

**AGENDA  
NORTHPORT ZONING BOARD OF ADJUSTMENT  
THURSDAY, JANUARY 15, 2026**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
  - A. December 15, 2025
- 4. APPROVAL OF THE AGENDA**
- 5. VERIFICATION OF PROPER NOTIFICATION**
- 6. VERIFICATION OF NO CONFLICT OF INTEREST**
- 7. NOTICE OF RIGHT TO APPEAL**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS**
  - A. **V-26-1 Henry Parker** - Henry Parker is requesting a variance from the accessory structure regulations found in section 3.04 for the property located at 2715 Deerfield Lane.
  - B. **V-26-2 River Run Retreat** - River Run Retreat, LLC is requesting a variance from the building material standards found in section 5.01 for the property located at 18th Street.
- 10. DISCUSSION**
- 11. CITIZEN COMMUNICATIONS**
- 12. ADJOURNMENT**

## NOTICE OF RIGHT TO APPEAL

Any party aggrieved by any final decision of the Zoning Board of Adjustment may appeal the final decision of the Board by filing an appeal in the Tuscaloosa County Circuit Court. The aggrieved party shall first file a written notice of appeal with the Board within 15 days after the final decision, specifying the decision from which the appeal is taken. The aggrieved party must also file an appeal with the Circuit Court within 45 days after the final decision of the Board and shall also serve the Board with the appeal at the office of the City Clerk. Alabama Code Section 11-52-81.



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PACKETS AND MINUTES

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**OFFICIAL MINUTES  
NORTHPORT BOARD OF ZONING ADJUSTMENT  
MONDAY, DECEMBER 15, 2025**

The Northport Zoning Board of Adjustment was called to order at 12:00 p.m. on Monday, December 15, 2025, in the Municipal Court Room of the Northport Public Safety Building by Chairman Jon Garner.

Upon roll call the following members were found to be present: Mr. Byron Bennett, Mr. Jon Garner, Mr. Chad Haynie, Ms. Tena Phifer, Mr. Kevin Shobe, and Mrs. Taylor-White. Absent and failing to vote was Mr. Aubrey Dale. Also present were staff members Mrs. Julie Ramm, Mr. Ron Davis, Ms. Meredith Mullins, Mrs. Holly Phillips and Mrs. Katelyn Lesley.

**Approval of Minutes**

**Motion by Mr. Shobe** to approve the minutes for August 21, 2025. **Seconded by Mr. Bennett.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Bennett – Yes; Mr. Garner – Yes; Mr. Haynie – Yes; Mr. Shobe - Yes and Mrs. Taylor-White – Yes. **Motion Carried.**

**Approval of Agenda**

**Motion by Mr. Shobe** to approve the agenda for December 15, 2025. **Seconded by Mr. Bennett.** Roll call vote was as follows: Mr. Shobe – Yes; Mr. Haynie – Yes; Mr. Bennett – Yes; Mr. Garner – Yes; Mr. Shobe - Yes and Mrs. Taylor-White – Yes. **Motion Carried.**

**Approval of Proper Notification-** Mrs. Ramm informed the Board that proper notification was given.

**Verification of No Conflict of Interest** – No conflicts of interest.

**Notice of Right to Appeal**

**Old Business**

**New Business**

- A. **SP-25-5** – McFarland New Day, LLC requests a special exception to modify architectural requirements for the property located at 6201 McFarland Boulevard.

Wilson Moores, 6201 McFarland Boulevard, spoke at the podium. He stated that they are based in Birmingham, two years ago they decided to diversify a little bit and create New Day Car Wash. He stated they have 6 locations now, one that is in Tuscaloosa on Veterans Memorial Parkway, this will be very similar in aesthetic.

Justin Collier, 6201 McFarland Boulevard, spoke at the podium. He stated that the building we see at the Tuscaloosa site is the standard building, the special exception they are requesting is a reduction in fenestration requirements. He stated that while they do maintain a good bit of glazing, for their lobby that can be seen from the public right of way and then the glazing at the corner of the building coming into the

wash tunnel, they are asking for a reduction on the remaining 25%. He stated that the challenge they have with doing that on a car wash is either most of the glazing would be in the equipment room which has wall to wall equipment or in the wash tunnel, they have seen where some have the glazing but it makes challenging to maintain.

Mr. Garner asked what the glass area was towards the back of the building. Mr. Collier stated that it was the lobby, it is actually a corner glass right there, it allows them to look at the pay station but also for visitors and customer service. Mr. Garner also stated that in this rendering the exit for the car wash is on the 15<sup>th</sup> Street side, what is to the right that looks like a door? Mr. Collier stated that was a mat washing station and it is a covered overhang.

Mr. Garner asked how business has been in Tuscaloosa. Mr. Moores stated that it has been very good, it has slowed down with school being out but has been really well received.

Mr. Shobe asked if this was a deal breaker if it is not approved. Mr. Moores stated that a deal breaker is an interesting way to put it, he thinks that the equipment room is wall to wall equipment, it would present pretty significant operational challenges to figure out how to rearrange the equipment.

Chairman Garner opened the floor for a public hearing.

With no one to appear before the board, Chairman Garner closed the public hearing.

**Motion by Mr. Haynie** to grant McFarland New Day, LLC a special exception to allow a building that does not meet architectural standards for fenestration as shown on the application for the property located at 6201 McFarland Boulevard. **Seconded by Mr. Shobe.** Roll call was as follows: Mr. Haynie – Yes; Mr. Shobe – Yes; Mr. Bennett – Yes; Mr. Garner – Yes; Mr. Shobe - Yes and Mrs. Taylor-White – Yes..  
**Motion Carried.**

## DISCUSSION

## XI. ADJOURNMENT

All members voted yes by a voice vote and the meeting was adjourned at 12:17pm.

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Mr. Jon Garner, Chairman

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Julie Ramm, Secretary

**NORTHPORT ZONING BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
**January 15, 2026**

**AGENDA ITEM**

**Case Number:** V-26-10

**Request:** A variance from accessory structure standards

**Location:** 2715 Deerfield Lane

**Applicant:** Henry Parker

**SUBJECT PARCEL**

**Zoning:** Residential Single-Family (RS-3)

**Zoning of Adjacent Property:** Residential Single-Family (RS-3) and General Commercial (C-6)

**Proposed Action:** To allow a new building that does not meet accessory structure standards

**STAFF COMMENTS**

Henry Parker is requesting a variance from the accessory structure standards. Those standards are found in Section 3.04 and are included below.

**§3.04 Structures**

3.04.01 Only buildings conforming to the Building Code and manufactured homes conforming to the HUD Code may be used for permanent residential occupancy. Recreational vehicles, tiny homes on wheels and similar portable structures may be permitted only for temporary residential occupancy in recreational vehicle parks and campgrounds.

3.04.02 Permanent structures and accessory structures may not be located within public utility or drainage easements.

3.04.03 No structure may be moved from one development site to another unless such structure complies, at the new location, with all applicable provisions of this Ordinance.

3.04.04 Accessory Uses and Structures

A. Authorization

1. Any question of whether a particular use is permitted as an accessory use is determined by the Director.

2. No accessory use or structure may be established or constructed unless a building permit, evidencing the compliance of such use or structure with all applicable provision of this Ordinance and all other City regulations, has first been issued in accordance with [§12.06 Building Permit, Certificate of Occupancy](#).
  3. No accessory structure or use may be constructed or established on any lot prior to substantial completion of the principal structure. This does not apply to agriculture-related structures in the AG District.
- B. Size, Lot Coverage and Placement
1. The principal use or structure, together with any accessory use or structure, may not jointly exceed applicable, ISR nor exterior storage limitations.
  2. On residential lots, accessory structures may not exceed the height of the principal residential building nor 25 ft in height, whichever is less, except as provided for antennas in [§3.04.04.F](#). If taller than 15 ft, they must be set back one additional foot from side and rear lot lines for each two feet in height above 15 ft.
  3. On residential lots, the total floor area of all accessory structures may not exceed 50% of the floor area of the principal structure. This includes open carports, gazebos and greenhouses, but not swimming pools. This does not apply to lots of three acres or larger in the AG District.
  4. Accessory structures may not be located within any required front yard or within a required buffer. However, freestanding gazebos, arbors, trellises and similar open structures other than antennae that are no larger than 50 sf in area are permitted in required front yards provided they are set back at least ten feet from the nearest front lot line.
  5. **Except as provided for open structures in Paragraph 4 above, accessory structures serving residential uses must be set back at least ten feet behind the front building line.**
  6. Accessory structures serving nonresidential uses must comply with the yard setbacks required of principal structures in the applicable district.
  7. Accessory structures may not be closer than ten feet to a principal structure nor five feet to any other accessory structure. If attached to another structure by means of fully enclosed habitable area, the two structures are considered one.
- C. Number of Structures in Rear Yard. Within the rear yard of residential lots, the maximum number of accessory structures, other than swimming pools, is permitted as follows:
- a. Established rear yard of 1,500 sf or less: one accessory structure
  - b. Established rear yard of 1,501-4,000 sf: two accessory structures
  - c. Established rear yard of 4,001-10,000 sf: three accessory structures
  - d. Established rear yard of more than 10,000 sf: four accessory structures.
- D. Design
1. **Accessory structures must be constructed of materials compatible with those of the principal structure. At least one exterior material used in the design of the accessory structure must be the same type and similar color as that used on the principal structure.** Trim material alone does not satisfy this requirement. Open accessory structures are only permitted for pavilions and similar uses.

**STAFF RECOMMENDATIONS:**

The standards for variances as outlined in section 14.03.03 of the Northport Zoning Ordinance are as follows:

**14.03.03 Standards for Variances**

*A. The Board will grant no variance unless it finds that the following standards are satisfied. It is the intent of this Ordinance that the variance be used only to overcome some exceptional physical condition of a parcel of land which poses practical difficulty to its development and prevents its owner from using the property as intended by this Ordinance.*

*B. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant must establish and substantiate in writing that the requested variance conforms to all standards listed below:*

*1. The granting of the variance will be in harmony with the general purpose of the regulations imposed in the applicable district and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

*2. The granting of the variance will not permit the establishment of any use that is not permitted in the district.*

*3. There must be proof of unique circumstances. There must exist special circumstances fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the district, and which circumstances are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.*

*4. There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions. It must result from the application of this Ordinance. It must be suffered directly by the property in question; and evidence of other variances granted under similar circumstances may not be considered.*

*5. The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted by the Board is the minimum variance that will accomplish this purpose.*

*6. The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*

*7. The granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands or structures in the same district.*

*C. The Board may prescribe any condition that it deems necessary to secure substantially the objectives of the provisions to which the variance applies. Violations of conditions lawfully attached to any variance approval are considered violations of this Ordinance and are subject to applicable fines and penalties.*

**SUMMARY:**

Henry Parker is requesting a variance to allow a metal accessory structure for the residential property located at 2715 Deerfield Lane. The proposed structure would be nonconforming for the following reasons:

- **Materials** - The zoning ordinance requires accessory structures to utilize materials architecturally compatible with principal structures. The residence at this property has brick veneer, while the accessory structure has metal siding.
- **Location** – The zoning ordinance requires all residential accessory structures to be set back at least 10 feet from the front place of the residence. The accessory structure at this location is in front of the residence.

The current site consists of single-family residence zoned Residential Single-Family (RS-3). It is surrounded to the north, south, and west across Deerfield Lane by single-family residences zoned Residential Single-Family (RS-3), and to the west by a mobile home park zoned General Commercial (C-6).

As a hardship, the petitioner has medical reasons. A letter from Mr. Parker’s physician is included in this packet.

The proposed structure would not connect to the residence. No other front-yard accessory structures are present on this block.

The future land use plan contained within Northport Compass identifies this property as Medium to Low Density Residential.

***MOTION:***

I make a motion to grant Henry Parker a variance from the accessory structure standards to allow an accessory structure as shown on the application for the property located at 2715 Deerfield Lane.

V25-000012



# City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to [planning@cityofnorthport.org](mailto:planning@cityofnorthport.org).

Date of Application: \_\_\_\_\_

### SUBMITTAL CHECKLIST

- Completed Application
- Designation of Agent Form (if applicant is not property owner)
- \$75 Appeal Fee (additional fees may apply)
- Names and Addresses of all Adjoining Properties
- Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions)

### PROPERTY INFORMATION

Property Address: 2715 Deerfield Lane, Northport, AL

Property Subdivision and Lot Number: \_\_\_\_\_

Property Zoning District: RS-3

Existing Buildings on Property: Home

Proposed Construction on Property: Garport

### PETITIONER INFORMATION

Petitioner Name: Henry Parker

Petitioner Phone: \_\_\_\_\_ Petitioner Email: \_\_\_\_\_

Petitioner Address (if different than property information above): 2715 Deerfield Lane  
Northport, AL

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

### OWNER INFORMATION

Owner Name and/or Company: \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_

Owner Phone: \_\_\_\_\_ Owner Email: \_\_\_\_\_

\*\*\*\*\*

BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Applicant Signature: [Signature] Date: 11-25-25



# City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to [planning@cityofnorthport.org](mailto:planning@cityofnorthport.org).

## REQUEST INFORMATION

Describe the nature of the request:

carport for medical reasons

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

Medical conditions

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

No it would not affect

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

for medical conditions to prevent falling



# City of Northport Variance Application Packet

All applications, plans, and supporting documents may be submitted by email to [planning@cityofnorthport.org](mailto:planning@cityofnorthport.org).

## PROCESS

1. You have requested a variance, special exception or interpretation of the Zoning Ordinance. The Zoning Board of Adjustment has the full authority to rule on cases such as this after a public hearing.
2. The Zoning Board of Adjustment meets in City Hall, located at 3500 McFarland Boulevard, in the Council Chamber at 6:00 p.m. on the third Thursday of each month.
3. You or your agent must be present at the meeting to explain your request and answer questions.
4. No later than the closing of business hours four weeks prior to the meeting, the following must be submitted to the Planning and Inspections Department:
  - An Administrative Appeal Application completely filled out and signed (page 2 and 3 of this packet);
  - The names and mailing addresses of all adjoining property owners as obtained from the Tax Assessor on the first floor of the County Courthouse. Adjoining owners include owners on all sides of the property in question and also the property across streets, creeks, power line right-of-ways, etc.;
  - A filing fee of \$75.00, plus certified mailing fees per adjoining property owner and advertising fees;
  - A small drawing (8x11) of the lot in question with dimensions; existing and proposed new construction with dimensions; distance to the property lines of all structures; any other concerns which may be applicable to your case, such as existing and proposed parking spaces, heights of structures, access roads, etc. The drawing are not required to be professionally prepared, but must be legible and accurate.
5. A decision of the Zoning Board of Adjustment is final. The Circuit Court will hear any appeals to the decision of the Zoning Board of Adjustments. Appeals to the Circuit Court must be applied for within 15 days after a final decision of the Zoning Board of Adjustment has been made.

Department of Veterans Affairs  
VA Medical Center



Oct 31, 2025

Mr. Henry Parker  
2715 Deerfield Ln  
Northport, Alabama 35473

To whomever it may concern

I am a board certified family medicine physician who has been Mr Parker's doctor for the last few years. He has a lot of medical comorbidities, including a history of having had three strokes. Due to this, he has balance issues and struggles with instability and increasing his risk for falling. At this time, I feel that he would greatly benefit from a carport to allow him to stay out of the rain, wind and heat going from his car to his house. This will decrease his risk for having a fall and significantly improve his quality of life.

Please reach out for any questions or concerns.

Sincerely,

*A Fair, MD*

Andrea Fair, MD  
3701 Loop Road  
Tuscaloosa, AL  
(205) 554-2010



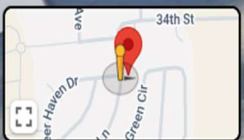
Subject property as  
seen from Deerfield  
Lane looking east.



← 2715 Deerfield Ln 🔍 ✕

↶ Share ✕

**2899 Deer Haven Dr** 📍  
Northport, Alabama  
Google Street View  
Dec 2025 [See more dates](#)



Google Maps







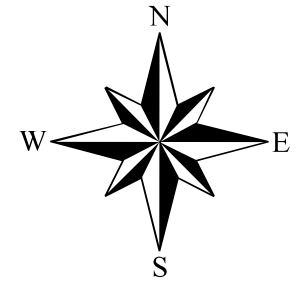
# Northport Zoning Board of Adjustment

## Variance Request

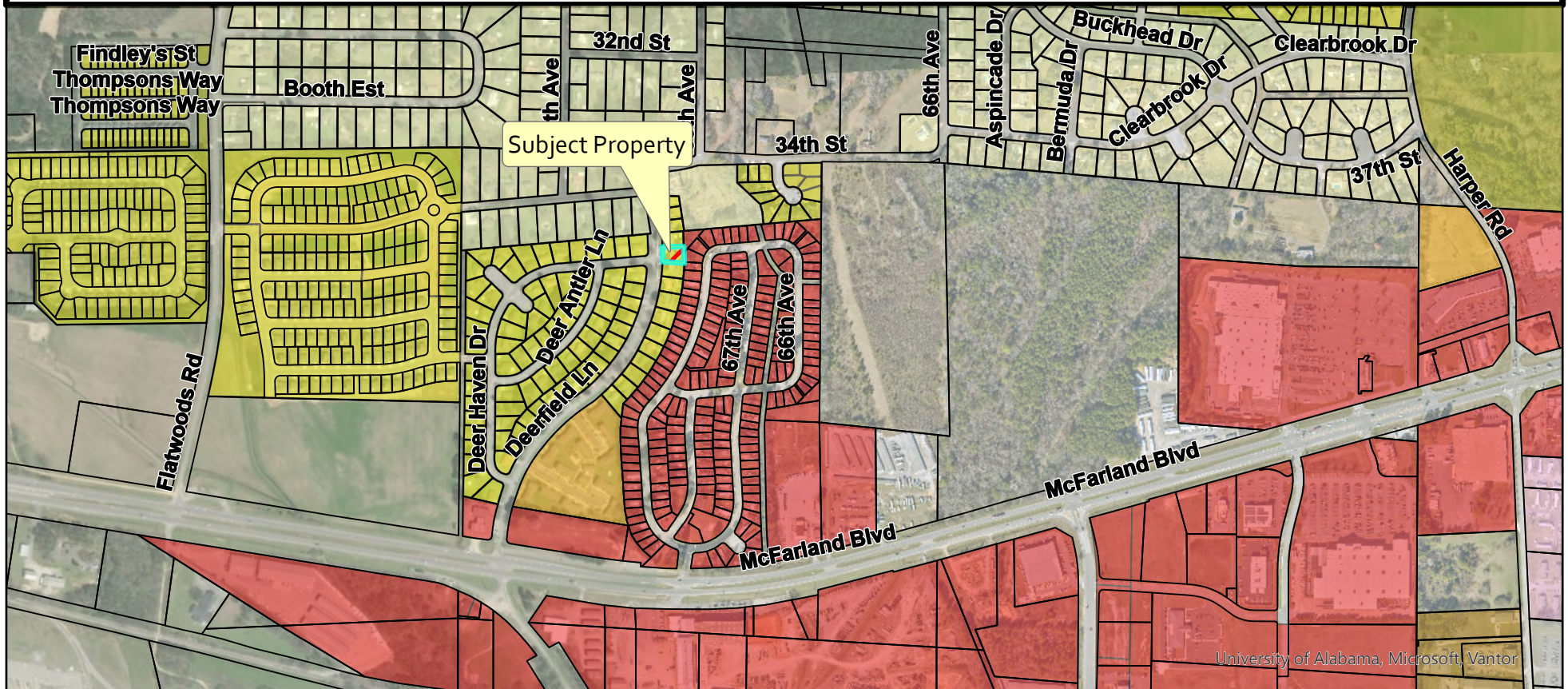
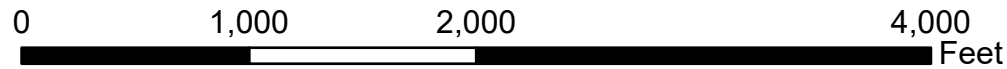
### Zoning

- Commercial Highway
- Light Industrial
- Mobile Home Park
- Office and Institutional
- Residential Multi-Family
- Special District

- Residential Single-Family - 1
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- Parcels selection



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# Northport Zoning Board of Adjustment

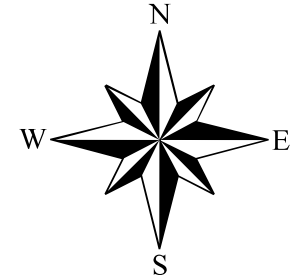
## Variance Request

### Future Land Use

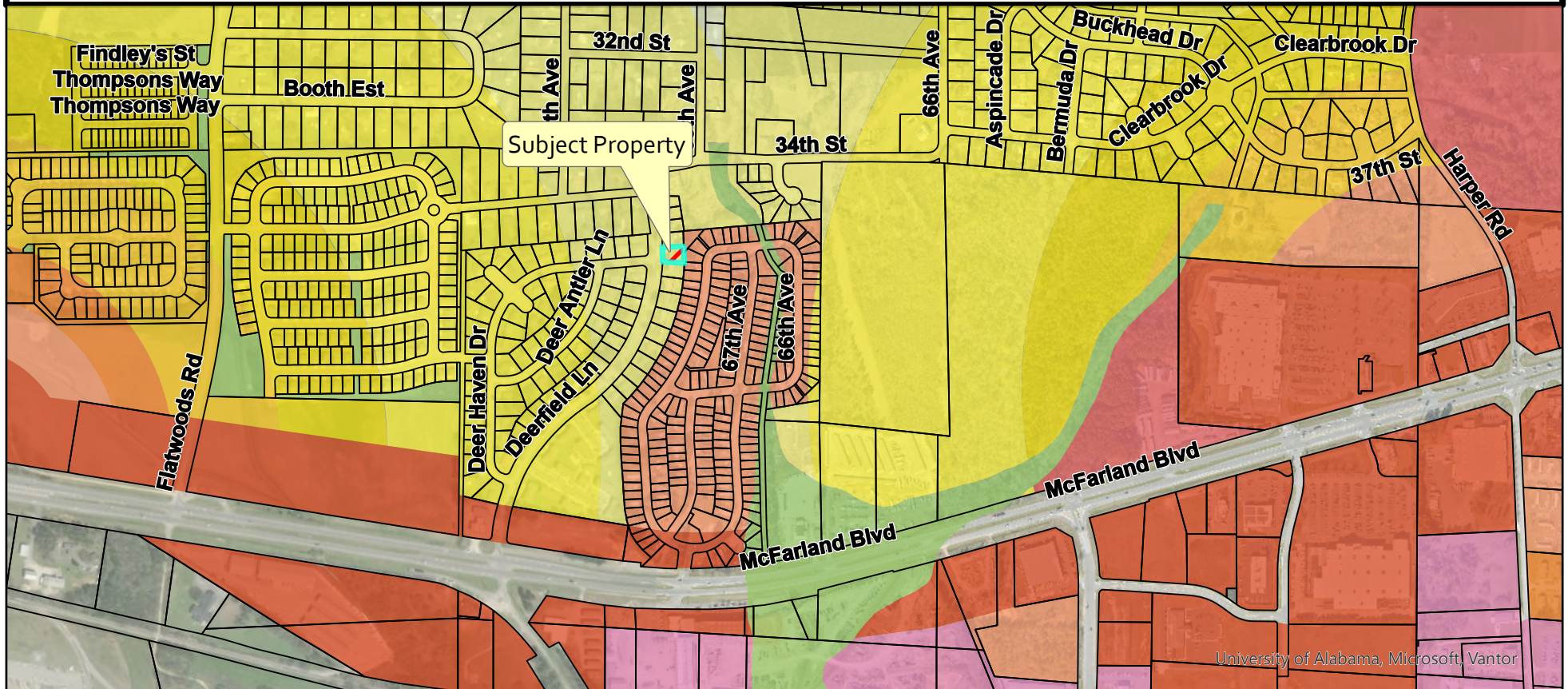
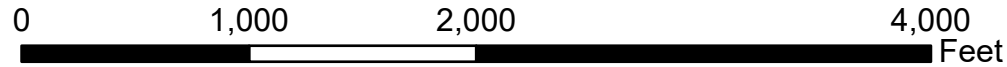
-  Conservation
-  Conservation Floodway
-  Commercial Mix
-  General Mixed-Use
-  Limited Mixed-Use
-  Multifamily Residential

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

-  Parcels
-  Parcels selection



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**NORTHPORT ZONING BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
**January 15, 2026**

**AGENDA ITEM**

**Case Number:** V-26-2

**Request:** A variance from building material standards

**Location:** East of 30<sup>th</sup> Avenue and south of 18<sup>th</sup> Street

**Applicant:** River Run Retreat, LLC

**SUBJECT PARCEL**

**Zoning:** General Commercial (C-3)

**Zoning of Adjacent Property:** Special District (SD), Limited Manufacturing (M-1)

**Proposed Action:** To allow a new building that does not meet building material standards

**STAFF COMMENTS**

River Run Retreat, LLC is requesting a variance from the building material standards. Those standards are found in Section 5.01 and are included below.

## §5.01 General Provisions

- 5.01.01 All uses must comply with the use regulations in [Table 5-1](#), the area and dimensional requirements in [Table 5-2](#) and any applicable requirements for specific uses indicated in [Table 5-1](#).
- 5.01.02 Retail displays outside of a structure must be set back at least 20 ft from the nearest point of a public right-of-way.
- 5.01.03 Material Standards. Metal and vinyl siding are prohibited on all facades visible from any public street except under the following conditions:
1. Metal siding is allowed in M-1 or M-2 Districts under the following conditions:
    - a. A minimum base of four feet or 30% of wall height, whichever is greater, of brick, stone, split face block, or other durable material (not smooth finish concrete masonry units or smooth concrete) must be located on street facades; if a multi-story building, the first story must meet this material requirement
    - b. No exterior wall plane facing a public street may exceed 30 ft without articulation, such as but not limited to, recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, projecting bays, porches, or fenestration. Change in color alone is not sufficient to meet this requirement.
    - c. If the premises is adjacent to a residential district, the front or main façade may not have any metal siding. However, architectural metal panels are allowed.
  2. Architectural metal panels are allowed in C-2, C-3, or C-6 Districts under the following conditions:
    - a. A minimum base of four feet or 30% of wall height, whichever is greater, of brick, stone, split face block, or other durable material other than smooth finish concrete masonry units or concrete, must be located on all street facades; if a multi-story building, the first story must meet this material requirement
    - b. No exterior wall plane visible from a public street may exceed 30 ft without articulation, including recesses, projections, material changes, pilasters, columns/posts, roofline or cornice line changes, porches, or fenestration. Change in color alone is not sufficient to meet this requirement.

### **STAFF RECOMMENDATIONS:**

The standards for variances as outlined in section 14.03.03 of the Northport Zoning Ordinance are as follows:

#### **14.03.03 Standards for Variances**

*A. The Board will grant no variance unless it finds that the following standards are satisfied. It is the intent of this Ordinance that the variance be used only to overcome some exceptional physical condition of a parcel of land which poses practical difficulty to its development and prevents its owner from using the property as intended by this Ordinance.*

*B. The applicant must prove that the variance will not be contrary to the public interest and that practical difficulty and unnecessary hardship will result if it is not granted. In particular, the applicant must establish and substantiate in writing that the requested variance conforms to all standards listed below:*

*1. The granting of the variance will be in harmony with the general purpose of the regulations imposed in the applicable district and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

2. *The granting of the variance will not permit the establishment of any use that is not permitted in the district.*
  3. *There must be proof of unique circumstances. There must exist special circumstances fully described in the findings, applicable to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or buildings and do not apply generally to land or buildings in the district, and which circumstances are such that the strict application of the provisions of this Ordinance would deprive the applicant of the reasonable use of such land or building.*
  4. *There must be proof of unnecessary hardship. It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created; nor can it be established on this basis by one who purchases with or without knowledge of the restrictions. It must result from the application of this Ordinance. It must be suffered directly by the property in question; and evidence of other variances granted under similar circumstances may not be considered.*
  5. *The granting of the variance is necessary for the reasonable use of the land or building and the variance as granted by the Board is the minimum variance that will accomplish this purpose.*
  6. *The proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.*
  7. *The granting of the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands or structures in the same district.*
- C. The Board may prescribe any condition that it deems necessary to secure substantially the objectives of the provisions to which the variance applies. Violations of conditions lawfully attached to any variance approval are considered violations of this Ordinance and are subject to applicable fines and penalties.*

**SUMMARY:**

River Run Retreat, LLC is requesting a variance metal siding for a new commercial building located on the east side of 30<sup>th</sup> Avenue and south of 18<sup>th</sup> Street. The zoning ordinance prohibits metal siding on any side of a building visible from a public street. The applicant is proposing to have metal siding on all sides of the proposed building – see attached rendering. If approved, the board may want to consider adding a condition that the building feature wood accents as shown on the images shown in the application.

The current site consists of an undeveloped lot zoned General Commercial (C-3). It is surrounded to the north, east, and south by single-family residences zoned Special District (S-D), and to the west across 30<sup>th</sup> Avenue by a manufacturing facility zoned Limited Manufacturing (M-1).

The petitioner has not cited a non-financial hardship.

The future land use plan contained within Northport Compass identifies this property as Limited Mixed-Use.

**MOTION:**

I make a motion to grant River Run Retreat, LLC a variance from the building material standards to allow a metal siding as shown on the application for the property located on the east side of 30<sup>th</sup> Avenue and south of 18<sup>th</sup> Street.

No image found for this file, click here to upload an image.

**PERMIT PROJECT**  
**FILE #: 25-002640**  
**18TH ST NORTHPORT AL**  
**RIVER RUN RETREAT**



**PERMIT #: V25-000013**

Permit Type  
Variance/Administrative Appeal

Subtype  
Variance ▼

Work Description:  
River Run Retreat

Applicant  
River Run Retreat LLC - Sheldon Clowers ▼ ...

Status  
Payment Needed ▼

Valuation  
0.00



**FEES & PAYMENTS**

Plan Check Fees 0.00

Permit Fees 148.20

Total Amount 148.20

Amount Paid 0.00

Balance Due 148.20

Non-Billable



**PERMIT DATES**

Application Date  
12/15/2025

Approval Date

Issue Date:

Expiration Date:

Close Date

---

Last Inspection

---

**Review the attached process packet (click to download)**

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**Property Information**

Property Zoning District

C-3



Existing Buildings on Property

n/a

Proposed Construction on Property

Rental

Number of Adjoining Properties

5

Are you the property owner?

No



Property Owner

River Run Retreat LLC - Shelden Clowers



Additional Parcel #s

31-05-16-1-009-002.000

31-05-16-1-009-003.000

31-05-16-1-009-003.003

31-05-16-1-009-003.004

31-05-16-1-009-003.005

31-05-16-1-009-003.006

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**Submittal Documents**

Notarized Designation to Authorize Agent Form (Click to Download)



Names and Addresses of all Adjoining Properties

River Run Retreat Proposal (1).pdf



Site Plan/Sketch (showing property lines, existing and proposed structures, and dimensions)

CCF\_000243 (1) (1).pdf



Additional Submittal Documents

brick column fence.pdf



**Request Information**

Describe the nature of the request

We propose to build a themed rental property (6 bedrooms) in relation to the River Run Park to help accommodate incoming teams to the park.

To meet city requirements we are asking to combine all 6 parcels into one as shown in the attached proposed plat.

We are inquiring with relevant building authorities regarding the applicable requirements to ascertain whether this rental property qualifies as commercial or residential.

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

Zoning for this lot of land is C-3.

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

By developing this raw land lot, the impact would likely help with bringing more interest to the area as it pertains to the River Run Park. Additionally, the project would likely improve home/land values. Our goal is to keep tax dollars in the city of Northport for incoming tournament teams for River Run Park instead of them finding accommodations in neighboring municipalities.

Describe the nature of any unnecessary hardship placed upon you by a literal enforcement of the zoning ordinance

Financial.

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

I understand: In any case involving construction under a city building permit, any order or variance granted by the Board shall expire unless such building permit is obtained from the proper authority within one hundred eighty (180) days from the date of the granting of such order or variance by the board, and unless construction of the structure or structures under said building permit is completed within eighteen (18) months from the date on the granting of the variance by the Board.

BY CHECKING THIS BOX, I HEREBY AGREE TO THE FOLLOWING TERMS AND CONDITIONS

The information contained in this document is true and correct and may be relied upon by the City of Northport. By typing my name and by checking this box, this acknowledges that I am bound by this document just as if I had signed the document rather than typed my name to this document.

Signature

signature.png



OFFICIAL USE ONLY

Date of Planning Commission Meeting

FEES						
FEE	DE	QUANTITY	AMOUNT	TOTAL		
Appeal Fee				75.00		

	QUANTITY	AMOUNT	TOTAL
Adjoining Properties Fee			48.20
Advertising Fee			25.00
<b>Plan Check Fees</b>			<b>0.00</b>
<b>Permit Fees</b>			<b>148.20</b>
<b>Total Fees</b>			<b>148.20</b>

 **PAYMENTS**

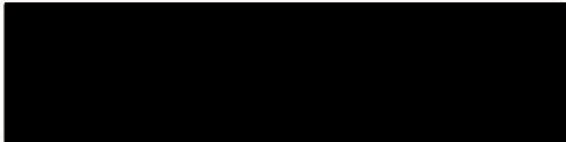


DATE	TYPE	REFERENCE	NOTE	RECEIPT #	RECEIVED FROM	AMOUNT
<b>Amount Paid</b>						<b>0.00</b>
<b>Balance Due</b>						<b>148.20</b>



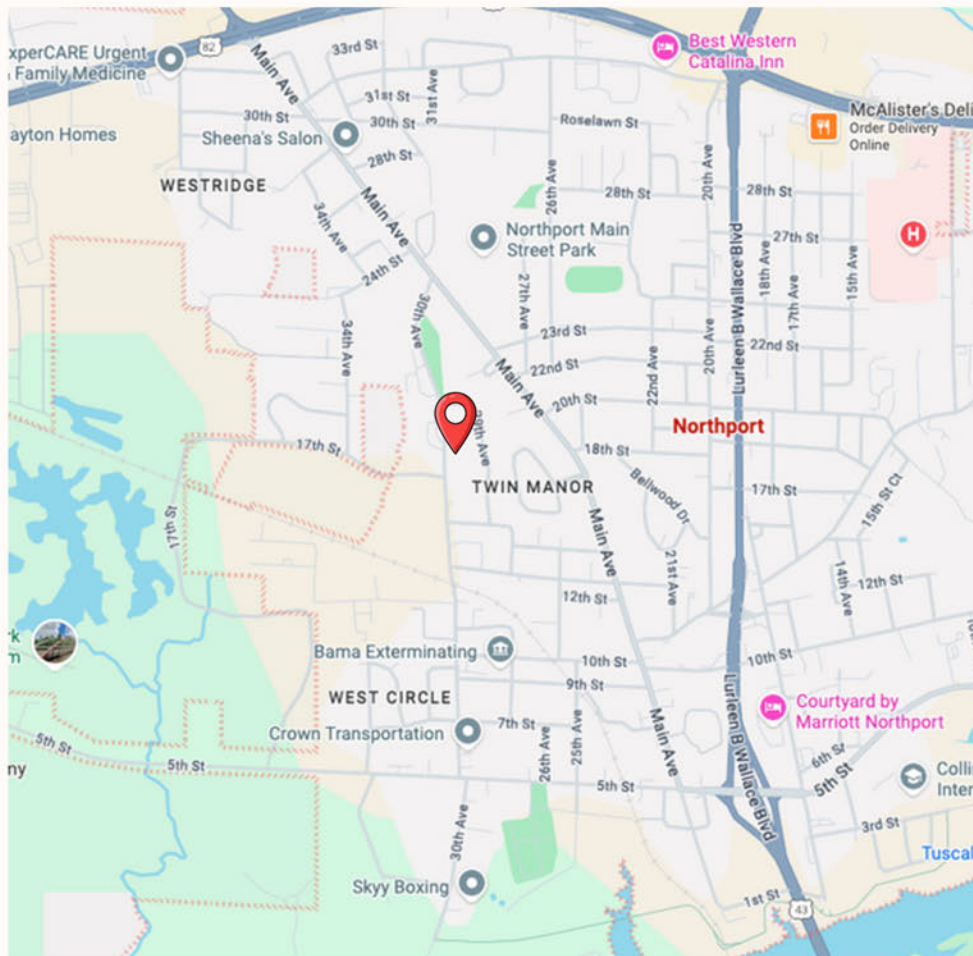
Northport, AL

*Miles Peppenhorst, Project Manager*



# SCOPE OF WORK

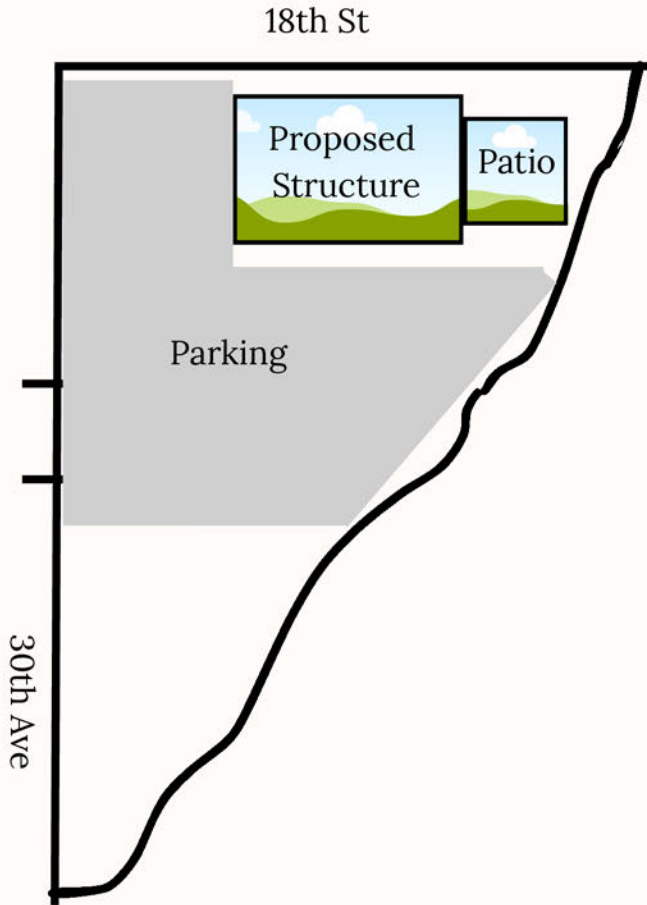
River Run Retreat, LLC proposes the development of a baseball-themed short-term rental property designed to serve visiting teams, families, and University of Alabama guests. Located on approximately 1.2 acres at the intersection of 30th Avenue and 18th Street in Northport—directly across from Dogan Steel and just a mile from River Run Park—the project will offer safe, high-density accommodations crafted specifically for the needs of travel-ball teams and multi-family groups.



The development will feature purpose-built team suites, four-family units, a fully enclosed privacy fence to ensure a secure outdoor play area for children, and a large off-street private parking lot to reduce neighborhood impact. With its close proximity to both the baseball complex and the University of Alabama (3 miles), River Run Retreat will provide a unique lodging option that enhances Northport's tourism infrastructure while supporting local sports and community events.



# SITE PLAN



The site plan takes into consideration the target audience. With children anticipated to stay, safety is of highest priority. The property will be adorned with wood fencing along 18<sup>th</sup> St from the beginning of the structure to the back property line. Then along the east boundary. The western boundary facing 30<sup>th</sup> Ave and a portion of 18<sup>th</sup> St will include iron fencing with brick pillars designed to upgrade the aesthetics along 30<sup>th</sup> ave and have a stately presence from the road view.

Front View





# EXISTING LODGING

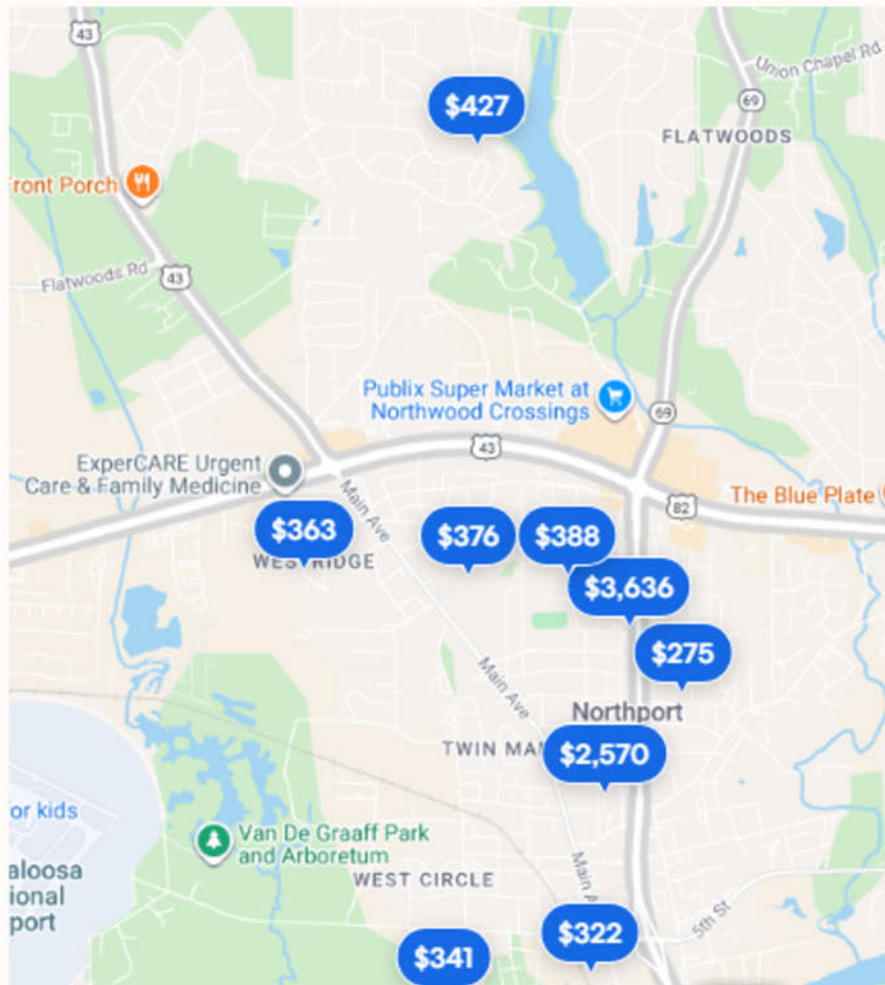
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**High-density accommodations  
within 5 miles from River Run Park**

Courtyard by Marriott - 100 Rooms

Magnolia Lake House (NWL) - 21 people (3 bathrooms)

Northwood Retreat - 18 people (4 bathrooms)



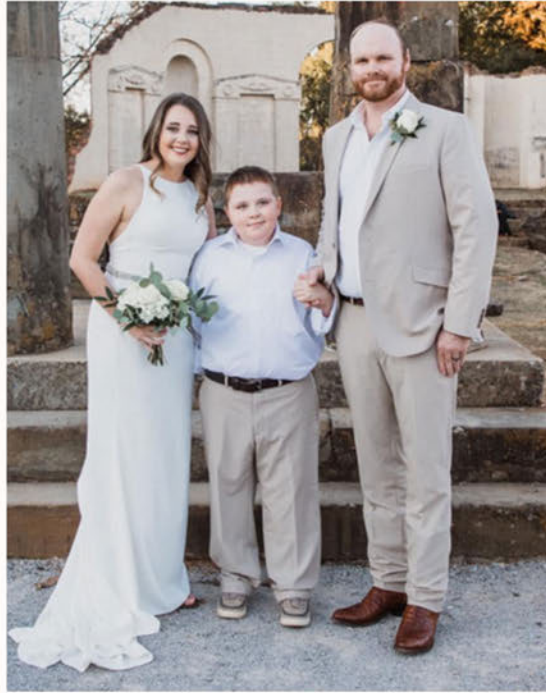
Our project aims to keep tax dollars in the city of Northport. At current time, very few accommodations exist where the City benefits. With 30+ teams traveling in a 12-week span Summer 2026, teams will be forced to find lodging in neighboring Tuscaloosa.

# OUR WHY

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Miles & Gina Peppenhorst



Lucas & Shelden Clowers

We are two local families invested in the continued success of the downtown Northport area. We want nothing more than to see this town thrive, even through a small project like a short-term rental.

Miles & Gina own MAG Contractors, LLC, a local contracting company specializing in remodels and new construction with extensive knowledge in residential and commercial construction. Shelden runs Pritchett Moore Property Management and TapAway short-term rentals where she has gained great knowledge in the real estate and hospitality industry. Lucas owns a local inspection company, Warrior Home Inspections, LLC and makes an impact educating buyers and protecting their investments in our city.

We believe River Run Retreat, LLC will aptly fit in the downtown Northport niche market and create raving fans for generations to come.




















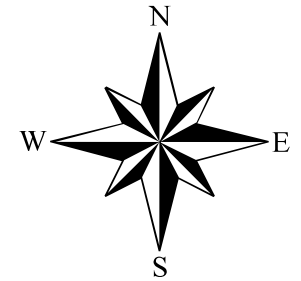
Subject property as seen from intersection of 18<sup>th</sup> Street and 30<sup>th</sup> Avenue looking southeast.

# Northport Zoning Board of Adjustment

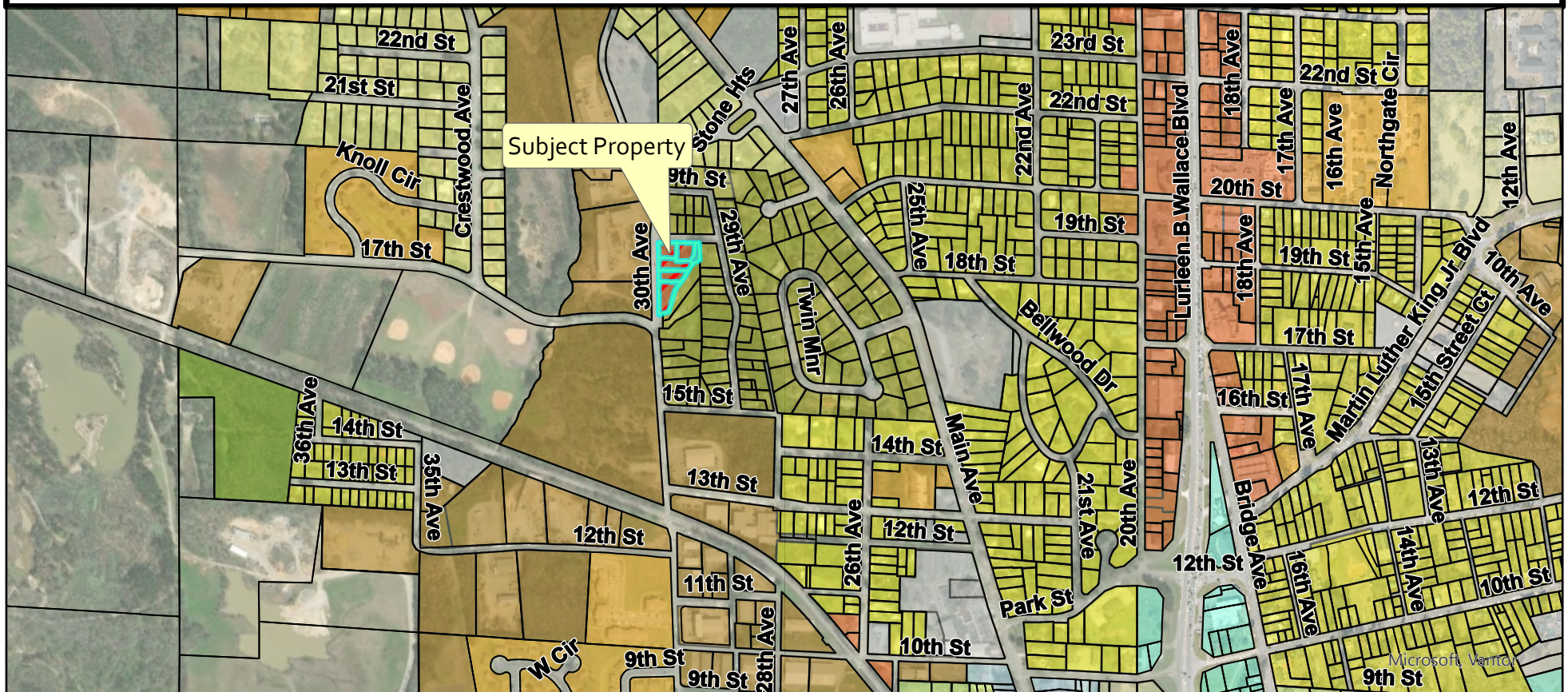
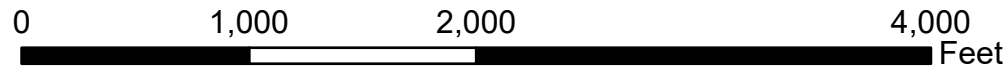
## Variance Request

### 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.





# Northport Zoning Board of Adjustment

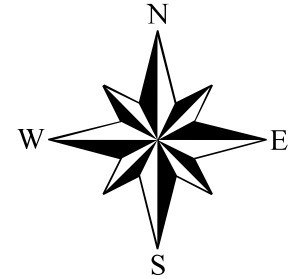
## Variance Request

### Future Land Use

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

-  Multifamily Residential
-  High Density Residential
-  Medium Density Residential
-  Office-Trades Mix
-  Institutional
-  Utilities

-  Parcels
-  Subject Property



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