OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, FEBRUARY 10, 2026

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

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

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

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

Approval of the Minutes of Previous Meeting(s) –

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

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

Verification of Proper Notification – Yes

Disclosure of Ex Parte Communication – None

Old Business

None

New Business

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

Ms. Ramm stated that Duncan, Coker and Associates is requesting preliminary plat approval for approximately 1.2 acres for the property located at 3131 McFarland Blvd. The property is currently remnants of 3 separate lots, and the requested subdivision would combine the property into 1 lot. They are asking for two waivers. Sidewalks and half-street improvements.
Mr. Matthews explained that the half-street improvements would require curb and gutter construction along 32nd Avenue. There's a note in their construction plan that they will be built but it's not shown as a note on the plat so clarification would need to be given.

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

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

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

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

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

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

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

Levi Campbell (2403 10th Street) presented the case. He said he is wanting to create the first Rage Room in West Alabama and wants it to be in the City of Northport. He stated that he's had a lot of support from local businesses and hotels in the area, and had talked to the pastor of Northport Baptist and arranged not to operate during church hours and also, they have agreed to share their parking with him.
Ms. Dykes asked if they would be serving alcohol. Mr. Campbell answered no. Mr Ward asked about a written agreement between them and the church. Mr. Campbell said the pastor is willing to provide that to the city. Mr. Randolph inquired about the hours of operation. Mr. Campbell listed his days and hours of operation. More discussion was had about hours of operation. Mr. Randolph asked about occupancy. Mr. Campbell said there would be three rooms with two to three people per room. Mr. Lewis asked about garbage control. Mr. Campbell detailed his use of a dump trailer for all refuse and glass to take it to his property in the county. Mr. Lewis asked about what will happen to the donations he will be receiving. He said all donations would be picked up personally and drop offs would be during business hours. Mr. Campbell's father said he would be assisting with the pick ups and storage.

Chairman Lewis opened the floor for public hearing.

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

Floor was closed to public hearing.

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

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

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

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

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

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

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

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

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

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

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

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

Tom Sims (1927 7th Street, Tuscaloosa) presented the case.

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

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

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

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

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

Chairman Lewis opened the floor for public hearing.

Debbie Bawgus (14024 Prince William Way) – concerns about double frontage lots and where their fences will be placed, the cul-de-sac forcing more traffic along her street and the buffer behind her home and the new development.
Barkley Garrett (14039 Prince William Way) – has questions about the two lots in the cul-de-sac will have homes that match the rest of the homes on the street in relation to the garages being side loaded.
Barbara Pearce (13806 Randa Parkway) – stated that no one from the HOA has discussed anything with the residents about taking on the liability of the additional detention ponds.
Curtis Baggett (14046 Prince William Way) – concerns with the detention ponds and the unknown cost associated with the upkeep and maintenance and the wooded buffer between the properties that back up to the new addition and not perform clear cutting.

Public hearing was closed.

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

Mr. Crawford requested a continuance.

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

H. **<u>AMD-26-1 City of Northport</u>** – The City of Northport proposes amendments to the Zoning Ordinance.

Mr. Patten introduced the amendment.

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

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

ADJOURNMENT – <u>Motion by Mr. Lewis. Seconded by Ms. Dykes</u>

Meeting was adjourned at 7:37 PM.

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Roland Lewis, Chairman

ATTEST:

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Julie Ramm, Secretary