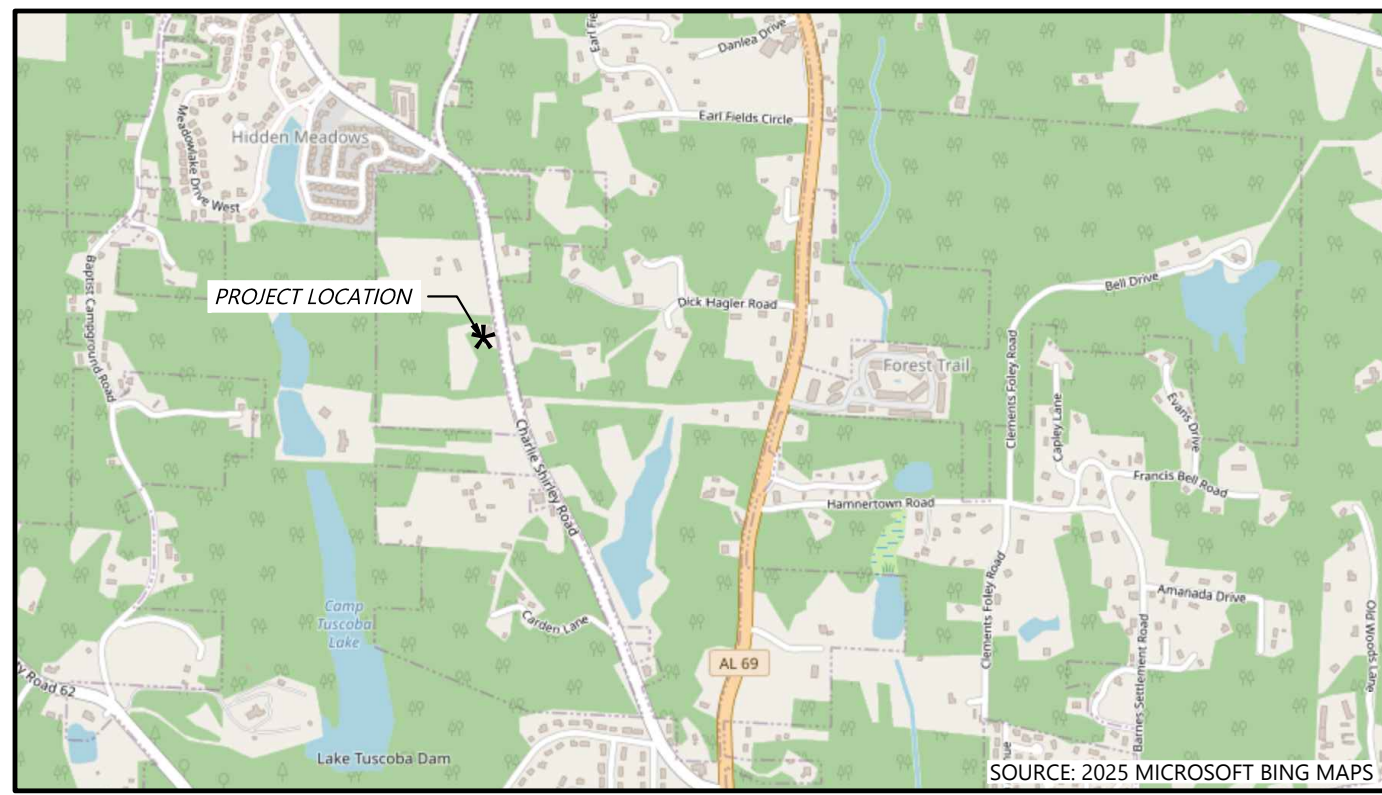
Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.9 acres for the property located at 7840 Charlie Shirley Road. The property is currently 3 separate parcels, and the requested subdivision would divide the property into 2 parcels.

The following waivers are requested with this plat:

- **Master Plan** - The subdivision regulations require a master plan for all plats where the property owner controls or owns an additional 20 acres of adjacent land outside of the subdivision. The applicant is requesting that this requirement be waived since no development is proposed for the property located beyond this subdivision.
- **Sidewalks** - A waiver has been requested for sidewalk construction. There are no sidewalks along Charlie Shirley Road. Sidewalks are not proposed in the City's Comprehensive Plan or the MPO's Bicycle and Pedestrian Plan.
- **Half-Street Improvements** - A waiver has been requested for half-street improvements. The waiver request, if approved, would eliminate curb and gutter construction on Charlie Shirley Road. There is no adjacent curb and gutter. This waiver was granted for the adjacent subdivision in 2021.

The current property consists of a single-family residence on unincorporated land (no zoning). It is surrounded to the north, south, and west by undeveloped unincorporated land (no zoning), and to the east across Charlie Shirley Road by an unincorporated single-family residence (no zoning).

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.



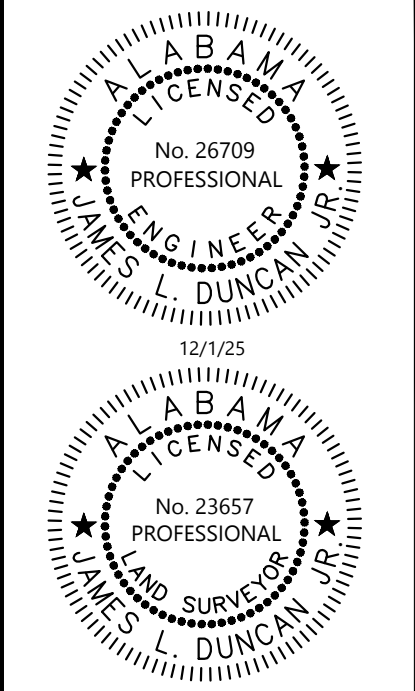
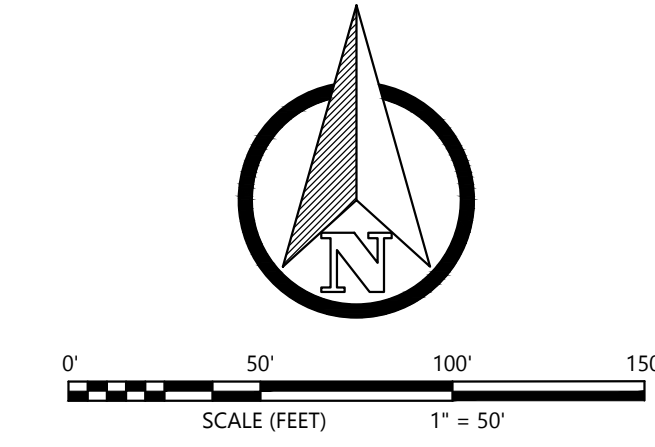
VICINITY MAP
N.T.S.

LOT 2
8320 CHARLEY SHIRLEY ROAD SUBDIVISION
PB #2021, PG #171-172
DAVID HUDSON, JR.
PO BOX 20204
TUSCALOOSA, AL 35402

DAVID HUDSON, JR.
PO BOX 20204
TUSCALOOSA, AL 35402

NOT PART OF THIS SUBDIVISION

DAVID HUDSON, JR.
PO BOX 20204
TUSCALOOSA, AL 35402

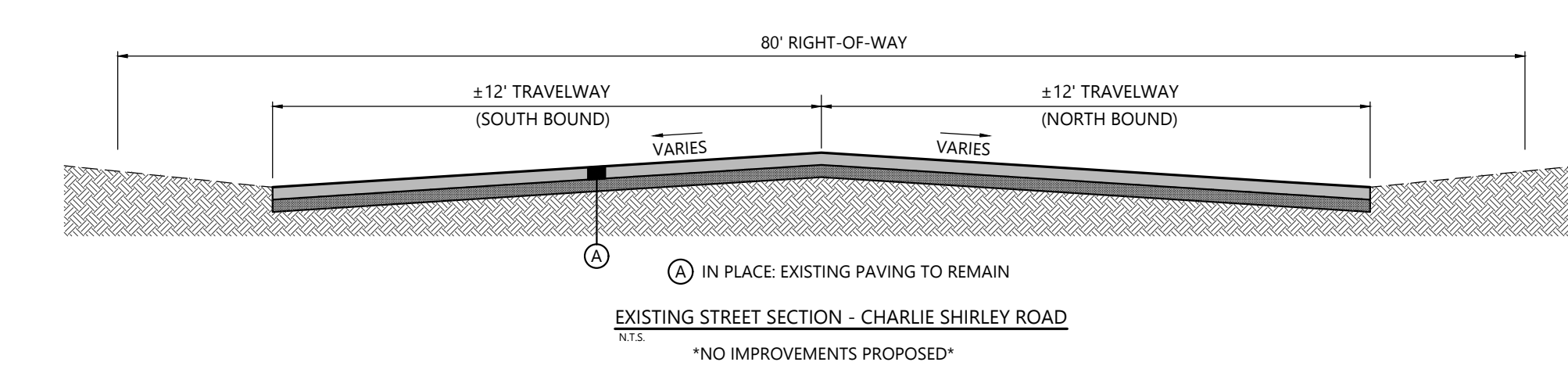
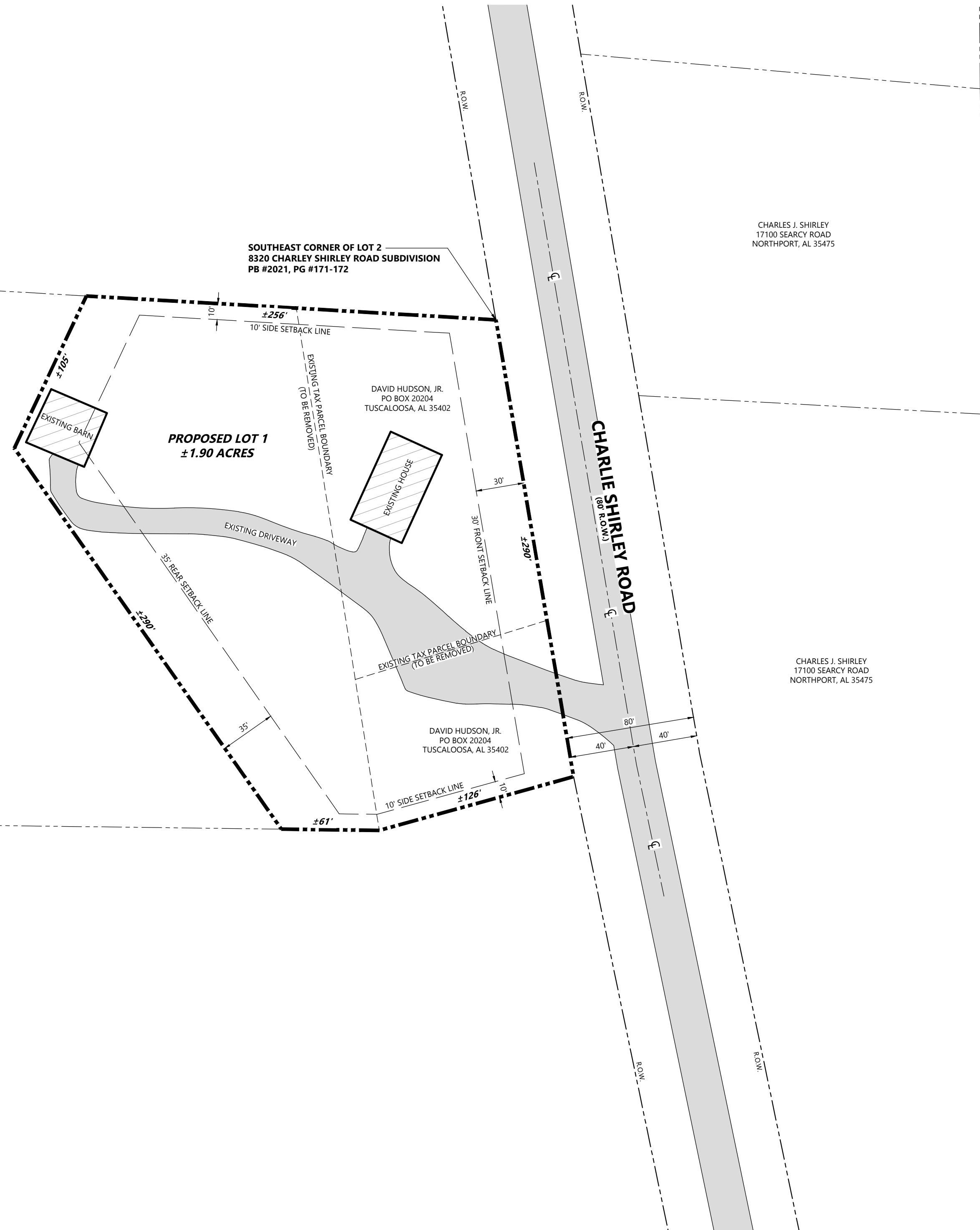


DUNCAN COKER ASSOCIATES
CIVIL ENGINEERING • SURVEYING • PLANNING
201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406
205-561-0808
WWW.DUNCANCOKER.COM

7840 CHARLEY SHIRLEY ROAD SUBDIVISION
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER
SECTION 28, TOWNSHIP 20 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

NO.	DATE	DESCRIPTION
1	12-23-25	CHANGED "VARIANCE REQUEST" TO "WAIVER REQUEST"
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

DAVID HUDSON, JR.
PO BOX 20204
TUSCALOOSA, AL 35402



- NOTES:**
- PROPERTY TO BE SUBDIVIDED = 1.90 Ac.±
TOTAL PROPERTY UNDER CONTROL OF THE OWNER = 101.30 Ac.±
 - THE SUBJECT PROPERTY IS CURRENTLY UNINCORPORATED.
 - THE SUBJECT PROPERTY IS SERVED BY WELL WATER AND AN ON-SITE SEWAGE DISPOSAL SYSTEM.
 - THIS SUBJECT PROPERTY DOES NOT LIE WITHIN A MAPPED SPECIAL FLOOD HAZARD, AS PER FEMA FLOOD MAP No. 01125C0339G, REVISED DATE 1/16/2014.
 - THIS PLAN IS BASED ON AERIAL MAPPING AND DOES NOT CONTAIN FIELD-RUN DATA.
 - THE SUBJECT PROPERTY IS LOCATED IN SECTION 28, TOWNSHIP 20 SOUTH, RANGE 10 WEST IN TUSCALOOSA COUNTY, ALABAMA.
 - THIS PRELIMINARY SUBDIVISION PLAT IS COMPLIANT WITH THE APPLICABLE REQUIREMENTS FOR PRELIMINARY SUBDIVISION PLATS PER THE CITY OF NORTHPORT SUBDIVISION REGULATIONS.
 - SOURCE OF TITLE: DB #2010-PG #1294.
 - THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE EASEMENTS MAY NOT BE SHOWN HEREON.

OWNER/DEVELOPER:
DAVID HUDSON, Jr.
PO BOX 20204
TUSCALOOSA, AL 35402

WAIVER REQUESTS:

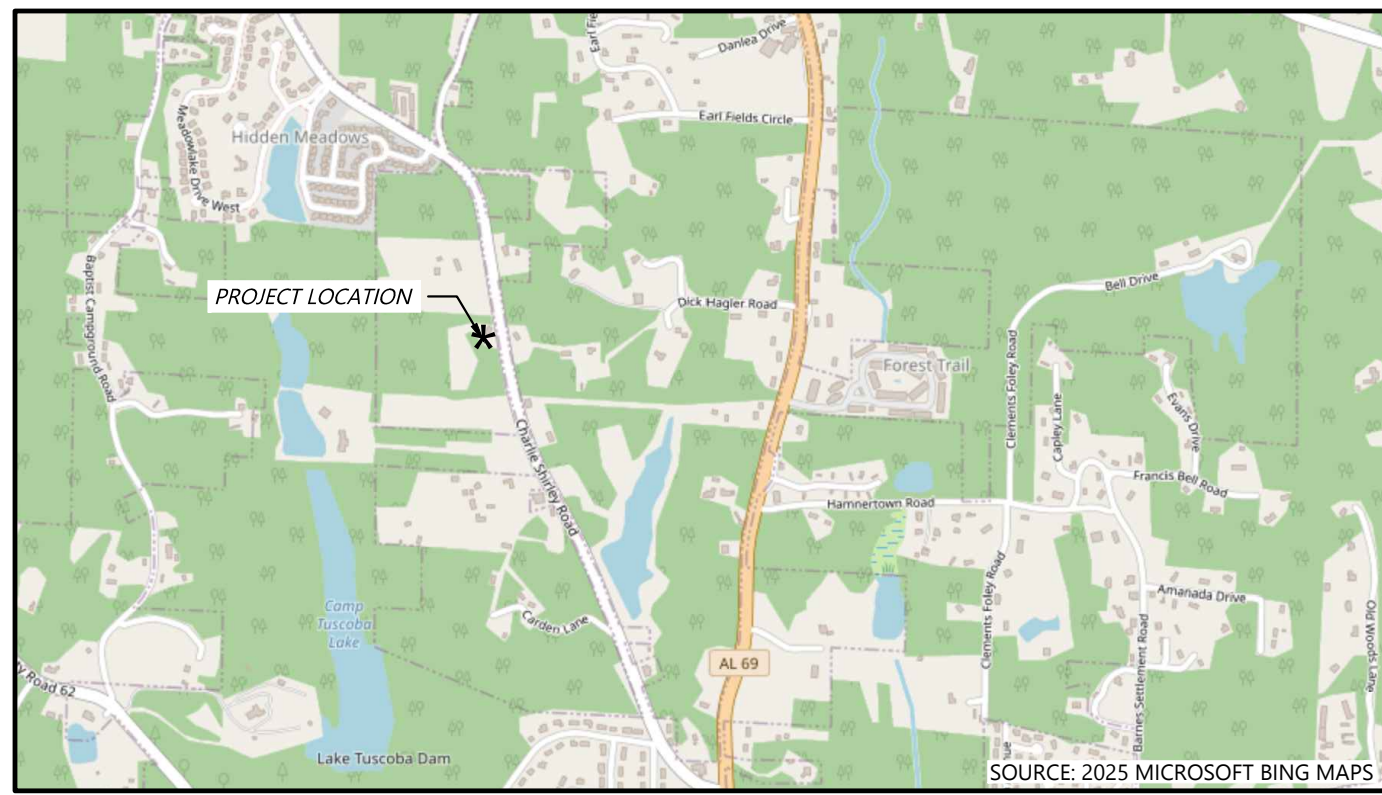
SIDEWALKS: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT SIDEWALKS ALONG CHARLEY SHIRLEY ROAD.

HALF-STREET IMPROVEMENTS: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT HALF-STREET IMPROVEMENTS ALONG CHARLEY SHIRLEY ROAD.

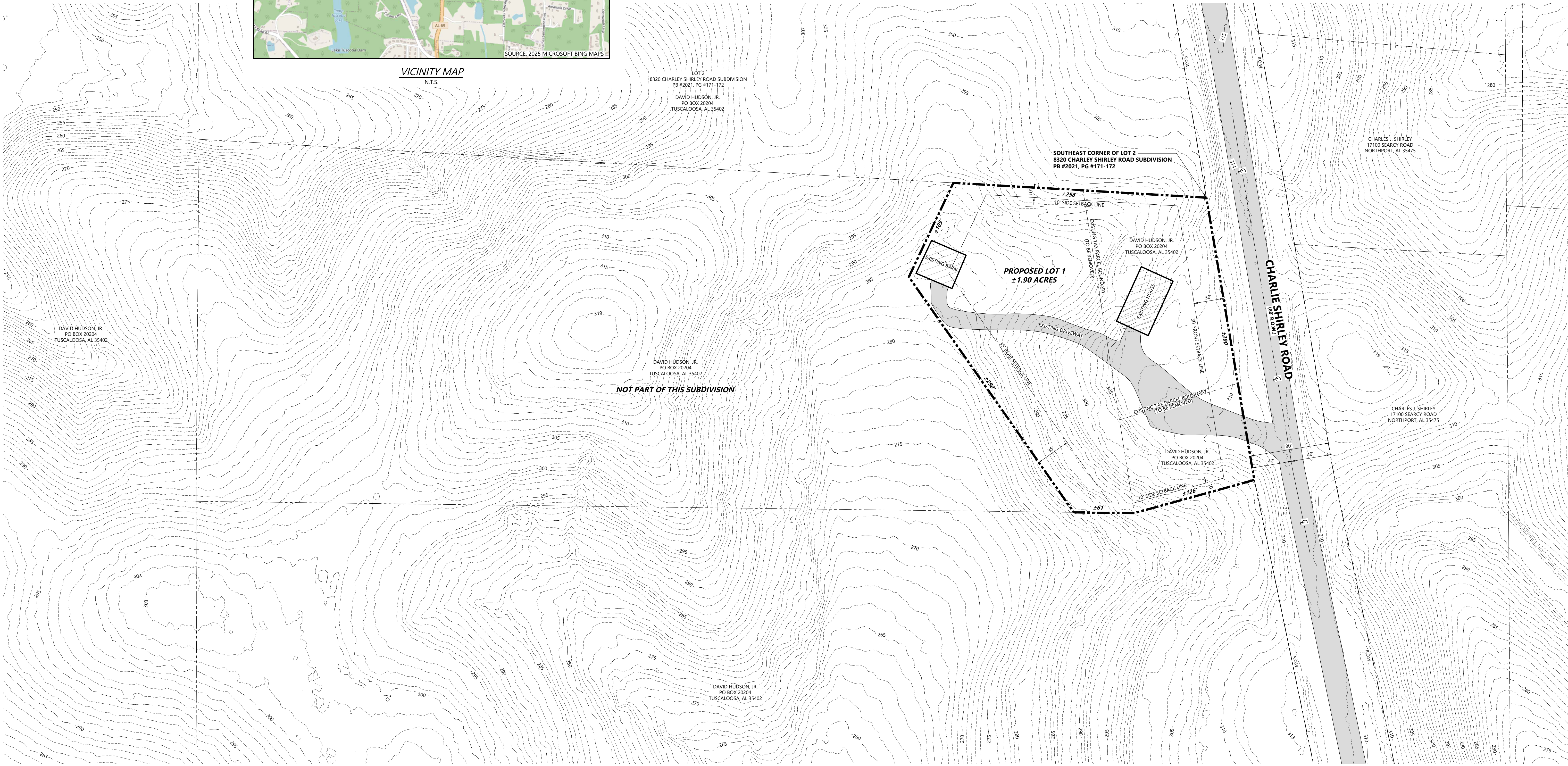
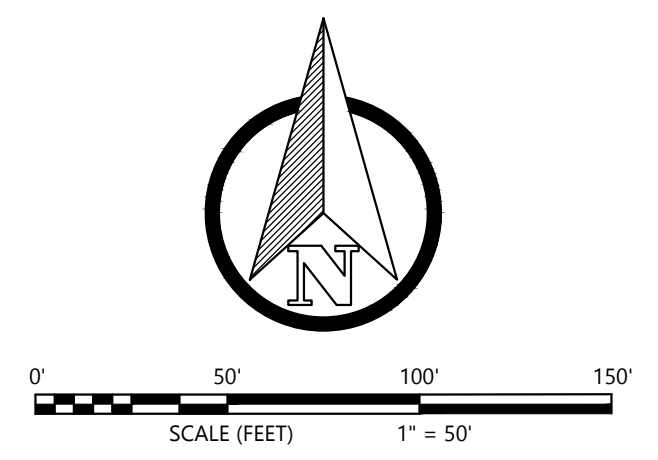
MASTER PLAN: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO SUBMIT A MASTER PLAN. THE APPLICANT HAS NO CURRENT PLANS FOR DEVELOPMENT OF THE ADJACENT PROPERTY THAT IS UNDER HIS CONTROL.

SYMBOLS LEGEND

— R.O.W. —	RIGHT-OF-WAY LINE
---	PROPOSED LOT BOUNDARY LINE
- - - - -	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
- - - - -	EXISTING CONTOUR LINE (2 FOOT INTERVAL)



VICINITY MAP
N.T.S.



NOT PART OF THIS SUBDIVISION

NOTES:

- PROPERTY TO BE SUBDIVIDED = 1.90 Ac.±
TOTAL PROPERTY UNDER CONTROL OF THE OWNER = 101.30 Ac.±
- THE SUBJECT PROPERTY IS CURRENTLY UNINCORPORATED.
- THE SUBJECT PROPERTY IS SERVED BY WELL WATER AND AN ON-SITE SEWAGE DISPOSAL SYSTEM.
- THIS SUBJECT PROPERTY DOES NOT LIE WITHIN A MAPPED SPECIAL FLOOD HAZARD, AS PER FEMA FLOOD MAP No. 01125C0339G, REVISED DATE 1/16/2014.
- THIS PLAN IS BASED ON AERIAL MAPPING AND DOES NOT CONTAIN FIELD-RUN DATA.
- THE SUBJECT PROPERTY IS LOCATED IN SECTION 28, TOWNSHIP 20 SOUTH, RANGE 10 WEST IN TUSCALOOSA COUNTY, ALABAMA.
- THIS PRELIMINARY SUBDIVISION PLAN IS COMPLIANT WITH THE APPLICABLE REQUIREMENTS FOR PRELIMINARY SUBDIVISION PLATS PER THE CITY OF NORTHPORT SUBDIVISION REGULATIONS.
- SOURCE OF TITLE: DB #2010-PG #1294.
- THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT; THEREFORE EASEMENTS MAY NOT BE SHOWN HEREON.

OWNER/DEVELOPER:

DAVID HUDSON, JR.
PO BOX 20204
TUSCALOOSA, AL 35402

WAIVER REQUESTS:

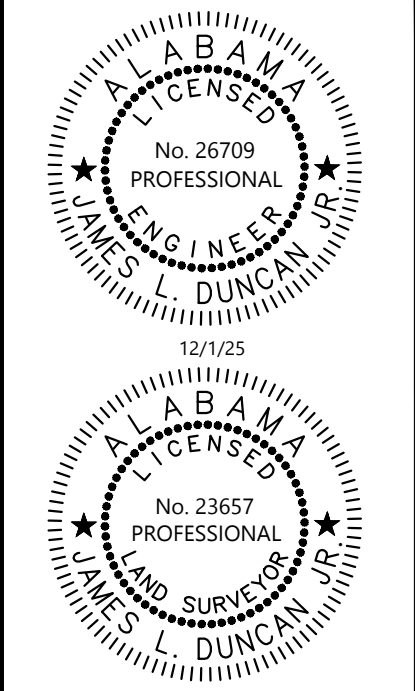
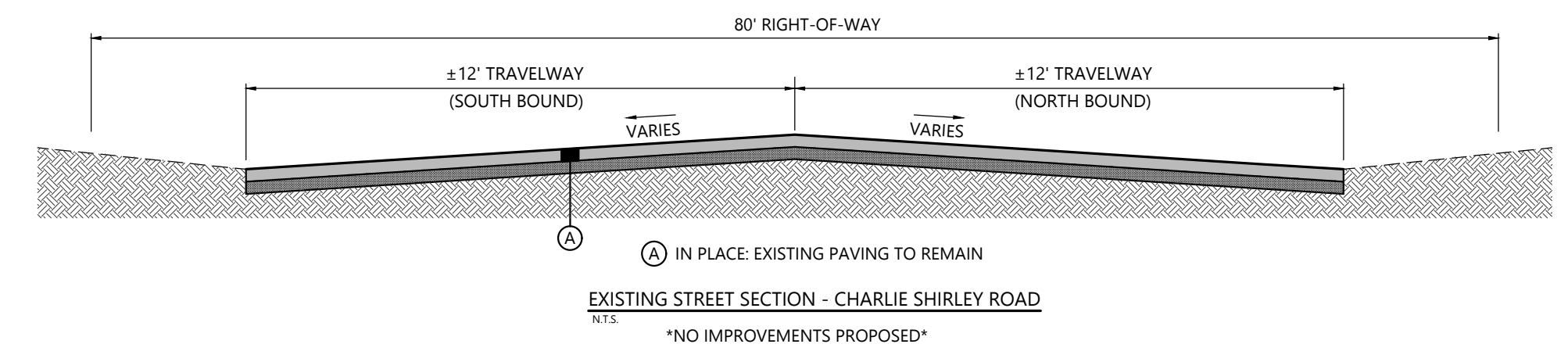
SIDEWALKS: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT SIDEWALKS ALONG CHARLIE SHIRLEY ROAD.

HALF-STREET IMPROVEMENTS: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO CONSTRUCT HALF-STREET IMPROVEMENTS ALONG CHARLIE SHIRLEY ROAD.

MASTER PLAN: THE APPLICANT REQUESTS A VARIANCE FROM THE REQUIREMENT TO SUBMIT A MASTER PLAN. THE APPLICANT HAS NO CURRENT PLANS FOR DEVELOPMENT OF THE ADJACENT PROPERTY THAT IS UNDER HIS CONTROL.

SYMBOLS LEGEND

— R.O.W.	RIGHT-OF-WAY LINE
- - - - -	PROPOSED LOT BOUNDARY LINE
---260---	EXISTING CONTOUR LINE (10 FOOT INTERVAL)
---262---	EXISTING CONTOUR LINE (2 FOOT INTERVAL)



DUNCAN COKER ASSOCIATES

CIVIL ENGINEERING • SURVEYING • PLANNING

201 TOWNCENTER BOULEVARD
TUSCALOOSA, AL 35406

205-561-0808
WWW.DUNCANCOKER.COM

7840 CHARLEY SHIRLEY ROAD SUBDIVISION

PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 28, TOWNSHIP 20 SOUTH, RANGE 10 WEST TUSCALOOSA COUNTY, ALABAMA

PRELIMINARY SUBDIVISION PLAT

NO.	DATE	DESCRIPTION
1	12-23-25	CHANGED "VARIANCE REQUEST" TO "WAIVER REQUEST"

DRAWN BY: D.W.H.
DATE: November 2025
FILE NAME: Hudson-Charlie-Shirley-PP

SHEET NO. **PP**

WAIVER REQUESTS

Project: 7840 Charlie Shirley Road Subdivision

Date: REVISED December 23, 2025

Sidewalks: The applicant requests a variance from the requirement to construct sidewalks along Charlie Shirley Road. There are no sidewalks along this portion of Charlie Shirley Road and no future sidewalks are planned for this vicinity according to the Tuscaloosa MPO "Bicycle and Pedestrian Plan 2025". Additionally, this same variance was granted for the directly adjacent subdivision in 2021.

Half-Street Improvements: The applicant requests a variance from the requirement to construct half-street improvements along Charlie Shirley Road. While the existing street cross section does not include curb and gutter, the roadway has compliant paving widths. Additionally, this same variance was granted for the directly adjacent subdivision in 2021.

Master Plan: The applicant requests a variance from the requirement to submit a Master Plan, which is required due to the amount of adjacent acreage under the control of the applicant. The applicant has no current plans for development of the adjacent property that is under his control.

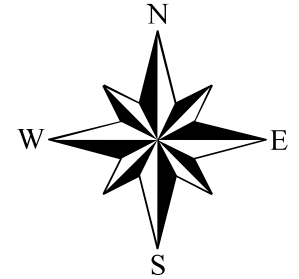
City of Northport Planning Commission

Preliminary Plat

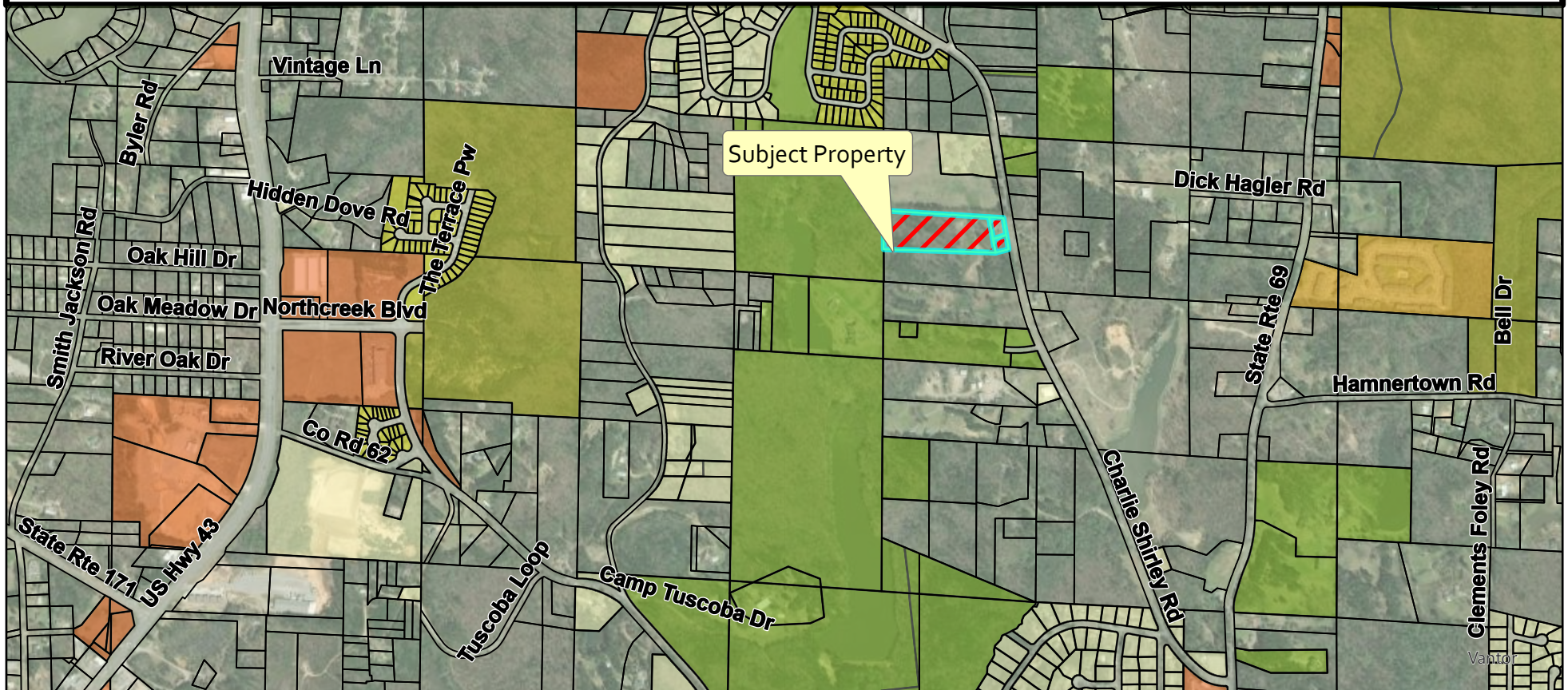
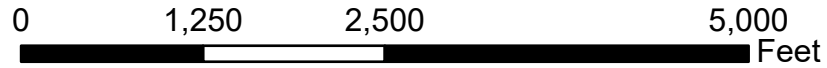
Zoning

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

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



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



City of Northport
Planning and Zoning Commission – January 13, 2026
Staff Report

Case: ANX-26-1
Applicant: Zachary O’Neal
Location: 4023 68th Avenue Road
Request: Annexation

Zachary O’Neal is requesting annexation of approximately 1.90 acres located at 4023 68th Avenue. The reason for this request is to obtain city water service, which requires annexation when possible. The zoning designation associated with this annexation request is Residential Single-Family (RS-1).

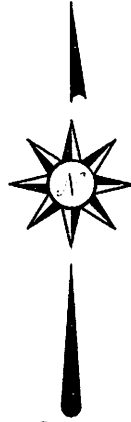
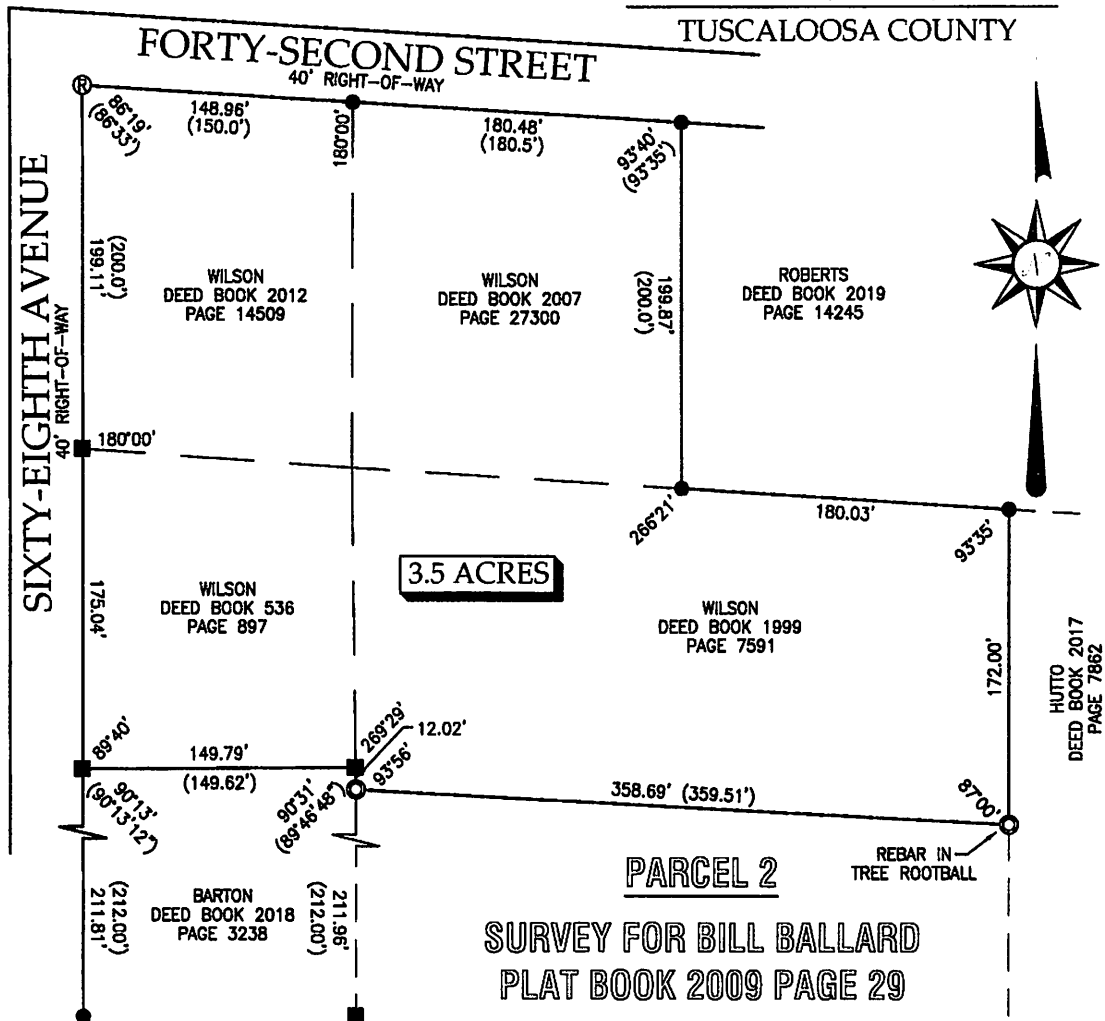
This property is currently 4 unincorporated parcels (no zoning) with a single-family residence. It is surrounded to the north, east, and west by single-family detached residential zoned Residential Single-Family (RS-1); and to the south by unincorporated single-family residential (no zoning).

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 “Low Density Residential”. The requested zoning is not in conflict with the comprehensive plan.

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



**PART OF THE
SE1/4 OF THE SW1/4
SECTION 6, T21S, R10W
TUSCALOOSA COUNTY**



STATE OF ALABAMA
TUSCALOOSA COUNTY

TO WHOM IT MAY CONCERN:

I, James Gary Cobb, a Registered Professional Land Surveyor in the State of Alabama, of the firm of Black Warrior Surveying, LLC, hereby certify that I have surveyed the property shown hereon and that said plat is a true and correct mapping of said survey to the best of my professional knowledge and belief. I further certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama.

Witness my hand on this the 4th day of March, 2021.

James Gary Cobb
REGISTERED PROFESSIONAL LAND SURVEYOR
ALABAMA REGISTRATION NO. 30339



NOTES:

- 1.) This survey was prepared without the benefit of a title report and does not indicate all encumbrances on the property.
 - 2.) No instruments of record were supplied to the surveyor regarding easement, right-of-way, etc.
 - 3.) This survey was prepared for Zach O'Neal.
- This survey may not be used by any third party without the expressed written permission of the party it was prepared for.

SHEET 1 OF 1

TYPE OF SURVEY: CORNERS
DATE OF SURVEY: 3/4/21
SOURCE OF TITLE: SEE ABOVE IN DRAWING
FILE NAME : 21-0301 O'NEAL
SCALE 1" = 80'

BLACK WARRIOR SURVEYING, LLC
949 PIN BROOK LANE
TUSCALOOSA, ALABAMA 35406
205-391-8878 205-393-4264

LEGEND	
PROPERTY LINE	—————
ADJOINING PROPERTY LINE	- - - - -
PIPE FOUND	●
CAPPED REBAR FOUND	■
CAPPED REBAR SET CA-915-S	⊗
REBAR FOUND	⊕
DEED/PLAT DIMENSION	(100.00')

This Instrument Was Prepared by:
Foster C. Arnold
Rosen Harwood, P.A.
2200 Jack Warner Parkway, Suite 200
Tuscaloosa, Alabama 35401

Source of Title: **Deed Book 1999, at Page 7591**
Deed Book 2012, at Page 14509
Deed Book 2007, at Page 27300
Deed Book 536, at Page 897
Estate Page for Curtis R. Wilson
Deed Book 2021, at Page 5830

DEED Book 2021 Page 5831
Recorded: 3/18/2021 12:17:49 PM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDINGB/PCAMPBELL
Tran: 1626880
Probate Judge Fee \$2.00
Deed Tax \$193.50
Recording Fee - By Page Count \$15.00
Source of Title \$2.00
Additional Name Fee \$1.00
Total: \$213.50

STATE OF ALABAMA)

**WARRANTY DEED JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

COUNTY OF TUSCALOOSA)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned Grantors, **Betty B. Wilson, Personal Representative of the Estate of Curtis R. Wilson, deceased, Probate Case No.: PC -2021-220 and Betty B. Wilson, an unmarried woman** (hereinafter referred to as Grantors), the receipt whereof is hereby acknowledged, the Grantors do hereby give, grant, bargain, sell and convey unto the Grantees, **Zachary L. Oneal and Jessica L. Oneal** (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Tuscaloosa, State of Alabama, to-wit:

See Exhibit "A" attached hereto and incorporated by reference herein as if fully set out.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Tuscaloosa County, Alabama.

Betty B. Wilson was the surviving grantee of that Warranty Deed, Jointly for Life with Remainder of Survivor recorded in Deed Book 1999, at Page 7591; Deed Book 2012, at Page 15409; Deed Book 2007, at Page 2007, at Page 27300; Tuscaloosa County, Alabama. The other grantee, Curtis R. Wilson died on or about June 4, 2020.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor, their heirs and assigns forever.

AND SAID GRANTORS, for said Grantors, Grantors heirs, successors, executors and administrators, covenants with Grantees, and with Grantees heirs, successors and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and Grantors heirs, successors, executors and administrators shall, warrant and defend the same to said Grantees, and Grantees heirs and assigns, forever against the lawful claims of all persons.

Betty B. Wilson
Betty B. Wilson

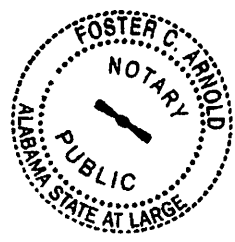
STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Betty B. Wilson** whose name as **Personal Representative of the Estate of Curtis R. Wilson** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she in her representative capacity as Personal Representative and with full authority executed the same voluntarily for and on behalf of the Estate of Curtis R. Wilson, on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of March, 2021.

[Signature]
NOTARY PUBLIC
My Commission Expires: 7/10/21



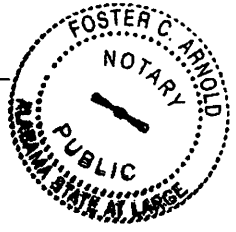
STATE OF ALABAMA)

COUNTY OF TUSCALOOSA)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Betty B. Wilson** is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, voluntarily signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 12th day of March, 2021.

[Signature]
NOTARY PUBLIC
My Commission Expires: 7/10/21



IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals this 11th day of March, 2021.

Betty B. Wilson

By: Betty B. Wilson, Personal
Representative of the Estate of Curtis R.
Wilson, deceased, Probate Case No.: PC-

EXHIBIT "A"

Page 5833
A part of the Southeast Quarter of the Southwest Quarter Section 6, Township 21 South, Range 10 West in Tuscaloosa County, Alabama, being more particularly described as follows: Start at the northeast corner of the Southeast Quarter of the Southwest Quarter; thence run in a Westerly direction and along the North Boundary of said Southeast Quarter of the Southwest Quarter for a distance of 410.41 feet to a point; thence with a deflection angle of 93 degrees 35 minutes to the Left, run in a Southerly direction for a distance of 510.1 feet to a point; thence with a deflection angle of 93 degrees 35 minutes to the Right, run in a Westerly direction for a distance of 150.0 feet to the POINT OF BEGINNING; thence continue in a Westerly direction and along the same bearing for a distance of 360.9 feet to a point, said point being the Northeast corner of Parcel 13, as shown on Drawing No. 169-65 by McGuire Engineering Company; thence with a deflection angle of 93 degrees 27 minutes to the Left, run in a Southerly direction and along the East boundary of Parcel 13 for a distance of 175.0 feet to a point; thence run in an Easterly direction for a distance of 362.0 feet, more or less to the Southwest corner of Parcel 14, as shown on Drawing No. 169-65; thence run in a Northerly direction and along the West boundary of Parcel No. 14 for a distance of 172.0 feet to the Northwest corner of Parcel No. 14, which is the POINT OF BEGINNING, said parcel containing 1.4 acres, more or less.

AND ALSO CONVEYED:

Start at the Northeast corner of the SE ¼ of the SW ¼ of Section 6, Township 21 South, Range 10 West in Tuscaloosa County, Alabama; thence run in a Westerly direction and along the North Boundary of said SE ¼ of the SW ¼ for a distance of 410.4 feet to a point; thence with a deflection angle of 93° 35' to the left run in a Southerly direction for a distance of 310.08 feet to a point; thence with a deflection angle of 93° 35' to the right run in a Westerly Direction for a distance of 510.5 feet to the Point of Beginning; thence continue in a Westerly direction and parallel with the North boundary of said SE ¼ of the SW ¼ for a distance of 150.0 feet to a point; thence with a deflection angle of 93° 27' to the left run in a Southerly direction for a distance of 200.0 feet to a point; thence with a deflection angle of 86° 33' to the left run in an Easterly direction and parallel with the North boundary of said SE ¼ of the SW ¼ for a distance of 150.0 feet to a point; thence with a deflection angle of 93° 27' to the left run in a Northerly direction for a distance of 200.0 feet to the point of beginning.

AND ALSO CONVEYED:

Begin at the Northwest corner of the Southeast One-fourth of the Southwest One-fourth of Section 6, Township 21 South, Range 10 West, and run thence in a Southern direction along the West boundary line of the said forty for a distance of 895 feet; thence turn left 86° and 13' and run in an Eastern direction for a distance of 250 feet to a point on the East side of the street, which point is the Southwest corner of this parcel of property; thence run in a Northern direction and parallel to the West boundary line of the said forty for a distance of 387 feet; thence turn right 93° and 27' and run in an Eastern direction for a distance of 150 feet; thence turn right 86° and 33' and run in a Southern direction for a distance of 387 feet to a point, which is the Southeast corner of this parcel of property; thence run in a Western direction in a straight line for a distance of 150 feet to the Southwest corner of this parcel of property.

LESS AND EXCEPT FROM THE LAST ABOVE-DESCRIBED PARCEL THE FOLLOWING:

A parcel of land located in the Southeast Quarter of the Southwest Quarter of Section 6, Township 21 South, Range 10 West, Tuscaloosa County, Alabama, containing zero and seventy three hundredths (0.73) acres, more or less, and being more particularly described as follows:

Commence at the Northwest Corner of the Southeast Quarter of the Southwest Quarter of Section 6, Township 21 South, Range 10 West; thence run in a southerly direction along the West boundary line of said Quarter-Quarter for a distance of 895 feet to a point; thence with a deflection angle left of 86° 15' 00", run in an easterly direction for a distance of 250 feet to the POINT-OF-BEGINNING, said point lying on the East right-of-way margin of 68th Avenue; thence with a deflection angle left of 89° 46' 48", run in a northerly direction and along the said East right-of-way margin for a distance of 212.00 feet to a point; thence with an interior angle left of 90° 13' 12", run in an easterly direction for a distance of 149.62 feet to a point; thence with an interior angle left of 89° 46' 48", run in a southerly direction for a distance of 212.00 feet to a point; thence with an interior angle left of 90° 13' 12", run in a westerly direction for a distance of 149.62 feet to the POINT-OF-BEGINNING, forming an interior closure angle of 89° 46' 48".

BB-14

EXHIBIT "A" (continued-Page 2)

AND ALSO CONVEYED:

DEED Book 2021 Page 5834
Tuscaloosa County, Alabama

Start at the Northeast corner of the SE1/4 of the SW1/4 of Section 6, Township 21 South, Range 10 West in Tuscaloosa County, Alabama; thence run in a Westerly direction and along the North boundary of said SE1/4 of the SW1/4 for a distance of 410.41 ft. to a point; thence with a deflection angle of 93° 35' to the left run in a Southerly direction for a distance of 310.08 ft. to a point; thence with a deflection angle of 93° 35' to the right in a Westerly direction for a distance of 330.0 ft. to the point of beginning; thence continue in a Westerly direction and parallel with the North boundary of said SE1/4 of the SW1/4 for a distance of 180.5 ft. to a point, thence with a deflection angle of 93° 27' to the left run in a Southerly direction for a distance of 200.0 ft. to a point; thence with a deflection angle of 86° 33' to the left run in an Easterly direction and parallel to the North boundary of said SE1/4 of the SW1/4 for a distance of 180.9 ft. to a point; thence with a deflection angle of 93° 35' to the left run in a Northerly direction for a distance of 200.0 ft. to the point of beginning.

ABW

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

DEED BOOK 2021 Page 5035

Grantor's Name Estate of Curtis R. Wilson
 Mailing Address 5720 Shurlewood Pkwy
Northport AL 35473

Grantee's Name Zachary L. O Neal and Jessica L. O Neal
 Mailing Address 4023 68th Ave
Northport, AL 35473

Property Address 4023 68th Ave
Northport, AL 35473

Date of Sale March 12, 2021
 Total Purchase Price \$ 300,000.00
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

Bill of Sale
 Sales Contract
 Closing Statement
 Appraisal
 Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

- Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.
- Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.
- Property address - the physical address of the property being conveyed, if available.
- Date of Sale - the date on which interest to the property was conveyed.
- Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.
- Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.
- If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).









Date 3/12/21
 Print Zachary L. O Neal
 Sign [Signature]
 (Grantor/Grantee/Owner/Agent) circle one
 Unattested _____
 (verified by) _____

City of Northport Planning Commission

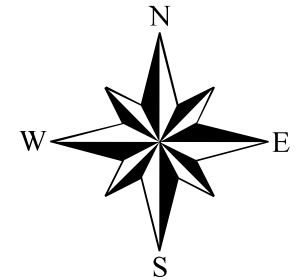
Annexation Request

Zoning

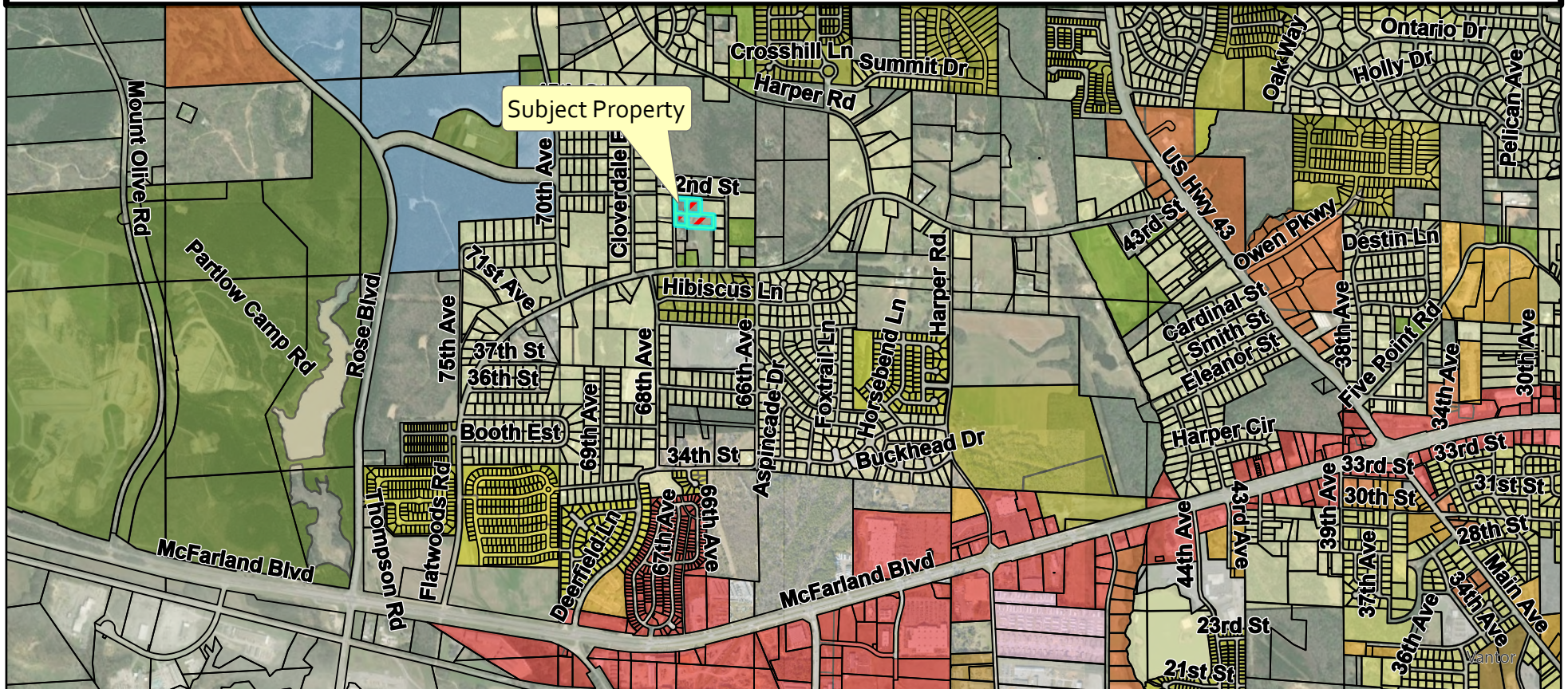
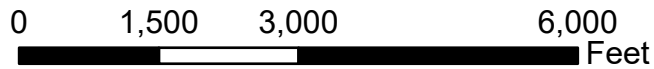
-  Agriculture
-  Neighborhood Commercial
-  General Commercial
-  Commercial Highway
-  Light Industrial
-  Heavy Industrial
-  Mobile Home Park

-  Office and Institutional
-  Recreational
-  Residential Multi-Family
-  Special District
-  Residential Single-Family - 1
-  Residential Single-Family - 2
-  Residential Single-Family - 3
-  Residential Single-Family - 4

-  Parcels
-  Subject Property

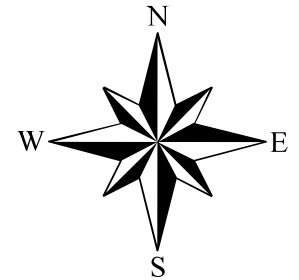


While the City of Northport, Alabama makes every effort to maintain and distribute accurate information, No Warranties and/or Representations of Any Kind are made regarding information, data or services provided. In no event, shall the City of Northport, Alabama be liable in any way to the users of this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



City of Northport Planning Commission

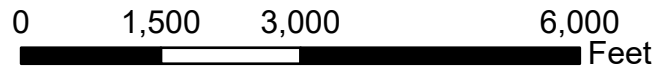
Annexation Request



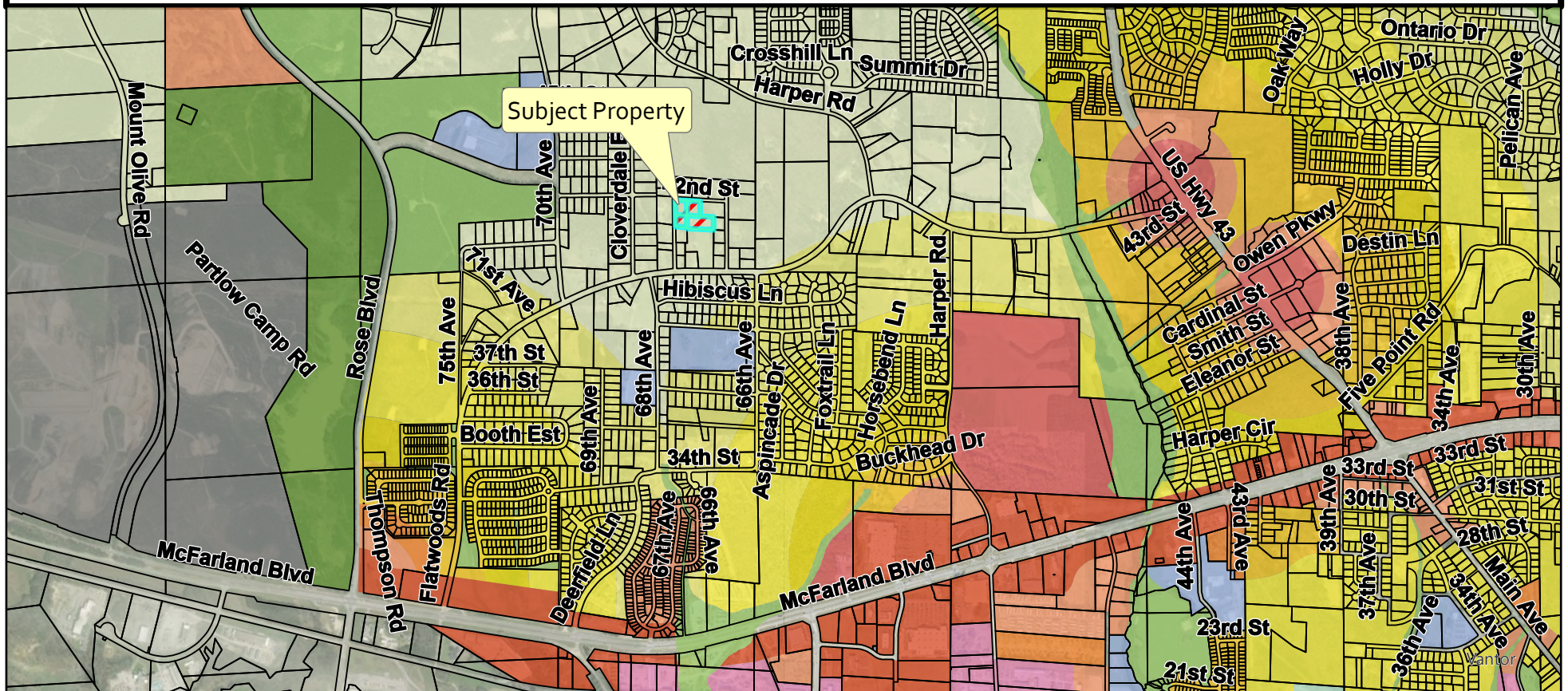
Future Land Use

- Agriculture Rural Residential
- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use

- Multifamily Residential
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Office-Trades Mix
- Institutional
- Utilities
- Parcels
- Subject Property



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





Subject property as seen from 68th Avenue looking southeast.

City of Northport
Planning and Zoning Commission – January 13, 2026
Staff Report

Case: S-26-2 River Run Retreat

Applicant: Duncan, Coker and Associates

Location: East of 30th Avenue and south of 18th Street

Request: Preliminary Plat

Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.26 acres for the property located east of 30th Avenue and south of 18th Avenue. The property is currently 6 separate lots, and the requested subdivision would divide the property into 1 lot.

The following waivers are requested with this plat:

- **Sidewalks** - A waiver has been requested for sidewalk construction. There are no sidewalks along this portion of 30th Avenue or 18th Street. Sidewalks are not proposed in the City’s Comprehensive Plan or the MPO’s Bicycle and Pedestrian Plan.
- **Right-of-way Dedication** - A waiver has been requested for partial ROW Dedication on 30th Avenue. 30th Avenue is a collector, which requires 80 feet of ROW. The ROW is currently 40 feet (20 feet on petitioner's side of center line). The petitioner proposes to dedicate 5 feet of ROW. This waiver request, if approved, would eliminate an additional 15 feet of ROW dedication from the petitioner's side of center line.
- **Half-street Improvements** - A waiver has been requested for half-street improvements. Curb and gutter already exists on both roadways. The existing paving width is approximately 22 feet on 18th Street, and approximately 23 feet on 30th Avenue. Both roadways are wide enough to allow safe and efficient traffic operations, but do not meet the required widths to accommodate on-street parking. Per the petitioner, the widening would require extensive drainage work.

The current property consists of 6 undeveloped lots zoned General Commercial (C-3). It is surrounded to the north, east, and south by single-family residential zoned “Special District”, and to the west across 30th Avenue by a manufacturing facility zoned “Limited Manufacturing” (M-1).

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.

WAIVER REQUESTS

Project: River Run Retreat Subdivision

Date: December 16, 2025


















The following variance requests are requested pursuant to the City of Northport Subdivision Regulations:

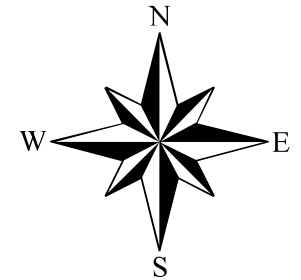
1. **Sidewalks:** The developer requests a waiver of constructing the required sidewalks along 30th Avenue and 18th Street. Due to the industrial nature of the adjacent businesses and no sidewalks in the proximity to which a connection could be made, sidewalks could create a safety concern for pedestrians in this area.
2. **Partial R.O.W. Dedication 30th Avenue:** The developer requests a waiver for full R.O.W. dedication of along 30th Avenue. Major collectors require a R.O.W. width of 80' (40' from centerline). The R.O.W. is currently 40' (20' from centerline) and will require major R.O.W. acquisitions in both directions to obtain the required 80' width for the length of the roadway. For this reason, the developer proposes a 5' R.O.W. dedication (25' from centerline).
3. **Half Street Improvements 30th Avenue:** The developer requests a waiver of constructing half street improvements along 30th Avenue. Major storm drainage modifications including extension of the existing dual 48" culverts would be required to accommodate the additional pavement width. Due to the limited scope of the proposed project, the developer requests a waiver of these extensive upgrades to 30th Avenue.

City of Northport Planning Commission

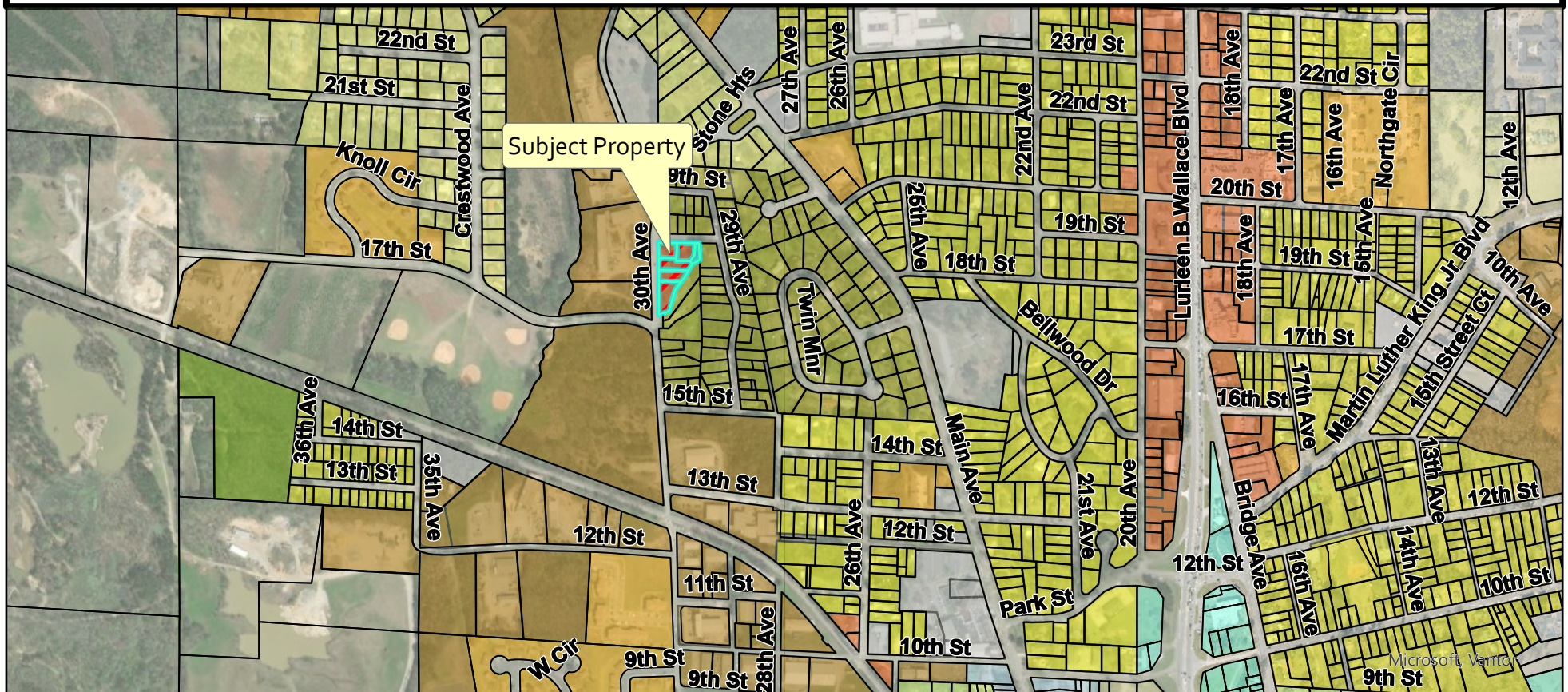
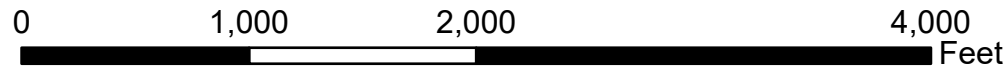
Preliminary Plat

Zoning

- | | | |
|--|--|--|
|  Agriculture |  Residential/Commercial/Institutional |  Parcels |
|  Neighborhood Commercial |  Residential Multi-Family |  Subject Property |
|  General Commercial |  Special District | |
|  Historic Neighborhood |  Residential Single-Family - 1 | |
|  Light Industrial |  Residential Single-Family - 2 | |
|  Multi-Family Housing |  Residential Single-Family - 3 | |
|  Office and Institutional |  Residential Single-Family - 4 | |
| |  Suburban Mixed-Use | |



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.



Current By-Laws



**CITY OF NORTHPORT
PLANNING AND ZONING COMMISSION
RULES FOR THE TRANSACTION OF BUSINESS (BYLAWS)**

ARTICLE I – POWERS, DUTIES, AND COMPOSITION

The powers, duties, and composition of the City of Northport Planning and Zoning Commission (hereafter referred to as “the Commission”) shall be as specified in Title 11 Chapter 52 of the Code of Alabama 1975, as amended, and those powers and duties delegated to the Commission by the City Council of the City of Northport.

ARTICLE II – OFFICERS AND THEIR DUTIES

- a. The officers of the Commission shall consist of a Chairman, a Vice-Chairman, and a Secretary.
- b. The Commission shall elect its Chairman and Vice-Chairman from among the appointed members. The term of offices of the Chairman and Vice-Chairman shall be one year, with eligibility for reelection. Officer elections shall be held during the regularly scheduled December meeting of each year, and the new officers will begin their term of office at the next scheduled meeting after their election. If elections are unable to be held during the regularly scheduled December meeting, then they shall be held at the next available meeting.
- c. In the event the Chairman resigns, or the position is otherwise vacated, then the Vice-Chairman shall fill the unexpired term of the office of Chairman and the Commission shall elect a new Vice-Chairman for the remainder of the unexpired term of the Vice-Chairman.
- d. The Chairman shall preside at all meetings and hearings of the Commission and shall decide all points of order or procedure and perform any duties required by law, ordinance, these rules, or the Commission. The Vice-Chairman shall preside in the absence of the Chairman. In the event that neither the Chairman nor Vice-Chairman is present or unable to act, an Acting Chairman shall be chosen from among the members present for that meeting.
- e. The Chairman shall have the authority to appoint any committees as deemed necessary to assist the Commission in the execution of its responsibilities. Such committees shall be advisory only and shall report back to the Commission such information as requested.
- f. The Secretary of the Commission shall be the Director of Planning and Inspections, or a staff member as designated by the Director. The Secretary shall keep the minutes and records of the Commission,

prepare the agenda of meetings with the Chairman, provide and arrange notice of meetings, attend to correspondence of the Commission, and other duties as may be assigned by the Commission.

ARTICLE III – MEETINGS

- a. Regular meetings shall be held on the second Tuesday of each month at 6:00 p.m. at Northport City Hall in the Council Chambers. In the event of conflict with holidays or other events, a majority vote of the Commission may change the date of a meeting. Special called meetings may be called by the Chairman as needed.
- b. Not fewer than five (5) members shall be a quorum for the conduct of official business. The adoption of the master plan for the physical development of the City or any such part or amendment or extension or addition to said plan, including approval of any subdivision plat, shall be by the affirmative votes of not less than six (6) members.
- c. In cases involving annexation, rezoning, conditional use or change in the text of the Zoning Ordinance of the City of Northport, the affirmative vote of a majority of the Commission present is necessary to provide a favorable recommendation to the Northport City Council.
- d. The Commission shall follow the rules contained in the latest edition of *Robert's Rules of Order* in cases they are applicable and not inconsistent with these rules, or other applicable rules, regulations, or laws.
- e. The order of business at regular meetings should generally follow the order stated below, but may be changed at the discretion of the Chairman:
 - i. Call to order (including invocation)
 - ii. Roll call and establishment of a quorum
 - iii. Introductions and meeting procedures
 - iv. Approval of minutes of previous meeting(s)
 - v. Verification of no conflict of interest
 - vi. Verification of proper notification
 - vii. Disclosure of ex parte communication
 - viii. Old business
 - ix. New business, including any public hearing required with each agenda item.
 - x. Committee reports
 - xi. Other and miscellaneous business
 - xii. Adjournment
- f. Presentation of items should generally follow the order stated below, but may be changed at the discretion of the Chairman:
 - 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.
 - 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.
 - 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.

g. Meeting Decorum

- i. Speakers shall observe the commonly accepted rules of courtesy, decorum, dignity, and good taste. All comments, questions, or remarks shall be addressed to the Chairman or the Commission as a body and not to members of the audience, petitioner, or city staff. Interested parties or their representatives may address the Commission by written communications, a copy of which shall be provided to the Secretary either before or during the meeting.
- ii. Those wishing to speak for or against the petition may address the Commission for no longer than three (3) minutes. However, the Chairman has the discretion to grant additional time to a speaker who is presenting pertinent material or whose presentation is incomplete after the expiration of time. Speakers may be interrupted by any member of the Commission for clarification or additional information, but those interruptions will not count against the speaker's time. At the discretion of the Chairman, a speaker may address the Commission a second time, but only after all others have been given an opportunity to speak. The Chairman may also grant additional time to an individual representing a homeowners' association or other large group.
- iii. The Chairman reserves the right to require an individual wishing to speak on behalf of another person, group, or entity to provide written authorization to the Commission from the person, group, or entity being represented.
- iv. Speakers and other members of the public shall not approach the Commission dais or any Commission member during the meeting without express permission from the Chairman.

h. All meetings of the Commission shall be open to the public.

i. Notice of meetings and public hearings shall be performed as specified in Title 11, Chapter 52 of the Code of Alabama 1975, as amended, and/or as required by the Alabama Open Meetings Act. The Secretary may employ supplemental notification procedures (yard signs, electronic notification, etc.) to ensure that the interested parties are aware of pending cases, but the failure of any such supplemental notification procedures shall not invalidate any lawful action or decision of the Commission.

ARTICLE IV – CONTINUING, WITHDRAWING, AND RECONSIDERATION OF CASES

- a. The Commission may, on its own motion, continue the hearing on any petition other than a subdivision plat to such future dates as it may determine, and it may give consideration to written requests from petitioners for such continuation. A petitioner may request to have a scheduled hearing on any petition continued to the following month with the following stipulations:
 - i. Prior to the mailing of notice of the Commission meeting, a petitioner may notify the Secretary in writing to request a continuance of the petition or subdivision plat to the

following month. The Secretary will note on the legal notice that the case has been continued to the following month.

- ii. After the mailing of notice of the Commission meeting, a petitioner may notify the Secretary in writing to request a continuance of the petition or subdivision plat, though the petitioner must be present at the meeting to formally request such continuance. The Commission shall have the sole discretion to grant or deny a continuance. The petitioner will be responsible for any additional mailing fees and expenses.
 - iii. If during the course of the Commission meeting, the petitioner requests that the petition be continued, the Commission shall vote to grant or deny such request.
 - iv. The continuation of a case by the petitioner for more than two (2) consecutive months shall be deemed the withdrawal of such petition, and the Secretary shall not add the petition to a Commission meeting agenda until a new application has been submitted and any/all associated fees paid.
- b. A petitioner may request to have a scheduled hearing on any petition withdrawn with the following stipulations:
- i. Prior to the mailing of notice of the Commission meeting, a petitioner may notify the Secretary in writing to request the withdrawal of the petition or subdivision plat. The Secretary will note on the legal notice that the case or plat has been withdrawn.
 - ii. After the mailing of notice of the Commission meeting, a petitioner may notify the Secretary in writing to request a withdrawal of the petition or subdivision plat, though the petitioner must be present at the meeting to formally request such withdrawal. The Commission shall have the sole discretion to grant or deny a withdrawal.
 - iii. If during the Commission meeting, the petitioner requests that the petition be withdrawn, the Commission shall vote to grant or deny such request.
 - iv. A new application fee and any other associated fees shall be required to resubmit a petition that has been withdrawn.
- c. No petition which has been denied by the Commission or City Council or not favorably recommended by the Commission to the City Council shall be placed on the agenda for consideration by the Commission within a period of six (6) months from the date of the prior decision, except under the following stipulations:
- i. Prior to the publication of the legal notice, a petitioner must notify the Secretary in writing to request that a reconsideration of a previously denied/unfavorably recommended case be placed on the agenda. The petitioner shall submit a new application and pay any/all associated fees. A written summary of the changes from the previous petition shall be provided to the Secretary at the time the reconsideration request is made.
 - ii. The petitioner shall be responsible for producing any supplemental documentation to be included with their reconsideration request and shall be responsible for presenting their request to the Commission.
 - iii. The Commission will hear the request and determine if there has been a substantial change in the facts (including new relevant or different information) of the case, evidence or circumstances of the case that early reconsideration is necessary to prevent undue hardship to the petitioner, and the early consideration will not result in an undue hardship on the Commission or other affected parties. An affirmative vote of five (5) members of the Commission is needed to grant the reconsideration request.
 - iv. The petitioner may request no more than one (1) rehearing within a period of six (6) months from the date of the prior decision.

ARTICLE V – EXPIRATION OF DECISION WHEN THE COMMISSION IS THE RECOMMENDING BODY

- a. In matters where the Commission serves as a recommending body to the City Council (annexation, rezoning, conditional use, or change in the text of the Zoning Ordinance), the decision of the Commission (favorable or unfavorable) shall expire 180 days after the date of the Commission decision. If a decision expires before the City Council votes upon the recommendation, the matter must be resubmitted as new business for consideration by the Commission.
- b. If the petitioner can provide written documentation that a government entity has prolonged the time in which the City Council may act upon a recommendation, the Secretary of the Commission and City Attorney can, at their discretion, administratively extend the time limit for no more than 30 days.


ARTICLE VI – CONFLICTS OF INTEREST AND MEMBER CONDUCT

- a. If a Commission member has a direct personal interest, pecuniary interest, or other conflict with an agenda item, the member shall note the conflict, recuse himself or herself, and leave the room during discussion and voting on the item.
- b. Commission members are advised to not discuss pending cases with members of the public outside of the public meeting, and if attempted ex parte contact persists, the member should disclose such contact at the Commission meeting. Members may gather relevant information regarding an agenda item, including making site visits as allowed in Title 11, Chapter 52 of the Code of Alabama 1975, if such information will aid in making an informed, objective decision. Any written material received by members shall be given to the Secretary for incorporation into the files.
- c. Commission members shall avoid all improper conduct and the appearance of impropriety before, during, and after a public hearing including showing bias for or against a petitioner, individual, or group, and criticizing the vote or comments of any member of the Commission or ultimately the City Council.
- d. Commission members are expected to attend every Commission meeting. Any member who anticipates he/she will not attend a duly scheduled meeting is required to notify the Secretary at the earliest opportunity, but not later than one (1) day before the scheduled meeting date. The Secretary will notify the Chair of all such anticipated absences. Any member who seeks to depart a meeting before the meeting has been adjourned is expected to notify the Chair of such premature departure and the departure shall be noted in the meeting minutes.

ARTICLE VII – AMENDING AND REVIEW OF RULES

- a. Amendments to these rules shall require the affirmative vote of six (6) members of the Commission.
- b. The Commission shall review these rules annually at the same meeting as officer elections.

AMENDED, this the 9th day of January, 2024



Kevin Turner

Planning Commission Chairman

ATTEST:



Julie Ramm, AICP
Planning Commission Secretary