

**AGENDA  
NORTHPORT ZONING BOARD OF ADJUSTMENT  
THURSDAY, MARCH 19, 2026**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES**
  - A. February 19, 2026
- 4. APPROVAL OF THE AGENDA**
  - A. March 19, 2026
- 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-26-4 Express Oil Change** - Express Oil Change is requesting a variance from the landscape requirements found in Section 9.04 for the property located at 5105 McFarland Boulevard.
  - B. **SP-26-1 Express Oil Change** - Express Oil Change is requesting a special exception from the service bay orientation requirements found in section 6.04 for the property located at 5105 McFarland Boulevard.
  - C. **SP-26-2 Martin Naugher** - Martin Naugher is requesting a special exception to allow a manufactured home as in-fill dwelling for the property located south of 8455 Charlie Shirley Road.
- 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  
THURSDAY, FEBRUARY 19, 2026**

The Northport Zoning Board of Adjustment was called to order at 6:00 p.m. on Thursday, February 19, 2026, in the City Council Chambers at Northport City Hall. 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 and Mrs. Taylor. Absent and failing to vote were Mr. Aubrey Dale and Mr. Kevin Shobe. Also present were staff members, Mr. Ron Davis, Ms. Meredith Mullins, Mrs. Holly Phillips and Mr. Shaun Patten.

**Approval of Minutes**

**Motion by Mr. Haynie** to approve the minutes for January 15, 2026 **Seconded by Mr. Bennett.** Roll call vote was as follows: Mr. Haynie – Yes; Mr. Bennett – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; and Mrs. Taylor– Yes. **Motion Carried.**

**Approval of Agenda**

**Motion by Mr. Haynie** to approve the minutes for January 15, 2026 **Seconded by Mr. Bennett.** Roll call vote was as follows: Mr. Haynie – Yes; Mr. Bennett – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; and Mrs. Taylor– Yes. **Motion Carried.**

**Approval of Proper Notification-** Mr. Patten informed the Board that proper notification was given.

**Verification of No Conflict of Interest** – None

**Notice of Right to Appeal**

**Old Business**

**New Business**

- 1. V-26-3 River Run Retreat** - River Run Retreat, LLC is requesting a variance from the fence regulations found in section 3.07 for the property located east of 30<sup>th</sup> Avenue and south of 18<sup>th</sup> Street.

Mr. Garner asked if the petitioner was present. Mrs. Sheldon Clowers (3922 Versailles Lane, Tuscaloosa AL 35406) presented their case. Mrs. Clowers explained that they are proposing a taller fence to ensure the safety of their guests. Mrs. Clowers stated that the entire property will be fenced to include an eight-foot wood fence along the back and east portion of the property and will continue along 18<sup>th</sup> Street to the front of the property. From there they propose a six-foot metal and brick column style fence from the remaining portion of 18<sup>th</sup> Street, to the front of the residence, and it will continue down 30<sup>th</sup> Avenue and join the wooden fence at the southern most point of the property.

Mr. Garner asked if the metal fencing and brick pillars would look like the ones in the rendering provided by the petitioner. Mrs. Clowers confirmed that what is in the rendering is what the city can expect the metal and brick to look like. Mr. Garner asked if the wood fence would be solid or shadow box style. Mrs. Clowers answered that it would be a standard wood fence with a small gap between the boards, but it would not be see through. Mr. Haynie requested to have stated on the record that the design and layout on the rendering would be what is built. Mrs. Clowers answered yes. Mr. Garner and Mrs. Clowers discussed how far along they were in the process of buying the property. Mrs. Clowers said that they are closing the following week.

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 variance from the fence regulations found in section 3.07 for the property located east of 30<sup>th</sup> Avenue and south of 18<sup>th</sup> Street. **Seconded by Mr. Bennett.** Roll call vote was as follows: Mr. Haynie – Yes; Mr. Bennett – Yes; Mr. Garner – Yes; Ms. Phifer – Yes; and Mrs. Taylor– Yes. **Motion Carried.**

## **XI. ADJOURNMENT**

All members voted yes by a voice vote and the meeting was adjourned at 6:17pm.

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Mr. Jon Garner, Chairman

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Julie Ramm, Secretary

**NORTHPORT ZONING BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
**March 19, 2026**

**AGENDA ITEM**

**Case Number:** V-26-4 and SP-26-1

**Request:** A variance from landscaping standards and a special exception for service bay orientation

**Location:** 5105 McFarland Boulevard

**Applicant:** Express Oil Change

**SUBJECT PARCEL**

**Zoning:** Highway Commercial (C-6)

**Zoning of Adjacent Property:** Special District (SD), Highway Commercial (C-6), and Mobile Home Park (MHP)

**Proposed Action:** To allow a new building that does not meet foundation landscaping and service bay orientation requirements

**STAFF COMMENTS**

Express Oil Change is requesting a variance from the landscaping standards and a special exception for service bay orientation . Those standards are found in Sections 6.04 and 9.04 and are included below.

**6.04.06 Setbacks and Landscaping**

- A. A landscape strip at least 15 ft in width must be installed along the entirety of thoroughfares listed in [§6.04.02](#). This landscape strip must contain one canopy trees, two understory trees, and eight shrubs per 50 ft of corridor frontage, in accordance with Table [9-3 Approved Plant List](#). Variation from these requirements may be considered in accordance with [§9.10.03 Alternative Compliance](#).
- B. All structures must be set back at least 20 ft from the right-of-way line of the corridors listed in §6.04.02.
- C. All garages, car washes or other service bays must be set back at least 40 ft from the front property line and all garage, car wash, and service bay openings must be oriented at not less than right angles to the primary public street frontage, or must be screened, as determined by the Director, to limit view from the public street. Other orientations of buildings and service bays may be considered in accordance with [§14.04 Special Exceptions](#).

## §9.04 Foundation Landscaping

- 9.04.01 Applicability. All nonresidential, mixed-use and multifamily buildings must provide foundation landscaping along facades containing public or common entrances if adjoining a vehicular area.
- 9.04.02 Landscape beds must be placed between the front of the principal structure and the adjoining parking area and must have a minimum depth of seven feet.
- A. Beds must contain both understory trees and shrubs. Plant material must be well distributed throughout the bed, though not necessarily evenly spaced.
- B. A minimum of one shrub must be planted per four feet of façade length with a minimum height at planting of 23 inches. Shrubs of varying height at maturity must be used.
- C. A minimum of one understory tree must be planted per 30 ft of façade length. Trees may be installed in planters.

### **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.*

The standards for special exceptions as outlined in section 14.04 of the Northport Zoning Ordinance are as follows:

**§14.04 Special Exceptions**

14.04.01 *Purpose and Application. The purpose of the section is to empower the Board to approve special exceptions as provided for in the Ordinance. Hardship is not a requirement for special exceptions, but applicants must comply with all other requirements and any appropriate conditions for approval imposed by the Board to comply with the intent of this ordinance.*

14.04.02 *The Board reviews requests for special exceptions for compliance with this Ordinance and all other applicable codes and ordinances of the City. The Board must determine that satisfactory provisions have been made concerning the following, among other considerations of this Ordinance:*

A. *Access to and from the property and the proposed structure and/or uses, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.*

B. *The location and accessibility of off-street parking and loading areas.*

C. *The location and accessibility of refuse and service areas and their potentially adverse effects upon surrounding properties.*

D. *The screening and buffering of potentially adverse views and activities from surrounding properties.*

E. *Control of noise, glare, odor, surface water runoff, and other potentially disturbing impacts upon surrounding properties.*

F. *The availability, location, and capacity of utilities.*

G. *The location and scale of signs and lighting with particular reference to traffic safety, glare, and visual compatibility with surrounding properties.*

H. *The bulk, density, and lot coverage of structures, and yards and open areas, with reference to their compatibility with the character of the surrounding area.*

14.04.03 *The Board may impose conditions for approval that it deems necessary in the particular case to protect the public interest and the intent of this Ordinance in relation to the items listed above and as may otherwise be reasonably necessary. Such conditions apply to the land, structure, and use for which the special exception is granted and not to a particular person. Violations of conditions lawfully attached to any special exception are considered violations of this Ordinance and are subject to applicable fines and penalties.*

14.04.04 *Public Hearing. Upon application, the Board will schedule a public hearing on the proposed special exception to be held after public notice has been provided, as required by law. Within ten days after the close of a public hearing, the Board will render a written decision, setting forth its findings of fact and the reasons for such decision. All such decisions are final and binding on all parties.*

**SUMMARY:**

Express Oil Change is requesting a variance to eliminate the required foundation plantings and a special exception to allow service bay doors to face McFarland Boulevard for a new Minor Auto Repair shop. For the landscaping request, the zoning ordinance requires a 7' foundation planter along the front of commercial buildings. The petitioner is requesting that this requirement be removed. For the special exception request, the zoning ordinance requires that vehicle service bays be oriented at least 90 degrees to public streets. The proposed site layout has 2 rows of service bays that are oriented less than 90 degrees to McFarland Boulevard – see the site layout included in the application.

The current property consists of a vacant lot that is zoned Highway Commercial (C-6). It is surrounded to the north across Highway 82 by a vacant lot zoned Highway Commercial (C-6), to the east by a fast food restaurant and a heavy equipment rental business zoned Highway Commercial (C-6), to the south by a mobile home park zoned Mobile Home Park (MHP), and to the west by a mobile home park zoned Mobile Home Park (MHP) and a retail business zoned Highway Commercial (C-6).

As a hardship, the petitioner has stated that their intended use and site layout do not allow room for a planter in front of the building.

The Future Land Use Map contained within Northport Compass depicts this property as “General Mix” and “Limited Mixed-Use”. This request is not in conflict with the comprehensive plan.

**MOTION:**

I make a motion to grant Express Oil Change a variance from the foundation planting standards as shown on the application for the property located at 5105 McFarland Bouelvard.

I make a motion to grant Express Oil Change a special exception from the service bay orientation standards as shown on the application for the property located at 5105 McFarland Bouelvard.

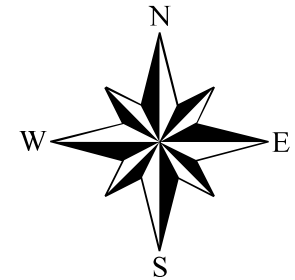
# Northport Zoning Board of Adjustment

## Variance and Special Exception

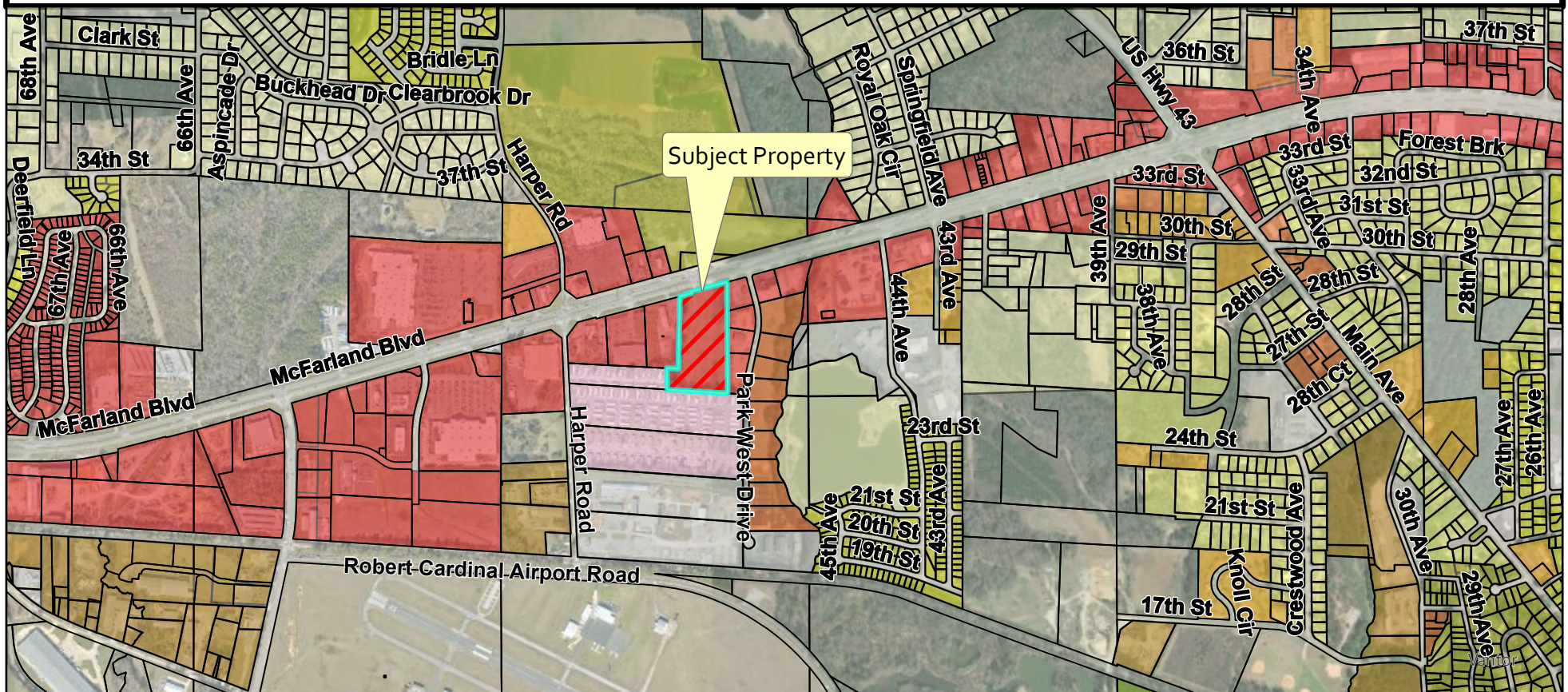
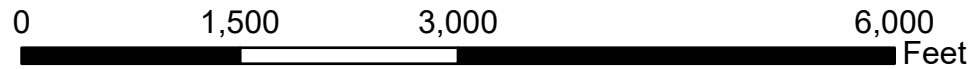
### Zoning

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

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



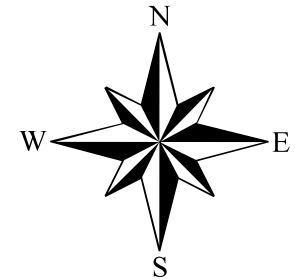
# Northport Zoning Board of Adjustment

## Variance and Special Exception

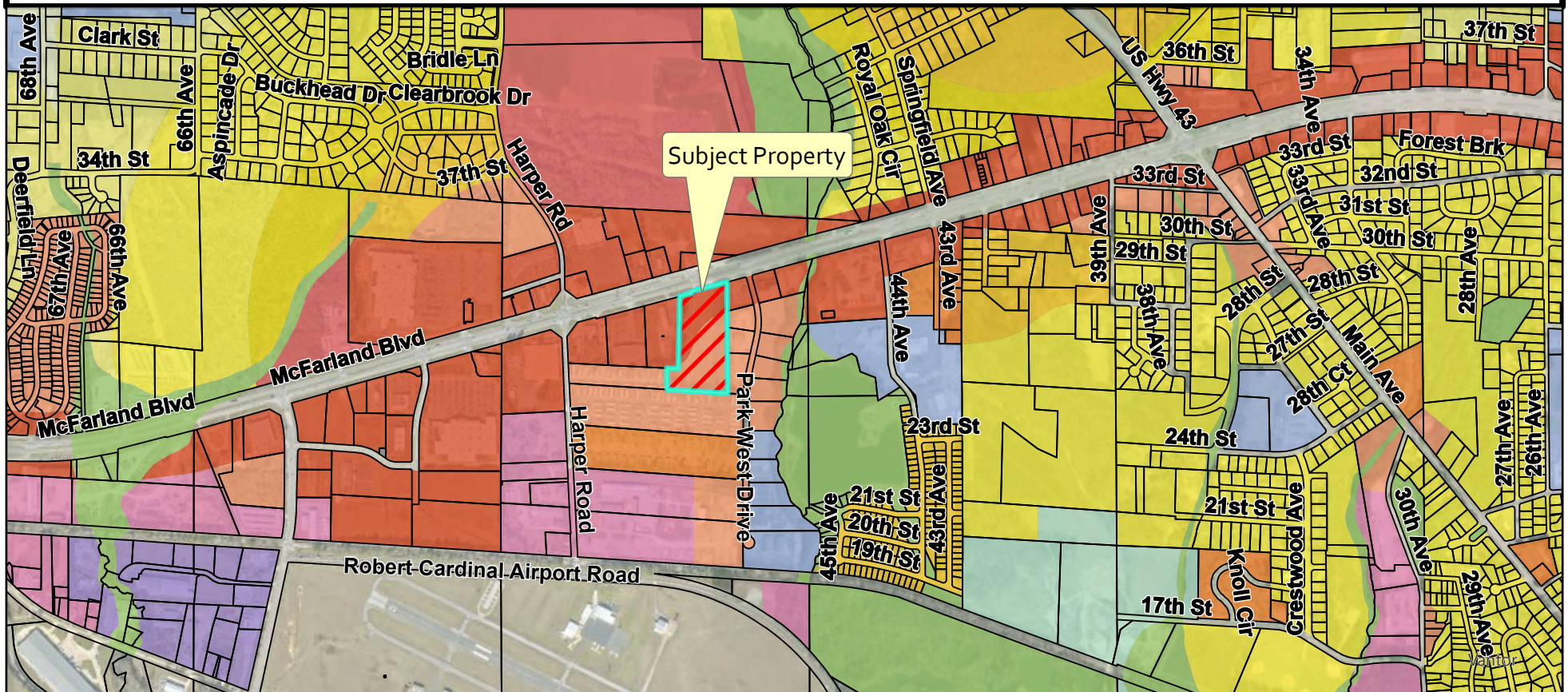
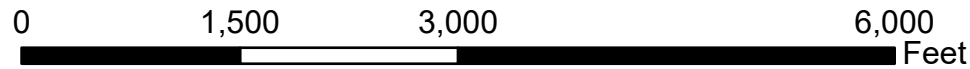
### Future Land Use

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

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



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Subject property as seen  
from McFarland Blvd.  
looking South.

MCFARLAND BOULEVARD U.S.  
HWY 82

N 74°40'12" E  
M1123.49'

15' LANDSCAPE BUFFER



**LEGEND**

 REQUIRED 7' FOUNDATION PLANTINGS

 IMPROVED AREAS IN LIEU OF FOUNDATION PLANTINGS

171.45' BAY DOOR TO RIGHT OF WAY

90.5'

12.33'

SERVICE AREA #2  
(5 SERVICE BAYS)

SERVICE AREA #1  
(3 SERVICE BAYS)

PROPOSED BUILDING  
± 5,877 SF

11'

LOT 1  
82 WEST  
SUBDIVISION MAP  
BOOK 2025 PAGE  
226

LOT 3  
82 WEST  
SUBDIVISION MAP  
BOOK 2025 PAGE  
226

18.06'

118.82'

0 20 40 80



SCALE IN FEET  
1" = 40'

N 89°48'07" W  
M119.10'  
R119.0

TITLE:

**LAYOUT PLAN EXHIBIT**

EXPRESS OIL CHANGE - NORTHPORT  
NORTHPORT, AL  
FOR  
EXPRESS OIL CHANGE, L.L.C.



3528 Vann Road  
Suite 105  
Birmingham, AL 35235  
Phone: (205) 655-1991  
www.ccipe.com

DWG. NO.

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DATE:

01/22/2026

JOB NO.

EXPR0033

DWN. BY:

WTR

CHKD. BY:

NJO

SCALE:

1" = 40'



# 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: 1/22/2026

## 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: 5105 McFarland Blvd, Northport, AL 35476

Property Subdivision and Lot Number: Lot Number 2

Property Zoning District: C-6

Existing Buildings on Property: None

Proposed Construction on Property: Oil Change Facility

## PETITIONER INFORMATION

Petitioner Name: Nicholas Ostrye

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

Petitioner Address (if different than property information above): \_\_\_\_\_

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

## OWNER INFORMATION

Ali Cassum

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: Nicholas Ostrye Date: 1/21/26



# 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:

A variance for the 7' foundation plantings and a special exception for service bays facing a roadway.

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

Due to the nature of this business, plantings can not be in front of garage bay doors. The layout and flow of traffic through the site causes the bay doors to face the roadway.

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

We have proposed landscape areas that mimic the requirements for foundation plantings. These will act as a buffer and aid in the overall aesthetic. The bay doors have been pushed as far back as possible on site and landscaping proposed to act as a buffer between the roadway and bay doors.

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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:

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# 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.

**NORTHPORT ZONING BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
**March 19, 2025**

**AGENDA ITEM**

**Case Number:** SP-26-2

**Request:** Special Exception

**Location:** South of and adjacent to 8455 Charlie Shirley Road

**Applicant:** Martin Naugher

**SUBJECT PARCEL**

**Zoning:** Agricultural (AG)

**Zoning of Adjacent Property:** Residential Single-Family (RS-1), Agricultural (AG) & Unincorporated (no zoning)

**Proposed Action:** To allow a new mobile home as an in-fill dwelling

**STAFF COMMENTS**

Martin Naugher is requesting a special exception to allow a mobile home in an Agricultural zone. The standards for this request are found in section 3.04.05 and are included below:

### 3.04.05 Manufactured Housing

- A. Purpose. The purpose of this section is to provide standards and procedures specifically relevant to the location and development of manufactured housing and manufactured home communities.
- B. Compatibility Standards: Manufactured homes must be compatible to site-built and other housing in the immediate general area within the same zoning district. Approval in accordance with [§14.04 Special Exceptions](#) is required and may only be granted when the manufactured home is substantially similar in size, siding material, roof material, foundation and general aesthetic appearance to: (1) site-built or other forms of housing permitted in the same general area under this Ordinance; (2) existing development; or (3) proposed development in the same zoning district. Items subject to compatibility comparison will include the following:

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3-5

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December 16, 2024

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- 1. Exterior Finish. Any material may be used for exterior finish that is generally used in areas near the location where the manufactured home is sited.
- 2. Size and Appearance. The general appearance and square footage of the home must be consistent and compatible with housing in adjacent locations to ensure compatibility.
- 3. Site-orientation. Manufactured homes must be placed on lots in a manner compatible with and reasonably similar in orientation to other residential structures in the area.
- 4. Utilities. The home must be connected to water and sewage systems (including well and septic tank, if applicable) approved by the Alabama Department of Public Health or the Alabama Department of Environmental Management.
- 5. Underpinning. The type of material and method used for underpinning must be consistent with and compatible to site-built homes in adjacent locations.

C. Standards for All Manufactured Homes

1. All manufactured homes that do not conform to this §3.04.05 on its effective date are treated as nonconforming uses. All manufactured homes placed after the effective date must comply with this §3.04.05 and any other applicable requirements of this Ordinance.
2. It is unlawful for any person to place, replace or relocate a manufactured home within the City without first being granted a permit.
3. Prior to installation, each manufactured home must bear a seal certifying compliance with the HUD Code. Any existing manufactured or mobile home not bearing such a seal is deemed and treated as a nonconforming structure and use in accordance with [Article 11 Nonconformities](#).
4. All manufactured homes must be set up, installed and anchored in compliance with the requirements of the Alabama Manufactured Housing Commission.
5. All manufactured homes must be skirted with a weather-resistant material. Skirting must be adequately vented.
6. Once a manufactured home has been placed and prior to occupation, all tow bars and axles must be removed and either removed from the property or stored on the lot where they will not be visible.
7. Prior to occupation, a landing, porch or deck must be installed on all entrances. At least one of said landings, porches or decks must be at least five feet in depth (measured outward from the exterior of the home), at least eight feet in length and must contain a railing along all exterior sides. Stairs must be at least three feet wide and must have exterior railing. All required stairs, landings, porches and decks must be constructed of treated or cedar wood or masonry or some combination of both. Required railing may be constructed of wood or metal material.

D. Temporary Use of Manufactured Homes

1. The Board, in accordance with [§14.04 Special Exceptions](#), may grant permission to use a manufactured home upon the premises on which a building or home is being constructed during the time of construction and may qualify, limit or terminate such permission at any time.
2. Such permits are issued for a specified time period to allow for the construction of the permanent building. If construction is not started by the allotted start date or if the construction does not continue

on a reasonable basis, as determined by the Council, the permit will be revoked unless an extension is granted by the Board upon request of the applicant.

E. Manufactured Homes as Infill Dwellings. Manufactured Homes may be permitted in accordance with [§14.04 Special Exceptions](#) on a vacant lot within the AG and RS districts, subject to the following compatibility standards:

1. The proposed manufactured home will not be located on a vacant lot that is within a designated local, state or federal historic district, or a vacant lot that is between two or more structures that have been listed on or are eligible for addition to the National Register of Historic Places.
2. The combined value of the proposed manufactured home and subject property must be at least 90% of the average appraised value of all adjoining, developed single-family properties.

**STAFF RECOMMENDATIONS:**

The standards for special exceptions as outlined in section 14.04 of the Northport Zoning Ordinance are as follows:

**§14.04 Special Exceptions**

*14.04.01 Purpose and Application. The purpose of the section is to empower the Board to approve special exceptions as provided for in the Ordinance. Hardship is not a requirement for special exceptions, but applicants must comply with all other requirements and any appropriate conditions for approval imposed by the Board to comply with the intent of this ordinance.*

*14.04.02 The Board reviews requests for special exceptions for compliance with this Ordinance and all other applicable codes and ordinances of the City. The Board must determine that satisfactory provisions have been made concerning the following, among other considerations of this Ordinance:*

*A. Access to and from the property and the proposed structure and/or uses, with particular attention to vehicular and pedestrian safety and convenience, traffic flow and control, and emergency access.*

*B. The location and accessibility of off-street parking and loading areas.*

*C. The location and accessibility of refuse and service areas and their potentially adverse effects upon surrounding properties.*

*D. The screening and buffering of potentially adverse views and activities from surrounding properties.*

*E. Control of noise, glare, odor, surface water runoff, and other potentially disturbing impacts upon surrounding properties.*

*F. The availability, location, and capacity of utilities.*

*G. The location and scale of signs and lighting with particular reference to traffic safety, glare, and visual compatibility with surrounding properties.*

*H. The bulk, density, and lot coverage of structures, and yards and open areas, with reference to their compatibility with the character of the surrounding area.*

*14.04.03 The Board may impose conditions for approval that it deems necessary in the particular case to protect the public interest and the intent of this Ordinance in relation to the items listed above and as may otherwise be reasonably necessary. Such conditions apply to the land, structure, and use for which the special exception is granted and not to a particular person. Violations of conditions lawfully attached to any special exception are considered violations of this Ordinance and are subject to applicable fines and penalties.*

*14.04.04 Public Hearing. Upon application, the Board will schedule a public hearing on the proposed special exception to be held after public notice has been provided, as required by law. Within ten days after the close of a public hearing, the Board will render a written decision, setting forth its findings of fact and the reasons for such decision. All such decisions are final and binding on all parties.*

**SUMMARY:**

Martin Naugher is requesting a special exception to allow a new manufactured home as in-fill dwelling for the property located south of and adjacent to 8455 Charlie Shirley Road. The zoning ordinance allows this, subject to the following compatibility standards:

- Exterior Finish – The ordinance requires that all new manufactured homes utilize materials that are consistent with that of the surrounding properties. The existing homes adjacent to this property feature a mixture of brick, wood, and vinyl. The proposed home would be required to utilize equivalent or higher quality materials.

- **Size and appearance** – The ordinance requires that all new manufactured homes be consistent in size and appearance with existing housing in the vicinity. Based off of aerial photography and County tax map data, the average size of adjacent homes is 1,798 square feet. The proposed home is 2,132 square feet.
- **Site-Orientation** – The ordinance requires that all new manufactured homes be placed on lots in a manner compatible with other residential structures in the area. The home as proposed would be oriented generally the same as the nearest residence, which is more or less parallel to Charlie Shirley Road.
- **Utilities** – The ordinance requires that all new manufactured homes be connected to water and sewage systems approved by the Alabama Department of Public Health. The home as proposed would utilize an on-site septic system, which requires a Health Department permit. The home would also utilize city water services.
- **Underpinning** – The ordinance requires that all new manufactured homes use underpinning that is consistent that of other residences in the vicinity. The home would be required to utilize skirting material consistent with other manufactured homes in this area.

The ordinance also requires that the combined value of all new manufactured homes and land be at least 90% of the average appraised value of all adjoining single-family properties. Based on data from the county tax maps, the average value for adjacent residences is \$212,800. The proposed home with land is valued at \$287,095.

This property is currently an undeveloped lot zoned Agricultural (AG). It is surrounded to the north by a single-family residence zoned Agricultural (AG), to the east by an unincorporated single-family residence (no zoning), to the south by an unincorporated vacant lot (no zoning), and to the west across Charlie Shirley Road by a single-family residence zoned Residential Single-Family (RS-1).

There is no requirement to demonstrate a hardship with a special exception request.

The Future Land Use Map contained within Northport Compass depicts this property as “Low Density Residential”. This request is not in conflict with the comprehensive plan.







***MOTION:***

I make a motion to grant Martin Naugher a special exception to allow a manufactured home as shown on the application for the property located south of 8455 Charlie Shirley Road.

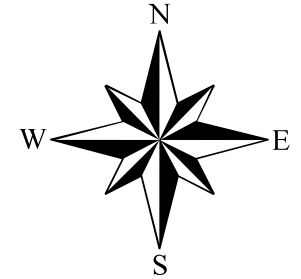
# Northport Zoning Board of Adjustment

## Special Exception

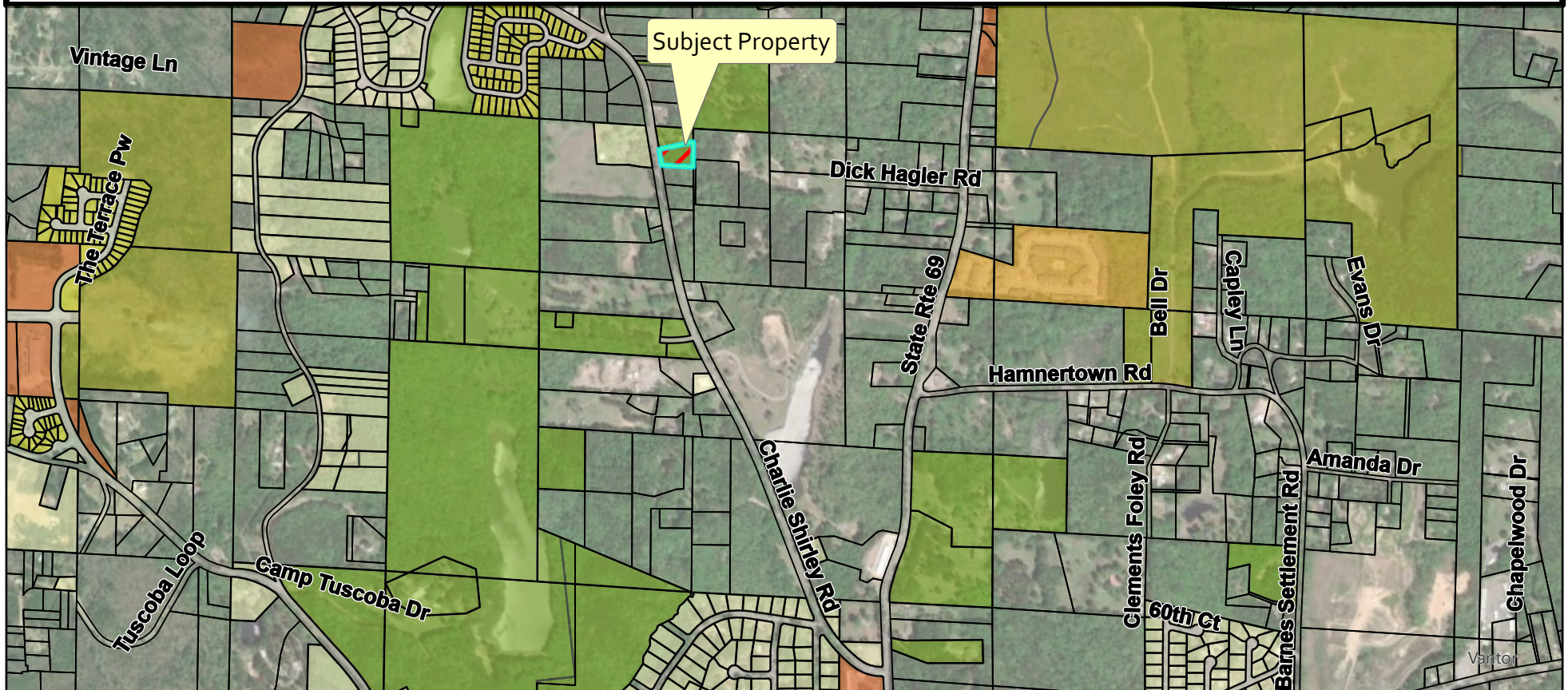
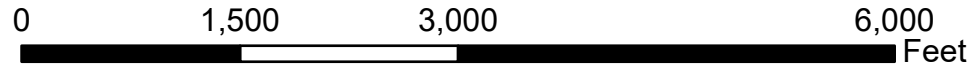
### Zoning

-  Agriculture
-  General Commercial
-  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.



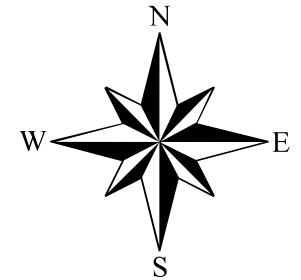
# Northport Zoning Board of Adjustment

## Special Exception

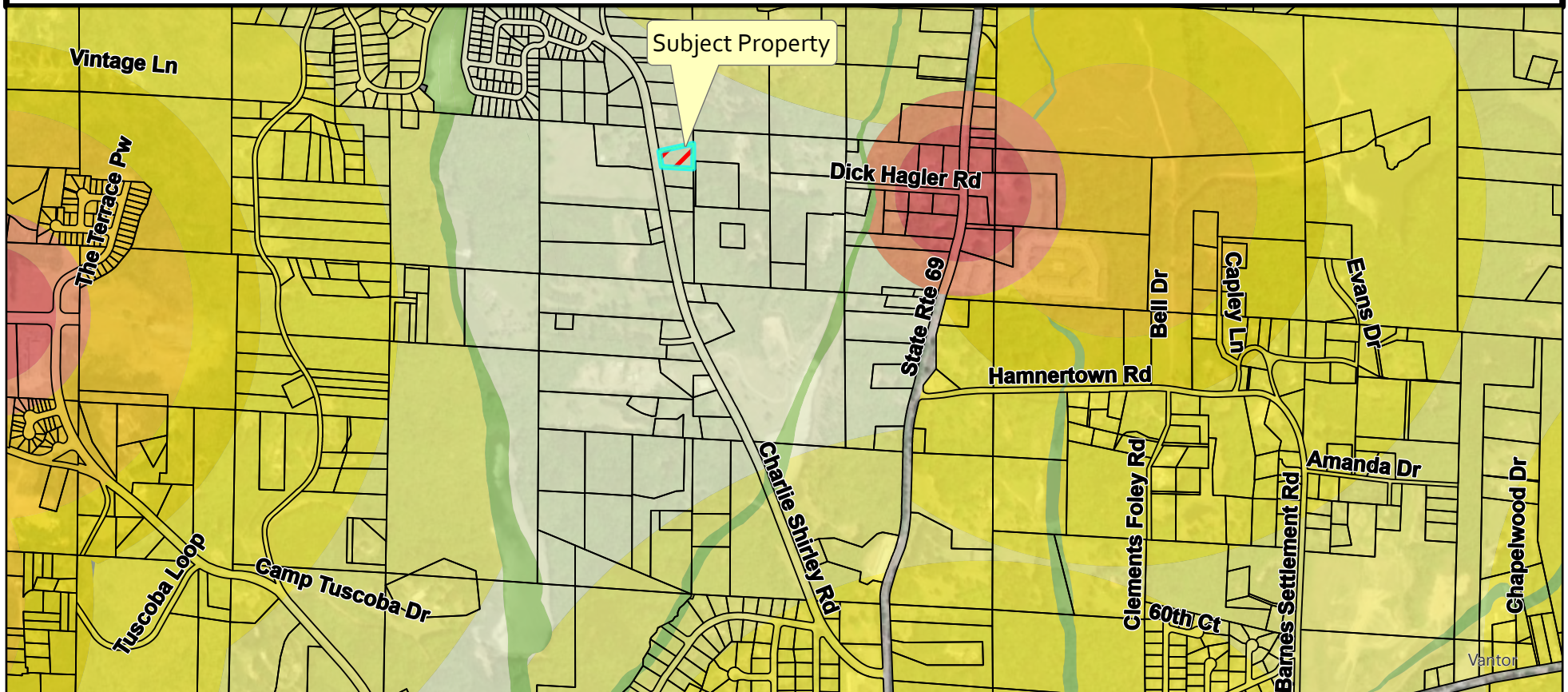
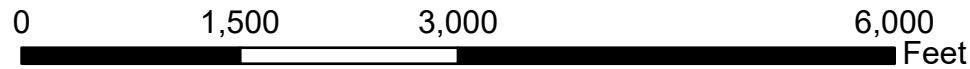
### Future Land Use

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

- Low Density Residential
- Utilities
- Parcels
- Subject Property



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LOT 2  
 NAUGHER SUBDIVISION  
 PLAT BOOK 2006, PAGE 42  
 TUSCALOOSA COUNTY, ALABAMA  
 SKETCH FOR SPECIAL EXCEPTION TO ALLOW  
 MOBILE HOME IN AG ZONING  
 CITY OF NORTHPORT, ALABAMA

ADDRESS:  
 CHARLIE SHIRLEY ROAD  
 NORTHPORT, ALABAMA 35473

ANGELA D LIVERMAN  
 8455 CHARLIE SHIRLEY ROAD  
 NORTHPORT, ALABAMA 35473

LOT 1

MARILYN D HENDRIE  
 REVOCABLE TRUST  
 PO BOX 436  
 VENUS, FLORIDA 33960

SAMUEL W & PATRICIA NELSON  
 1553 DICK HAGLER ROAD  
 NORTHPORT, ALABAMA 35473

CHARLES J SHIRLEY  
 17100 SEARCY ROAD  
 NORTHPORT, ALABAMA 35475

NOTE:  
 ALL IMPROVEMENTS SHOWN ARE FOR  
 INFORMATIONAL PURPOSES ONLY.  
 EXACT LOCATION TO BE DETERMINED  
 BY OWNER AND FIELD CONDITIONS.

	Drawn By S.M.B.	Appd. By K.D.H.	Surveyed By N/A	Field Work N/A	Date 01/13/2026
	Scale 1" = 50'	Source of Information DB 2022, PG 1984	Survey Type Spce Exoc	Drawing No. 2801-015 Sp Ex	Job No. 2801-015

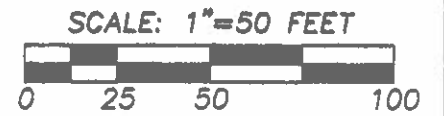
**Montgomery and Hinkle, inc.**  
 Professional Land Surveyors  
 kevin@mhisurvey.com

203 Hargrove Road East  
 Tuscaloosa, Alabama 35401  
 OFFICE: 205-248-7398  
 FAX: 205-248-7398

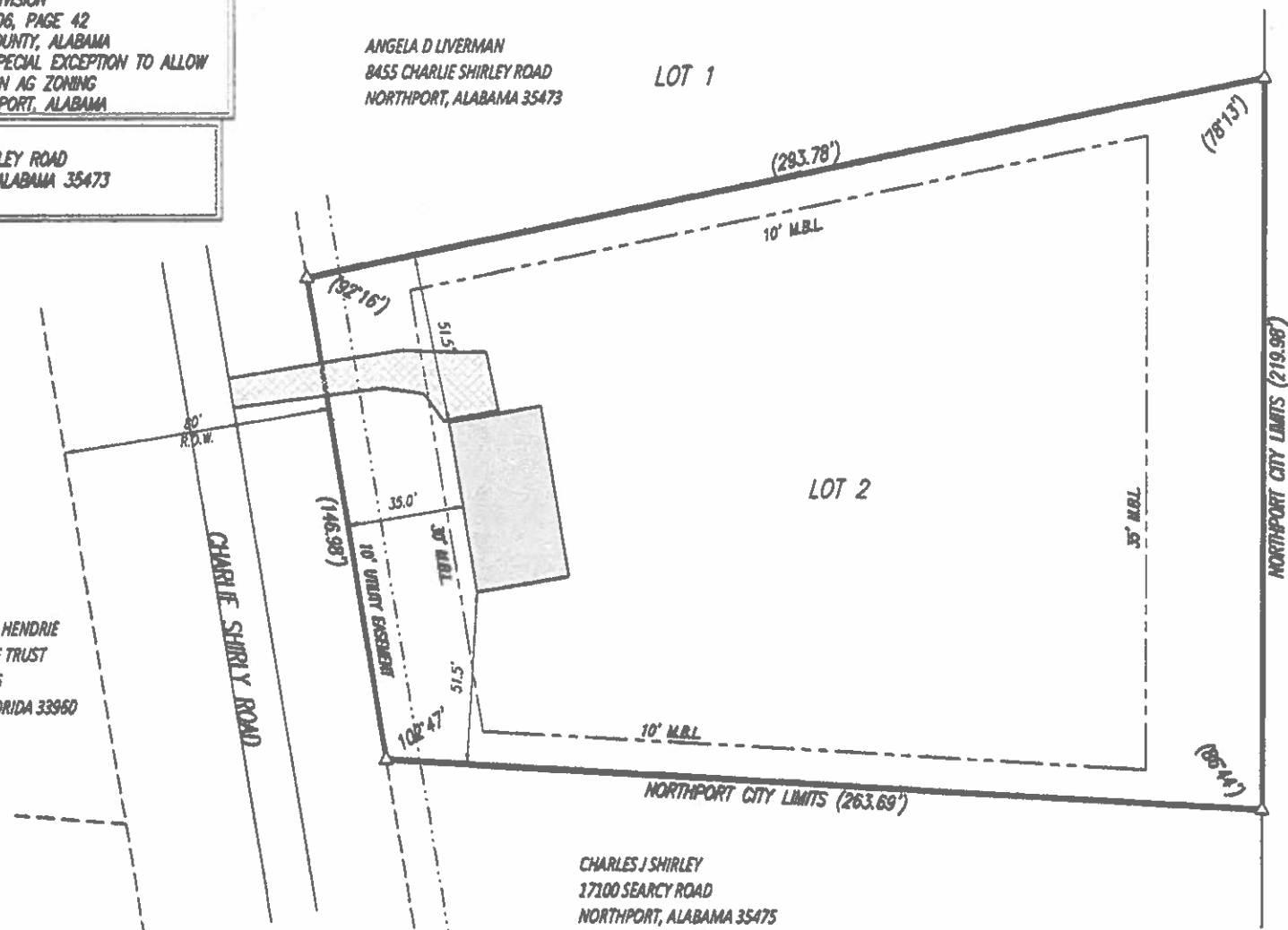
**LEGEND**

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-985-LS)
- CONCRETE MONUMENT FOUND
- △ CALCULATED -NOT MONUMENTED
- M.B.L. MINIMUM BUILDING LINE
- R.O.W. RIGHT-OF-WAY

- PROPOSED MOBILE HOME
- PROPOSED DRIVE



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.





## City of Northport Special Exception 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.



# City of Northport Special Exception Application Packet

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

Date of Application: 01/22/2026

## 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: Charlie Shirley Road

Property Subdivision and Lot Number: Lot 2 Naugher Subdivision Plat Book 2006, Page 42

Property Zoning District: AG

Existing Buildings on Property: None

Proposed Construction on Property: Mobile Home

## PETITIONER INFORMATION

Petitioner Name: Montgomery and Hinkle

Petitioner Phone: 205-454-6270 Petitioner Email: kevin@mhisurvey.com

Petitioner Address (if different than property information above): 203 Hargrove Road East Tuscaloosa, AL 35406

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

## OWNER INFORMATION

Owner Name and/or Company: MARTIN NAUGHER

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: Martin Naugher Date: 01/23/26



# City of Northport Special Exception 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:

Place a double wide mobile home on property for residential use.

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

This property is zoned AG with various other types of residential units in area with apparently no other AG types of use. When this subdivision was recorded in early 2006 these lots were zoned RS-1. This would be best use of this lot.

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

No impact on other properties. This and all other properties in area are 1+ acres.

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:

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# Welcome Home

## SALES WORKSHEET

Customer Name: Deangelo Williams Home Consultant Name: Breana Burt

Delivery Address: TBD Charlie Shirley Rd. Northport, AL 35473 Date: 02/12/26

### Home Info

Model: 73AFH32764AH Stock #: \_\_\_\_\_  
 New 4 Bedroom       Display  
 Used                               Order

### Trade Info

Make: \_\_\_\_\_ Model: \_\_\_\_\_  
 Year: \_\_\_\_\_ Size: \_\_\_\_\_  
 Pay off: \_\_\_\_\_ Paid by:  Buyer  Seller  
 Condition:     Good       Fair       Poor

### Pricing

Home Price .....	\$ 313,495.15
Taxes .....	\$ 9,404.85
.....	\$
.....	\$
.....	\$
<b>Total Package:</b> .....	<b>\$ 322,900.0</b>
Earnest money deposit .....	\$

### Responsibilities

Seller Responsibilities: FHA- Seller agrees to pay up to 6% toward the borrower's closing costs and pre-paid items.

Buyer Responsibilities: None, GC responsible for a turn-key home

Options: \_\_\_\_\_

### Acknowledgment

Buyer acknowledges and agrees that this Sales Worksheet presents a proposed sales package based on information reasonably available at this time. The terms of the proposal may be based on estimates and may change at any time based on Seller's or Buyer's preferences and additional information that becomes available concerning the potential sale. The terms of the agreed upon sales package, including additional information concerning the sale that may not be listed in this worksheet, will be documented in the final sales agreement and/or other sales-related documentation entered into by Seller and Buyer at the closing of the sale, and will be subject to the terms and conditions contained therein. New manufactured homes meet Federal Manufactured Home Standards. Buyer is responsible to verify home meets all local requirements including zoning and any applicable land covenants.

Buyer/Co-buyer:	Date:	Clayton Homes Centreville	2/12/26
Sales Worksheet - October 10, 2019		Home Center:	Date:
		11845 Highway 82, Centreville, AL	Page 27 of 28



Subject property as  
seen from Charlie  
Shirley Road  
looking southeast.