

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, MAY 12, 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. April 14, 2026
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **R-26-2 Townes at North Lake** - TTL, Inc. requests Special District Plan approval for approximately 283 acres for the Townes at North Lake, located north of Hamnertown Road and east of Hwy 69.
 - B. **S-26-11 Townes at North Lake** - TTL, Inc. is requesting preliminary plat approval of approximately 9.3 acres located north of Hamnertown Road and east of Hwy 69.
 - C. **S-26-12 Resurvey of lot 2 SFI Subdivision** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 3.4 acres located next to 7611 Lake Sherwood Circle.
 - D. **R-26-3 Mitt Lary Townhomes** - TTL, Inc. requests rezoning with Special District Plan approval for approximately 14 acres from Agricultural (AG) to Special District (SD) for the property located north of Mitt Lary Road and east of Pine Hill road. **CONTINUED UNTIL JUNE MEETING - NO ACTION REQUIRED**
 - E. **S-26-14 Oak Hollow** - TTL, Inc is requesting preliminary plat approval of approximately 14 acres located north of Mitt Lary Road and east of Pine Hill Road. **CONTINUED UNTIL AUGUST MEETING - NO ACTION REQUIRED**
 - F. **R-26-4 Gordon Gregory** - Gordon Gregory requests rezoning of approximately 1.5 acres from Conservation (CON) to Historic Neighborhood (HN) located at 2415 5th Street.

- G. **S-26-15 Resurvey of Lots 1-13 Bridge & East Columbus St.** - Sentell Engineering is requesting preliminary plat approval for approximately 2 acres for the property located south of 700 Bridge Avenue.
- H. **S-26-16 7 Brew Coffee Stand** - Southern Brew Corporation is requesting preliminary plat approval for 1.16 acres located at 5600 McFarland Boulevard.
- I. **S-26-17 Revision to Northport Shore Master Plan** - TTL, Inc. is requesting approval of a revision to the master plan for Northport Shore for approximately 200 acres located south of 5th Street and west of Alabama Southern Railroad.

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

12. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

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



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**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, APRIL 14, 2026**

The Planning and Zoning Commission met in a regular session at 6:05 p.m. on Tuesday, April 14, 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, Mr. Martin Houston, Mr. Tracy Kelly, Mr. David Kemp, Mr. Roland Lewis, and Mr. Clay Randolph. Absent and failed to vote: Mr. Kevin Turner and Mr. Jason Ward. Staff present were Ms. Julie Ramm, Planning Director, Mr. Shaun Patten, Zoning Administrator, Mrs. Kim King, Assistant City Attorney, 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 Mr. Kemp to approve the minutes of the regular meeting minutes for March 10, 2026. **Seconded by Mr. Randolph.** Voice vote was given. **Motion Carried.**

Verification of No Conflict of Interest - None

Verification of Proper Notification – Yes

Disclosure of Ex Parte Communication – None

Old Business

New Business

- A. **S-26-7 Northport Shore** – TTL, Inc. is requesting master subdivision plan approval for approximately 200 acres for the property located south of 5th Street and west of Alabama Southern Railroad.

Ms. Ramm stated that TTL, Inc. on behalf of The City of Northport is requesting master plan approval for the Northport Shore Subdivision located south of 5th Street and west of Alabama Southern Railroad. The proposed master plan contains 3 phases which total approximately 200 acres. The proposed master plan includes the following waiver requests: Final Plat Procedure, Stub Streets, Half-street Improvements on Fifth Street, Half-street improvements, sidewalks, R.O.W. on Twenty-Fifth Avenue, Typical Street Section.

Mr. Matthews stated that the request for Half-Street improvements on 5th Street would involve the waiver of curb and gutter required on the 5th Street Right-of-Way, on 25th Avenue which is an unimproved Right-of-Way to the North of Lot 7 there is nothing built there at all so that would include the full Half-Street construction, sidewalks and Right-of-Way dedication. Mr. Matthews stated that all of the parcels do have access to public streets without accessing 25th Avenue. Mr. Matthews stated that the waiver of the typical street section on River Run Park South is related to the width compared to what our width of a typical subdivision street is because no

parking being allowed along the roadway, the width was reduced to 11' lanes to not encourage on street parking.

Bradley Porter, 3200 Rice Mine Road, spoke at the podium. Mr. Porter stated that TTL did this on behalf of the City of Northport with the intent to consolidate all of the property that is in this area.

Chairman Lewis opened the floor for a public hearing.

Chuck Gerdau, 1802 20th Avenue, spoke at the podium. Mr. Gerdau asked where lot 7 that Mr. Matthews referred to is located; why the information was posted so late online; if the City had solicited any other input from citizens other than the ones that received a letter in the mail; why is the subdivision being proposed after development has already taken place on this property; is the commission voting on the entire subdivision or just the part highlighted in purple; is this City of Northport property; is the commission aware that on the 40 acres the Friends of Historic Northport sold there is a caveat in there that says it has be a municipal park: the Friends of Historic Northport sold to the City of Northport 40 acres that is partially part of phase 1 but also phase 2 and it says in the deed that the 40 acres has to be a municipal park, based on what he sees it looks okay, on parcel 5 the triangular portion, the master plan says sports complex. Mr. Gerdau agreed that the indoor facility would meet the municipal park deed restriction; the last question is on the top left corner it says number 4, the City has 2.6 acres, there is actually 7 acres that are under option from the Friends of Northport, he does not know what happened to the other 5 acres.

Ms. Ramm stated as of right now we are approving the Master Plan. Ms. Ramm stated that typically the information for the meeting is posted 5 days in advance. Ms. Ramm stated the next question was have we had any contact with any citizens, Ms. Ramm has not spoken to anyone; Mr. Matthews stated that as far as previous public feedback goes he will say that this is following along with the sports complex master plan that has been presented to council 3 times in the last few years in a public meeting, it has been approved once the first time and then amended two other times all in public meeting, he doesn't recall if any of the public showed to speak about it but it has been through the process. Mrs. King stated that it will continue to be brought through the process, this is not the last meeting that we are going to have for this particular parcel, I would expect you to see additional meetings where you can voice your input on it, on the April 28th council meetings then once if not twice in May as we talk through this process. Mr. Lewis stated that the next question was regarding approval after development has begun. Mr. Matthews this is for what we call a master subdivision plan which is simply for the division of property, this does not approve any kind of development. Mr. Lewis stated that the next question was regarding the involvement of City of Northport and TTL. Ms. Ramm stated that in her intro she stated that TTL was presenting on behalf of City of Northport so all of this is city owned property excluding the approximately 7 acres that the city has the option to purchase from Friends of Historic Northport. Mr. Lewis asked since we own those acres any word on the 2.6 versus 7. Ms. Ramm stated that she thinks it is a typo and is going to let TTL address that. Mr. Porter stated that he sees what we are referring too and will have to look into it.

Mr. Lewis stated that the last question that he has that was asked is regarding the 40 acres being a municipal park. Mrs. King stated that the City is aware of that and intends to fully follow that, nothing is currently proposed there although there is part of Master Plan there is a sports complex proposed on there but nothing specific has been done yet. Mr. Chuck Gerdeau stated from the audience that he would consider the sports complex a park. Mr. Lewis asked TTL if they had anything they wanted to address.

Chairman Lewis closed the floor for a public hearing.

Motion by Mr. Lewis to approve the master subdivision plan for approximately 200 acres for the property located south of 5th Street and west of Alabama Southern Railroad including all waivers. **Seconded by Mr. Randolph** Mr. Lewis – Yes; Mr. Randolph – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; and Mr. Kemp – Yes. **Motion Carried.**

B. **SP-26-3 Northport Shore Hotel** – TTL, Inc. is requesting conditional use approval for upper story dwellings in a Recreational zone for the property located south and west of 300 River Run Park South.

Ms. Ramm stated that TTL, Inc. is requesting conditional use approval for upper story dwellings in a Recreational Zone (REC) for the property located south and west of 300 River Run Park South. The proposed development would include a hotel with 144 rooms with an additional 54 hotel rooms that could be converted into 18 condominium units, for a total of 198 bedrooms. Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location. Whereas a use permitted by right has already been evaluated to fit within a zoning district, conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location. Approval is neither automatic nor guaranteed, and it is the responsibility of the applicant to demonstrate reasons why the request should be approved. The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with buffer yards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property. An example of conditions the commission may wish to consider attaching to this recommendation could include: Maximum number of units (the commission could consider attaching a requirement that this development be limited to a maximum of 18 condominium units.) The future land use plan contained within Northport Compass depicts this property as Limited Mixed Use. This request is not in conflict with the comprehensive plan. The site currently consists of a vacant lot zoned Recreational (REC). It is surrounded to the north and east by outdoor recreation zoned Recreational (REC); to the south by Oliver Lock and Dam zoned Working Riverfront (WR); and to the west by undeveloped land zoned Working Riverfront (WR).

Bradley Porter, 3200 Rice Mine Road, spoke at the podium. Mr. Porter stated that this is lot 3 on the master plan that was just reviewed, as Ms. Ramm noted this is for conditional use of a hotel and allowing some of the rooms to be sold as condos.

Chairman Lewis opened the floor for a public hearing.

Chuck Gerdau, 1802 20th Avenue, spoke at the podium. Mr. Gerdau asked if TTL or the City was building the hotel.

Chairman Lewis closed the floor for a public hearing.

Mr. Lewis stated that we had a question about who is building the hotel. Mrs. King stated that the city is not building the hotel, it will be built by a developer, this is all coming before council, the idea is to sell this property to a developer for the development of a hotel so it will not be city property when it is actually developed.

Motion by Mr. Lewis to approve the conditional use request for upper story dwellings in a Recreational zone for the property located south and west of 300 River Run Park South with a maximum number of 18 units to be

condos. **Seconded by Mr. Kemp.** Mr. Lewis – Yes; Mr. Kemp– Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; and Mr. Randolph – Yes. **Motion Carried.**

C. **S-26-8 Lots 56 & 57 Leland Subdivision** – Gordon Gregory is requesting preliminary plat approval for approximately 1.0 acres located at 4905 Leland Drive.

Ms. Ramm stated that Gordon Gregory is requesting preliminary plat approval for approximately 1 acre for the property located at 4905 Leland Drive. The property is currently remnants of 2 separate lots, and the requested subdivision would divide the properties into 2 lots. The following waivers are requested with this plat: Half-Street Improvements, Right-of-way Dedication, Capped Sewer, and Sidewalks. The current property consists of a single-family residence on portions of two lots zoned Residential Single-Family (RS-1). It is surrounded to the north by a single-family residence zoned Residential Single-Family (RS-1); to the east by a single-family residence zoned General Commercial (C-3); to the south by an undeveloped lot zoned Residential Single-Family (RS-1); and to the west across Leland Drive by single-family residential zoned Residential Single-Family (RS-1).

Mr. Matthews stated that on the Right of Way dedication there is currently 50’ right of way and the regulations as they are today are 55’ so that is what the waiver would cover. The existing street is 20’ wide and there is no curb and gutter in this area so if you approve the half-street improvement waiver it would cover that. There is no existing sewer within 250’ so the waiver would cover not having to build the lateral out to the road.

Gordon Gregory, 2406 5th Street, spoke at the podium. Mr. Gregory stated that he is the builder and Ms. Ramm pretty much explained what he was doing. He bought the lot and it was a 200 by 220 lot, in the original subdivision it was two lots, someone combined them, he would like to make them two lots again to build a house on the other side of the lot as well.

Chairman Lewis opened the floor for a public hearing.

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

Motion by Mr. Randolph to approve the preliminary plat for approximately 1.0 acres located at 4905 Leland Drive with waivers. **Seconded by Ms. Dykes** Mr. Randolph – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Lewis – Yes. **Motion Carried.**

D. **S-26-9 River Run Retreat** – Duncan, Coker, and Associates is requesting preliminary plat approval for approximately 1.26 acres located east of 30th Avenue and south of 18th Street.

Mrs. Ramm stated that This is a rehearing of case S-26-2 from the January 13, 2026 PZC meeting. This plat was approved as shown in that case, with the exception that a waiver for capped sewer has now been added. Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.26 acres for the property located east of 30th Avenue and south of 18th Avenue. The property is currently 6 separate lots, and the requested subdivision would divide the property into 1 lot. The following waivers are requested with this plat: Sidewalks, Right-of-Way Dedication, Half-Street Improvements, and Capped Sewer. The current property consists of 6 undeveloped lots zoned General Commercial (C-3). It is surrounded to the north, east, and south by single-family residential zoned “Special District”, and to the west across 30th Avenue by a manufacturing facility zoned “Limited Manufacturing” (M-1).

Mr. Matthews stated that the Right of Way dedication on 30th Avenue with the road classification of 80' required is currently 40' they would have to dedicate 20', they are proposing 10'. On Half-Street Improvements there are curb and gutter on both roadways but the waiver would cover roadway width. On Capped Sewer there is no sewer directly adjacent to this parcel on either side but there is sewer not too far away on the east and the south, the petitioner did point out some feasibility that they may want to talk about.

Robert Martin, 201 Towncenter Boulevard, spoke at the podium. He stated that in regard to the capped sewer, they originally thought they would be able to connect to city sewer at the intersection of 30th Avenue but after getting the survey back we realized there are utility conflicts with a 48" culvert up the road so they will not be able to connect to city sewer.

Mr. Randolph asked, as far as Mr. Martin knows there is no sewer on 18th Street. Mr. Martin stated that there is sewer on 29th Avenue but would have to get an easement in order to get to it. Mr. Matthews stated he does not believe there is any sewer present along 18th.

Chairman Lewis opened the floor for a public hearing.

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

Motion by Mr. Randolph to approve the preliminary plat for approximately 1.26 acres located east of 30th Avenue and south of 18th Street with waivers. **Seconded by Ms. Dykes** Mr. Randolph – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Lewis – Yes. **Motion Carried.**

E. **S-26-10 Resurvey Lots 13 & 14 HM Chism** – Cabaniss Engineering is requesting preliminary plat approval for approximately 0.45 acres located at 2410 22nd Street.

Mrs. Ramm stated that Cabaniss Engineering is requesting preliminary plat approval for approximately 0.45 acres for the property located at 2410 22nd Street. The property is currently divided into 2 separate lots, and the requested subdivision would move a shared boundary without creating any additional lots. The following waivers are requested with this plat: Right-of-way Dedication and Sidewalks. The current property consists of a single-family residence on one lot and a vacant lot, both zoned Residential Single-Family (RS-4). It is surrounded to the north by single-family residential zoned Residential Single-Family (RS-4); to the east by single-family residential zoned Residential Single Family (RS-4); to the south across 22nd Street by single-family residential zoned Residential Single Family (RS-4); and to the west by single-family residential zoned Residential Single-Family (RS-4).

Al Cabaniss, 600 Lurleen Wallace Boulevard, spoke at the podium. Mr. Cabaniss stated that the owner of lot 14 has asked that the owner of lot 13 move the lot line to create more of a side yard for lot 14.

Chairman Lewis opened the floor for a public hearing.

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

Motion by Mr. Lewis to approve the preliminary plat for approximately 0.45 acres located at 2410 22nd Street with all waivers. **Seconded by Mr. Kemp.** Mr. Lewis – Yes; Mr. Kemp – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; and Mr. Randolph – Yes. **Motion Carried.**

F. **AMD-26-2 City of Northport** – The City of Northport is requesting amendments to the Zoning Ordinance.

Mrs. Ramm stated that The City of Northport is requesting amendments to the zoning ordinance. These updates are highlighted in the following attachment. Highlighted text with a strikethrough is currently in place and proposed to be removed. Highlighted text with no strikethrough is not currently in place and is proposed to be added.

Mr. Patten stated that the first amendment is for fence heights in the front may not exceed 4 foot in height for commercial. Next would be, places of worship allowed by conditional use in C-6. Third amendment, fast food restaurants are currently prohibited in downtown districts but this will allow them by conditional use. Fourth amendment, Drive-through facilities are permitted in accordance with [Table 6-8](#). Development sites should be configured so that, to the greatest extent feasible, the service window does not face the primary street. Fifth amendment, pertaining to auto repair, equipment and gas station uses. Vehicle parking and storage are prohibited within 50 feet of any railroad track as measured from the nearest rail and within all roadways, ditches, and public rights-of-way. Sixth amendment, Portable signs remain prohibited, with the exception that temporary portable signs may be used for up to 48 consecutive hours at a time for events not to exceed 2 occurrences per calendar year for any property.

Chairman Lewis opened the floor for a public hearing.

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

Motion by Mr. Lewis to approve the amendments made to the Zoning Ordinance. **Seconded by Mr. Randolph.** Mr. Lewis – Yes; Mr. Randolph– Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Mrs. Kelly – Yes; and Mr. Kemp – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

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

Meeting was adjourned at 6:46 PM.

ATTEST:

Roland Lewis, Chairman

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – May 12, 2026
Staff Report

Case: R-26-2 and S-26-11 The Townes at North Lake

Applicant: TTL, Inc.

Location: North of Hammertown Road and east of HWY 69

Request: Special District Plan and Preliminary Plat approval

TTL, Inc. is requesting Special District Plan and Phase One Preliminary Plat approval for approximately 283 acres located north of Hammertown Road and east of HWY 69. A master subdivision plan and phase one preliminary plat was approved for this development in February of 2024. That preliminary plat approval expired after one year. As this property is zoned Special District (SD) but does not have an approved SD plan, the zoning ordinance adopted in December of 2024 requires that this property must first obtain approval of an SD plan meeting the requirements of the current ordinance prior to any plat approval. The overall layout shown on the proposed SD plan aligns with the previously-approved Master Subdivision Plan, but now includes a narrative and more details on the standards proposed for this development.

The current property consists of 10 parcels with 3 single-family residences. The proposed development includes 439 residential and 2 commercial lots along with open spaces. The proposed layout is shown in the included Special District Plan and detailed in the included narrative. The Special District Plan proposes changes from the regular requirements of the subdivision regulations and zoning ordinance. The differences identified by staff are noted in the table below.

Category	Required / Permitted	Proposed
Building Materials	Metal siding, vinyl siding, and smooth-face CMU block are prohibited	These materials would be “discouraged” but not prohibited.
Lot Width	50’	40’ for Courtyard and Cottage lots
Lot Area	4,000 square feet	3,400 square feet for Cottage lots
Front Setbacks	20’	5’ to 15’
Side Setbacks	7’	5’ for TND, Garden, Courtyard, and Cottage
Rear Setbacks	25’	5’ to 20’
Stub Streets	One per 400’ to 1200’	One per 14,000’
Sidewalks	6’ on one side of local streets	4’ on both sides

The table below shows how the proposed plan compares to lot standards for the residential single-family zones in Northport.

Zoning District	Lot Requirements	Number
RS-1	15,000 SF, 95' width	0
RS-2	12,000 SF, 85' width	0
RS-3	9,000 SF, 75' width	44
SD	4,000 SF, 50' width	88
Nonconforming	n/a	307

The zoning ordinance requires that special districts contain 20% **usable** open space for active and passive recreation. The development as proposed contains roughly 68 acres of open space with amenities including a trail system, a lake with a pier and pavilion, various natural buffers and parks. Park amenities are not specified in the narrative or SD plan. 20% minimum common open space is required, and drainage areas and land that are not developed due to steep terrain or other topographic limitations are required to be excluded from the open space calculations. The narrative included in this proposal references 68 acres of open space being provided “before final Section 4.05 exclusions”. The calculations provided do not make it clear that the 20% minimum common open space has been provided when the exclusions are considered.

The narrative does not address allowable uses in the commercial sub-district. If the SD plan is approved as proposed, no commercial development would be possible on the commercial lots.

The narrative addresses the requirement in 6.03.03 B(2) that garages shall not dominate public views along the street. However, the narrative does not commit to abiding by this requirement, but rather encourages "alley-loaded, side-entry, recessed, or architecturally integrated garages where consistent with the product type". Approval of this plan as presented would effectively waive the 6.03.03 B(2) requirement.

The materials standards section of the narrative allows the developer to approve vinyl siding (on non-primary facades) and other "manufacturer-approved components". The narrative should be explicit on anything that is allowed that conflicts with the ordinance requirements. Approval of this plan as presented would effectively waive the materials standards requirements of the ordinance. Renderings included in narrative provide examples of the intended types of construction but are not binding unless the narrative specifically commits to them as a zoning standard.

Sidewalks shown on the preliminary plat do not match current subdivision regulations. The regulations require 6' sidewalks on one side of the street, while the plat shows 4' sidewalks on both sides of the street. This would need to be requested as a variance in the SD plan, but it is not addressed in the plan or the list of waivers in the narrative.

A waiver has been requested from the 600' maximum cul de sac length. The waiver would potentially only be needed for the temporary condition, as this would become a through street if future phases are built out.

Zoning Ordinance Sec. 6.03.05.A. requires that an approved method of sewage disposal is available to the tract under consideration. Documentation has been provided that there is sewage capacity for phase 1, but not the future phases. Any approval of the special district should include the condition that no future phases shall be approved until adequate sewage capacity has been provided.

The future land use plan contained within Northport Compass depicts this property primarily as a mixture of high and high-to-medium density residential. The proposed development and requested zoning do not conflict with the comprehensive plan.

The site currently consists of 10 parcels zoned Special District (SD). It is surrounded to the north by a mixture of unincorporated undeveloped land and single-family residential (no zoning); to the east by a mixture of unincorporated undeveloped land and single-family residential (no zoning); to the south by a mixture of unincorporated undeveloped land and single-family residential (no zoning); and to the west by a mixture of undeveloped land zoned General Commercial (C-3), unincorporated undeveloped land and single-family residential (no zoning), and multifamily residential zoned Residential Multifamily (RM).

Any action on the Special District Plan agenda item will be a recommendation to City Council. The Commission can make a recommendation for approval, approval with changes, or denial to the Council; or, with consent of the applicant, table its recommendation to allow time for further review or for the applicant to make requested changes.

Any action on the subdivision case will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

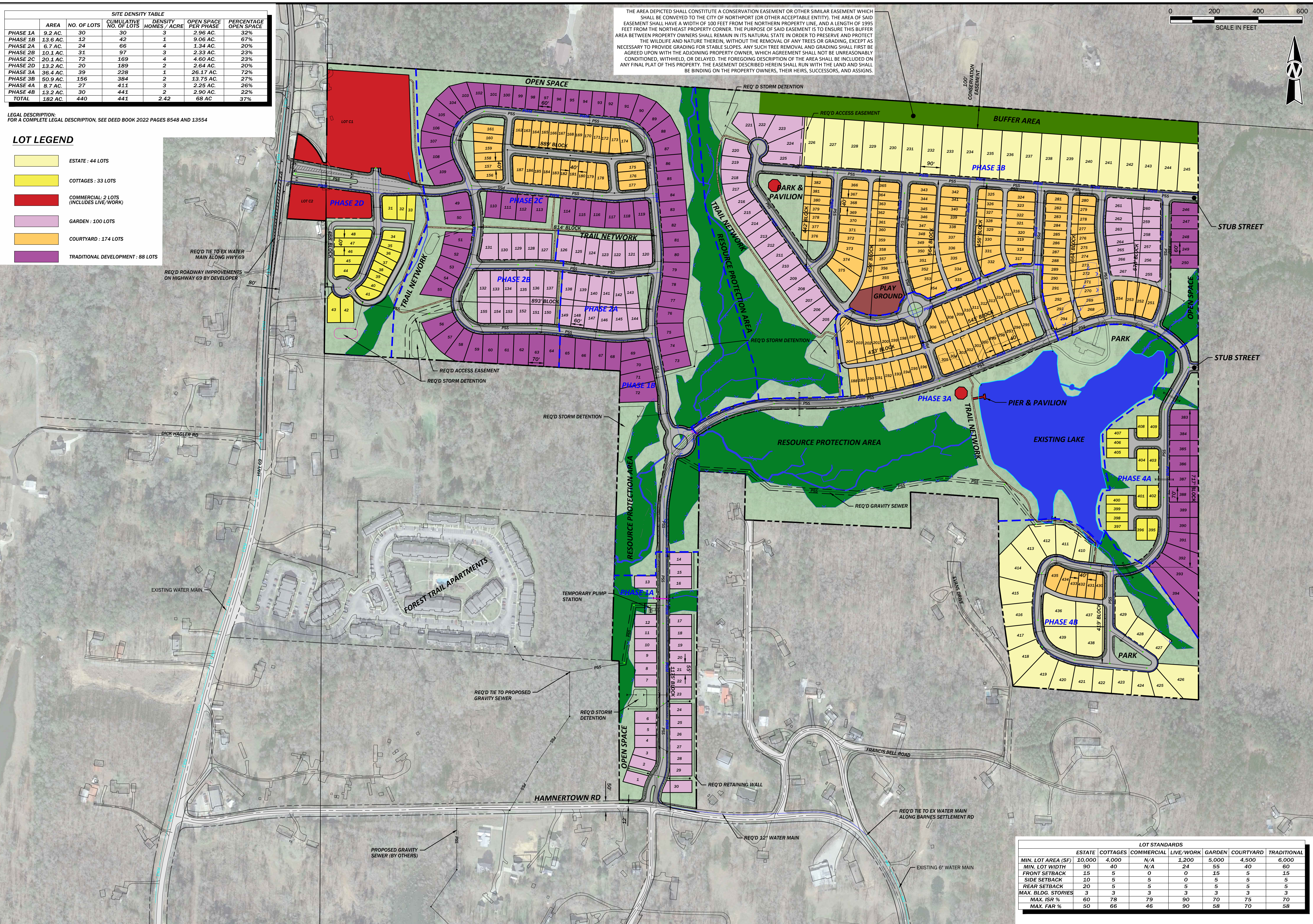
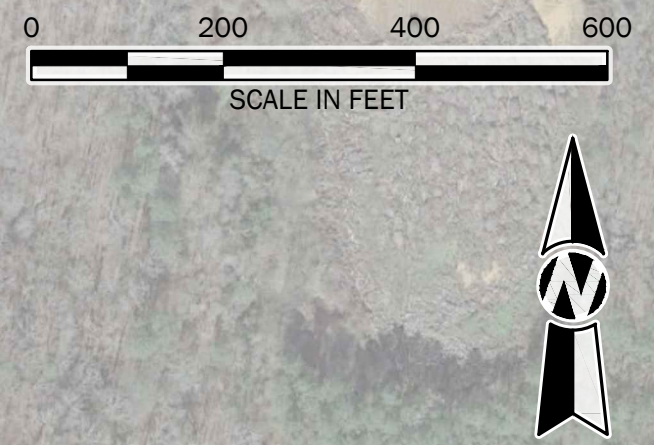
SITE DENSITY TABLE						
PHASE	AREA	NO. OF LOTS	CUMULATIVE NO. OF LOTS	DENSITY HOMES / ACRE	OPEN SPACE PER PHASE	PERCENTAGE OPEN SPACE
PHASE 1A	9.2 AC.	30	30	3	2.96 AC.	32%
PHASE 1B	13.6 AC.	12	42	1	9.06 AC.	67%
PHASE 2A	6.7 AC.	24	66	4	1.34 AC.	20%
PHASE 2B	10.1 AC.	31	97	3	2.33 AC.	23%
PHASE 2C	20.1 AC.	72	169	4	4.60 AC.	23%
PHASE 2D	13.2 AC.	20	189	2	2.64 AC.	20%
PHASE 3A	36.4 AC.	39	228	1	26.17 AC.	72%
PHASE 3B	50.9 AC.	156	384	2	13.75 AC.	27%
PHASE 4A	8.7 AC.	27	411	3	2.25 AC.	26%
PHASE 4B	13.2 AC.	30	441	2	2.90 AC.	22%
TOTAL	182 AC.	440	441	2.42	68 AC.	37%

LEGAL DESCRIPTION:
FOR A COMPLETE LEGAL DESCRIPTION, SEE DEED BOOK 2022 PAGES 8548 AND 13554

LOT LEGEND

- ESTATE : 44 LOTS
- COTTAGES : 33 LOTS
- COMMERCIAL : 2 LOTS (INCLUDES LIVE/WORK)
- GARDEN : 100 LOTS
- COURTYARD : 174 LOTS
- TRADITIONAL DEVELOPMENT : 88 LOTS

THE AREA DEPICTED SHALL CONSTITUTE A CONSERVATION EASEMENT OR OTHER SIMILAR EASEMENT WHICH SHALL BE CONVEYED TO THE CITY OF NORTHPORT (OR OTHER ACCEPTABLE ENTITY). THE AREA OF SAID EASEMENT SHALL HAVE A WIDTH OF 100 FEET FROM THE NORTHERN PROPERTY LINE, AND A LENGTH OF 1995 FEET FROM THE NORTHEAST PROPERTY CORNER. THE PURPOSE OF SAID EASEMENT IS TO ENSURE THIS BUFFER AREA BETWEEN PROPERTY OWNERS SHALL REMAIN IN ITS NATURAL STATE IN ORDER TO PRESERVE AND PROTECT THE WILDLIFE AND NATURE THEREIN, WITHOUT THE REMOVAL OF ANY TREES OR GRADING, EXCEPT AS NECESSARY TO PROVIDE GRADING FOR STABLE SLOPES. ANY SUCH TREE REMOVAL AND GRADING SHALL FIRST BE AGREED UPON WITH THE ADJOINING PROPERTY OWNER, WHICH AGREEMENT SHALL NOT BE UNREASONABLY CONDITIONED, WITHHELD, OR DELAYED. THE FOREGOING DESCRIPTION OF THE AREA SHALL BE INCLUDED ON ANY FINAL PLAT OF THIS PROPERTY. THE EASEMENT DESCRIBED HEREIN SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE PROPERTY OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.



2890 Rice Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

TOWNES AT NORTH LAKE

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

SPECIAL DISTRICT PLAN	
No.	Date

Revision Description

Drawn By: A R I
Checked By: J C W
Date: 2026-04-27
Proj. No.: 22-01-03087.00
File Name: 223087.MasterPlan.dwg

	LOT STANDARDS						
	ESTATE	COTTAGES	COMMERCIAL	LIVE/WORK	GARDEN	COURTYARD	TRADITIONAL
MIN. LOT AREA (SF)	10,000	4,000	N/A	1,200	5,000	4,500	6,000
MIN. LOT WIDTH	90	40	N/A	24	55	40	60
FRONT SETBACK	15	5	0	0	15	5	15
SIDE SETBACK	10	5	0	0	5	5	5
REAR SETBACK	20	5	5	5	5	5	5
MAX. BLDG. STORIES	3	3	3	3	3	3	3
MAX. ISR %	60	78	79	90	70	75	70
MAX. FAR %	50	66	46	90	58	70	58

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Welcome to the Townes of North Lake



SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS

TOWNES OF NORTH LAKE
NORTHPORT, AL

STREETSCAPE

SEPTEMBER 8, 2023

Special District (SD) Submittal

Location: Northport, Alabama
Developer: Courtstone, LLC
Engineer: TTL (Jason Walker)

SPECIAL DISTRICT NARRATIVE

The Townes of North Lake

1. Purpose and Intent

The Townes of North Lake Special District is proposed in accordance with Section 6.03 of the City of Northport Zoning Ordinance. The purpose of this Special District is to allow flexibility in design, dimensional standards, and development layout in exchange for a higher level of coordinated planning, architectural control, open space integration, and overall community quality. The development is intentionally designed to provide a diverse mix of residential product types, integrate a connected open space system, promote pedestrian-oriented design, respect natural topography, establish enforceable architectural standards, and deliver an efficient infrastructure framework. The proposed standards are not deviations for convenience, but intentional design decisions to achieve a cohesive and higher-quality development pattern.

2. Development Overview

The Townes of North Lake consists of approximately 185± acres and is planned as a master-developed residential community incorporating five distinct product types: Estate, TND, Garden Home, Courtyard, and Cottage lots. Each product type is defined by dimensional standards, setbacks, and architectural expectations appropriate to its use and market position. Typical lotting patterns and building footprint diagrams establish development intent and may be refined during final engineering to respond to grading, drainage, and infrastructure requirements while maintaining overall consistency.

3. Open Space Framework

Open space is designed as a comprehensive, integrated system rather than isolated or phase-specific remnants. The plan includes green corridors, trails, recreational areas, buffers, preserved natural features, and water features where applicable. Total open space exceeds the minimum 20% requirement on a development-wide basis, with approximately 36% provided prior to ordinance-based exclusions. Variations between phases are intentional and offset across the development, consistent with coordinated planning objectives. All qualifying open space will be documented in accordance with Section 4.05 and maintained by a property owners' association or approved entity.

4. Special District Standards and Modifications

The development is based on the framework established in Table 6-5 of the City of Northport Zoning Ordinance, with specific modifications requested as part of Special District Plan approval. These include reduced lot widths for courtyard and cottage products, adjusted lot areas, modified setbacks, flexible streetscape configurations, and development-wide open space compliance. All modifications are consistent with the purpose of the Special District provisions and necessary to achieve the intended design outcomes.

4.1 Section 6.03 - Special District Purpose

Section 6.03 authorizes optional methods of land development intended to provide flexibility in design, lot size, neighborhood layout, coordinated open space, environmental sensitivity, pedestrian connections, and efficient infrastructure. Below are the dimensional standards, lotting patterns, open space system, and

architectural standards defined as the Special District standards for this development.

4.2 Table 6-5 - Development Standards for SD Subdistricts

Table 6-5 is the ordinance comparison point for the residential portions of the development. The baseline standards are: 9 dwelling units per gross acre maximum density; 20% minimum common open space; 3 stories maximum building height; 50 ft minimum lot width; 4,000 sf minimum lot area; and yards of 20 ft front, 7 ft side, and 25 ft rear. Variations are listed in Section 5 below.

4.3 Section 3.08 - Common Open Spaces and Amenities

Section 3.08 requires common open space and amenities to be owned and maintained by the developer, association, or other approved private entity. The Homeowners Association or other approved entity will be identified on the Final Plat and/or supporting documents.

5 Development Program and Typical Lotting Patterns

The Townes of North Lake includes five residential product types. Submitted diagrams are typical lotting patterns and building footprint illustrations. Final lot configurations, dimensions, and building placements may be refined during engineering and construction based on topography, grading, drainage, utilities, road geometry, and other site-specific conditions, provided final plans remain consistent with the approved Special District Plan framework.

Type	Width	Depth	Front	Side	Rear	Area	Waiver Summary
Estate	90 ft	110 ft +	15 ft	10 ft	20 ft	Approx. 9,900 sf +	Exceeds width/area; requests front/rear setback modifications
Traditional (TND)	60 ft	100 ft +	15 ft	5 ft	10 ft	Approx. 6,000 sf +	Requests front/side/rear setback modifications
Garden	55 ft	90 ft +	15 ft	5 ft	5 ft	Approx. 4,950 sf +	Requests setback modifications
Courtyard	40 ft	110 ft +	5 ft	5 ft	5 ft	Approx. 4,400 sf +	Requests width and setback modifications
Cottage	40 ft	85 ft +	5 ft	5 ft	5 ft	Approx. 3,400 sf +	Requests width, area, and setback modifications

See Section 7 below for more information on waivers needed because of deviation from the base zoning.

6 Table 6-5 Ordinance Mirror and Product Standards

Table 6-5 Item	City Standard	Requested Treatment	Explanation
Density	9 du/gross acre	No waiver requested	439 lots over approx. 185 acres is well below the maximum.
Open Space	20%	No reduction requested overall; phase variation requested	Approx. 68 acres of open space over approx. 188 acres equals approx. 36% before final Section 4.05 exclusions.
Building Height	3 stories	No waiver requested	Residential structures shall comply unless separately approved.

Table 6-5 Item	City Standard	Requested Treatment	Explanation
Lot Width	50 ft	Modification requested	Courtyard and cottage lots are 40 ft.
Lot Area	4,000 sf	Modification requested where applicable	Cottage lots may be approx. 3,400 sf.
Front Setback	20 ft	Modification requested	Proposed 5 ft to 15 ft.
Side Setback	7 ft	Modification requested	Proposed 5 ft for TND, garden, courtyard, cottage; estate 10 ft.
Rear Setback	25 ft	Modification requested	Proposed 5 ft to 20 ft.
Commercial Areas	Residential standards not applicable	Clarification requested	Commercial/mixed-use parcels governed by applicable commercial/mixed-use zoning or approved SD standards.

7 Comprehensive Waiver and Modification Schedule

The following waivers and modifications are requested for all phases of The Townes of North Lake to the extent the applicable condition appears on the Special District Plan, Preliminary Plat, typical sections, or lot diagrams.

- Stub Streets - A waiver is requested to reduce the number of required stub streets. Based on the size of this property, 10 stub streets are required. 3 entrances and 1 stub street are shown on the master plan. Right-of-Way for 3 additional stub streets are set aside if future streets need to be constructed. The waiver is requested because the adjoining properties are privately owned and occupied, and the surrounding terrain makes construction of additional stub streets not practical. Additionally, wetland and stream impacts would be greatly increased if these stub streets were constructed.
- Dimensional Waivers – See tables below.

W-1. Table 6-5 Minimum Lot Width

Item	Detail
Ordinance / City Standard	50 ft minimum lot width
Requested Special District Standard	40 ft minimum for courtyard and cottage lots; 55 ft garden; 60 ft TND; 90 ft estate.
Applies To	Courtyard and cottage; all phases where used.
Justification	Permits compact product types and housing diversity.

W-2. Table 6-5 Minimum Lot Area

Item	Detail
Ordinance / City Standard	4,000 sf minimum lot area
Requested Special District Standard	Cottage lots may be approx. 3,400 sf; all other types generally 4,000 sf +.
Applies To	Cottage lots; any phase where used.
Justification	Allows cottage product consistent with SD flexibility.

W-3. Table 6-5 Front Setback

Item	Detail
Ordinance / City Standard	20 ft front yard
Requested Special District Standard	Estate 15 ft; TND 15 ft; Garden 15 ft; Courtyard 5 ft; Cottage 5 ft.
Applies To	All residential product types.
Justification	Supports pedestrian-oriented streetscape, porch emphasis, compact blocks, and alley/courtyard products.

W-4. Table 6-5 Rear Setback

Item	Detail
Ordinance / City Standard	25 ft rear yard
Requested Special District Standard	Estate 20 ft; TND 10 ft; Garden 5 ft; Courtyard 5 ft; Cottage 5 ft.
Applies To	All residential product types.
Justification	Accommodates alley-loaded, courtyard, and compact residential forms.

W-5. Table 6-5 Side Setback

Item	Detail
Ordinance / City Standard	7 ft side yard
Requested Special District Standard	Estate 10 ft; TND 5 ft; Garden 5 ft; Courtyard 5 ft; Cottage 5 ft.
Applies To	TND, garden, courtyard, cottage.
Justification	Allows efficient lotting and varied housing types; estate complies/exceeds side standard.

8. Architectural Standards

The development will implement enforceable architectural standards to ensure long-term quality while allowing flexibility for multiple builders. Permitted materials include brick, stone, fiber cement, engineered wood, and limited stucco applications. Vinyl siding is prohibited on primary elevations. Buildings must incorporate articulation, varied rooflines, defined entries, and material transitions. Repetition will be controlled through variation in adjacent homes, and corner lots will receive enhanced treatment. Standards will be administered by the developer, HOA, or designated architectural authority. Examples are provided below. However, these are presented to convey the general character, quality, and design intent. Individual homes are not required to match exact representations; however, all homes must comply with these minimum standards.

8.1 Exterior Materials

Permitted primary exterior materials include the following. The phrase “and similar materials” is intentionally not used. If an alternative material is proposed, it must be specifically approved in writing by the developer or designated architectural review authority before building permit review.

- Brick veneer or full brick.
- Stone or manufactured stone accents.
- Fiber cement siding or fiber cement board-and-batten.
- Engineered wood siding or engineered wood trim products.
- Hard-coat stucco or cementitious stucco accents, limited to appropriate architectural applications.
- Architectural trim, columns, brackets, shutters, porch railings, and other detail elements consistent with the approved style of the home.

8.2 Restricted or Discouraged Materials

- Vinyl siding shall not be used as a primary front facade material. Limited vinyl or vinyl-type materials may be used for soffit, trim, rear/secondary elevations, or manufacturer-approved components if approved by the developer.
- Large uninterrupted expanses of a single material are not permitted on front elevations.
- Unfinished concrete block, exposed plain metal wall panels, temporary materials, and visibly inconsistent facade materials are prohibited on public-facing elevations.

8.3 Facade Articulation and Massing

- Front elevations shall include articulation through wall offsets, porches, stoops, material changes, window groupings, roof forms, or other architectural detailing.
- Flat, unarticulated front facades are not permitted.
- Homes on corner lots or lots terminating views should provide enhanced side or corner elevations when visible from public streets or major open spaces.
- Adjacent homes should vary in elevation, color, roofline, or material composition to avoid a repetitive streetscape.

8.4 Entries, Porches, Windows, and Doors

- Primary entries shall be clearly expressed through porches, stoops, covered entries, trim, columns, or other architectural features.
- Windows and doors shall be proportioned and detailed in a manner consistent with architectural character.
- Porches and entry features are encouraged to support the pedestrian-oriented character of the SD.

8.5 Roof Design

- Roof forms shall use appropriate pitch, proportion, and composition consistent with residential character.
- Architectural or dimensional shingles, metal roofing accents, or other approved roofing systems may be used.
- Rooflines should vary where necessary to avoid monotonous streetscapes.

8.6 Garage Treatment

- Garage placement and design shall minimize visual dominance along public streets where feasible.
- Alley-loaded, side-entry, recessed, or architecturally integrated garages are encouraged where consistent with the product type.
- Front-facing garages may be permitted where compatible with the overall elevation and streetscape.

8.7 Administration

Architectural compliance will be administered by the developer, property owners' association, architectural review committee, or other designated entity. The intent is to preserve neighborhood quality while maintaining flexibility for multiple builders, product types, price points, and market conditions.

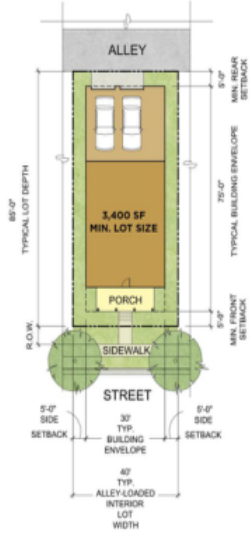
9. Conclusion

The Townes of North Lake Special District complies with the intent of the City's zoning and subdivision regulations while utilizing the flexibility authorized under Section 6.03. The plan provides diverse housing, integrated open space, enforceable architectural standards, and a coordinated infrastructure strategy. The requested modifications are necessary to achieve a cohesive, high-quality development and are consistent with the authority of the Special District provisions.

Cottage Lots

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Cottage (40' LOT WIDTH MINIMUM)



Building Footprints shown are for illustrative purposes only.



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TOWNES OF NORTH LAKE
NORTHPORT, AL

COTTAGE LOT DIAGRAM

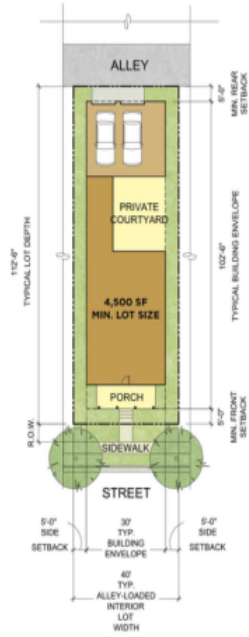
SEPTEMBER 8, 2023

Lot Width: 40 ft min | Lot Depth: 85 ft +
Front: 5 ft | Side: 5 ft | Rear: 5 ft

Courtyard Lots

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Courtyard (40' LOT WIDTH MINIMUM)



Building Footprints shown are for illustrative purposes only.



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TOWNES OF NORTH LAKE
NORTHPORT, AL

COURTYARD LOT DIAGRAM

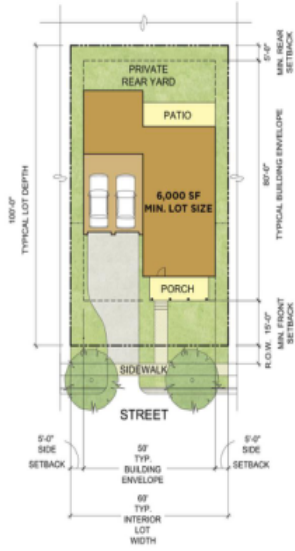
SEPTEMBER 8, 2023

Lot Width: 40 ft min | Lot Depth: 110 ft +
Front: 5 ft | Side: 5 ft | Rear: 5 ft

Traditional (TND)

Traditional (60' LOT WIDTH MINIMUM)

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Building Footprints shown are for illustrative purposes only.

Lot Width: 60 ft min | Lot Depth: 100 ft +
 Front: 15 ft | Side: 5 ft | Rear: 10 ft

Estate Lots

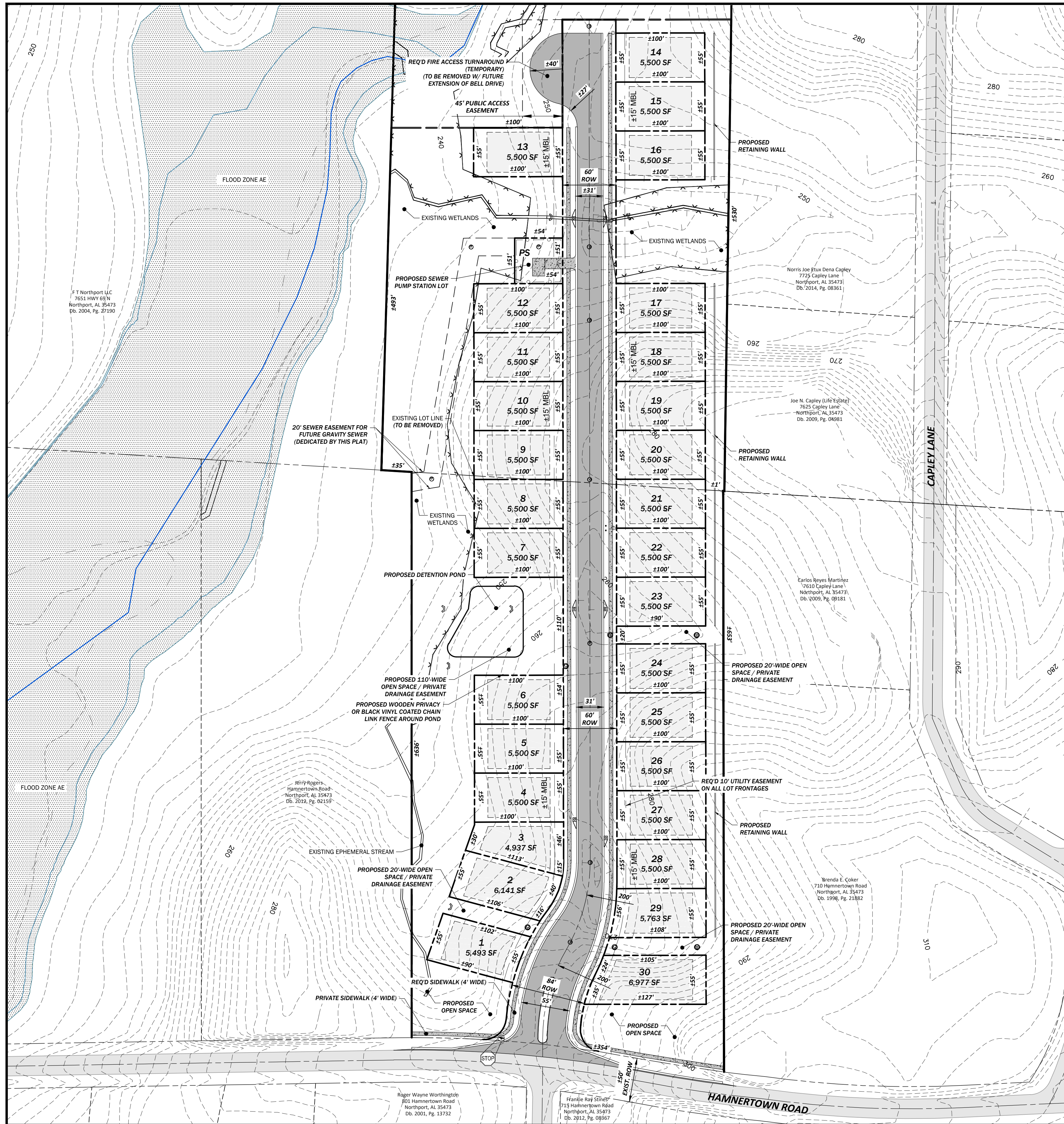
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Estate (90' LOT WIDTH MINIMUM)

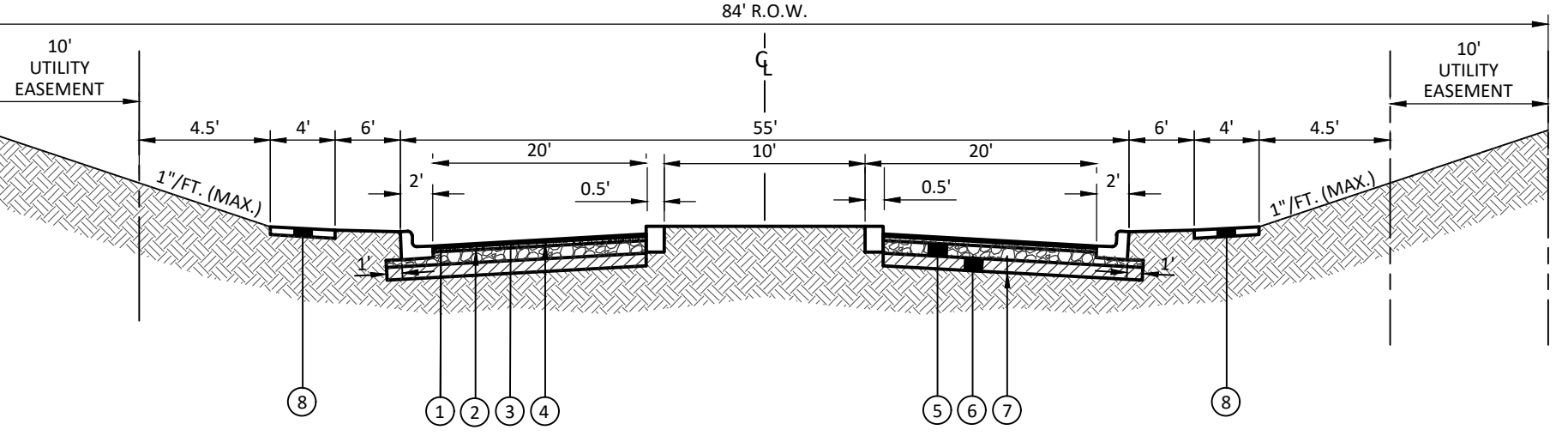
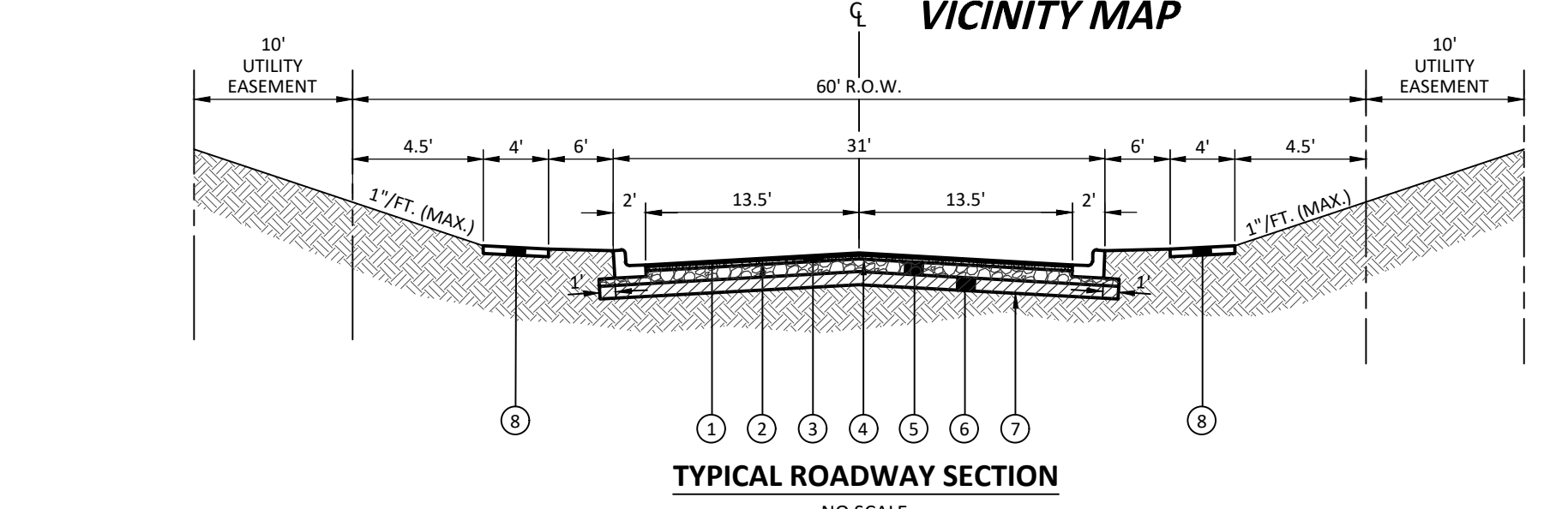
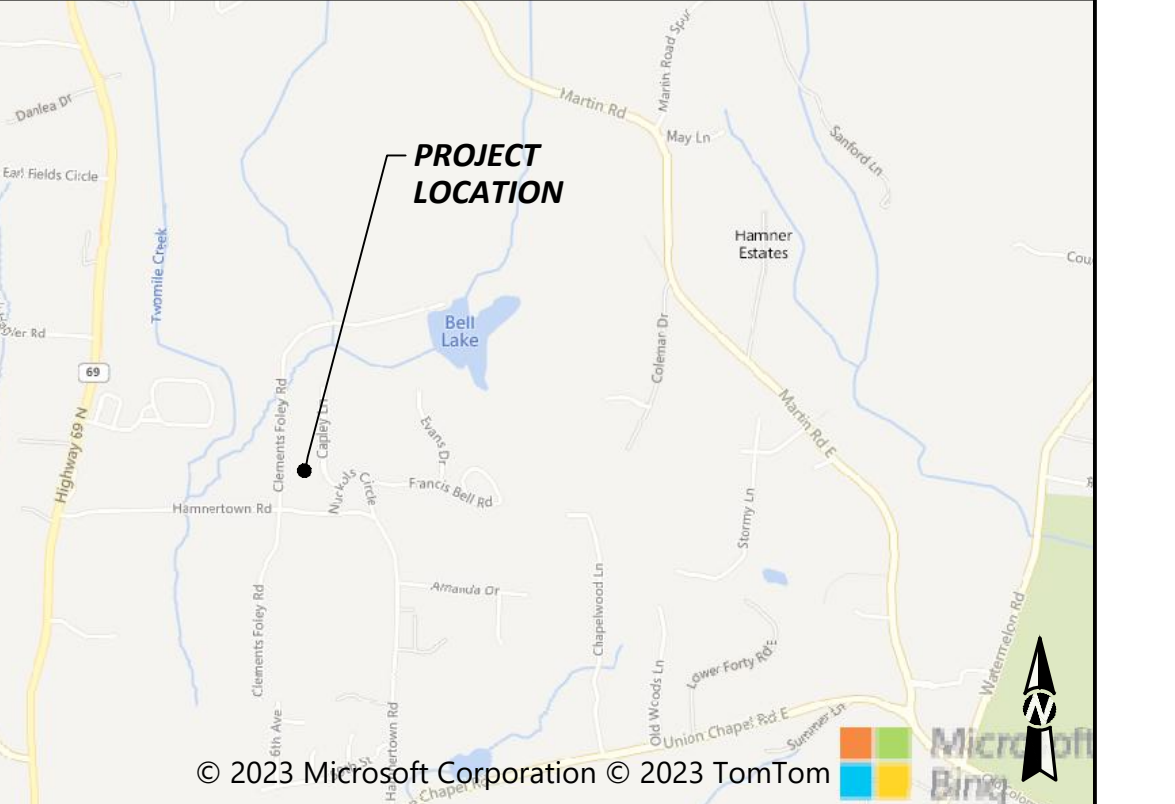


Building Footprints shown are for illustrative purposes only.

Lot Width: 90 ft min | Lot Depth: 110 ft +
 Front: 15 ft | Side: 10 ft | Rear: 20 ft



- GENERAL NOTES**
- TOTAL ACREAGE TO BE SUBDIVIDED: 49.3 AC TO 1 ACRE UNDER CONTROL OF THE DEVELOPER: 183.03 ACRES
 - CONTOUR INTERVAL: 2' (EXISTING CONTOURS), ELEVATIONS BASED ON AERIAL MAPPING.
 - OWNER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
 - DEVELOPER: COURTSTONE LLC, 1470 NORTHBANK PKWY, STE 168, TUSCALOOSA, AL 35406
 - CURRENT ZONING: RS-SD
 - PROPOSED ZONING: RS-SD
 - PROPOSED SETBACKS: FRONT: 15', SIDE: 5', REAR: 15'
 - NUMBER OF RESIDENTIAL LOTS: 30
 - ISR: MAXIMUM: 0.70
 - TYPICAL LOT SIZE: ± 5000 SF
 - DENSITY: 3.07 LOTS/ACRE
 - OPEN SPACE: (SEE SHEET 4 OF 4) REQUIRED: (20%) 1.95 ACRES PROVIDED: (29%) 2.86 ACRES
 - ROADWAY RADIUS (HORIZONTAL): REQUIRED: 200'
 - REQUESTED WAIVERS: LOT WIDTH, LOT AREA, SETBACKS, STUB STREETS, MAXIMUM CUL DE SAC LENGTH
 - SOURCE OF TITLE: DB 2002, PG 13554
 - PART OF THIS PROPERTY LIES IN SPECIAL FLOOD HAZARD AREA ZONE AE. FROM INFORMATION TAKEN FROM FEMA FIRM PANEL NO. 01125C0339G (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.



- TYPICAL ROADWAY SECTION (ENTRANCE BOULEVARD)**
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.



**TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W**

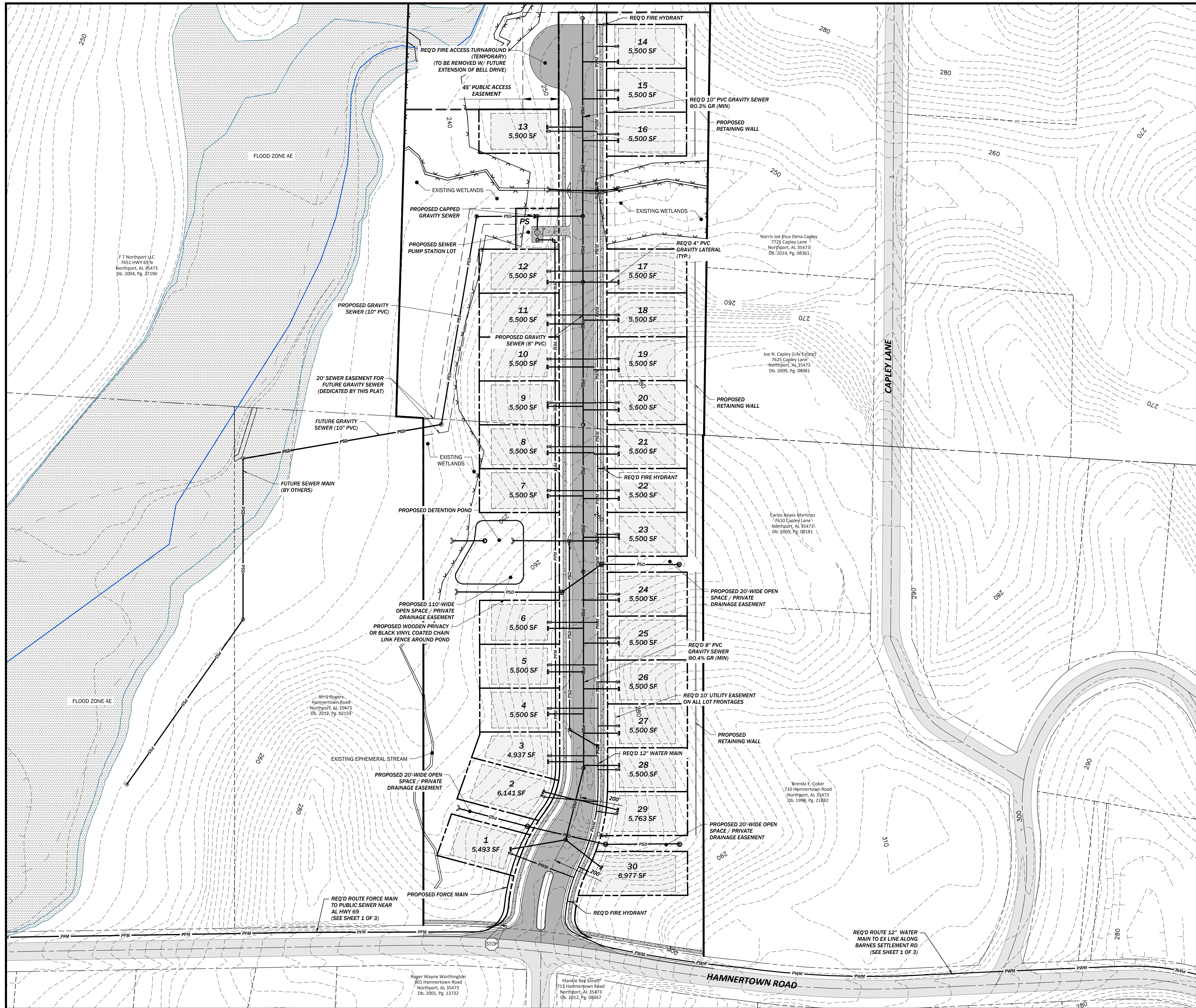
HAMMERTOWN ROAD
NORTHPORT, ALABAMA

2890 Rice Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

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

No.	Date	Revision Description

Drawn By: A.R.L. Checked By: J.C.W.
Date: 4-25-2026 Proj. No.: 22-01-03087.00
File Name: 223087_Preliminary Plat.dwg



0 60 120 180

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
- FSS - FUTURE SANITARY SEWER (BY OTHERS)
- 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
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE

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**TOWNSHIP OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W**

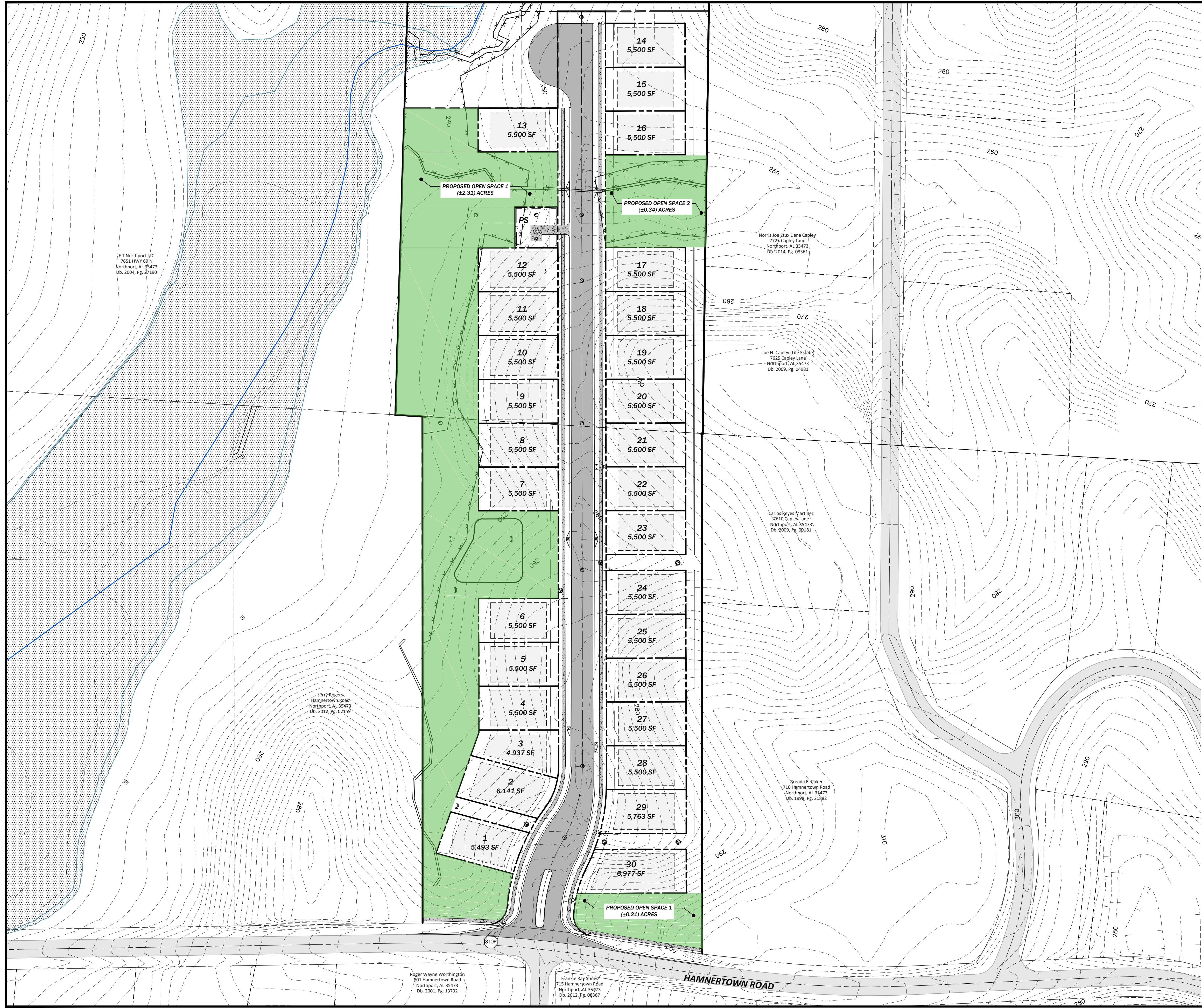
**PRELIMINARY PLAT
(UTILITY PLANS)**

PRELIMINARY
(NOT FOR CONSTRUCTION,
RECORDING PURPOSES
OR IMPLEMENTATION)

No.	Date	Revision Description	Checked By: J.C.W.

Drawn By: A.R.L. | Date: 4-25-2026 | File Name: 2220087.Preliminary Plat.dwg
Prof. No.: 22201-03087.00

NOTES:
1. REQ'D UTILITIES REFLECTED ON THIS SHEET ARE PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION WITH DETAILED DESIGN OF SUBDIVISION.



0 60 120 180

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
- FSS FUTURE SANITARY SEWER (BY OTHERS)
- 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
- PROPOSED TEMPORARY EMERGENCY ACCESS DRIVE
- PROPOSED OPEN SPACE AREA

GENERAL NOTES:

1. TOTAL PROJECT AREA: 9.75 ACRES
2. OPEN SPACE REQ'D: (20%) 1.95 ACRES
3. OPEN SPACE PROVIDED: (29%) 2.86 ACRES



2890 Rice Mine Road NE | Tuscaloosa, AL 35406
205.561.3778 | www.ttlusa.com

**TOWNES OF NORTH LAKE - PHASE 1
RESIDENTIAL DEVELOPMENT
PART OF THE SE 1/4 SEC. 34 T20S, R10W**

HAMNERTOWN ROAD
NORTHPORT, ALABAMA

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

OPEN SPACE AREAS

No.	Date	Revision Description

Drawn By: A R L
Date: 4-25-2026
File Name: 223087_Preliminary Plat.dwg

Checked By: J C W
Prof. No.: 22201-03087.00



Subject property as
seen from the
intersection of
Hamnertown Rd and
Bell Drive



Dantea Dr
N 69 Kemp

Earl Fields Cir

COUNTY

Highway 69 N

63

Thomas Creek

SUBJECT PROPERTY
SD

COUNTY

Martin Rd

70

Martin Rd E

Coleman Dr

Coleman Dr

Dick Hagler Rd

Dick Hagler Rd

COUNTY

Bell Dr

Bell Dr

COUNTY

RM

Bell Dr

COUNTY

Capley Ln

Evans Dr

COUNTY

COUNTY

Hamnertown Rd

Highway 69 N

R

ements Foley Rd

Barnes Settlement

Amanda Dr

Chapelwood Ln

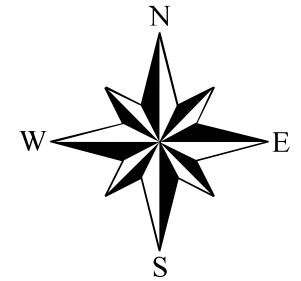
City of Northport Planning Commission

Special District Plan and Preliminary Plat

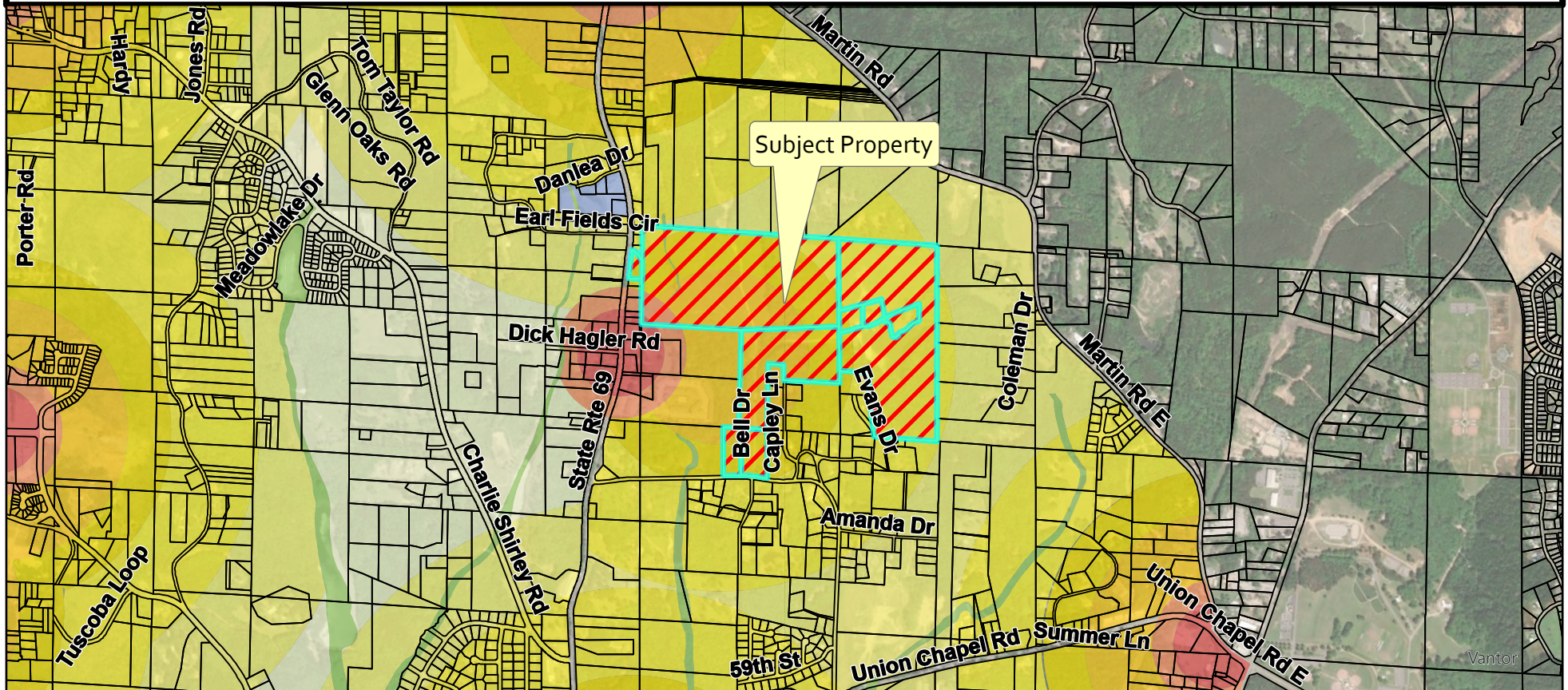
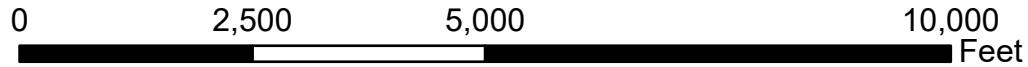
Future Land Use

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

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



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City of Northport
Planning and Zoning Commission –May12, 2026
Staff Report

Case: S-26-12 Resurvey of Lot 2 SFI Subdivision

Applicant: Herndon, Hicks and Associates

Location: Next to 7611 Lake Sherwood Circle

Request: Preliminary Plat

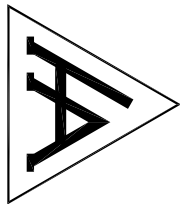
Herndon, Hicks and Associates is requesting preliminary plat approval for approximately 3.4 acres for the property located north and west of 7911 Lake Sherwood Circle. The property is currently 1 lot, and the requested subdivision would divide the property into 2 lots.

The following waivers are requested with this plat:

- **Right-of-way Dedication** - A waiver has been requested for ROW Dedication on Lake Sherwood Circle and the unimproved ROW. The ROW is currently 50 feet, while the regulations require 55 feet. This waiver request, if approved, would eliminate an additional 2.5 feet of ROW dedication from the petitioner's side of the street. This is in the planning jurisdiction, and Tuscaloosa County has provided a letter supporting this request.
- **Half-street Improvements and Sidewalks** - A waiver has been requested for street improvements (including sidewalks) on Lake Sherwood Circle and the unimproved ROW. This is in the planning jurisdiction, and Tuscaloosa County has provided a letter supporting this request. Sidewalks are not proposed in the City's Comprehensive Plan or the MPO's Bicycle and Pedestrian Plan.
- **Capped Sewer** - A waiver has been requested for capped sewer construction. This request is consistent with the intent of subdivision regulation 8.01.01, which does not require construction of sewer infrastructure where no new roadways are being created and no future street cuts would be prevented by installation of laterals at the time of subdivision. There are no existing or planed sewers in the area.

The current property consists of an undeveloped unincorporated lot (no zoning). It is surrounded to the north, west, and south by undeveloped unincorporated land (no zoning); and to the east by unincorporated single-family residential (no zoning).

Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.



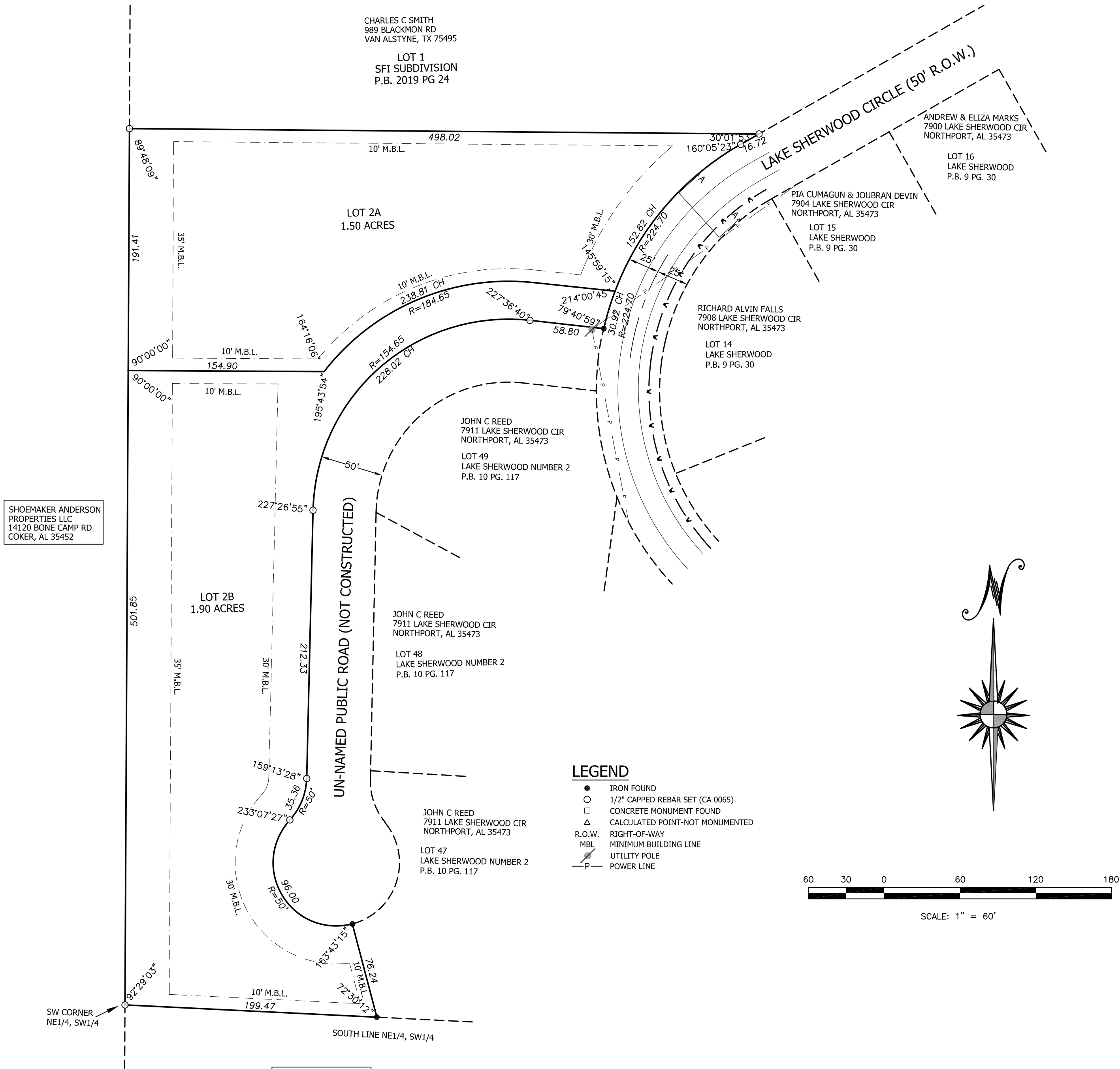
HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors
2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003 - Fax (205) 333-0178
mh@hhasurveyors.com

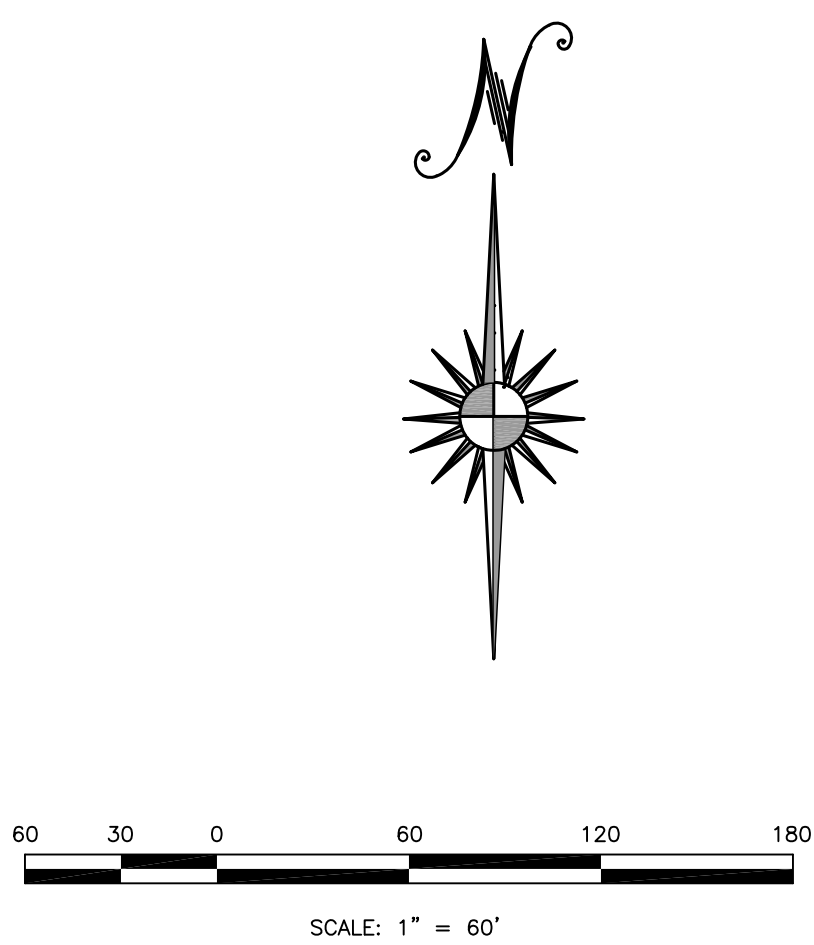
RESURVEY OF LOT 2 SFI SUBDIVISION PLAT BOOK 2019 PAGE 24

PRELIMINARY PLAT
PART OF THE NE1/4, SW1/4, SECTION 29, T20S, R10W
TUSCALOOSA COUNTY, ALABAMA

Source	D.B. 2025 PG. 5646 Job No.	2601-036
Field Work	1/26	4/27/2026
Survey Type	SUBDIVISION	1"=60'
ACAD File	2601-036 PSD	JRH
COCO File	2502-013.TXT	DRH
		Approved By
		Surveyed by
		WJN

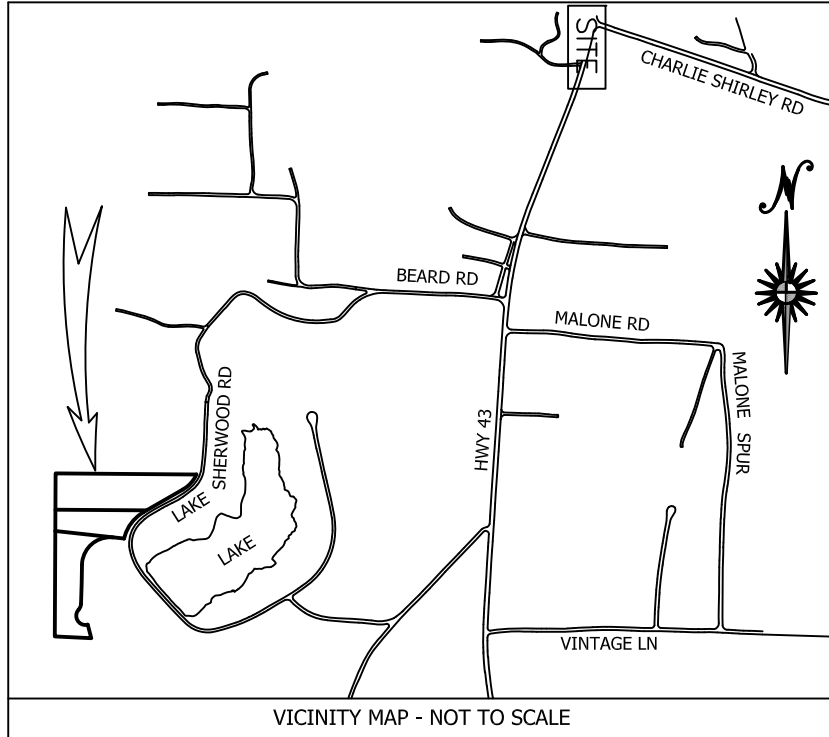


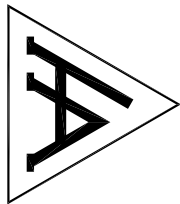
SHOEMAKER ANDERSON PROPERTIES LLC
14120 BONE CAMP RD
COKER, AL 35452



NOTES:

- TOTAL ACREAGE OWNED: 3.4
- TOTAL ACREAGE DEVELOPED: 3.4
- OWNER/DEVELOPER: SHOEMAKER ANDERSON PROPERTIES LLC
14120 BONE CAMP RD
COKER, AL 35452
- PROPERTY IS NOT ZONED
- SOURCE OF TITLE DB 2025 PG 5646
- PER FEMA FLOOD MAP 01125C0338G EFF:1/16/14 SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
- CONTOURS TAKEN FROM CURRENT TUSCALOOSA COUNTY TOPO MAPS
- SURVEYOR: DAVID R. HERNDON P.L.S. - ALABAMA LICENSE #14105
- SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF NORTHPORT'S PLANNING JURISDICTION, THOUGH NOT LOCATED WITHIN CITY LIMITS
- ALL ANGLES AND DISTANCES ARE TO THEIR RESPECTIVE CHORDS
- REQUESTING WAIVERS FROM CAPPED SEWER, R.O.W., AND ANY STREET IMPROVEMENTS INCLUDING SIDEWALKS.





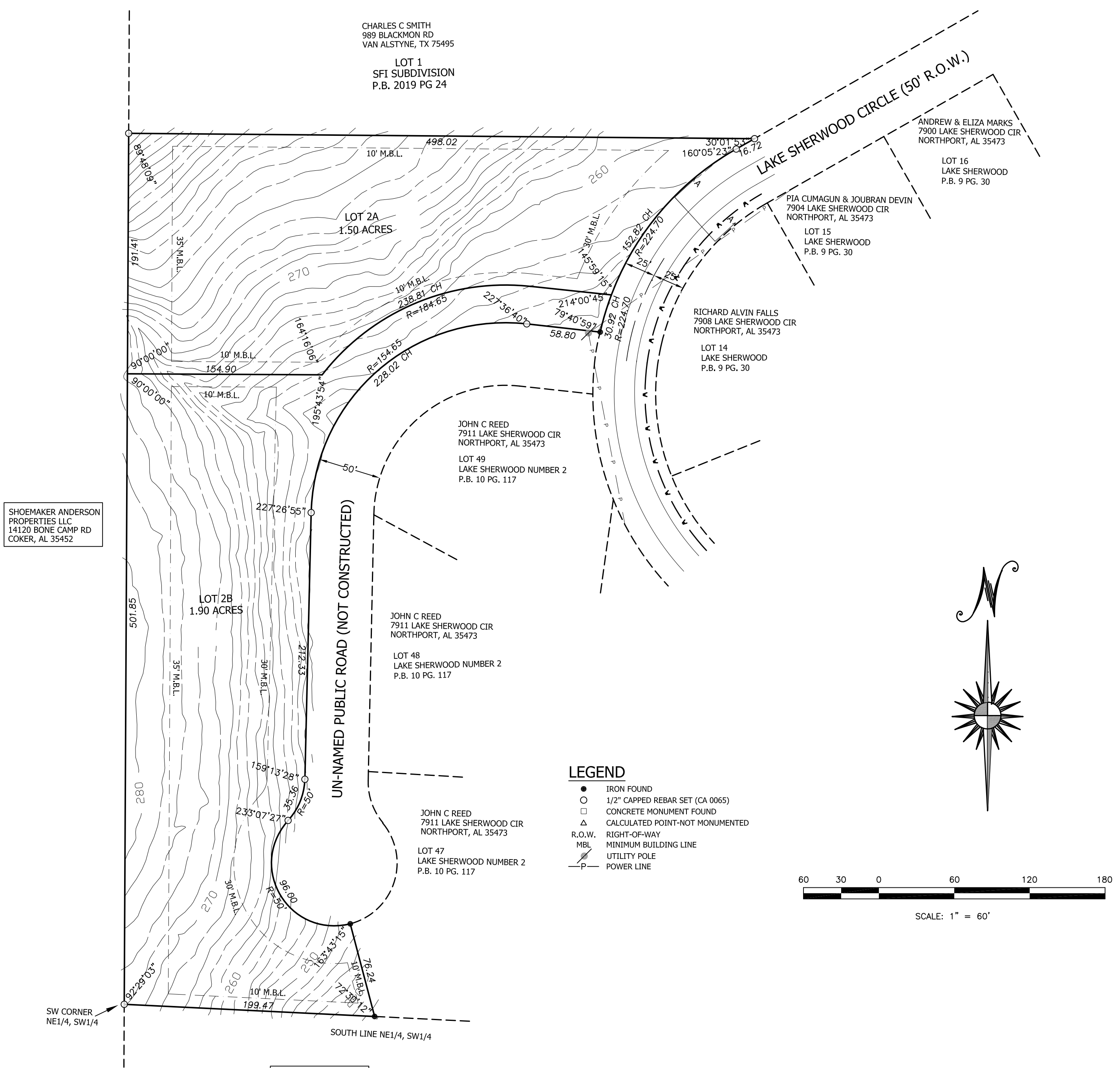
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Phone (205) 333-0003 - Fax (205) 333-0178
mike@hhasurveyors.com

RESURVEY OF LOT 2 SFI SUBDIVISION PLAT BOOK 2019 PAGE 24

PRELIMINARY PLAT
PART OF THE NE1/4, SW1/4, SECTION 29, T20S, R10W
TUSCALOOSA COUNTY, ALABAMA

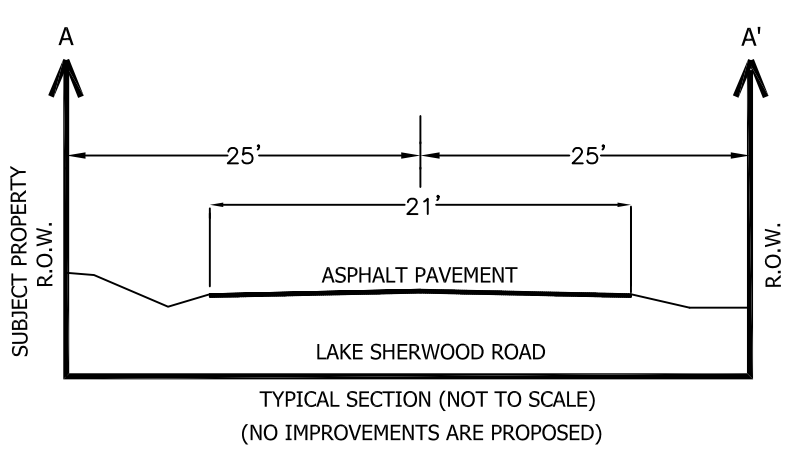
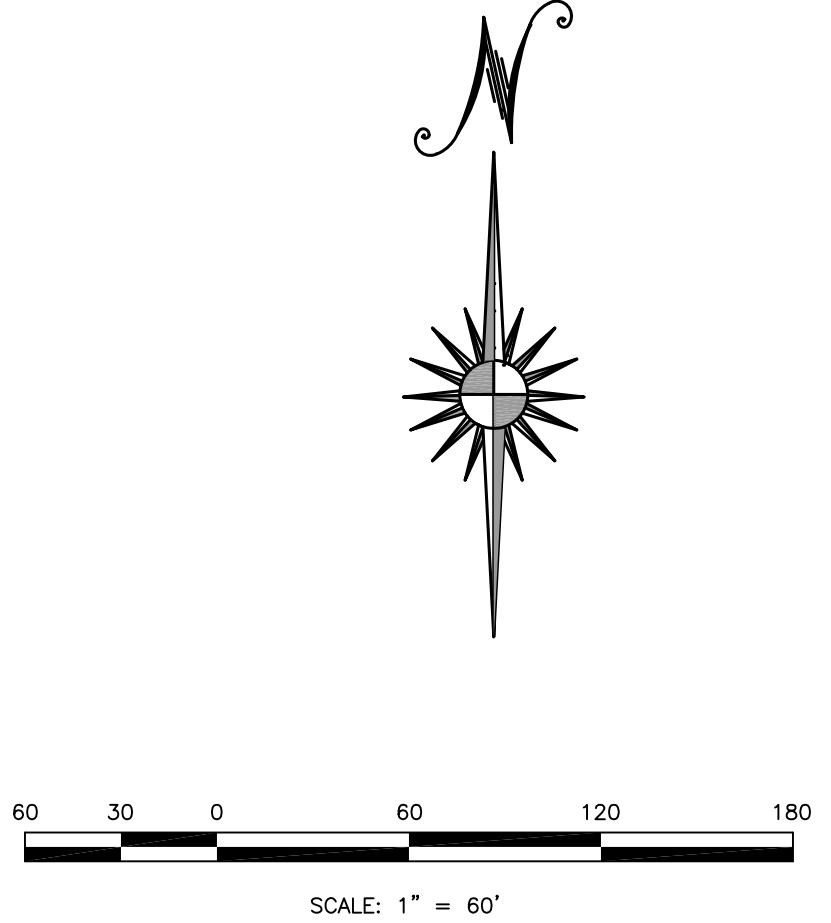
Source: D.B. 2025 PG. 5646 Job No. 2601-036
Field Work: 1/26 Date: 4/27/2026
Survey Type: SUBDIVISION Scale: 1"=60'
ACAD File: 2601-036.PSD Drawn By: JRH
COCO File: 2502-013.TXT Approved By: DRH
Surveyed by: WJN



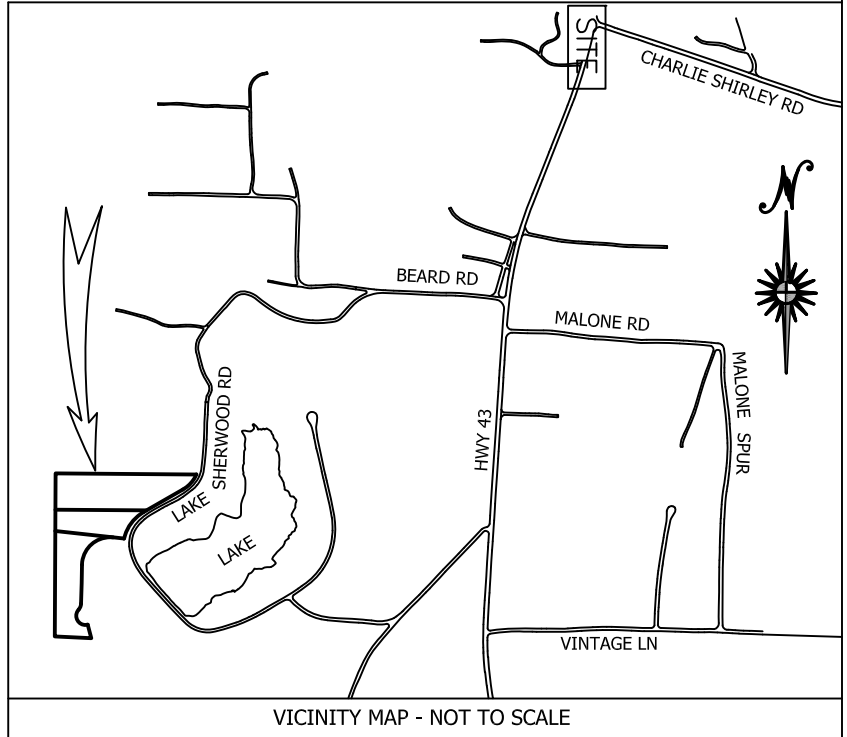
SHOEMAKER ANDERSON PROPERTIES LLC
14120 BONE CAMP RD
COKER, AL 35452

JOHN EDWARDS ET AL
4518 RAINWOOD AVE
NORTHPORT, AL 35473

- LEGEND**
- IRON FOUND
 - 1/2" CAPPED REBAR SET (CA 0065)
 - CONCRETE MONUMENT FOUND
 - △ CALCULATED POINT-NOT MONUMENTED
 - R.O.W. RIGHT-OF-WAY
 - MBL MINIMUM BUILDING LINE
 - UTILITY POLE
 - P- POWER LINE



- NOTES:**
1. TOTAL ACREAGE OWNED: 3.4
 2. TOTAL ACREAGE DEVELOPED: 3.4
 3. OWNER/DEVELOPER: SHOEMAKER ANDERSON PROPERTIES LLC
14120 BONE CAMP RD
COKER, AL 35452
 4. PROPERTY IS NOT ZONED
 5. SOURCE OF TITLE DB 2025 PG 5646
 6. PER FEMA FLOOD MAP 01125C0338G EFF:1/16/14 SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
 7. CONTOURS TAKEN FROM CURRENT TUSCALOOSA COUNTY TOPO MAPS
 8. SURVEYOR: DAVID R. HERNDON P.L.S. - ALABAMA LICENSE #14105
 9. SUBJECT PROPERTY IS LOCATED WITHIN THE CITY OF NORTHPORT'S PLANNING JURISDICTION, THOUGH NOT LOCATED WITHIN CITY LIMITS
 10. ALL ANGLES AND DISTANCES ARE TO THEIR RESPECTIVE CHORDS
 11. REQUESTING WAIVERS FROM CAPPED SEWER, R.O.W., AND ANY STREET IMPROVEMENTS INCLUDING SIDEWALKS.



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

April 28, 2026

City of Northport Planning and Zoning
Northport, Alabama 35473

RE: Resurvey of Lot 2, SFI Subdivision

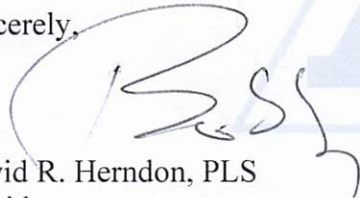
To Whom It May Concern:

Please place our preliminary plat of the above referenced subdivision on your May agenda. We are requesting waivers from capped sewer, additional right of way and any street improvements, including sidewalks. If you have any questions, please feel free to call.

After receiving comments, we are addressing each item as follows:

1. List all waivers on the plat (on plat)
2. Provide a waiver request letter (done)
3. Provide a letter of support from County (in process)
4. Show edges of pavement, utilities and other existing features (Done)

Sincerely,



David R. Herndon, PLS
President

hhasurveyors.com
2728 Lurleen Wallace Boulevard
Post Office Box 508
Northport, Alabama 35476
Phone: (205) 333-0003



Scott F. Anders, P.E.
County Engineer

TUSCALOOSA COUNTY PUBLIC WORKS DEPARTMENT

2810 35th Street
Tuscaloosa, Alabama 35401
(205) 345-6600
FAX (205) 345-6600



Tracy M. Criss, P.E.
Assistant County Engineer

April 28, 2024

Dear Sir or Madam:

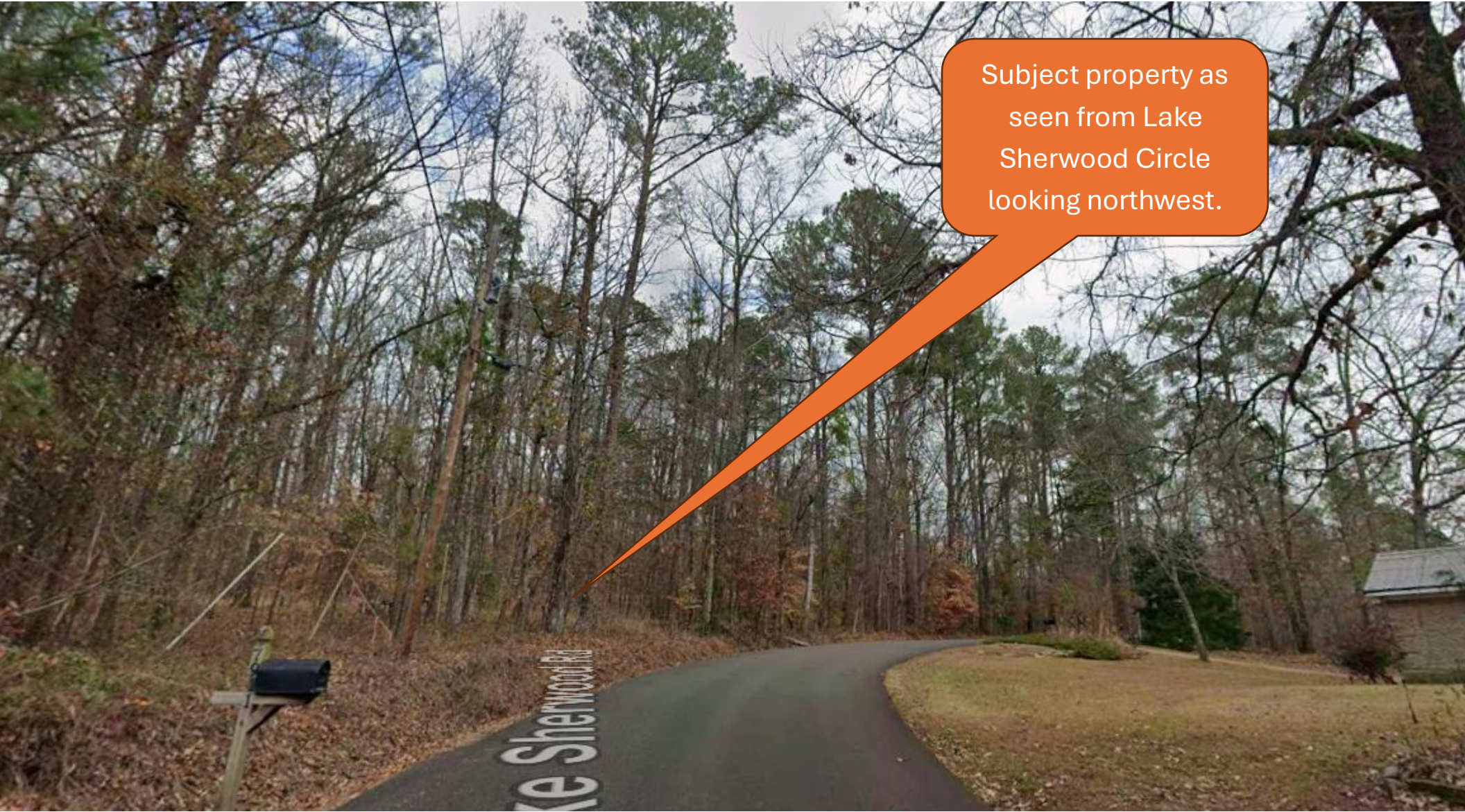
Re: City of Northport Planning and Zoning Jurisdiction
Lake Sherwood Circle – Resurvey of Lot 2 SFI Subdivision Plat Book 2019 Page 24
Requirements of Half-Street Improvements and Sidewalks
Tuscaloosa County Roads
Tuscaloosa County, Alabama

It is our standard policy not to require half-street improvements within Tuscaloosa County Roadways. As per Tuscaloosa County Subdivision Regulations, sidewalks are required when serving 21 or more lots. The fifty foot right of way for Lake Sherwood Circle is sufficient for Tuscaloosa County as this time. We support granting the waivers of these two items. We reserve the right to reverse this policy on a case-by-case basis. If you have any questions, please feel free to call.

Sincerely,

Scott F. Anders, P.E.
Tuscaloosa County Engineer

SFA/jgc



Subject property as
seen from Lake
Sherwood Circle
looking northwest.

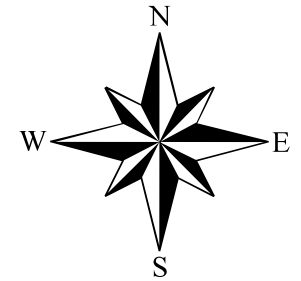
City of Northport Planning Commission

Preliminary Plat

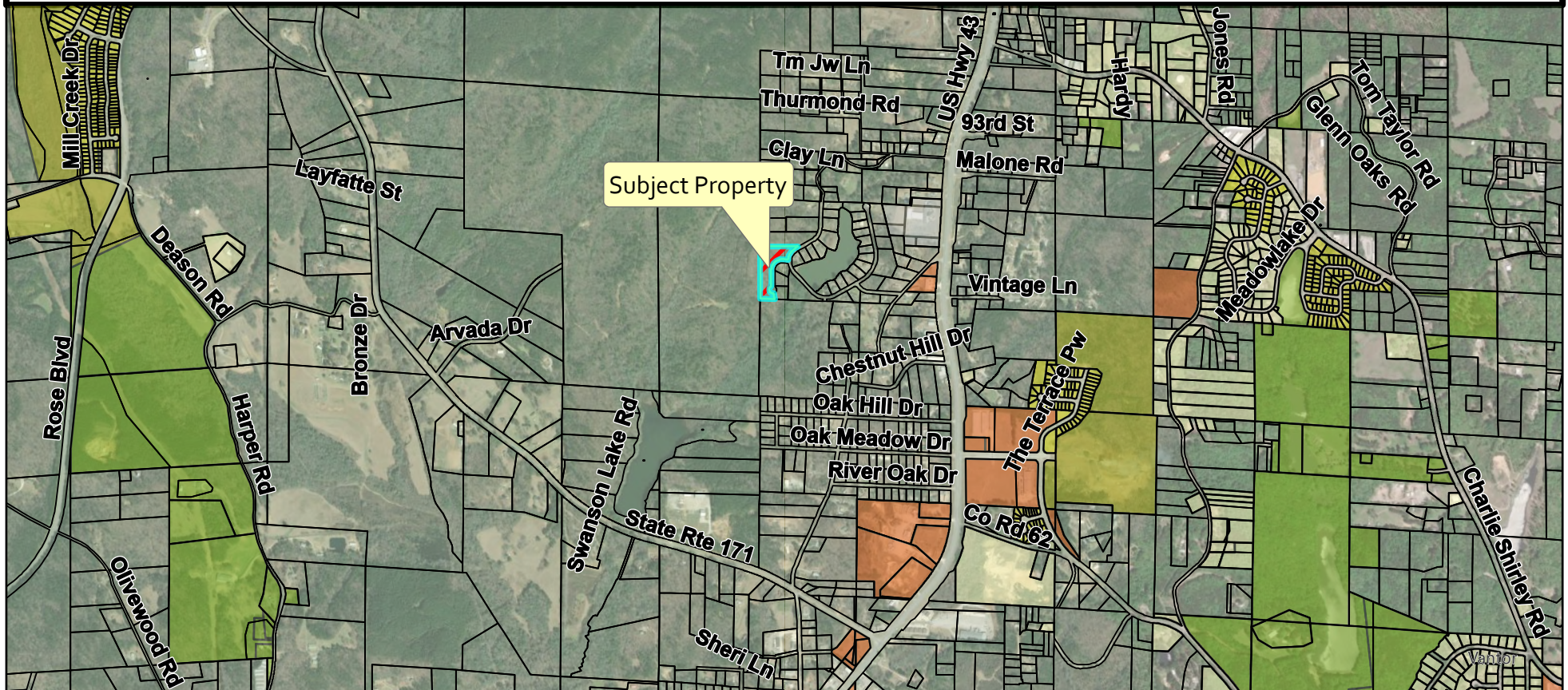
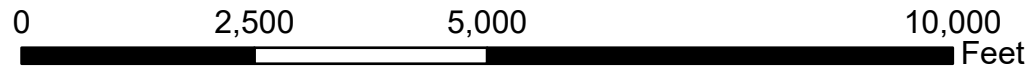
Zoning

- Agriculture
- General Commercial
- Office and Institutional
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 3

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



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



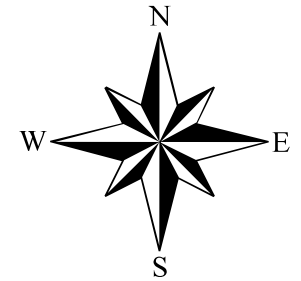
City of Northport Planning Commission

Preliminary Plat

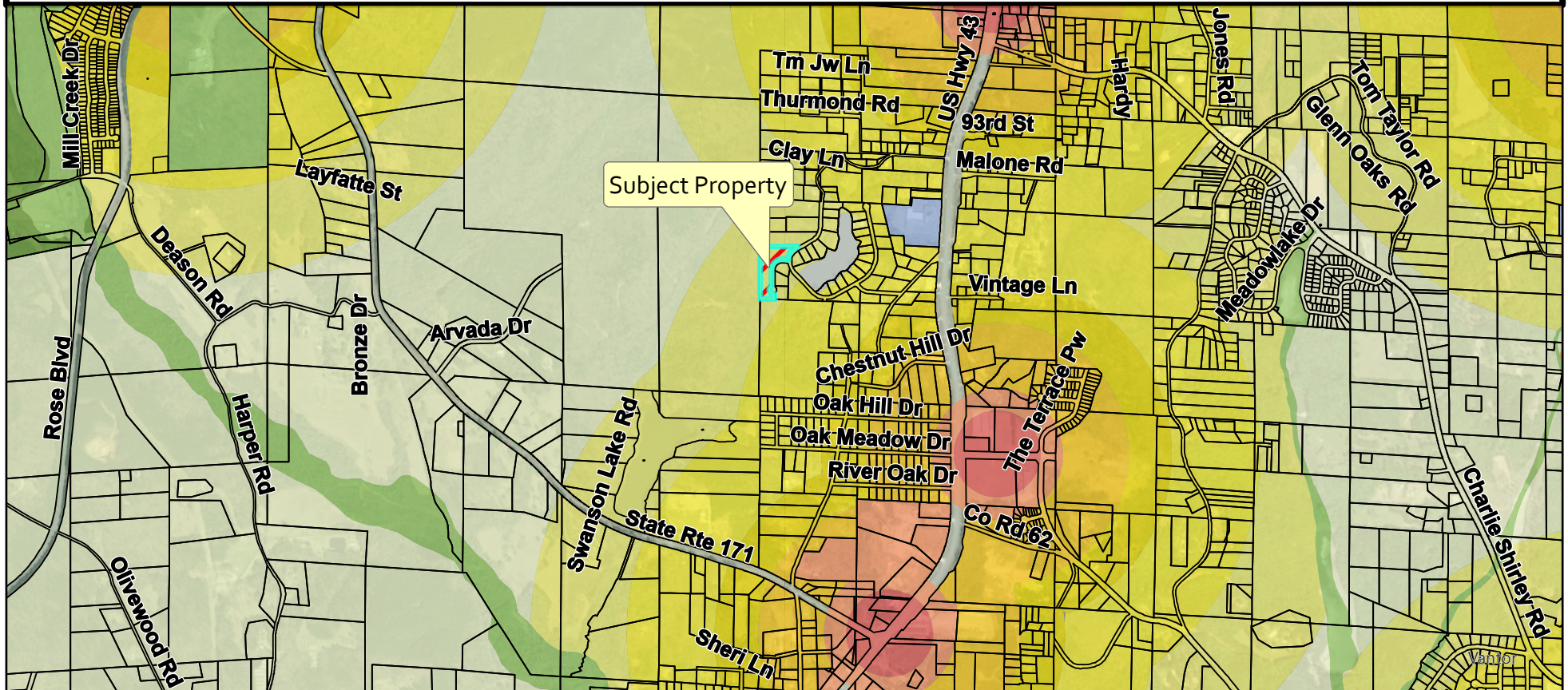
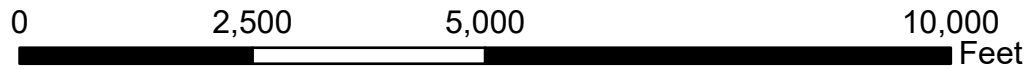
Future Land Use

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

- Medium to Low Density Transition
- Low Density Residential
- Institutional
- Utilities
- Null
- Parcels
- Subject Property



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City of Northport
Planning and Zoning Commission – May 12, 2026
Staff Report

Case: R-26-4 Gordon Gregory

Applicant: Gordon Gregory

Location: 2415 5th Street

Request: Rezoning

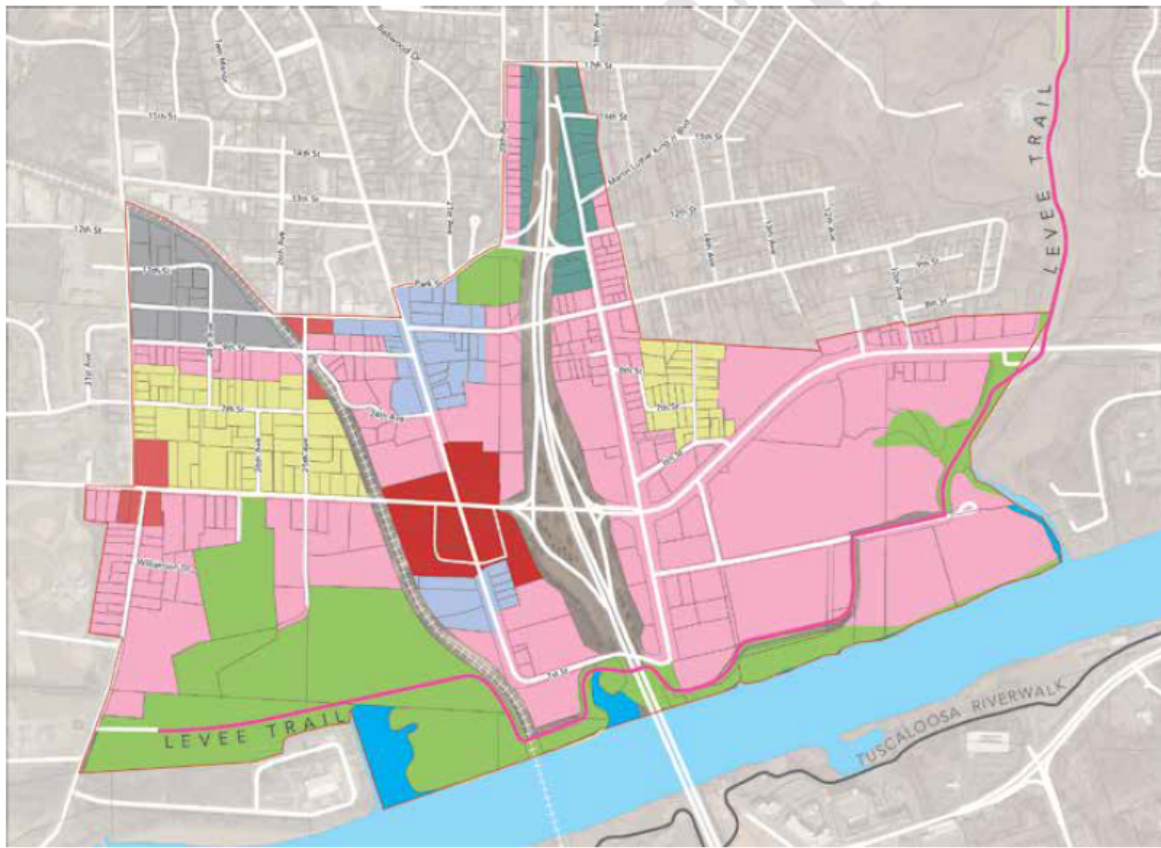
Gordon Gregory is requesting rezoning of approximately 1.5 acres from Conservation (CON) to Historic Neighborhood (HN). Table 6-8 of the zoning ordinance details the uses allowed within the HN zone, while section 6.05.07 lists the uses allowed within the CON zone. Both sections are included at the end of this report. The proposed use is a single-family residence.

The future land use plan contained within Northport Compass depicts this property, as well as all adjacent property on the southern side of 5th Street, as “Limited Mixed-Use”. The requested zoning is in conflict with the comprehensive plan.

The current site consists of a vacant lot zoned Conservation (CON). It is surrounded to the north and west by single-family residential zoned Historic Neighborhood (HN); to the east by a railroad; and to the south by undeveloped land zoned Conservation (CON).

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

Figure 6-8 Planning Sub-areas



 Downtown Core	 Commercial/Mixed-Use	 Neighborhood Conservation
 Mixed-Use	 Mixed-use Conservation	 Conservation and Parks
 Neighborhood Node	 Commercial Trades	

Table 6-8 showing uses allowed within Residential zoning districts:

Table 6-8 Permitted Uses, Downtown Districts

P – Permitted by Right	C – Conditional Use, see §12.05	SE – Special Exception, see §14.04	A blank cell indicates the use is prohibited			
Nonresidential Uses	UMX	LMX	HDC	RCI	SMX	HN
Ambulance service, subject to §7.04					P	
Artisanal manufacturing	C	C	C	C	C	
Bank or Financial services, excluding Alternative Financial Services	P	P	P	P		
Bar	P	P	C		P	
Bed and Breakfast	C	C		C	C	C
Brewpub	P		P		P	
Business or Professional office	P	P	P	P	P	
Business support service	P	P			P	
Cemetery						C
Commercial school, fully enclosed	P		P	P	P	
Commissary	P	P	C		P	
Communication tower, subject to §7.06					C	
Cottage developments, subject to §7.10				P		
Day care center	P	P	P	P	P	
Dry cleaning pick-up/drop-off business	P	P	P		P	
Entertainment, Indoor	P	P	P	C	P	
Entertainment, Outdoor	C				C	
Extended care facility				P	P	
Garden center or Nursery	C				P	
General retail, Enclosed	P	P	P	P	P	
Home occupation, subject to §7.21	P	P	P	P	P	P
Hotel	P	P	P		P	
Institutional uses, Major, subject to §7.24	C	C	C	P	C	
Institutional uses, Minor	P	P	P	P	P	
Package Store	C		C		C	
Parking, Freestanding	P	P	P	C	P	
Parking, Structured (also refer to district regulations)	P	P	P	P	P	
Passenger terminal	C				C	
Personal services	P	P	P	P	P	
Public facility	P	P	P	P	P	P
Public utility facility, Minor	C	C			C	C
Recreation, Indoor	P	P	P	P	P	
Recreation, Outdoor	C				C	
Recycling center, subject to §7.36	C				C	
Repair services, subject to §7.38					P	
Restaurant-bar	P	P	P		P	
Restaurant, Standard	P	P	P	P	P	
Restaurant, Take-out or delivery only	P	P	P		P	
Short-term rental, subject to §7.40	P	P	P	P	P	P
Studio (dancing, music, art)	P	P	P	P	P	
Veterinary office, Pet grooming, no outdoor pens, subject to §7.48	C	C		P	C	

Table 6-8, continued

Table 6-8 Permitted Uses, Downtown Districts

P – Permitted by Right	C – Conditional Use, see §12.05	SE – Special Exception, see §14.04	A blank cell indicates the use is prohibited			
Residential Uses	UMX	LMX	HDC	RCI	SMX	HN
Accessory dwellings, subject to §7.02				SE		
Caretaker dwelling, subject to §6.05.03.A.2	C	C		C	C	
Duplex, subject to §7.12				P		P
Single-family dwelling, detached				P		P
Townhouses, subject to §7.45		C		C	C	
Upper-story dwellings	P	P	P	P	P	

Section 6.05.07 showing allowable uses within CON district:

6.05.07 Conservation (CON) District

A. Purpose. It is the intent of this district to protect the scenic beauty, environmental integrity, and recreational value, of the core city’s most environmentally sensitive areas. Physical improvements should be limited to those necessary for the public’s enjoyment of the lands, and they should be done in a manner that minimizes any negative impacts to the environment.

B. Land Uses

1. Permitted Uses. passive recreation (hiking, picnicking, fishing, etc.). Marinas and boat and barge docks are permitted only along the riverfront.
2. Conditional Uses: dining, retail and services associated with a marina or boat or barge dock may be permitted through Conditional Use approval only along the riverfront.

DEADLINE FOR SUBMITTAL IS NOON ON April 14, 2026

HEARING DATE May 12, 2026

APPLICATION FOR REZONING

CITY OF NORTHPORT PLANNING DEPARTMENT
3500 McFarland Blvd., Northport, AL 35476
(205) 333-3002/FAX (205) 333-3046

PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

(Butch)

Gordon Gregory
APPLICANT NAME



ADDRESS (if applicable): <u>5th Street Lot (Next to train tressel)</u>	
CURRENT ZONING DISTRICT: <u>Conservation</u>	
REQUESTED ZONING DISTRICT <u>Historic Neighborhood</u>	
GROSS SITE AREA	<u>1.5 acres</u> ac./s.f.

NOTE:

- (A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.) If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant unless otherwise arranged.
- The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (Tax ID# may not be used as a legal description). Applicant must sign a statement certifying that the submitted legal description accurately represents his/her request.
- The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining property owners, including those across a street or railroad right-of-way, as shown in the public records of Tuscaloosa County. Failure to provide complete and up-to-date information could invalidate any change in zoning granted under this application.
- The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district, and not solely on the applicant's proposed use(s).

Current Owner: Gordon Gregory

General Location or Address of Subject Property: Vacant Lot, South side of 5th Street next to train.

Current Use: Vacant

Prior Action(s) on Subject Property: _____

Describe briefly the proposed use and character of any proposed development: Build a House

If development is proposed on the property, what other approvals from the City are required? Residential House Permit

Subdivision Site Plan Conditional Use Variance

Other _____

Member of Planning Department reviewing this application: _____

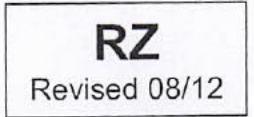
Required Documents Attached: Deed Plat/Survey Legal Description APO List

Number of adjoining property owners: _____ *See Deed*

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Northport to notifying the general public of this request and to pay all applicable fees associated with this application.

APPLICANT'S SIGNATURE: <u>Gordon Gregory</u>	DATE: <u>4/9/26</u>
PRINT NAME: <u>Gordon Gregory</u>	

Received: _____ Date: _____



APPLICANT: Gordon Gregory
DATE: 4/13/2028

APPLICATION FOR REZONING

CITY OF...
PLANNING DEPARTMENT
200...
...
PLEASE READ ALL INSTRUCTIONS CAREFULLY

(Butler)

Gordon Gregory
123 Street Drive
Tucson, AZ 85701
520-374-4921
ggregory@gregory.com

APPLICANT	Gordon Gregory
PROPERTY ADDRESS	123 Street Drive
PROPERTY TYPE	Conservation
ACRES	1.5 acres
ADJACENT PROPERTY	Street Lot (used to train tracks)

THE CITY OF TUCSON HAS RECEIVED YOUR APPLICATION FOR REZONING OF THE SUBJECT PROPERTY. THE CITY ENGINEER HAS REVIEWED THE APPLICATION AND HAS DETERMINED THAT THE PROPOSED REZONING IS IN ACCORDANCE WITH THE CITY ZONING ORDINANCE. THE CITY ENGINEER HAS ISSUED A REZONING PERMIT FOR THE SUBJECT PROPERTY.

APPLICANT: Gordon Gregory
PROPERTY ADDRESS: 123 Street Drive
PROPERTY TYPE: Conservation
ACRES: 1.5 acres

DATE: 4/13/2028

RECEIVED
APR 13 2028

DATE: 4/13/2028



STATE OF ALABAMA
TUSCALOOSA COUNTY

) WARRANTY DEED, JOINT TENANTS
) WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and other good and valuable considerations to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, GORDON BRADY GREGORY, a single man (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto GORDON G. GREGORY, JR. and KATHERINE S. GREGORY (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in Tuscaloosa County, Alabama, to-wit:

A parcel of land located in the East Half of the Southeast Quarter of Section 16, Township 21 South, Range 10 West, in the City of Northport, Alabama being more particularly described as follows: As a starting point start at the northeast corner of the Northeast Quarter of the Southeast Quarter of said Section 16; thence southwardly along the east boundary of said Northeast Quarter of the Southeast Quarter for a distance of 1,220.5 feet to a point; thence with a deflection angle of 91 degrees and 37 minutes to the right, run in a westerly direction for a distance of 984.0 feet to a point; thence with a deflection angle of 112 degrees and 39 minutes to the left, run in a southeasterly direction for a distance of 32.5 feet to the Point of Beginning, said point being on the south boundary of 5th Street and on the west boundary of the Gulf, Mobile and Ohio Railroad right-of-way; thence continue in a southeasterly direction and along the west boundary of said Gulf, Mobile and Ohio Railroad right-of-way for a distance of 306.0 feet to a point; thence with a deflection angle of 101 degrees and 40 minutes to the right, run in a westerly direction for a distance of 259.65 feet to a point; thence with a deflection angle of 101 degrees and 31 minutes to the right, run in a northerly direction for a distance of 332.0 feet to a point on the south boundary of 5th Street; thence with a deflection angle of 89 degrees and 28 minutes to the right, run in an easterly direction and along the south boundary of 5th Street for a distance of 133.90 feet to the Point of Beginning.

This conveyance is hereby made subject to restrictive covenants, rights-of-way, easements and reservations of record that apply to the hereinabove described real property.

TO HAVE AND TO HOLD unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And Grantor does, for himself and for his heirs and assigns, covenant with the said

GRANTEES, their heirs and assigns, that he is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that he has a good right to sell and convey the same as aforesaid; that he will and his heirs and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused his name to be hereunto set on this 30th day of September 2024.

Gordon Brady Gregory
GORDON BRADY GREGORY

STATE OF ALABAMA)
COUNTY OF TUSCALOOSA)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that Gordon Brady Gregory whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same on the day the same bears date.

Given under my hand and official seal this 30th day of September 2024.



Shelley M Merritt
NOTARY PUBLIC

My Commission expires:
**My Commission Expires
09/07/2026**

Source of Title:
Deed Book 2022, Page 17456

This instrument was prepared by:
John Foster Tyra,
Law Office of John Foster Tyra, PC
3496 Firethorn Drive
Tuscaloosa, Alabama 35405

DEED Book 2024 Page 21196
Recorded: 10/1/2024 4:02:45 PM
Ward D. Robertson, III, Probate Judge
Tuscaloosa County, Alabama
Term/Cashier: PRO-RECORDS4/sfreeman
Tran: 101906
Probate Judge Fee \$2.00
Deed Tax \$85.00
Recording Fee - By Page Count \$9.00
Source of Title \$1.00

Real Estate Sales Validation Form

DEED Book 2024 Page 21197

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

Grantor's Name Gordon Brady Gregory Grantees' Name Gordon G. (Jr.) and Katherine S. Gregory
Mailing Address [Redacted]

Property Address : 5th Street Date of Sale September 30, 2024
Northport, AL 35476 Total Purchase Price \$85,000.00
or
Actual Value
or
Assessor's Market Value

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

- Bill of Sale
- Sales Contract
- Closing Statement
- Appraisal
- Other:

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

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

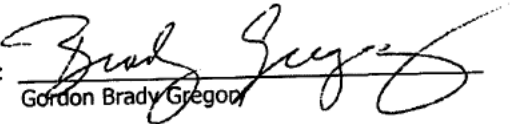
Total Purchase Price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

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

Date: September 30, 2024

By: 
Gordon Brady Gregory

**Tuscaloosa County Alabama
Public GIS**

W19/M109 - 123.5.1c - 123.11Pub - TuscaloosaAL - 01-31-2026

Parcel Details

[FovLink](#) [PRC](#) [NewSrch](#) [Back](#) [Print](#)

Account Pin STR	85350	: 89510	: 16-21S-10W
Parcel No.	63 31 05 16 4 015 003.000		
Prop Addr.	5TH ST		
Tax Dist.	05 - Northport	Exemption Not Exempt	
Deeded Acres	1.50ac	Calc'l	1.44ac
Deed Bk,Pg.Date	2024	21195	09-30-2024
Plat Info	Book 0001	Page 0055	
Sub Info	Sub Block:	Lot 6	
Subdivision:	HELGREN		

Owner

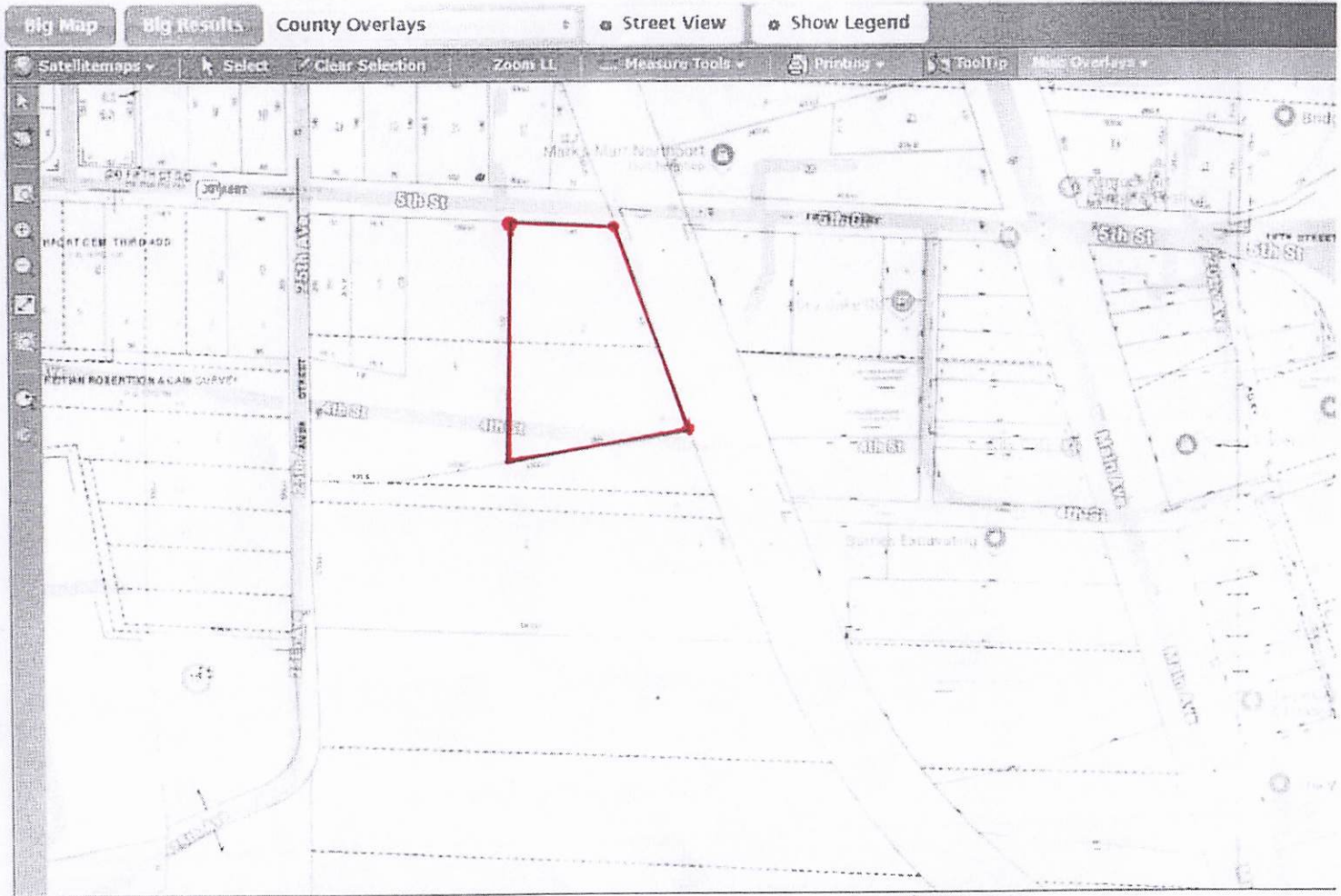
Name:	GREGORY GORDON G JR & KATHERINE S GREGORY
Address:	42 SHERWOOD DR
City State ZIP:	TUSCALOOSA, AL 35401

2024 Values

Land Total	\$25,500
Building & Improvements Total	\$0
Total Appraised Value	\$25,500
Yrly Tax	\$196.35 for 2025

Payment History

Tax Year	Date Paid	Amount
2025	11/25/2025	\$196.35
2024	12/16/2024	\$198.35
2023	02/28/2024	\$200.28



1 feature(s) selected on 1 layer(s) | 1. 2589 | 3352 x 1355 ft

TuscaloosaAL - PARCEL SUMMARY - 1 Records

Sorted: Ascending

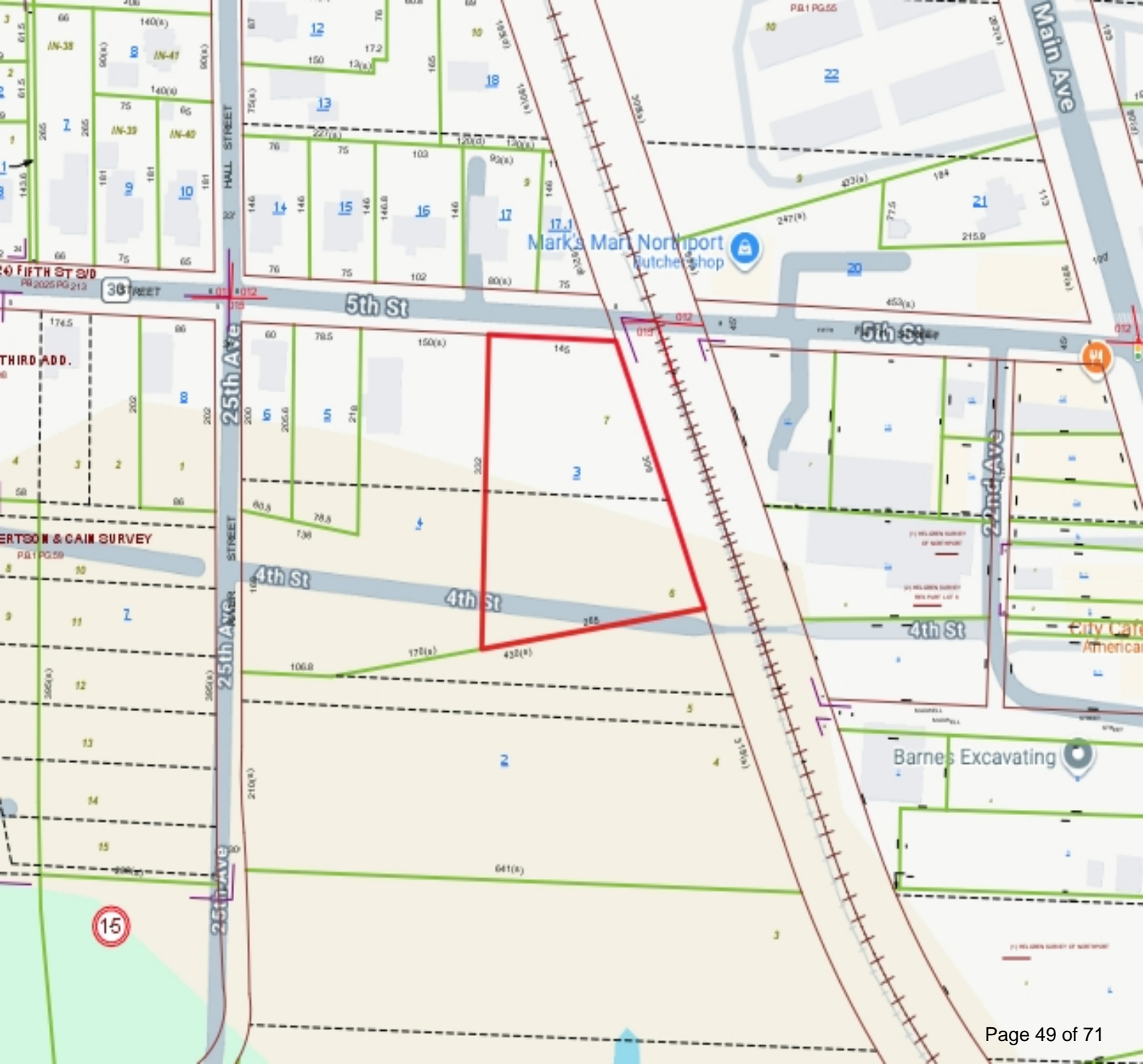
[Print](#) [Back](#) [Map It](#) [Clear](#) [To Excel](#) [To Mailing](#) [Parcel](#) [To Gldg](#) [To Land](#)

Row	Info Links	Account	PPin	Parcel Number	Owner's Name	Parcel Address	S-T-B	Tax District	Land Val	Imp Val	TMkt Val	Acres	DBook	DPAGE	DDate	Use	Exmt	YrlyTax	Subdivision
1	Q i G	85350	89510	63 31 05 16 4 015 003 000	GREGORY GORDON G JR & KATHERIN	5TH ST	16-21S-10W	05 - Northport	\$25,500	\$0	\$25,500	1.5	2024	21195	09/30/2024		0	\$196.35 for 2025	HELGREN

Adjacent Property Owners List

5th Street lot (west and adjacent to railroad)

- 2400 5th Street
 - o Property Shop LLC, 14605 S. Sandy Rd, Duncanville, AL 35456
- 2406 5th Street
 - o Gordon Gregory, 42 Sherwood Drive, Tuscaloosa, AL 35401
- 2414 5th Street
 - o Thomas A. Fitch, 2 The Highlands, Tuscaloosa, AL 35404
- 2415 5th Street
 - o West Alabama Asphalt Inc, 318 Main Ave, Northport, AL 35476
- 25th Ave
 - o William Fletcher Barnes, Jr., PO Box 470, Northport, AL 35476
- 5th ST (across railroad)
 - o MBP Holdings LLC, PO Box 2507, Tuscaloosa, AL 35403
- 2209 5th St (across railroad)
 - o MBP Holdings LLC, PO Box 2507, Tuscaloosa, AL 35403
- Railroad ROW
 - o Watco Alabama Southern Railroad, 1208 T.Y. Rogers Jr Ave, Tuscaloosa, AL 35401



Mark's Mart Northport
Butcher Shop

City Car Wash
American

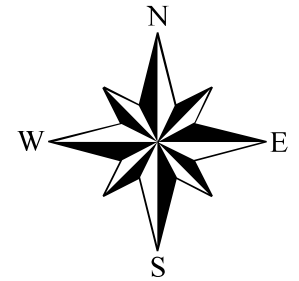
Barnes Excavating

Property seen from
5th Street going
East



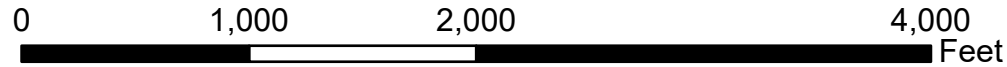
City of Northport Planning Commission

Rezoning Request

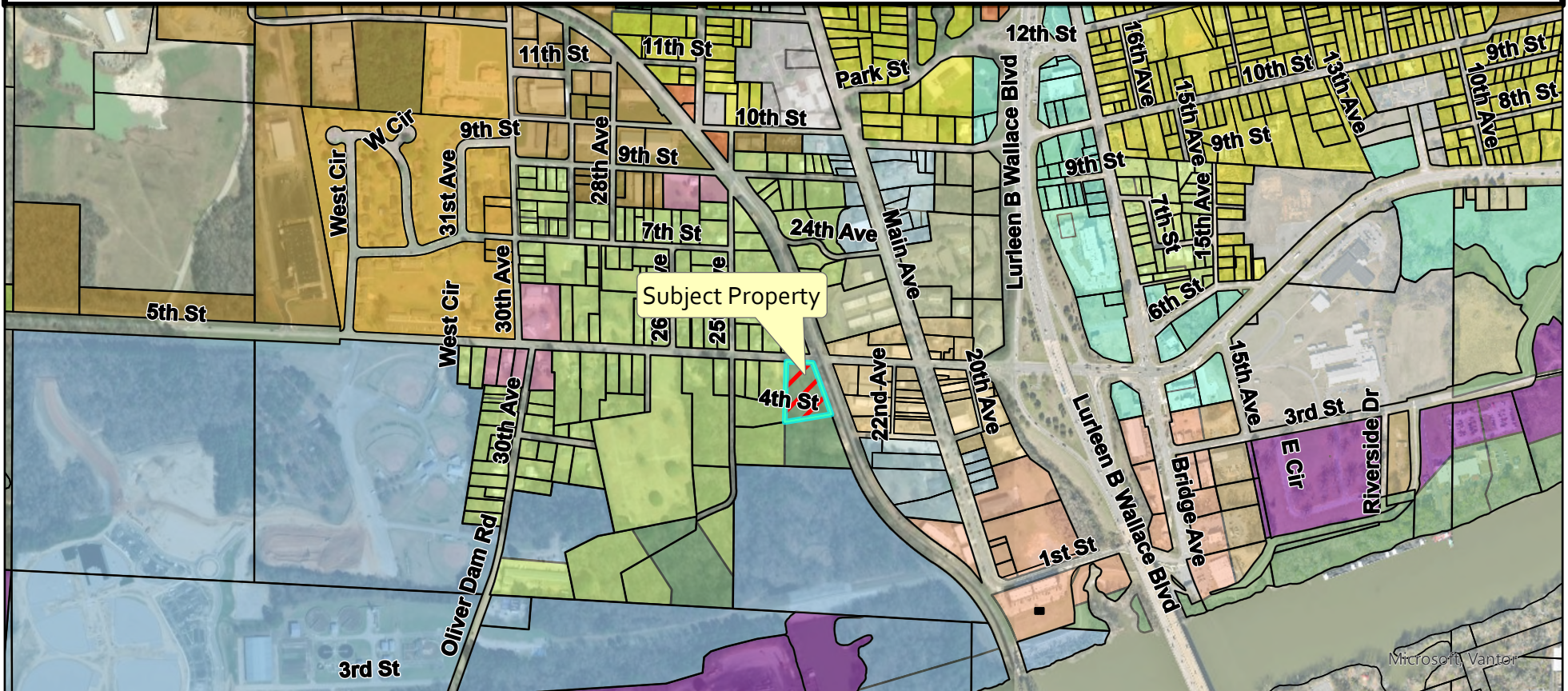


Zoning

- | | | |
|-------------------------|--------------------------------------|--------------------|
| Agriculture | Neighborhood Center | Suburban Mixed-Use |
| Conservation | New Urban Neighborhood | Urban Mixed-Use |
| Neighborhood Commercial | Office and Institutional | Working Riverfront |
| General Commercial | Residential/Commercial/Institutional | Parcels |
| Historic Downtown Core | Recreational | Subject Property |
| Historic Neighborhood | Residential Multi-Family | |
| Light Industrial | Special District | |
| Multi-Family Housing | Residential Single-Family - 3 | |
| | Residential Single-Family - 4 | |



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Microsoft Vantier

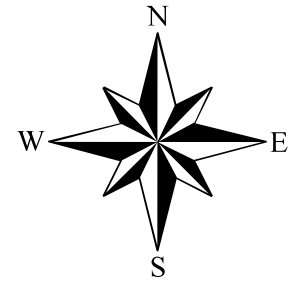
City of Northport Planning Commission

Rezoning Request

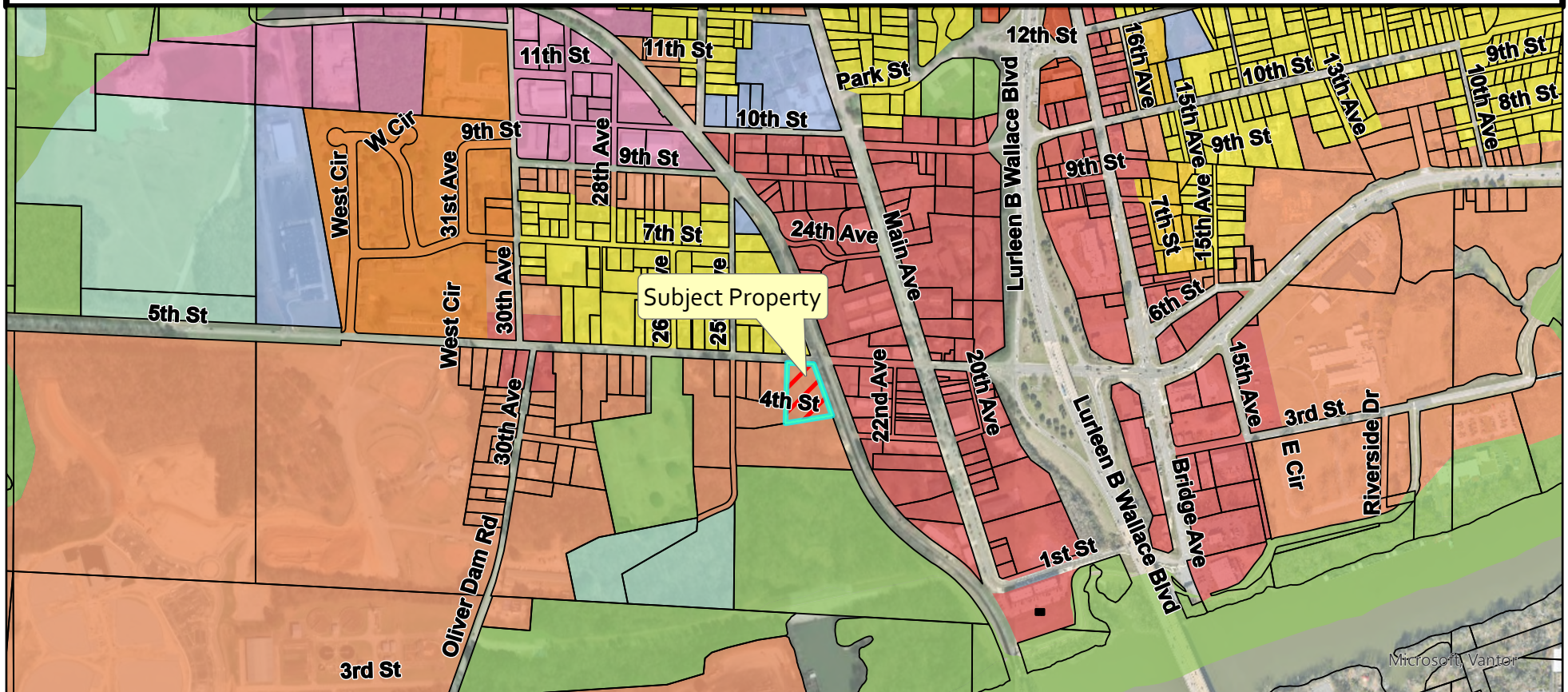
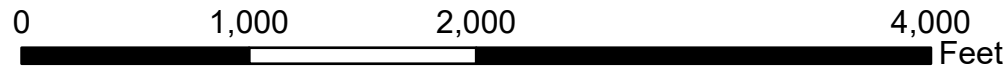
Future Land Use

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

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



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Microsoft Vantec

City of Northport
Planning and Zoning Commission –May 12, 2026
Staff Report

Case: S-26-15 Resurvey of Lots 1-13 Bridge & East Columbus Street

Applicant: Sentell Engineering

Location: South of 700 Bridge Avenue

Request: Preliminary Plat

Sentell Engineering is requesting preliminary plat approval for approximately 2 acres for the property located south of 700 Bridge Avenue. The property is currently portions of 13 lots and vacated city right-of-way, and the requested subdivision would divide the property into 2 lots.

There are no waivers requested with this plat.

The current property consists of an undeveloped site zoned Suburban Mixed-Use (SMX). It is surrounded to the north by a hotel zoned Suburban Mixed-Use (SMX); to the east across Bridge Avenue by a gas station and carwash zoned Suburban Mixed-Use (SMX); to the south across 5th Street by an auto repair business zoned Suburban Mixed-Use (SMX); and to the west by Lurleen Wallace Boulevard.

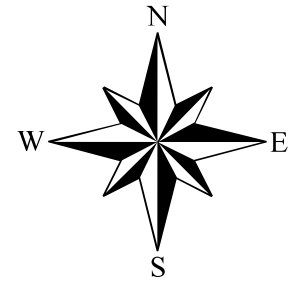
Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.

Subject property as seen from the intersection of Bridge Ave and Rice Mine Road looking Northwest.



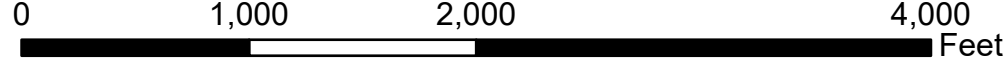
City of Northport Planning Commission

Preliminary Plat

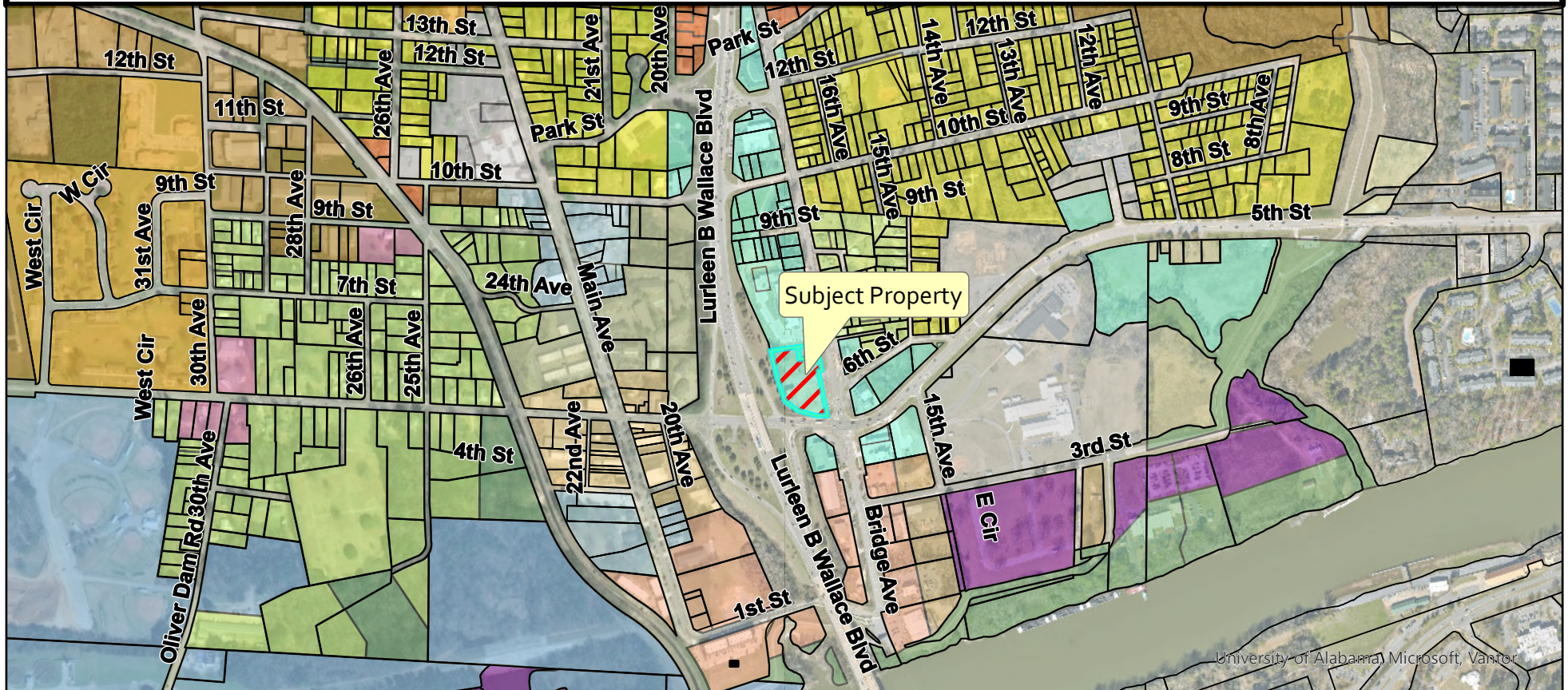


Zoning

- | | | |
|-------------------------|--------------------------------------|--------------------|
| Conservation | Neighborhood Center | Suburban Mixed-Use |
| Neighborhood Commercial | New Urban Neighborhood | Urban Mixed-Use |
| General Commercial | Office and Institutional | Working Riverfront |
| Historic Downtown Core | Residential/Commercial/Institutional | Parcels |
| Historic Neighborhood | Recreational | Subject Property |
| Light Industrial | Residential Multi-Family | |
| Multi-Family Housing | Residential Single-Family - 1 | |
| | Residential Single-Family - 3 | |
| | Residential Single-Family - 4 | |



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University of Alabama Microsoft, Vantor

City of Northport
Planning and Zoning Commission – May 12, 2026
Staff Report

Case: S-26-16 7 Brew Coffee Stand

Applicant: Southern Brew Corporation

Location: 5600 McFarland Blvd

Request: Preliminary Plat

Southern Brew Corporation is requesting preliminary plat approval for approximately 1.16 acres for the property located at 5600 McFarland Blvd. The property is currently one platted lot, and the requested subdivision would divide the property into two separate lots.

The following waivers are associated with this plat:

- **Right-of-way Dedication and Sidewalk Construction-** The preliminary plat identifies the road to the north as a public ROW, which seems to be in conflict with the cross-access easement that is also shown for this roadway. If this is a public street, then sidewalks and ROW dedication would be required. No sidewalk and ROW dedication have been shown on the plat, and no waivers have been requested.

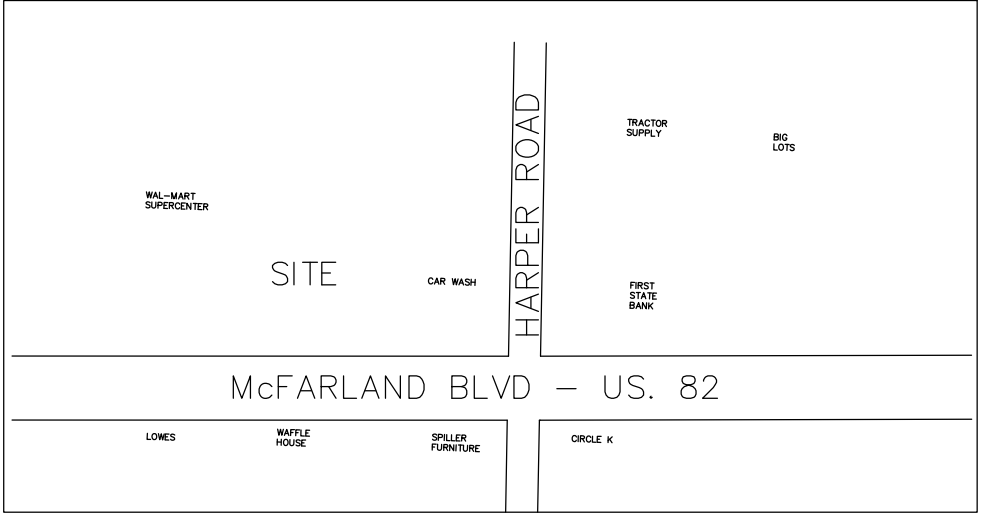
The plat shows an existing sanitary sewer crossing lot 1R, but does not show an existing or proposed utility easement as required. Any approval of this plat should include the condition that the utility easement should be provided on the final plat.

The current property consists of a fast-food restaurant zoned Highway Commercial (C-6). It is surrounded to the north by a shopping center zoned Highway Commercial (C-6); to the east by a carwash zoned Highway Commercial (C-6); to the south across McFarland Boulevard by a furniture store zoned Highway Commercial (C-6); and to the west by a Walmart store zoned Highway Commercial (C-6).

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.

- LEGEND**
- IRON FOUND
 - 1/2" REBAR and CAP SET (CA-965-LS)
 - CONCRETE MONUMENT FOUND
 - △ CALCULATED - NOT MONUMENTED
 - () DEED and/or PLAT CALL
 - R.O.W. RIGHT-OF-WAY
 - X- FENCE LINE
 - M.B.L. MINIMUM BUILDING LINE
 - UTILITY POLE
 - LIGHT POLE
 - ⊥ EXISTING GUY ANCHOR
 - P- POWER LINE
 - BUILDING

NOTE:
SUBJECT PROPERTY ZONED:
C6



VICINITY MAP
NOT TO SCALE

State of Alabama
Tuscaloosa County

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

Witness my hand this the 27 day of APRIL, 2026.

Kevin Douglas Hinkle
Kevin Douglas Hinkle, P.L.S.
Alabama License No. 24024



OWNER: WAL-MART REAL ESTATE BUSINESS
PO BOX 8050 MS 0555
BENTONVILLE, AR 72712
PARCEL # 63 31 03 08 4 0021002.001
DEED BOOK- 2003, PAGE-5500

NOTES:

EACH LOT IN THIS SUBDIVISION MATHEMATICALLY CLOSES TO A CLOSURE OF NOT LESS THAN ONE IN FIVE THOUSAND (1:5,000).

NO NEW IMPROVEMENTS WERE CONSTRUCTED IN THIS SUBDIVISION.

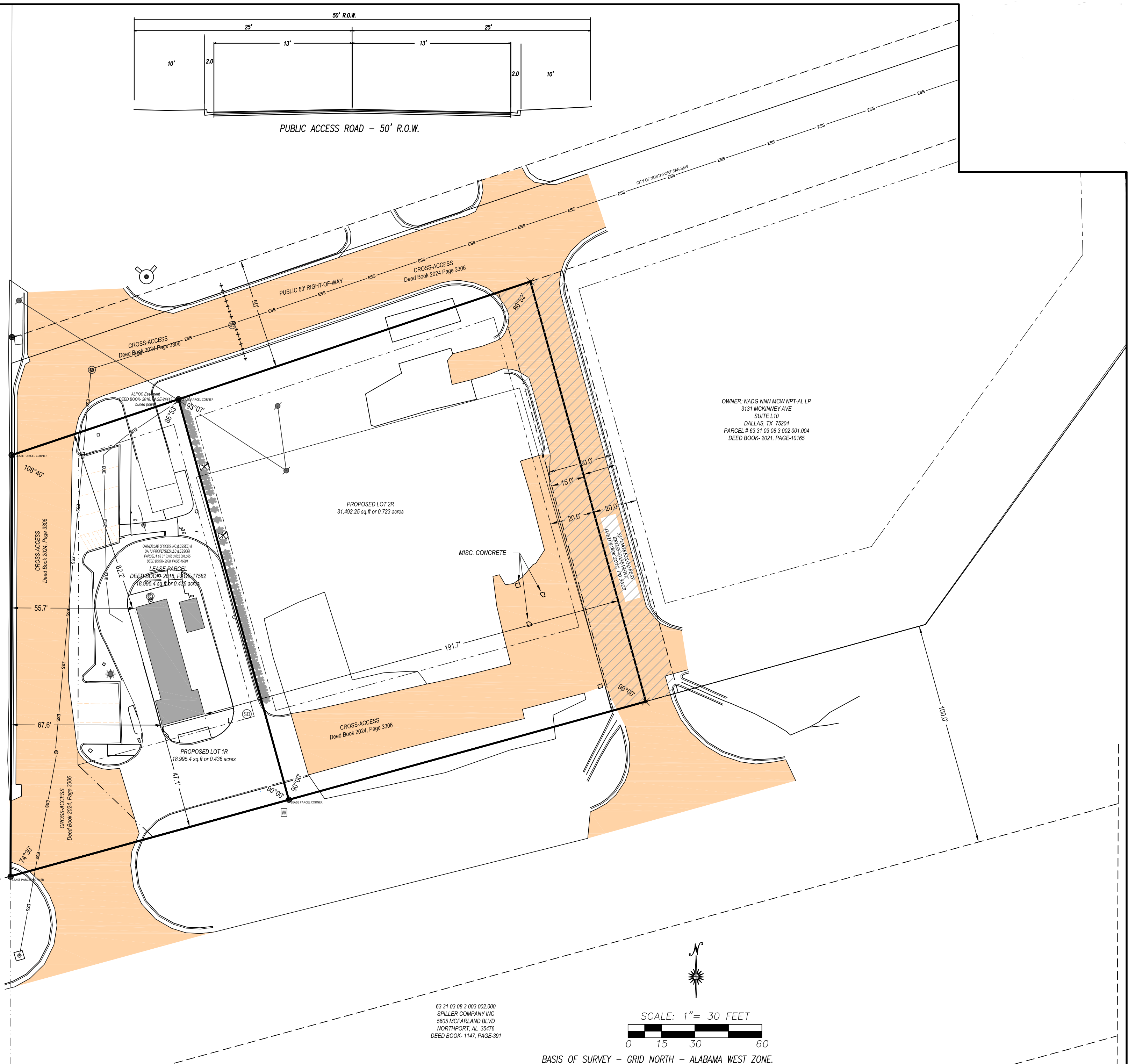
THIS SUBDIVISION IS LOCATED IN THE CITY LIMITS OF NORTHPORT, ALABAMA AND IS ZONED C6

TOTAL ACREAGE IN THIS SUBDIVISION IS 1.16 ACRES.

EACH LOT SHALL MEET THE LANDSCAPING REQUIREMENTS OF SECTION 406 OF THE SUBDIVISION REGULATIONS OF THE CITY OF NORTHPORT, ALABAMA

THIS SUBDIVISION LIES WITHIN UNSHADED ZONE X ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR TUSCALOOSA COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL FOR THE CITY OF NORTHPORT 010202 0501 G, EFFECTIVE DATE JANUARY 16, 2014.

OWNER: LEMONIS FAMILY LTD
PO BOX 229
GAINESVILLE, AL 35464
PARCEL # 63 31 03 07 4 003 001.000
DEED BOOK- 1234, PAGE-716



Montgomery and Hinkle, inc.
Professional Land Surveyors

203 Hargrove Road East
Tuscaloosa, AL 35401
TuscaloosaLandSurvey.com
Phone - (205) 248-7396 - Fax - (205) 248-7398

kevin@mhsurvey.com
marly@mhsurvey.com
office@mhsurvey.com

INFORMATION SOURCES

Source of Information	PB-2011/PG-25
-----------------------	---------------

RESURVEY LOT 2 HFS CORNERS
Being a ReSurvey of Lot of HFS Corners, Plat Book 2011, Page 25

Part of the NW 1/4 of the SW 1/4 of Section 8
Township 21 South, Range 10 West
TUSCALOOSA COUNTY, ALABAMA

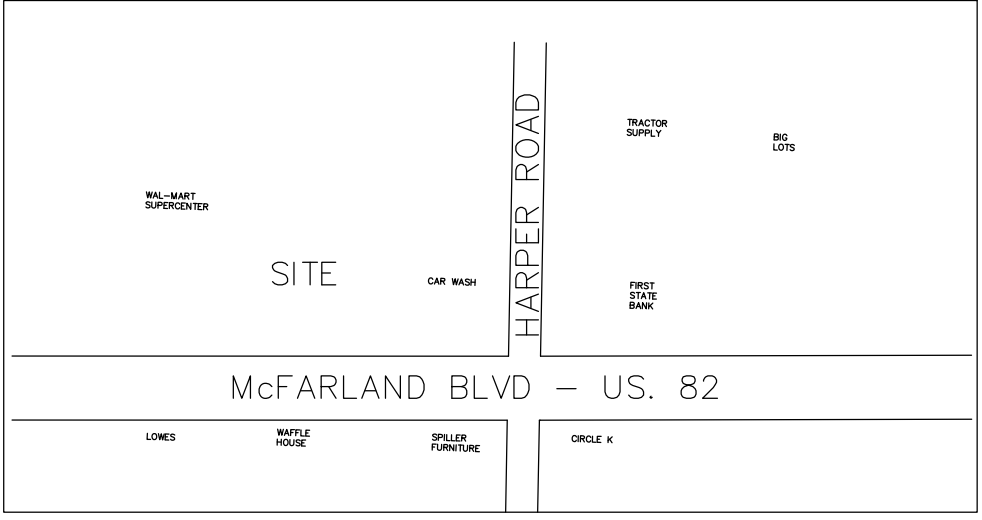
SOURCE OF TITLE:

Source of Information	DB-2008/PG-16081
-----------------------	------------------

Source of Info.	SEE ABOVE	Job No.	2604-0
Field Work	05/2025	Date	04/27/2026
Survey Type	PRE PLAT	Scale	1" = 30'
Field Book	DC	Drawn By	KDH
ACAD File	2604-079	Approved By	KDH
COGO File	2604-079	Sheet	1 of 1

LEGEND	
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○	1/2" REBAR and CAP SET (CA-965-LS)
□	CONCRETE MONUMENT FOUND
△	CALCULATED - NOT MONUMENTED
()	DEED and/or PLAT CALL
R.O.W.	RIGHT-OF-WAY
-X-	FENCE LINE
M.B.L.	MINIMUM BUILDING LINE
○	UTILITY POLE
○	LIGHT POLE
⊥	EXISTING GUY ANCHOR
-P-	POWER LINE
■	BUILDING

NOTE:
SUBJECT PROPERTY ZONED:
C6



VICINITY MAP
NOT TO SCALE

WAL-MART RES 1 & 2
PLAT BOOK 2008, PAGE 6

State of Alabama
Tuscaloosa County

I hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice of Land Surveying in the State of Alabama to the best of my knowledge, information and belief.

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Kevin Douglas Hinkle
Kevin Douglas Hinkle, P.L.S.
Alabama License No. 24024



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BENTONVILLE, AR 72712
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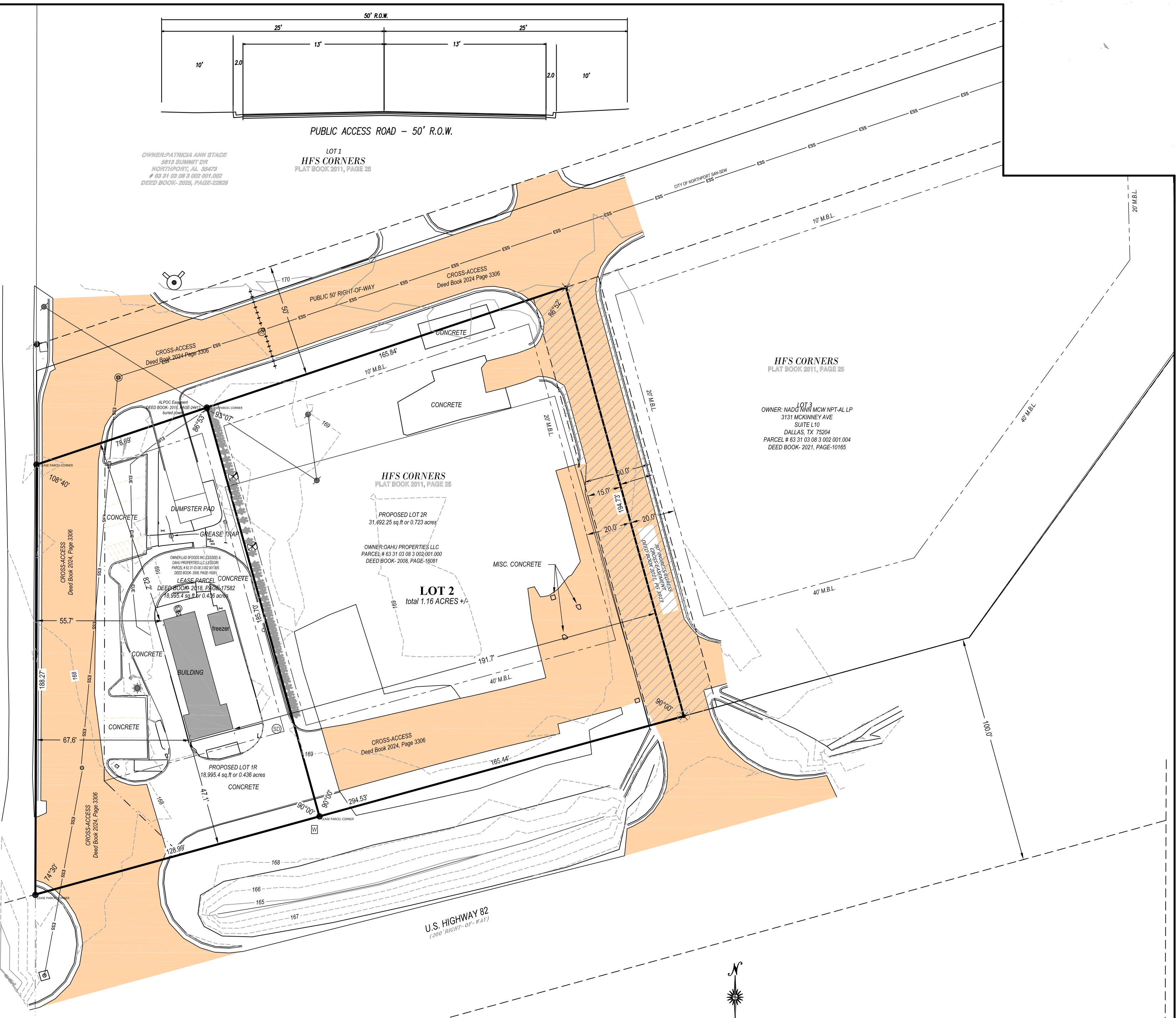
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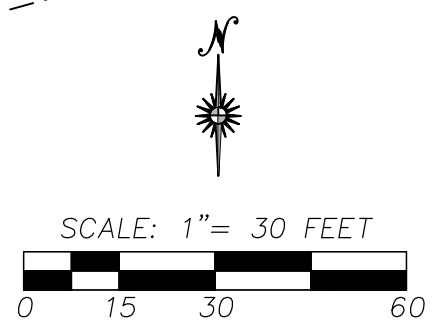
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OWNER: LEMONIS FAMILY LTD
PO BOX 229
GAINESVILLE, AL 35464
PARCEL # 63 31 03 07 4 003 001.000
DEED BOOK- 1234, PAGE-716

63 31 03 08 3 003 002.000
SPILLER COMPANY INC
5605 MCFARLAND BLVD
NORTHPORT, AL 35476
DEED BOOK- 1147, PAGE-391



SCALE: 1" = 30 FEET

Montgomery and Hinkle, inc.
Professional Land Surveyors
203 Hargrove Road East
Tuscaloosa, AL 35401
TuscaloosaLandSurvey.com
Phone - (205) 248-7396 - Fax - (205) 248-7398

kevin@mhsurvey.com
marly@mhsurvey.com
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INFORMATION SOURCES	
Source of Information	PB-2011/PG-25

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Township 21 South, Range 10 West
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE:	
Source of Information	DB-2008/PG-16081

Source of Info.	SEE ABOVE	Job No.	2604-0
Field Work	05/2025	Date	04/27/2026
Survey Type	PRE PLAT	Scale	1" = 30'
Field Book	DC	Drawn By	KDH
ACAD File	2604-079	Approved By	KDH
COGO File	2604-079	Sheet	1 of 1



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

Sidewalk.

S-26-6

06/06/2025

cc. sent with preliminary plat to Planning Commission

S-26-6 is requesting a waiver for Sidewalk Construction

S-26-6 is requesting a waiver of creating sidewalks for the service road running East and West along the North boundary of this subdivision. There are not sidewalks near this subdivision. This appears to not be a pedestrian friendly area with heavy pass through traffic from adjoining shopping centers.

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-248-7396
kevin@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396



MONTGOMERY & HINKLE, INC.

Professional Land Surveyors

Right-of-way

S-26-6

06/06/2025

cc. sent with preliminary plat to Planning Commission

S-26-6 is requesting a waiver for additional right-of-way

S-26-6 is requesting a waiver of additional right-of-way for the service road running East and West along the North boundary of this subdivision. There is currently a 50 foot right-of-way with the paved curb and gutter street centered within this right-of-way. Please consider this request based on the current conditions.

Kevin Douglas Hinkle, PLS
Montgomery and Hinkle, Inc.
205-248-7396
kevin@mhisurvey.com

203 Hargrove Road East

Tuscaloosa, AL 35401

205-248-7396

Subject property as
seen from
McFarland Blvd
looking north.



City of Northport Planning Commission

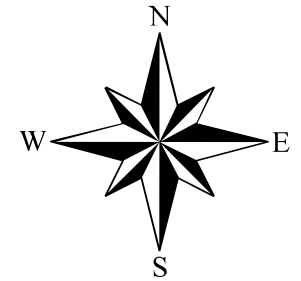
Preliminary Plat

Zoning

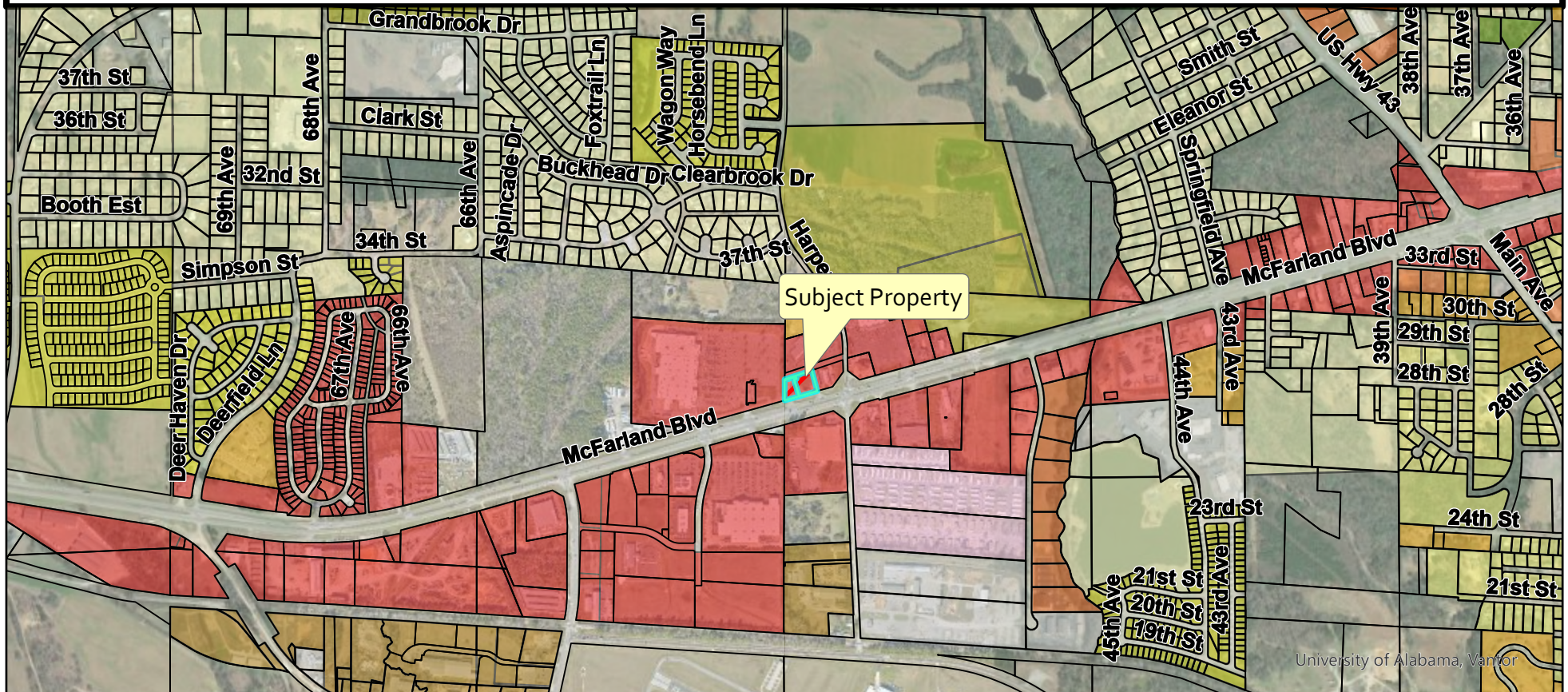
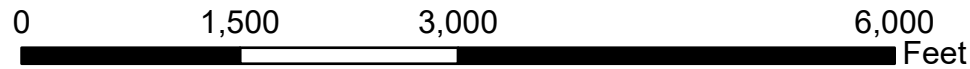
- Agriculture
- General Commercial
- Commercial Highway
- Light Industrial
- Mobile Home Park
- Office and Institutional

- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4

- Parcels
- Subject Property



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University of Alabama, Vanport

City of Northport
Planning and Zoning Commission – May 12, 2026
Staff Report

Case: S-26-17 Northport Shore

Applicant: TTL, Inc.

Location: South of 5th Street and west of Alabama Southern Railroad

Request: Revision to Master Plan

The master plan was previously approved at the April 14, 2026, PZC meeting. This revision includes a portion of adjoining property that was omitted. Phase lines have also been revised.

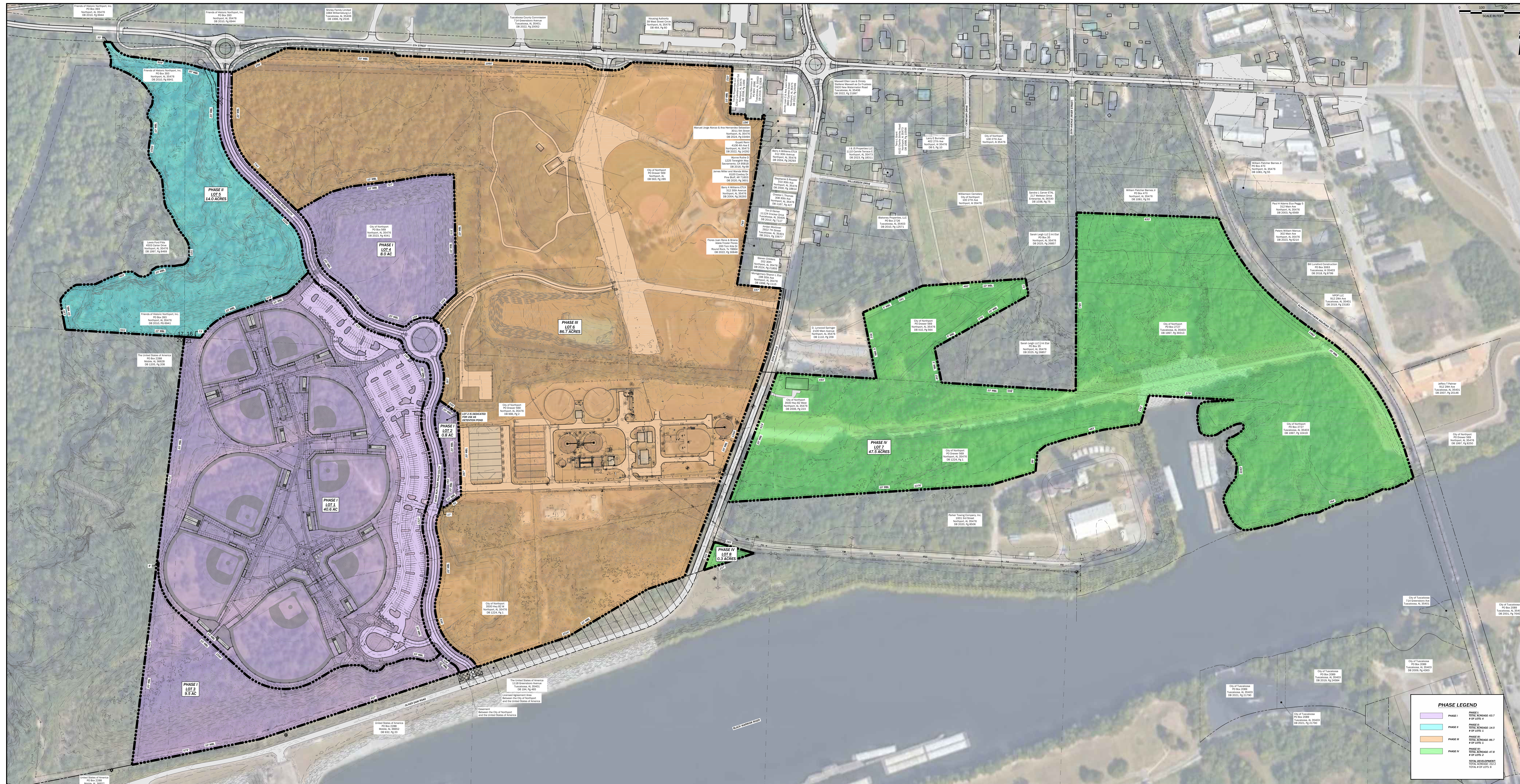
TTL, Inc., on behalf of the City of Northport, is requesting master plan approval for the Northport Shore Subdivision located south of 5th Street and west of Alabama Southern Railroad. The proposed master plan contains 3 phases which total approximately 200 acres.

The proposed master plan includes the following waiver requests:

- **Final Plat Procedure** - A waiver has been requested for final plat procedures. This would allow the final plat to be signed prior to construction of sidewalks on 5th Street and a short portion of River Run Park South. The required improvements are part of an existing, funded City project.
- **Stub Streets** - A waiver has been requested for a stub street serving the USACE property to the west. This property lies almost completely within the 100-year flood zone, and is much lower than the subject property, making development of this property unfeasible. A waiver has been requested for a stub street serving the properties adjacent to Lot 7. The adjacent properties have existing public street frontage.
- **Half-street Improvements on Fifth Street** - A waiver has been requested for half-street improvements on 5th Street. Curb and gutter would be required on the petitioner's side of the street. The drainage has been studied for the City's planned 5th Street project, and the project engineer has recommended against installing curb and gutter to maintain the natural drainage pattern of sheet flow leaving the roadway. Maintaining the existing drainage pattern would eliminate creation of point flow discharges that potentially cause erosive conditions in the flood zone.
- **Half-street improvements, Sidewalks, and R.O.W. on Twenty-Fifth Avenue** - A waiver of half street improvements, sidewalks, and right-of-way has been requested for 25th Avenue. 25th Avenue is an existing unimproved ROW. No development is proposed in this portion of the master plan at this time.

- **Typical Street Section** – A waiver has been requested for typical street section on River Run Park South. This roadway has already been constructed as part of the development of River Run Park. Since on-street parking is not allowed along River Run Park South, It was constructed with a narrower section for traffic calming purposes.

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.



PHASE LEGEND

Phase I (Lot 1)	PHASE I TOTAL ACRES: 40.6 # OF LOTS: 1
Phase I (Lot 2)	PHASE I TOTAL ACRES: 0.8 # OF LOTS: 2
Phase I (Lot 4)	PHASE I TOTAL ACRES: 8.0 # OF LOTS: 1
Phase II (Lot 5)	PHASE II TOTAL ACRES: 24.0 # OF LOTS: 1
Phase IV (Lot 7)	PHASE IV TOTAL ACRES: 47.5 # OF LOTS: 1
TOTAL DEVELOPMENT	TOTAL ACRES: 120.7 TOTAL # OF LOTS: 6



NORTHPORT SHORE SUBDIVISION
 CITY OF NORTHPORT
 5TH STREET AND 30TH AVENUE
 TUSCALOOSA COUNTY, ALABAMA

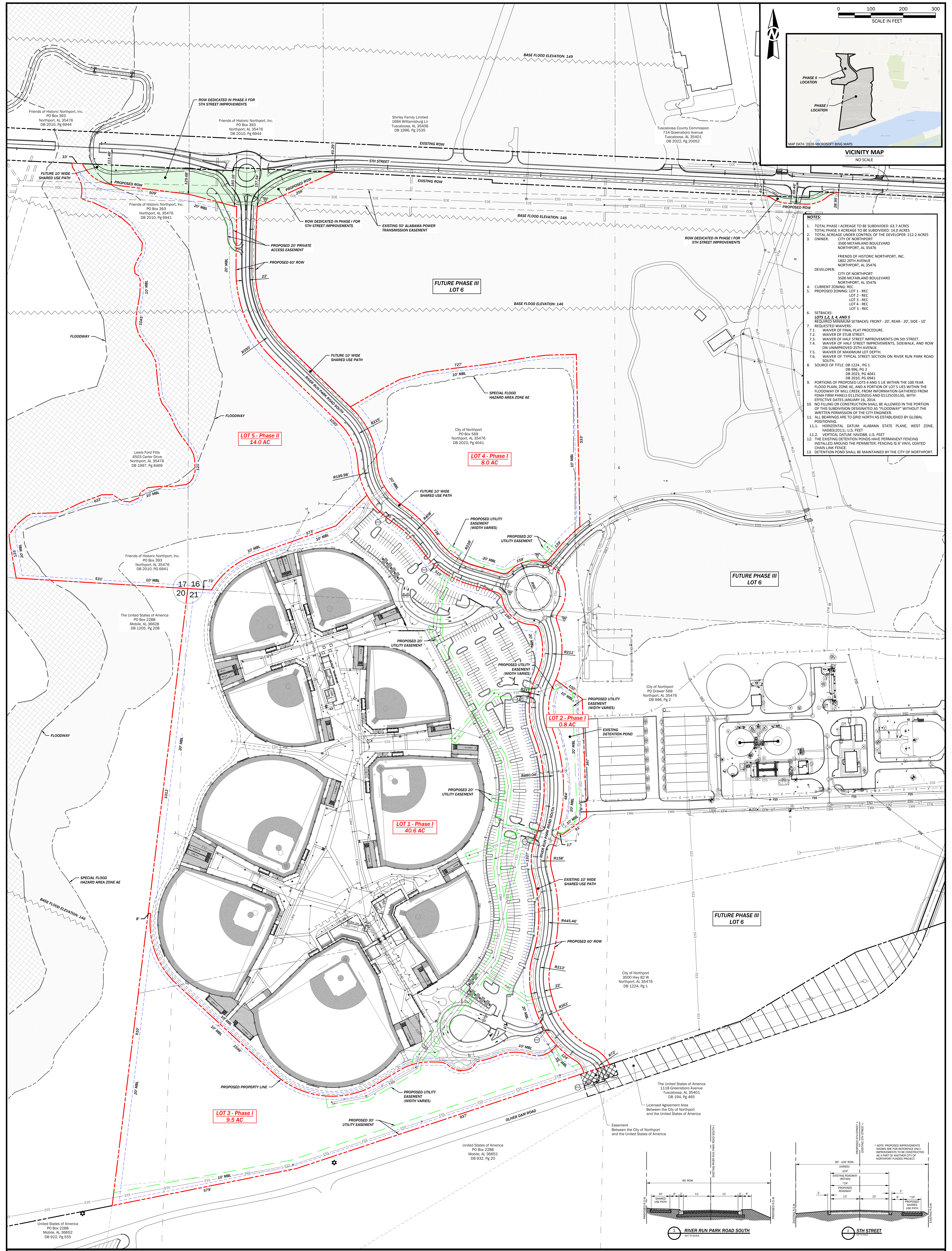
PRELIMINARY
 NOT BE USED FOR CONSTRUCTION

MASTER SUBDIVISION PLAN

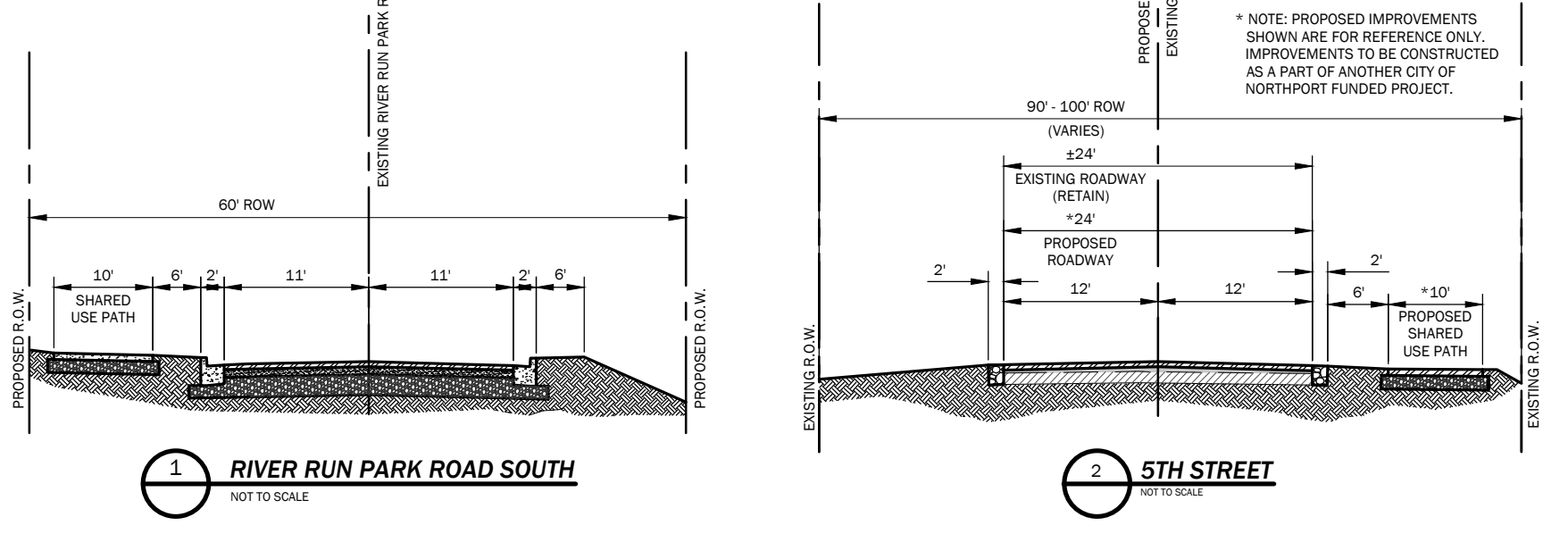
NO.	DATE	REVISION
1	04/20/2023	INITIAL LOTS 1, 2, AND 5
2	04/20/2023	CHANGES BY: EBP
3	04/20/2023	CHANGES BY: EBP
4	04/20/2023	CHANGES BY: EBP

Drawn By: JCL
 Checked By: EBP
 Title: MASTER SUBDIVISION PLAN
 Scale: AS SHOWN

Sheet No. **1 OF 3**



- NOTES:**
- TOTAL PHASE I ACREAGE TO BE SUBDIVIDED: 63.7 ACRES
 - TOTAL PHASE II ACREAGE TO BE SUBDIVIDED: 14.0 ACRES
 - TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: 212.2 ACRES
 - OWNER: CITY OF NORTHPORT
3500 McFARLAND BOULEVARD
NORTHPORT, AL 35476
 - DEVELOPER: FRIENDS OF HISTORIC NORTHPORT, INC.
1802 20TH AVENUE
NORTHPORT, AL 35476
 - CURRENT ZONING: REC
 - PROPOSED ZONING: LOT 1 - REC
LOT 2 - REC
LOT 3 - REC
LOT 4 - REC
LOT 5 - REC
 - SETBACKS:
LOTS 1, 2, 3, 4, AND 5
REQUIRED MINIMUM SETBACKS: FRONT - 20', REAR - 20', SIDE - 10'
 - REQUESTED WAIVERS:
7.1. WAIVER OF FINAL PLAY PROCEDURE.
7.2. WAIVER OF STUB STREET.
7.3. WAIVER OF HALF STREET IMPROVEMENTS ON 5TH STREET.
7.4. WAIVER OF HALF STREET IMPROVEMENTS, SIDEWALK, AND ROW ON UNIMPROVED 25TH AVENUE.
7.5. WAIVER OF MAXIMUM LOT DEPTH.
7.6. WAIVER OF TYPICAL STREET SECTION ON RIVER RUN PARK ROAD SOUTH.
 - SOURCE OF TITLE: DB 1224, PG 1
DB 996, PG 2
DB 2023, PG 4041
DB 2010, PG 6941
 - PORTIONS OF PROPOSED LOTS 4 AND 5 LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE, AND A PORTION OF LOT 5 LIES WITHIN THE FLOODWAY OF MILL CREEK, FROM INFORMATION GATHERED FROM FEMA FIRM PANELS 15125C0515 AND 11135C0515, WITH EFFECTIVE DATES JANUARY 16, 2014.
 - NO FILLING OR CONSTRUCTION SHALL BE ALLOWED IN THE PORTION OF THIS SUBDIVISION DESIGNATED AS "FLOODWAY" WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
 - ALL BEARINGS ARE TO GRID NORTH AS ESTABLISHED BY GLOBAL POSITIONING.
 - HORIZONTAL DATUM: ALABAMA STATE PLANE, WEST ZONE, NAD83(2011) U.S. FEET
 - VERTICAL DATUM: NAVD83 U.S. FEET
 - THE EXISTING DETENTION PONDS HAVE PERMANENT FENCING INSTALLED AROUND THE PERIMETER. FENCING IS 6" VINYL COATED CHAIN LINK FENCE.
 - DETENTION POND SHALL BE MAINTAINED BY THE CITY OF NORTHPORT.



TTL
3200 Rice Mine Road NE | Tuscaloosa, AL 35406
205.345.0816 | www.ttlusa.com

NORTHPORT SHORE SUBDIVISION PHASE I & II

CITY OF NORTHPORT
5TH STREET
NORTHPORT, AL

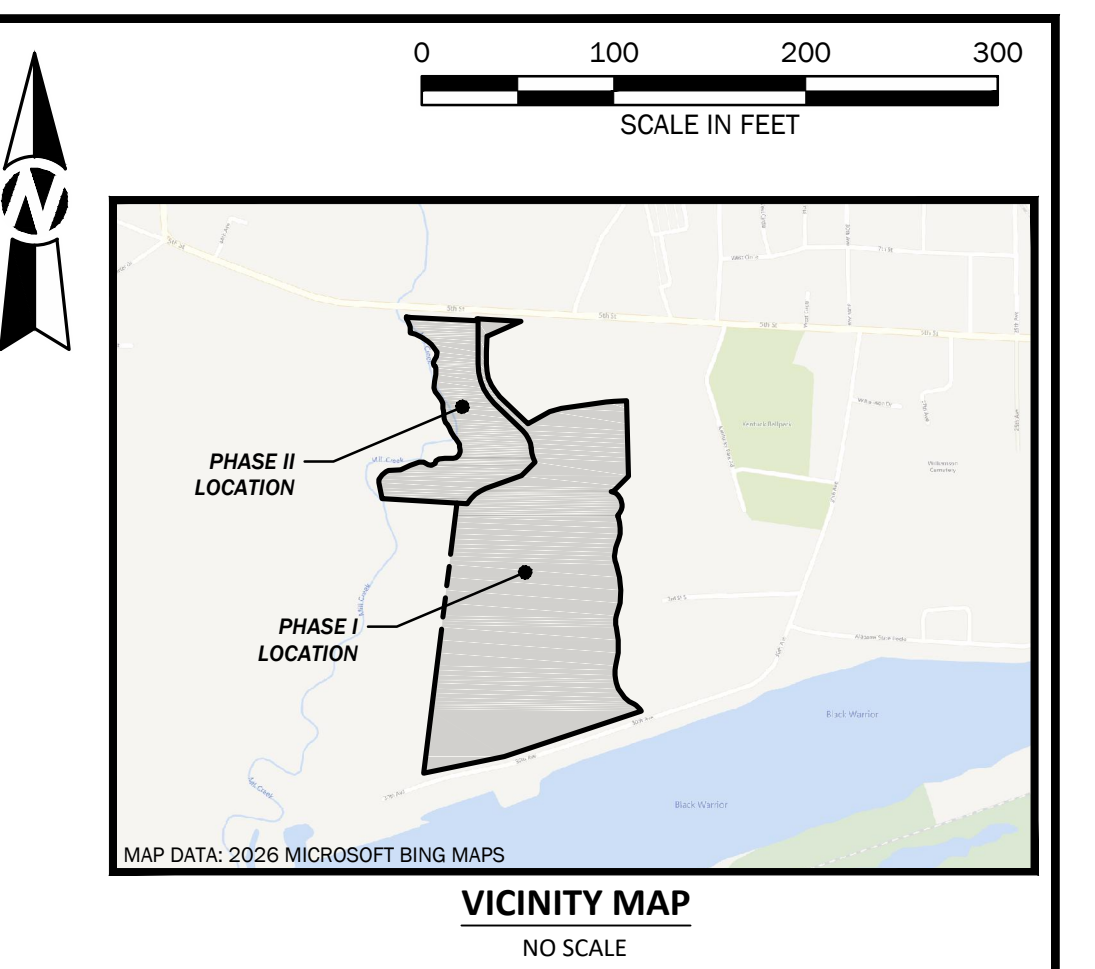
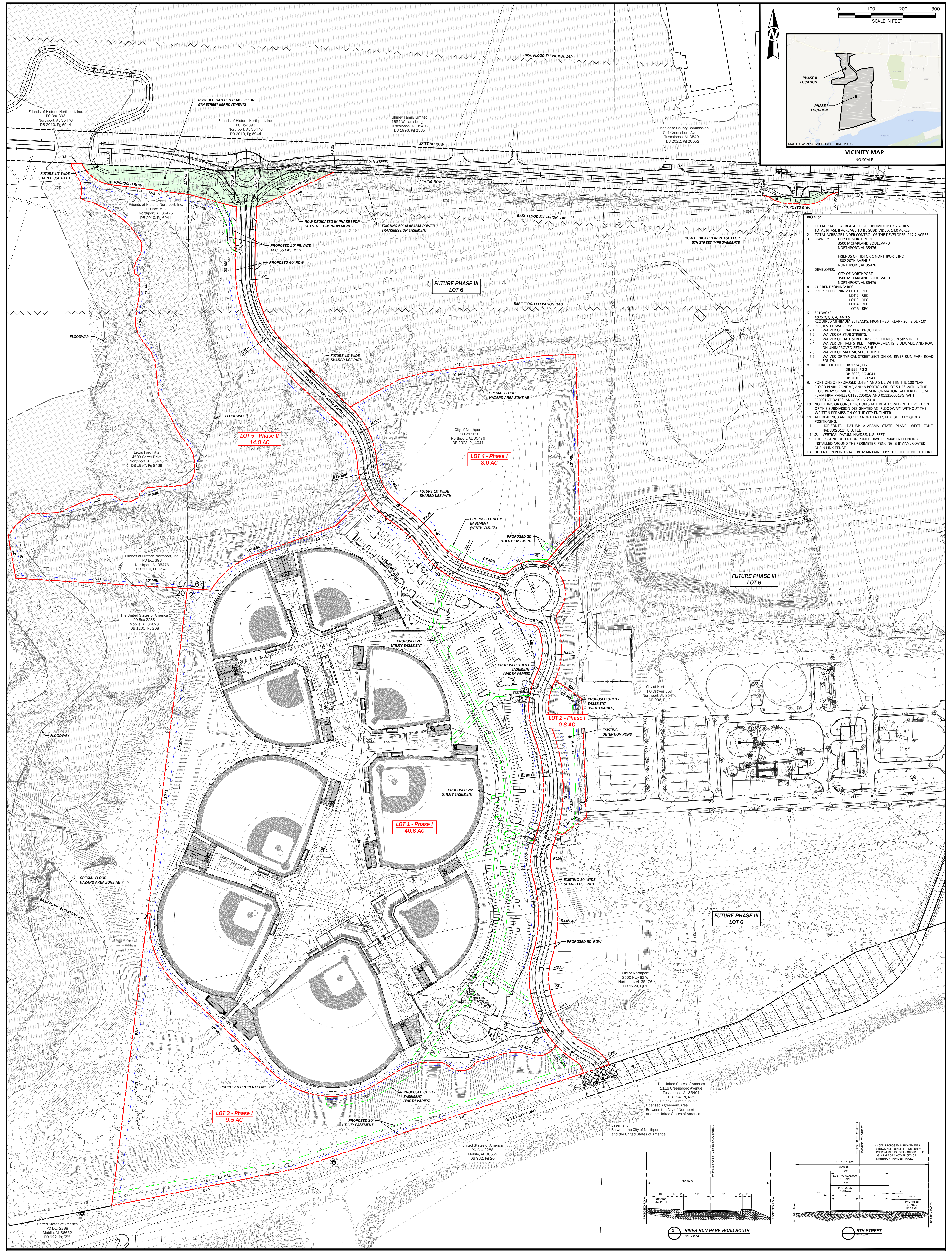
PRELIMINARY
NOT FOR CONSTRUCTION
OR IMPLEMENTATION

Sheet Title
**MASTER SUBDIVISION PLAN,
PHASE I & II**

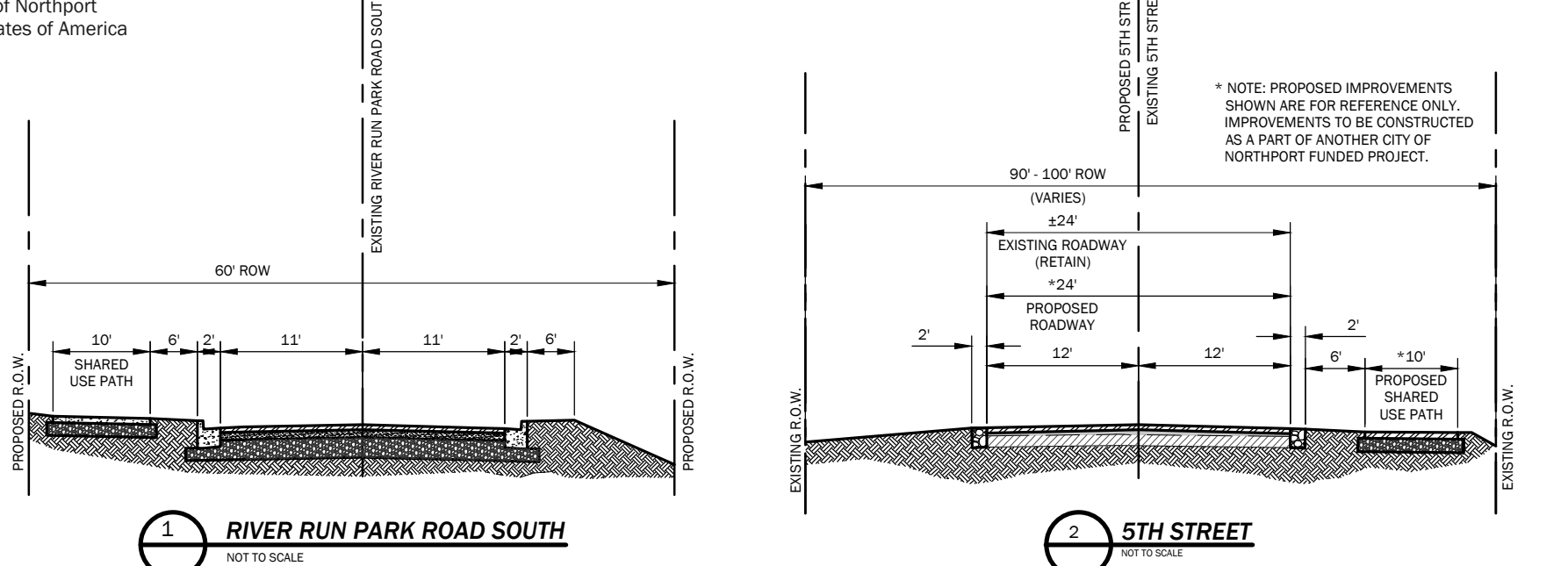
No.	Date	Revision Description
1	04/28/26	Update Lots 1, 4, and 5

Drawn By: C G S Checked By: M B P
Date: 04/28/2026 Proj. No.: 23-01-01534.00
File Name: 251534.Preliminary Plat.dwg

2 OF 3



- NOTES:**
- TOTAL PHASE I ACREAGE TO BE SUBDIVIDED: 63.7 ACRES
 - TOTAL PHASE II ACREAGE TO BE SUBDIVIDED: 14.0 ACRES
 - TOTAL ACREAGE UNDER CONTROL OF THE DEVELOPER: 212.2 ACRES
 - OWNER: CITY OF NORTHPORT, 3500 McFARLAND BOULEVARD, NORTHPORT, AL 35476
 - DEVELOPER: FRIENDS OF HISTORIC NORTHPORT, INC., 1802 20TH AVENUE, NORTHPORT, AL 35476
 - CURRENT ZONING: REC
 - PROPOSED ZONING: LOT 1 - REC, LOT 2 - REC, LOT 3 - REC, LOT 4 - REC, LOT 5 - REC
 - SETBACKS: LOTS 1, 2, 3, 4, AND 5: REQUIRED MINIMUM SETBACKS: FRONT - 20', REAR - 20', SIDE - 10'
 - REQUESTED WAIVERS:
 - 7.1. WAIVER OF FINAL PLAY PROCEDURE.
 - 7.2. WAIVER OF SUB STREETS.
 - 7.3. WAIVER OF HALF STREET IMPROVEMENTS ON 5TH STREET.
 - 7.4. WAIVER OF HALF STREET IMPROVEMENTS, SIDEWALK, AND ROW ON UNIMPROVED 23TH AVENUE.
 - 7.5. WAIVER OF MAXIMUM LOT DEPTH.
 - 7.6. WAIVER OF TYPICAL STREET SECTION ON RIVER RUN PARK ROAD SOUTH.
 - SOURCE OF TITLE: DB 1224, PG 1; DB 996, PG 2; DB 2023, PG 4041; DB 2010, PG 6941
 - PORTIONS OF PROPOSED LOTS 4 AND 5 LIE WITHIN THE 100 YEAR FLOOD PLAIN, ZONE AE, AND A PORTION OF LOT 5 LIES WITHIN THE FLOODWAY OF MILL CREEK. FROM INFORMATION GATHERED FROM FEMA FIRM PANELS 12020C02 AND 01130C01E, WITH EFFECTIVE DATES JANUARY 16, 2014.
 - NO FILING OR CONSTRUCTION SHALL BE ALLOWED IN THE PORTION OF THIS SUBDIVISION DESIGNATED AS "FLOODWAY" WITHOUT THE WRITTEN PERMISSION OF THE CITY ENGINEER.
 - ALL BEARING ARE TO GRID NORTH AS ESTABLISHED BY GLOBAL POSITIONING.
 - 11.1. HORIZONTAL DATUM: ALABAMA STATE PLANE, WEST ZONE, NAD83/2011 U.S. FEET
 - 11.2. VERTICAL DATUM: NAVD83 U.S. FEET
 - THE EXISTING DETENTION PONDS HAVE PERMANENT FENCING INSTALLED AROUND THE PERIMETER. FENCING IS 6" VINYL COATED CHAIN LINK FENCE.
 - DETENTION POND SHALL BE MAINTAINED BY THE CITY OF NORTHPORT.



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NORTHPORT SHORE SUBDIVISION PHASE I & II

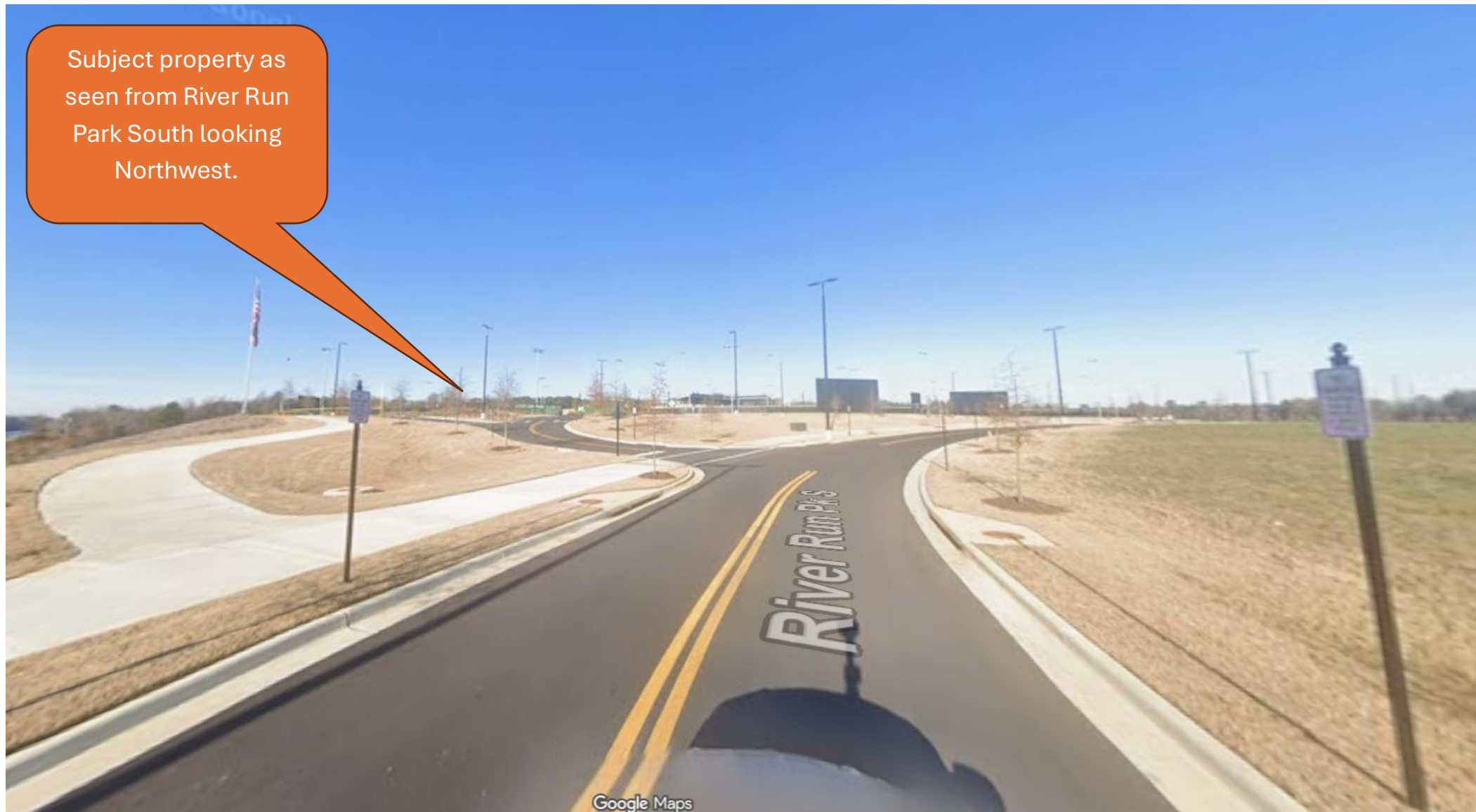
CITY OF NORTHPORT
 5TH STREET
 NORTHPORT, AL

PRELIMINARY
 NOT FOR CONSTRUCTION
 OR PERMITTING PURPOSES
 (EXCEPT AS NOTED)

No.	Date	Revision Description
1	04/28/26	Update Lots 1, 4, and 5

Drawn By: C G S Checked By: M B P
 Date: 04/28/2026 Proj. No.: 23-01-01534-00
 File Name: 251534.Preliminary Plat.dwg

Subject property as
seen from River Run
Park South looking
Northwest.



Google Maps

City of Northport Planning Commission

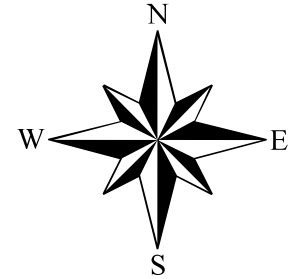
Master Plan Revision

Zoning

- Agriculture
- Conservation
- Neighborhood Commercial
- General Commercial
- Commercial Highway
- Historic Downtown Core
- Historic Neighborhood
- Light Industrial

- Multi-Family Housing
- Mobile Home Park
- Neighborhood Center
- New Urban Neighborhood
- Office and Institutional
- Residential/Commercial/Institutional
- Recreational
- Residential Multi-Family
- Special District

- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Suburban Mixed-Use
- Urban Mixed-Use
- Working Riverfront
- 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.

