

**AGENDA
NORTHPORT PLANNING AND ZONING COMMISSION
TUESDAY, SEPTEMBER 8, 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-26-19 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 WITHDRAW. ACTION NEEDED.**
- 9. NEW BUSINESS, INCLUDING ANY PUBLIC HEARING REQUIRED WITH EACH AGENDA ITEM**
 - A. **S-26-25 Clements Foley Road** - Herndon, Hicks and Associates is requesting preliminary plat approval of approximately 10.71 acres located at 6300 Clements Foley Road.
 - B. **R-6-26 William Perdue** - William Perdue requests rezoning of approximately 0.47 acres from General Commercial (C-3) to Residential Single-Family (RS-2) located at 2520 Main Avenue.
 - C. **S-26-26 Terrace at Northcreek Phase 3** - Longleaf Engineering is requesting preliminary plat approval of approximately 21.86 acres located at the east dead end of Northcreek Boulevard.
- 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, AUGUST 11, 2026**

The Planning and Zoning Commission met in a regular session at 6:00 p.m. on Tuesday, August 11, 2026, in the City Council Chambers at Northport City Hall.

The meeting was called to order by Chairman Clay Randolph. Upon roll call the following members were found to be present: Mr. Brian Chandler, Mr. Roland Lewis, Mr. David Kemp, Mr. Clay Randolph, Mr. Scott Roland, and Mr. Jason Ward. Absent and failed to vote: Ms. Jamie Dykes, Mr. Martin Houston and Mr. Kevin Turner. 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 – Chairman Roland Lewis explained the meeting procedures on the back of the agenda.

Approval of the Minutes of Previous Meeting(s) – Motion by Mr. Randolph to approve the minutes of the regular meeting minutes for July 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.

Mrs. Ramm stated that 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.

Doug Varnon, 3200 Rice Mine Road NE, spoke at the podium. He stated that this came before the Planning Commission with the Special District rezoning in June, a favorable recommendation was given to City Council then passed for rezoning so now we are here for the preliminary plat.

Chairman Lewis opened the floor for a public hearing.

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

Motion by Mr. Lewis to approve the preliminary plat for approximately 14 acres located north of Mitt Lary Road and east of Pine Hill Road. **Seconded by Mr. Randolph.** Mr. Lewis – Yes; Mr. Randolph – Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mr. Roland – Yes; and Mr. Ward - Yes. **Motion Carried.**

- 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 TO SEPTEMBER MEETING. NO ACTION NEEDED.**

New Business

- 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.

Mrs. Ramm stated that 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.

Bobby Herndon, 2728 Lurleen Wallace Boulevard, spoke at the podium. He stated that this property is adjacent to his neighborhood in Archwood, this is owned partially by Harvey and Frita Fretwell. He stated that the goal is to get city water and garbage pick up for the property. He stated that the goal was to build two homes and each lot will be 5 acres.

Chairman Lewis opened the floor for a public hearing.

Elois Byrd, 510 60th Court, spoke at the podium. Ms. Bird stated that she was concerned about the drainage and how will it affect her privacy on her property.

Chairman Lewis closed the floor for a public hearing.

Ms. Ramm stated that for drainage issues she would defer that to Engineering, but also she wants to point out that we are just talking about annexation, we have not gotten to a subdivision case, so tonight you are talking about annexation and the zoning designation. Mr. Lewis stated that for clarification all they want to do is come into the city. Mr. Matthews stated that there are more regulations if they come into the city rather than them staying in the county.

Motion by Mr. Lewis to approve the annexation of the 10.77 acres located directly west of 320 Boyer Walker Road with the zoning designation of RS-1. **Seconded by Mr. Randolph.** Mr. Lewis – Yes; Mr. Randolph – Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mr. Roland – Yes; and Mr. Ward - Yes. **Motion Carried.**

- 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.

Mrs. Ramm stated 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. 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).

Jimmy Duncan, 201 Towncenter Boulevard, spoke at the podium. He stated that he is representing Sawtooth Companies (Jackson Berling). He stated that Jackson has managed over 300,000 SF of this office warehouse type product. He stated that as Mrs. Ramm said they have 5 buildings, over 21 units, 1,250 Square Feet.

Mr. Kemp asked if this was a similar layout to the ones on Union Chapel. Mr. Duncan stated that it was just like that one, there is also one on 69N and it will be like that one as well. Mr. Duncan stated that it has a roll up door and a man door beside it. He stated that these are incubator type uses for everything from electricians to start up businesses that are hoping to eventually move up to something bigger. Mr. Chandler asked if they had any idea what the exterior building material would be. Mr. Duncan stated that it would look better than the ones used in the examples, but obviously they are going to be held to some of the building material standards that are going to limit the amount of exterior metal building finish so he will be consistent with that. Mr. Randolph asked if there was any plan to have vinyl or metal siding. Mr. Duncan stated there would be limited metal, the site lines on this, the trailer store is North of us so he would foresee that the back of building one and two will be not very visible from McFarland, then the west side of buildings one and four are going to be visible from Park West so we will have to address it there and probably all of the front façade. Mr. Ward asked if he had an estimated lease up. Mr. Duncan stated not yet, typically when we have done them, they have gone pretty fast.

Chairman Lewis opened the floor for a public hearing.

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

Mr. Randolph stated that in the previous meeting they discussed this but he is leaning towards prohibiting metal and vinyl siding and requiring special corridor materials, it did not seem like they would be against that unless he misunderstood. Mr. Berling came up to the podium and stated as far as the metal goes, they are pre-fab metal buildings and they then put a stone masonry façade on the building, when we met earlier, he can't remember what the actual coverage by ordinance was but he thinks it was only 7ft of masonry, there is a good chance they go about that and do the entire façade masonry because these will most likely be leased to higher end tenants, due to the location. Mr. Randolph asked to clarify, he is saying metal with a stone siding portion. Mr. Berling stated that is correct the top third may be metal but as far as garage door down will be all stone. Mr. Randolph stated that looking at the rental place across the street doesn't look like it has stone or metal.

Mr. Randolph asked staff if he was correct in saying that if we were to require special corridor materials that would be stricter than saying no metal or vinyl siding, he is looking for an in between. Mr. Patten stated that was correct.

Mrs. Ramm asked Mr. Randolph if his motion to have no metal also included architectural metal panels. Mr. Randolph asked if that would be accents as well. Mr. Patten stated that we have seen some of these developers propose these architectural metal panels as the primary siding material because they are more of a flat panel you will see in larger sections and has a different look to it, since there is a distinction between the two in the ordinance we wanted to make sure. Mr. Randolph asked if they were allowed in the special corridor. Mr. Patten stated they are if you have at least a 4ft masonry base. Mr. Patten stated that architectural metal panels are allowed in that zone in that corridor, there are requirements pertaining to that but it is allowed in that corridor.

Mr. Patten stated that if the intent to prohibit them they would need to be added to the motion. If the intent is to allow them then the motion is fine as is.

Mr. King stated that I think we are ok with the applicant making a comment if Mr. Randolph withdraws the motion. Mr. Randolph withdrew his motion.

Mr. Duncan spoke at the podium. He stated that he is sure that Mr. Ward probably remembers this but they went to great lengths to get this body to approve the architectural metal panels then was put into code back 12 or 13 years ago. He stated that Union Station where JNJ Screen Printing is off Union Chapel is architectural metal panels. He stated that this is a night and day difference to what you are trying to prohibit here.

Mr. Randolph asked if just adding to that motion allowing the use of those would suffice. Mr. Patten stated that would be a lot better if it stated that it was allowed. Mrs. King stated that she agreed.

Motion by Mr. Randolph to approve the conditional use for Office Warehouse in a General Commercial (C-3) zone located directly south of 4705 McFarland Boulevard with the following conditions: metal and vinyl siding are prohibited on all faces of the building with the exception that architectural metal panels are allowed.

Seconded by Mr. Chandler. Mr. Randolph – Yes; Mr. Chandler – Yes; Mr. Kemp – Yes; Mr. Lewis – Yes; Mr. Roland – Yes; and Mr. Ward - Yes. **Motion Carried.**

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.

Mrs. Ramm stated that 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, Sidewalks, Right-of-way Dedication. 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).

Mr. Matthews stated that starting with Half-Street Improvements you will notice that the existing road dead ends at the western edge of this subdivision so it gives access to both proposed parcels but it does not continue through the unimproved roadway. He stated that the right of way dedication is currently a 50' right of way and the regulations would require them to dedicate their half of the 50' right of way but there is not a road there.

Kevin Hinkle, 203 Hargrove Road E, spoke at the podium. He stated that the adjoining landowners are swapping equal acres of land and they are re-aligning the properties and they are aware that they have to pull that minimum building line back on lot 2B.

Chairman Lewis opened the floor for a public hearing.

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

Mr. Randolph asked Ms. Ramm to explain what needs to be done to the minimum building lot width. Ms. Ramm stated that she was going to let Mr. Patten answer because he had the cursor. Mr. Patten stated that there is a requirement for a minimum lot width and this is a flag lot because they only have 30' of frontage since the requirement for the width is at the building line, they would just push the building line back until they get to 100'.

Motion by Mr. Randolph to approve the preliminary plat for approximately 8 acres located at 11648 and 11660 Knollwood Road. **Seconded by Mr. Turner.** Mr. Lewis – Yes; Mr. Kemp – Yes; Mr. Chandler – Yes; Mr. Randolph – Yes; Mr. Roland – Yes; and Mr. Ward - Yes. **Motion Carried.**

C. **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.

Mrs. Ramm stated that 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, Sidewalks, Smaller than average lots. The current property consists of an undeveloped unincorporated lot (no zoning). It is surrounded on all sides by unincorporated single-family residential (no zoning).

Mr. Matthews stated that in this we would just waive the requirements to build curb and gutter because there is no curb and gutter on the existing roadway.

Kevin Hinkle, 203 Hargrove Road E, spoke at the podium. He stated that he was representing HC Nixon Construction, it is a 2-acre lot and when they purchased it and developed it, they didn't realize how many people wanted to move to Northport and on Frank Lary, they would like to build affordable housing.

Mr. Lewis asked if he could address the smaller lots from the average lot of the neighborhood. He stated that from schematics it is smaller based on the 2 acre lot next to it so the 1 acre lots do end up being smaller but, in this area, a 1-acre lot is actually pretty big.

Chairman Lewis opened the floor for a public hearing.

Dana Edwards, 13777 Frank Lary Road, spoke at the podium. She stated that she was concerned about the value of their home and this house will be straight down a hill and they have leveled off a spot for one house. She stated that these homes will be directly behind her house.

John Edwards, 13777 Frank Lary Road, spoke at the podium. He stated that if you divide the lot up into two pieces, isn't going to be hard to build standard to what is already there, it will be two long and narrow houses.

Kenneth Elmore, 14015 Frank Lary Road, spoke at the podium. He stated that the topography of the property is downhill toward his property, he is concerned about the drainage.

Chairman Lewis closed the floor for a public hearing.

Case Nixon, 1401 Pinnacle Park Lane, spoke at the podium. He stated that the homes will not sit in the back of the lot, they will sit towards the front right behind the minimum setback line, we will design the homes to sit within the minimum setbacks. He also stated that he will not put culverts in the back. He stated that he built the house on lot 4 and it was appraised for \$234/sf, lot 3 is selling for \$230/sf.

Mr. Kemp asked if as a matter of principle can they vote on the waivers individually.

Mr. Roland started with a motion for the preliminary plat. Mrs. Ramm stated that if waivers were being voted on separately then they would have to do those motions first. Mr. Lewis rescinded the motion.

Motion by Mr. Kemp to approve the half-street improvement waiver for approximately 2.12 acres located north of 13777 Frank Lary Road. **Seconded by Mr. Randolph.** Mr. Kemp – Yes; Mr. Randolph – Yes; Mr. Chandler – Yes; Mr. Roland – Yes; Mr. Lewis – Yes; and Mr. Ward - Yes. **Motion Carried.**

Motion by Mr. Lewis to approve the waiver for sidewalk construction for approximately 2.12 acres located north of 13777 Frank Lary Road. **Seconded by Mr. Kemp.** Mr. Lewis – Yes; Mr. Kemp – Yes; Mr. Chandler – Yes; Mr. Roland – Yes; Mr. Randolph – Yes; and Mr. Ward - Yes. **Motion Carried.**

Motion by Mr. Roland to approve the waiver for smaller than average lots for approximately 2.12 acres located north of 13777 Frank Lary Road. **Seconded by Mr. Ward.** Mr. Roland – No; Mr. Ward – Yes; Mr. Chandler – No; Mr. Kemp – No; Mr. Lewis – No; and Mr. Randolph - No. **Motion Failed.**

Motion by Mr. Lewis to approve the preliminary plat for approximately 2.12 acres located north of 13777 Frank Lary Road. **Seconded by Mr. Kemp.** Mr. Lewis – No based on the denial of the smaller than average lot waiver; Mr. Kemp – No based on the denial of the smaller than average lot waiver; Mr. Chandler – No based

on the denial of the smaller than average lot waiver; Mr. Roland – No based on the denial of the smaller than average lot waiver; Mr. Randolph – No based on the denial of the smaller than average lot waiver; and Mr. Ward - Yes. **Motion Failed.**

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

COMMITTEE REPORTS

OTHER AND MISCELLANEOUS BUSINESS

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

Meeting was adjourned at 6:53 PM.

ATTEST:

Clay Randolph, Vice Chairman

Julie Ramm, Secretary

City of Northport
Planning and Zoning Commission – September 8, 2026
Staff Report

Case: S-26-25 Clements Foley Road

Applicant: Herndon, Hicks and Associates

Location: 6300 Clements Foley Road

Request: Preliminary Plat

Herndon, Hicks and Associates is requesting preliminary plat approval for approximately 10.71 acres located at 6300 Clements Foley Road. The property is currently one lot. The proposed plat would divide the property into two separate lots.

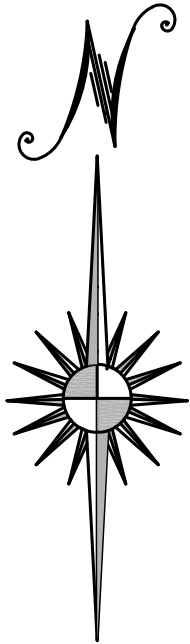
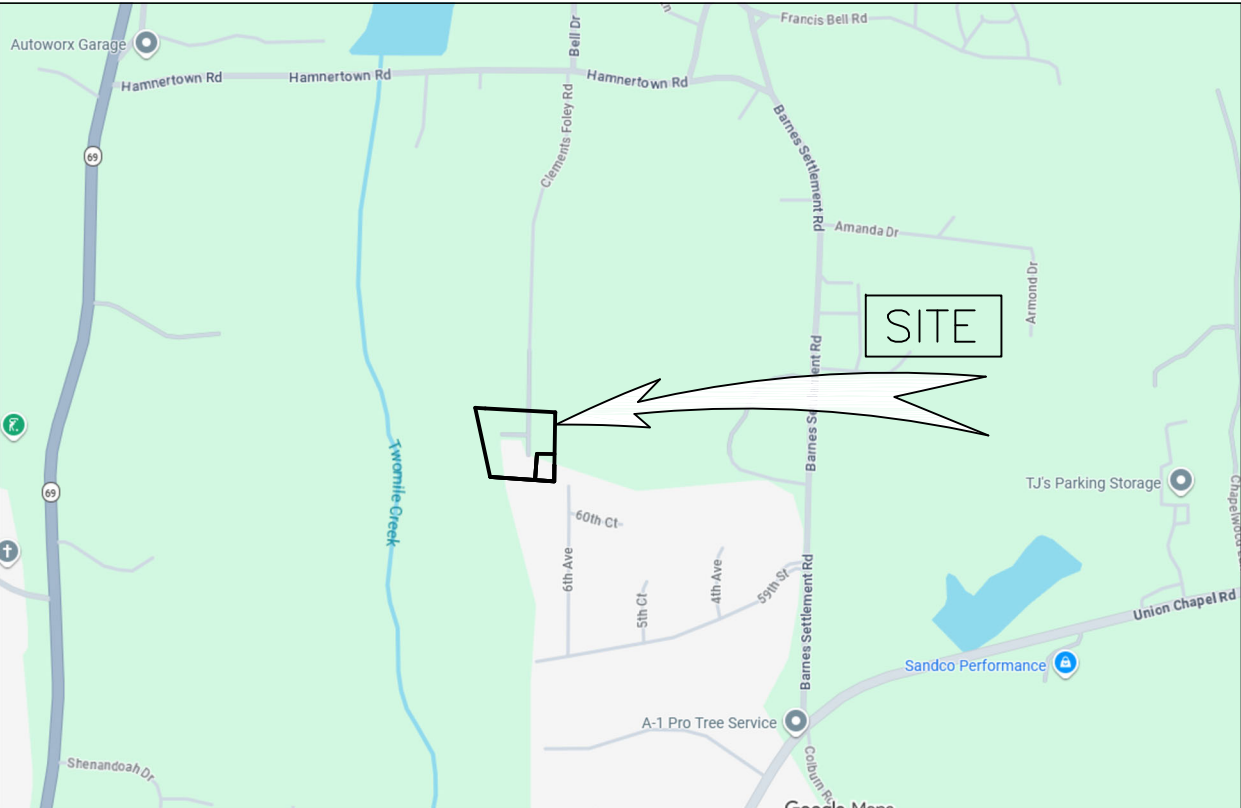
The following waivers are requested with this plat:

- **Access** - The subdivision regulations require that all lots have access to a publicly maintained street. The applicant is proposing that lot 2 be accessed via easement. The access easement will need to be labeled “private” on the final plat.

Note 6 on the plat states that the site is “served by City on site septic”. This was pointed out by staff during review, but a revised plat was not submitted. This note is likely an error, but the commission may want to request clarification from the applicant during the meeting.

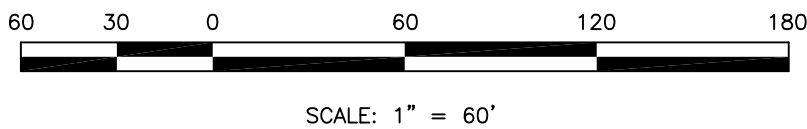
The current property consists two unincorporated single-family residences (no zoning). It is surrounded to the south and west by undeveloped unincorporated land; to the north by unincorporated single-family residential and a single-family residence zoned Agricultural (AG); and to the east by undeveloped unincorporated land and a single-family residence zoned Residential Single-Family (RS-1).

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



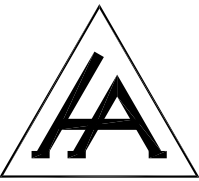
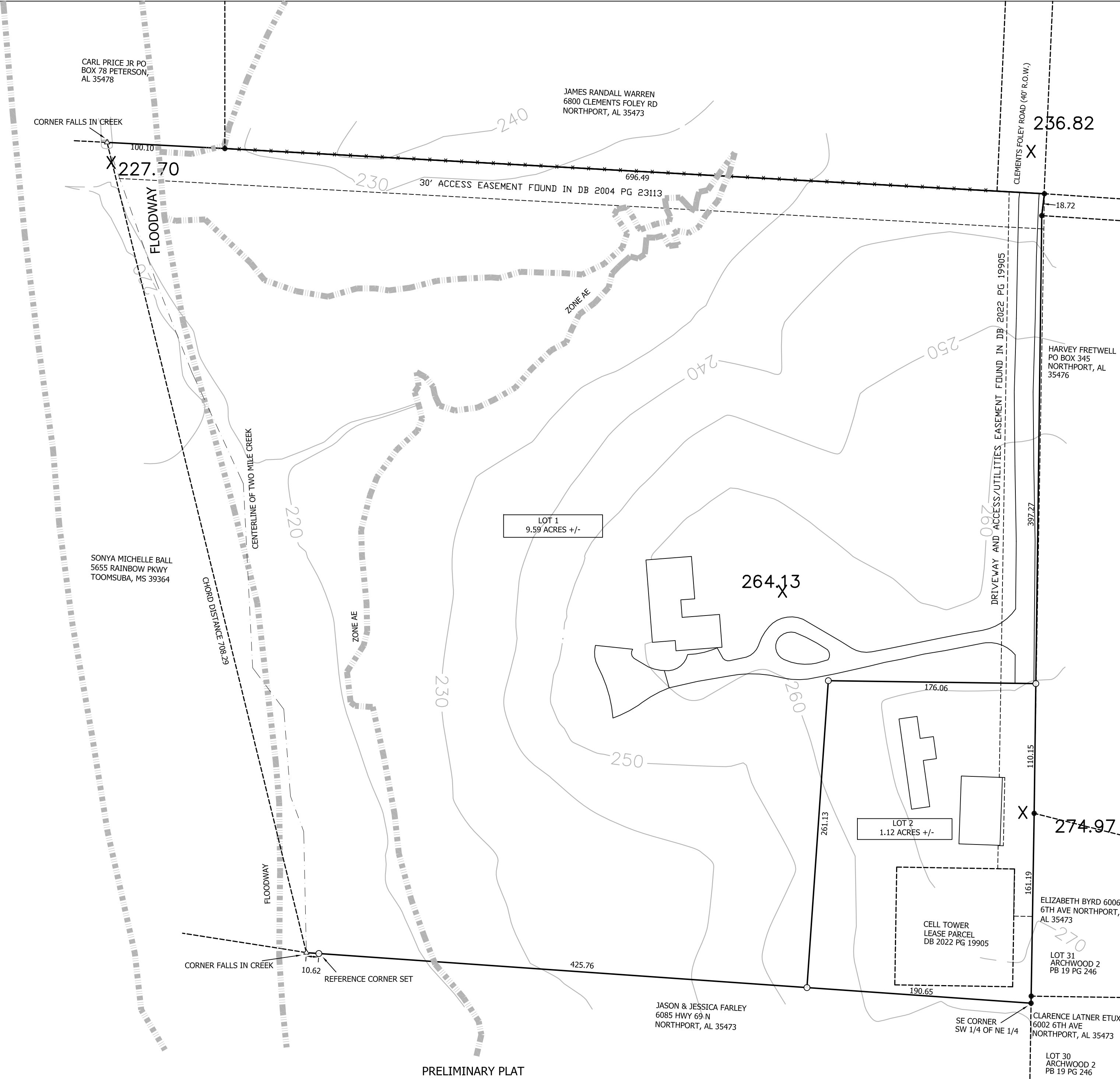
LEGEND

- IRON FOUND
- 1/2" CAPPED REBAR SET (CA 0065)
- CONCRETE MONUMENT FOUND
- △ CALCULATED POINT-NOT MONUMENTED
- R.O.W. RIGHT-OF-WAY
- X— FENCE LINE
- MBL MINIMUM BUILDING LINE



NOTES:

1. TOTAL ACREAGE OWNED: 10.71
2. TOTAL ACREAGE DEVELOPED: 10.71
3. OWNER/DEVELOPER: RON HENDERSON
6300 CLEMENT FOLEY RD
NORTHPORT, AL 35473
4. PROPERTY IS ZONED: OUTSIDE OF CITY LIMITS
5. SOURCE OF TITLE DB 2026 PG 5585
6. SITE IS SERVED BY CITY ON SITE SEPTIC
7. PER FEMA FLOOD MAP 01125C0339G EFF:1/16/2014 PART OF SUBJECT
PROPERTY PARTLY LIES IN FLOODWAY.
8. CONTOURS TAKEN FROM COUNTY TOPO
9. LAND SURVEYOR: BOBBY HERNDON LICENSE NO. 14105
2728 LURLEEN B WALLACE BLVD
NORTHPORT, AL 35476
10. SETBACKS ARE AS FOLLOWS: FRONT: 30'
REAR: 35'
SIDE: 10'
11. WAIVERS REQUESTED: CAPPED SEWER
PUBLIC STREET FRONTAGE FOR LOT 2
ACCESS USING CURRENT EASEMENT (DB 2022 PG 19905) FOR LOT 2
12. LAND SURVEYOR: DAVID R. (BOBBY) HERNDON LICENSE NO. 14105
2728 LURLEEN B WALLACE BLVD
NORTHPORT, AL 35476



HERNDON, HICKS & ASSOCIATES, INC.

Professional Land Surveyors

2728 Lurleen Wallace Blvd. (P.O. Box 508) - Northport, AL 35476
Phone (205) 333-0003
mike@hhasurveyors.com

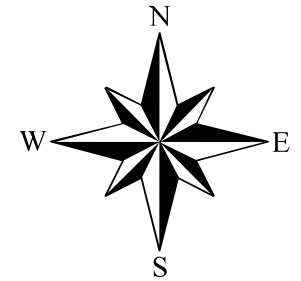
HENDERSON SUBDIVISION
PART OF OF THE SW 1/4 OF THE NE 1/4

SECTION 34 - TOWNSHIP 20 SOUTH - RANGE 10 WEST
TUSCALOOSA COUNTY, ALABAMA

Source	DB 2026 PG 5585	Job No.	2606-004
Field Work	6/2026	Date	8/6/2026
Survey Type	SUBDIVISION	Scale	1"=60'
ACAD File	2606-004.dwg	Drawn By	JRH
COGO File	2606-004.txt	Approved By	DRH
		Surveyed by	WJN

City of Northport Planning Commission

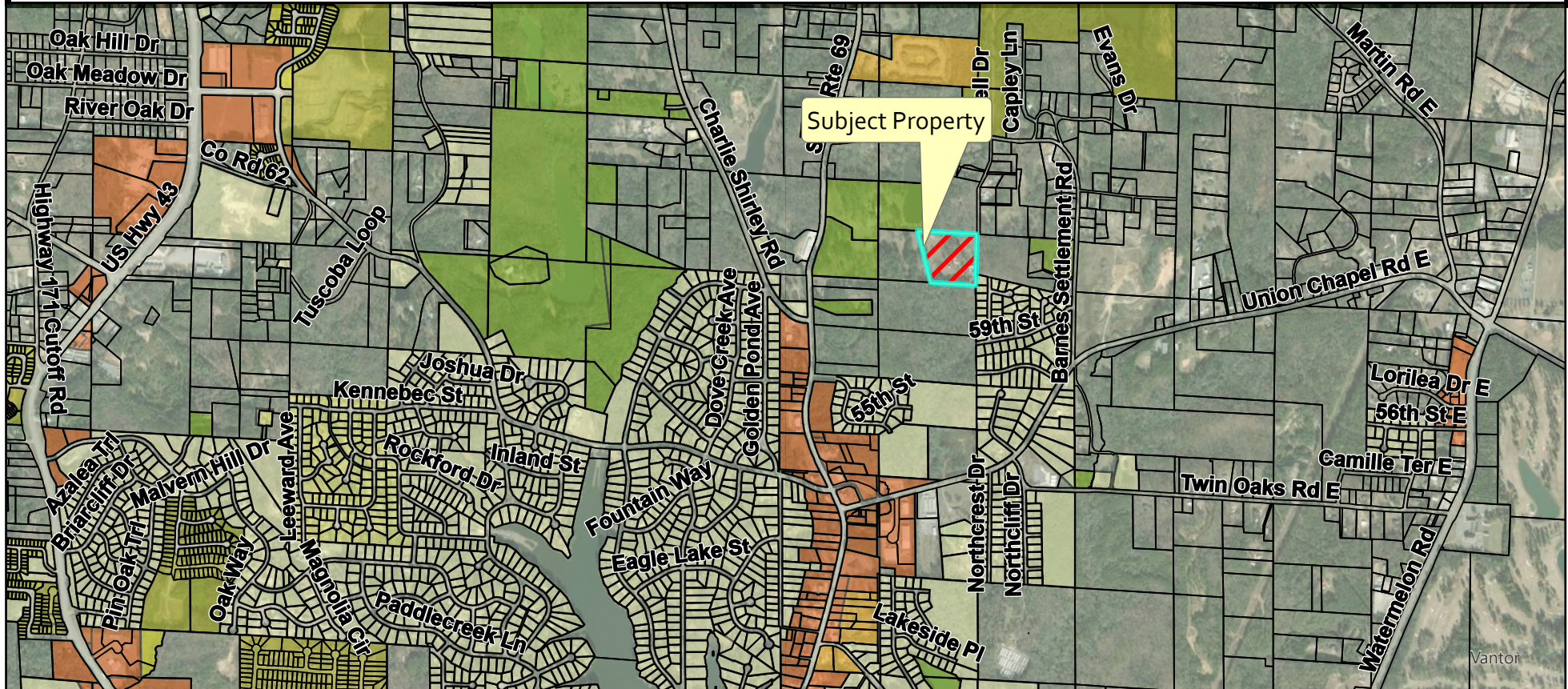
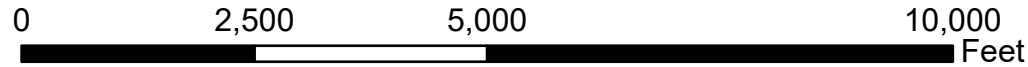
Preliminary Plat



Zoning

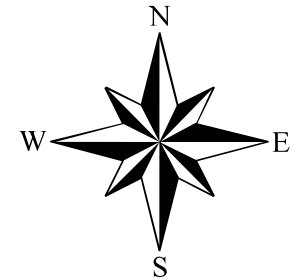
- Agriculture
- Neighborhood Commercial
- General Commercial
- Office and Institutional
- Residential Multi-Family
- Special District
- Residential Single-Family - 1
- Residential Single-Family - 2
- Residential Single-Family - 4
- Parcels
- Subject Property

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



City of Northport Planning Commission

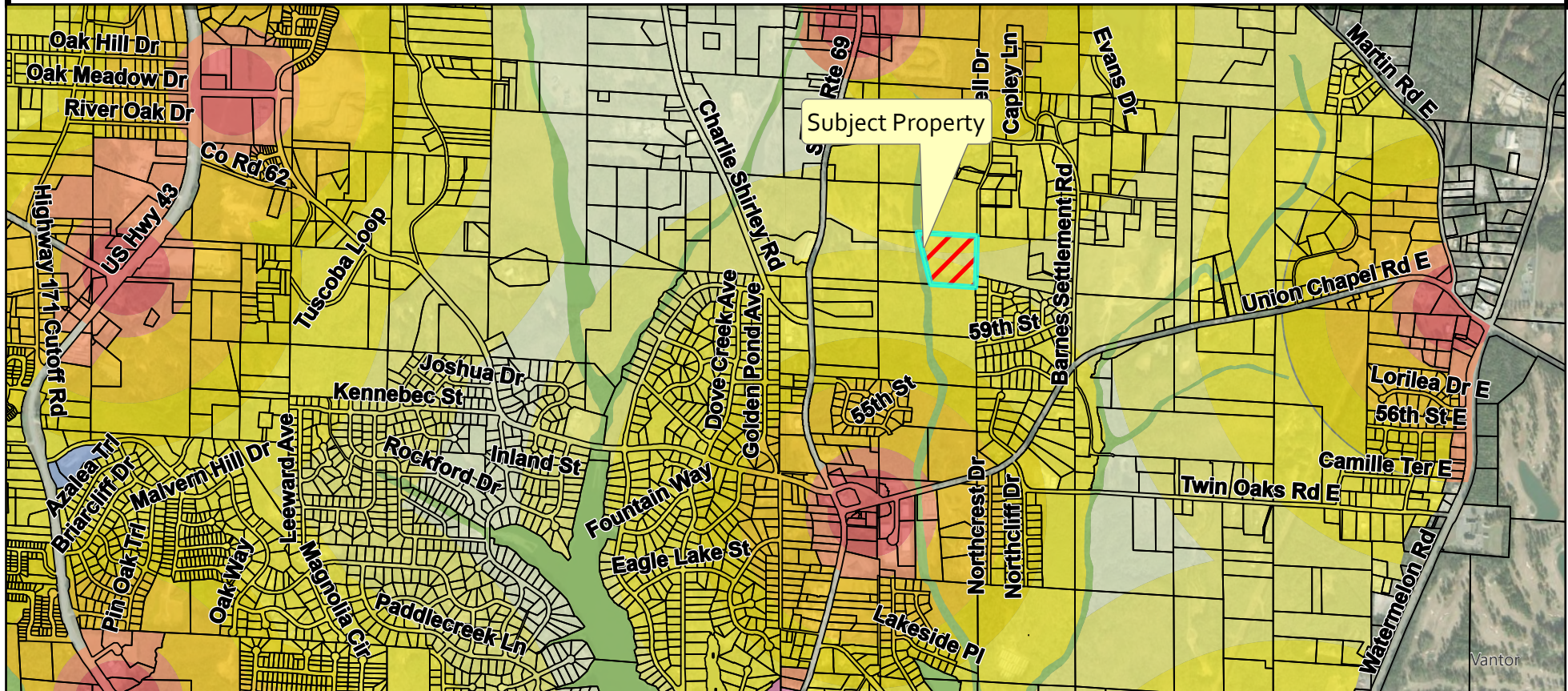
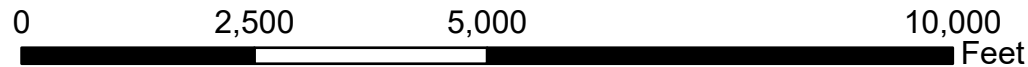
Preliminary Plat



Future Land Use

- 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
- Office-Trades Mix
- Institutional
- Parcels
- Subject Property

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City of Northport
Planning and Zoning Commission – September 8, 2026
Staff Report

Case: R-26-6 William Perdue

Applicant: William Perdue

Location: 2520 Main Avenue

Request: Rezoning

William Perdue is requesting rezoning of approximately 0.47 acres from General Commercial (C-3) to Residential Single-Family (RS-2). The proposed use is a single-family residence. The property has been zoned for commercial uses since at least 1985, however, it has always been used as a single-family residence. Since the property has been unoccupied for more than 6 months, it has lost its grandfathered status and is unable to be used as a residence again under current zoning.

The future land use plan contained within Northport Compass depicts this property as “Medium Density Residential”. The requested zoning is not in conflict with the comprehensive plan.

The current site consists of a single-family residence zoned General Commercial (C-3). It is surrounded to the north and west by single-family residential zoned General Commercial (C-3); and to the east across Main Avenue and south by single-family residential zoned Residential Single-Family (RS-2).

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

☐ Residential Single-Family - 2

ArcGIS Web AppBuilder

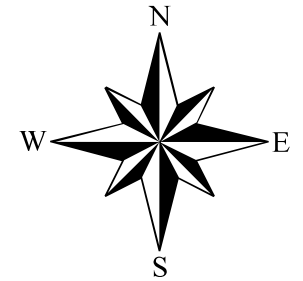
City of Northport Planning Commission

Rezoning Request

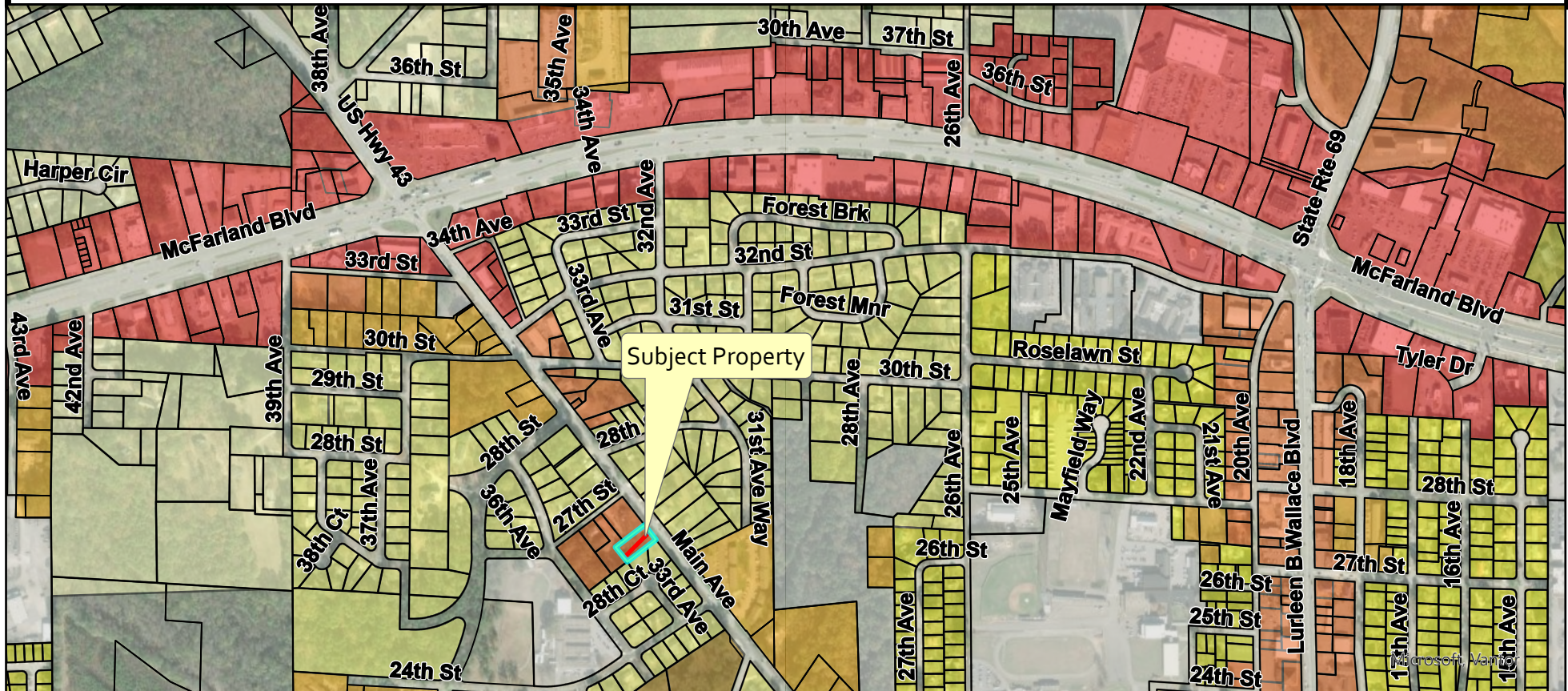
Zoning

- | | | | |
|--|--------------------------|---|-------------------------------|
|  | Neighborhood Commercial |  | Special District |
|  | General Commercial |  | Residential Single-Family - 1 |
|  | Commercial Highway |  | Residential Single-Family - 2 |
|  | Light Industrial |  | Residential Single-Family - 3 |
|  | Office and Institutional |  | Residential Single-Family - 4 |
|  | Residential Multi-Family |  | Parcels |
| | |  | Subject Property |

0 1,000 2,000 4,000 Feet

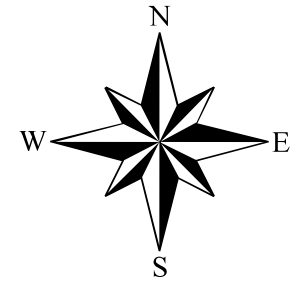


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City of Northport Planning Commission

Rezoning Request

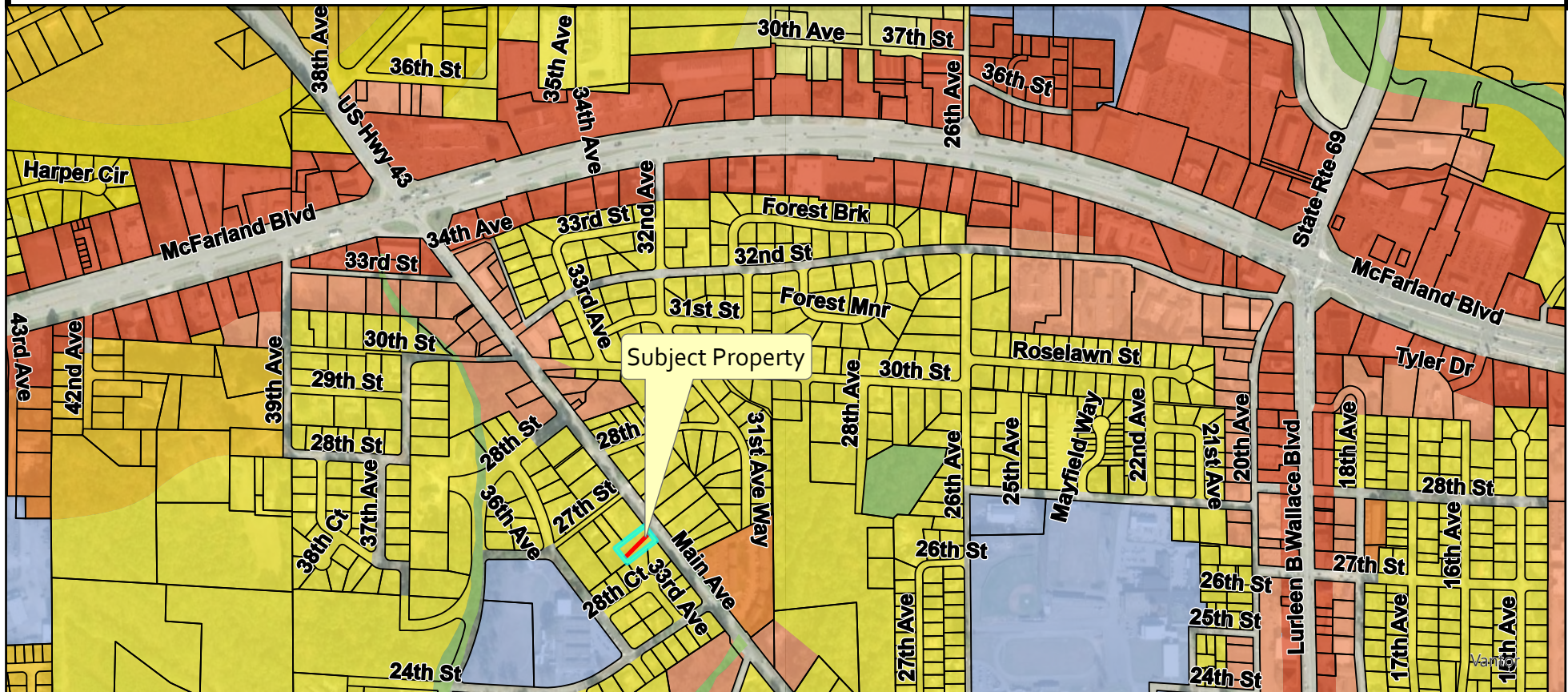


Future Land Use

- Conservation
- Conservation Floodway
- Commercial Mix
- Limited Mixed-Use
- Multifamily Residential
- 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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0 1,000 2,000 4,000 Feet





Subject property as
seen from Main
Avenue looking east.

City of Northport
Planning and Zoning Commission – September 8, 2026
Staff Report

Case: S-26-26

Applicant: Longleaf Engineering

Location: The east dead end of Northcreek Blvd

Request: Preliminary Plat

Longleaf Engineering requests preliminary plat approval for approximately 21.86 acres at the east dead end of Northcreek Blvd. The site currently consists of a vacant lot that is part of a planned residential development. The plat consists of 41 residential lots with 2 open space lots. The lot configuration is consistent with the Special District Plan approved in February of 2025. This preliminary plat was previously approved in May of 2025. That approval expired after one year.

Per subdivision regulations 5.06, sanitary sewer should be on an open space lot or in ROW. The sanitary sewer just southeast of the intersection of Lilac Lane and The Terrace Parkway would be along a side lot line, which requires explicit approval by the Commission. Utilities located along private property lines can be difficult for city crews to access for maintenance, and often require the removal of private fences, landscaping, and accessory structures.

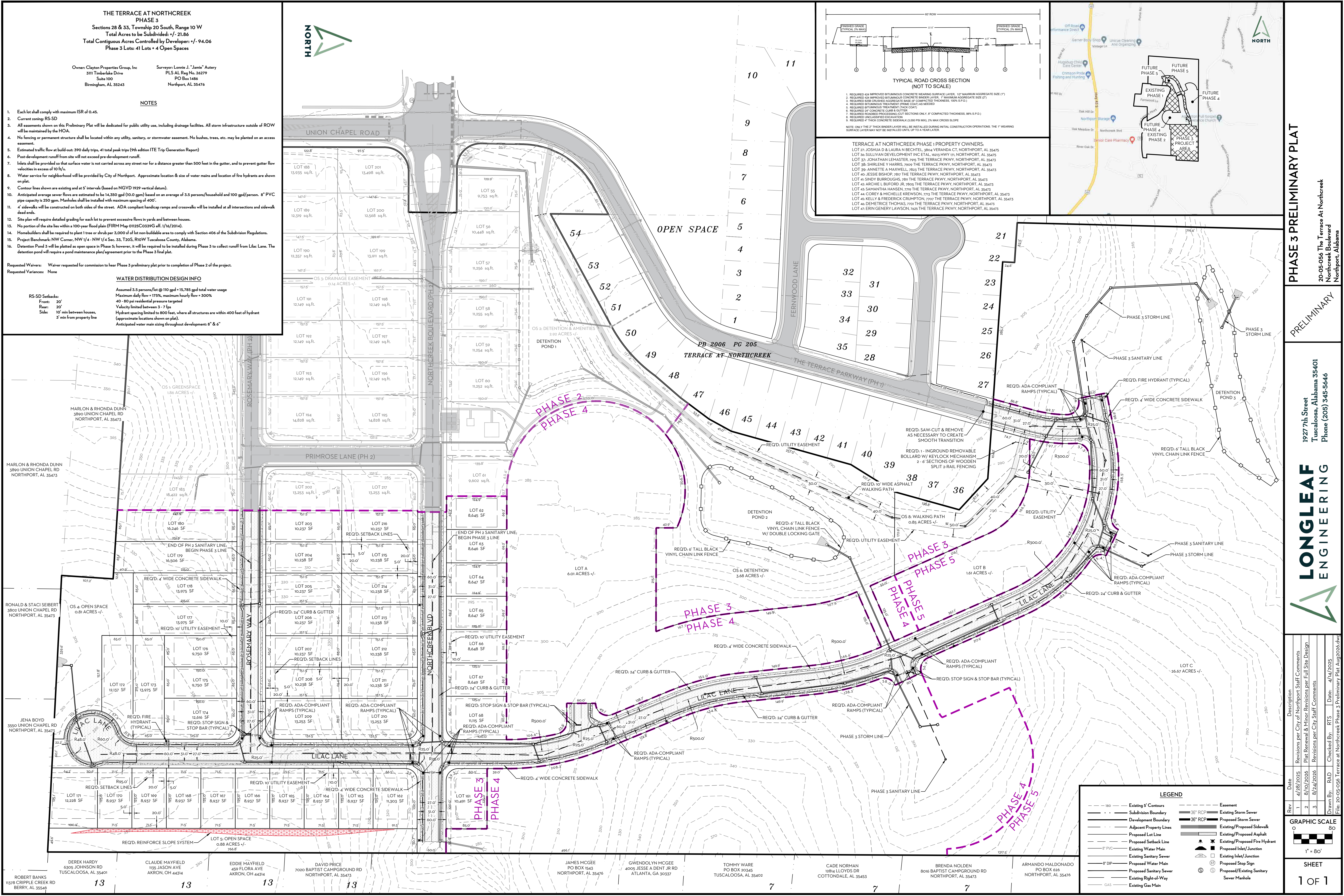
Phase 3 includes a detention pond that will be constructed in this phase. However, the pond lot is part of a future phase plat. Since the pond will be built in phase 3, a maintenance agreement (including access) will be required in this phase. The maintenance agreement needs to make clear who is responsible for the pond until it is conveyed to the HOA in a future phase.

This property is located within the city limits and is zoned Special District (SD). It is surrounded to the east by unincorporated undeveloped land (no zoning), to the south by unincorporated single family residences (no zoning), to the west by a previous phase of the same single family residential neighborhood that is currently under construction zoned Special District (SD), and to the north by an undeveloped future phase of the same neighborhood zoned Special District (SD).

This area is primarily shown as “High to medium density transition” on the future land use plan contained within Northport Compass. The proposed layout appears to be compatible with the comprehensive plan.

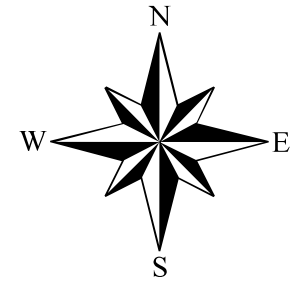
There are no waivers being requested with this plat.

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.



City of Northport Planning Commission

Preliminary Plat



Parcels

□ Parcels

Zoning

■ Agriculture

■ General Commercial

■ Office and Institutional

■ Residential Single-Family - 1

■ Residential Single-Family - 3

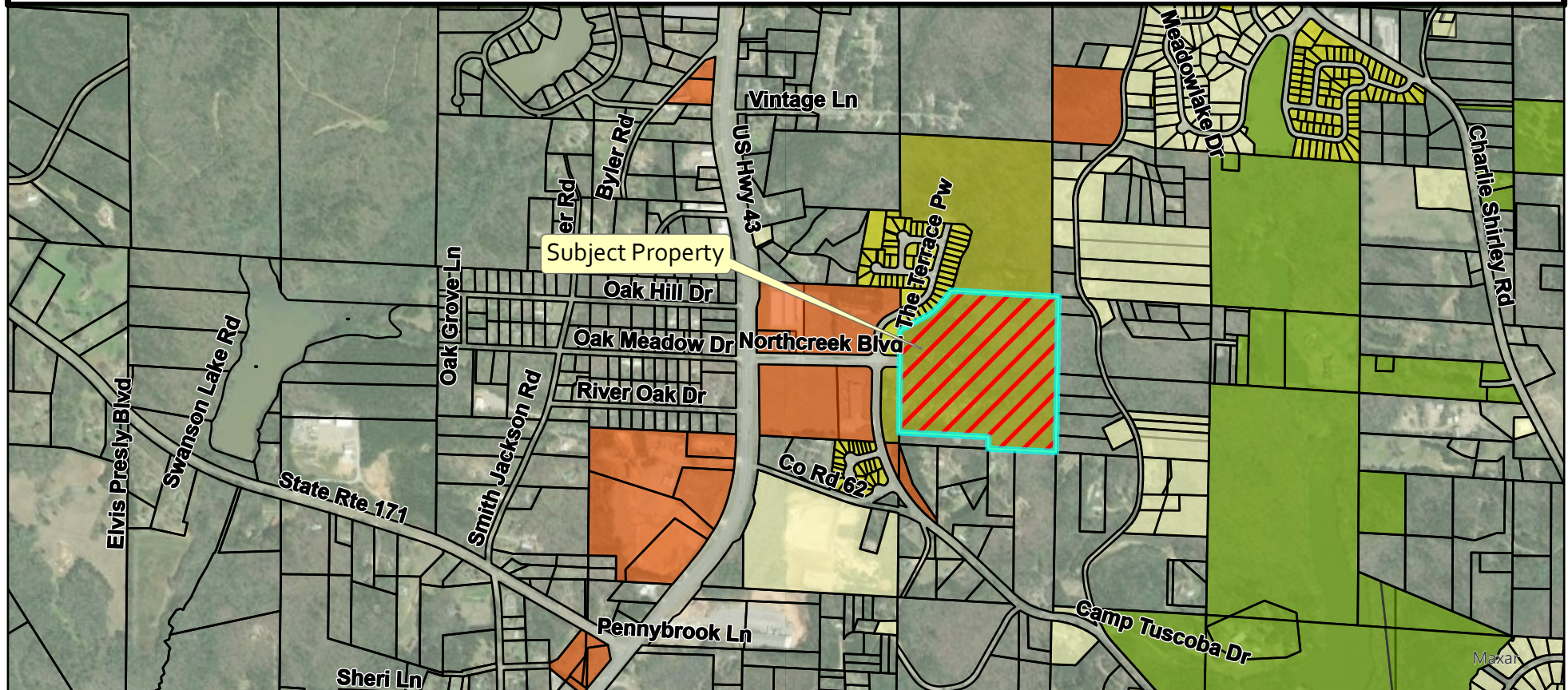
■ Residential Single-Family - 4

■ Residential Single-Family - SD

■ Subject Property

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0 1,500 3,000 6,000 Feet



City of Northport Planning Commission

Preliminary Plat

Parcels

□ Parcels

FLU_240408

■ Conservation

■ Conservation Floodway

■ General Mixed-Use

■ Limited Mixed-Use

■ High Density Residential

■ High to Medium Density Transition

■ Medium Density Residential

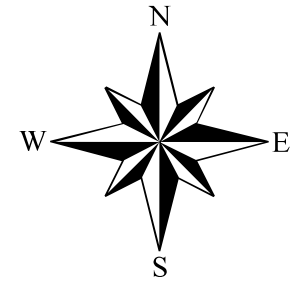
■ Medium to Low Density Transition

■ Low Density Residential

■ Institutional

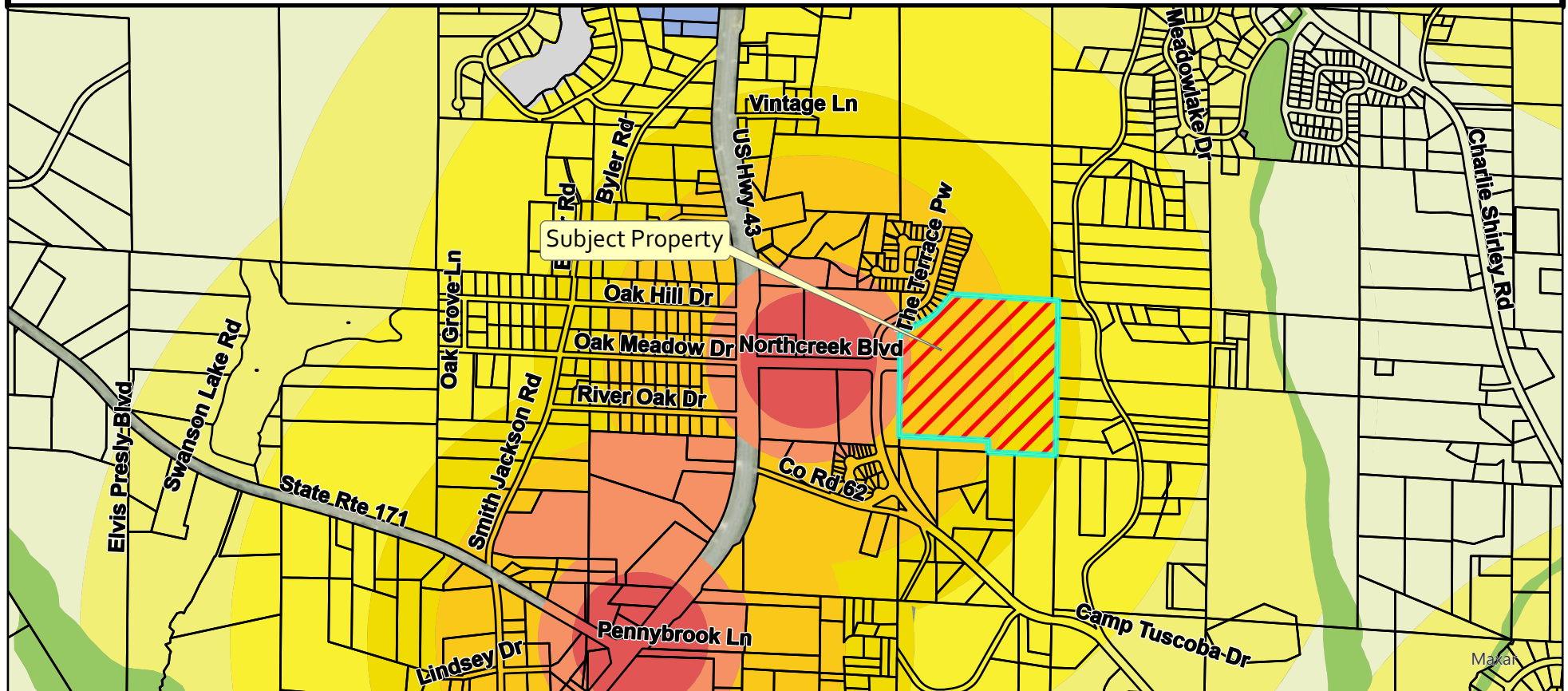
■ Utilities

■ Subject Property



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0 1,500 3,000 6,000 Feet





Current site as seen from
Northcreek Blvd looking
northeast.

Google