

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, AUGUST 11, 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. July 14, 2026
- 5. VERIFICATION OF NO CONFLICT OF INTEREST**
- 6. VERIFICATION OF PROPER NOTIFICATION**
- 7. DISCLOSURE OF EX PARTE COMMUNICATION**
- 8. OLD BUSINESS**
 - A. **S-26-14 Oak Hollow** - TTL, Inc is requesting preliminary plat approval of approximately 14 acres located north of Mitt Lary Road and east of Pine Hill Road.
 - B. **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 UNTIL SEPTEMBER. NO ACTION NEEDED.**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **ANX-26-3 Barnes Settlement Road** - Herndon, Hicks and Associates is requesting annexation of 10.77 acres located directly west of 320 Boyer Walker Road.
 - B. **SP-26-5 Park West Office Warehouse** - Duncan, Coker and Associates is requesting conditional use approval for an Office Warehouse in a General Commercial (C-3) Zone located directly south of 4705 McFarland Boulevard.
 - C. **S-26-23 Elmore Addition to Knollwood** - Montgomery and Hinkle, Inc. is requesting preliminary plat approval for approximately 8 acres located at 11648 and 11660 Knollwood Road.
 - D. **S-26-24 Nixon Addition to Knollwood** - Montgomery and Hinkle, Inc. is requesting preliminary plat approval for approximately 2.12 acres located directly north of 13777 Frank Lary Road.

- E. **AMD-26-4 City of Northport** - The City of Northport proposes amendments to the Zoning Ordinance. **CONTINUED UNTIL SEPTEMBER MEETING. NO ACTION REQUIRED.**

10. COMMITTEE REPORTS

11. OTHER AND MISCELLANEOUS BUSINESS

12. ADJOURNMENT

Northport Planning and Zoning Commission Meeting Procedures

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



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

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, July 14, 2026, in the City Council Chambers at Northport City Hall.

The meeting was called to order by Vice Chairman Clay Randolph. Upon roll call the following members were found to be present: Mr. Brian Chandler, Ms. Tracy Kelly, Mr. David Kemp, Mr. Clay Randolph, Mr. Kevin Turner and Mr. Jason Ward. Absent and failed to vote: Ms. Jamie Dykes, Mrs. Tracy Kelly, and Mr. Roland Lewis. Staff present were 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.

Vice Chairman Clay Randolph introduced the board members and staff members to the public.

Information on Back of Agenda – Vice Chairman Clay Randolph explained the meeting procedures on the back of the agenda.

Approval of the Minutes of Previous Meeting(s) – **Motion by Mr. Turner** 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. **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

- 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.**

Ms. Mullins stated that 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.

Robby Waldrop, 850 Union Chapel Road #7, spoke at the podium. He stated that they still have a couple of things that are up in the air, so they wanted to continue to the August meeting.

Vice Chairman Randolph opened the floor for a public hearing.

With no one to appear before the board, Vice Chairman Randolph closed the floor for a public hearing.

Motion by Mr. Randolph to continue case S-26-19, 3rd Street Townhomes to the August meeting. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mr. Kemp – Yes; Mr. Randolph – Yes; and Mr. Ward - Yes. **Motion Carried.**

B. **S-26-20 The Station** – Longleaf Engineering is requesting preliminary plat approval for approximately 4.76 acres located east of 4550 Station Circle.

Ms. Mullins stated that 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 and landscaping. 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. 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).

Mr. Turner wanted to double check that the whole area is currently zoned C-3 and RS-4 and the applicant is wanting to rezone it to C-2. Mr. Patten stated that was correct.

Brock Corder, 1307 25th Avenue, spoke at the podium. He stated that he is representing TBG Homes, they have developed two similar products in Northport. He stated that Northport is somewhere that people want to live and they are glad they are able to provide various options for that. He stated that this product is 38 units and

they are providing some amenity space for the residents (pickle ball court and dog park), they do have pretty significant topography on this site which does lend to some good buffers that will remain for the residential properties that are to the north in Briarcliff.

Mr. Turner asked if they had any idea of the timing between phase 1 and phase 2. Mr. Corder stated they would like to roll directly into phase 2 as soon as phase 1 is full. Mr. Turner also asked in regard to the amenities when they would start on the amenities. Mr. Corder stated they would want to roll into it immediately as soon as phase 1 is full. Mr. Turner asked if the other two developments were successful. Mr. Corder stated that they are really pleased with the occupancy, The Square at Canetuck has been 100% and The Square at Millcreek the first phase is over half full and they have started phase 2 on that project. Mr. Randolph asked how many units each of those projects had. Mr. Corder stated that Square at Canetuck was 51 and Square at Millcreek was 41. Mr. Turner asked for 38 units what would be the bedroom count. Mr. Corder stated they have 1 bedroom, 2 bedroom and 3 bedroom units, they have been averaging the 2 bedroom units, that would be right around 76 bedrooms. Mr. Turner stated that on the condition on Mill Creek they capped it at 76 bedrooms as part of the condition. Mr. Corder stated that they have to meet the parking requirements and they have a little flexibility. Mr. Turner asked about building materials if the thought was similar to Millcreek. Mr. Corder stated that it would be brick and hardy board siding. Mr. Turner asked Mr. Patten if that met special corridor building requirements. Mr. Patten stated that it did meet the requirements. Mr. Turner asked if there was a reason lot 3A was not being developed yet. Mr. Corder stated that the current owners want to keep that for the future for additional parking for their retail use. Mr. Chandler asked about the open space calculation percentage that doesn't include the parking lots, detention ponds and things like that. Mr. Sims stated that in the lower right-hand corner is a breakdown of the open space percentages. Mr. Patten stated that the comment in the staff report regarding the improved open space included the detention pond, it does appear to have the required 20% of open space but that the calculations do not make it clear exactly what percentage is provided. Mr. Randolph asked what the plan was for the other grassy areas. Mr. Sims stated that a lot of the topography on the north side will be grass, then he is sure some of the areas around the building will be sod. Mr. Corder stated that is some areas of the back yard where the fencing blocks the sunlight they have been mulching those areas or putting gravel because it is easier to maintain, they talked with planning about that in the past and mulch has been acceptable in the past. Mr. Randolph asked if it was pine straw. Mr. Corder stated that they have done pine straw over rock before to help with drainage but they do not have to do the rock, they are very small areas, probably 5x5 or 6x6, this would be at the rear of the units. Mr. Randolph asked if they were going to mulch the whole backyard. Mr. Corder stated it would not be the whole back yard just typically where they have drainage concerns. Mr. Randolph asked what kind of stone is used. Mr. Corder stated it was usually a 57 stone. Mr. Turner asked if there will be fences along the rear of all of these. Mr. Corder stated not along that creek, but they do divider fences in between each unit, there will be fences behind the other units. Mr. Turner confirmed that fences are allowed in this zoning. Mr. Patten stated that was correct. Mr. Corder stated they will be using a chain link around the pickleball court and dog park.

Vice Chairman Randolph opened the floor for a public hearing.

With no one to appear before the board, Vice Chairman Randolph closed the floor for a public hearing.

Motion by Mr. Randolph to approve the preliminary plat for approximately 4.76 acres located east of 4550 Station Circle. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mr. Kemp – Yes; and Mr. Ward - Yes. **Motion Carried.**

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

Motion by Mr. Randolph to approve the request for rezoning for approximately 4.76 acres from General Commercial (C-3) and Residential Single-Family (RS-4) to Neighborhood Commercial (C-2) for the property located east of 4550 Station Circle. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mr. Kemp – Yes; and Mr. Ward - Yes. **Motion Carried.**

SP-26-4 The Station – Longleaf Engineering requests conditional use approval for Multifamily Dwellings in a Neighborhood Commercial (C-2) zone for the property located east of 4550 Station Circle.

Motion by Mr. Randolph to approve the conditional use for Multifamily Dwellings in a Neighborhood Commercial zone (C-2) for the property located east of 4550 Station Circle with the conditions of all disturbed areas not occupied by buildings, sidewalks and hard surfaces should have permanent vegetation, all exterior building materials shall meet the standards for special corridors, the development shall be limited to 76 bedrooms. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mr. Kemp – Yes; and Mr. Ward - Yes. **Motion Carried.**

D. **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.

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

Chris Sentell, 639 Black Bears Way, spoke at the podium. He stated that they would just like to construct the sidewalk at the time of construction, so it does not have to be torn out. Mr. Sentell stated that lot 2 is for a future build and lot 1 is where the restaurant is going.

Vice Chairman Randolph opened the floor for a public hearing.

With no one to appear before the board, Vice Chairman Randolph closed the floor for a public hearing.

Mr. Randolph stated that he understands that this sidewalk waiver is not a complete waiver from construction but the sidewalks will be done as the site develops and then the city will make sure they have it when doing the final inspection. Mr. Patten stated that was correct, they will make sure the sidewalk is in prior to the Certificate of Occupancy if that requirement is included in the motion. Mr. Matthews stated that we will need to see that the sidewalk is part of the construction package prior to the permit being issued.

Motion by Mr. Randolph to approve the preliminary plat for approximately 4.76 acres located at 5th and

Bridge Avenue including the requested waiver for sidewalks prior to final plat approval subject to the condition that all required sidewalks be constructed as part of the development and be completed prior to issuance of the Certificate of Occupancy. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mr. Kemp – Yes; and Mr. Ward - Yes. **Motion Carried.**

- E. **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.

Ms. Mullins stated that 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 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.

Mr. Turner asked Mr. Matthews if he would cover what would be required before the final plat as far as any maintenance agreements, etc. Mr. Matthews stated that they would have to have a maintenance agreement approved by the City Engineer and City Attorney, we have received the current homeowners association documents that does not include the maintenance of the pond, it is his understanding that there are documents that the homeowners association has accepted they will be responsible for the pond and those documents will be required prior to the final plat being approved. He stated that the only thing that is not addressed is the access road that goes between the detention pond and the currently platted phase, it would be covered by the maintenance agreement.

Tom Sims, 1927 7th Street, spoke at the podium. He stated that this is just to formalize the subdivision for the three lots. He stated that this would address the easement that Mr. Matthews was referring to.

Vice Chairman Randolph opened the floor for a public hearing.

Jeff Champion, 4121 Richmond Street, spoke at the podium. He stated that he was concerned about someone keeping the detention pond nice and clean.

Harvey Wilson, 4906 Northwood Gardens Drive, spoke at the podium. He stated that he was concerned about traffic.

Vice Chairman Randolph closed the floor for a public hearing.

Motion by Mr. Randolph to approve the preliminary plat for approximately 3.97 acres the south end of Northwood Gardens Drive. **Seconded by Mr. Turner.** Mr. Randolph – Yes; Mr. Turner – Yes; Mr. Chandler – Yes; Mr. Houston – Yes; Mr. Kemp – Yes; and Mr. Ward - Yes. **Motion Carried.**

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

ADJOURNMENT – Motion by Mr. Randolph. Seconded by Mr. Kemp.

Meeting was adjourned at 6:52 PM.

ATTEST:

Clay Randolph, Vice Chairman

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – August 11, 2026
Staff Report

Case: S-26-14 Oak Hollow

Applicant: TTL, Inc.

Location: North of Mitt Lary Road and east of Pine Hill Road

Request: Preliminary Plat

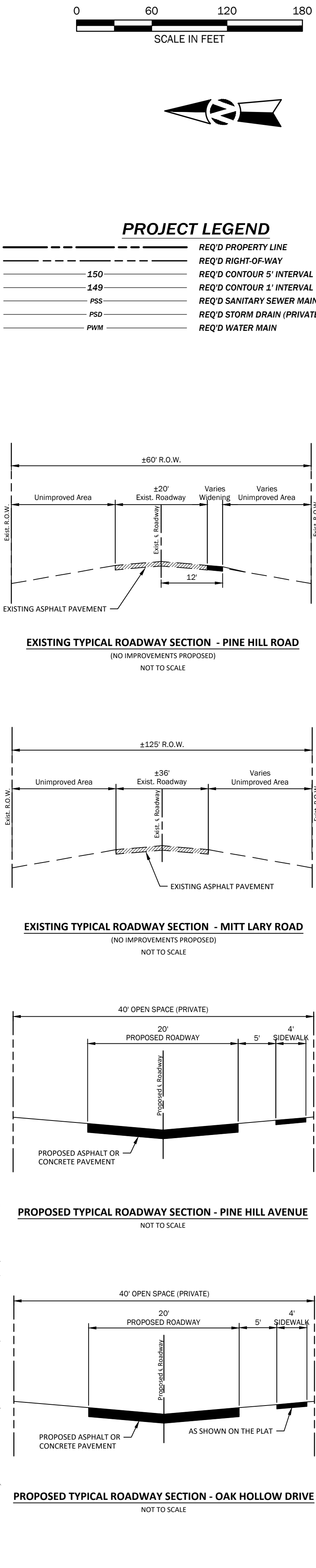
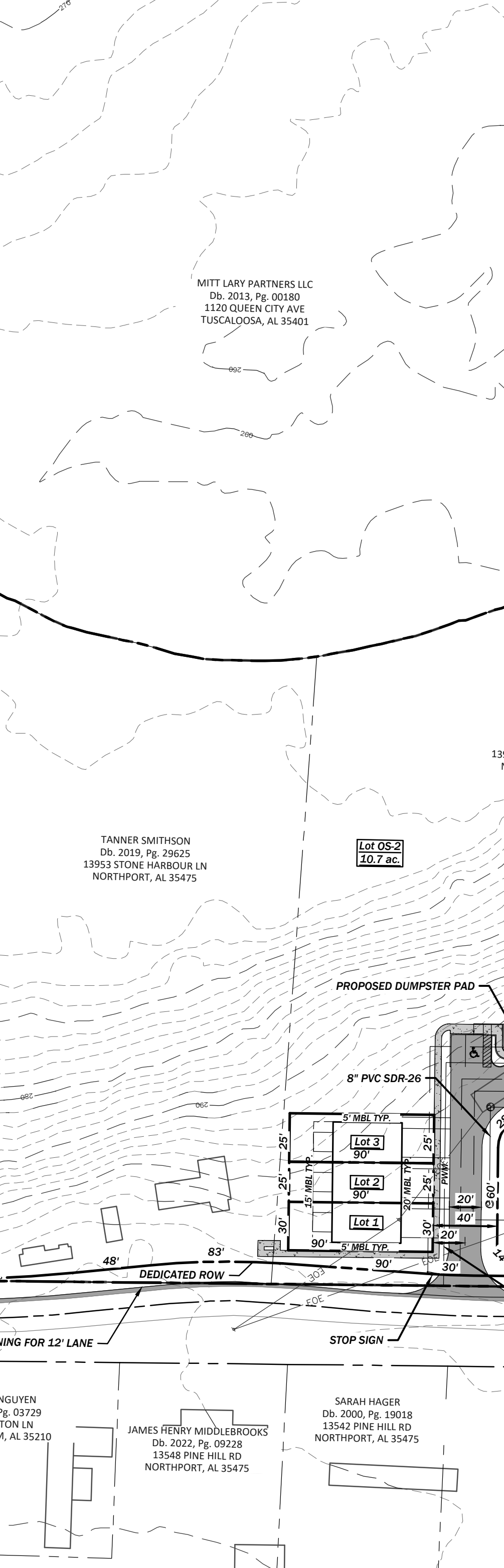
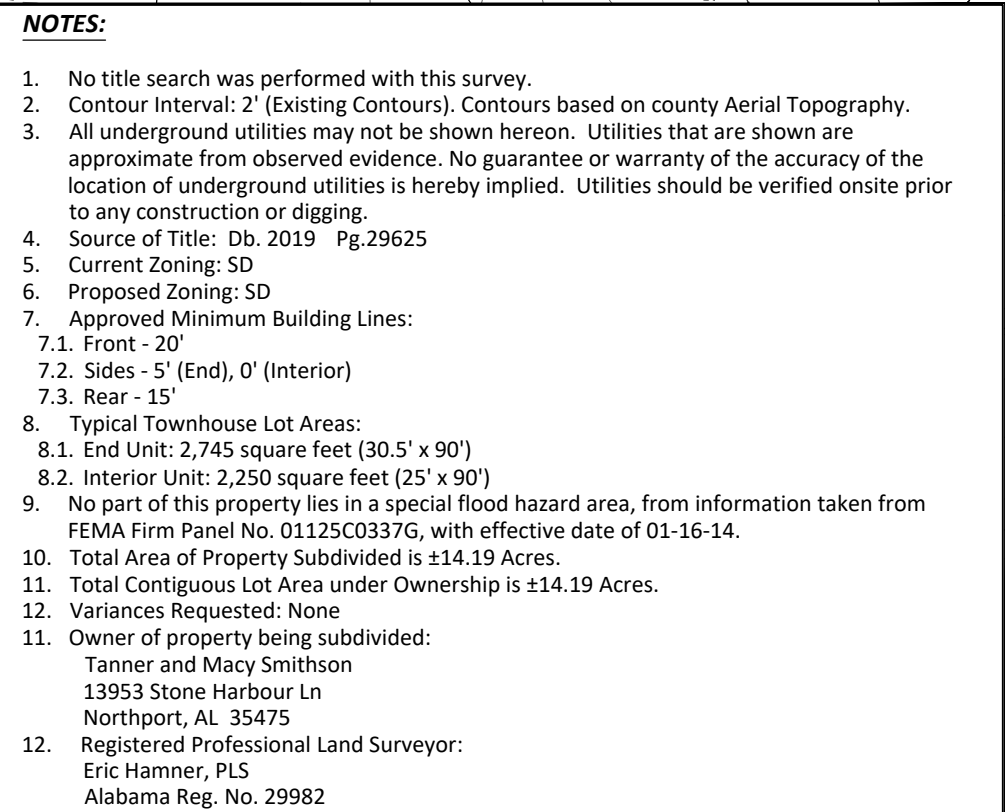
TTL, Inc. Is requesting preliminary plat approval for approximately 1.9 acres located north of Mitt Lary Road and east of Pine Hill Road. The property is currently divided into 4 parcels. The proposed plat would establish 35 Townhome lots, 1 commercial lot, and 2 open space lots.

Special District zoning, along with the Special District Plan, was approved by the City Council for this property in July of 2026. The approved special district plan included waivers for sidewalks and half street improvements. The plat conforms to the approved special district plan, so no waivers need to be approved by the Commission.

Regarding plats for Special Districts, the Subdivision Regulations state the following:
“Subdivisions within a Special District must be designed in accordance with all subdivision regulations unless otherwise shown on an approved Special District Plan. Any plat matching an approved Special District Plan shall be considered a conforming plat.”

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 is not in conflict with the comprehensive plan.

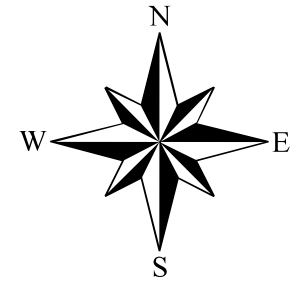
Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.



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City of Northport Planning Commission

Preliminary Plat



Zoning

Agriculture

Neighborhood Commercial

General Commercial

Office and Institutional

Special District

Residential Single-Family - 1

Residential Single-Family - 2

Residential Single-Family - 3

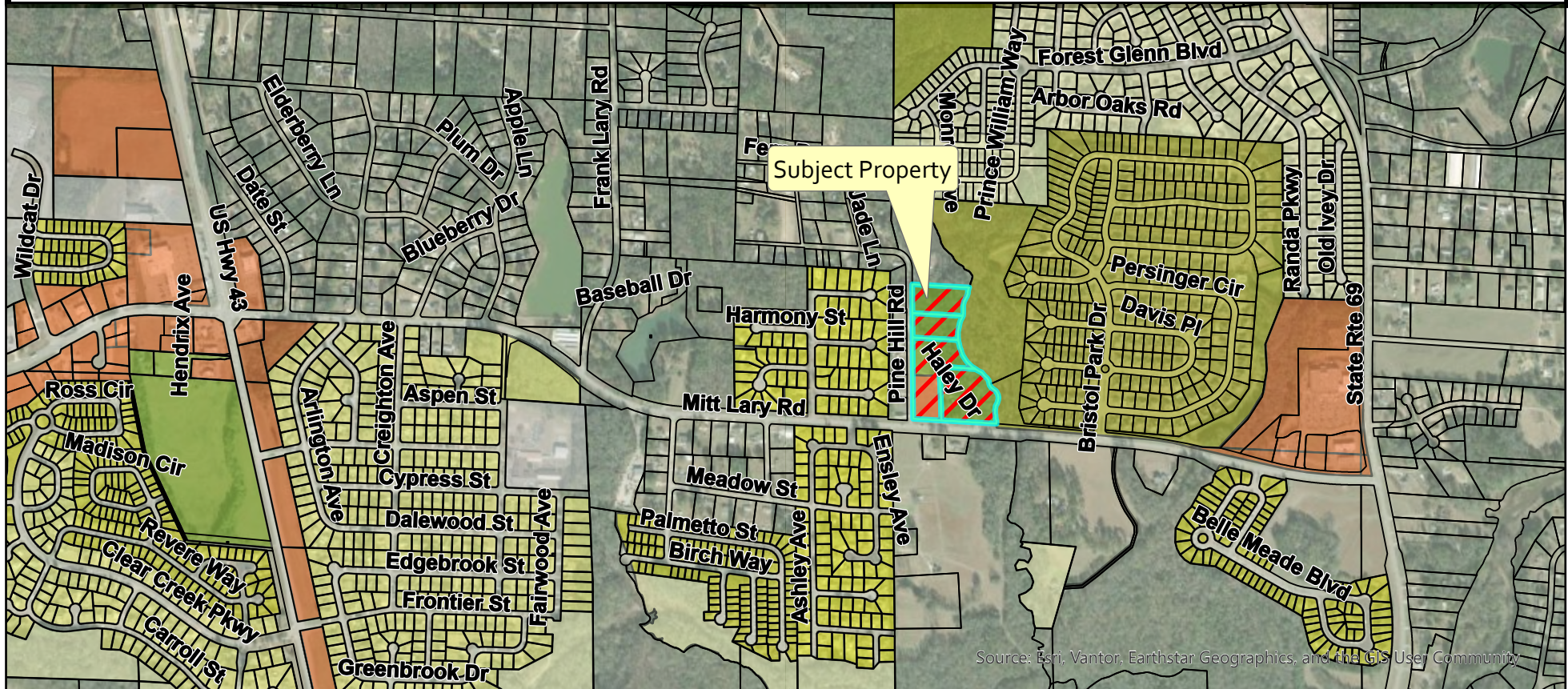
Residential Single-Family - 4

Parcels

Subject Property

0 1,500 3,000 6,000 Feet

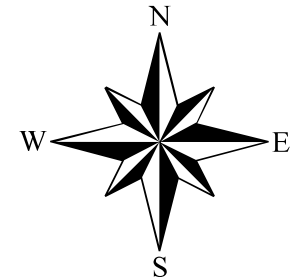
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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

City of Northport Planning Commission

Preliminary Plat

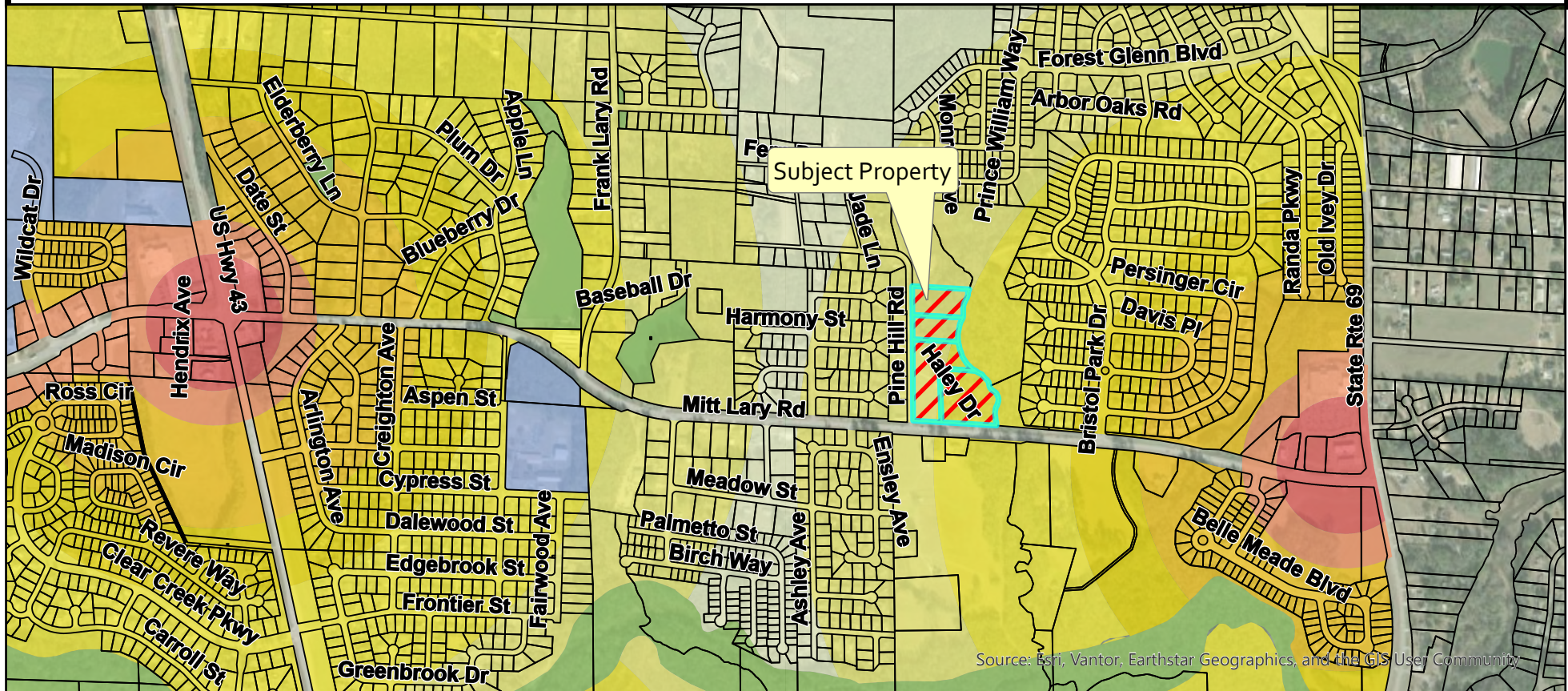
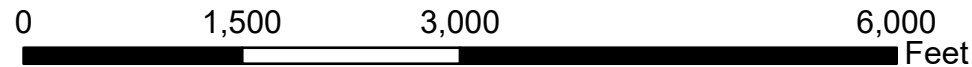


Future Land Use

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

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

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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



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

City of Northport
Planning and Zoning Commission – August 11, 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 September meeting. No action is required on this agenda item.

City of Northport
Planning and Zoning Commission – August 11, 2026
Staff Report

Case: ANX-26-3

Applicant: Herndon, Hicks and Associates

Location: West of 320 Boyer Walker Road

Request: Annexation

Herndon, Hicks and Associates is requesting annexation of approximately 10.77 acres located directly west of 320 Boyer Walker Road. The reason for this request is to obtain city services, which require annexation when possible. The zoning designation associated with this annexation request is Residential Single-Family (RS-1).

This property is currently an undeveloped unincorporated lot (no zoning). It is surrounded to the west, north, and east by unincorporated single-family residences; and to the south by single family residences zoned Residential Single-Family (RS-1).

This property lies within the priority growth areas identified in the comprehensive plan. The future land use plan within Northport Compass identifies this property as Medium to Low Density Residential. The requested zoning is not in conflict with the comprehensive plan.

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

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 PERMIT PROJECT
FILE #: 26-001299
20 08 34 1 005 001.001 NORTHPORT AL
ANNEXING 3 EXISTING PARCELS INTO THE CITY



PERMIT #: ANX26-000002

Permit Type
Annexation

Subtype
Multiple Parcels/Multiple Ownership



Work Description:
Annexing 3 existing parcels into the city



Applicant
Herndon, Hicks, and Associates - Josh Herndon



Status
Under Review



PERMIT DATES

Application Date
07/13/2026

Approval Date

Issue Date:

Expiration Date:

Close Date

Last Inspection

Property Information

Additional Parcel #s
20 08 34 1 005 001.003, 20 08 34 1 005 001.000

THE FOLLOWING INFORMATION IS REQUIRED BY THE U.S. JUSTICE DEPT. AND BUREAU OF THE CENSUS.

Answers to the following questions should reflect the conditions existing on the subject property at the time of annexation.

Proposed Use of Property (if any)

Residential

GENERAL DESCRIPTION OF PROPERTY (Include Acreage, Subdivision Name, Lot Number, etc.)

Raw land. 10.77 acres

Is this property your principal residence?

No



Number of houses on subject property

0

Number of manufactured homes on subject property

0

Number of other buildings on subject property

0

Total number of buildings on subject property

0.0

Number of persons living on subject property

0

Of all persons residing on the property, how many are of voting age (18 years or older)?

0

Of all persons residing on the property, how many are:

White

0

Black

0

Hispanic

0

Asian or Pacific Islander

0

American Indian/Eskimo/Aleut

0

Other

Number of children in household

0

Ages

Submittal Documents

All metes and bounds descriptions must be supplied in a compatible electronic format (Microsoft Word).

Are you the current owner on record?

No



Deed(s) covering the entire subject property

[2011-9044.pdf](#)

[2016-23681.pdf](#)



Map or Survey

[2605-020 tbg.pdf](#)



Legal Description

[2605-020.docx](#)



Recorded Subdivision Plat or Metes and Bounds descriptions in electronic format

[2605-020.docx](#)



Petition For Annexation Signed by All Property Owners (Click To Download)

[Petition-DOA.pdf](#)



I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge.

Signature

[signature.png](#)



OFFICIAL USE ONLY

City Address Assignment

Ordinance #

Xref. Cases

Requested Zoning (If Other Than Rs-1)

Date of Planning Commission Meeting

DB 2026
P 5585

DB 1999
P 5942

DB 1998
P 9775

DB 1999
P 9250

DB 946
P 381

DB 1057
P 382

DB 2021
P 9287

DB 2025
P 8306

STATE OF ALABAMA
TUSCALOOSA COUNTY

I, David R. Herndon, a Professional Land Surveyor for the firm of Herndon, Hicks and Associates, Inc., do hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, Information and belief.

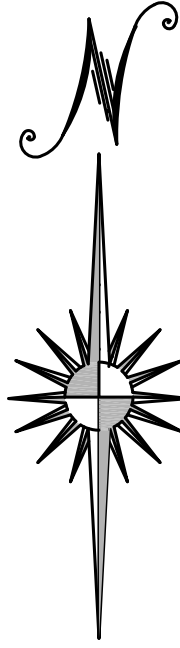
Witness my hand this the _____ day of _____, 2026.

David R. Herndon, P.L.S.
Alabama License No. 14105

LEGEND

- IRON FOUND
- 1/2" CAPPED REBAR SET (CA 0065)
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT-NOT MONUMENTED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- () RECORD DIMENSION
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- MBL MINIMUM BUILDING LINE
- UTILITY POLE W/ GUY WIRE
- UTILITY POLE
- POWER LINE
- WATER METER
- CONCRETE SURFACE
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- LIGHT POLE
- Ⓢ NAIL & WASHER SET

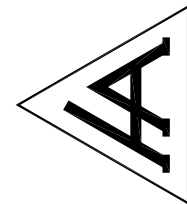
60 30 0 60 120 180
SCALE: 1" = 60'



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

2728 Lurleen Wallace Bldg. (P.O. Box 508) • Northport, AL 35476
Phone (205) 333-0003
mh@hhsurveyors.com



BOUNDARY SURVEY
PART OF THE SE 1/4 OF THE NE 1/4
SECTION 34, TOWNSHIP 20 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY ALABAMA

Source	DB 2011 P 9044
Survey Type	BOUNDARY
Surveyed By	WJN
Field Work	6/26
COGO File	2605-020.TXT
Job No.	2605-020
Date	7/9/26
ACAD File	2605-020.TBG
Drawn By	DRH/JRH
Approved By	DRH
Scale	1"=60'

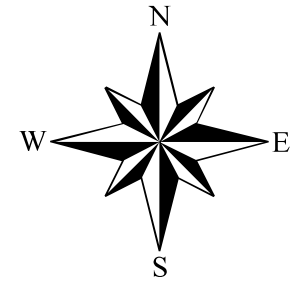
City of Northport Planning Commission

Annexation Request

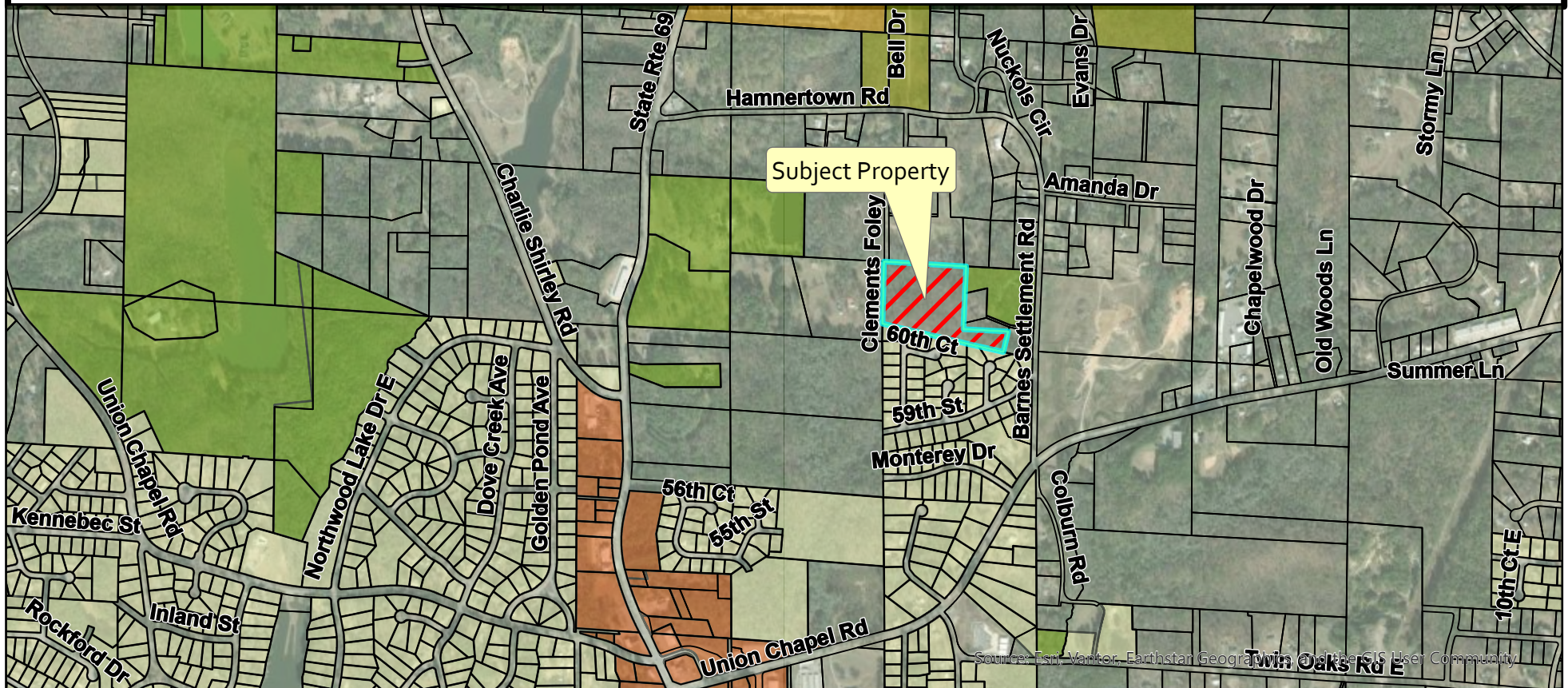
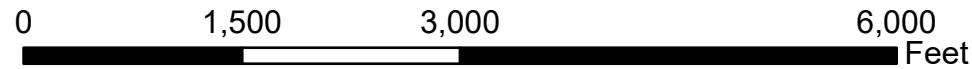
Zoning

- Agriculture
- General Commercial
- Residential Multi-Family
- Special District
- Residential Single-Family - 1

- Parcels
- Parcels selection



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Source: Esri, Vantor, Earthstar, Geogebra, and the GIS User Community

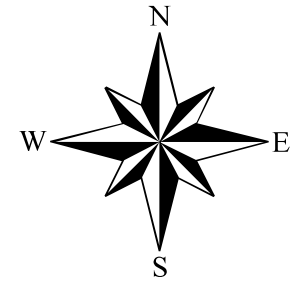
City of Northport Planning Commission

Annexation Request

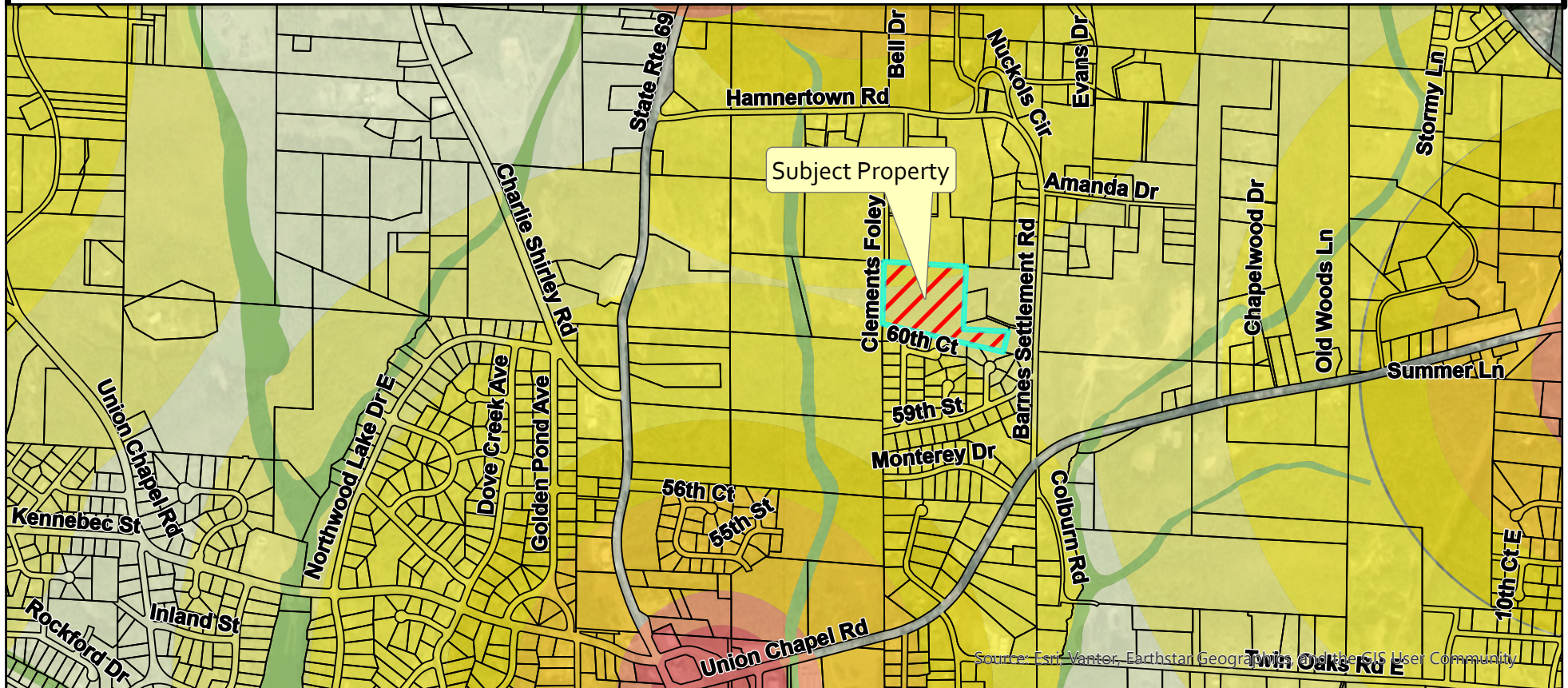
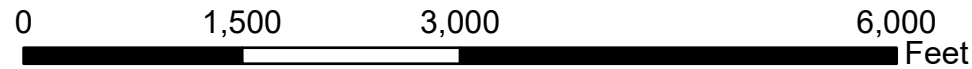
Future Land Use

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

- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Parcels
- Subject Property



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Source: Esri, Vantor, Earthstar, Geograpix, and the GIS User Community



Subject property as
seen from Barnes
Settlement Rd looking
west.

City of Northport
Planning and Zoning Commission – August 11, 2026
Staff Report

Case: SP-26-5 Park West Office Warehouse

Applicant: Duncan, Coker and Associates

Location: South of 4705 McFarland Blvd

Request: Conditional Use

Duncan, Coker and Associates is requesting conditional use approval for office warehouses in a General Commercial (C-3) zone. The proposed development contains 4 buildings with a total of 21 units.

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 developments without frontage on a special corridor, the ordinance does not specify which building materials are allowed – only that metal and vinyl siding are prohibited where visible from a public street. 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 a mix of natural materials such as wood or stone, along with options for manufactured brick or cement board.

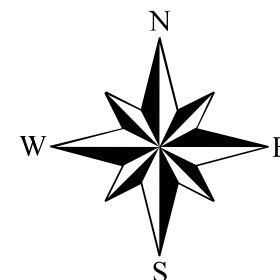
The future land use plan contained within Northport Compass depicts this property as Limited Mixed Use. This request is not in conflict with the comprehensive plan.

The site currently consists of an undeveloped lot zoned General Commercial (C-3). It is surrounded to the north by retail zoned Highway Commercial (C-6); to the east by a mobile home business zoned Highway Commercial (C-6); to the south by an undeveloped lot zoned

General Commercial (C-3); and to the west across Park West Drive by a heavy equipment rental business zoned Highway Commercial (C-6).

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

Conditional Use



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 Agriculture

Neighborhood Commercial

 General Commercial

 Commercial Highway

 Light Industrial

 Mobile Home Park

☐ Office and Institutional

 Residential Multi-Family

 Special District

 Residential Single-Family - 1

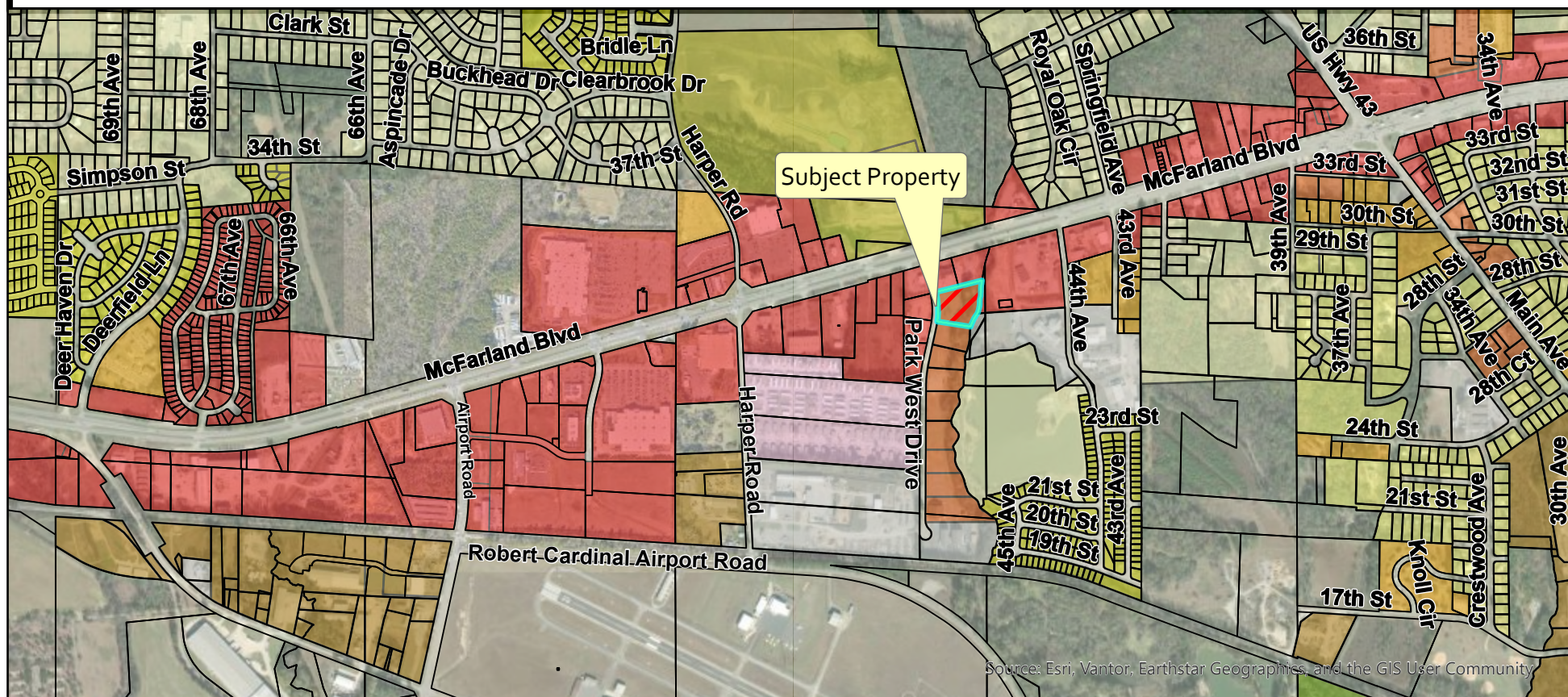
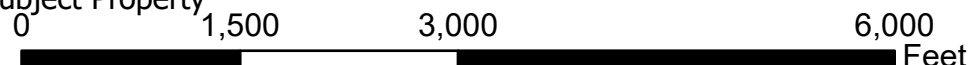
 Residential Single-Family - 2

 Residential Single-Family - 3

 Residential Single-Family - 4

☐ Parcels

 Subject Property



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

City of Northport Planning Commission

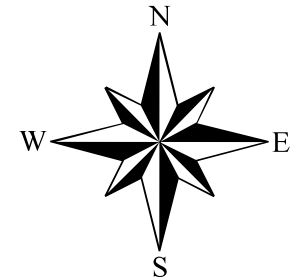
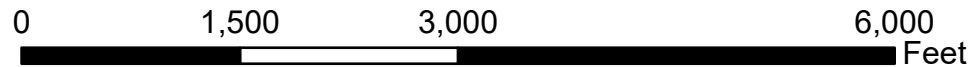
Conditional Use

Future Land Use

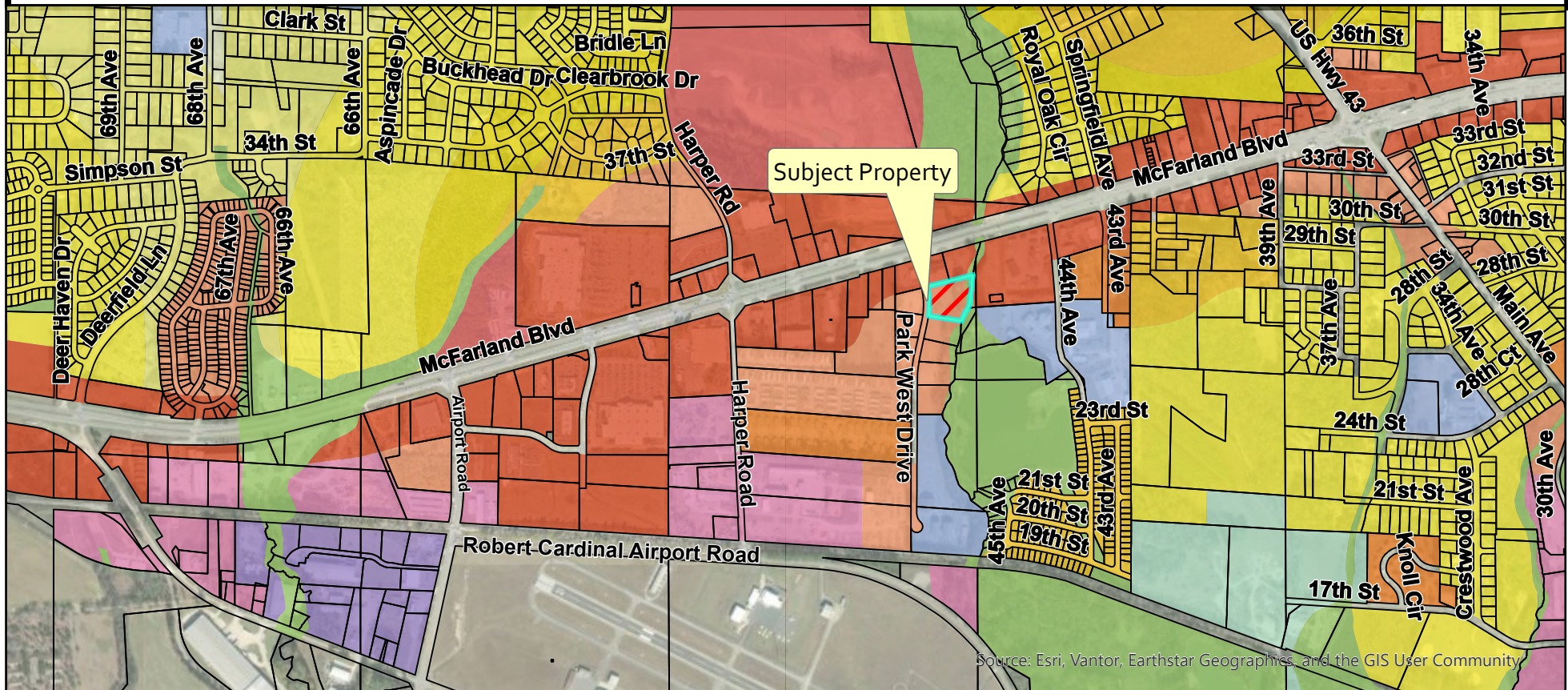
- Conservation
- Conservation Floodway
- Conservation Development
- Commercial Mix
- General Mixed-Use
- Limited Mixed-Use
- Multifamily Residential

- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Industrial
- Office-Trades Mix
- Institutional

- Utilities
- Parcels
- Subject Property



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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



Subject property as
seen from Park
West looking east.

City of Northport
Planning and Zoning Commission – August 11, 2026
Staff Report

Case: S-26-23 Elmore Addition to Knollwood

Applicant: Montgomery and Hinkle, Inc.

Location: 11648 and 11660 Knollwood Road

Request: Preliminary Plat

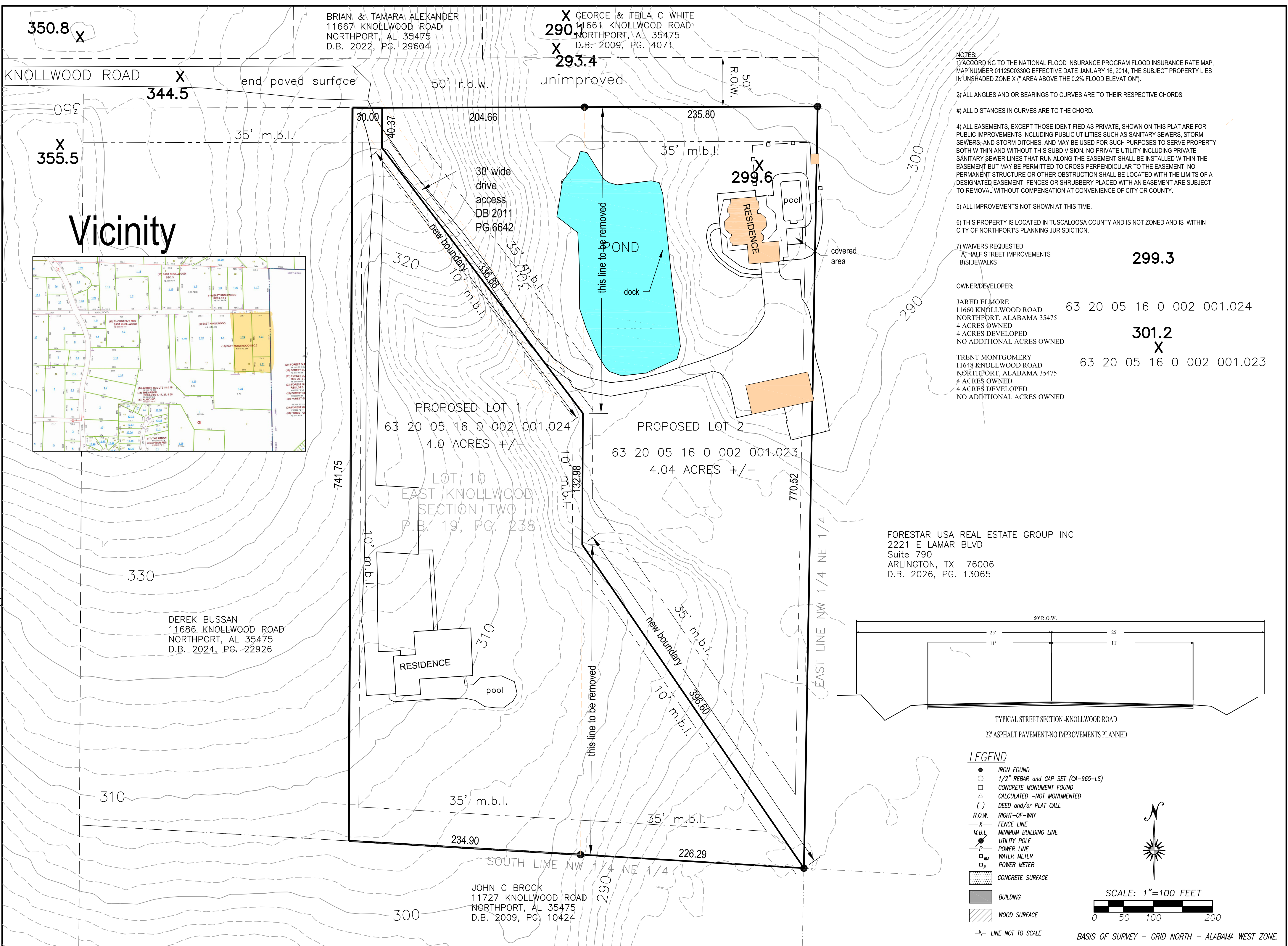
Montgomery and Hinkle, Inc is requesting preliminary plat approval for approximately 8 acres for the property located at 11648 and 11660 Knollwood Road. The property is currently three separate parcels. The proposed plat consolidates three parcels into two by adjusting a shared boundary line, resulting in no new additional lots.

The following waivers are requested with this plat:

- **Half-Street Improvements** - A waiver has been requested for half-street improvements. This full ROW width is currently unimproved. Both parcels have access without ROW improvements via a private access easement.
- **Sidewalks** - A waiver has been requested for sidewalk construction. Sidewalks are not proposed in the City's Comprehensive Plan or the MPO's Bicycle and Pedestrian Plan. There are no sidewalks on the adjoining portions of Knollwood Road.
- **Right-of-way Dedication** - A waiver has been requested for ROW Dedication. The ROW is currently 50 feet, while the regulations require 55 feet. This waiver, if approved, would eliminate an additional 2.5 feet of ROW dedication from the petitioner's side of the street.

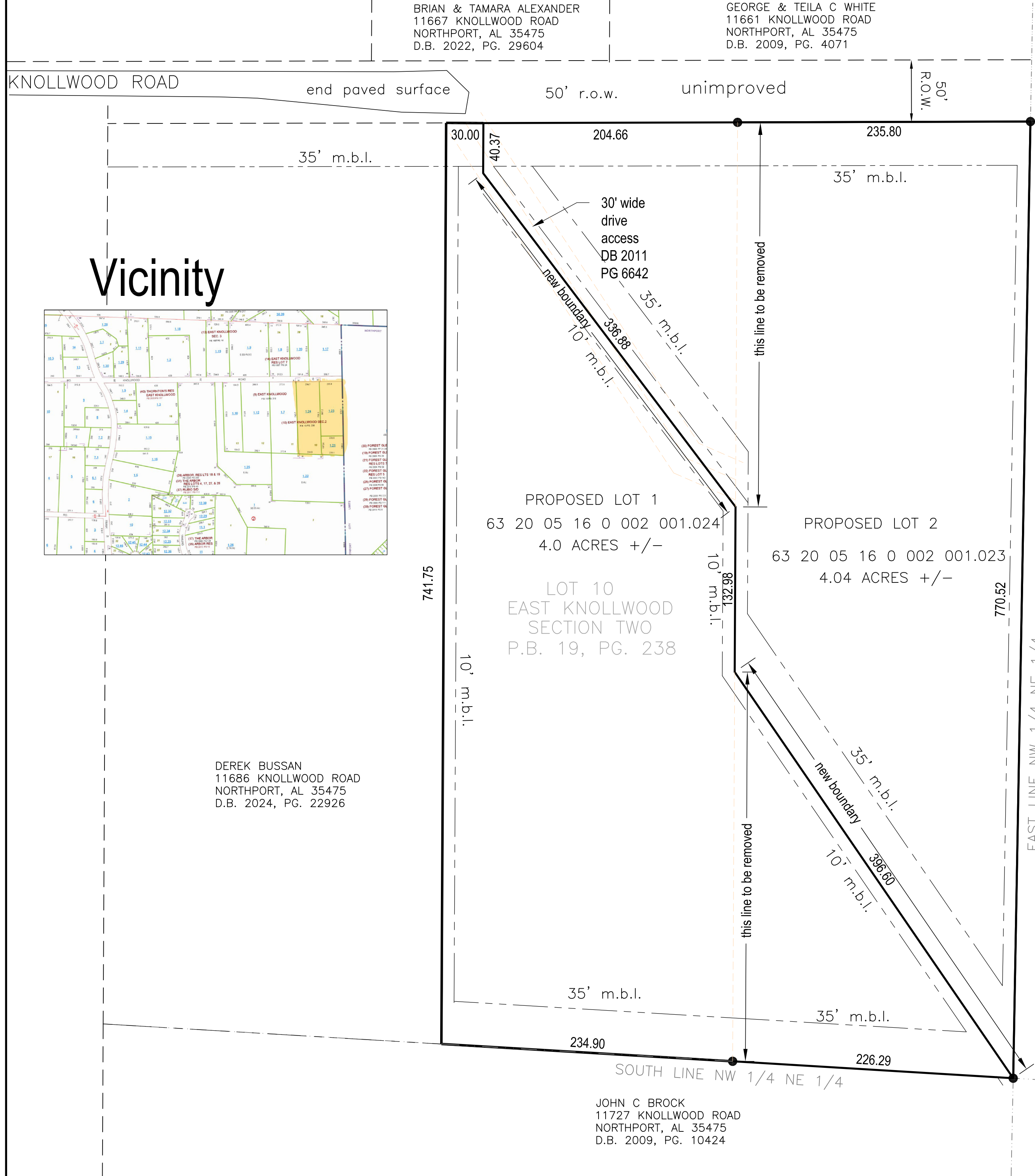
The current property consists of two single-family residences on three unincorporated parcels (no zoning). It is surrounded to the east by a single-family residential neighborhood zoned Special District (SD); to the south by undeveloped unincorporated land (no zoning); and to the west and north by unincorporated single-family residential (no zoning).

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



NOTES:
1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 01125C0330G EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X (" AREA ABOVE THE 0.2% FLOOD ELEVATION").
2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
#) ALL DISTANCES IN CURVES ARE TO THE CHORD.
4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS 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 EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITH THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITH AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
6) THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF NORTHPORT'S PLANNING JURISDICTION.
7) WAIVERS REQUESTED
A) HALF STREET IMPROVEMENTS
B) SIDE WALKS

OWNER/DEVELOPER:
JARED ELMORE
11660 KNOLLWOOD ROAD
NORTHPORT, ALABAMA 35475
4 ACRES OWNED
4 ACRES DEVELOPED
NO ADDITIONAL ACRES OWNED
63 20 05 16 0 002 001.024
301.2
TRENT MONTGOMERY
11648 KNOLLWOOD ROAD
NORTHPORT, ALABAMA 35475
4 ACRES OWNED
4 ACRES DEVELOPED
NO ADDITIONAL ACRES OWNED
63 20 05 16 0 002 001.023



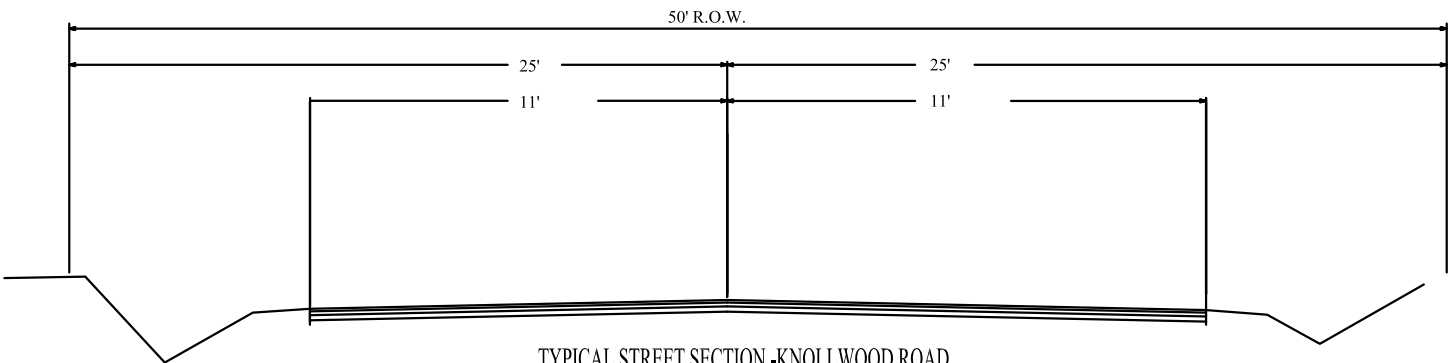
- NOTES:
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 01125C0330G EFFECTIVE DATE JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% FLOOD ELEVATION").
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- 7) WAIVERS REQUESTED
A) HALF STREET IMPROVEMENTS
B) SIDEWALKS

OWNER/DEVELOPER:

JARED ELMORE
11660 KNOLLWOOD ROAD
NORTHPORT, ALABAMA 35475
4 ACRES OWNED
4 ACRES DEVELOPED
NO ADDITIONAL ACRES OWNED
63 20 05 16 0 002 001.024

TRENT MONTGOMERY
11648 KNOLLWOOD ROAD
NORTHPORT, ALABAMA 35475
4 ACRES OWNED
4 ACRES DEVELOPED
NO ADDITIONAL ACRES OWNED
63 20 05 16 0 002 001.023

FORESTAR USA REAL ESTATE GROUP INC
2221 E LAMAR BLVD
Suite 790
ARLINGTON, TX 76006
D.B. 2026, PG. 13065



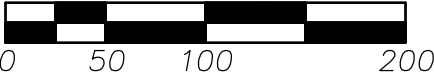
TYPICAL STREET SECTION - KNOLLWOOD ROAD
22' ASPHALT PAVEMENT-NO IMPROVEMENTS PLANNED

LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-965-LS)
- CONCRETE MONUMENT FOUND
- △ CALCULATED -NOT MONUMENTED
- () DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- UTILITY POLE
- P- POWER LINE
- W WATER METER
- P POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE
- LINE NOT TO SCALE



SCALE: 1"=100 FEET



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



Montgomery and Hinkle, inc.
Professional Land Surveyors

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

kevin@mhissurvey.com
marly@mhissurvey.com
office@mhissurvey.com

INFORMATION SOURCES

ELMORE ADDITION TO KNOLLWOOD

A RESURVEY OF LOT 10, EAST KNOLLWOOD SECTION TWO, PLAT BOOK 19 PAGE 238
AND PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER
SECTION 16, TOWNSHIP 20 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

SOURCE OF TITLE:

DB 2025, PG 14302

Source of Info.
Field Work
Survey Type
Field Book
ACAD File
COCO File

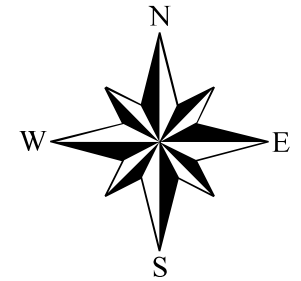
DB 2025, PG 14302
05/2025
PRE-DESIGN
D/C
Resurvey Lot 1
2606-036

Job No.
Date
Scale
Drawn By
Approved By
Sheet

2606-036
06/03/2026
1" = 100'
S.M.B.
KDH
1 of 1

City of Northport Planning Commission

Preliminary Plat



Zoning

Agriculture

Neighborhood Commercial

General Commercial

Office and Institutional

Special District

Residential Single-Family - 1

Residential Single-Family - 2

Residential Single-Family - 3

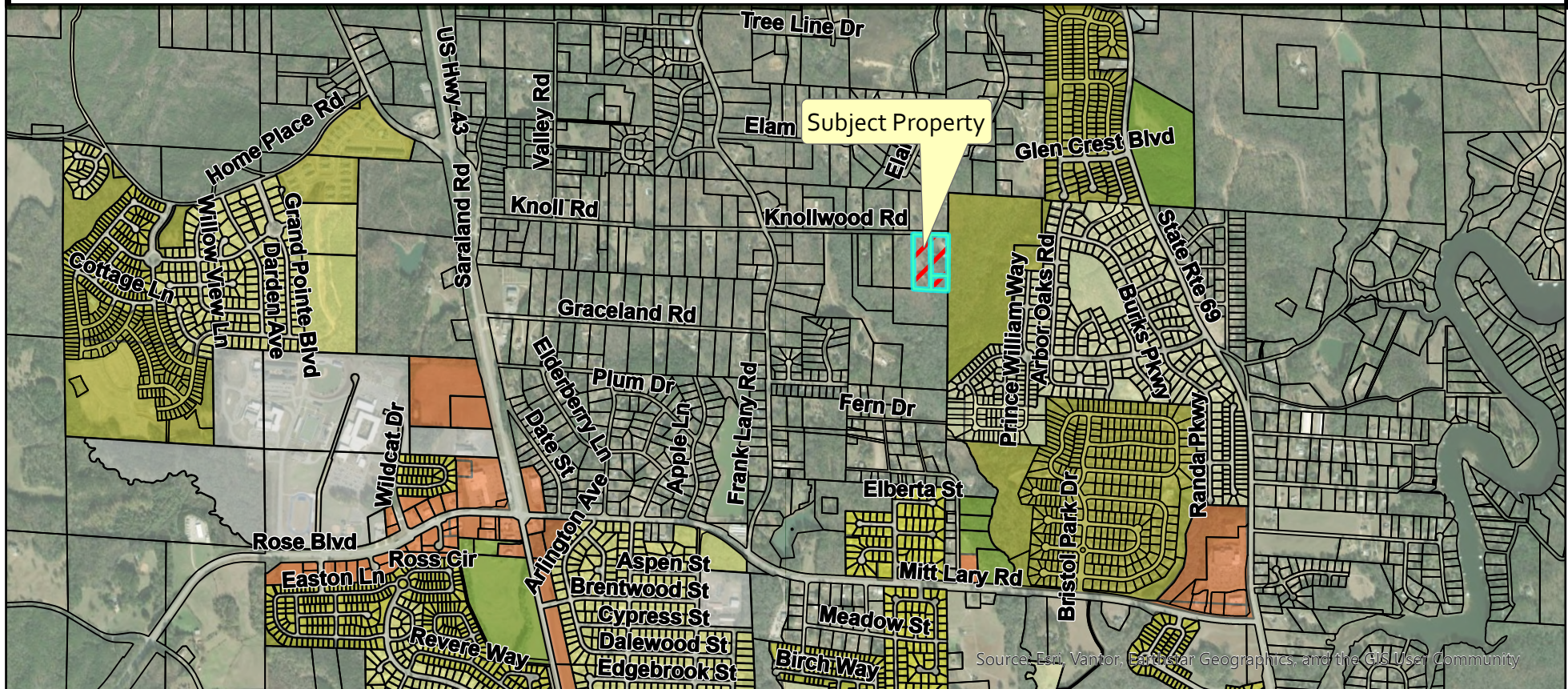
Residential Single-Family - 4

Parcels

Subject Property

0 2,500 5,000 10,000 Feet

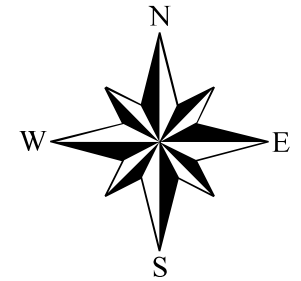
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City of Northport Planning Commission

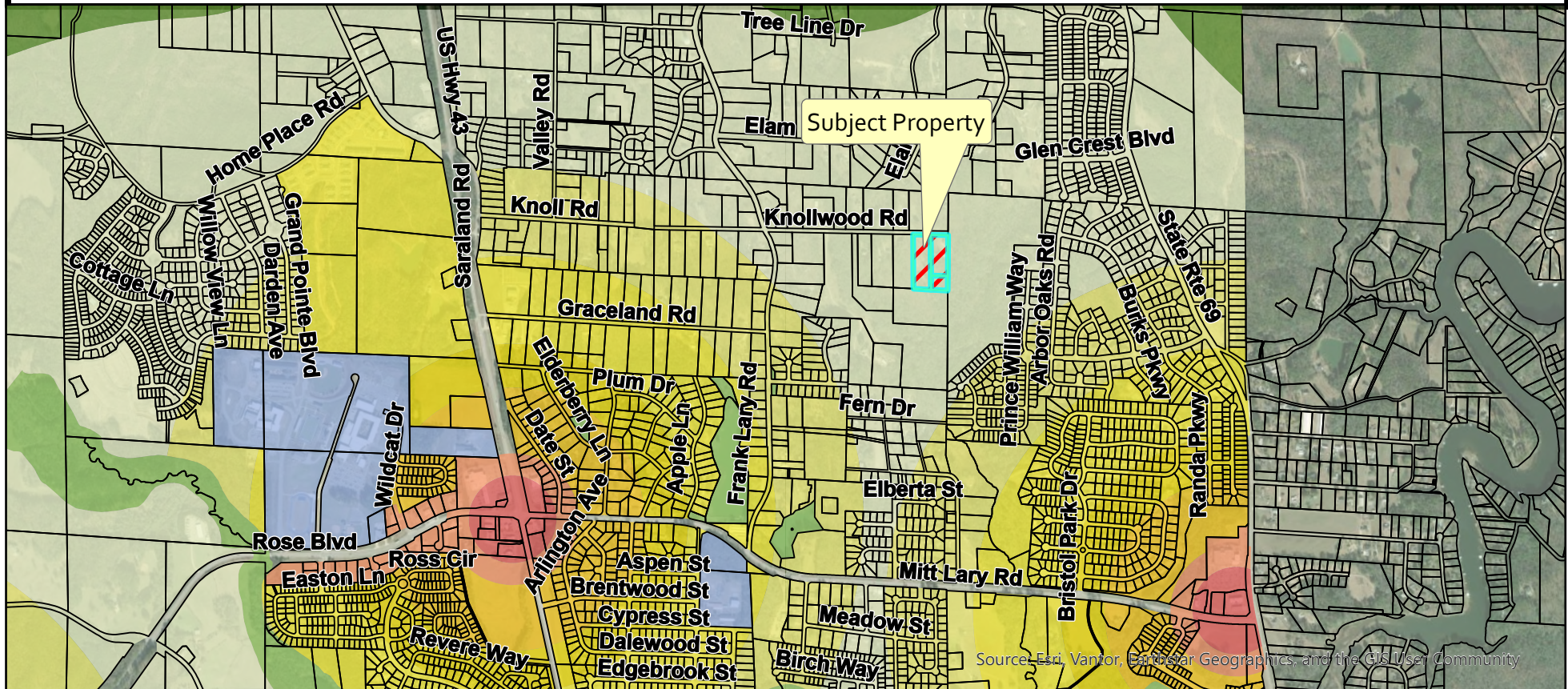
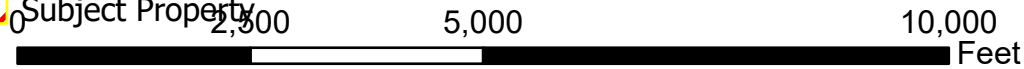
Preliminary Plat



Future Land Use

- Agriculture Rural Residential
- Conservation
- Conservation Floodway
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Institutional
- Utilities
- Parcels
- Subject Property

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Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community



Subject property as
seen from Knoll
Road looking
North.

City of Northport
Planning and Zoning Commission – August 11, 2026
Staff Report

Case: S-26-24 Nixon Addition to Knollwood

Applicant: Montgomery and Hinkle, Inc.

Location: North of 13777 Frank Lary Road

Request: Preliminary Plat

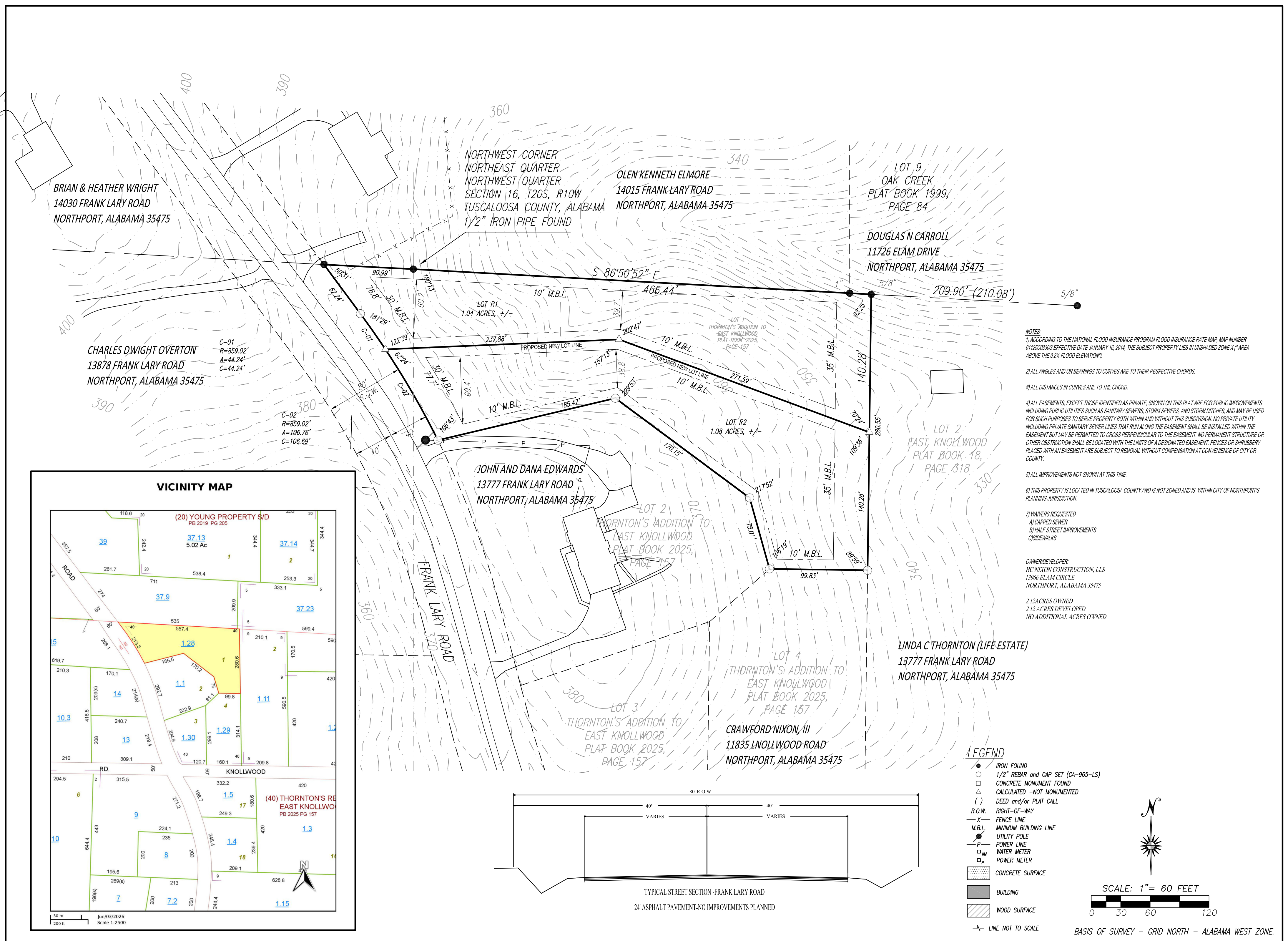
Montgomery and Hinkle, Inc is requesting preliminary plat approval for approximately 2.12 acres for the property located directly north of 13777 Frank Lary Road. The property is currently one lot. The proposed plat would divide the property into two separate lots.

The following waivers are requested with this plat:

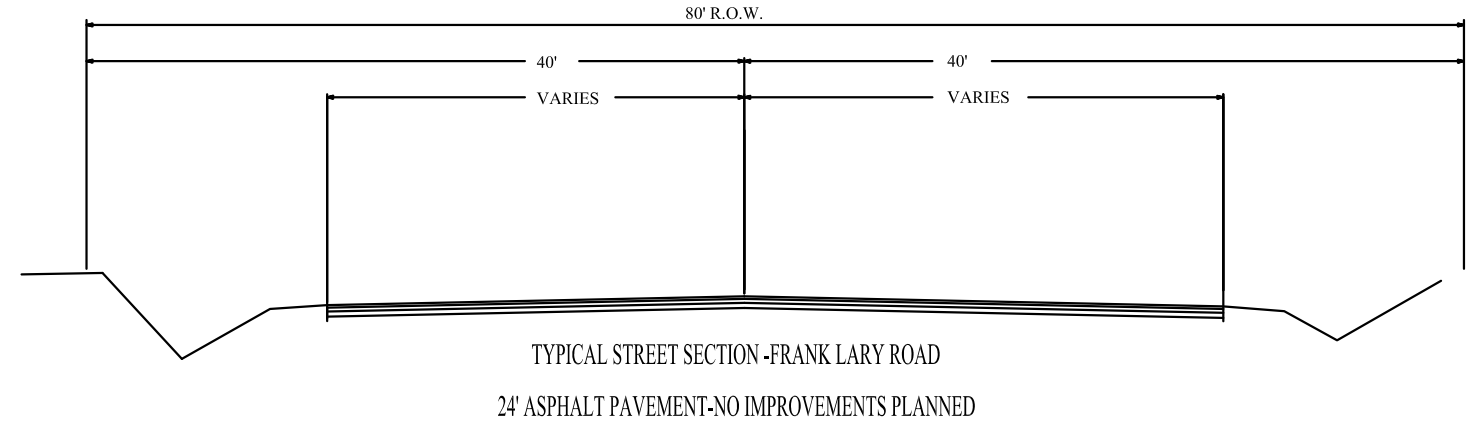
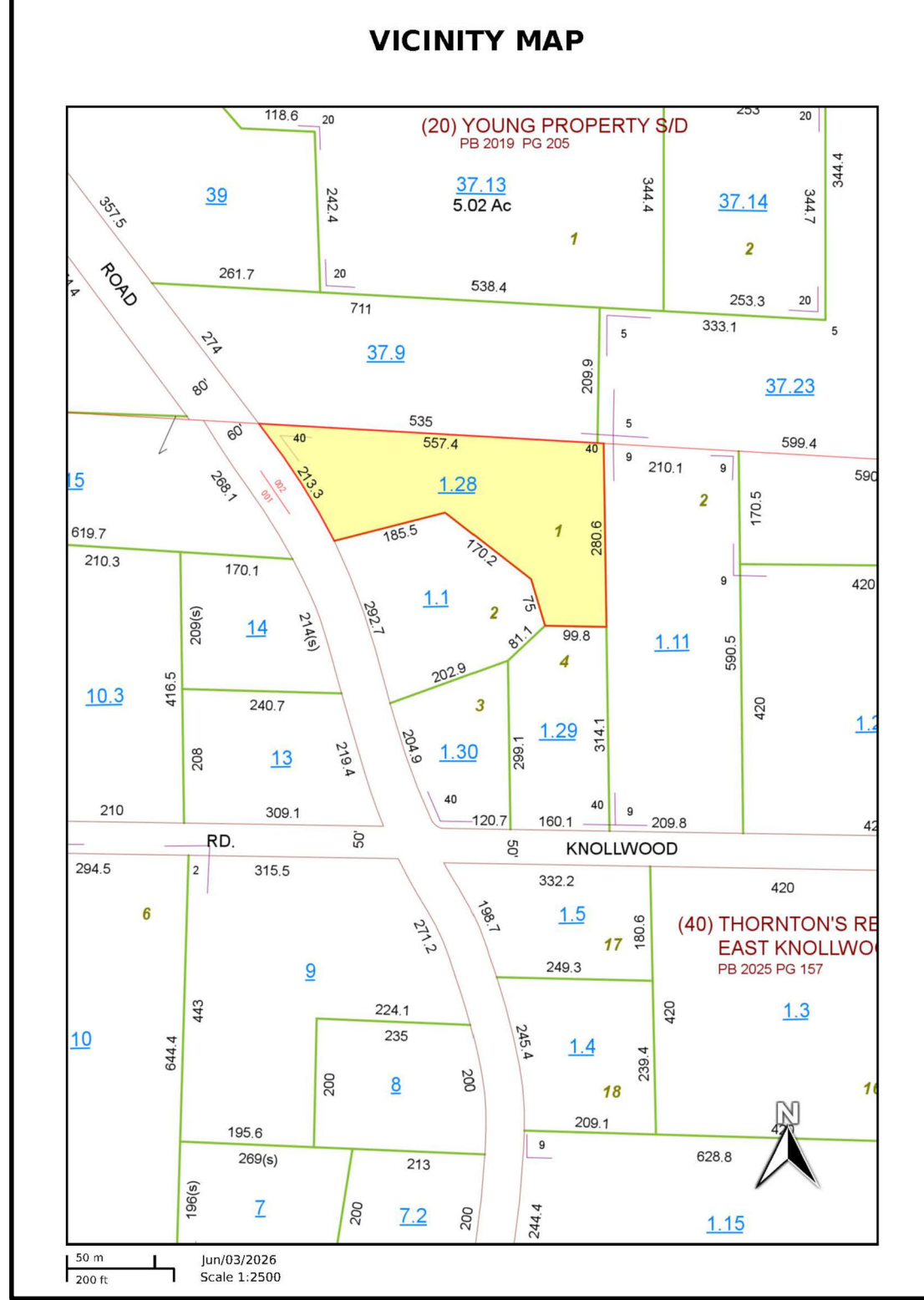
- **Half-Street Improvements** - A waiver has been requested for half-street improvements. This is a County roadway, and there are no improvements on the surrounding portions of Frank Lary Road.
- **Sidewalks** - A waiver has been requested for sidewalk construction. Sidewalks are not proposed in the City's Comprehensive Plan or the MPO's Bicycle and Pedestrian Plan. This is a County roadway, and there are no sidewalks on the adjoining portions of Frank Lary Road.
- **Smaller than average lots** – The subdivision regulations state that within previously platted residential subdivisions, lots may not be created that are smaller than the average size of lots within the same phase or sector of the same subdivision. The two lots as proposed are smaller than the average lots shown in the currently approved plat.

The current property consists an undeveloped unincorporated lot (no zoning). It is surrounded on all sides by unincorporated single-family residential (no zoning).

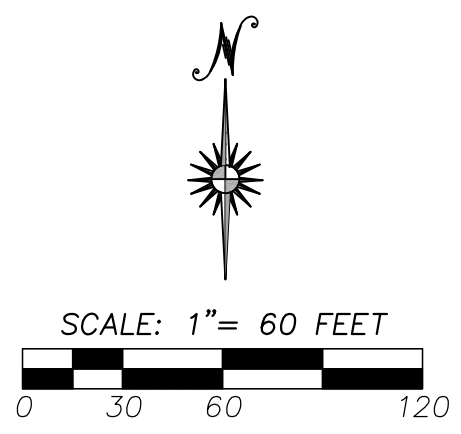
Any action on this item will require 6 affirmative votes. Should this agenda item fail, the reasons for any non-affirmative votes must be stated on the record.



NOTES:
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5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
6) THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF NORTHPORT'S PLANNING JURISDICTION.
7) WAIVERS REQUESTED
A) CAPPED SEWER
B) HALF STREET IMPROVEMENTS
C) SIDEWALKS
OWNER/DEVELOPER:
H.C. NIXON CONSTRUCTION, LLS
13966 ELAM CIRCLE
NORTHPORT, ALABAMA 35475
2.12 ACRES OWNED
2.12 ACRES DEVELOPED
NO ADDITIONAL ACRES OWNED



- LEGEND
- IRON FOUND
 - 1/2" REBAR and CAP SET (CA-965-LS)
 - CONCRETE MONUMENT FOUND
 - △ CALCULATED - NOT MONUMENTED
 - () DEED and/or PLAT CALL
 - R.O.W. RIGHT-OF-WAY
 - X- FENCE LINE
 - M.B.L. MINIMUM BUILDING LINE
 - UTILITY POLE
 - P- POWER LINE
 - WATER METER
 - POWER METER
 - CONCRETE SURFACE
 - BUILDING
 - WOOD SURFACE
 - LINE NOT TO SCALE



BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.

BRIAN & HEATHER WRIGHT
14030 FRANK LARY ROAD
NORTHPORT, ALABAMA 35475

CHARLES DWIGHT OVERTON
13878 FRANK LARY ROAD
NORTHPORT, ALABAMA 35475

NORTHWEST CORNER
NORTHEAST QUARTER
SECTION 16, T20S, R10W
TUSCALOOSA COUNTY, ALABAMA
1/2" IRON PIPE FOUND

OLEN KENNETH ELMORE
14015 FRANK LARY ROAD
NORTHPORT, ALABAMA 35475

LOT 9
OAK CREEK
PLAT BOOK 1999,
PAGE 84

DOUGLAS N CARROLL
11726 ELAM DRIVE
NORTHPORT, ALABAMA 35475

C-02
R=859.02'
A=44.24'
C=44.24'

C-01
R=859.02'
A=44.24'
C=44.24'

JOHN AND DANA EDWARDS
13777 FRANK LARY ROAD
NORTHPORT, ALABAMA 35475

LOT 2
THORNTON'S ADDITION TO
EAST KNOLLWOOD
PLAT BOOK 2025,
PAGE 157

LOT 2
EAST KNOLLWOOD
PLAT BOOK 18,
PAGE 318

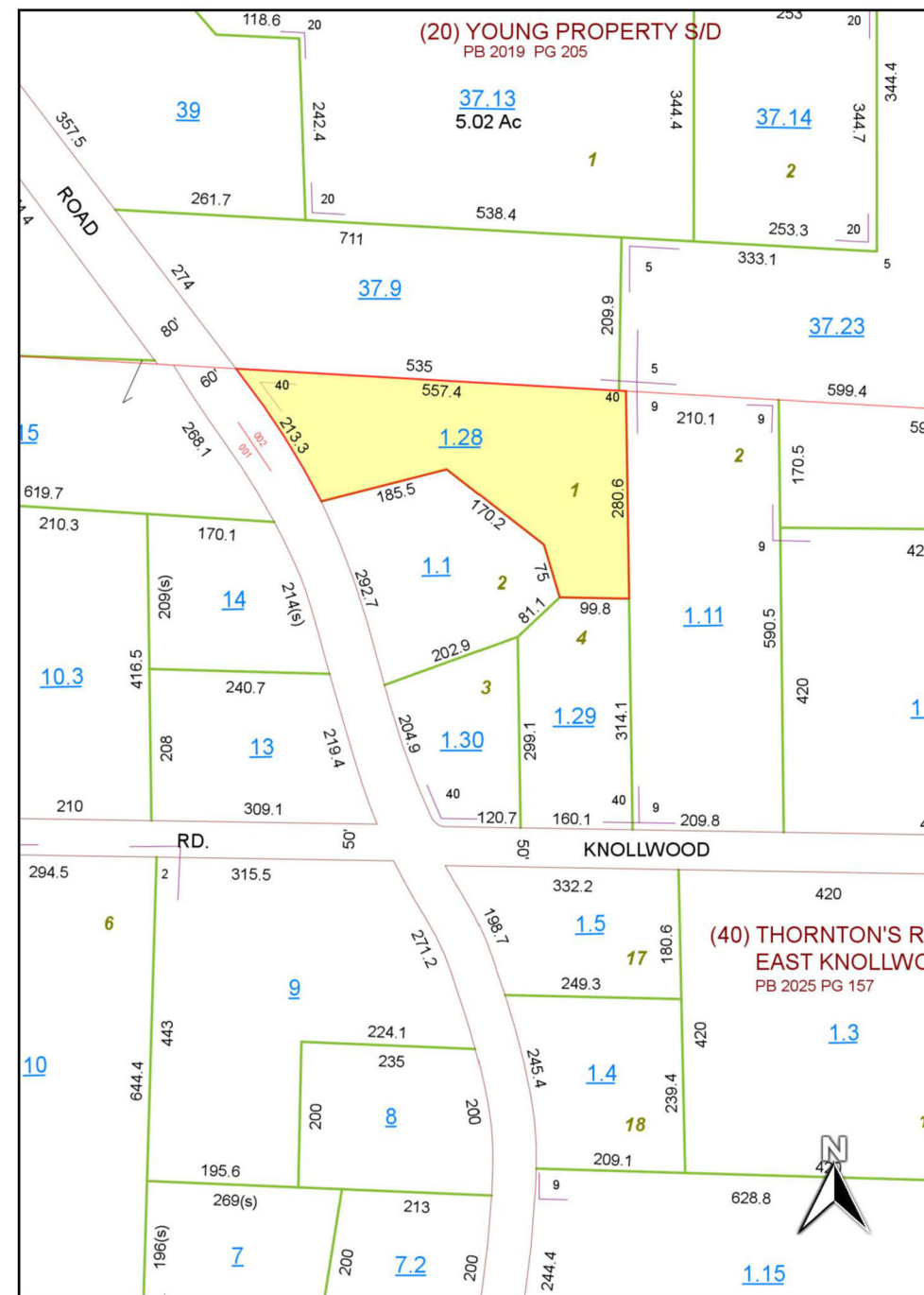
LINDA C THORNTON (LIFE ESTATE)
13777 FRANK LARY ROAD
NORTHPORT, ALABAMA 35475

LOT 4
THORNTON'S ADDITION TO
EAST KNOLLWOOD
PLAT BOOK 2025,
PAGE 157
CRAWFORD NIXON, III
11835 KNOLLWOOD ROAD
NORTHPORT, ALABAMA 35475

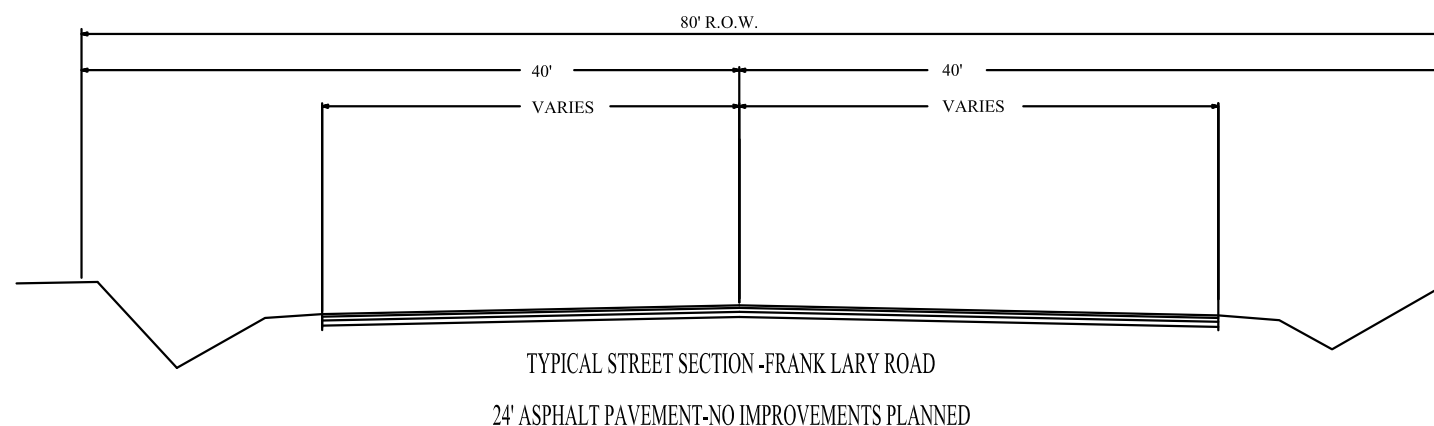
LOT 3
THORNTON'S ADDITION TO
EAST KNOLLWOOD
PLAT BOOK 2025,
PAGE 157

- NOTES:
- 1) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBER 01125C0330G EFFECTIVE DATE, JANUARY 16, 2014, THE SUBJECT PROPERTY LIES IN UNSHADED ZONE X ("AREA ABOVE THE 0.2% FLOOD ELEVATION").
 - 2) ALL ANGLES AND OR BEARINGS TO CURVES ARE TO THEIR RESPECTIVE CHORDS.
 - 3) ALL DISTANCES IN CURVES ARE TO THE CHORD.
 - 4) ALL EASEMENTS, EXCEPT THOSE IDENTIFIED AS PRIVATE, SHOWN ON THIS PLAT ARE FOR PUBLIC IMPROVEMENTS INCLUDING PUBLIC UTILITIES SUCH AS 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 EASEMENT SHALL BE INSTALLED WITHIN THE EASEMENT BUT MAY BE PERMITTED TO CROSS PERPENDICULAR TO THE EASEMENT. NO PERMANENT STRUCTURE OR OTHER OBSTRUCTION SHALL BE LOCATED WITHIN THE LIMITS OF A DESIGNATED EASEMENT. FENCES OR SHRUBBERY PLACED WITHIN AN EASEMENT ARE SUBJECT TO REMOVAL WITHOUT COMPENSATION AT CONVENIENCE OF CITY OR COUNTY.
 - 5) ALL IMPROVEMENTS NOT SHOWN AT THIS TIME.
 - 6) THIS PROPERTY IS LOCATED IN TUSCALOOSA COUNTY AND IS NOT ZONED AND IS WITHIN CITY OF NORTHPORT'S PLANNING JURISDICTION.
 - 7) WAIVERS REQUESTED:
A) CAPPED SEWER
B) HALF STREET IMPROVEMENTS
C) SIDEWALKS
- OWNER/DEVELOPER:
JIC NIXON CONSTRUCTION, LLS
13946 ELAM CIRCLE
NORTHPORT, ALABAMA 35475
- 2.12 ACRES OWNED
2.12 ACRES DEVELOPED
NO ADDITIONAL ACRES OWNED

VICINITY MAP



FRANK LARY ROAD



LEGEND

- IRON FOUND
- 1/2" REBAR and CAP SET (CA-965-LS)
- CONCRETE MONUMENT FOUND
- △ CALCULATED - NOT MONUMENTED
- () DEED and/or PLAT CALL
- R.O.W. RIGHT-OF-WAY
- X- FENCE LINE
- M.B.L. MINIMUM BUILDING LINE
- P- UTILITY POLE
- P- POWER LINE
- P- WATER METER
- P- POWER METER
- CONCRETE SURFACE
- BUILDING
- WOOD SURFACE
- LINE NOT TO SCALE



SCALE: 1" = 60 FEET
0 30 60 120

BASIS OF SURVEY - GRID NORTH - ALABAMA WEST ZONE.



Montgomery and Hinkle, inc.
Professional Land Surveyors

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

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

INFORMATION SOURCES

NIXON'S ADDITION TO KNOLLWOOD

A SURVEY OF LOT 1, THORNTON'S ADDITION TO EAST KNOLLWOOD, PLAT BOOK 2025, PAGE 157
NORTHWEST QUARTER SECTION 16, TOWNSHIP 20 SOUTH, RANGE 10 WEST
TUSCALOOSA COUNTY, Alabama

SOURCE OF TITLE:

DB 2025, PG 14302

Source of Info.
Field Work
Survey Type
Field Book
ACAD File
COCO File

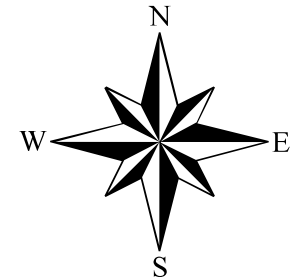
DB 2025, PG 14302
05/2025
PRE-DESIGN
D/C
Resurvey Lot 1
2605-085

Job No.
Date
Scale
Drawn By
Approved By
Sheet

2605-085
06/03/2026
1" = 60'
S.M.B.
KDH
1 of 1

City of Northport Planning Commission

Preliminary Plat



Zoning

Agriculture

Neighborhood Commercial

General Commercial

Office and Institutional

Special District

Residential Single-Family - 1

Residential Single-Family - 2

Residential Single-Family - 3

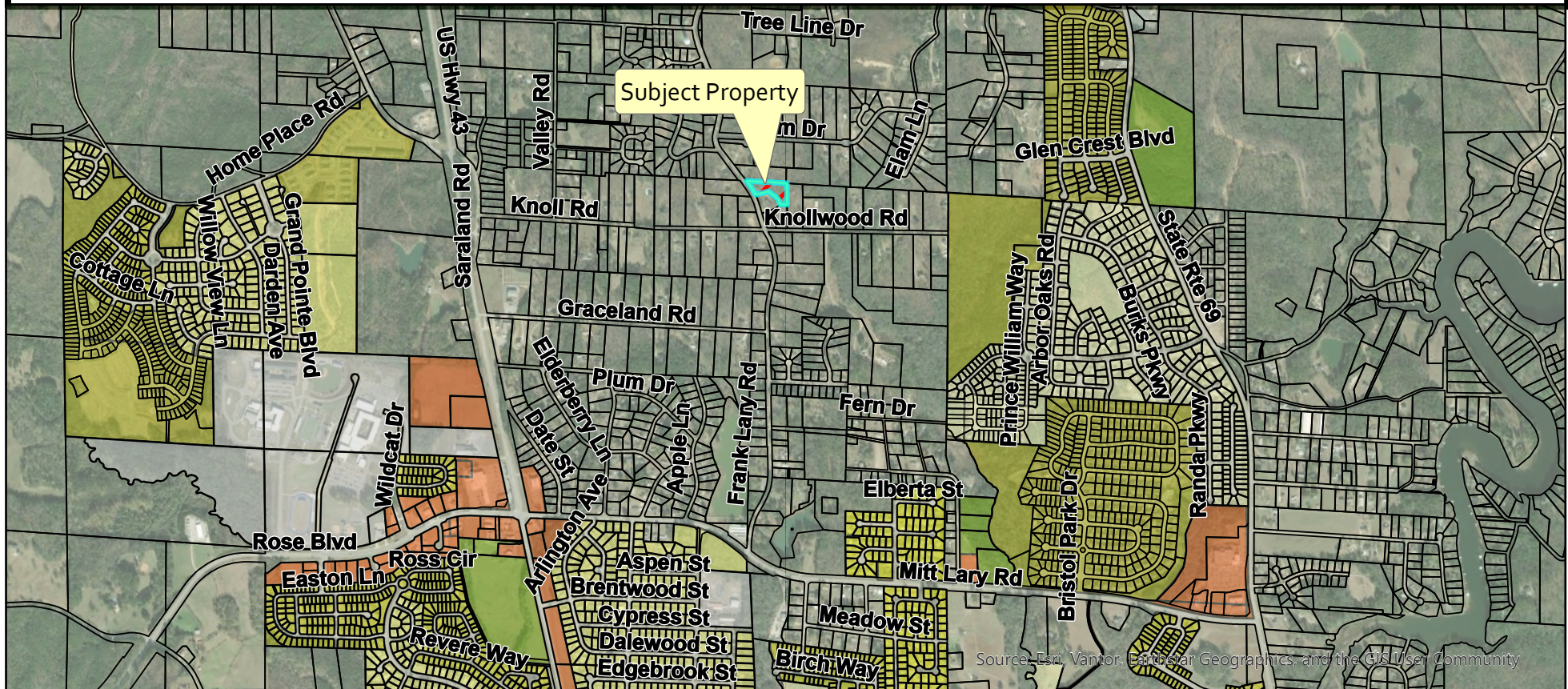
Residential Single-Family - 4

Parcels

Subject Property

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

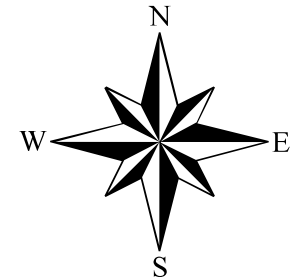
0 2,500 5,000 10,000 Feet



Source: Esri, Vantor, Earthstar Geographics, and the GIS User Community

City of Northport Planning Commission

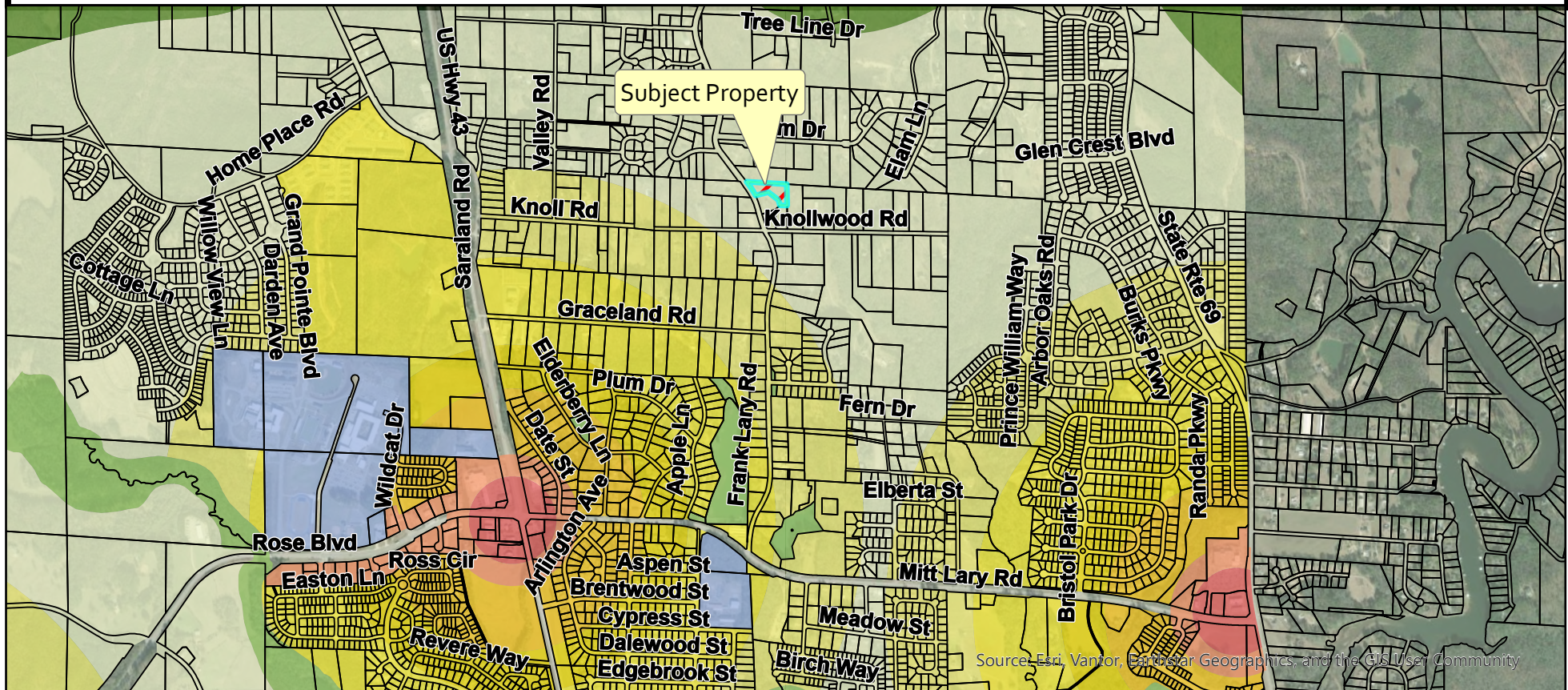
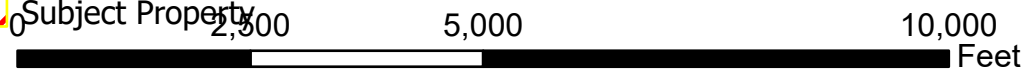
Preliminary Plat



Future Land Use

- Agriculture Rural Residential
- Conservation
- Conservation Floodway
- General Mixed-Use
- Limited Mixed-Use
- High Density Residential
- High to Medium Density Transition
- Medium Density Residential
- Medium to Low Density Transition
- Low Density Residential
- Institutional
- Utilities
- Parcels
- Subject Property

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