

ORDINANCE NO. 2109

ORDINANCE AMENDING THE COMPREHENSIVE ZONING  
ORDINANCE FOR THE CITY OF NORTHPORT, ALABAMA

BE IT ORDAINED by the City Council of the City of Northport, Alabama:

Pursuant to Section 11-52-78 of the Code of Alabama, 1975, as amended, the Comprehensive Zoning Ordinance of the City of Northport, Alabama, is hereby amended in the following manner:

1. That upon the recommendation of the Planning and Zoning Commission of the City of Northport, Alabama, at a public hearing conducted pursuant thereto, the following parcels being more particularly described as attached in Exhibit "A" in Tuscaloosa County, Alabama zoning designation of C-3 for approximately 1.23 acres located at 8915 Highway 69.

This amendment to the existing Comprehensive Zoning Plan of the City of Northport, Alabama, shall become effective immediately upon its passage and advertisement as required by law.

ADOPTED this the 15<sup>th</sup> day of November, 2021.

CITY COUNCIL OF THE  
CITY OF NORTHPORT


BY:

  
Jeff Hogg, Its President

ATTEST:

  
Glenda D. Webb  
City Administrator

APPROVED this the 15<sup>th</sup> day of November, 2021.

  
Bobby Herndon, Mayor

I hereby certify that the above and foregoing Ordinance was published November 24, 2021, in the Northport Gazette, a newspaper of general circulation published in the City of Northport.

  
Glenda D. Webb, City Administrator

1st Reading: October 18, 2021  
Motion: Hogg  
2nd Reading: November 15, 2021  
Motion By: Bobo  
Second By: Washington  
Publication: November 24, 2021

EXHIBIT "A"

State of Alabama County  
of Tuscaloosa

All that part of the NE 1/4 of the SW 1/4 of Section 27, Township 20 South, Range 10 West, that lies East of the Crabbe Road, where the said Crabbe Road is now located.

LESS AND EXCEPT the following 8 parcels of property:

(1) For the starting point of the property herein described, commence at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 27, Township 20 South, Range 10 West, and run South along the East line of said 40 for a distance of 125 feet to a point; from this point run thence West through an angle of 92 degrees 25 minutes to the right and parallel to the North line of said 40 for a distance of 150 feet to the East side of the Crabbe Road or Highway #69 to a point. From this point run thence North along the East side of said road for a distance of 125.5 feet on the North line of the Northeast Quarter of the Southwest Quarter; from this point run thence East along the North line of said 40 a distance of 146.5 feet to the starting point.

(2) A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 27, Township 20 South, Range 10 West in Tuscaloosa County, Alabama, being more particularly described as follows: As a starting point start at the Southeast corner of said Northeast Quarter of the Southwest Quarter; thence run in a Northerly direction and along the East boundary of said Northeast Quarter of the Southwest Quarter for a distance of 1,054.62 feet to the point of beginning of the property herein described; thence continue Northwardly and along the East boundary of said Northeast Quarter of the Southwest Quarter for a distance of 140.0 feet to a point; thence with a deflection angle of 88 degrees 28 minutes to the left, run in a Westerly direction for a distance of 150.0 feet to a point on the East boundary of Alabama Highway No. 69, being an 80 foot right of way; thence with an interior angle of 92 degrees 54 minutes to the chord, run in a Southerly direction and along the East boundary of said Alabama Highway No. 69 for a chord distance of 113.52 feet to a point; thence with an interior angle of 181 degrees 23 minutes to the chord, continue in a Southerly direction and along the East boundary of said Alabama Highway No. 69 for a distance of 26.65 feet to a point; thence with an interior angle of 85 degrees 43 minutes run in an Easterly direction for a distance of 161.48 feet to the point of beginning, at which point the interior angle is 88 degrees 28 minutes.

(3) A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 27, Township 20 South, Range 10 West in Tuscaloosa County, Alabama, being more particularly described as follows: Commence at a concrete monument found at the Southeast corner of said Quarter, thence run North 01 degrees 42 minutes 00 seconds East and along the East line of said Quarter 868.03 feet to a capped rebar set at the point of beginning; thence run North 86 degrees 11 minutes 18 seconds West 15.75 feet to a capped rebar set; thence run along a curve to the left having a property line radius of 315.91 feet and a chord bearing of North 34 degrees 16 minutes 04 seconds West for a chord distance of 122.83 feet to a point; thence run along a curve to the left having a property line radius of 130.44 feet and a chord bearing of North 64 degrees 54 minutes 44 seconds West for a chord distance of 86.80 feet to a capped rebar set on the East right of way of Alabama Highway 69, said right of way being measured 40 feet from centerline; thence run North 07 degrees 21 minutes 58 seconds East and along said East right of way 56.41 feet to a

capped rebar set; thence run South 86 degrees 32 minutes 51 seconds East 161.22 feet to a 1/2 Inch Iron pipe found on the East line of said Quarter, thence run South 01 degrees 26 minutes 27 seconds West and along said East line 185.65 feet to the point of beginning.

(4) Begin at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of Section 27, Township 20 South, Range 10 West, and run in a Northern direction along the East boundary line of the said forty for a distance of 503 feet to a point, which is the Southeast corner of this parcel of property; thence continue to run in a Northern direction along the East boundary line of the said forty for a distance of 100 feet to a point, which is the Northeast corner of this parcel of property; thence run in a Westerly direction and parallel to the South boundary line of the said forty to a point on the East boundary line of the right of way of the Crabbe Road, which point is the Northwest corner of this parcel of property; thence return to the Southeast corner of this parcel of property and run in a Western direction and parallel to the Southern Boundary line of the said forty to a point on the East boundary line of the right of way of the Crabbe Road, which point is the Southwest corner of this parcel of property; thence run in a Northern or slightly Northeastern direction and along the East boundary line of the right of way of the Crabbe Road to the Northwest corner of this parcel of property.

(5) Start at the Southeast corner of the Northeast Quarter of Southwest Quarter of Section 27, Township 20 South, Range 10 West, and run North 353 feet on a magnetic bearing of North 4 degrees 30 minutes West to point of beginning; thence turn left 86 degrees 39 minutes and run 227.7 feet to the East margin of Crabbe Road's right of way; thence turn right 92 degrees 05 minutes and run 150 feet along East right of way; thence turn right 87 degrees 55 minutes and run 214 feet to the West line of Gulf States Paper Company; thence turn right 86 degrees 39 minutes and run 150 feet to point of beginning.

(6) A parcel of land located in the Northeast Quarter of the Southwest Quarter of Section 27, Township 20 South, Range 10 West, Tuscaloosa County, Alabama, and being more particularly described as follows: Commence at the Southeast corner of the Northeast Quarter of the Southwest Quarter of said Section 27; thence run in a Northerly direction and along the East line of said Northeast Quarter for a distance of 164.07 feet to the point of beginning of the herein described parcel of land; thence with a left deflection angle of 86 degrees 42 minutes run in a Westerly direction for a distance of 245.18 feet to the point of intersection with the East right of way of U. S. Highway 69; thence with a right deflection angle of 91 degrees 59 minutes run in a Northerly direction for a distance of 188.06 feet to a point; thence with an interior angle to the left of 92 degrees 11 minutes run in an Easterly direction for a distance of 227.80 feet to the point of intersection with the East line of said Northeast Quarter, thence with an interior angle to the left of 93 degrees 06 minutes run in a Southerly direction and along said East line for a distance of 189.0 feet to the point of beginning, forming an interior closure angle of 86 degrees 42 minutes.

(7) A part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 20 South, Range 10 West, in Tuscaloosa County, Alabama being more particularly described as follows: Start at a concrete monument accepted to mark the Southeast corner of the NE 1/4 of the SW 1/4 of said Section 27, thence run in a Northerly direction and along the accepted East boundary of said Quarter/Quarter a distance of 84.0 feet to the point of beginning; thence continue along said Quarter line a distance of 79.98 feet to a point; thence with an interior angle to the right of 92 degrees 59 minutes 40 seconds run a distance of 245.45 feet to a point; thence with an interior angle to the right of 91 degrees 17 minutes 18 seconds run a distance of 79.79 feet to a point; thence with an interior angle to the right of 88 degrees 44 minutes 10 seconds run a distance of 251.42 feet to the point of beginning.

(8) A part of the Northeast Quarter of the Southwest Quarter of Section 27, Township 20 South, Range 10 West, Huntsville Meridian, in Tuscaloosa County, Alabama, being more particularly described as follows: As point of beginning, start at a concrete monument accepted to mark the Southeast corner of the NE 1/4 of the SW 1/4 of said Section 27, thence run in a Northerly direction and along the accepted East boundary or said NE 1/4 of the SW 1/4 of said Section 27 for a distance of 84.00 feet to a point; thence with a deflection angle of 86 degrees 43 minutes 16 seconds to the left run in a Westerly direction for a distance of 251.49 feet to a point; said point lying on the East right of way margin of U. S. Highway No. 69, an 80 foot right of way; thence with a deflection angle of 90 degrees 30 minutes 00 seconds to the left run in a Southerly direction and along said East right of way margin for a distance of 83.94 feet to a point; thence with a deflection angle of 89 degrees 30 minutes 07 seconds to the left run in an Easterly direction for a distance of 255.54 feet to the point of beginning.