

ORDINANCE NO. 2155

AN ORDINANCE OF ACTION ON CONDITIONAL USE APPROVAL AS  
PROVIDED FOR IN SECTION 1003 OF THE ZONING  
ORDINANCE FOR THE CITY OF NORTHPORT, ALABAMA

**WHEREAS**, the Northport Planning Commission has held a public hearing in accordance with the regulations set out in Article X of the Northport Zoning Ordinance; and

**WHEREAS**, the request was considered by the Planning Commission on August 9, 2022, and a recommendation for approval was made to the City Council; and

**WHEREAS**, the City Council of the City of Northport has also held a public hearing and found that the request is consistent with the standards set forth for conditional uses as set out in Article IV and Article VI of the Zoning Ordinance and that the request to allow a performance residential development for 4.88 acres in a RS-SD zone located at located at 3205 Hunter Creek Road.

**NOW THEREFORE BE IT ORDAINED** by the City Council of the City of Northport, that the conditional use request for approval to allow a performance residential development in a RS-SD zoned located at 3205 Hunter Creek Road is hereby approved subject to all requirements of Section 603.03 of the Northport Zoning Ordinance being met and maintained.

**APPROVED** this the 24<sup>th</sup> day of October, 2022.

CITY COUNCIL OF THE  
CITY OF NORTHPORT

BY:

  
\_\_\_\_\_  
Jeff Hogg, Council President

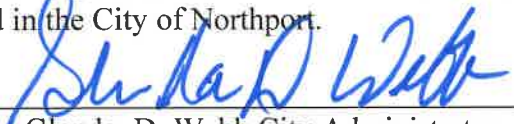
ATTEST:

  
\_\_\_\_\_  
Glenda D. Webb, City Administrator

**APPROVED** this the 24<sup>th</sup> day of October, 2022.

  
\_\_\_\_\_  
Bobby Herndon, Mayor

I hereby certify that the above and foregoing Ordinance was published on November 9, 2022, in the Northport Gazette, a newspaper of general circulation published in the City of Northport.

  
\_\_\_\_\_  
Glenda, D. Webb City Administrator

1st Reading: September 8, 2022  
Motion By: Hogg  
2nd Reading: October 24, 2022  
Motion By: Bobo  
Second By: Dykes  
Publication: November 9, 2022



City of Northport  
Conditional Use Permit Application

Date of Plng Comm Mtg: 6 / 14 / 22  
Deadline: 5 / 27 / 22  
Application Submitted: 5 / 24 / 22

Location of Property: 3205 Hunter Creek Road

Name of Applicant: Nibroc Development, LLC Phone: 205-331-9331

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Name of Owner: William Ray Hamner Phone: \_\_\_\_\_

Address: 3205 Hunter Creek Road Email: \_\_\_\_\_

Describe the Proposed Use:  
Condominium Subdivision

Current Zoning: SD-RS Total Acreage: 5 Current Use of Property: Single Family Residential

**Review the Northport Zoning Ordinance, specifically Section 1003 (found at [www.cityofnorthport.org](http://www.cityofnorthport.org)).**

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.

Upon submission of a request for conditional use approval, a review of the location, design, configuration, and impact shall be conducted to determine whether the proposed use would have a detrimental impact on neighboring properties.

The Planning Commission shall render to the City Council its recommendation to grant the application for a conditional use permit, grant it subject to conditions, or deny it. Following a public hearing at the City Council upon an Ordinance for Conditional Use Approval, the City Council shall either approve, or disapprove, the application and shall establish the specific conditions under which the application is approved.

**Check the following:**

- A copy of the deed of the subject property must accompany this application. If the applicant is not the property owner, a designation of agent form must be included for applicant and/or appropriate representative
- Designation of Agent form (if applicable)
- Sixteen (16) copies of the site plan and supporting documentation must accompany submission (discuss with staff appropriate sheet sizes)
- Three (3) copies of mailing labels for each adjoining property owner, applicant, and owner (and Word file)
- Fees: Conditional Use Application fee is \$75, plus certified mailing and advertising fees

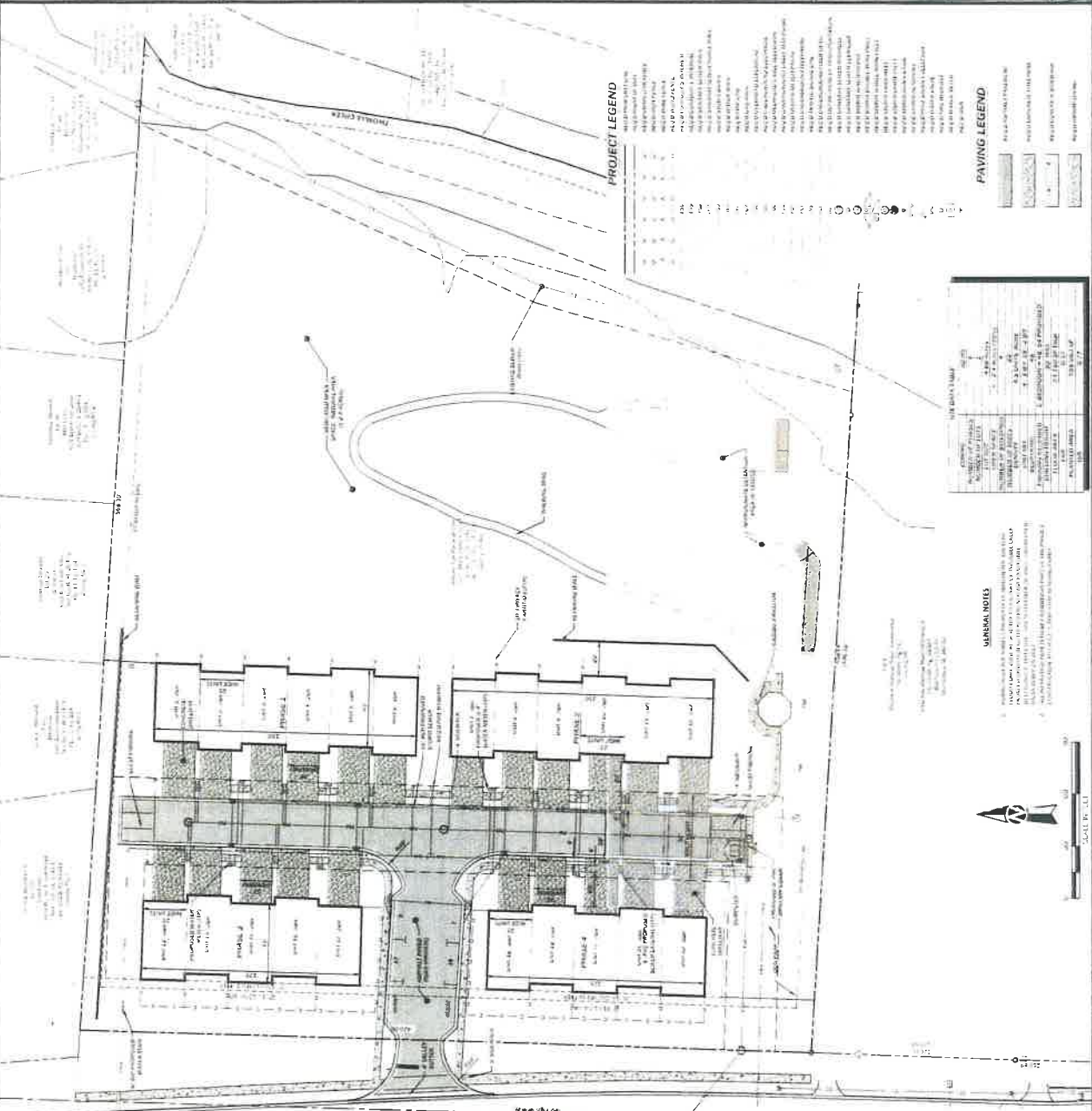
I have read the above statements and warrant in good faith that I understand and will comply, and that the information submitted is true and correct.  
Applicant Signature: [Signature] Date: 5/25/2022



HUNTER CREEK ROAD RESIDENTIAL  
 NIBROC DEVELOPMENT, LLC  
 HUNTER CREEK ROAD  
 NORTHPORT ALABAMA  
 2500 Hunt Creek Road, Northport, AL 36555  
 256.521.1789 | www.ttl.com

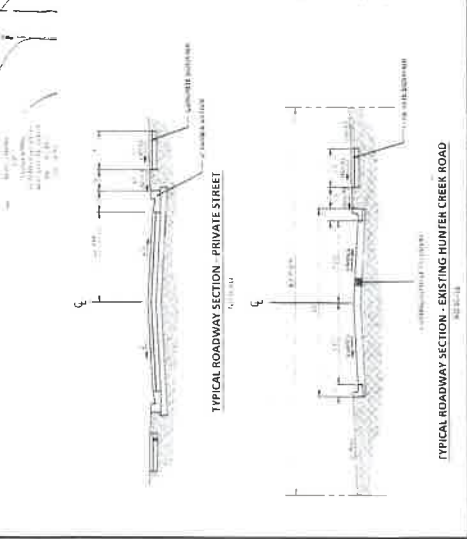
PRELIMINARY  
 FOR INFORMATION ONLY  
 NOT TO BE USED FOR CONSTRUCTION

Project Name	HUNTER CREEK ROAD RESIDENTIAL
Client	NIBROC DEVELOPMENT, LLC
Location	HUNTER CREEK ROAD, NORTHPORT, ALABAMA
Scale	AS SHOWN
Sheet No.	C1.01
Date	11/15/2024
Drawn By	J. B. [Name]
Checked By	[Name]
Approved By	[Name]



**GENERAL NOTES**

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. ALL DIMENSIONS ARE IN FEET AND INCHES.
3. ALL DISTANCES ARE MEASURED FROM THE CENTERLINE OF THE ROAD.
4. ALL ELEVATIONS ARE IN FEET ABOVE SEA LEVEL.
5. ALL UTILITIES ARE SHOWN AS EXISTING.
6. ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48 INCHES.
7. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF CONCRETE.
8. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF ASPHALT.
9. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF GRAVEL.
10. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF SAND.
11. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF SOIL.
12. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF VEGETATION.
13. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF FENCING.
14. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF SIGNAGE.
15. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF LIGHTING.
16. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF SECURITY.
17. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF SAFETY.
18. ALL UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18 INCHES OF HEALTH.
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C1.01





HUNTER CREEK ROAD RESIDENTIAL  
 NIBROC DEVELOPMENT, LLC  
 HUNTER CREEK ROAD  
 NORTHPORT, ALABAMA

PRELIMINARY  
 NOT TO BE CONSIDERED  
 FOR PERMITTING

DATE: 03/11/2014	SCALE: 1" = 40'
DRAWN BY: [Name]	CHECKED BY: [Name]
PROJECT NO: [Number]	SHEET NO: [Number]
SITE EXHIBIT	

C1.02












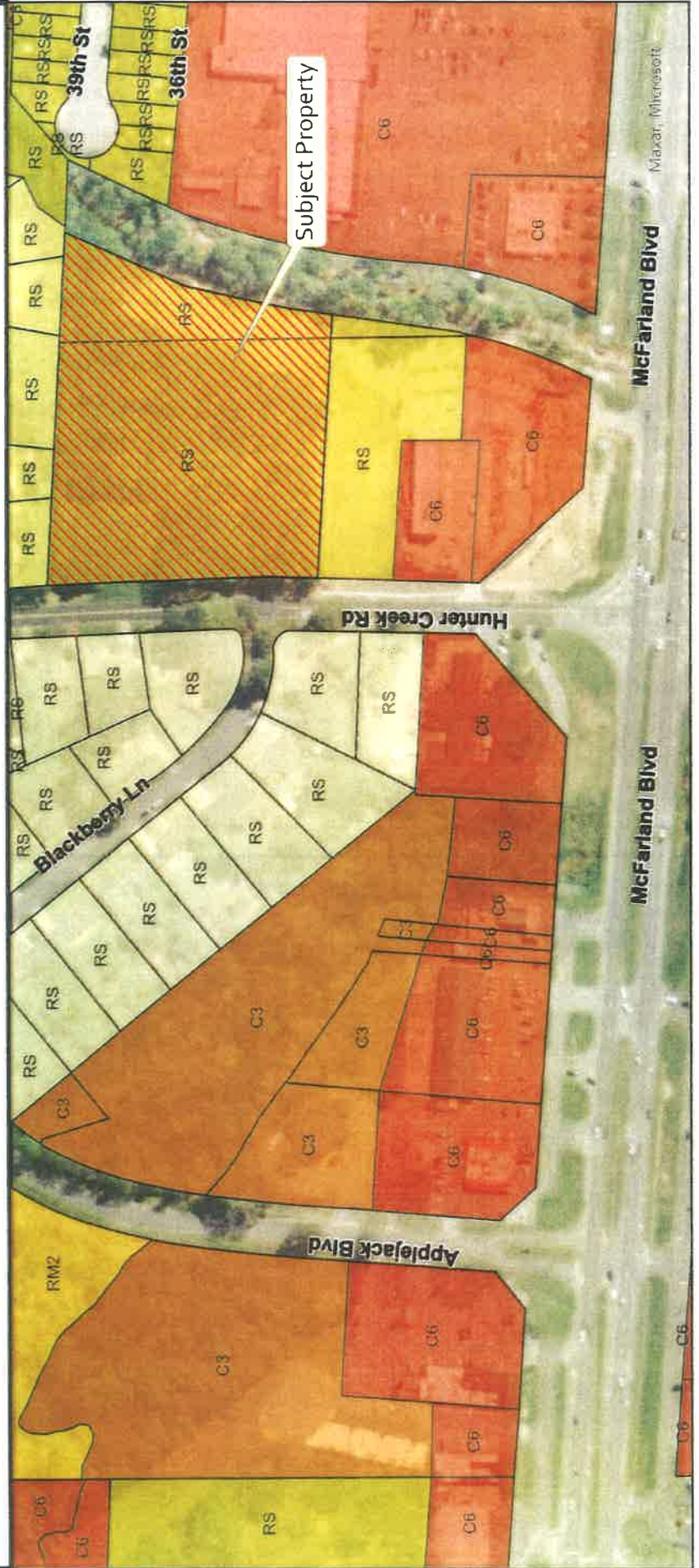
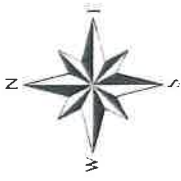
# City of Northport Planning and Zoning Commission

## Annexation / Rezoning

### Zoning

-  General Commercial
-  Commercial Highway
-  Residential Multi-Family
-  Residential Single-Family - SD
-  Residential Single-Family - 1
-  Residential Single-Family - 2
-  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.



**DEPARTMENTAL SUMMARY OF REQUESTED ACTION  
THE NORTHPORT CITY COUNCIL AGENDA**

**AGENDA ITEM NO. 7a4**

**MEETING DATE: October 24, 2022**

**SUBJECT: Condition Use/Master Development Plan approval for a performance residential development located at 3205 Hunter Creek Road.**

Consent Agenda	Action Agenda	Public Hearing X
First Reading	Second Reading X	Other
<b>Prepared By: Morgan Williams</b>		<b>Approved By: Julie Ramm</b>

**Summary:** Nibroc Development, LLC is requesting Conditional Use/ Master Development Plan approval for a performance residential development for 4.88 acres located at 3205 Hunter Creek Road. The proposed project is a 22-unit townhome development. The townhomes will consist of 18 two-bedroom units and 4 three-bedroom units.

**Alternatives:** Deny this request.

**Recommendation:** The Planning Commission meet on August 9, 2022, for a regular meeting held a Public hearing after which they voted to give a favorable recommendation to the City Council.

**Fiscal Impact:** N/A  
City Administrator GDW

**Motion for Consideration:**

I move to grant the request for Conditional Use approval for approximately 4.88 acres located at 3205 Hunter Creek Road.