

**AGENDA  
NORTHPORT PLANNING AND ZONING COMMISSION  
TUESDAY, MARCH 10, 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. February 10, 2026**
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
  - A. S-26-6 Forest Glen Master Plan Revision** - Builders Group Development, LLC is requesting a revision to the approved master plan for Forest Glen Subdivision located west of Highway 69 and north of Mitt Lary Road
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
- 10. COMMITTEE REPORTS**
- 11. OTHER AND MISCELLANEOUS BUSINESS**
- 12. ADJOURNMENT**

## Northport Planning and Zoning Commission Meeting Procedures

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



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, FEBRUARY 10, 2026**

The Planning and Zoning Commission met in a regular session at 6:07 p.m. on Tuesday, February 10, 2026, in the City Council Chambers at Northport City Hall.

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

**Chairman Roland Lewis introduced the board members and staff members to the public.**

**Information on Back of Agenda** – Chairman Roland Lewis explained the meeting procedures on the back of the agenda.

**Approval of the Minutes of Previous Meeting(s)** –

**Motion by Ms. Dykes** to approve the minutes of the regular meeting minutes for January 13, 2026. **Seconded by Mr. Randolph.** Voice vote was given. **Motion Carried.**

**Verification of No Conflict of Interest** – Kevin Turner recused himself from Case C, Julie Ramm and Jason Ward recused themselves for Case G.

**Verification of Proper Notification** – Yes

**Disclosure of Ex Parte Communication** – None

**Old Business**

None

**New Business**

- A. **S-26-3 Mission Express Subdivision** - Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.2 acres located at the intersection of McFarland Blvd (Hwy 82) and 32<sup>nd</sup> Avenue.

Ms. Ramm stated that Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.2 acres for the property located at 3131 McFarland Blvd. The property is currently remnants of 3 separate lots, and the requested subdivision would combine the property into 1 lot. They are asking for two waivers. Sidewalks and half-street improvements.

Mr. Matthews explained that the half-street improvements would require curb and gutter construction along 32<sup>nd</sup> Avenue. There's a note in their construction plan that they will be built but it's not shown as a note on the plat so clarification would need to be given.

Mr. Robert Martin (201 Towncenter Blvd, Tuscaloosa AL 35406) presented the case. He clarified that they are going to construct curb and gutter. The waiver request was geared more toward the additional paving to widening the street.

Chairman Lewis opened the floor for a public hearing.

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

Mr. Turner asked for clarification on the waiver. Mr. Matthews said the waiver would be as it pertains to the street width only. There are also no concerns about the width of the road. Curb and gutter will be built but the road will not be widened.

**Motion by Mr. Turner** to make a motion to approve preliminary plat approval for approximately 1.2 acres located at the intersection of McFarland Blvd (Hwy 82) and 32<sup>nd</sup> Avenue with waiver of sidewalk and half street improvements along 32<sup>nd</sup> Ave. **Seconded by Ms. Dykes.** Mr. Turner – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; and Mr. Ward – Yes. **Motion Carried.**

B. **SP-26-1 Estes Automotive** – Duncan, Coker and Associates is requesting conditional use approval for an automotive museum/showroom with minor automobile repair component. **WITHDRAWN BY APPLICANT. NO ACTION NEEDED.**

C. **SP-26-2 Crimson Rage** – Levi Campbell is requesting conditional use approval for an indoor recreation facility in a Limited Manufacturing (M-1) zone located at 2403 10<sup>th</sup> Street

Ms. Ramm stated that Levi Campbell is requesting conditional use approval for an indoor recreation facility in a Limited Manufacturing (M-1) zone for the property located at 2403 10<sup>th</sup> St. The proposed business would operate as a “rage room”. There is no new exterior construction proposed with this request. She noted that the Commission may wish to consider attaching some conditions to the recommendation such as hours of operation, screening or garbage cart service.

Levi Campbell (2403 10<sup>th</sup> Street) presented the case. He said he is wanting to create the first Rage Room in West Alabama and wants it to be in the City of Northport. He stated that he’s had a lot of support from local businesses and hotels in the area, and had talked to the pastor of Northport Baptist and arranged not to operate during church hours and also, they have agreed to share their parking with him.

Ms. Dykes asked if they would be serving alcohol. Mr. Campbell answered no. Mr Ward asked about a written agreement between them and the church. Mr. Campbell said the pastor is willing to provide that to the city. Mr. Randolph inquired about the hours of operation. Mr. Campbell listed his days and hours of operation. More discussion was had about hours of operation. Mr. Randolph asked about occupancy. Mr. Campbell said there would be three rooms with two to three people per room. Mr. Lewis asked about garbage control. Mr. Campbell detailed his use of a dump trailer for all refuse and glass to take it to his property in the county. Mr. Lewis asked about what will happen to the donations he will be receiving. He said all donations would be picked up personally and drop offs would be during business hours. Mr. Campbell’s father said he would be assisting with the pick ups and storage.

Chairman Lewis opened the floor for public hearing.

Mr. Jolly (12409 Hunter’s Point) spoke in regard to the existing dumpster. He indicated that it did not belong to Mr. Campbell and that it is for the use of his other tenant.

Floor was closed to public hearing.

More discussion was had about days and hours of operation by the commission. Also, discussion of how loud the activity would be. Mr. Campbell explained that there would be headphones for the music instead of having loud music playing throughout the rooms. Mr. Matthews was asked about street parking. Mr. Campbell said if there was an issue in the future, it could be handled. Mr. Davis asked about the disposal of refuse. Mr. Campbell said that everything will be removed off site each night.

**Motion by Mr. Randolph** to make a motion to approve the conditional use approval for an indoor recreation facility in a Limited Manufacturing (M-1) zone located at 2403 10<sup>th</sup> Street with the hours of 5:00pm – 10:00pm on weekdays M-F, Saturday 8:00 am – 10:00pm, Sunday 12:00pm – 10:00pm. **Seconded by Ms. Dykes.** Mr. Randolph – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes and Mr. Ward – Yes. **Motion Carried.**

D. **ANX-26-2 Old Union Chapel Rd** – Longleaf Engineering is requesting annexation of approximately 1.28 acres located at 3901 Old Union Chapel Rd.

Ms. Ramm introduced both Old Union Chapel Rd. cases together. Longleaf Engineering is requesting annexation and preliminary plat approval for the Old Union Chapel Road Subdivision located south of Old Union Chapel Road and west of Union Chapel Road. The neighborhood encompasses approximately 26 acres, while the proposed annexation request is for 1.28 acres. They are requesting the following waivers: sidewalks, stub streets and half-street improvements.

Tom Sims (1927 7<sup>th</sup> Street, Tuscaloosa) presented the case. Mr. Kemp asked if there is any way lots have access to Old Union Chapel. Mr. Simms answered “no – all lots are interior.” Mr. Turner asked about the note on Lot 16 “proposed vegetation” and how it will be enforced. Mr. Simms said it’s a natural barrier and wetlands area but that he is ok with making it a condition. Mr. Turner asked if there would be an HOA responsible for all the natural areas and Mr. Sims replied yes. Mr. Randolph inquired about why there aren’t sidewalks on Union Chapel Road at Lot 1. After discussion, decision was made to require sidewalks to the intersection of Lot 1 and Union Chapel Road.

Chairman Lewis opened the floor for a public hearing.

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

**Motion by Mr. Turner** to make a motion to grant annexation of approximately 1.28 acres located at 3901 Old Union Chapel Rd. **Seconded by Ms. Dykes.** Mr. Turner – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes and Mr. Ward – Yes. **Motion Carried.**

E. **S-26-4 Old Union Chapel Subdivision** – Longleaf Engineering is requesting preliminary plat approval for approximately 26.3 acres located at the intersection of Union Chapel Road and Old Union Chapel Road.

**Motion by Mr. Randolph** to make a motion to approve the preliminary plat for approximately 26.3 acres located at the intersection of Union Chapel Road and Old Union Chapel Road with the waiver for stub streets, half-street improvements and waiver for sidewalks along Union Chapel Road and a partial waiver on Union Chapel Rd for Lot 25 all the way back to Highway 43 and approval of plat is contingent upon annexation approval by Council to include the condition that no lot will have direct access to Union Chapel Road or Old

Union Chapel Road. **Seconded by Ms. Dykes.** Mr. Randolph – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Turner – Yes; and Mr. Ward – Yes. **Motion Carried.**

- F. **S-26-5 12<sup>th</sup> Street Industrial** – Longleaf Engineering is requesting preliminary plat approval for approximately 4.29 acres located at 3009 12<sup>th</sup> Street.

Ms. Ramm introduced the case. Longleaf Engineering is requesting preliminary plat approval for approximately 4.29 acres for the property located at 3009 12<sup>th</sup> Street. The property is currently portions of 2 separate lots, and the requested subdivision would combine the property into 1 lot. They are requesting a waiver for sidewalk construction.

Tom Sims (1927 7<sup>th</sup> Street, Tuscaloosa) presented the case.

Chairman Lewis opened the floor for public hearing. No one was there to speak so the floor was closed.

**Motion by Mr. Turner** to make a motion to preliminary plat approval for approximately 4.29 acres located at 3009 12<sup>th</sup> Street with the waiver of sidewalks on 12<sup>th</sup> Street. **Seconded by Ms. Dykes.** Mr. Turner – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Randolph – Yes; and Mr. Ward – Yes. **Motion Carried.**

- G. **S-26-6 Forest Glen, Ninth Section** – Builders Group Development, LLC is requesting preliminary plat approval for approximately 26.3 acres located west of Prince William Way and Arbor Oaks Road.

Ms. Ramm and Mr. Ward left the room.

Ms. Mullins introduced the case. Builders Group, LLC is requesting master plan revision for the Forest Glen Subdivision located south of Highway 69 North. The neighborhood encompasses approximately 190 acres, while the proposed changes are contained within the Ninth Section, which is approximately 55 acres. They are asking for waivers for maximum cul-de-sac length, stub streets, typical roadway section, double frontage lots, maximum lot depth and setbacks.

Mr. Matthews addressed the waivers individually.

Chris Crawford (3200 Rice Mine Rd, Tuscaloosa) presented the case and explained the need for the waivers requested. Mr. Turner asked about the double frontage lots, which would be the front and which would be the rear and asked if there were any other options. Mr. Crawford explained that the double frontage lots were due to the fire department requirement limit for how many lots can be on a street and it would keep them from having to ask for another waiver. Mr. Crawford and Mr. Turner had further discussion about the reasoning for the double frontage lots. Ms. Dykes asked who would be responsible for the two detention ponds. Mr. Crawford that the open space would be donated along with \$30,000 to the HOA for any amenity of their choosing and the developer would maintain the detention ponds during construction and then be taken over by the HOA. More discussion was had among the Commission and Mr. Crawford regarding the possibility of a separate HOA being created for the two detention ponds. Mr. Crawford was unsure. More questions were raised about access to the detention ponds. Mr. Crawford said that they would probably have to gain access easements from the private lots but that hasn't been settled yet. Ms. Dykes asked about the topography of the donated open space on the south side of the property. Mr. Crawford said the topography is adequate for any use they see fit for the open space.

Chairman Lewis opened the floor for public hearing.

Debbie Bawgus (14024 Prince William Way) – concerns about double frontage lots and where their fences will be placed, the cul-de-sac forcing more traffic along her street and the buffer behind her home and the new development.

Barkley Garrett (14039 Prince William Way) – has questions about the two lots in the cul-de-sac will have homes that match the rest of the homes on the street in relation to the garages being side loaded.

Barbara Pearce (13806 Randa Parkway) – stated that no one from the HOA has discussed anything with the residents about taking on the liability of the additional detention ponds.

Curtis Baggett (14046 Prince William Way) – concerns with the detention ponds and the unknown cost associated with the upkeep and maintenance and the wooded buffer between the properties that back up to the new addition and not perform clear cutting.

Public hearing was closed.

Mr. Crawford came back to podium to respond to questions and concerns from citizens. Mr. Crawford stated that lots at the end of the cul-de-sac will meet the lots standards, the buffer between the homes and new section should remain due to topography, and the cost of the detention pond upkeep and maintenance will be taken care of by the developer during construction. Ms. Dykes asked about the specific amenities that will be offered. Mr. Crawford said that the \$30,000 was for any amenity of their choosing. He also stated that he wasn't sure if fences would be proposed on the double frontage lots but that the location of those lots would be much higher than the lower lots. Mr. Patten listed the fence ordinance and said that those fences on double frontage lots would not be allowed unless a variance was granted by ZBA. More discussion was had about lot layout of double-frontage lots and the slope of the lots. Mr. Davis asked for clarification on the detention ponds and the HOA and requested that the developer be responsible for the maintenance of the detention until the phase is substantially completed. Mr. Turner also mentioned the rewrite of the subdivision regulations in relation to maintenance of detention ponds and that is must be clearly determined and an agreement be in place prior to the final plat being approved. More discussion was had about how the Commission can make a decision if they do not have a clear answer on this issue. Mr. Turner also mentioned the double frontage creating a self-imposed hardship that would then require a property owner to have to request a variance for a fence. Mr. Kemp stated that he isn't comfortable voting without an agreement being in place. Mr. Davis also stated his concerns. Mr. Kemp asked the petitioner if they would consider continuing until these issues are resolved.

Mr. Crawford requested a continuance.

**Motion by Mr. Lewis** to continue the preliminary plat for approximately 26.3 acres located west of Prince William Way and Arbor Oaks Road. **Seconded by Ms. Dykes.** Mr. Lewis – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Randolph – Yes; and Mr. Turner – Yes. **Motion Carried.**

H. **AMD-26-1 City of Northport** – The City of Northport proposes amendments to the Zoning Ordinance. Mr. Patten introduced the amendment.

**Motion by Mr. Lewis** to make a motion to approve the amendments to the Zoning Ordinance. **Seconded by Ms. Dykes.** Mr. Lewis – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Ward – Yes. **Motion Carried.**

**COMMITTEE REPORTS**

**OTHER AND MISCELLANEOUS BUSINESS**

**ADJOURNMENT – Motion by Mr. Lewis. Seconded by Ms. Dykes**

Meeting was adjourned at 7:37 PM.

ATTEST:

\_\_\_\_\_  
Roland Lewis, Chairman

\_\_\_\_\_  
Julie Ramm, Secretary

**City of Northport**  
**Planning and Zoning Commission – February 10, 2026**  
**Staff Report**

**Case:** S-26-6 Forest Glen  
**Applicant:** Builders Group, LLC  
**Location:** Forest Glen Subdivision on HWY 69 North  
**Request:** Master Plan Revision

Builders Group, LLC is requesting master plan revision for the Forest Glen Subdivision located south of Highway 69 North. The neighborhood encompasses approximately 190 acres, while the proposed changes are contained within the Ninth Section, which is approximately 55 acres.

The currently approved master plan contains 80 residential lots and 5 open space lots for the Ninth Section. The proposed revision also contains 80 residential lots and 5 open space lots for the Ninth Section. A side-by-side comparison of the two plans is included in your packet. Some of the key differences between the currently approved plan and the proposed plan include:

- **Prince William Way** – The currently approved master plan shows Prince William Way connecting to Wallace Way. While the proposed plan shows the right-of-way for these streets intersecting, the proposed streets do not connect.
- **Merlot Circle** – The currently approved master plan shows Merlot Circle as a short cul-de-sac accessed from Mercan Drive. The proposed revision shows the street as a longer cul-de-sac accessed from Wallace Way.
- **Double Frontage Lots** – The proposed changes to Merlot Circle result in lots with frontages on both Merlot Circle and Mercan Drive. The proposed building orientation is unclear at this time, and it is unknown which adjoining properties would be facing the front or rear of lots 150-154. As dual frontage lots are deemed to have two front lot lines, privacy fences would not be allowed along either frontage.
- **Phasing** – The currently approved master plan shows the Ninth Section as being built in 4 phases. The proposed revision shows this section as consisting of 2 phases.

The proposed master plan includes the following waiver requests:

- **Maximum Cul-de-sac Length** - The petitioner has requested a waiver for the maximum cul-de-sac street length of 600'. Per the petitioner, the site topography and existing wetlands restrict the ability to provide connectivity to other streets to shorten the cul-de-sac length.
- **Stub Streets** - Where a proposed subdivision adjoins unplatted or undeveloped land, the Subdivider must provide streets stubbed out to the adjoining tract at intervals between 400 ft and 1,200 ft. A waiver of the regulation would eliminate the requirement to build

stub streets connecting property to the west and north. The large area of wetlands would make a connection to the west unfeasible.

- **Typical Roadway Section** - The petitioner has requested a waiver for typical roadway section. The typical section would provide four-foot sidewalks on each side of the street with a two-foot planting strip. The current regulations require a six-foot sidewalk with a six-foot strip, but on just one side of the street. The proposed section matches the adjacent sections of Forest Glen.
- **Double Frontage Lots** - The petitioner has requested a waiver for double frontage lots. The commission could consider a plat restriction denying driveway access to Mercan Drive for lots 150-154.
- **Maximum Lot Depth** – The subdivision regulations prohibit a depth-to-width **ratio** exceeding 5:1. Lots 98–101 exceed this maximum. However, the increased rear setbacks of these lots could allow for a buffer against adjoining established lots. These lot configurations and rear setbacks match the master plan previously approved in 2023.
- **Setbacks** – The petitioner initially included setback modifications in the waiver request, however, this request was withdrawn with the resubmittal.

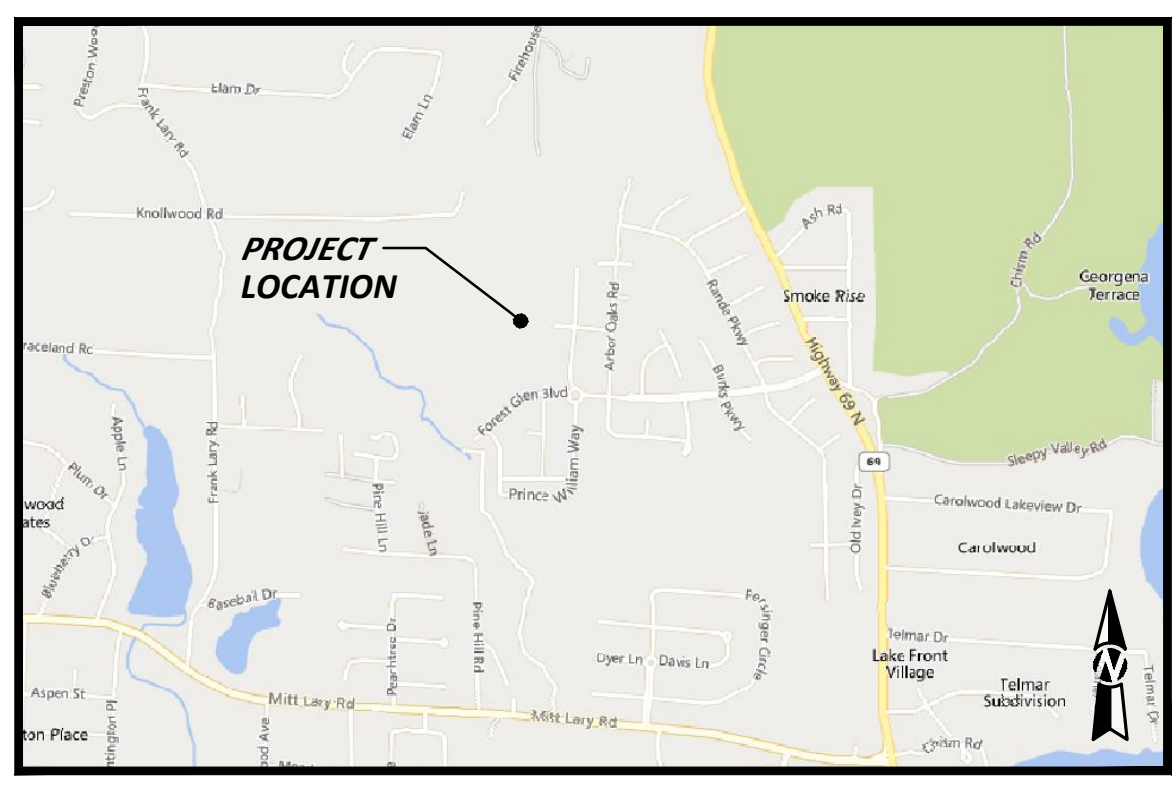
The zoning ordinance requires 20% usable open space for active and passive recreation. The development as proposed contains roughly 45% open space, but no amenities are specified.

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.

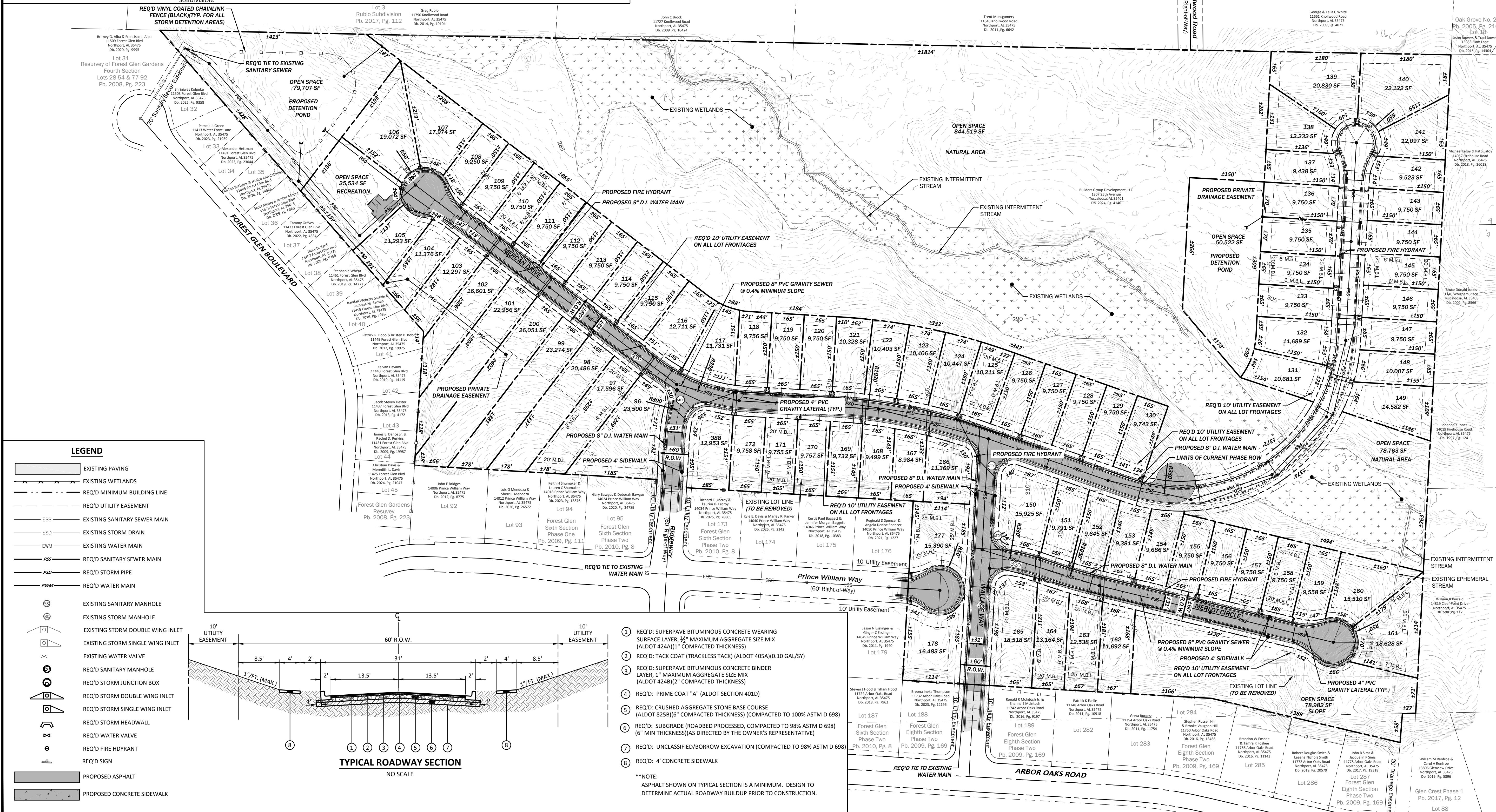
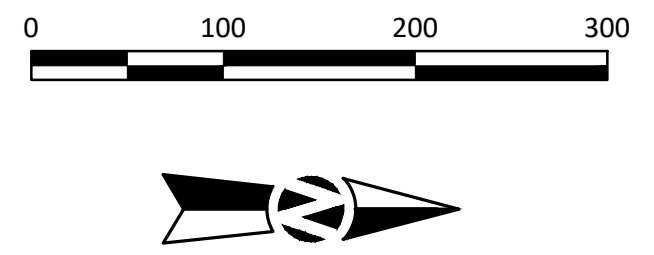


- GENERAL NOTES**
- TOTAL ACREAGE TO BE SUBDIVIDED (PH 1): ±26.3 AC  
TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: ±55 ACRES
  - CONTOUR INTERVAL: 1' (EXISTING CONTOURS)
  - OWNER/DEVELOPER:  
BUILDERS GROUP DEVELOPMENT, LLC  
1307 25TH AVENUE  
TUSCALOOSA, AL, 35401
  - CURRENT ZONING:  
RS-5D
  - PROPOSED SETBACKS:  
LOTS 96-160, 164-172, 388  
FRONT: 20'  
SIDE: 6'  
REAR: 20'  
LOTS 161-163  
FRONT: 20'  
SIDE: 7'  
REAR: 25'  
LOTS 177-178  
FRONT: 25'  
SIDE: 7'  
REAR: 25'
  - NUMBER OF LOTS (PHASE 1):  
61 RESIDENTIAL LOTS  
3 OPEN SPACE LOTS

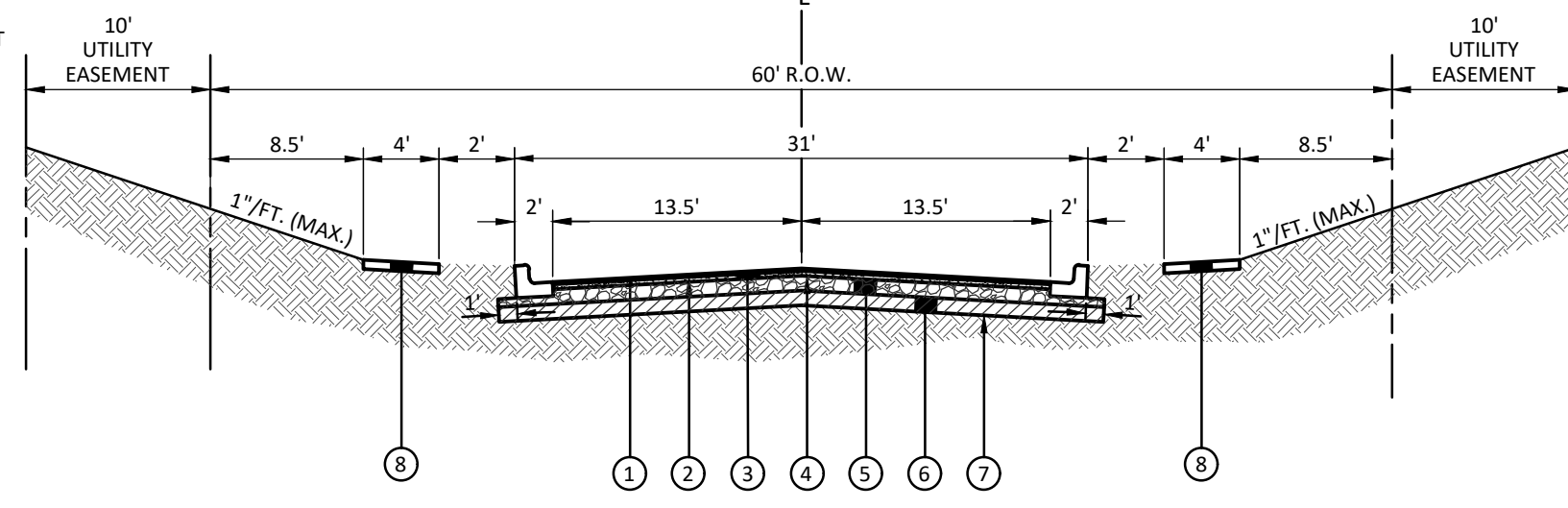
- TYPICAL LOT SIZE: ± 9750 SF
- ROADWAY RADII (HORIZONTAL):  
REQUIRED: 200' (CUL DE SAC)  
200' (MINOR STREET)
- REQUESTED WAIVERS:  
MAXIMUM CUL DE SAC LENGTH  
STUB STREETS  
MAXIMUM LOT DEPTH  
MINIMUM REAR AND SIDE YARD SETBACK  
DOUBLE FRONTAGE LOTS  
TYPICAL ROADWAY SECTION
- SOURCE OF TITLE: DB 2024, PG 4140
- SUBJECT PROPERTY LIES IN ZONE X (UNSHADED). AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE FLOOD INSURANCE RATE MAPS NUMBERS 0125C0330G AND 01125C033G (MAP EFFECTIVE DATE: 1/16/2014).
- DETENTION PONDS SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION AND NOT THE CITY OF NORTHPORT.
- APPROPRIATE EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AT THE TIME OF SUBDIVISION CONSTRUCTION PER ENGINEER'S RECOMMENDATION.
- PROPOSED UTILITIES REFLECTED ON THIS SHEET ARE PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION WITH DETAILED DESIGN OF SUBDIVISION.



**VICINITY MAP**



- LEGEND**
- EXISTING PAVING
  - EXISTING WETLANDS
  - REQ'D MINIMUM BUILDING LINE
  - REQ'D UTILITY EASEMENT
  - ESS - EXISTING SANITARY SEWER MAIN
  - ESD - EXISTING STORM DRAIN
  - EWM - EXISTING WATER MAIN
  - PSS - REQ'D SANITARY SEWER MAIN
  - PSD - REQ'D STORM PIPE
  - PWM - REQ'D WATER MAIN
  - EXISTING SANITARY MANHOLE
  - EXISTING STORM MANHOLE
  - EXISTING STORM DOUBLE WING INLET
  - EXISTING STORM SINGLE WING INLET
  - EXISTING WATER VALVE
  - REQ'D SANITARY MANHOLE
  - REQ'D STORM JUNCTION BOX
  - REQ'D STORM DOUBLE WING INLET
  - REQ'D STORM SINGLE WING INLET
  - REQ'D STORM HEADWALL
  - REQ'D WATER VALVE
  - REQ'D FIRE HYDRANT
  - REQ'D SIGN
  - PROPOSED ASPHALT
  - PROPOSED CONCRETE SIDEWALK



**TYPICAL ROADWAY SECTION**  
NO SCALE

- REQ'D: SUPERPAVE BITUMINOUS CONCRETE WEARING SURFACE LAYER 1/2" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424A)(1" COMPACTED THICKNESS)
- REQ'D: TACK COAT (TRACKLESS TACK) (ALDOT 405A)(0.10 GAL/SY)
- REQ'D: SUPERPAVE BITUMINOUS CONCRETE BINDER LAYER, 1" MAXIMUM AGGREGATE SIZE MIX (ALDOT 424B)(2" COMPACTED THICKNESS)
- REQ'D: PRIME COAT "A" (ALDOT SECTION 401D)
- REQ'D: CRUSHED AGGREGATE STONE BASE COURSE (ALDOT 825B)(6" COMPACTED THICKNESS) (COMPACTED TO 100% ASTM D 698)
- REQ'D: SUBGRADE (ROADBED PROCESSED, COMPACTED TO 98% ASTM D 698) (6" MIN THICKNESS) AS DIRECTED BY THE OWNER'S REPRESENTATIVE
- REQ'D: UNCLASSIFIED/BORROW EXCAVATION (COMPACTED TO 98% ASTM D 698)
- REQ'D: 4" CONCRETE SIDEWALK

\*\*NOTE:  
ASPHALT SHOWN ON TYPICAL SECTION IS A MINIMUM. DESIGN TO DETERMINE ACTUAL ROADWAY BUILDUP PRIOR TO CONSTRUCTION.

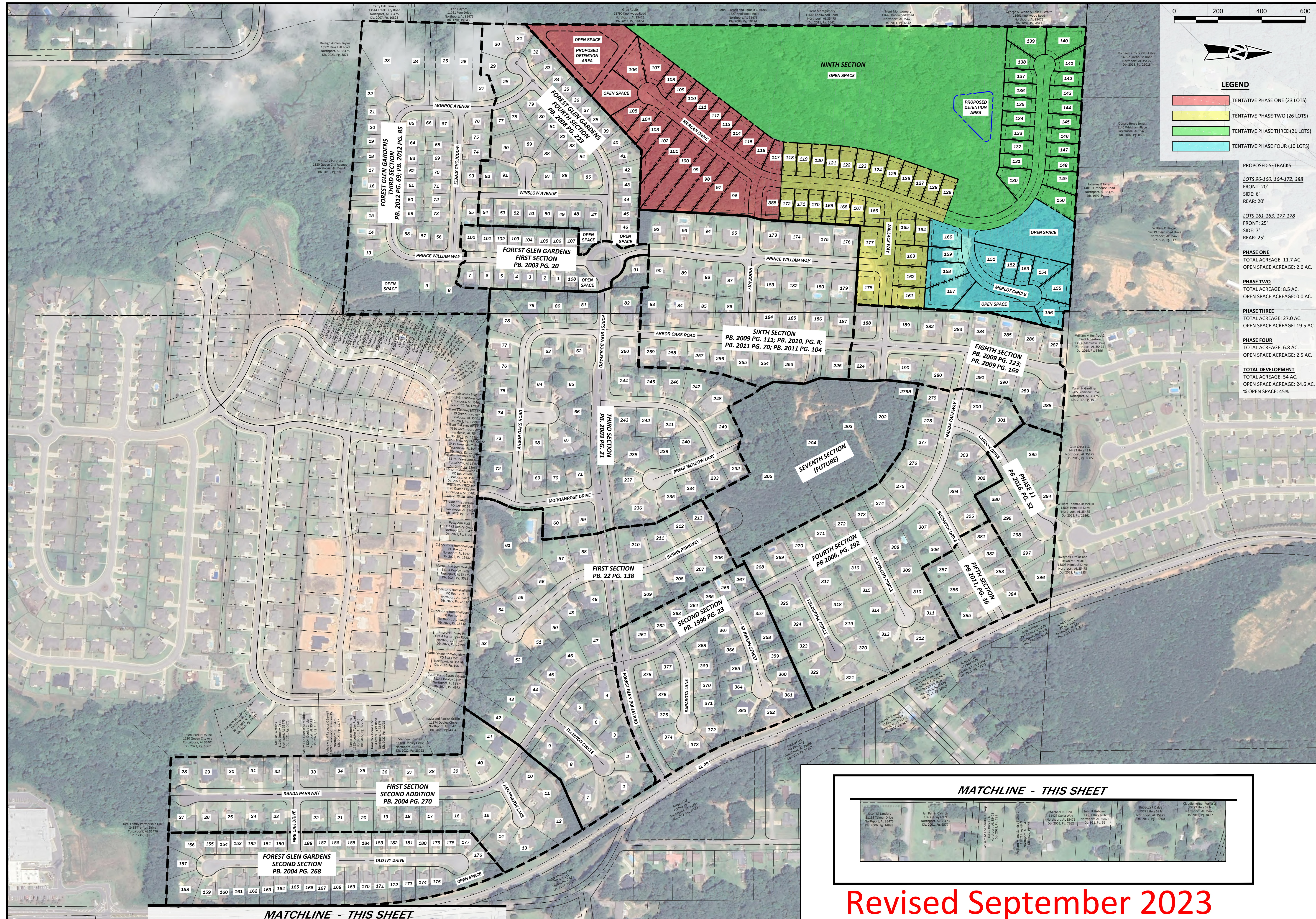


**FOREST GLEN - NINTH SECTION**  
**PART OF THE NE 1/4 OF SEC. 16, T20S, R10W**  
**AND THE NW 1/4 OF SEC. 15, T20S, R10E**  
BUILDERS GROUP DEVELOPMENT, LLC  
NORTHPORT, ALABAMA

PRELIMINARY  
(NOT FOR CONSTRUCTION,  
RECORDING PURPOSES,  
OR IMPLEMENTATION)

No.	Date	Revision Description

Drawn By: T. C. C  
 Date: 01/12/26  
 File Name: 253096.Preliminary Plat.dwg  
 Checked By: C. D. C  
 Proj. No.: 000250103096.00  
 Sheet No. **2 OF 2**



0 200 400 600

**LEGEND**

- TENTATIVE PHASE ONE (23 LOTS)
- TENTATIVE PHASE TWO (26 LOTS)
- TENTATIVE PHASE THREE (21 LOTS)
- TENTATIVE PHASE FOUR (10 LOTS)

**PROPOSED SETBACKS:**

LOTS 96-160, 164-172, 388  
 FRONT: 20'  
 SIDE: 6'  
 REAR: 20'

LOTS 161-163, 177-178  
 FRONT: 25'  
 SIDE: 7'  
 REAR: 25'

**PHASE ONE**  
 TOTAL ACREAGE: 11.7 AC.  
 OPEN SPACE ACREAGE: 2.6 AC.

**PHASE TWO**  
 TOTAL ACREAGE: 8.5 AC.  
 OPEN SPACE ACREAGE: 0.0 AC.

**PHASE THREE**  
 TOTAL ACREAGE: 27.0 AC.  
 OPEN SPACE ACREAGE: 19.5 AC.

**PHASE FOUR**  
 TOTAL ACREAGE: 6.8 AC.  
 OPEN SPACE ACREAGE: 2.5 AC.

**TOTAL DEVELOPMENT**  
 TOTAL ACREAGE: 54 AC.  
 OPEN SPACE ACREAGE: 24.6 AC.  
 % OPEN SPACE: 45%

3516 Greensboro Avenue | Tuscaloosa, AL 35401  
 205.345.0816 | www.tlusa.com

**FOREST GLEN - NINTH SECTION**  
**PART OF THE NE 1/4 OF SEC. 16, T20S, R10W**  
**AND THE NW 1/4 OF SEC. 15, T20S, R10E**  
**BUILDERS GROUP DEVELOPMENT, LLC**  
**NORTHPORT, ALABAMA**

**PRELIMINARY**  
 (NOT FOR CONSTRUCTION,  
 RECORDING PURPOSES,  
 OR IMPLEMENTATION)

**MATCHLINE - THIS SHEET**

--	--	--	--

Sheet Title

No.	Date	Revision Description

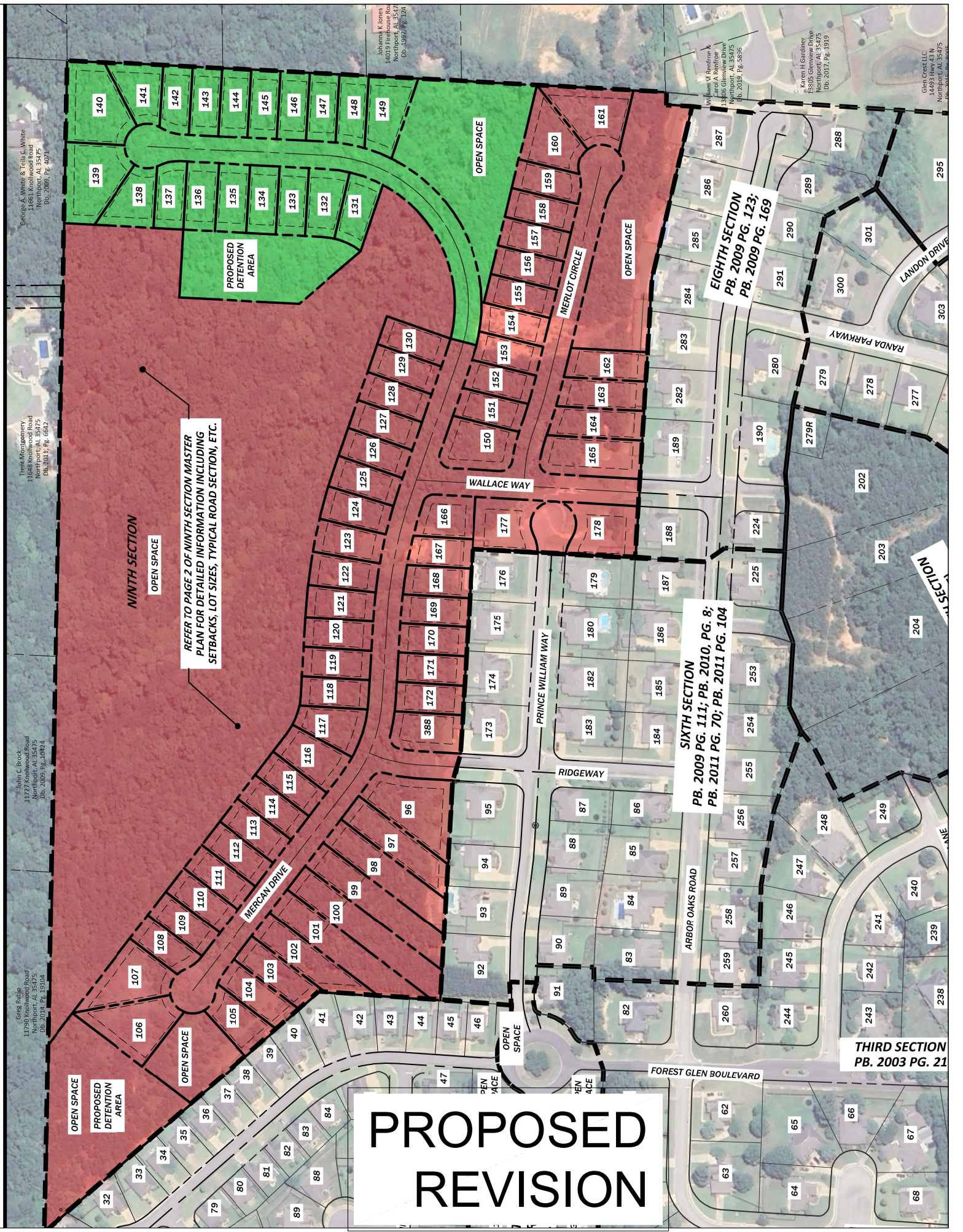
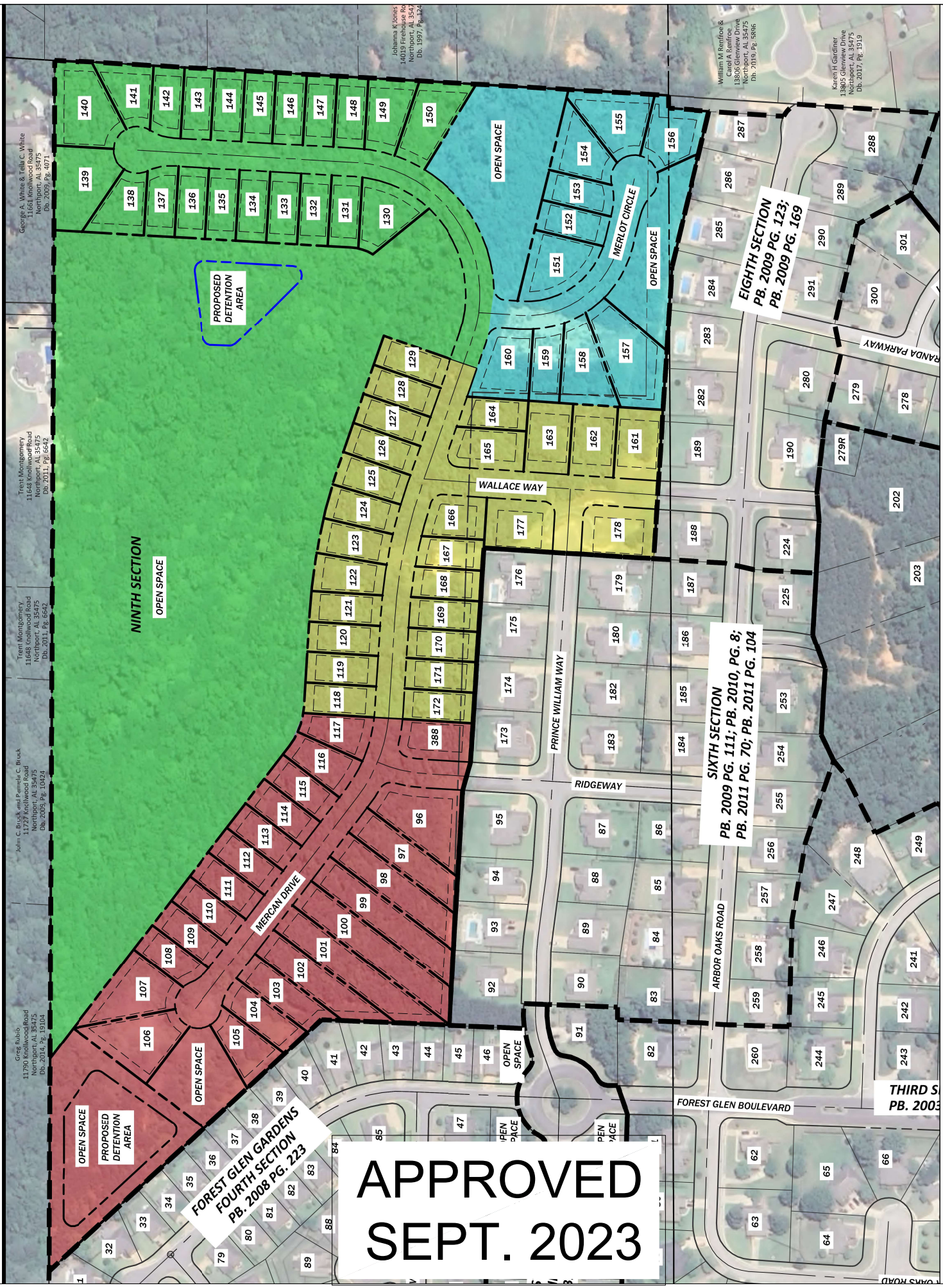
Drawn By: T C C  
 Date: 08/15/23  
 File Name: 230200.Master Plan.dwg

Checked By: C D C  
 Proj. No.: 000230102020.00

**Revised September 2023**

**APPROVED  
SEPT. 2023**

**PROPOSED  
REVISION**



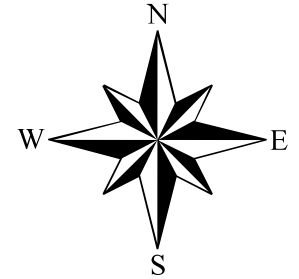
# City of Northport Planning Commission

## Master Plan Revision

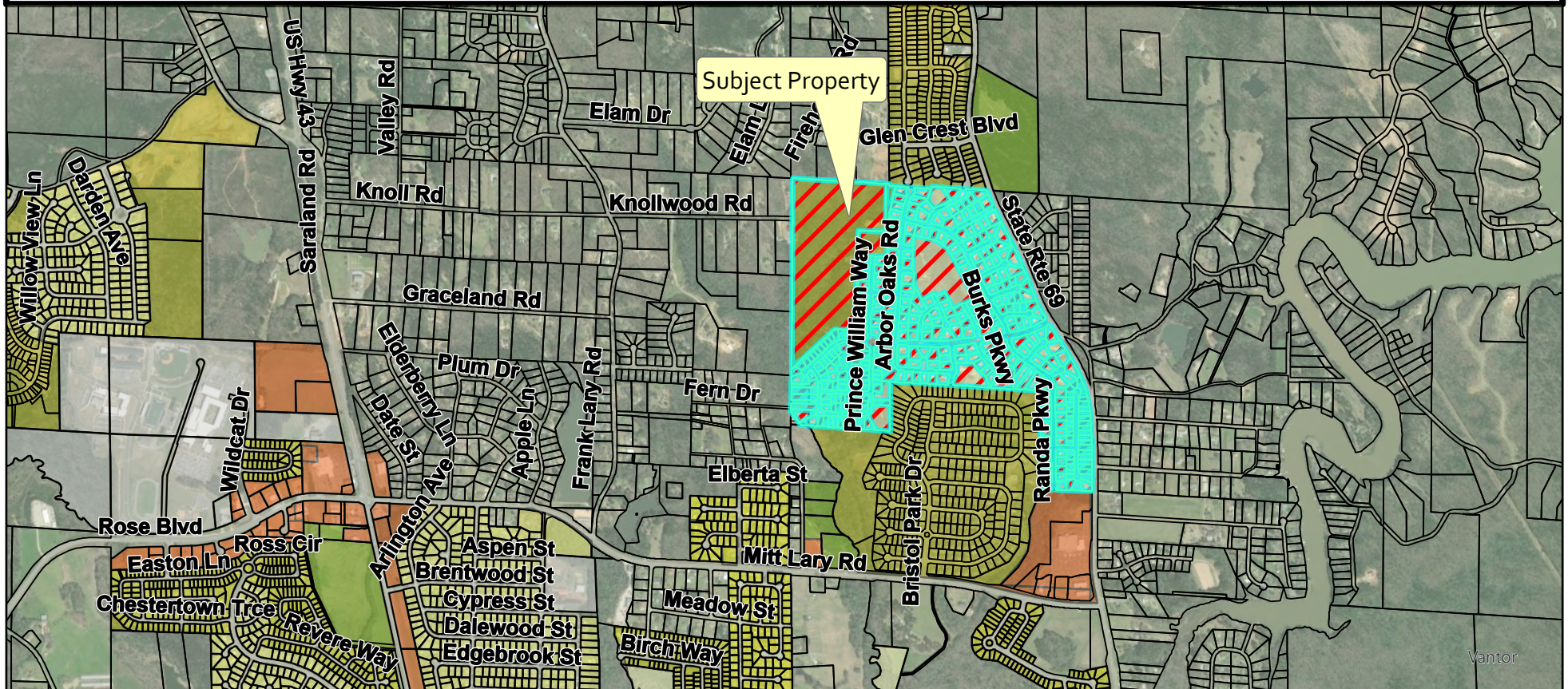
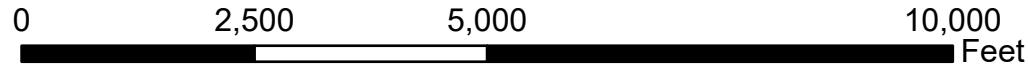
### Zoning

- Agriculture
- Neighborhood Commercial
- General Commercial
- Office and Institutional
- 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.



Vantor

Subject property as  
seen from Prince  
William Way looking  
north west.

2026 Google

© 2026

Prince William Way