

ORDINANCE NO. 2111

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 RS-SD for approximately 159.78 acres located east of Highway 69, north of Hammertown Road.

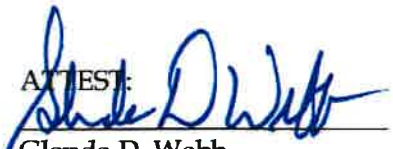
This amendment to the existing Comprehensive Zoning Plan of the City of Northport, Alabama, shall become effective immediately upon its passage and advertisement as required by law.

ADOPTED this the 15th 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 15th 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: Hinton
Second By: Dykes
Publication: November 24, 2021

STATE OF ALABAMA
TUSCALOOSA COUNTY

PARCEL 1

A parcel of land located in the northwest quarter of the southeast quarter of Section 27, Township 20 South, Range 10 West and being more particularly described as follows:

BEGIN at a concrete monument found at the northwest corner of said northwest quarter of the southeast quarter of Section 27; thence run South 86 degrees, 17 minutes, 26 seconds East along the north boundary of said quarter-quarter 414.04 feet; thence run South 3 degrees, 21 minutes, 58 seconds East 304.46 feet; thence run South 12 degrees, 32 minutes, 14 seconds East 408.80 feet; thence run South 17 degrees, 11 minutes, 59 seconds West 223.51 feet; thence run South 30 degrees, 03 minutes, 30 seconds West 255.97 feet; thence run South 16 degrees, 28 minutes, 31 seconds West 179.18 feet to a point on the south boundary of said northwest quarter of the southeast quarter of Section 27; thence run North 86 degrees, 13 minutes, 42 seconds West along said south boundary 289.20 feet to a concrete monument found at the southwest corner of said quarter-quarter; thence run North 00 degrees, 36 minutes, 16 seconds East along the west boundary of said northwest quarter of the southeast quarter 1317.72 feet to the POINT OF BEGINNING.

Said PARCEL 1 containing 13.13 acres, more or less.

PARCEL 2

A parcel of land located in the southwest quarter of Section 26, the southeast quarter of Section 27, and the northeast quarter of the northeast quarter of Section 34, Township 20 South, Range 10 West and being more particularly described as follows:

COMMENCE at a concrete monument found at the northwest corner of said southeast quarter of Section 27; thence run South 86 degrees, 17 minutes, 26 seconds East along the north boundary of said southeast quarter 414.04 feet to the POINT OF BEGINNING; thence continue South 86 degrees, 17 minutes, 26 seconds East along said north boundary 2216.09 feet to a concrete monument found at the northeast corner of said southeast quarter; thence run South 85 degrees, 58 minutes, 42 seconds East along the north boundary of said southwest quarter of Section 26 a distance of 1321.27 feet to a concrete monument found at the northeast corner of the northwest quarter of said southwest quarter of Section 26; thence run South 00 degrees, 21 minutes, 34 seconds West along the east boundary of the west half of the southwest quarter of Section 26 a distance of 2632.84 feet to a 2" pipe found at the southeast corner of the southwest quarter of the southwest quarter of said Section 26; thence run North 85 degrees, 57 minutes, 30 seconds West along the south boundary of Section 26 a distance of 853.10 feet to a ½" pipe found; thence run North 7 degrees, 12 minutes, 16 seconds West 456.77 feet to a capped rebar set; thence run North 00 degrees, 03 minutes, 20 seconds East 401.12 feet to a ¾" pipe found; thence run North 86 degrees, 00 minutes, 03 seconds West 399.36 feet to a capped rebar set; thence run South 00 degrees, 24 minutes, 16 seconds West 160.17 feet to a capped rebar set; thence run North 85 degrees, 59 minutes, 38 seconds West 750.30 feet to a capped rebar set; thence run North 00 degrees, 36 minutes, 37 seconds East 208.15 feet to a 2" pipe found; thence run North 85 degrees, 35 minutes, 22 seconds West 211.58 feet to a 1" pipe found; thence run South 00 degrees, 42 minutes, 52 seconds West 1555.85 feet to a capped rebar set on the north right-of-way of Hamnertown Road, a 50 foot wide right-of-way; thence run North 79 degrees, 00 minutes, 27 seconds West along said

right-of-way 89.80 feet to a capped rebar set; thence run northwestwardly along said right-of-way, said right-of-way curving to the left and having a radius of 1099.71 feet, a chord distance of 212.79 feet to a capped rebar set, said chord bearing North 84 degrees, 33 minutes, 34 seconds West; thence run South 89 degrees, 53 minutes, 19 seconds West along said right-of-way 48.54 feet to a capped rebar set on the west boundary of the northeast quarter of the northeast quarter of Section 34; thence run North 00 degrees, 44 minutes, 51 seconds East along said west boundary 638.12 feet to a 1" pipe found at the northwest corner of said northeast quarter of the northeast quarter of Section 34; thence run North 00 degrees, 07 minutes, 09 seconds West along the west boundary of the southeast quarter of the southeast quarter of Section 27 a distance of 1308.06 feet to a concrete monument found at the northwest corner of said quarter-quarter; thence run North 86 degrees, 13 minutes, 42 seconds West along the south boundary of the northwest quarter of the southeast quarter of Section 27 a distance of 1026.83 feet; thence run North 16 degrees, 28 minutes, 31 seconds East 179.18 feet; thence run North 30 degrees, 03 minutes, 30 seconds East 255.97 feet; thence run North 17 degrees, 11 minutes, 59 seconds East 223.51 feet; thence run North 12 degrees, 32 minutes, 14 minutes, West 408.80 feet; thence run North 3 degrees, 21 minutes, 58 seconds West 304.46 feet to the POINT OF BEGINNING.

Said PARCEL 2 containing 166.35 acres, more or less.

PARCEL 3

A parcel of land located in the northeast quarter of the southwest quarter of Section 26, Township 20 south, Range 10 West and being more particularly described as follows:

BEGIN at a concrete monument found at the northwest corner of said northeast quarter of the southwest quarter of Section 26; thence run South 86 degrees, 26 minutes, 55 seconds East along the north boundary of said quarter-quarter 40.06 feet to a capped rebar set; thence run South 00 degrees, 21 minutes, 34 seconds West 1316.62 feet to a capped rebar set on the south boundary of said northeast quarter of the southwest quarter; thence run North 86 degrees, 09 minutes, 57 minutes, West along said south boundary 40.07 feet to a capped rebar set at the southwest corner of said quarter-quarter; thence run North 00 degrees, 21 minutes, 34 seconds East along the east boundary of said quarter-quarter 1316.42 feet to the POINT OF BEGINNING.

Said PARCEL 3 containing 1.209 acres, more or less.