

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JUNE 9, 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. May 12, 2026
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **R-26-2 Townes at North Lake** - TTL, Inc. requests Special District Plan approval for approximately 182 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. **WITHDRAWN - NO ACTION NEEDED.**
 - C. **R-26-3 Mitt Lary Townhomes** - TTL, Inc. requests rezoning with Special District Plan approval for approximately 14 acres from Agricultural (AG) to Neighborhood Commercial (C-2) for the property located north of Mitt Lary Road and east of Pine Hill road.
 - D. **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**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-26-13 Northwood Gardens Master Plan Revision** - Longleaf Engineering is requesting a revision to the master plan for approximately 17.11 acres located at the south end of Northwood Gardens Drive.
- 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, MAY 12, 2026**

The Planning and Zoning Commission met in a regular session at 6:05 p.m. on Tuesday, May 12, 2026, in the City Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Roland Lewis. Upon roll call the following members were found to be present: Mr. Brian Chandler, Ms. Jamie Dykes, Ms. Tracy Kelly, Mr. David Kemp, Mr. Roland Lewis, Mr. Clay Randolph and Mr. Kevin Turner. Absent and failed to vote: Mr. Martin Houston 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. Randolph to approve the minutes of the regular meeting minutes for April 14, 2026. **Seconded by Ms. Dykes.** 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. **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 Highway 69.

Ms. Ramm stated that TTL, Inc. is requesting Special District Plan and Phase One Preliminary Plat approval for approximately 283 acres located north of Hamnertown 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 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).

Mr. Matthews stated that the zoning requirements in the SD section does require an approved sewage disposal, we are very limited in sewage capacity in this basin although there are plans in the comprehensive plan to correct that. Mr. Matthews stated that only phase 1 will be permitted until such that time that updated sewer capacity exists. Mr. Matthews stated in regard to sidewalks, they are proposing 4' sidewalks on both sides of the street which in most subdivisions that would be the consistent with requirements but with this density that is consistent so those would be conforming and no waiver would be required.

Adam Ingram (3200 Rice Mine Road) and Chris Dobbs (1470 Northbank Parkway), spoke at the podium. Mr. Ingram stated that he apologized for the open space calculations, the reason the vague language is there is because the upper area at the top right of the page that is the slightly different color green was requested by the neighbors and they were not sure how much of the area will be considered as usable open space, that area represents about 200,000 sf or 4.6 acres which is about 7% of the total, even if you remove all of that you still have greater than 30% of open space, and we believe all of that will be usable, some of the topography could be a little bit challenging but there is a proposed trail to help with that. Mr. Ingram stated that he knows it sounded

like a big change in regard to the stub streets but if you look at the land use around the parameter of the property you have a lot of privately owned properties that already have houses on them or the apartment complex they are really not ideal places to put a stub street. Mr. Ingram stated they did show a stub street on the far east, that property is a larger undeveloped piece of property. Mr. Ingram stated that the sewer is an issue here, they were working with the City and the Cities consulting Engineer, for the sewer on the first phase, 42 lots have already been set aside for the first phase then there is another 12 out there that couldn't be developed until the sewer is improved or other improved means. Mr. Dobbs stated they have been working with staff on this for a little while and the goal has always been to create a high-level development. Mr. Dobbs stated that there is a lot of walkability from the lake all the way to the commercial, this is specifically designed to be pedestrian friendly. Mr. Dobbs also stated that the overall layout is consistent with the previously approved master plan concept that is updated to meet the special district new ordinances.

Mr. Turner asked if they were proposing any uses on the commercial portion. Mr. Dobbs stated that it would be neighborhood commercial (C-2), will be specifically designed to flow with the neighborhood aesthetic. Mr. Turner asked if the restrictions are covered in the narrative. Mr. Ingram stated that only businesses that are allowed in C-2 such as retail, coffee shops, low intensity neighborhood services. Mr. Turner asked if the total acreage of the development was 185+/- total. Mr. Dobbs stated that was correct. Ms. Dykes stated that she had a question about discouraged and encouraged building materials. Mr. Dobbs stated that he will revise language to "materials not approved". Mr. Chandler stated that he would like to see the language for garages updated to comply with the ordinance. Mr. Dobbs stated that was no problem, their plan is to set the garages back. Mr. Randolph asked Mr. Ingram and Mr. Dobbs to clarify what they are going to put in the open spaces. Mr. Ingram stated that there is a trail around the large green area, some pocket parks, a pavilion and a lake. Mr. Chandler asked if the commercial sub-district would be accessible from Highway 69. Mr. Dobbs stated it would be accessible from Highway 69. Mr. Kemp stated that we have the previous approval with 30 lots, we are limited on the sewer capacity, the next thing we get into is the fire code past those 30 lots so you will have to have a second entrance. Mr. Kemp also stated that he understands the change in lot size but the setbacks are all over the place, he did see some things that as this is presented it concerns him that if the commission sends this forward if they have picked up all the parts they have talked about to their satisfaction or have they missed something. Mr. Lewis stated he has the same concerns as Mr. Kemp, that the suggested information is pointed out things that are not consistent with the regulations that are already there, they have said a couple of times that they are ok with what the commission decides it needs to be but some of these things are already decided. Mr. Ingram stated that as far this being a special district from his point of view, you have 186 acres and nearly 40 acres that is set aside as parks of the space with a certain amount of density you are trying to achieve, 6 different product types at all sort of shapes and sizes and so that sort of fits in to what the special district plan is, which is flexibility and innovation, yes you have the base standards but this neighborhood is a planned neighborhood that you have all different parts and pieces which is why you have so many variations to set up all the different pieces. Mr. Ingram stated that you look up the definition of special district that is what they are asking for, the flexibility to put in a planned neighborhood versus following the code down the line, if they were going to follow the code it could be R-1 or R-4 or whatever, this is a blend. Mr. Lewis stated that the Commission understands, it is just those things that are directly against codes and there are so many things they have to identify and trying to figure out a way to get what you need and not delay it anymore is causing some issues.

Mr. Dobbs asked for the item to be continued to the June meeting so they can address any further questions in more detail. Mr. Dobbs stated they designed these lots just like he did at the Townes of North River. Mr. Lewis stated that at the end of the day, they want to make sure that the petitioner is satisfied with the product and meets city standards and there is no uncertainty or grey areas. Ms. Dykes stated that when you use words like discouraged or encouraged there is absolutely no way that we can enforce that and that causes extreme trepidation on her part. Mr. Turner stated that the feedback of the Special District's purpose is to get that

flexibility but in order to get that flexibility what is the tradeoff so if we were going to be flexible on lot sizes and setbacks what are you going to do above and beyond and be specific about how you will offset those impacts. He understands there is open space everywhere but is there going to be a centralized space and what is that amenity. Mr. Turner also stated that he wants them to be able to show the vision of what the commercial space will look like whenever that happens. He also stated there has to be an approved method of sewage disposal available for the tract of land for the whole 185 acres of land. Mr. Ingram stated that he appreciated all of that but wanted some clarification regarding if the development could not move forward until the sewer capacity is in place or are we saying the letter they received from the city earlier that says approved sewer disposal. Mr. Turner stated that straight out of the ordinance that was adopted in December of 2024 states, approved method of sewage disposal is available to the tract under consideration. Mr. Chandler asked if they could add a confirmed open space percentage to the updated narrative. Mr. Ingram stated they will handle that.

Chairman Lewis opened the floor for a public hearing.

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

Mr. Lewis asked the petitioner if they wanted to continue both items. Mr. Ingram confirmed they wanted to continue both agenda items. Ms. Ramm asked the petitioner if they wanted to continue until the next meeting, because we would need the changes to the narrative back a week from today. Mr. Ingram stated that it would be enough time.

Motion by Mr. Turner to continue the Special District Plan for approximately 183 acres for the property located north of Hamnertown Road and east of Highway 69. **Seconded by Ms. Dykes** Mr. Turner – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; and Mr. Randolph – Yes. **Motion Carried.**

- 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 Highway 69.

Motion by Mr. Turner to continue the preliminary plat approval for approximately 9.3 acres located north of Hamnertown Road and east of Highway 69. **Seconded by Ms. Dykes.** Mr. Turner – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; and Mr. Randolph – Yes. **Motion Carried.**

- 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.

Ms. Ramm stated that 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, Half-street Improvements and Sidewalks, Capped Sewer. 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).

Mr. Matthews stated that since this is on a county street but in the Cities planning jurisdiction the county has supported the request for right-of-way dedication and street improvement requests. Mr. Matthews also stated right-of-way would be an additional 2.5 feet so it would be 55 feet instead of 50 feet then sidewalks and curb and gutter would be required. Mr. Matthews also stated regarding capped sewer, this is outside of our service area and there are no planned projects to add sewer to this area.

Bobby Herndon, 2728 Lurleen B Wallace Boulevard, spoke at the podium. Mr. Herndon stated they want to take lot number 2 and split it into two parts. Mr. Herndon stated that everything is all wooded and the County has no desire to improve the ROW.

Chairman Lewis opened the floor for a public hearing.

Rick Sides, 8504 Lake Sherwood Circle, spoke at the podium. Mr. Sides stated that he is president of the Lake Sherwood Preservation Society. Mr. Sides also stated that he they have a very nice neighborhood with 26 homes. He stated that the subdivision does not currently have sidewalks and they are concerned there will be an easement road going to be put in for the new neighborhood that is being built to the west of the property.

Shaun Reed, 7911 Lake Sherwood Circle, spoke at the podium. Mr. Reed asked if this property will be part of Lake Sherwood or Sherwood Forest. Mr. Reed also asked if they were planning to clear any of the property.

Chairman Lewis closed the floor for a public hearing.

Mr. Herndon stated that he does not know if it is part of Lake Sherwood or Sherwood Forest. Mr. Herndon stated that he does not know of any easement to the adjacent property. Mr. Herndon also stated that the owners are planning for this to be a nice house and hopefully they will be preserving some of the land. They do own several hundred acres to the west. Mr. Lewis wanted to confirm that this is one lot that will be split into two with an access road. Mr. Herndon stated that was correct. Mr. Turner clarified that this was not to access the property to the west. Mr. Herndon stated that was correct. Ms. Dykes stated that Mr. Reed mentioned the neighborhood Cedar Ridge and wanted to make sure this was not apart of Cedar Ridge. Mr. Herndon confirmed it was not a part of Cedar Ridge. Mr. Matthews stated there are no new easements being proposed by this plat.

Motion by Mr. Lewis to approve the preliminary plat for approximately 3.4 acres located at 7611 Lake Sherwood Circle with waivers. **Seconded by Ms. Turner** Mr. Lewis – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mrs. Kelly – Yes; Mr. Kemp – Yes; and Mr. Randolph – Yes. **Motion Carried.**

- 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 NEEDED**
- E. **S-26-14 Oak Hollow** – TTL, Inc is requesting preliminary plat approval for 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.

Ms. Ramm stated that 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).

Gordon Gregory, 2406 5th Street, spoke at the podium. He stated the request to rezone this to Historic Neighborhood was so that they could build a single family residence. Mr. Brady Gregory stated that they do not have enough land to rezone to any zoning district other than Historic Neighborhood. He stated they would have liked to have built a bed and breakfast or hotel that would be in line with Limited Mixed Use but now they are just going to build a single-family residence.

Ms. Dykes confirmed with Ms. Ramm that this is not to be confused with an Historic District. Ms. Ramm confirmed that was correct. Ms. Ramm stated that there is a zoning district for Historic Neighborhood and we do not want to confuse that with Municipal Historic District because they are completely different. Ms. Ramm also stated that what Mr. Gregory said about the two acres is correct, they did try to rezone to limited mixed use but they did not have the minimum acreage, and they did not have the neighbors support to join in with a rezoning to a mixed-use zone. Ms. Ramm stated the other rezoning option would be for the owner to wait until the City adopts a new Zoning Map. However, that could take 9 months to complete.

Mr. Patten stated that the following uses are allowed in the Historic Neighborhood zone: Bed and Breakfast by conditional use, Cemetery by conditional use, Home Based Business and Home Occupations permitted by right, Public Facilities by right, short term rental permitted by right, duplex permitted by right and Single Family Detached is permitted by right. Mr. Patten stated that the only thing allowed in the current zone is passive recreation. Mr. Turner wanted to confirm they cannot rezone to limited mixed-use right now. Ms. Ramm confirmed that was correct because of the acreage.

Mr. Brady Gregory stated they have had this property for 3 years and they are just trying to figure out what to do with it. Mr. Butch Gregory stated that the house across the street is 100+ year old house that they have renovated, this is Mr. Brady Gregory's neighborhood so they want it to look nice.

Chairman Lewis opened the floor for a public hearing.

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

Mr. Chandler asked for an example of the permitted use of public facilities. Mr. Patten stated that this is occupied by federal, state, or government agency providing public services including office, parks, museums, libraries, public service stations, fire stations and other government uses.

Mr. Lewis asked what is the closest lot that is zoned Historic Neighborhood. Ms. Ramm stated it is across the street. Ms. Dykes stated that they can rezone it right now and then the council could come back and rezone the property to a limited mixed-use zone.

Motion by Mr. Turner to approve the request for rezoning for approximately 1.5 acres from Conservation to Historic Neighborhood for the property located at 2415 5th Street. **Seconded by Ms. Dykes.** Mr. Turner – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; and Mr. Randolph – Yes. **Motion Carried.**

G. **S-26-15 Resurvey of Lots 1-13 Bridge and East Columbus Street**– Sentell Engineering is requesting preliminary plat approval for approximately 2 acres for the property located south of 700 Bridge Avenue.

Ms. Ramm stated that 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.

Chris Sentell, 639 Black Bears Way, spoke at the podium. He stated they are just cleaning up the lot lines.

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 2 acres for the property located south of 700 Bridge Avenue. **Seconded by Ms. Dykes.** Mr. Lewis – Yes; Ms. Dykes – Yes; Mr. Chandler – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Randolph – Yes; and Mr. Turner – Yes. **Motion Carried.**

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.

Ms. Ramm stated that 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 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).

Mr. Matthews stated that there is a platted right-of-way along the north side of the road way there, since there is a platted right-of-way the regulations about the sidewalks and right-of-way dedication would be applicable. Mr. Matthews stated that as presented they would need a waiver from sidewalk construction and right-of-way dedication, that would be an extra 2.5 feet of right-of-way dedication.

Kevin Hinkle, 203 Hargrove Road E, spoke at the podium. He stated that there is one lot, and they are trying to split it into two separate lots at the old Checkers location. Mr. Hinkle stated this property has been well served by the 50-foot right-of-way and dead ends to the Walmart property line.

Mr. Turner asked if there was existing sewer in that lot. Mr. Matthews stated there is existing sanitary sewer that is on that private access road that goes down the western boundary. Mr. Turner asked Mr. Hinkle if it was sanitary or storm. Mr. Hinkle stated that it would be difficult for them to get access to it but he believes the structure has city sewer. Mr. Lewis asked if they were requesting the waivers or not. Mr. Hinkle stating they are requesting the waivers. Mr. Chandler asked if we address the sewer in the waivers. Mr. Turner stated that if Mr. Matthews is ok with it they could provide a utility easement through lot 1R. Mr. Matthews stated he is ok with it.

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. Turner to approve the preliminary plat for approximately 1.16 acres for the property located at 5600 McFarland Boulevard with all waivers and with a condition that an approved public utility easement through lot 1R if needed. **Seconded by Mr. Lewis** Mr. Turner – Yes; Mr. Lewis – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; and Mr. Randolph – Yes. **Motion Carried.**

- 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.

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, and R.O.W. on Twenty-Fifth Avenue, and Typical Street Section.

Frank Summers, 3200 Rice Mine Road NE, spoke at the podium. He stated that Ms. Ramm thoroughly described the changes and he could answer any questions the Commission may have.

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

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

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

Meeting was adjourned at 7:15 PM.

ATTEST:

Roland Lewis, Chairman

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – June 9, 2026
Staff Report

Case: R-26-2 The Townes at North Lake
Applicant: TTL, Inc.
Location: North of Hammertown Road and east of HWY 69
Request: Special District Plan approval

TTL, Inc. is requesting Special District Plan approval for approximately 182 acres located north of Hammertown Road and east of Highway 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 441 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 |
|---------------------------|--|---|
| Lot Width | 50' | 40' for Courtyard and Cottage lots |
| Front Setbacks | 20' | 15' on Estate, Traditional, Garden; 5' on Courtyard and Cottage |
| Side Setbacks | 7' | 5' for Traditional, Garden, Courtyard, and Cottage |
| Rear Setbacks | 25' | 20' for Estate, 10' for Traditional, 5' for Garden, Courtyard, Cottage |
| Stub Streets | One per 400' to 1200' | 2 for entire property |
| Building Materials | Minimum 30 % masonry which includes brick, stone, terra cotta, decorative concrete block, precast concrete, fiber cement, hard-coat stucco, or combination | Also proposing brick veneer and manufactured stone accents. No minimum percentages were stated. |

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 approximately 59 acres of open space, approximately 33% of the total land area, with amenities including a trail system, a lake with a pier, swimming pool, and pavilions. There are also various natural buffers and parks. The narrative states that each phase contains at least the required 20 percent open space required when considered individually. However, there are no amenities planned in phase 1 of the development.

The narrative gives some examples of permitted uses in the commercial sub-district. Those examples include cafés, coffee shops, restaurants, pharmacy and wellness, boutique retail, specialty grocery/market/ professional office/banking, personal service, studios, veterinary/grooming, institutional and civic uses. If the applicant intends to allow any additional commercial uses, those will need to be added to the narrative.

Section 6.03.03.B(2) of the zoning ordinance requires that garages shall not dominate public views along the street. The narrative states that garage placement and design shall *minimize* visual dominance where *feasible*. The narrative does state that garages shall be designed to remain visually subordinate to the primary façade through the use of alley loaded access where applicable, recessed garage placement, detached garage elements, side-entry orientation, enhanced architectural detailing, and reduced visual prominence from the public street.

The materials standards section of the narrative specifically limits permitted primary exterior materials to brick veneer, full brick, stone, manufactured stone accents, fiber cement siding, fiber cement board-and-batten, engineered wood siding, engineered wood trim products, hard-coat stucco, and cementitious stucco accents. The zoning ordinance requires a minimum of 30% masonry for detached single-family dwellings. However, the narrative does not address the minimum percentage of masonry products. The narrative explicitly prohibits vinyl siding as a primary finish material. Vinyl or vinyl-type siding will be permitted for soffit or trim only. Also, large uninterrupted expanses of a single material on front elevations, unfinished concrete block, and visibly inconsistent facade materials will be prohibited.

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 were built out.

A waiver has been requested for stub streets. The subdivision regulations require stub streets be provided at intervals between 400' and 1,200' when a subdivision adjoins unplatted or undeveloped land. Two stub streets are proposed. Per the petitioner, the surrounding terrain makes construction of additional stub streets not practical, and wetland and stream impacts would be greatly increased if additional stub streets were constructed. According to the petitioner, the stub streets shown are situated in locations most likely to be useful to future development of adjoining property.

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. The City's comprehensive plan includes sewer expansion that would serve this area. The special district narrative states that the development will "proceed in coordinated phases consistent with available infrastructure capacity and approved engineered solutions". The plan to proceed as infrastructure becomes available has been approved by the City Engineer. The developer has acknowledged that any alternate methods of disposal that impact the subdivision layout would require a revision to the special district plan following the process laid out in the zoning ordinance.

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 multiple 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.

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sgs 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 at North Lake

1. Purpose and Intent

The Townes at 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-accessibility, preserve natural features, establish enforceable architectural standards, and deliver an efficient infrastructure framework. The Townes at North lake was intentionally designed to achieve a cohesive and high-quality neighborhood within the City of Northport.

2. Development Overview

The Townes of North Lake consists of approximately 182 acres and is a planned residential community incorporating five distinct product types: Estate, Traditional, Garden Home, Courtyard, and Cottage lots. Each product type is defined by unique dimensional standards, setbacks, and architectural standards appropriate to distinguish its use and character. Typical lotting patterns and building footprint diagrams, below in Section 5, establish these base standards for each type.

3. Open Space Framework

Usable Common Open Space is set aside and defined to provide for active and passive recreational activities, improve the quality of life for residents and increase property values and desirability of this community. The specific amount and type of open space provided is in accordance with the City of Northport Open Space Standards and will be owned and maintained by the neighborhood association or Homeowner's Association (HOA) . The specific open spaces developed are to serve the specific purposes discussed below:

- Natural areas, including undisturbed vegetation or replanted vegetation, which preserve the natural watercourse of the streams and leverage these and the vast wetlands within the property to provide an amenity that can be enjoyed by the entire community. Approximately 28 acres of this use is provided.
- Recreational areas designed for specific active uses such as a pool and pool house, playgrounds, parks, play fields, pavilions, dog parks, and piers. Approximately 5 acres of this use is provided.
- Recreational areas designed and set aside for passive recreation such as walking, hiking, bicycling, and for connection of the various product types as a comprehensive circulation system for the enjoyment of the entire community. Approximately 30 acres of this use is provided.

The Townes at North Lake contains in excess of 63 Acres of Common Open Space, or approximately 35 percent of the total land area to take advantage of the natural beauty of this property and provide a unique amenity to the community and the City of Northport. Additionally, each phase contains at least the required 20 percent Common Open Space when considered individually providing an opportunity that is distributed such that no one is too far away from these areas to enjoy them.

4. Conformity with the City of Northport Master Plan

The Townes at North Lake is situated in an area that was identified by the City of Northport planners as a location ideal for this type of community. The various product types provide an ideal place for all types of people in various stages of their lives. The resulting density of homes within this property is in line with the standards created by the City

| Criteria | City Standard | Deviation | Explanation |
|-----------------|----------------------|------------------------|--|
| Density | 9 du/gross acre max. | No waiver requested | 439 lots over approx. 182 acres is 2.4 du/gross |
| Open Space | 20% min. | No reduction requested | Approx. 63 acres of open space over approx. 182 acres equals approx. 35% usable common open space. |
| Building Height | 3 stories max. | No waiver requested | Residential structures shall comply |

| Criteria | City Standard | Deviation | Explanation |
|------------------|--------------------------------------|--|--|
| Lot Width | 50 ft | Waiver requested | Courtyard and cottage lots are 40 ft. |
| Lot Area | 4,000 sf | None | None |
| Front Setback | 20 ft | Waiver requested | Proposed 5 ft to 15 ft depending on product type. |
| Side Setback | 7 ft | Waiver requested | Proposed 5 ft for Traditional, garden, courtyard, cottage; |
| Rear Setback | 25 ft | Waiver requested | Proposed 5 ft to 20 ft. |
| Commercial Areas | Residential standards not applicable | Neighborhood Commercial (C2) type uses allowed for commercial lots | Promote walkability by residents reducing vehicular trips |

Stub Streets waiver - Based on the property perimeter, 10 stub streets are required. 2 proposed. The waiver is requested because most adjoining properties are privately owned and occupied, the surrounding terrain makes construction of additional stub streets not practical, and wetland and stream impacts would be greatly increased if additional stub streets were constructed. The stub streets shown are situated in locations most likely to be useful to future development of adjoining property.

5. Development Program and Typical Lotting Patterns

The Townes at North Lake is made up of five distinct residential product types. In addition to the tables below, diagrams showing typical examples of each product type are shown. A summary matrix comparing the unique dimensional standards for each type is shown below along with a brief description of any deviations from the base dimensional standards of the City of Northport Zoning Ordinance for residential special districts.

| Type | Width | Depth | Front | Side | Rear | Area | Waiver Summary |
|-------------|-------|----------|-------|-------|-------|--------------------|--|
| Estate | 90 ft | 110 ft + | 15 ft | 10 ft | 20 ft | Approx. 9,900 sf + | Deviation front(20') rear(25') setbacks |
| Traditional | 60 ft | 100 ft + | 15 ft | 5 ft | 10 ft | Approx. 6,000 sf + | Deviation side(7') front(20') rear(25') setbacks |
| Garden | 55 ft | 90 ft + | 15 ft | 5 ft | 5 ft | Approx. 4,950 sf + | Deviation side(7') front(20') rear(25') setbacks |
| Courtyard | 40 ft | 110 ft + | 5 ft | 5 ft | 5 ft | Approx. 4,400 sf + | Deviation for width(50') side(7') front(20') rear(25') |
| Cottage | 40 ft | 100 ft + | 5 ft | 5 ft | 5 ft | Approx. 4,000 sf + | Deviation for width(50') side(7') front(20') rear(25') |

6. Architectural Standards

The Townes at North Lake implements enforceable architectural standards to ensure long-term quality and conformity with the City of Northport standards while allowing flexibility for multiple builders. Permitted materials include brick, stone, fiber cement, engineered wood, and limited stucco applications. Vinyl siding is prohibited. 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 the example given exactly; however, these are given to convey the design intent for the character of the homes.

7. Exterior Materials

Permitted primary exterior materials include the following.

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

b. Prohibited Materials

- i. Vinyl siding shall not be used as a primary finish material. Limited vinyl or vinyl-type materials may be used for soffit or trim only.
- ii. Large uninterrupted expanses of a single material are not permitted on front elevations.
- iii. Unfinished concrete block, exposed plain metal wall panels, temporary materials, and visibly inconsistent facade materials are prohibited.

c. Facade Articulation and Massing

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

d. Entries, Porches, Windows, and Doors

- i. Primary entries shall be clearly expressed through porches, stoops, covered entries, trim, columns, or other architectural features.

- ii. Windows and doors shall be proportioned and detailed in a manner consistent with architectural character shown on the examples.
- iii. Porches and entry features are required to support the pedestrian-oriented walkable character of The Townes at North River.

e. Roof Design

- i. Roof forms shall use appropriate pitch, proportion, and composition consistent with the character illustrated on the examples.
- ii. Architectural or dimensional shingles, metal roofing accents, or other approved roofing systems may be used.
- iii. Rooflines shall vary to some extent to avoid monotonous or repetitive streetscapes.

f. Garage Treatment

- i. Garage placement and design shall minimize visual dominance along public streets where feasible.
- ii. Alley-loaded, side-entry, recessed, or architecturally integrated garages are required.

g. Administration

Architectural compliance will be administered by the developer, HOA, 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.

8. Sewer Service and Infrastructure Sequencing

Sanitary sewer service for The Townes of North Lake is intended to be provided through the City of Northport sanitary sewer system in accordance with the City's long-term infrastructure planning for the Highway 69 North corridor.

The development has proceeded in reliance upon the Engineering Concurrence Letter issued by the City of Northport dated June 23, 2025, which acknowledges the current phased limitations of the existing sanitary sewer system while also recognizing the potential use of engineered interim solutions pending completion of planned regional sewer infrastructure improvements.

Based upon the concurrence framework, the development is proposed to proceed in coordinated phases consistent with available infrastructure capacity and approved engineered solutions.

Initial phases are anticipated to utilize temporary pump station and force main infrastructure as reflected on the Special District Plan. Additional engineered interim solutions may be utilized as necessary and as approved by the City of Northport and applicable regulatory authorities until ultimate regional gravity sewer infrastructure becomes available for full buildout of the development.

The applicant acknowledges that all sewer infrastructure, interim measures, and future connections shall remain subject to applicable City of Northport engineering review, permitting requirements, ADEM requirements, and applicable infrastructure approvals at the time of construction.

The intent of this phased infrastructure approach is to allow coordinated and orderly development sequencing while remaining consistent with the City's long-term sewer planning objectives for the area.

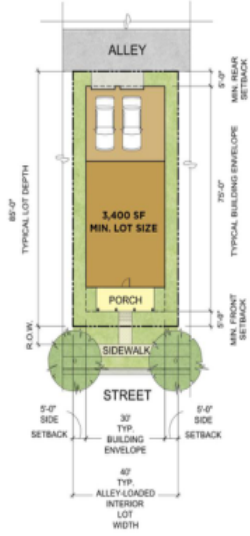
9. Conclusion

The Townes at North Lake Special District complies with the intent of the City of Northport Zoning Ordinance while utilizing imaginative solutions to the challenges presented by the topography, existing infrastructure, and environmental features of the property. This development provides diverse housing, integrated open space, enforceable architectural standards, while preserving the natural beauty that exists.

Cottage Lots

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Cottage (40' LOT WIDTH MINIMUM)



Building Footprints shown are for illustrative purposes only.



SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS

TOWNES OF NORTH LAKE
NORTHPORT, AL

COTTAGE LOT DIAGRAM

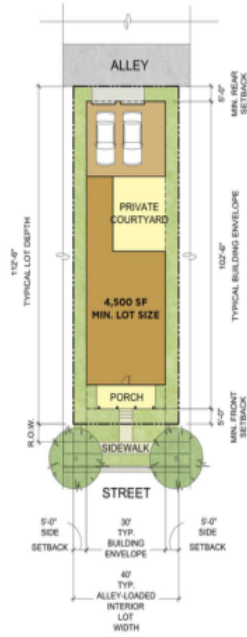
SEPTEMBER 8, 2023

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

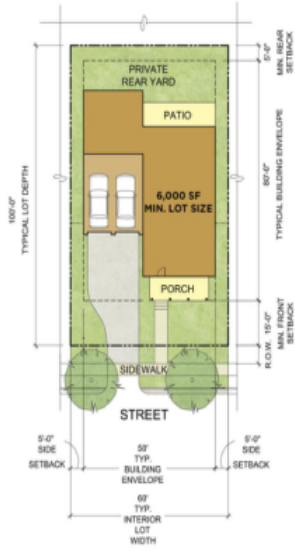
SEPTEMBER 8, 2023

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.



SMITH GEE STUDIO
ARCHITECTURE URBAN DESIGN INTERIORS

TOWNES OF NORTH LAKE
NORTHPORT, AL

TRADITIONAL LOT DIAGRAM

SEPTEMBER 8, 2023

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



Danlea Dr
N 69 Kemp
Earl Fields Cir
Highway 69 N
Highway 69 N
Highway 69 N
Highway 69 N

Martin Rd
70
Martin Rd
Martin Rd
Coleman Dr
Coleman Dr
Evans Dr
Amanda Dr
Chapelwood Ln

Earl Fields Cir

COUNTY

C3

Thomas Creek

SUBJECT PROPERTY
SD

Dick Hagler Rd
Dick Hagler Rd

COUNTY

Bell Dr
Bell Dr

RM

COUNTY

COUNTY

Bell Dr

Capley Ln

Evans Dr

COUNTY

COUNTY

Hamnertown Rd

Highway 69 N

R

ements Foley Rd

Barnes Settlement

Amanda Dr

Chapelwood Ln

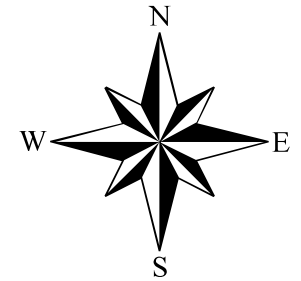
City of Northport Planning Commission

Special District Plan and Preliminary Plat

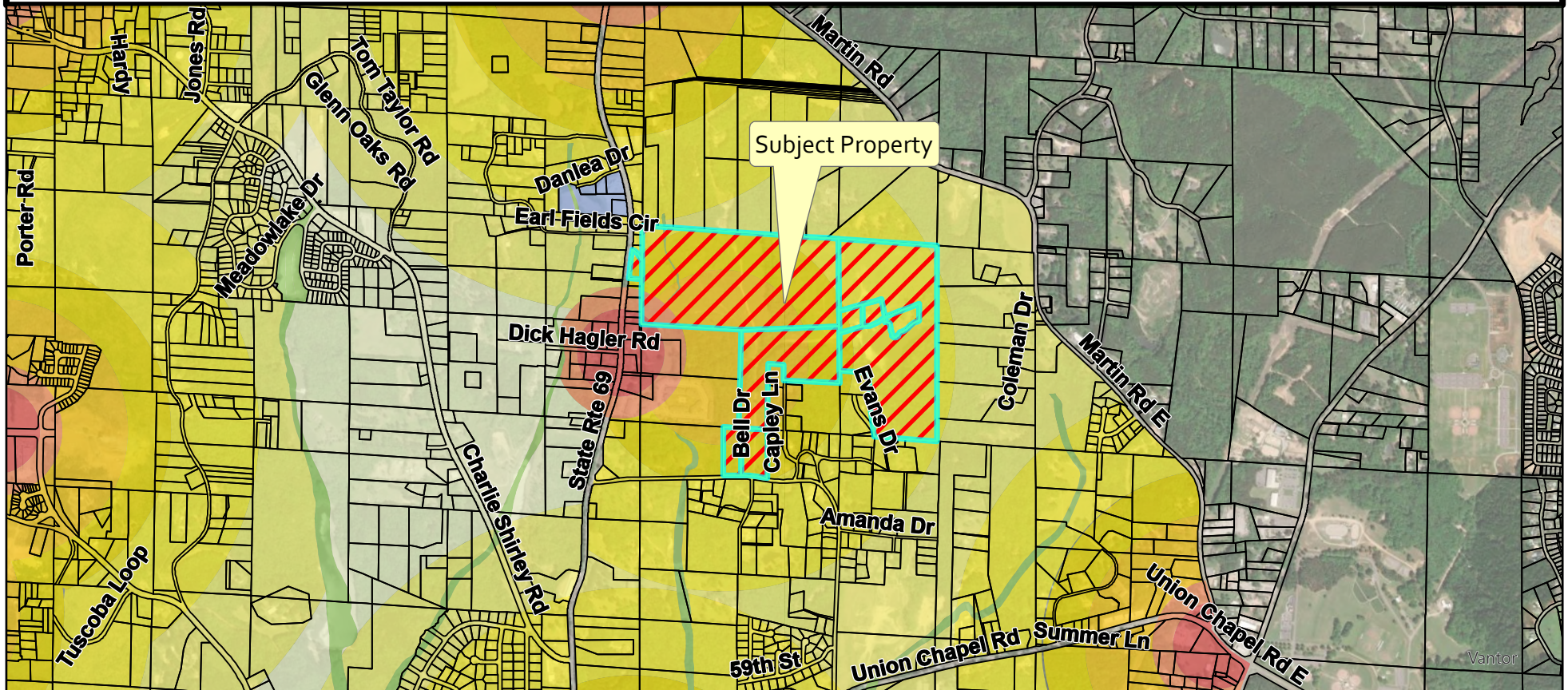
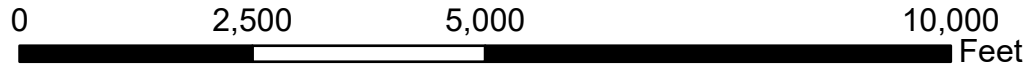
Future Land Use

- 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



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





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

City of Northport
Planning and Zoning Commission – June 9, 2026
Staff Report

Case: R-26-3 Mitt Lary Townhomes

Applicant: TTL, Inc.

Location: North of Mitt Lary Rd and ease of Pine Hill Road

Request: Special District Plan approval

TTL, Inc. is requesting Special District Plan approval and rezoning for approximately 14 acres. The property is currently zoned Agricultural (AG) and Neighborhood Commercial (C2) and is located at the northeast corner of Mitt Lary Road and Pinehill Road.

The current property contains three single family homes, three recreational vehicles, one manufactured home, and one accessory structure. The proposed development contains a maximum of 35 townhouse units and 13,750 square feet of commercial space. 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 below:

The zoning ordinance requires that special districts contain 20% **usable** open space for active and passive recreation. The development as proposed contains a dog park, Pocket park, and a walking trail. However, the exact details of the open space and amount of **useable** open space remain unclear. The narrative included in this proposal references “open space consisting of natural timber that will provide an area for townhouse owners to enjoy nature and a passive form of recreation. Activities may include wildlife and bird watching, hiking, family picnics, etc. Approximately 800 feet of trails will be provided in the natural area. They will be narrow (18” -24” wide) hiking trails and unsurfaced per Zoning Ordinance Section 4.05.06(F). Also, the narrative states that the pocket park will be constructed at the same time as the commercial building. Typically, all amenities must be constructed prior to final plat approval.

The zoning ordinance requires that townhouses be designed so that the rear elevations do not face a public street. The sample elevations that are provided in the narrative appear to show rear elevations facing Pine Hill Road.

Two waivers regarding Impervious Surface Ratio (ISR). The first waiver would increase the ISR from .70 to .80 for the commercial portions of the project. The second waiver would increase the ISR from .60 to .80 in the townhouse portion of the project.

A waiver has been requested for sidewalk construction on Mitt Lary Road and Pine Hill Road. A shared use path on Mitt Lary Road is included in the City's comprehensive plan.

Shared use paths are a minimum of 10' wide. It is not likely that the required 6' sidewalks on Mitt Lary Road, if constructed as part of Oak Hollow, could be utilized as part of a future shared use path. There are no sidewalks on the adjoining portions of Pine Hill Road.

A waiver has been requested for half-street improvements along Mitt Lary Road. This street was widened to three lanes as part of a recent City project, but it does not include curb and gutter. Adjacent sections of Mitt Lary Road do not include curb and gutter.

A waiver has been requested for half-street improvements along Pine Hill Road. This is a county road, and the County has provided written support for this waiver request, except that a minimum of 12' of travel lane be provided on the petitioner's side of the street. The SD plan and narrative include the roadway widening requested by the County.

A waiver has been requested regarding the setbacks for freestanding signage. The side setbacks for freestanding signage are 10'. The petitioner has not proposed a minimum setback for signage and has not show a proposed location on the site plan.

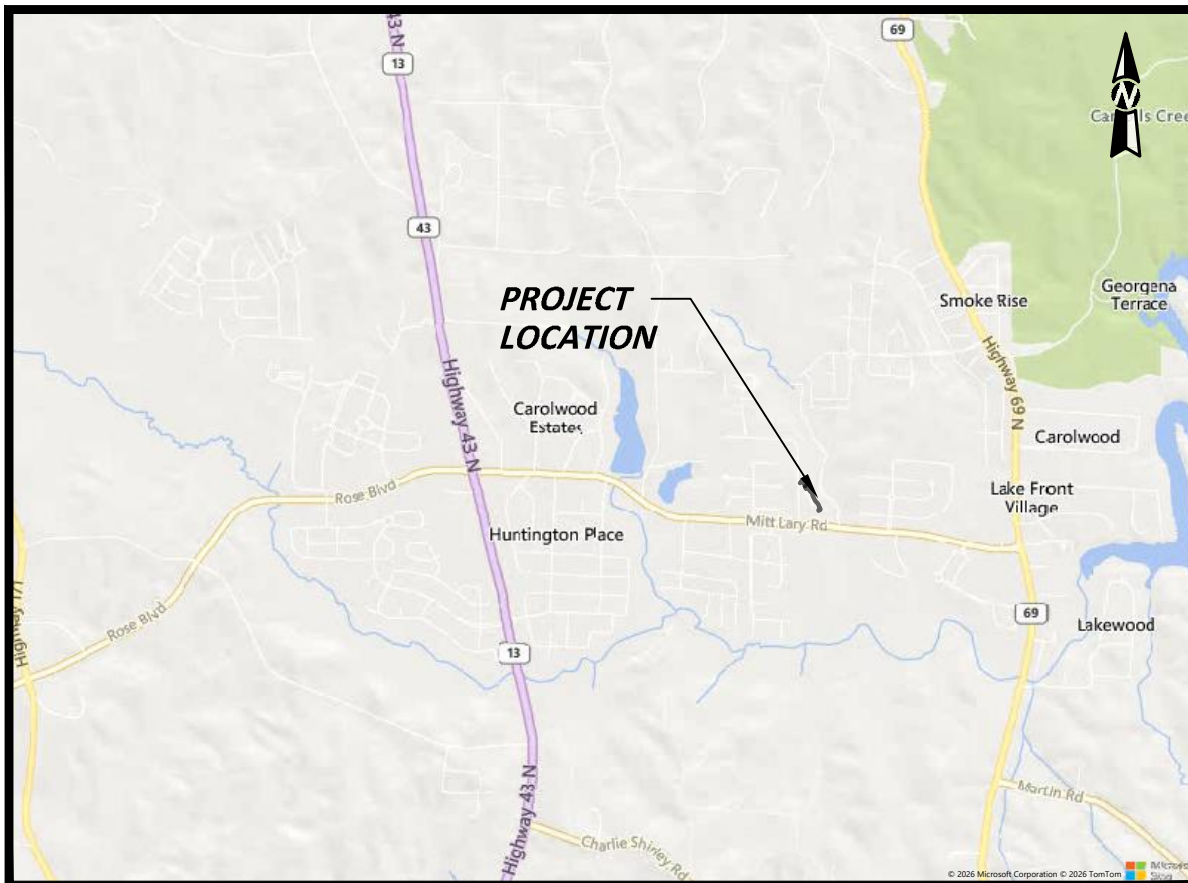
A waiver of the off-street loading spaces has been requested. The zoning ordinance requires one loading space for 8,001-20,000 sf for retail and other commercial uses

The narrative lists proposed permitted uses in the commercial sub-district and includes bank or financial services, business and professional offices, personal service, studio (dance, music, art) and daycare center. If the applicant intends to allow any additional commercial uses, those will need to be added to the narrative.

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

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.

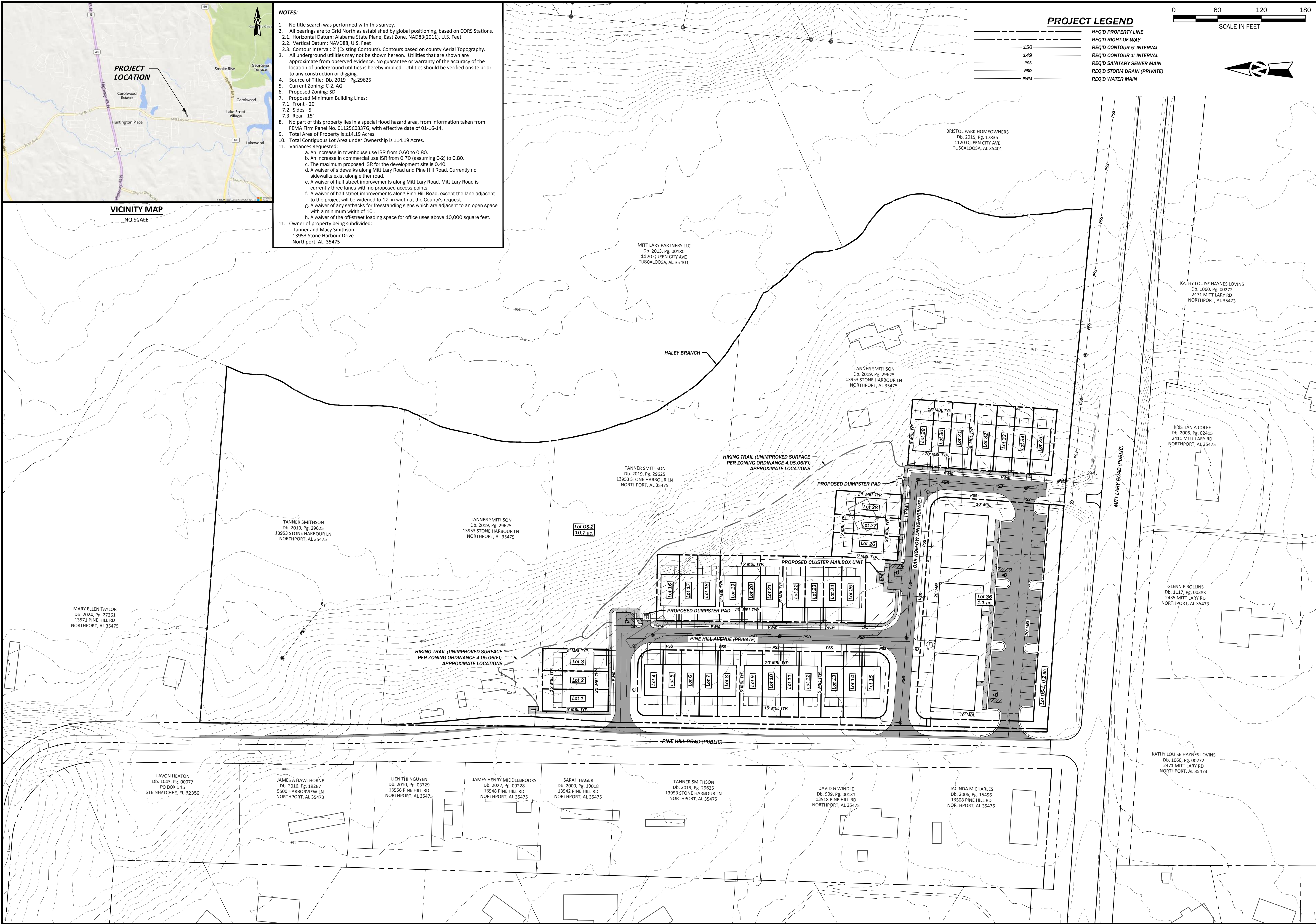
- NOTES:**
- No title search was performed with this survey.
 - All bearings are to Grid North as established by global positioning, based on CORS Stations.
 - 2.1. Horizontal Datum: Alabama State Plane, East Zone, NAD83(2011), U.S. Feet
 - 2.2. Vertical Datum: NAVD88, U.S. Feet
 - 2.3. Contour Interval: 2' (Existing Contours). Contours based on county Aerial Topography.
 - All underground utilities may not be shown hereon. Utilities that are shown are approximate from observed evidence. No guarantee or warranty of the accuracy of the location of underground utilities is hereby implied. Utilities should be verified onsite prior to any construction or digging.
 - Source of Title: Db. 2019, Pg. 29625
 - Current Zoning: C-2, AG
 - Proposed Zoning: SD
 - Proposed Minimum Building Lines:
 - Front - 20'
 - Sides - 5'
 - Rear - 15'
 - No part of this property lies in a special flood hazard area, from information taken from FEMA Firm Panel No. 01125C0337G, with effective date of 01-16-14.
 - Total Area of Property is ±14.19 Acres.
 - Total Contiguous Lot Area under Ownership is ±14.19 Acres.
 - Variations Requested:
 - An increase in townhouse use ISR from 0.60 to 0.80.
 - An increase in commercial use ISR from 0.70 (assuming C-2) to 0.80.
 - The maximum proposed ISR for the development site is 0.40.
 - A waiver of sidewalks along Mitt Lary Road and Pine Hill Road. Currently no sidewalks exist along either road.
 - A waiver of half street improvements along Mitt Lary Road. Mitt Lary Road is currently three lanes with no proposed access points.
 - A waiver of half street improvements along Pine Hill Road, except the lane adjacent to the project will be widened to 12' in width at the County's request.
 - A waiver of any setbacks for freestanding signs which are adjacent to an open space with a minimum width of 10'.
 - A waiver of the off-street loading space for office uses above 10,000 square feet.
 - Owner of property being subdivided:
Tanner and Macy Smithson
13953 Stone Harbour Drive
Northport, AL 35475



VICINITY MAP
NO SCALE

PROJECT LEGEND

| | |
|-----|-----------------------------|
| --- | REQ'D PROPERTY LINE |
| --- | REQ'D RIGHT-OF-WAY |
| --- | REQ'D CONTOUR 5' INTERVAL |
| --- | REQ'D CONTOUR 1' INTERVAL |
| --- | REQ'D SANITARY SEWER MAIN |
| --- | REQ'D STORM DRAIN (PRIVATE) |
| --- | REQ'D WATER MAIN |



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

OAK HOLLOW

PRO-BUILT CONSTRUCTION, LLC
MITT LARY ROAD
NORTHPORT, ALABAMA

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

Sheet Title
**SPECIAL DISTRICT PLAN
PROPOSED SITE PLAN**

| No. | Date | Revision Description |
|-----|------|----------------------|
| | | |

Drawn By: K E L
Date: 5/23/2026
File Name: _253012.Special District Plan-Proposed.dwg

Checked By: D J V
Proj. No.: 25-01-03012.00
Date: 5/23/2026

Sheet No.
SD-2

Special District Plan Narrative for

OAK HOLLOW

April 14, 2026

Revised April 28, 2026

Revised May 23, 2026

Included herein are details of the Special District Plan for Oak Hollow. The information included is considered schematic in nature; however, specific requirements set forth shall be considered binding on the development site until a revision is passed by the City Council.

The development site included in this proposal is currently single family in nature and contains three single family homes, three recreational vehicles, one manufactured home, and one accessory structure. The current zonings are 2.0 acres of C-2 and the remainder is AG. Water, sewer, and garbage services are provided by the city of Northport.

The proposal contains a maximum of 35 townhouse units and 13,750 square feet of commercial space located on approximately 14 acres.

The traffic patterns and locations of commercial space, townhouses, and open space are shown on the Special District Plan Proposed Development Drawing, Sheet SD-2. There are three proposed points of ingress and egress on Pine Hill Road and none on Mitt Lary Road.

- A. Comprehensive Plan Compatibility – The current Land Use Plan shows the site as a mix of Medium Density Residential and Medium to Low Density Transition. Medium Density Residential is defined as 3-5.5 dwellings per acre. The proposed maximum of 35 townhouse units equates to 2.5 dwellings per acre over the 14 acres. The commercial component is not shown on the Future Land Use Map; however, uses will be limited to those shown in Section J which are less intense uses allowed by right in a C-2 zoning. The maximum amounts of each land use are proposed below:
- a. Commercial – 1.5 acres
 - b. Townhouses = 2.5 acres
 - c. Open Space – 20% of the final sum of the commercial and townhouse acreages, and subject to Section 4.05 of the Zoning Ordinance (March 23, 2026 revision). The open space plan is to provide a dog park and minimize disturbance to preserve as much of the natural portion of the property as possible. Underbrush in the natural area will be mulched and trails provided around the mature timber. See Section H for more information.

- B. Purpose for SD development and community objectives – This proposal provides a high quality of development while preserving natural areas, slopes, and floodplains with mature native trees. Townhouse garages and driveways will be accessed via private alleys and not from public rights of way. The development will include a 20’ landscape strip along Mitt Lary Road and a 10’ landscape strip along Pine Hill Road. These landscape strips will enhance aesthetics and limit access to public rights of way.
- C. Below is a list of requested zoning amendments and waivers:
- a. An increase in townhouse use ISR from 0.60 to 0.80.
 - b. An increase in commercial use ISR from 0.70 (assuming C-2) to 0.80.
 - c. The maximum proposed ISR for the development site is 0.40.
 - d. A waiver of sidewalks along Mitt Lary Road and Pine Hill Road. Currently no sidewalks exist along either road.
 - e. A waiver of half street improvements along Mitt Lary Road. Mitt Lary Road is currently three lanes with no proposed access points.
 - f. A waiver of half street improvements along Pine Hill Road, except the lane adjacent to the project will be widened to 12’ in width at the County’s request.
 - g. A waiver of any setbacks for freestanding signs which are adjacent to an open space with a minimum width of 10’.
 - h. A waiver of the off-street loading space for office uses above 10,000 square feet.
- D. Typical lot areas and setbacks are summarized below:
- a. Typical townhouse lots are 25’ wide and 90’ deep resulting in 2,250 minimum square feet.
 - b. Typical townhouse minimum building lines are summarized below:
 - i. Front (along the private alley): 20’
 - ii. Sides (end unit): 5’
 - iii. Sides (internal): 0’
 - iv. Rear (abutting Open Space): 15’
 - c. The commercial lot is irregularly shaped but is generally 165’ x 300’.
 - d. Typical commercial minimum building lines are summarized below:
 - i. Front (facing Mitt Lary Road): 20’
 - ii. Sides: 10’
 - iii. Rear (abutting private alley): 20’
- E. Architectural components for commercial and townhouse construction of Oak Hollow is designed as a community inspired by modern cottage architecture with subtle French country influences, creating a timeless and cohesive neighborhood aesthetic. The structures will incorporate a blend of traditional materials and natural textures to complement the surrounding landscape.

Primary exterior materials will include brick and Hardie board siding, with rough-sawn timber accents used at porch columns, entry features, and decorative architectural elements. These materials were selected for their durability, quality, and classic appearance.

Rooflines will include varying gables and pitches to create visual interest while maintaining a consistent architectural theme throughout the community. Exterior color palettes will consist of soft neutrals, warm whites, natural brick tones, and wood accents, reinforcing the warm and inviting character of the development.

The overall design intent for Oak Hollow is to create a high-quality residential environment that reflects traditional craftsmanship while maintaining a clean, modern cottage aesthetic. An example elevation view is included in Exhibit A.

Townhouses will be at a minimum of 1,500 square feet.

Townhouses will have wooden privacy fences located along the side and rear property lines. Privacy fences are expected to be dogear 1x6 or rough sawn wooden slats. Privacy fences in front yards will be subject to Section 3.07 of the zoning ordinance (March 23, 2026 revision).

- F. Oak Hollow is designed as an upscale, nature-forward development that continues the established character and landscaping style of the Bristol Park frontage.

A 20-foot landscaped buffer will be installed along Mitt Lary Road, extending the precedent set at the adjoining Bristol Park property. Additionally, a 10-foot landscape buffer along Pine Hill Road will provide enhanced privacy and a refined streetscape.

The designated “Sanctuary” area will remain largely undisturbed to preserve the existing natural environment. Improvements will be limited to light mulching, selective clearing, and maintained access for hiking trails, ensuring the space remains clean, accessible, and true to its natural setting.

The dog park will be sodded to create a clean and cohesive appearance throughout the development.

Plant selections will focus on a timeless, upscale palette of evergreens, ornamental trees, and flowering shrubs suited to the local climate. Specific plant materials may vary based on seasonal availability and market conditions; however, plantings will comply with Table 9-3 Approved Plant List in the March 23, 2026, revision of the City’s Zoning Ordinance.

Overall, Oak Hollow will offer a polished, private, and cohesive landscape design that enhances the surrounding area while maintaining a strong connection to its natural setting.

The pocket park shown on the commercial lot will be permitted and constructed at the same time as the commercial building which it borders.

- G. Two signs are proposed for this project. One is for the commercial entrance, and one is for the southern townhouse entrance. Both signs will be brick and mortar and will meet zoning ordinance requirements, except the setback requirement mentioned in Section C.
- H. Common Open Spaces will consist of a private dog park and preservation of natural areas with mature native trees to protect the environment, floodplain, and slopes.
 - a. Dog Park – The dog park will include a pet waste station and a bench for Owner sitting. Maintenance of the waste receptacle will be by the Residential Ownership Association. This area will also serve as a passive recreation area.
 - b. Passive Recreation Area – The underbrush in the preservation area will be mulched to allow approximately 800 feet of 18” – 24” wide hiking trails within the area. Trails will not be surfaced per zoning Ordinance Section 4.05.06(F). Mulching will allow the preservation of the mature trees enhancing the natural aesthetics of the development. The natural area will also serve as a passive recreation area and maintain the natural stream channel of Haley Branch.
- I. Open space lot OS-1 will be owned and maintained by the owner of the commercial property. Lot OS-2 will be owned and maintained by the townhouse ownership association. The entity will be established as part of the recorded covenants.
- J. Proposed commercial uses allowed within this development are below:
 - a. Bank or financial services
 - b. Business and professional offices
 - c. Personal service
 - d. Studio (dancing, music, art)
 - e. Day care center

Exhibit A – Example Townhouse Elevations

Front (along alley):



Rear (abutting Open Space Adjacent to Pine Hill Road):



Rear (abutting Open Space):



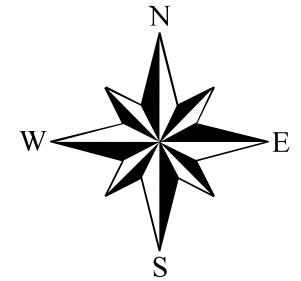
City of Northport Planning Commission

Rezoning / Special District

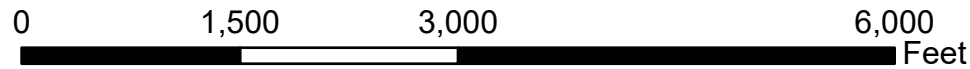
Zoning

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

- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels
- Subject Property



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



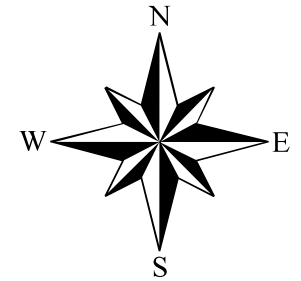
City of Northport Planning Commission

Rezoning / Special District

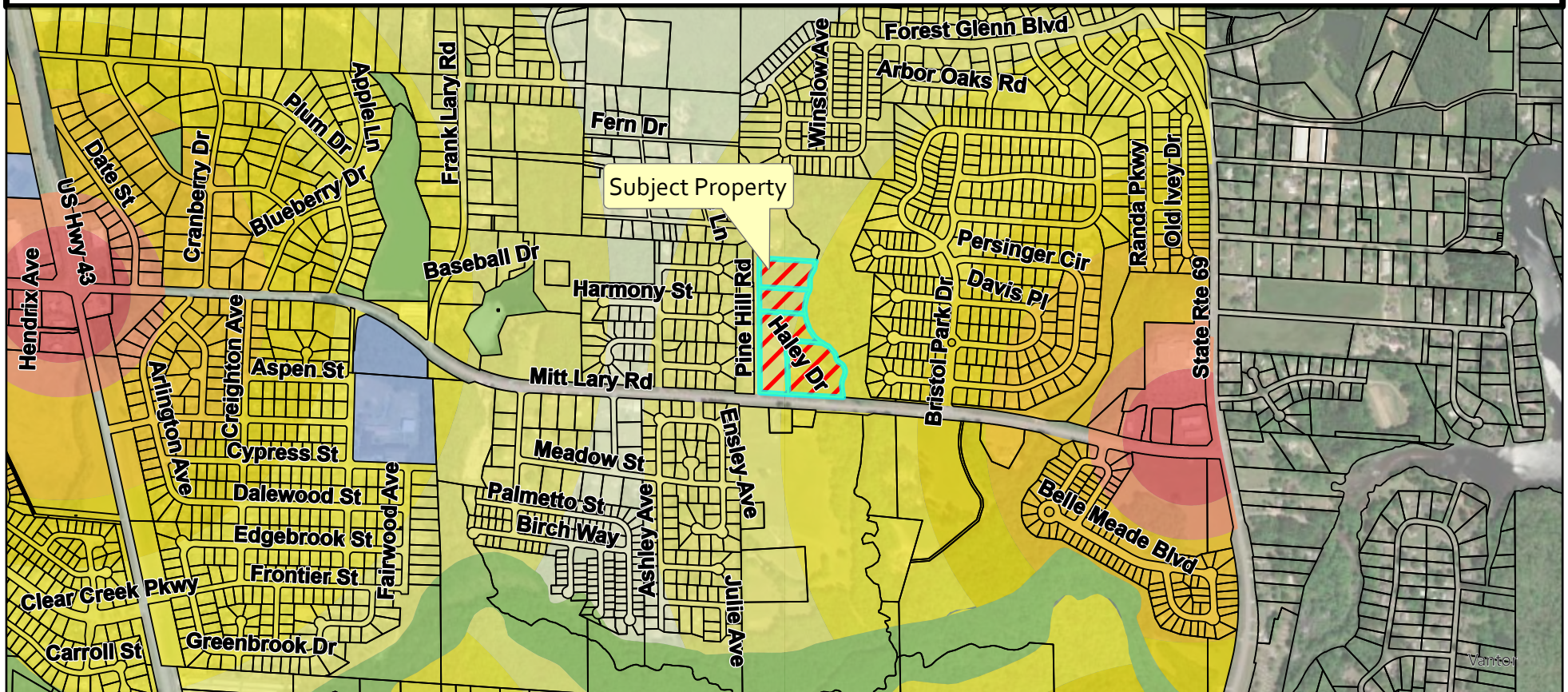
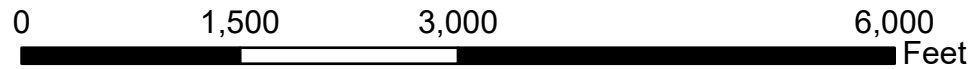
Future Land Use

- 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
- Parcels
- Subject Property



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Subject property as seen from intersection of Mitt Lary Rd and Pine Hill Rd looking northeast.

City of Northport
Planning and Zoning Commission – June 9, 2026
Staff Report

Case: S-26-13 Northwood Gardens Master Plan Revision, Phase 4

Applicant: Longleaf Engineering

Location: South end of Northwood Gardens Drive

Request: Master Plan Revision

Longleaf Engineering is requesting master plan revision approval for approximately 17.11 acres located at the south end of Northwood Gardens Drive. The master plan was previously amended in June of 2024. The amendment proposes to amend phase 4 by splitting the phase into two separate phases, Phase 4A and Phase 4B. Phase 4A includes the detention pond and a pump station. Phase 4B would consist of 38 residential lots and two open space lots.

Staff did not receive a waiver request letter. However, on page two of the Master Plan submission, there is a note requesting a waiver for public street access for LS1.

Subdivision regulations 3.03.03 states that any waivers required should be requested together with the Master Subdivision Plan. The following waivers have not been requested, but appear to be needed:

- Stub street to the undeveloped property to the south.
- ROW width – The typical street section shows 60' width. The master plan appears to show 50' width. However, the ROW is not dimensioned. The subdivision regulations require 55'.
- Typical street section – The typical street section appears to show valley gutter with a 2' grass strip between the sidewalk and the gutter. The subdivision regulations require standard curb and gutter with a 6' strip between the back of curb and the sidewalk.

The notes on the plat state a 30' easement for ingress and egress is to be dedicated as part of Phase 4A. However, the easement is not shown on the master plan. Also, setbacks are not shown. Since all elements of a preliminary plat are not shown on the proposed master plan, a preliminary plat will be required to plat the remaining phases.

The future land use plan contained within Northport Compass depicts this property as “High Density Residential”. The proposed development and requested zoning do not conflict with the comprehensive plan.

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.



1. Parcel ID#: 20-09-32-4-001-008.006
Deborah Miller Lowther
3900 Waldort Drive
Northport, AL 35473
2. Parcel ID#: 20-09-32-4-001-008.002
Deborah Miller Lowther
3900 Waldort Drive
Northport, AL 35473
3. Parcel ID#: 20-09-32-4-001-008.011
Deborah Miller Lowther
3900 Waldort Drive
Northport, AL 35473
4. Parcel ID#: 20-09-32-4-001-008.012
Deborah Miller Lowther
3900 Waldort Drive
Northport, AL 35473
5. Parcel ID#: 20-08-33-3-001-008.034
Terri C. Spain
5204 Leeward Avenue
Northport, AL 35473
6. Parcel ID#: 31-02-04-2-002-031.014
Charles Spruiell
5200 Leeward Avenue
Northport, AL 35473
7. Parcel ID#: 31-02-04-2-002-031.000
Leigh G. Godfrey
5110 Leeward Avenue
Northport, AL 35473
8. Parcel ID#: 31-02-04-2-002-031.016
Donald V. Venable
5106 Leeward Avenue
Northport, AL 35473
9. Parcel ID#: 31-02-04-2-002-031.017
Jill Morgan
5102 Leeward Avenue
Northport, AL 35473
10. Parcel ID#: 31-02-04-2-002-031.018
Ted Roberts
5006 Leeward Avenue
Northport, AL 35473
11. Parcel ID#: 31-02-04-2-002-031.019
Gary L. Box
5002 Leeward Avenue
Northport, AL 35473
12. Parcel ID#: 31-02-04-2-002-030.009
Paulette & Jerry Roden
4908 Leeward Avenue
Northport, AL 35473
13. Parcel ID#: 31-02-04-2-002-030.010
Kevin & Emily Covington
4904 Leeward Avenue
Northport, AL 35473
14. Parcel ID#: 31-02-04-2-002-030.011
K. Scott Miller
4900 Leeward Avenue
Northport, AL 35473
15. Parcel ID#: 31-02-04-2-002-030.012
James & Lindsay Halgren
4808 Leeward Avenue
Northport, AL 35473
16. Parcel ID#: 31-02-04-2-002-030.013
Mark T. Fulmer
4804 Leeward Avenue
Northport, AL 35473
17. Parcel ID#: 31-02-04-2-002-030.014
Jack Mitchell
900 Lakeside Place
Northport, AL 35476
18. Parcel ID#: 31-02-04-2-002-030.015
James & Robin Sansom
4708 Leeward Avenue
Northport, AL 35473
19. Parcel ID#: 31-02-04-2-002-016.003
Kyle Chretien
4704 Leeward Avenue
Northport, AL 35473
20. Parcel ID#: 31-03-05-1-001-001.044
Kyle Chretien
4704 Leeward Avenue
Northport, AL 35473

21. Parcel ID#: 31-03-05-1-001-001.038
Raphael C. Sneed
4917 Oak Way
Northport, AL 35473
22. Parcel ID#: 31-03-05-1-001-001.037
Jane Cameron
6340 Central Park Lane NW
Huntsville, AL 35806
23. Parcel ID#: 31-03-05-1-001-001-036
Brent O. Freeman
5005 Oak Way
Northport, AL 35473
24. Parcel ID#: 31-03-05-1-001-001.035
Margaret A. White
5009 Oak Way
Northport, AL 35473
25. Parcel ID#: 31-03-05-1-001-001.034
Rob and Ellen Robertson
5101 Oak Way
Northport, AL 35473
26. Parcel ID#: 31-03-05-1-001-001.033
Terry L. Abrams
5105 Oak Way
Northport, AL 35473
27. Parcel ID#: 31-03-05-1-001-001.032
Christopher Poling
5109 Oak Way
Northport, AL 35473
28. Parcel ID#: 31-03-05-1-001-001.031
Louis Guidroz
5113 Oak Way
Northport, AL 35473
29. Parcel ID#: 31-03-05-1-001-001.030
Adriana Lozarescu
5117 Oak Way
Northport, AL 35473
30. Parcel ID#: 31-03-05-1-001-001.029
Terri T. Phillips
5201 Oak Way
Northport, AL 35473
31. Parcel ID#: 31-03-05-1-001-001.028
Timothy McCauley
5205 Oak Way
Northport, AL 35473
32. Parcel ID#: 31-03-05-1-001-001.027
Renee Clark
5209 Oak Way
Northport, AL 35473
33. Parcel ID#: 31-03-05-1-001-001.026
Marianne N. Thomas & Wanda S. Hannah
11710 Sutton Trail
Coker, AL 35452

OWNERS INFORMATION: NWC, LLC
1312 GREENSBORO AVENUE
TUSCALOOSA, AL 35401

- NOTES:
1. The property shown hereon is currently zoned SD by the City of Northport and subject to the following setbacks:
Front: 20 Feet
Rear: 25 Feet
Side: 6 Feet
 2. The property shown hereon does not lie in a special flood hazard area for the City of Northport (010202).

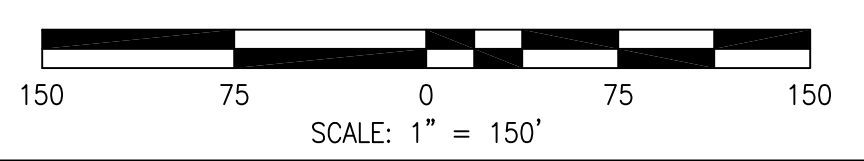
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AUTERY LAND SURVEYING, LLC
SURVEYING & ENGINEERING

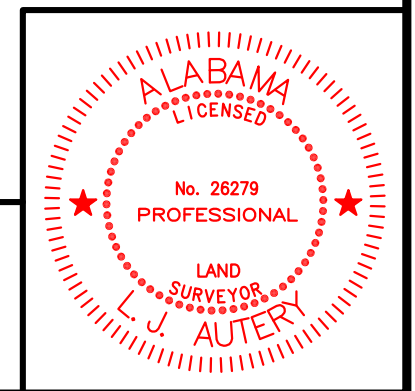
PHONE: (334) 874-8445
PHONE: (205) 333-2477
3531 18th AVENUE NE
TUSCALOOSA, AL 35406

DATE SURVEYED: 12/08/2025
DATE COMPLETED:
JOB NUMBER: NWC_REVISD
EMAIL: jautery@alsurvey.com

SOURCE OF TITLE: D.B. 2018, P. 24077
SHEET 1 OF 2
DRAWN BY: J. AUTERY



REVISED MASTER PLAN
NORTHWOOD ESTATES & NORTHWOOD GARDENS





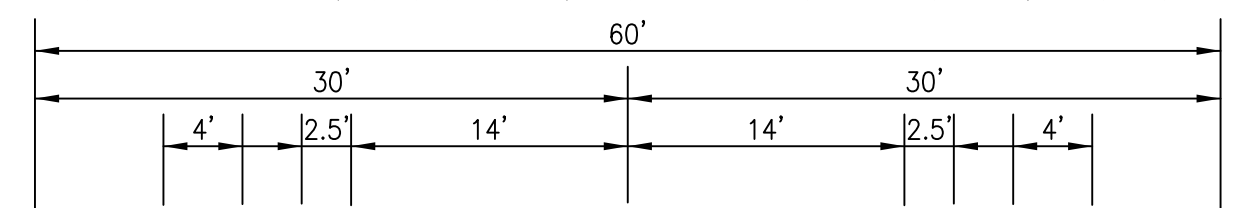
ADDITIONAL NOTES:

1. A 30' easement for ingress and egress is to be dedicated as part of Phase 4A.
2. Lot LS1 is to be deeded to the City of Northport.

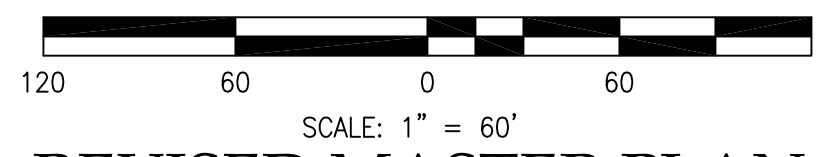
WAIVERS REQUESTED:

1. Public street access for Lot LS1.

| LEGEND | |
|--------|---------------------|
| | FIRE HYDRANT |
| | WATER MAIN |
| | SANITARY SEWER MAIN |



Northwood Gardens Drive
(NOT TO SCALE)



REVISED MASTER PLAN

AUTERY LAND SURVEYING, LLC
SURVEYING & ENGINEERING

PHONE: (334) 874-8445
PHONE: (205) 333-2477
3531 18th AVENUE NE
TUSCALOOSA, AL 35406

DATE SURVEYED: 12/08/2025
DATE COMPLETED: 12/10/20205
JOB NUMBER: NORTHWOOD GARDENS
EMAIL: jautery@alsurvey.com

SOURCE OF TITLE: DEED BOOK 2018, PAGE 24077
SHEET 2 OF 2
DRAWN BY: J. AUTERY
WEBSITE: www.alsurvey.com

NORTHWOOD GARDENS PHASES 4A & 4B

Katelyn Lesley

From: Harvey Wilson <hbw28115@gmail.com>
Sent: Tuesday, June 2, 2026 10:59 AM
To: Planning
Subject: Case number S-26-13
Attachments: CURRENT SURVEY OF VEHICULAR TRAFFIC PATTERNS IN and OUT OF NORHTWOOD GARDENS and NORTHWOOD ESTATES USING NORTHWOOD GARDENS DR.docx

I have a few questions however one will probably sum it up.

How can the property owner and Longleaf Engineering even try for a 4th time to access and develop the property in question when The Planning and Zoning Commission and the City Council have already discussed this issue and voted against the revision of the master plan for the 17.11 acres.

As in the past, Longleaf has been turned down for the access of the property in three locations. They started first with trying to access through Pin Oak Trail then through Oak Way then through Northwood Gardens Dr.

All three times the Commission and Council has denied access.

I would also bring to the Commission's attention the traffic flow survey which you received a year ago from me and ask again; how can Northwood Gardens Dr. and Northwood Estates Dr./43 intersection accept any more traffic in a safe manner?

Commission and Council has prior documents/comments which relate to the other case numbers for prior requests.

Harvey Wilson
4906 Northwood Gardens Dr.

ACTUAL SURVEY (Mid-April 2025): VEHICULAR TRAFFIC PATTERNS IN and OUT OF NORHTWOOD GARDENS and NORTHWOOD ESTATES USING NORTHWOOD GARDENS DR. and NORTHWOOD ESTATES DR. to gain access to and from ROUTE 43

The **highlighted** survey, which is an actual count, does not include the hours from 8 am to 3 pm Monday through Friday or ALL-day Saturday and Sunday. It is estimated that between the hours, not surveyed, the traffic flow is **75%, if not more**, of the total flow surveyed, due to the Community activity along with the commercial traffic

| | | | | | |
|----------------------------|------------------|----|------------------|----|---|
| 4/14/25 (MON) | 5 am to 6 am | 22 | 3 pm to 4 pm | 80 | Total Daily flow 546 Average |
| | 6 am to 7 am | 20 | 4 pm to 5 pm | 60 | |
| | 7 am to 8 am | 51 | 5 pm to 6 pm | 79 | |
| | Total 93 | | Total 219 | | |
| 4/16/25 (WED) | 5 am to 6 am | 21 | 3 pm to 4 pm | 81 | Total Daily flow 602 Average |
| | 6 am to 7 am | 23 | 4 pm to 5 pm | 69 | |
| | 7 am to 8 am | 65 | 5 pm to 6 pm | 85 | |
| | Total 109 | | Total 235 | | |
| 4/18/25 (FRI) | 5 am to 6 am | 11 | 3 pm to 4 pm | 79 | Total Daily flow 446 Average |
| | 6 am to 7 am | 11 | 4 pm to 5 pm | 53 | |
| | 7 am to 8 am | 37 | 5 pm to 6 pm | 64 | |
| | Total 59 | | Total 196 | | |
| 4/22/25 (TUE) | 5 am to 6 am | 23 | 3 pm to 4 pm | 80 | Total Daily flow 565 Average |
| | 6 am to 7 am | 22 | 4 pm to 5 pm | 57 | |
| | 7 am to 8 am | 58 | 5 pm to 6 pm | 83 | |
| | Total 103 | | Total 220 | | |
| 4/24/25 (THURS) | 5 am to 6 am | 23 | 3 pm to 4 pm | 83 | Total Daily flow 590 Average |
| | 6 am to 7 am | 21 | 4 pm to 5 pm | 68 | |
| | 7 am to 8 am | 60 | 5 pm to 6 pm | 82 | |
| | Total 104 | | Total 233 | | |

The ACTUAL and ESTIMATED vehicle traffic flow in/out of Northwood Gardens and Northwood Estates via the above-mentioned streets shows very active established Communities.

Average 5-day flow is 550 vehicles per day (includes Easter Friday).

More flow from the proposed ANNEXATION and RE-ZONING of property, using the same streets, will exceed and potentially double the present flow depending on resident and community activity adding to more congestion and a busy intersection at **Route 43** with **NO** current traffic light control.

Subject property as
seen from Northwood
Gardens Drive looking
South.

