

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, JULY 14, 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. June 9, 2026
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-26-19 3rd Street Townhomes** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 1.9 acres located on the corner of 12th Avenue and 3rd Street. **APPLICANT HAS REQUESTED TO CONTINUE TO AUGUST MEETING. ACTION NEEDED.**
 - B. **S-26-20 The Station** - Longleaf Engineering is requesting preliminary plat approval for approximately 4.76 acres located east of 4550 Station Circle.
 - C. **R-26-5 The Station** - Longleaf Engineering requests rezoning of approximately 4.76 acres from General Commercial (C-3) and Residential Single-Family (RS-4) to Neighborhood Commercial (C-2) located east of 4550 Station Circle.
 - D. **SP-26-4 The Station** - Longleaf Engineering requests conditional use approval for Multifamily Dwellings in a Neighborhood Commercial zone (C-2) zone for the property located east of 4550 Station Circle.
 - E. **S-26-21 Resurvey of 1-13 Bridge and E Columbus Street** - Sentell Engineering is requesting preliminary plat approval for approximately 2 acres located at 5th and Bridge Avenue.
 - F. **S-26-22 Northwood Gardens Phase 4A** - Longleaf Engineering is requesting preliminary plat approval for approximately 3.97 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.



**OFFICIAL MINUTES
NORTHPORT PLANNING AND ZONING COMMISSION
REGULAR MEETING
TUESDAY, JUNE 9, 2026**

The Planning and Zoning Commission met in a regular session at 6:04 p.m. on Tuesday, June 9, 2026, in the City Council Chambers at Northport City Hall.

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

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 April 14, 2026. **Seconded by Mr. Kemp.** 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

- 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 approval for approximately 182 acres located north of Hamnertown Road and east of Highway 69. Ms. Ramm explained that the item was tabled at the May meeting to give the applicant time to address some concerns that were raised at that meeting. 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. Ms. Ramm explained the following deviations from the zoning ordinance and subdivision regulations:

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.

Ms. Ramm stated 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. 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. Zoning Ordinance Sec. 6.03.05 A requires that an approved method of sewage disposal is available to the tract under consideration. Ms. Ramm asked Mr. Matthews to discuss this requirement with the Commission.

Mr. Matthews stated that the applicant has provided documentation speaking to the sewer capacity for phase 1 and there is output capacity for phase 1. Mr. Matthews stated that the city's comprehensive plan includes sewer upgrades and extending into this area but there is no timeline for this and there are budget requirements for three phases, but it does not mean all three phases could be constructed. Mr. Matthews stated they would only be able to build beyond phase 1 as presented when and if the city's upgrades are made.

Ms. Ramm stated 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).

Adam Ingram (3200 Rice Mine Road) and Chris Dobbs (1470 Northbank Parkway), spoke at the podium. Mr. Dobbs stated that he is with Courtstone Development and is the developer of Townes at North Lake. Mr. Dobbs stated that this job has been under active review and planning since 2021, the city has participated in the original process that helped shape the development. Mr. Dobbs stated that the property was annexed in November of 2021, acquired in 2022 and the development process has been under review for several years. Mr. Dobbs stated that the first Planning Commission submittal occurred in June 2023, the Master Plan and Preliminary Plat were approved in February 2024. Since that time his team has continued engineering, environmental, utilities, and design work while working closely with city staff and consultants, substantial planning and investment occurred under the city's prior approval and guidance. Mr. Dobbs stated the project provides diverse housing including courtyard, garden homes, cottage lots, T&D lots, and estate lots. The variety of housing types was intentionally designed to create a walkable mixed used and residential community consistent with the comprehensive plan and special district concept. Mr. Dobbs stated that the dimensional standards proposed for the courtyard, cottage and garden home products are not exceptions to the development concept, they are the development concept. Mr. Dobbs stated that at full build out the Townes at North Lake represents approximately \$342 million in combined residential and commercial value within the City of Northport. Mr. Dobbs stated that the project includes 59 acres of open space, trails, parks and natural areas, and other amenities. Mr. Dobbs stated he could now take questions.

Ms. Dykes asked Mr. Dobbs if brick veneer was peel and stick brick. Mr. Dobbs stated yes, and they would be happy to do meet the 30% requirement. Mr. Turner stated that there are multiple different types of lots. There are elevations and renderings for every type except garden lots in the narrative. Mr. Turner asked if the elevation was omitted. Mr. Turner expressed concerns over the garages dominating street views. Mr. Dobbs stated the total project for the alley load products is just shy of 50% of garages will be in the alley. They think there will be 75% of the lots overall without any garage facing. Mr. Dobbs also stated those that do face the street will be recessed back. Mr. Lewis asked Mr. Dobbs if he was referring to the overall project or just phase 1. Mr. Dobbs stated for the overall project, nearly 50% of them would be alley loads. Mr. Turner questioned the width of the courtyard and garden lots and how that would allow garages in the rear of the homes. Mr. Dobbs stated that garden homes should have a side courtyard entrance and some could be designed courtyard but if not they would recess them back. Mr. Dobbs also stated that they have a rendering of that could be provided. Mr. Turner stated that the courtyard lots in phase 1 didn't appear to be alley loaded coming off Hamnertown Road. Mr. Turner asked what the streetscape of the entrance street in phase 1 would look like. Mr. Dobbs stated they will be set back from the front of the house, it is designed that way to reduce garage dominance. Mr. Dobbs stated the garages shall be designed to remain visually subordinate to the primary façade. Ms. Dykes stated that in this first phase it does not look like there is room for an alley and asked where will the garages be on the first phase. Mr. Dobbs stated that the garages in the first phase would be recessed. He also stated the corner lots may be able to have a courtyard entrance.

Mr. Kemp asked Mr. Dobbs to address the lack of amenities in the first phase. Mr. Kemp stated that he doesn't want the amenities to be years away from being built. Mr. Dobbs stated that they have room for pocket parks and they could put a pavilion in phase one. He also stated they have plenty of open space, 59 or 60 acres of open space in the whole project. Mr. Kemp stated a pavilion may be added in phase 1 but it is not clear when the other amenities would be built. Mr. Kemp also stated that he knows there is green space but he wanted to know how long would it be before the amenities are built. Mr. Kemp also stated that he understands there is not much proposed in the first phase, but he is concerned about when or if other amenities are going to be built because of sewer capacity limiting when the other phases would be built. Mr. Dobbs stated that there will be a

pavilion near the roundabout and there will be a path to the lake. Mr. Houston asked when the amenities would be built. Mr. Dobbs stated he will do it just as soon as the sewer is available. Ms. Dykes stated she thinks Mr. Kemp made a very good point and asked Mr. Matthews about the sewer capacity for Highway 69 N. Mr. Matthews stated there is capacity for 42 homes. Ms. Dykes stated she does not know when the funding for the sewer would be available to finish the proposed development project. She also stated that 3/4s of the proposed project depends on availability of sewer capacity and that it is a very big concern of hers, as well as the amenity situation. Ms. Dykes also stated that we have been dealing with Grand Point for 20 years because of amenities not being built when they should have. Ms. Dykes stated that she just has some real concerns around that area right now. Mr. Dobbs stated that the entire project could be done on interim sewer solutions but that he would let Mr. Ingram address the sewer capacity for phase 1 and other solutions for sewage disposal.

Mr. Ingram stated that there is capacity existing for 42 homes, phase 1A contains 30 lots so before the preliminary plat expired, they were working on phase 1A and were 75% complete with the plans and were getting ready for the LDP submittal before everything got put on hold. He stated that the plan for the first phase is a pump station to pump to the existing line along Highway 69 and that they started working with the City's consultant, Cassady, on interim solutions. Mr. Ingram stated there are two options: 1. Depending on the number of lots that we are trying to build we could potentially have a way to hold the wastewater and discharge at off-peak times. Mr. Ingram also stated that it was his understanding that a small number of flow meters were used during the study and he thought it would be difficult to determine where the big demands are in the system in this area. Mr. Ingram stated that another study was done during the drought period and it was ruled inconclusive. Mr. Ingram stated if the sewer main extension is a long way away, we would want to do another study with more flow meters to isolated areas where the demands are. Mr. Ingram stated that we suspect that there's a lot of infiltration in certain areas so we would isolate those areas and potentially do some spot repairs on the existing system which could increase the capacity without having to add additional facilities. He stated that this process is complicated, especially in the planning stage, but that is the strategy of what we think we can work moving forward. He also stated that they have 42 lots they would like to get started and get some houses going up, sell some lots, and then progress from there.

Ms. Dykes asked Mr. Ingram what his time frame was on the things he just mentioned and how much of the project he can complete using the tactics he just described. Mr. Ingram stated that they have the 42 lots, the capacity that we have now, so probably a relatively small number of additional lots would work with the idea of the holding tank. Mr. Ingram stated that he does not have a real good timeframe for Ms. Dykes and that they were working with Cassady on some of those details but unfortunately, he does not have a good number for her as to how many lots that would work.

Mr. Houston stated that his concern is for the people who buy the first houses and end up with nothing, no amenities. Mr. Houston asked, can we ask the developer to consider putting more amenities as part of phase 1 instead of leaving it open ended. Ms. Ramm stated that you could make it as part of your motion. Mr. Dobbs stated they will do a pavilion in phase 1, then they will also have a path to the lake. Mr. Lewis thanked Mr. Dobbs for his statement but expressed concern about enforceability of the proposed changes. Mr. Lewis also stated his concern is because the sewer issue is such a big issue with the whole property, approving the whole plan without having a solution concerns him. Mr. Houston stated that he is in agreement with what the chairman was stating, we are being asked to approve all phases tonight, but we don't know what is going to happen in the future and as it stands right now, you may can get, based on what Mr. Ingram just said, maybe 60 homes which is significantly fewer than 441. Mr. Houston also stated that the developer cannot give us a number of what the solution is going to do because if the sewer upgrade does not happen, then this does not happen. Mr. Houston asked if this development was dependent on a solution to the sewer. Mr. Ingram stated that was correct, and that section nine in the narrative addresses sewer service interim solutions. Mr. Houston

asked how many homes would be added if that study and everything you just talked about is approved, what does this subdivision look like if that is the only solution. Mr. Ingram stated that the development would proceed as the phases are numbered, the capacity that is available at the time, we could either wait until more capacity is available or come up with one of these interim solutions as discussed.

Mr. Houston stated that there are four phases of the proposed development but only one of the phases can be built at this time. He asked Mr. Ingram how many more homes could be built if there is a solution to the sewer issue. Mr. Houston stated that he wanted to know how many homes could be built if the City doesn't expand sewer in this area or if there is a different solution, how many homes could be built. Mr. Ingram stated that this is a little bit of a different situation. He stated that he didn't want to take up everyone's time tonight but he explained that they have phases laid out, we know there is capacity for X number of lots for sewer capacity and that development would proceed with whatever availability of sewer capacity that is left based on what is shown or they would have to come back to the Planning Commission to make changes. Mr. Houston stated that they are asking the Commission to approve the development based on what is available versus something happening in the future that may never happen. Mr. Ingram stated that he understood. Mr. Ingram also stated that from an engineering standpoint it is a big ask to go and do a lot of engineering to come up with those answers at the planning stage. Mr. Ingram stated they have done a lot of engineering to try and get phase 1 moving. He stated that Mr. Dobbs is in poor health and some other things have happened since the approval in 2024. He stated that this same sewer issue existed then. He also stated that the plat did expire. Mr. Ingram explained that they tried to do the minimum number of changes to the master plan. Mr. Ingram stated that there would be a lot of work and expense to get the answers the Commission wants on the sewer issue. Mrs. Kelly stated that it is a big ask of the Commission to approve a lot of unknowns. Mr. Kemp stated whatever the Commission does at this point it will only be a recommendation to the council.

Mr. Randolph asked if C-2 in the narrative meant any of the uses in the zoning ordinance for C-2 or is it only the examples listed in the narrative. Mr. Ingram stated that the intent is the uses that are allowed in C-2 from the zoning ordinance, and not just the examples that are listed in the narrative. Mr. Randolph asked if C-2 uses are changed in the zoning ordinance, would the uses for this Special District also change. Ms. Ramm stated that her interpretation would be that the uses allowed in the SD would not change if the zoning ordinance changed in the future. Mrs. King stated that she agrees with Ms. Ramm's interpretation. Ms. Ramm also stated that the language for the allowable uses for the commercial areas was not clear as to whether all C-2 uses would be allowed or if they were only proposing uses that were listed in the narrative. Mr. Ingram stated that they wanted to strike the examples listed in the narrative and allow all uses that are listed in the zoning ordinance for C-2. Mrs. King stated that we would need to figure out how to make that work in the narrative, but we need to be clear about what the Commission is voting on tonight.

Mr. Lewis stated that his interpretation of special districts is that the development must be special, but that the proposal must be specific about what is being proposed so that the Commission doesn't have to guess what is being voted on.

Mr. Kemp stated he wanted to remind everyone that after 30 lots are built on, then fire code would require secondary access for any lots above that number. Ms. Ramm stated that was correct. Mr. Ingram stated they understood.

Mr. Dobbs stated that he wanted to reiterate they have been involved in this project for 5 years going through extensive planning, engineering, environmental review, and multiple rounds with staff. He stated that this project provides diverse mix of housing types, and they have proposed a substantial amount of open space. He stated that the trails, parks, pocket parks are consistent with the City's comprehensive plan.

Ms. Dykes stated that the project is in her district and that she would love to see more \$600,000-\$700,000 homes because that brings home values up. She also stated that unfortunately we do not live in a perfect world and that the sewer capacity is handicapping us in so many areas and that she has concerns about the project.

Chairman Lewis opened the floor for a public hearing.

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

Mr. Houston stated there are several things that were mentioned during the presentation that the developer is willing to do but we need to see those in writing. Mrs. King stated there are a couple of options, however, the Commission cannot continue the case without the consent of the applicant. Mrs. King also stated that the item would need to be voted on unless the applicant consents to continue the case. Ms. Ramm stated that was correct. Mrs. King stated that anything that is not in writing is not something the Commission is voting on. Mrs. King also stated that the Commission can add conditions with the consent of the applicant, typically that would be for one or two small things. Mrs. King also stated that she was a little concerned because there was a lot of discussion about things that the developer was willing to change and it would get really confusing real fast, but that the Commission would make changes with the consent of the applicant. Mrs. King stated that you can add any conditions you want but she does think that it will be confusing.

Motion by Mr. Lewis to approve the Special District Plan for approximately 283 acres for the property located north of Hamnertown Road and east of Highway 69 with waivers. **Seconded by Mr. Turner.** Mr. Lewis – No; Mr. Turner – No; Mr. Chandler – No; Ms. Dykes – No; Mr. Houston – No; Ms. Kelly – No; Mr. Kemp – No; Mr. Randolph – No; Mr. Ward - No. **Motion Failed.**

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. **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 Special District (SD) for the property located north of Mitt Lary Road and east of Pine Hill Road.

Mrs. Ramm stated that 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.

Mr. Matthews stated that in regard to the ISR it is saying there would be more impervious surface than we would normally allow for this use, that is something we would have to take into account, where their detention pod is would have to be approved later as far as the development. Mr. Matthews stated on sidewalk construction that would be for both roadways, neither has adjacent sidewalks, I would note that on the Mitt Lary Road frontage the comprehensive plan does show a future shared use path, the construction of sidewalks here would not necessarily be beneficial to a future shared use path project. Mr. Matthews stated that on half streets they are requesting to do widening which was requested by the county because Pine Hill is a county road, but on both

cases they are not proposing to build curb and gutter. Mr. Matthews pointed out that on Mitt Lary the city did a complete rebuild of that road way a few years ago and that is the section that we preferred so we would not be requesting any improvements there.

Mr. Lewis asked Mr. Matthews if he talked about curb and gutter. Mr. Matthews stated that he did not know if he specifically talked about curb and gutter but they are not proposing it on either roadway that would be a requirement of the County, and that they offered written support of that request off Pine Hill Road. Mr. Lewis asked if they need the waiver request. Mr. Matthews stated they did need a waiver and they do not see any issue with the request.

Doug Varnon, 3200 Rice Mine Road NE, spoke at the podium. He stated that there is one RV now, this development would clean up the area because it is a little bit of an eyesore now, all of the houses, all of the structures would be demolished, the natural areas that exist, we are proposing to leave the mature timber, take a skid steer with a mulcher and anything 4 inches or smaller will be removed so that you could have a good site and the residents could make use of that area. He stated that he is here with Eddie Wiggins with Pro-Built Construction and he has built several houses in the Forrest, Bristol Park, Forest Glen, and Glen Crest, neighborhoods in this area so he is familiar with the materials in the neighboring neighborhoods and those are the materials that are shown in the renderings provided and described in the narrative, the townhomes, they put 1500 sf minimum, that is a decent size townhome, the sales are anticipated to be about \$200-\$220 a square foot, to be in line with the neighboring neighborhoods, they are geared to the young professionals. He stated that in the City's comprehensive plan the housing study shows that family incomes \$100,000 a year are in the \$300-\$600,000 price point for their housing. He stated they are anticipating these townhomes to be \$325,000-\$375,000 on that lower end to accommodate the young professionals. He stated that you can notice the parking for the commercial between there and the right of way, there is a 20' landscape strip, the thought was to continue what Bristol Park had done, they provided a 20' landscape strip with canopy trees and a fence on their rear yard. He stated there would not be a fence on the commercial aspect but we are proposing a 10-foot landscape strip on Pine Hill Road and then there would be a 6-foot wood privacy fence behind the canopy trees. He stated talking about the commercial as Julie mentioned there are only 5 uses, currently there are two acres zoned C-2, they removed the high traffic generators as far as your retail and vet offices, we have removed those uses that may not be welcomed by the neighbors. He stated that the open space they plan to mulch the natural area, the thought is to not disturb it not clear it, to reduce erosion, there are a lot of erosion and natural areas mentioned in the zoning ordinance. He stated they were trying to keep up with the zoning ordinance. He stated he could go through the areas in the zoning ordinance where it is mentioned, but that is the thought behind the natural area and the mulching to take out undergrowth so that family's could use that area, there will be 800 feet of hiking trails, there is a provision in the zoning ordinance that allows them to put in trails without improved surfaces. He stated the clearing that activates that area as our useful open space or picnics, hiking trails, little kids, hide and seek. He stated they may not be able to go all the way through with mulching and he understands staff needs something definitive so that they can go and say, did they do what they said they would do, before they put their packets together before they go to city council they will outline the area where they can commit to mulching. Mr. Varnon asked if Julie or Shaun could show the renderings, this is an example rendering that is spelled out in the narrative. Mr. Lewis asked if it was going to be 10' fencing for the housing facing Pine Hill Road. Mr. Varnon clarified that it would be 6' wood fencing. Ms. Ramm stated that would be a modification from the zoning ordinance, because Pine Hill would be considered a front yard. Mr. Patten stated that was correct, any of these houses that face Pine Hill Road are considered to be a front yard, so the front yard fence standards would apply unless they were modified, which sounds like that is the request here. Mr. Patten stated that the default standard is a maximum of 4 feet and it cannot be a solid wood fence. Mr. Varnon stated he would follow up with Shaun because they do not have public street frontage so that is what determined front yard, but we can iron out those details, he doesn't have any issues doing the shutters or architectural details.

Eddie Wiggins, Pro-Built Construction, spoke at the podium. He would like to add something the main criteria for asking for the variance, is if you go down the street go up the dip and come to Bristol Park, they have those tree barriers and then they have the fence and the houses back up to it, he wanted to emulate that around Pine Hill. He stated that our idea for commercial is more residential looking, we would like for it to look similar to what is on Watermelon Road. He stated his idea was you drive by, you see Pine Hill, you see the nice canopy trees landscaped with the fence, they want it to blend in, office space is really all they want to do. He stated they he wouldn't want his business having to deal with a vet clinic because all they will do is call him, that's why they designed it that way to limit the function of commercial to try to connect that with Bristol Park because he did a lot of building in Bristol Park, he is going to take his same finishes from Bristol Park and put them here, they will just be a little smaller, so that they can hit that \$350,000 to \$389,900, anything under \$400,000 is really attractive. He stated you have people in school or young married with a combined income of \$120,000-\$130,000, they are going to be able to afford this product, then they will be able to step up hopefully in a few years and go to the neighborhoods beside it, so people do not have to leave the area. He stated in Glen Crest right now the last one contracted was \$218/square foot so these houses will be smaller, and the smaller the house the cost per square foot goes higher. He stated he may start at \$215/sf range but by the time he is through he may be at \$235/sf.

Mr. Lewis asked if they heard the comments about the curb and gutter and if he wanted to address that. Mr. Varnon stated that they really don't want a 6" curb if someone is looking at their phone, blow a tire or file a claim against the city. Mr. Lewis asked if they needed to ask for a waiver. Mr. Matthews stated that the waiver was requested in the letter. Mr. Turner asked if the commercial was just lot 36. Mr. Varnon stated that was correct, you see the open space, they broke it up because the open space that touches the commercial will be maintained by a commercial HOA. Mr. Turner asked if it would house the landscape buffer that is on the other drawing, because it looks like that is a common or open space between Pine Hill Road and the town homes. Mr. Varnon stated yes, the residential HOA will handle that one. Mr. Turner asked if it would be clear in those documents who is maintaining what parts of the roadway. Mr. Turner asked if each would have their own dumpster to serve residential and commercial. Mr. Varnon stated that was correct. Ms. Dykes stated that she could be wrong but she thought Mr. Varnon stated there were 3 residential home, 2 recreational vehicles, a manufactured home and an accessory structure, are you planning on building this around that stuff. Mr. Varnon stated it would all be removed. Mr. Chandler asked about the construction regarding the rear elevations on Pine Hill Road, he doesn't believe there was a waiver for that so he is guessing they will need a waiver to construct the rear facing. Mr. Patten stated they would not need a waiver but it is a modification to the zoning standards in the zoning ordinance. Mr. Varnon stated they would work with city staff between now and city council to alleviate any concerns. Ms. Ramm stated if you guys are comfortable making modifications at this point, you can put them as a recommendation to council, her opinion is we cannot make changes from Planning Commission to City Council, you have to do that tonight so that you are comfortable making that recommendation. Ms. Dykes stated that the applicant cannot change what is decided tonight and then we go to council and do something different than what is approved. Ms. Ramm stated whether that is tonight or they would like to continue that is up to you guys. Mr. Wiggins asked the commission if they were comfortable with what they were saying if there is something that we need to table, he is listening to the questions and feels like we're answering the questions.

Chairman Lewis opened the floor for a public hearing.

Pat Geddes, 2605 Mayfield Street, spoke at the podium. He stated he lives right behind this property, he was concerned about what they plan on using for C-2, is limited to the list they mentioned or could it be different. Ms. Dykes stated she thinks the petitioner said it was limited to what they listed in their statement. Mr. Lewis asked Mr. Geddes if he knew what those were. Ms. Dykes stated it would be bank/financial services, business

and professional, dance studio, music, art, or daycare, and that was it. Mr. Geddes stated there was some concern or worry about this, but he is very happy now to see this development come in there. He did have questions about the price but those were answered prior to him coming up to the podium. He stated he had concerns about the increased traffic. He also stated that Mr. Wiggins vision along Pine Hill serves everybody that lives there.

Ms. Dykes stated that she wanted to apologize to the residents of the Forest and Bristol Park, Mr. Smith had a town hall and inadvertently this project was listed before it ever came before the Commission. She stated there was some misinformation that went along with that so she would like to apologize to the developer as well as the residents because that should not have happened. She stated that she did address it at the HOA meeting because she did not know about it until she got a call from an HOA member and that's not a cool look for a council person. Mr. Geddes stated they appreciate her being transparent and they thank her.

Chairman Lewis closed the floor for a public hearing.

Mr. Turner stated this to me checks off a little bit more of the boxes of what we look for when we're going back through, given what the property was and what is being proposed, the housing study wants this type of developments and there are some concerns but this is made more for what we have been looking for. He stated they can work in a development with a little bit of density with the trade off being a small scale commercial and it at the same time not overwhelming everything with no tradeoffs, leaving the buffer, providing some kind of trails and the dog park, I like seeing something like that a little bit better, something that seems tangible.

Mr. Lewis stated that he thinks we should agree on what goes forward to the council, because what you presented today is not the full scope of what you would like to go to council, you can choose to move forward or table it with what you want to present. Ms. King stated that they can also amend it because as far as she has heard there was one thing. Ms. Ramm stated that there was also a question about the rear elevations on Pine Hill Road. Mrs. King asked the commission if someone felt like they could do a motion that properly incorporates it all? Mr. Turner asked Mr. Lewis if he minded asked the petitioners what they would commit to so they know what to put in the recommendation. Mr. Wiggins asked is there something specific that he can answer to. Mr. Houston and Ms. Ramm both stated the fencing and the elevations along Pine Hill Road. Mr. Turner asked that if you go down Mitt Lary, and you look at Bristol Park you have the heavy evergreens, magnolias and you have the solid style wood fencing that you don't see the building, what would you see driving down Pine Hill if you are going to commit to doing the heavy landscaping and the fence, similar to what is at Bristol Park. Ms. Ramm stated you could potentially see the second story. Mr. Wiggins stated they would put decorative architectural accents on the elevation facing Pine Hill Road and then the fence would be a framed 6-foot privacy fence. Ms. Dykes asked Mr. Patten about the 4-foot fence. Mr. Patten went back to the layout and stated that by definitions in our ordinance, the lots that have frontage on a public street are considered to be a front yard and the front yard only allows a maximum fence height of 4-feet and it doesn't allow privacy style fences he did not see a modification of that standard requested so if that is the intent of the developer and the commission agrees that would need to be included in the motion as a recommended change to allow a solid 6-foot fence along Pine Hill Road. Ms. Dykes stated that she is trying to envision the Forest and Bristol Park along Mitt Lary, they have a 6-foot fence. Ms. Ramm stated that was under a different zoning ordinance. Mrs. King asked if we are going to put shutters on the second floor on the side that faces Pine Hill Road and then allow for the 6-foot privacy fence. Mr. Turner stated he did not want to limit his flexibility, what is in style now may not be in style then. Mr. Randolph and Ms. Dykes asked if we could just say architectural accents instead of locking him into shutters. Ms. Ramm stated that if you want shutters to match what is on the front of the buildings then that is what she would put in the motion, if you prefer architectural accents then you can do that.

Motion by Mr. Lewis to approve the request for rezoning with Special District Plan approval for approximately 14 acres from Agricultural to Special District for the property located north of Mitt Lary Road and east Pine Hill Road allowing 6-foot privacy fencing along Pine Hill Road and architectural design matching the front of the properties that are facing Pine Hill Road. **Seconded by Mr. Kemp.** Mr. Lewis – Yes; Mr. Kemp – Yes; Mr. Chandler – Yes; Ms. Dykes – No; Mr. Houston – Yes; Ms. Kelly – Yes; Mr. Randolph – Yes; Mr. Turner – Yes; and Mr. Ward - Yes. **Motion Carried.**

- D. **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.**

New Business

- E. **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.

Mrs. Ramm stated that 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.

Mr. Matthews stated that on the Right-of-Way width, the current requirement in subdivision regulations is 55-feet of Right-of-Way and it appears their intent is to dedicate 50-feet of right-of-way which is less than what the regulations require but is consistent with the other three phases of Northwood Gardens. He stated we would normally require curb and gutter and the current regulations require a 6-foot grass strip, they are proposing to switch that to valley gutter instead of regular curb and gutter.

Tom Sims, 1927 7th Street, spoke at the podium. He stated that he wanted to make the clarification that the intent of this process is more of a procedural thing, they would like to clean up the existing parcels, the lift station should have been dedicated to the city in Phase one of Northwood Gardens, and then the detention pond should have been dedicated to the HOA but they never were. He stated that both of these entities currently sit in one unplatted large parcel, which is listed in the master plan as phase 4. He stated this is more of a procedural thing that we need to modify the master plan in order to create what you see here so that we can plat phase 4A

and dedicate the lift station to the city and dedicate the detention pond to the HOA. He stated that they have no intention of building.

Ms. Dykes asked if the HOA knows that they are going to give them this detention pond. Mr. Sims stated they already have a maintenance agreement on the detention pond.

Warner Johnson, spoke at the podium. He runs Duckworth Morris and manages the HOA, there was a maintenance agreement that was agreed to by the board of directors, they are aware of what we are doing, they are trying to keep from causing a future mess. ("Mr. ___ stated that") Duckworth Morris is a third-party management firm now, they have no plans to develop this they just want to make sure, after looking at it, the city didn't own the land the pumping station was on and the HOA didn't own the detention pond they agreed to maintain. ("He stated that") They have a similar situation with Montgomery Farms.

Mr. Ward asked if the master plan is already approved, we are not giving them any less or more that they can do. Mr. Johnson stated they are just trying to give the property to proper parties. Ms. Dykes asked if there would be any connecting roads. Mr. Johnson stated there would not be any connecting roads, it is economically unfeasible to put something back there, all they are trying to do is clean this up.

Chairman Lewis opened the floor for a public hearing.

Kim Cherry, 4708 Oak Way, spoke at the podium. She just wanted to make sure they were not building. Mr. Lewis stated not in this proposal.

Harvey Wilson, 4906 Northwood Gardens Drive, spoke at the podium. He stated he was concerned the proposal he saw talked about 9.42 acres not 17 acres. He is concerned about that road ever being extended for vehicles.

Larry Turner, 4103 Richmond Street, spoke at the podium. He stated they do not want anything to be able to connect to the subdivision on the other side.

Jeff Champion, 4205 Richmond Street, spoke at the podium. He stated that if this property is deeded to them, it stays in the same condition it is now, in heavy rains he gets the water run off from Northwood Estates.

Chairman Lewis closed the floor for a public hearing.

Mr. Lewis asked Mr. Duckworth if would come and address some of the concerns that were brought up, to make sure there would be no additional houses, inlays, outlays, in this property design and then how the property is being deeded.

Joe Duckworth, spoke at the podium. He stated that there was a lot of misinformation and they are not developing any lots, it's not on the market and it is not for sale. He stated that it looks like there will be 38 lots being developed, when he talked to Tom Sims he said that is just the way the master plan was approved in 2024 and it will not change again. He stated that they have no plans to develop this property, at most it may be 1,2, or 3 lots based on the approval of this board. He stated that they need to get the lift station and detention ponds deeded off and cleared up, there are no plans for any streets and they are not planning on building.

Ms. Dykes asked Ms. Ramm in reference to Mr. Champions questions, once this is done and the property is deeded to the city and the property is deeded to the HOA, is that all that can be done. Ms. Ramm stated that if any further development were to occur they would have to come back to the Planning Commission for a preliminary plat if it follows the master plan and if it deviates from the master plan a master plan revision would

have to be approved. Ms. Dykes asked if that would have to be something in the future. Ms. Ramm stated that it is just a revision to the master plan tonight, in order to do anything with 4A they would have to come back to the commission with a preliminary plat.

Mr. Turner asked Mr. Matthews if the easement that is going to happen after this will have to be recorded separately. Mr. Matthews stated that since this is unplatted land, you could plat as 4A or record as a separate deed, a maintenance agreement would need to be approved by the city attorney before recording the deed. Mr. Turner asked if our existing subdivision regulations would need to be changed. Mr. Matthews stated that there is nothing explicit except that a maintenance agreement would need to be reviewed by the city attorney, it might be smart to add a condition along the line of an easement and maintenance agreement. Ms. Ramm stated that a preliminary plat would have to come back to us.

Mr. Wilson came back up to the podium, and asked will the easement be taken care of by the city or be the responsibility of the HOA. Mr. Turner stated the sewer with the sewer line and access to the station will be the city's responsibility, the only thing that is the city's responsibility is the lift station. Mr. Wilson stated that no one takes care of the road now. Mr. Kemp stated that it would have to be in the maintenance agreement. Mr. Lewis stated that we will have to determine who takes care of it when the preliminary plat comes back. Mr. Wilson stated they mow the grass and take care of the rock but no one takes care of the road, there are 4 wheelers going back and forth. Mr. Lewis directed Mr. Wilson to discuss this issue with the Police Department.

Motion by Mr. Turner to approve the revision to the master plan for approximately 17.11 acres located south end of Northwood Gardens Drive. **Seconded by Mr. Ward.** Mr. Turner – Yes; Mr. Ward – Yes; Mr. Chandler – Yes; Ms. Dykes – Yes; Mr. Houston – Yes; Ms. Kelly – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; and Mr. Randolph – Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

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

Meeting was adjourned at 8:04 PM.

ATTEST:

Roland Lewis, Chairman

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – July 14, 2026
Staff Report

Case: S-26-19 3rd Street Townhomes

Applicant: Herndon, Hicks and Associates

Location: Southeast corner of 12th Avenue and 3rd Street

Request: Preliminary Plat

Herndon, Hicks and Associates is requesting preliminary plat approval for approximately 1.9 acres located at the southeast corner of 12th Avenue and 3rd Street. The applicant has requested that this item be continued to the August meeting. As this request was made after adjoining property owner notifications had been sent out, the applicant will need to make this request in person and the Commission will need to vote on whether to grant or deny the continuance.

City of Northport
Planning and Zoning Commission – July 14, 2026
Staff Report

Case: S-26-20, R-26-5, and SP-26-4 The Station

Applicant: Longleaf Engineering

Location: East of 4550 Station Circle

Request: Preliminary Plat, Rezoning, and Conditional Use

Longleaf Engineering is requesting preliminary plat, rezoning, and conditional use approval for multifamily dwellings in a Neighborhood Commercial (C-2) zone. The current site consists of an undeveloped lot zoned General Commercial (C-3) and Residential Single-Family (RS-4). The proposed action would divide the property into two lots, rezone to Neighborhood Commercial (C-2), and approve a 38 unit multifamily development.

Conditional uses are those uses that have some special impact which differs from the potential impacts of permitted uses or exceeds them in intensity, or have uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed in a particular location. Whereas a use permitted by right has already been evaluated to fit within a zoning district, conditional uses must be evaluated on a case-by-case basis for compatibility at their proposed location. Approval is neither automatic nor guaranteed, and it is the responsibility of the applicant to demonstrate reasons why the request should be approved.

The Planning Commission may attach to any recommendation for conditional use approval additional criteria dealing with bufferyards, parking, lighting, building materials, or any other aspect of site plan approval they deem necessary to mitigate the impact of the proposed conditional use on the surrounding property. An example of conditions the commission may wish to consider attaching to this recommendation could include:

- **Building Materials** – For residential developments without frontage on a special corridor, the ordinance does not specify which building materials are allowed – only that metal and vinyl siding is prohibited. Since this development will likely be visible from a special corridor, the Commission could recommend that this approval include a requirement that all building materials meet the standards for special corridors. These corridors require siding to be natural materials such as wood or stone, along with options for manufactured brick or cement board.
- **Landscaping** – To help match the character of adjacent residential developments, the Commission could consider a condition that all disturbed areas be restored with sod and that straw or mulch would only be allowed in required landscaped areas.

The zoning ordinance requires that special districts contain 20% **usable** open space for active

and passive recreation. While the development appears to meet the required 20% threshold, the exact amount of open space is unclear as the calculations that are provided include parking lots, detention ponds, and other areas not allowed to be counted as open space. The amenities proposed include a dog park and pickleball court. There are also various natural buffers.

The following waivers are associated with the preliminary plat:

- **Stub Streets** – A waiver is needed for stub streets to undeveloped adjacent property. This is not included in the waiver request letter. Since the zoning ordinance requires access to townhomes be from a private street, it is not practical to require a public stub street.

The future land use plan contained within Northport Compass depicts this property as Limited Mixed Use. This request is not in conflict with the comprehensive plan.

The current site consists of an undeveloped lot zoned General Commercial (C-3) and Residential Single-Family (RS-4). It is surrounded to the north by single-family residential zoned Residential Single-Family (RS-1) and a detention pond zoned Special District (SD); to the east by undeveloped unincorporated land (no zoning); to the south by undeveloped land zoned General Commercial (C-3) and Residential Single-Family (RS-4); and to the west by retail and restaurants zoned General Commercial (C-3).

Any action on the rezoning and conditional use items will be a recommendation to City Council. Any action on the preliminary plat will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record

THE STATION
PRELIMINARY PLAT

A RESURVEY OF LOT 3 OF NORTHPORT
STATION PH 1, RES LOT 1R SUBDIVISION

Section 5, Township 21 South, Range 10 W
Parcel ID: 63 31 03 05 4 001 001.002
Total Site Area: +/- 4.76 Acres
Total Proposed Lots: 2 Lots

Owner: Dream Investment Group LLC
5326 Park Side Circle
Birmingham, AL 35244

C-2 Zoning District Requirements:

Min Lot Area: 7,500 SF
Min Lot Width: 50'
Max ISR: 0.70
Max Structure Height: 40'
Setbacks:
Front/Street: 20'
Sides: 10' & 10'
Rear: 20'

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
3531 18th Avenue NE
Tuscaloosa, AL 35406

Developer: TBG Homes
1307 25th Avenue
Tuscaloosa, AL 35401

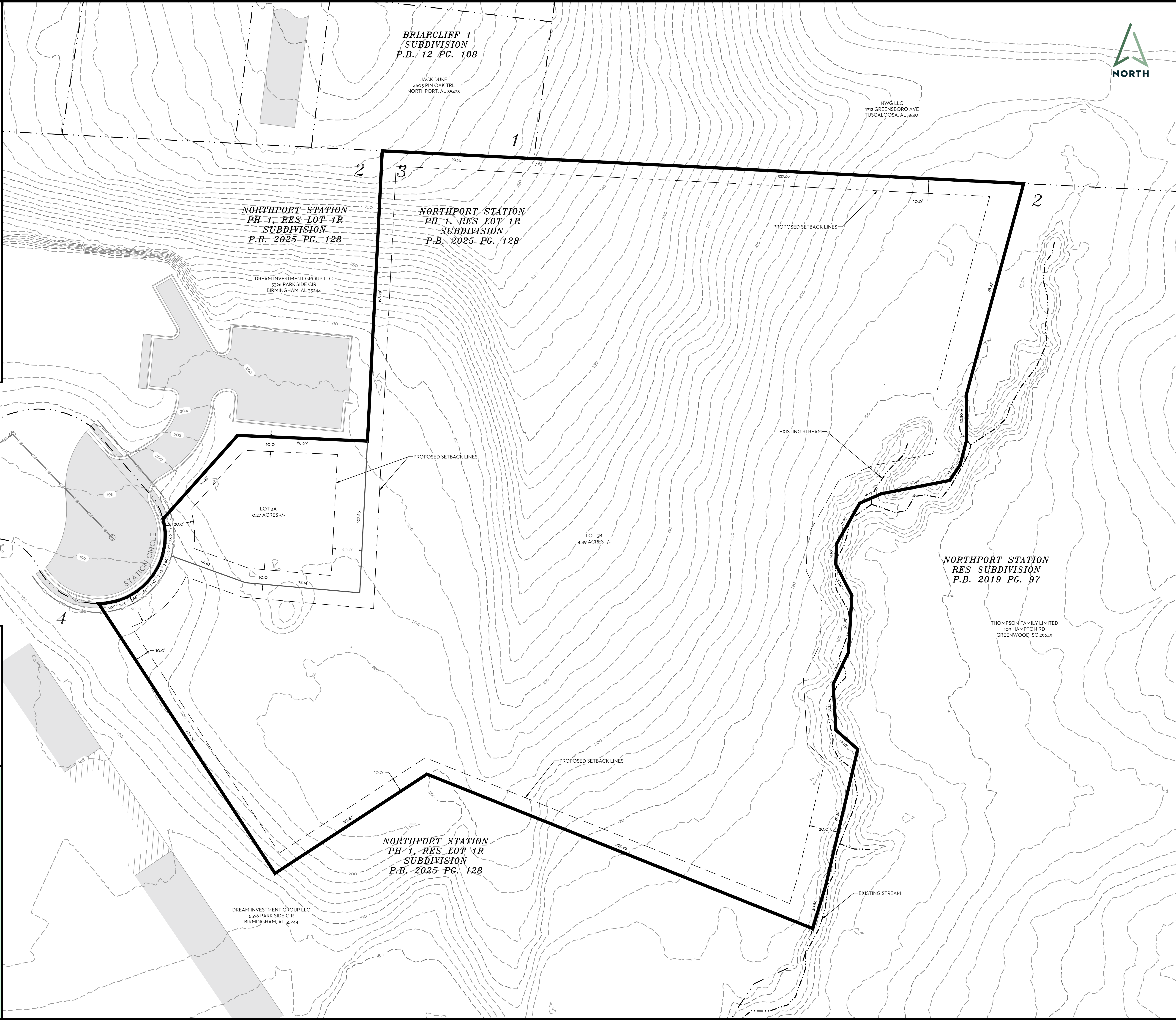
Requested Waivers: None
Requested Variances: None

NOTES

- Current Zoning: C-3 (General Commercial) & RS-4 (Residential Single-Family 4)
- Proposed Zoning: C-2 (Neighborhood Commercial)
- Sanitary sewer and water services to be provided by City of Northport.
- No portion of the site lies within a 100-year flood plain (FIRM Map 01125C0338G (1/16/2014)).

LEGEND

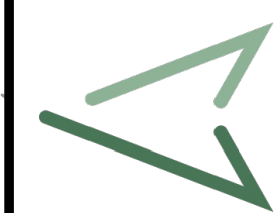
- 180 --- Existing 1' Contours
--- Subdivision Boundary
--- Development Boundary
--- Adjacent Property Lines
--- Proposed Lot Line
--- Proposed Setback Line
--- W --- Existing Water Main
--- ESS --- Existing Sanitary Sewer
--- PWM --- Proposed Water Main
--- PSS --- Proposed Sanitary Sewer
--- --- Existing Right-of-Way
--- GAS --- Existing Gas Main
- Easement
--- 36" RCP --- Existing Storm Sewer
--- 36" RCP --- Proposed Storm Sewer
--- Existing/Proposed Sidewalk
--- Existing/Proposed Asphalt
--- Existing/Proposed Fire Hydrant
--- Proposed Inlet/Junction
--- Existing Inlet/Junction
--- Proposed Step Sign
--- Proposed/Existing Sanitary Sewer Manhole



PRELIMINARY PLAT

THE STATION - A MULTIFAMILY DEVELOPMENT
STATION CIRCLE
NORTHPORT, ALABAMA

LONGLEAF
ENGINEERING



Rev	Date	Description
1	6/30/2026	Revised per Staff Comments
Drawn By:	RAD	Checked By:
File:	Northport Station.dwg	Date:

GRAPHIC SCALE
0 30
1" = 30'

SHEET
1 OF 1

THE STATION
SITE DEVELOPMENT PLAN

Section 5, Township 21 South, Range 10 W
Parcel ID: 63 31 03 05 4 001 001.002
Total Site Area: +/- 4.5 Acres
Total Units: 38 Apartment Units

Owner: Dream Investment Group LLC
5326 Park Side Circle
Birmingham, AL 35244

Developer: TBG Homes
1307 25th Avenue
Tuscaloosa, AL 35401

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
3531 18th Avenue NE
Tuscaloosa, AL 35406

NOTES

- Current Zoning: C-3 (General Commercial) & RS-4 (Residential Single-Family 4)
- Proposed Zoning: C-2 (Neighborhood Commercial)
- Multifamily residential developments require a minimum of 20% open space. The proposed development includes 73% common space (3.3 acres). Common/open space consists of all areas within this parcel excluding the proposed residential building footprints and the setbacks/buffer areas.
- All areas located outside of the dwelling units shall be considered common area and shall be owned and maintained by the HOA.
- Parking spaces shall be provided based on the Multiple Unit Development parking requirements and the total number of bedrooms. The breakdown of bedrooms for the proposed units is not known at this stage; however, the total bedroom count shall not exceed the requirements set forth in the zoning ordinances.
- Sanitary sewer and water services to be provided by City of Northport.
- No portion of the site lies within a 100-year flood plain (FIRM Map 01125C0338G (1/16/2014)).

WATER DISTRIBUTION DESIGN INFO

Total water usage and proposed water mains shall conform to the following requirements:
Maximum daily flow = 175%, maximum hourly flow = 300%
40 - 80 psi residential pressure targeted
Velocity limited between 3 - 7 fps
Hydrant spacing limited to 1,000 feet, where all structures are within 600 feet of hydrant (approximate locations shown on plat).
Anticipated water main sizing throughout development: 8" & 6"

Multiple Unit Development Requirements:

Min Lot Area: 10,000 SF
Max ISR: 0.75
Proposed ISR: 0.43
Min Lot Width: 70'
Off-Street Parking: 1 per efficiency or 1-BR unit plus
1.5 per 2-BR unit plus 2 per 3-BR unit plus
3 per four or more bedroom unit plus
2 visitor spaces per 10 DU
73 spaces

Phase Plan:
Phase I includes 21 units.
Phase II includes 17 units.

Setbacks:
Front/Street: 25'
Sides: 10' & 10'
Rear: 25'
Max Structure Height: 40'

Requested Waivers: None
Requested Variances: None

LEGEND

--- 180 --- Existing 1' Contours
--- Subdivision Boundary
--- Development Boundary
--- Adjacent Property Lines
--- Proposed Lot Line
--- Proposed Setback Line
--- W --- Existing Water Main
--- ESS --- Existing Sanitary Sewer
--- PWM --- Proposed Water Main
--- PSS --- Proposed Sanitary Sewer
--- --- Existing Right-of-Way
--- GAS --- Existing Gas Main

--- Easement
--- 36" RCP --- Existing Storm Sewer
--- 36" RCP --- Proposed Storm Sewer
--- Existing/Proposed Sidewalk
--- Existing/Proposed Asphalt
--- Existing/Proposed Fire Hydrant
--- Proposed Inlet/Junction
--- Existing Inlet/Junction
--- Proposed Stop Sign
--- Proposed/Existing Sanitary Sewer Manhole

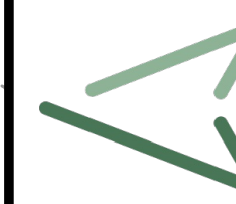


SITE DEVELOPMENT PLAN

THE STATION - A MULTIFAMILY DEVELOPMENT
STATION CIRCLE
NORTHPORT, ALABAMA

1927 7th Street
Tuscaloosa, Alabama 35401
Phone (205) 345-5646

LONGLEAF
ENGINEERING



Rev	Date	Description
1	6/30/2026	Revised per Staff Comments
Drawn By:	RAD	Checked By:
File:	Northport Station.dwg	Date:

GRAPHIC SCALE
0 30
1" = 30'

SHEET
1 OF 1

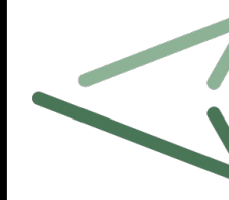


OPEN SPACE OVERVIEW

THE STATION - A MULTIFAMILY DEVELOPMENT
STATION CIRCLE
NORTHPORT, ALABAMA

1927 7th Street
Tuscaloosa, Alabama 35401
Phone (205) 345-5646

LONGLEAF
ENGINEERING



COMMON AREA/OPEN SPACE			
TYPE	DESCRIPTION	AREA (AC)	% OF TOTAL SITE AREA
IMPROVED OPEN SPACE	LANDSCAPING, AMENITIES, USABLE GREEN SPACE, & DETENTION POND	0.71	16 %
GREEN SPACE	GRASSED SLOPES & AREA BEHIND UNITS	0.89	20 %
NATURAL AREA	EXISTING VEGETATION & STREAM	0.52	12 %
IMPERVIOUS SURFACES	ROADWAY, PARKING LOT, & SIDEWALKS	1.16	25 %
TOTAL OPEN SPACE		3.28	73 %

NOTES:

NO PROPOSED DWELLING UNITS ARE PLANNED TO BE SUBDIVIDED OR LOCATED ON SEPARATE LOTS.

ALL AREA OUTSIDE OF DWELLING UNITS IS CONSIDERED OPEN SPACE/COMMON AREA.

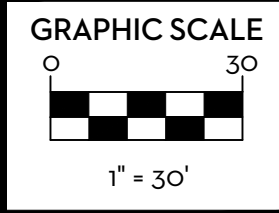
LANDSCAPING SHOWN IS PRELIMINARY AND IS SUBJECT TO CHANGE. LANDSCAPING PLAN IS SHOWN FOR OPEN SPACE CALCULATIONS ONLY. SITE WILL BE REQUIRED TO ADHERE TO CITY OF NORTHPORT LANDSCAPING ORDINANCES.

IN REFERENCE TO SECTION 7.31.02.E OF THE ZONING ORDINANCE, COMMON OPEN SPACE SHALL INCLUDE BOTH IMPROVED OPEN SPACE AND GREEN SPACE. AT LEAST 20% OF THE SITE SHALL BE RESERVED AS COMMON OPEN SPACE (36% PROPOSED). AT LEAST 10% OF THE SITE SHALL BE IMPROVED OPEN SPACE (16% PROPOSED).

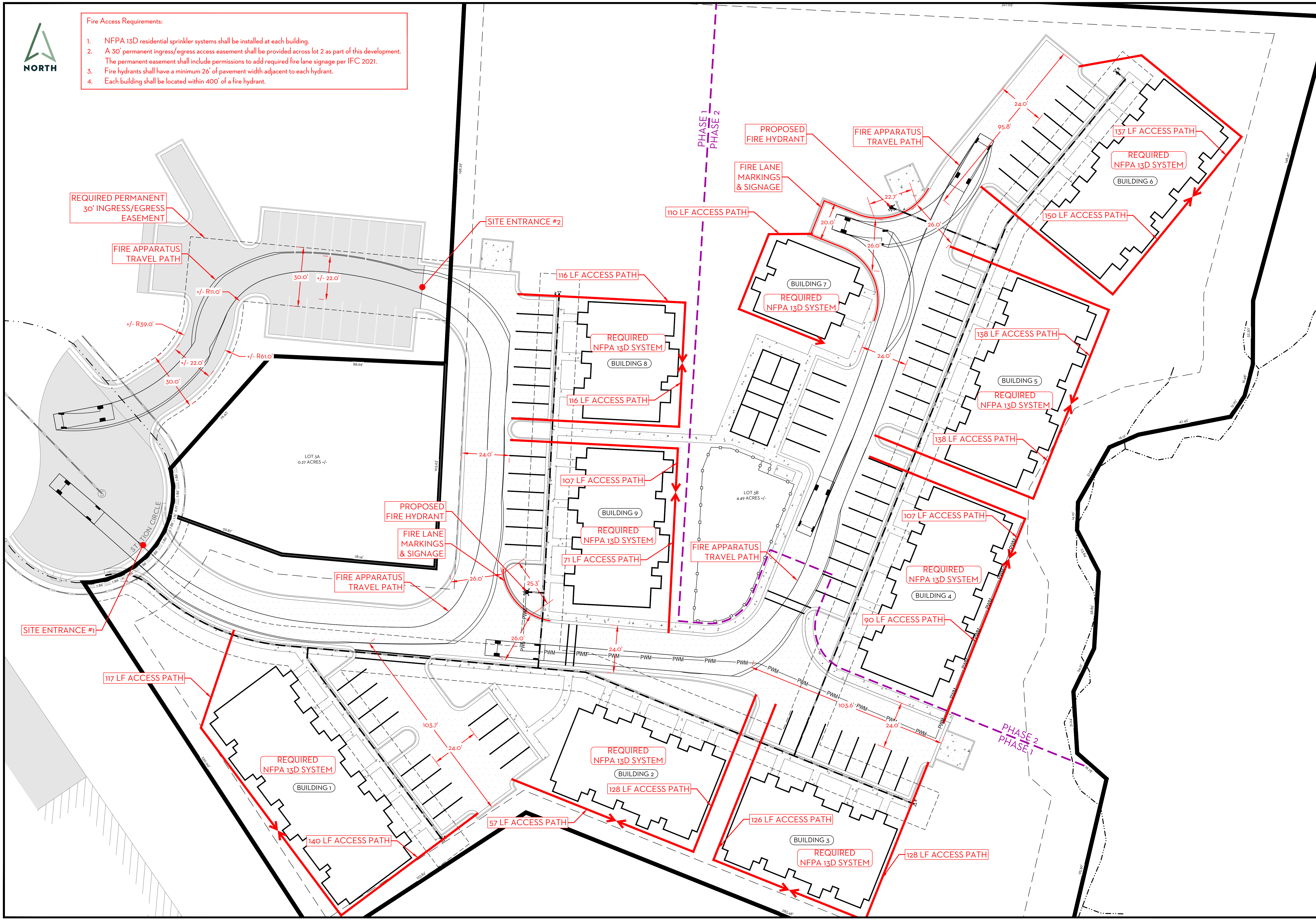
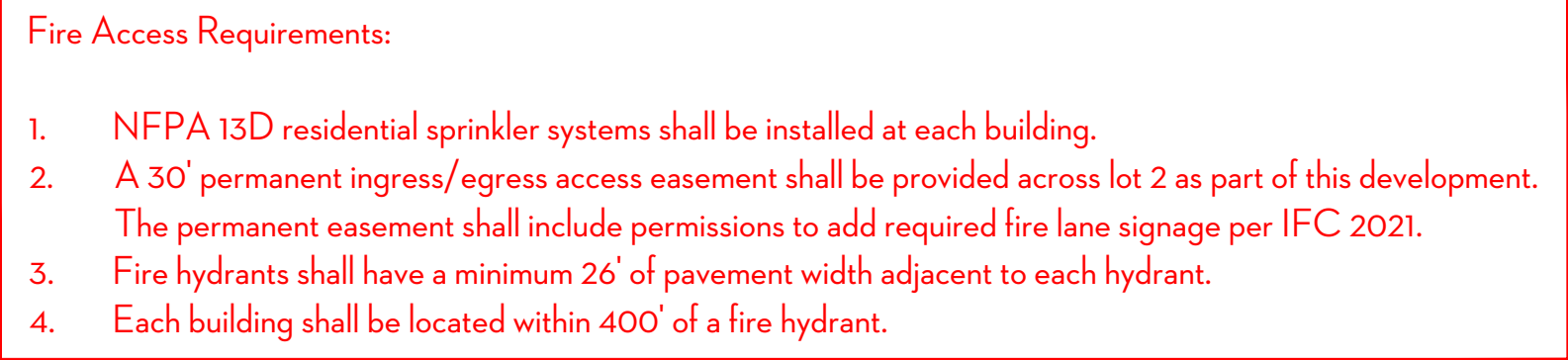
Rev	Date	Description
1	6/30/2026	Revised per Staff Comments

Drawn By:	Rev:	Checked By:	Date:
RAD		PJG	6/12/2026

File: Northport Station.dwg

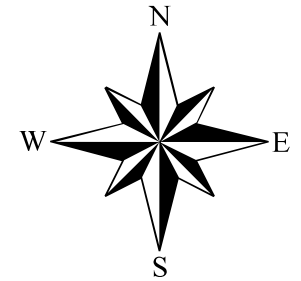


SHEET
1 OF 1



City of Northport Planning Commission

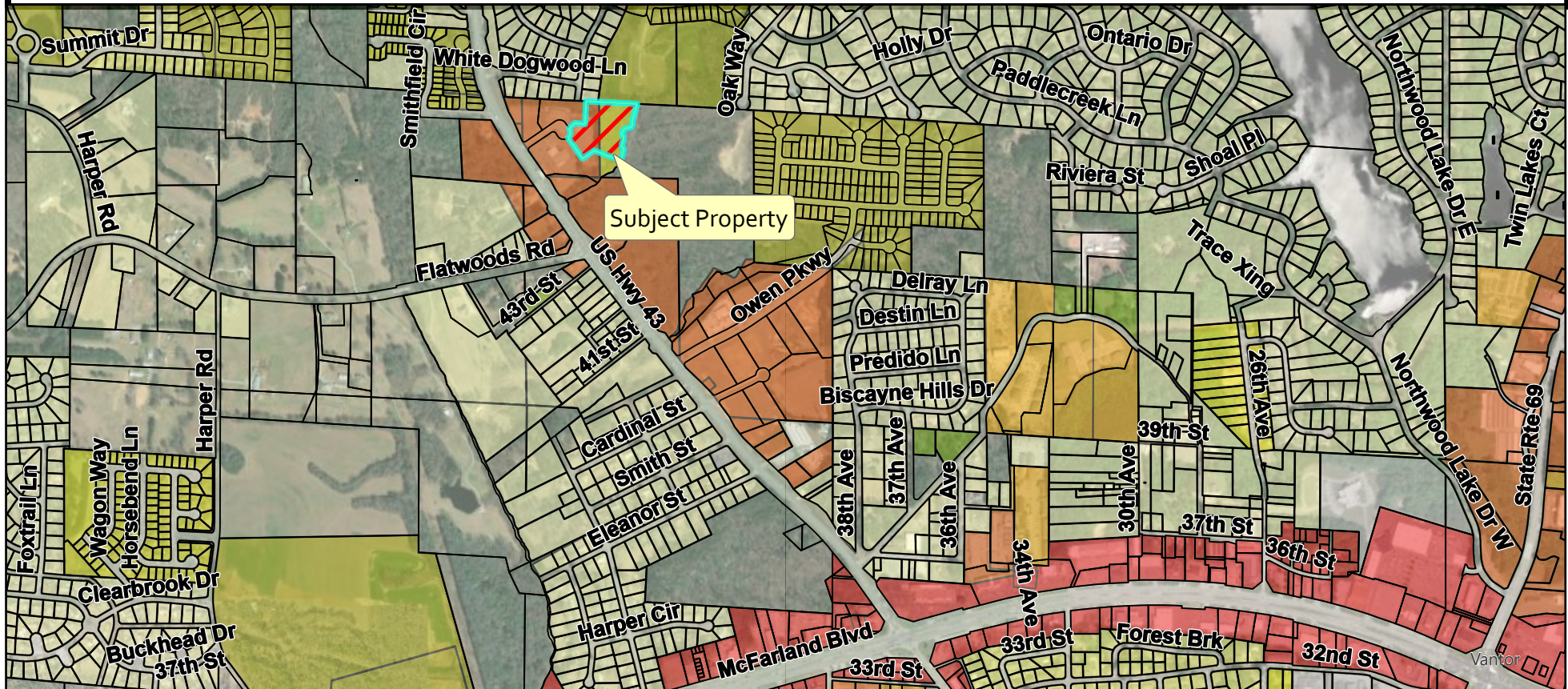
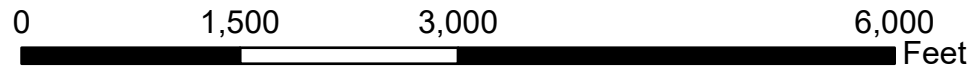
Preliminary Plat, Conditional Use & Rezoning Request



Zoning

- Agriculture
- General Commercial
- Commercial Highway
- Office and Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 3
- Residential Single-Family - 4
- Parcels_June2026
- Subject Property

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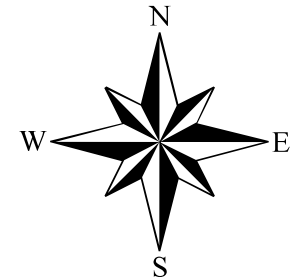
City of Northport Planning Commission

Preliminary Plat, Conditional Use & Rezoning Request

Future Land Use

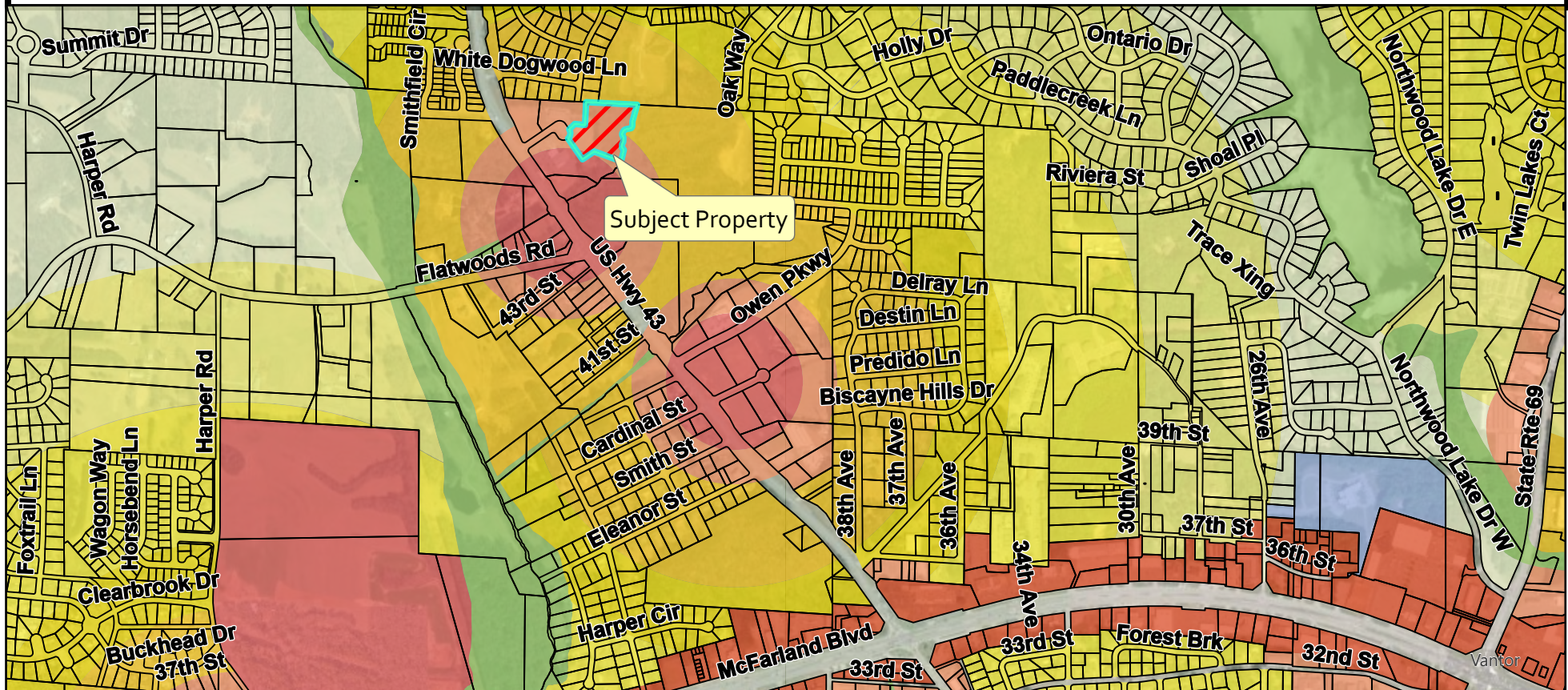
- Conservation
- Conservation Floodway
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential

- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Institutional
- Utilities
- Parcels_June2026
- Subject Property



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Scale: 1,500 3,000 6,000 Feet



Subject property
as seen from
Station Circle
looking east.



City of Northport
Planning and Zoning Commission –July 14, 2026
Staff Report

Case: S-26-21 Resurvey of Lots 1-13 Bridge & East Columbus Street

Applicant: Sentell Engineering

Location: South of 700 Bridge Avenue

Request: Preliminary Plat

This is a rehearing of case S-26-15 from the May 12, 2026 PZC meeting. This plat was approved as shown in that case, with the exception that a waiver for sidewalks has now been added.

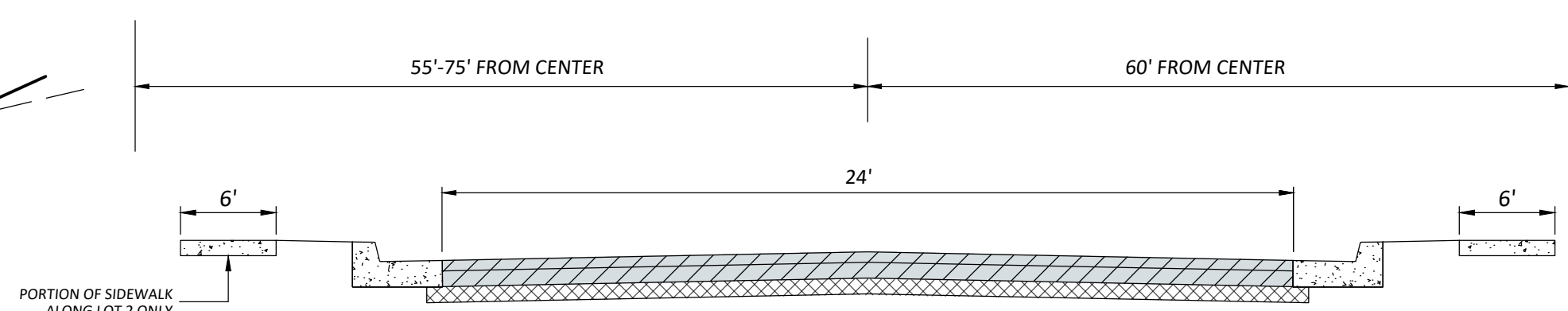
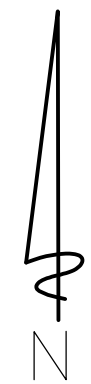
Sentell Engineering is requesting preliminary plat approval for approximately 2 acres for the property located south of 700 Bridge Avenue. The property is currently portions of 13 lots and vacated city right-of-way, and the requested subdivision would divide the property into 2 lots.

The following waivers are requested with this plat:

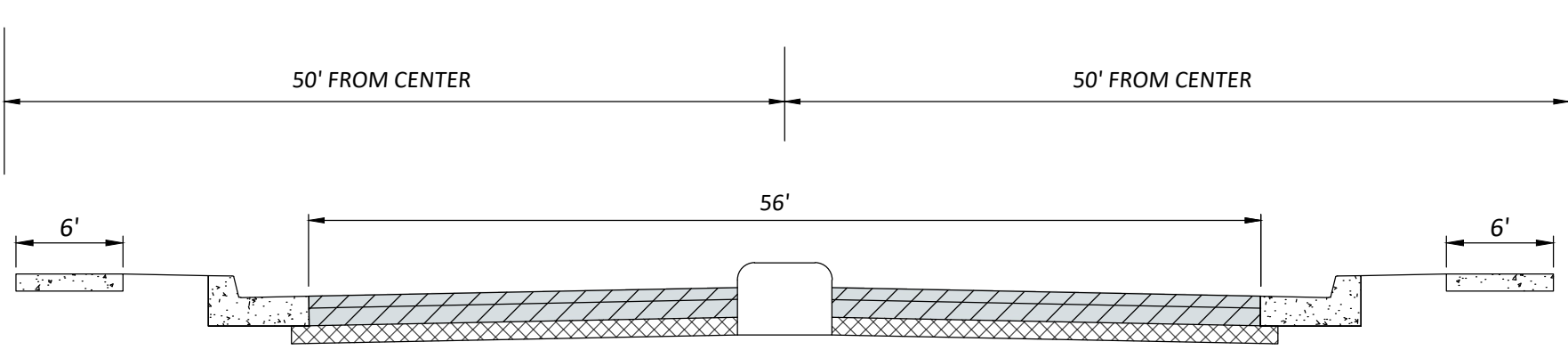
- **Sidewalks** -A waiver has been requested for sidewalk construction on lot 1 and a portion of lot 2. Sidewalks along Bridge Avenue are included in the City's comprehensive plan. There are existing sidewalks on 5th Street and along a portion of Bridge Avenue in lot 2. The petitioner requests to construct sidewalks at the time of property development in lieu of constructing them prior to final plat as required by the subdivision regulations. If the Commission grants this waiver, it is recommended that the requirement to construct the sidewalks at the time of development be included in the motion.

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

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



BRIDGE AVE



5TH STREET

NOTES:

1. OWNER/ DEVELOPER: GREEN ACRES CAPITAL LLC
PO BOX 510
VERNON, AL 35592
2. SOURCE OF TITLE: D.B. 2024, PG. 20341
3. TOTAL ACRES OWNED/DEVELOPED: 2.00 ACRES.
4. WAIVERS REQUESTED: ADDITIONAL SIDEWALKS
5. THE PROPERTY IS LOCATED WITHIN THE CITY LIMITS AND IS ZONED SUBURBAN MIXED-USE (SMX), SETBACKS ARE AS LISTED.
FRONT SETBACKS: 15'
SIDE SETBACKS: 10'
REAR SETBACKS: 5'
6. THE PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY. LISTED AS ZONE X ON PANEL NUMBER 01125C0502F EFFECTIVE DATE: 8/26/2007.
7. THE NORTH ARROW AND BEARINGS SHOWN ARE BASED ON GRID NORTH.
8. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CITY SEWER AND WATER
9. ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC UTILITIES, SANITARY SEWERS, STORM SEWERS, AND STORM DITCHES, AND MAY BE USED FOR SUCH PURPOSES TO SERVE PROPERTY BOTH WITHIN AND WITHOUT THIS SUBDIVISION. NO PRIVATE UTILITY, INCLUDING PRIVATE SANITARY SEWER LINES, THAT RUN ALONG THE PUBLIC UTILITY EASEMENT SHALL BE INSTALLED WITHIN THE PUBLIC UTILITY EASEMENT, BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE PLACED WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT THE CONVENIENCE OF THE CITY OR COUNTY.
10. JOINT DRIVE EASEMENT REQUIRED AT NORTH END OF LOT 1 FOR BOTH LOTS. FOR ACCESS TO 5TH STREET AN ALDOT PERMIT WILL BE REQUIRED.

GREEN ACRES CAPITAL LLC
PO BOX 510
VERNON, AL 35592

D.B. 2024, PG. 20341

2.00 ACRES±.

ADDITIONAL SIDEWALKS

TIGER MANAGEMENT LLC
PO BOX 1169
VERNON, AL 35592

NO.	DATE:	DESCRIPTION:
DRAWN :	CGS	
CHECKED :	GLS	
DATE :	04/2026	
JOB NO :	26-094	
SHEET :		

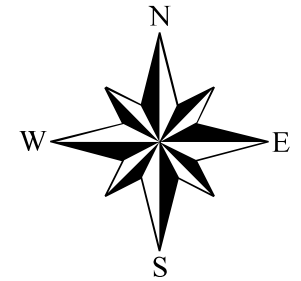
City of Northport Planning Commission

Preliminary Plat

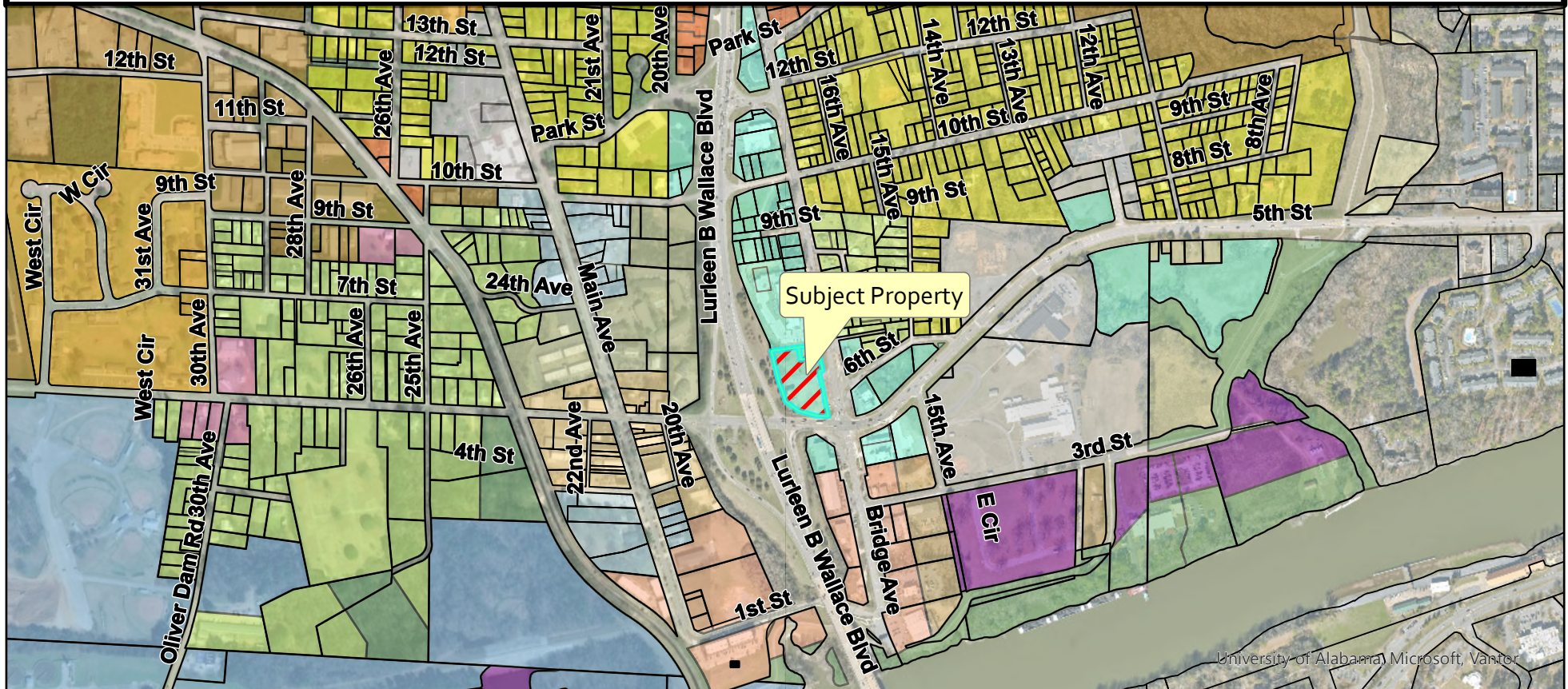
Zoning

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

0 1,000 2,000 4,000 Feet



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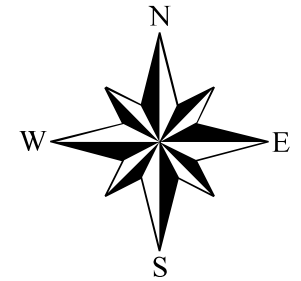
City of Northport Planning Commission

Preliminary Plat

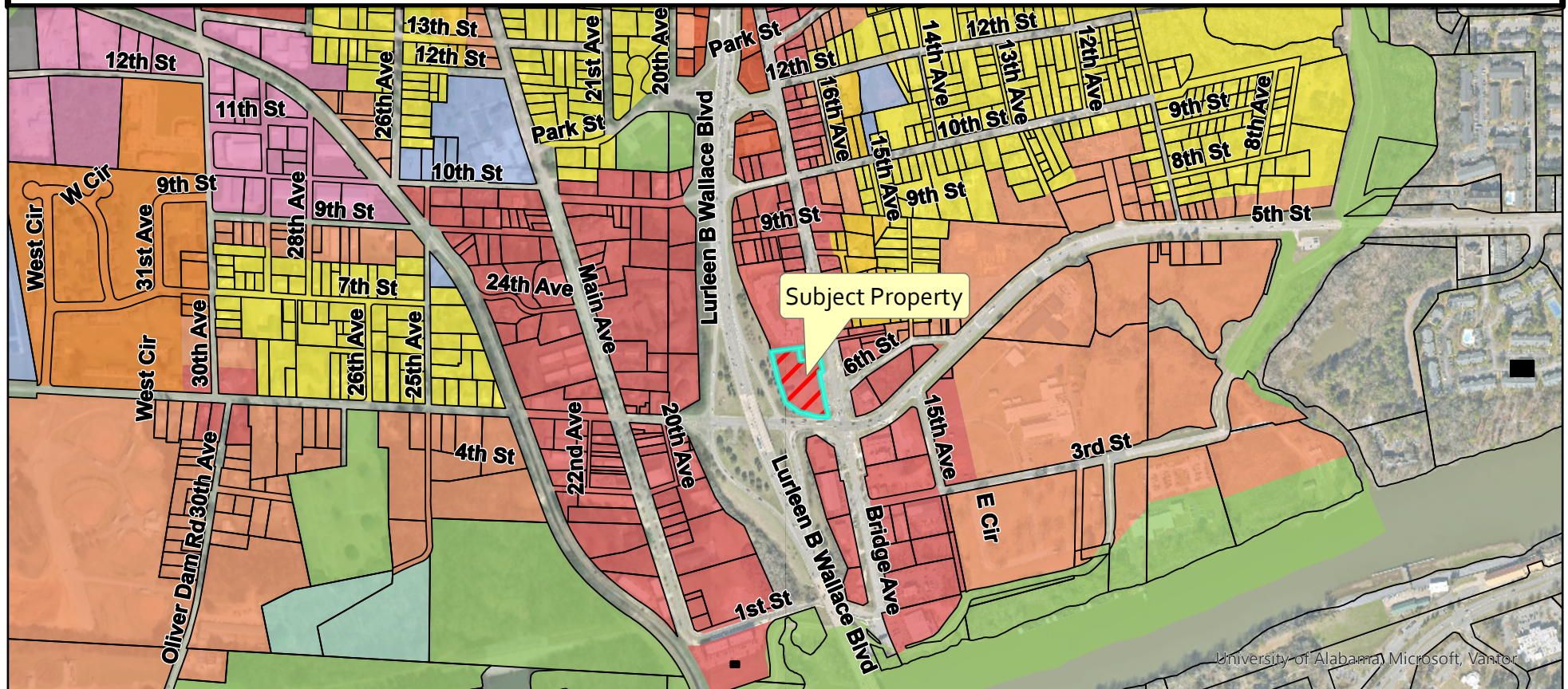
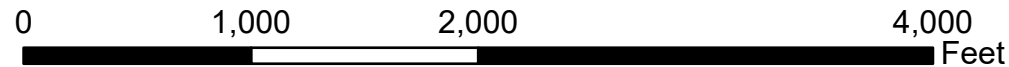
Future Land Use

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

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



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University of Alabama Microsoft, Vantor

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



City of Northport
Planning and Zoning Commission – July 14, 2026
Staff Report

Case: S-26-22 Northwood Gardens Phase 4A

Applicant: Longleaf Engineering

Location: South end of Northwood Gardens Drive

Request: Preliminary Plat

Longleaf Engineering is requesting preliminary plat approval for approximately 3.97 acres located at the south end of Northwood Gardens Drive. The master plan was previously amended in June of 2026. The proposed preliminary plat matches the layout shown on the approved master plan.

The following waiver is requested with this plat:

- **Access** – The subdivision regulations require that all lots have access to a publicly maintained street. A waiver has been requested for public street access for lots DP1 and LS1. The master plan shows public street access for these lots upon completion of future phases of the neighborhood, however, these lots would initially be accessed via easement.

The petitioner needs to provide a maintenance agreement or HOA documents showing how the access easement and pond will be maintained.

The future land use plan contained within Northport Compass depicts this property as “High Density Residential”. The proposed development does 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.

NORTHWOOD GARDENS
PHASE 4A
PRELIMINARY PLAT

Section 5, Township 21 South, Range 10 W
Parcel ID: 63 31 03 05 1 001 002.000 &
63 31 03 05 1 001 001.000
Total Site Area: +/- 17.34 Acres
Total Existing Lots: 2 Lots
Total Proposed Lots: 3 Lots

Owner: NWG LLC
1312 Greensboro Ave
Tuscaloosa, AL 35401

SD Zoning District Requirements:

Min Lot Area:	4,000 SF
Min Lot Width:	50'
Max Structure Height:	3 stories
Max Residential Density:	9 du per gross acre
Min Common Open Space	20%
Setbacks:	
Front/Street:	20'
Sides:	7' & 7'
Rear:	25'

Surveyor: Lonnie J. "Jamie" Autery
PLS AL Reg No. 26279
3531 18th Avenue NE
Tuscaloosa, AL 35406

Requested Waivers: Public Street Access for Lot L51

Requested Variances: None

NOTES

- Current Zoning: SD (Special District). No zoning change requested.
- Sanitary sewer and water services to be provided by City of Northport.
- No portion of the site lies within a 100-year flood plain (FIRM Map 01125C0338G (1/16/2014)).
- A 20' utility easement and a 30' easement for ingress and egress is to be dedicated as part of Phase 4A.
- Lot L51 is to be deeded to the City of Northport.

NOT PART OF
SUBDIVISION

NORTHWOOD GARDENS PHASE
THREE
P.B. 2018, P. 138

NOT PART OF
SUBDIVISION



RESURVEY OF
NORTHWOOD ESTATES
FIRST SECTION
P.B. 1997, P. 47-48

NOT PART OF
SUBDIVISION

NOT PART OF
SUBDIVISION

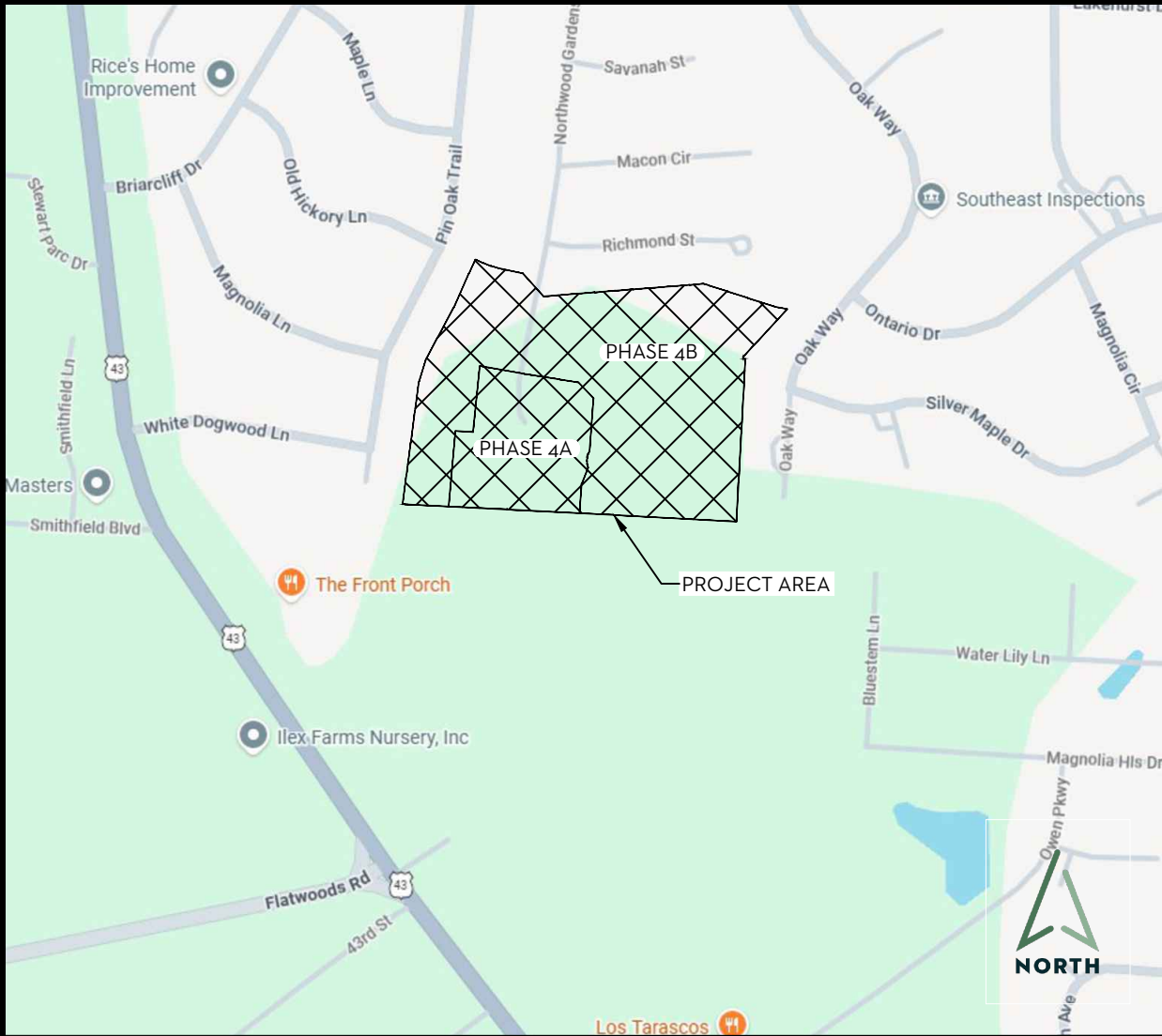
BRIARCLIFF NO. 1
SUBDIVISION
P.B. 12, P. 108

NORTHWOOD ESTATES
FOURTH SECTION
P.B. 2007, P. 14

NORTHWOOD GARDENS
PHASE 4A

NORTHWOOD GARDENS
FUTURE PHASE 4B

LEGEND	
--- 180 ---	Existing 2' Contours
---	Subdivision Boundary
---	Development Boundary
---	Adjacent Property Lines
---	Proposed Lot Line
---	Proposed Setback Line
---	Existing Water Main
---	Existing Sanitary Sewer
---	Proposed Water Main
---	Proposed Sanitary Sewer
---	Existing Right-of-Way
---	Existing Gas Main
---	Easement
---	36" RCP
---	36" RCP
---	Existing/Proposed Sidewalk
---	Existing/Proposed Asphalt
---	Existing/Proposed Fire Hydrant
---	Proposed Inlet/Junction
---	Existing Inlet/Junction
---	Proposed Step Sign
---	Proposed/Existing Sanitary Sewer Manhole



THE RESURVEY OF LOT 1R
OF THE RESURVEY OF NORTHPORT
STATION PH 1 & UNPLATTED LAND
P.B. 2025, P. 128

NORTHPORT STATION 1
RES SUBDIVISION
P.B. 2019, P. 97

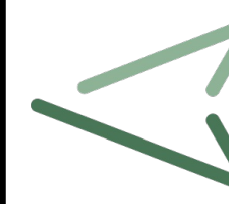
NOT PART OF
SUBDIVISION

PRELIMINARY PLAT

NORTHWOOD GARDENS: PHASE 4A
NORTHWOOD GARDENS DRIVE
NORTHPORT, ALABAMA

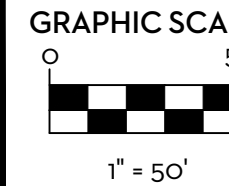
1927 7th Street
Tuscaloosa, Alabama 35401
Phone (205) 345-5646

LONGLEAF
ENGINEERING



Rev	Date	Description
1	6/20/2026	Revised per City Staff Comments

Drawn By: RAD
Checked By: PJC
Date: 6/15/2026
File: Northwood Gardens WP Rev and Plat.dwg



SHEET
1 OF 1

City of Northport Planning Commission

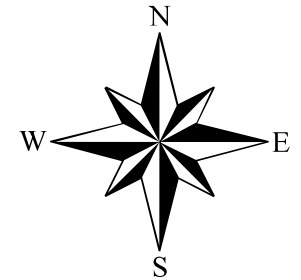
Preliminary Plat

Zoning

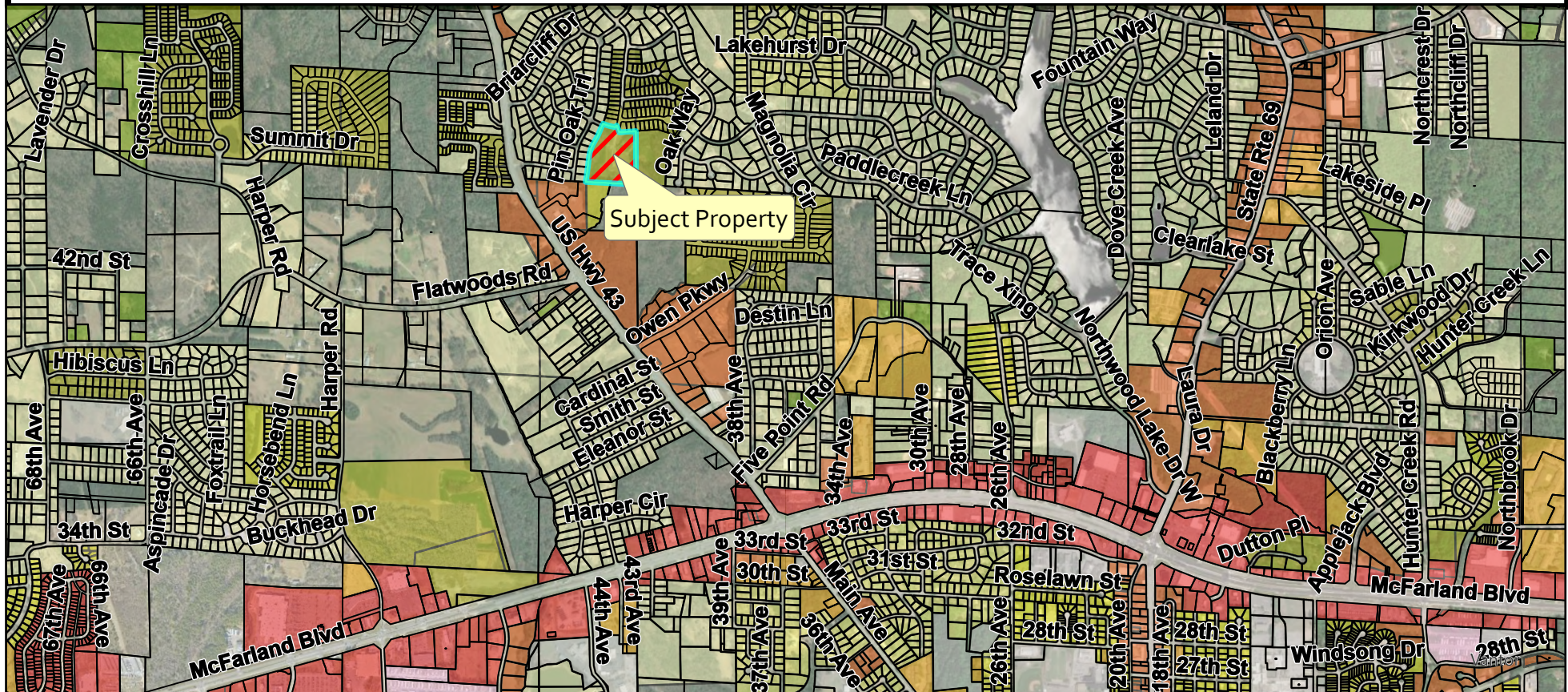
-  Agriculture
-  Neighborhood Commercial
-  General Commercial
-  Commercial Highway
-  Mobile Home Park
-  Office and Institutional

-  Residential Multi-Family
-  Special District
-  Residential Single-Family - 1
-  Residential Single-Family - 2
-  Residential Single-Family - 3
-  Residential Single-Family - 4
-  Parcels_June2026
-  Subject Property

0 2,500 5,000 10,000 Feet



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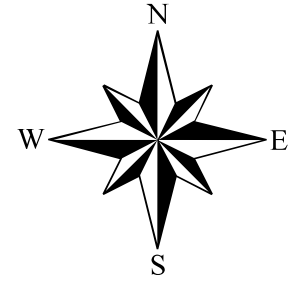


City of Northport Planning Commission

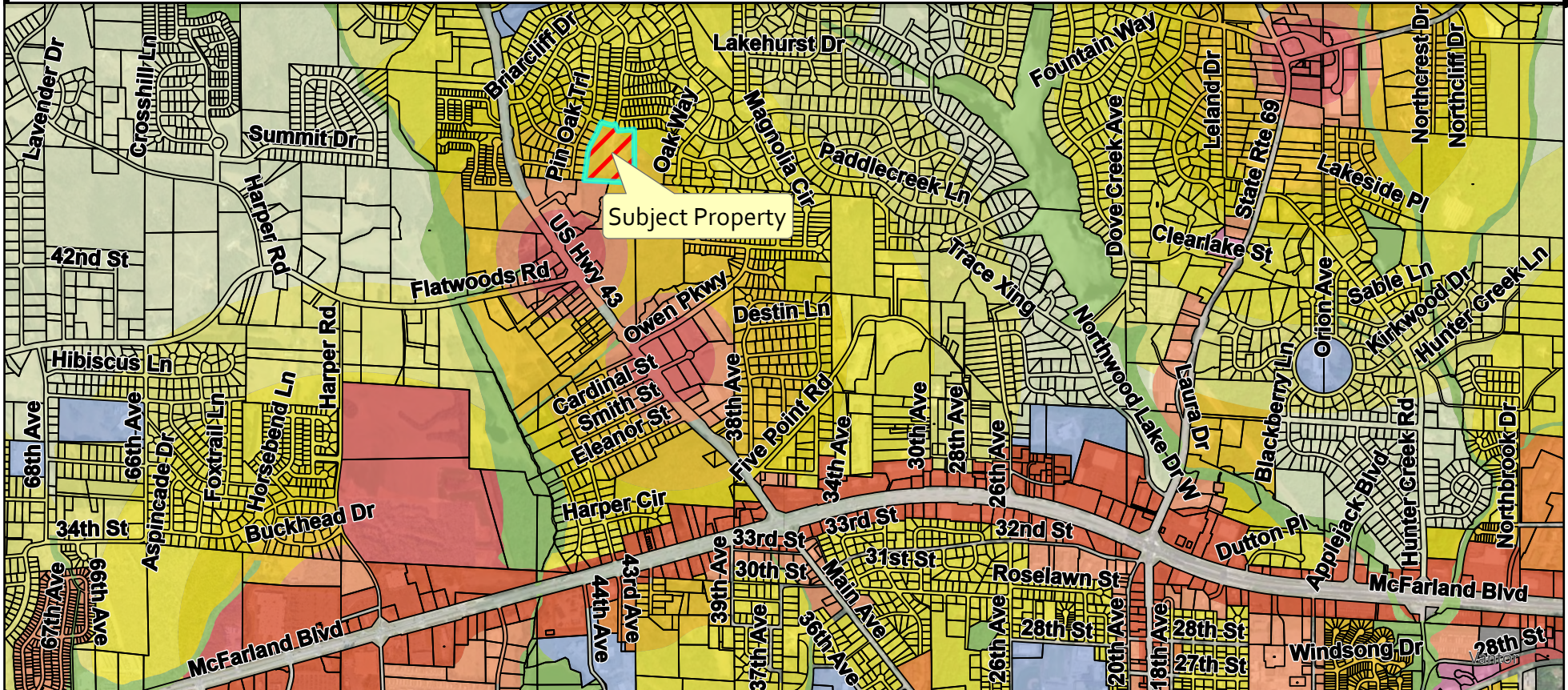
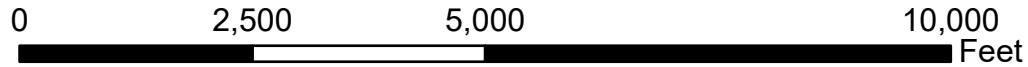
Preliminary Plat

Future Land Use

- | | | | |
|--|--------------------------|---|----------------------------------|
|  | Conservation |  | Medium Density Residential |
|  | Conservation Floodway |  | Medium to Low Density Transition |
|  | Commercial Mix |  | Low Density Residential |
|  | General Mixed-Use |  | Office-Trades Mix |
|  | Limited Mixed-Use |  | Institutional |
|  | Multifamily Residential |  | Utilities |
|  | High Density Residential |  | Parcels_June2026 |
| | |  | Subject Property |



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Subject property as
seen from Northwood
Gardens Drive looking
South.

